

CITY OF NORTON SHORES  
ZONING BOARD OF APPEALS  
October 24, 2018

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday, October 24, 2018, at 3:30 p.m. In the Large Conference Room, Norton Shores City Hall, 4814 Henry Street.

**Present:** Chairperson Hegarty, Board Members Bush, Hill, Maniates, Otto, Phillips, and White; also Rob Bilkie, Shelly Stibitz and Doug Hughes

**Absent:** None

**18-A14** Minutes

Board Member White moved to approve the minutes of the September 26, 2018 Zoning Board of Appeals meeting. The motion was supported by Board Member Otto and carried unanimously.

**18-A15** Variance Request – 473 Wendover Blvd., Tomasello

The City Clerk certified the October 12, 2018 publishing and mailing of the public notice.

A public hearing was held. Property owner, Phillip Tomasello, described difficulties in obtaining a fence permit that would obstruct a commercial building in his rear yard as his lot fronts on two sides and the front yard restrictions are technically being applied to his rear yard. A dirt road runs along the back of his property and ends as a wooded area begins that has no thru traffic access. Across the dirt road is a commercial building with loading docks and delivery trucks often in clear view and a 4-foot opaque fence does not afford security or privacy. Sean Schroeder, the Tomasello's contractor, also spoke in support of the variance to allow the home owners' security, privacy and the ability to use their back yard more.

Board Member Phillips moved to grant a variance to allow Phillip Tomasello to erect a 6 foot solid fence in a front yard facing Airport Road as opposed to the maximum 4 foot height and minimum 50% opaqueness permitted by Ordinance at 473 Wendover Boulevard based on the following reasons: The Variance 1) is in harmony with the general purposes and intent of the Ordinance because the property does not have a true second front yard; 2) is not substantial as it relates to the zoning requirements because the property backs up to an alley with only

the airport adjoining and, thus, it is not a true front yard and a 6-foot fence would otherwise be allowed; and 3) It will not substantially change or affect the character of the neighborhood because all of the owners on this section of Wendover share the same unoccupied alley adjacent to the airport. The motion was supported by Board Member Maniates and carried unanimously.

General Comments

Zoning Administrator Rob Bilkie reported that, at this time, he has nothing pending for the November 28, 2018 meeting and reminded Board Members that, if held, the final meeting of the year will be on the third Wednesday of the month, December 19, 2018, due to the holiday.

Meeting adjourned at 3:39 p.m.

  
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Shelly Stibitz, City Clerk