

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS MEETING
March 28, 2018

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday, March 28, 2018 at 3:30 p.m. in the Conference Room, Norton Shores City Hall, 4814 Henry Street.

Present: Chairperson Otto, Board Members Hegarty, Maniates, Philips, Tidball and White; also Douglas Hughes.

Excused: None

Absent: Board Hill

18-A04 Minutes

Board Member Maniates moved to approve the minutes of the February 28, 2018, Zoning Board of Appeals meeting. The motion was supported by Board Member White and carried unanimously.

18-A05 Variance Request – 6430 Schamber Drive, Lamar Advertising

The Acting City Clerk certified the publishing and mailing of the public notice.

A public hearing was held. Jeff Hopkins of Lamar Advertising addressed the Board.

Board Member Hegarty moved to adopt a resolution granting a Variance to allow Lamar Advertising to locate an off-premise advertising sign on the premises at 6430 Schamber Drive 25 feet from the US-31 right-of-way as opposed to the minimum 100 feet required by Ordinance. The motion for approval was based on the following reasons: 1) Placing the sign at the required 100-foot setback would make the sign useless; 2) The Variance will not be a substantial detriment created for adjoining property owners because the sign will maintain the current 25-foot setback; and 3) The interests of justice will be served by allowing the Variance in viewing all of the circumstances and manner in which the difficulty arose. The motion was supported by Board Member Philips and carried unanimously.

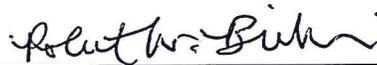
Variance Request – 1218 Devonshire Drive, Robert and Joanna Philips

The Acting City Clerk certified the publishing and mailing of the public notice.

A public hearing was held. Joanna Philips of 1218 Devonshire Drive and Al Luke of Affordable Fence addressed the Board.

Board Member Maniates moved to adopt a resolution granting a Variance to allow Robert and Joanna Philips to erect a 7-foot tall solid fence on portions of the property at 1218 Devonshire Drive as opposed to the maximum 6 feet permitted by Ordinance. The motion for approval was based on the following reasons: 1) There are practical difficulties in carrying out the strict letter of the Ordinance due to the topography of the property; 2) The Variance is not substantial as it relates to the zoning requirements because the 7-foot portion of the fence will only encompass 70 feet of the 240 feet of fencing being installed; and 3) The interests of justice will be served by allowing the Variance in viewing all of the circumstances and manner in which the difficulty arose. The motion was supported by Board Member Hegarty and carried on a 5-0 vote. Board Member Philips abstained from the vote.

Meeting adjourned at 3:50 p.m.



Robert W. Bilkie, Acting City Clerk