

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
February 19, 2020

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday, February 19, 2020 at 4:00 p.m. in the Large Conference Room, Norton Shores City Hall, 4814 Henry Street.

Present: Chairperson Hegarty, Board Members Maniates, Otto and Sowa; also, Enrika McGahan, Ted Woodcock and Shelly Stibitz

Absent: Board Members Hill, Philips and White

20-A01 Minutes

Board Member Maniates moved to approve the minutes of the November 27, 2019 Zoning Board of Appeals meeting. The motion was supported by Board Member Otto and carried unanimously.

20-A02 Variance Request – Accessory Building Size, 146 E. Farr Rd., Zydor

The City Clerk certified the February 7, 2020 mailing and publishing of the notice.

A public hearing was held. The applicant, Theodore Zydor, explained to the Zoning Board that he was asking for a variance to construct an accessory building that he is able to store vehicles including his fifth wheel, boat and snowmobile trailers in. He has a 5½ acre parcel next to a horse farm with many barns. His additional height variance request would place the accessory building at the same height same as his house.

Board Member Otto made a motion to deny a variance to allow Mr. Zydor to construct a 2,880 square foot detached accessory structure, a variance of 1,880 square feet as required per City Ordinance that would exceed the ground floor area of the main building, also not allowed per City Ordinance, at 146 E. Farr Road. The denial was based on the following: 1) the requested variance is substantial as it relates to the zoning requirements because it is three times the size allowed. Board Member Otto asked the applicant if he had considered a smaller accessory building and Mr. Zydor said that he based the size on a pre-fabricated 48 x 48 square foot structure with a 12 foot lean-to that would fit his camper, boat and motorhome. Mr. Zydor also stated that a height variance request is to accommodate an RV that he owns. Board Member Maniates said that he understands the desire to secure personal property but feels that storage should have been a consideration at the time these items were purchased. Chairperson Hegarty agreed that there was no practical difficulty but, as stated by the applicant, the challenge was the Ordinance itself which is not a unique circumstance. The applicant asked if his chances would be better if he asked for a less significant variance after current Ordinance amendments to increase

accessory building size is adopted and was told that each request is considered anew. The motion was supported by Board Member Maniates and carried unanimously.

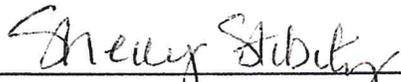
20-A03 Variance Request – Accessory Building Height, 146 E. Farr Rd., Zydor

Board Member Otto made a motion to deny a variance allowing Theodore Zydor to construct an accessory structure with a building height of 21 feet 3 inches, a variance of 7 feet 3 inches from the maximum allowable building height of 14 feet on the premises at 146 E. Farr Road based on: 1) the variance of 7 feet 3 inches is substantial as it relates to the zoning requirements. The motion was supported by Board Member Maniates and carried unanimously.

General Comments

None.

Meeting adjourned at 4:20 p.m.



Shelly Stibitz, City Clerk