

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
July 24, 2019

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday, July 24, 2019, at 3:30 p.m. in the Large Conference Room, Norton Shores City Hall, 4814 Henry Street.

Present: Chairperson Hegarty, Board Members Carroll, Hill, Maniates, Otto, Philips, and White; also, Ted Woodcock, Shelly Stibitz and Jerry Bartoszek

Absent: None

19-A06 Minutes

Board Member Otto moved to approve the minutes of the June 26, 2019 Zoning Board of Appeals meeting. The motion was supported by Board Member White and carried unanimously.

19-A07 Variance Requests – 593 Lakeshore Blvd., Westwind Construction

The City Clerk certified the July 12, 2019 publishing and mailing of the public notice.

A public hearing was held. Greg Oleszczuk, Westwind Construction, described the difficulties in following the Ordinance's setback regulations. Due to improvements of the adjacent road, Seaway Drive, Lakeshore Boulevard's right-of-way is in the front yard of the property and others in the area.

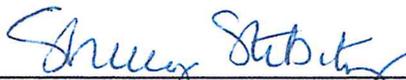
Board Member Otto moved to grant a Variance to allow Westwind Construction to construct a residential dwelling on the premises at 593 Lakeshore Boulevard 4' from the required front yard property line as opposed to the minimum 25' setback as required by City Ordinance, and 15'3" total side yard setback as opposed to 16' as required by City Ordinance based on the following: 1) The Variance will not have an effect upon increased population density because it's still a single family residence; 2) The Variance will not substantially change or affect the character of the neighborhood because there are similar neighboring dwellings; and 3) There are practical difficulties in carrying out the strict letter of the Ordinance because of changes to the road itself and to the adjacent road affecting setbacks. Public Works Director Jerry Bartoszek explained that he and Mr. Oleszczuk have discussed the difficulties in meeting required setbacks in this area of the City and feels the current request is in keeping with this particular neighborhood. The motion was supported by Board Member Maniates and carried unanimously.

General Comments:

For the record, Mr. Oleszczuk informed the Board that his client wants to place a garage on the property at a later date. He requested that the City consider amending the Ordinance for this subdivision to rectify many problems facing property owners in this neighborhood.

Board Member Philips asked that the Board keep in mind Fire Department access when considering future variance requests that could result in delayed fire services in an emergency.

Meeting adjourned at 3:47 p.m.



Shelly Stibitz, City Clerk