

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
September 26, 2018

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday, September 26, 2018, at 3:30 p.m. in the Large Conference Room, Norton Shores City Hall, 4814 Henry Street.

Present: Chairperson Otto, Board Members Hegarty, Hill, Philips, and White; also Rob Bilkie, Shelly Stibitz and Doug Hughes

Absent: Board Member Maniates

18-A09 Minutes

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

Correspondence

Sean Anderson, 180 W. Mt. Garfield Road, sent an email in support of the Swanson's variance request at 98 W. Mt. Garfield Road.

18-A10 Variance Request – 972 Randall Road

The City Clerk certified the September 14, 2018 publishing and mailing of the public notice.

A public hearing was held. Property owner, Todd Sytsema, gave an overview of his variance request describing his intent to build a deck on the front of his home, technically the back but considered the front as it is lakefront, and use the underside of the deck for storage.

Board Member Hegarty moved to grant a variance to allow Todd Sytsema to construct a detached accessory building at 972 Randall road that is located in the front yard of the property as opposed to the rear or street yards and is located 43 feet from the high water mark as opposed to the minimum 50 feet required by Ordinance based on the following reasons: The Variance 1) is not substantial as it relates to the zoning requirements; 2) will not create a substantial detriment for adjoining property owners because the detached accessory building would be built into the hillside, thus, not blocking the view of neighboring property owners; and 3) the plight of the landowner is due to circumstances unique to the property owner created by the topography. The motion was supported by Board Member White and carried unanimously.

18-A11 The City Clerk certified the September 14, 2018 publishing and mailing of the public notice.

A public hearing was held. Property owner, Steve Swanson, described his woodworking and street rod automobile hobbies as the reason he is requesting a variance to increase the size of his detached accessory building by 284 feet over the size allowed.

Board Member Philips moved to grant a variance to allow Steven Swanson to enlarge the detached accessory building on his property at 98 W. Mt. Garfield Road to 1,248 square feet as opposed to the maximum 1,000 square feet permitted by Ordinance based on the following reasons: The Variance 1) is in harmony with the general purposes and intent of the Ordinance because the property is significant larger than other lots within the city; 2) will not have an effect upon increased population density and thus generated on available governmental facilities because the structure in question is not suitable for living space; and 3) will not create a substantial detriment for adjoining property owners because the property is a 5-acre parcel. The motion was supported by Board Member Hegarty and carried unanimously.

18-A12 Selection of Chairperson

Board Member Otto nominated Board Member Hegarty and Board Member White nominated Board Member Otto for the position of Chair.

Board Member Hegarty was unanimously selected to serve as Chairperson on a roll call vote.

18-A13 Selection of Vice-Chairperson

Board Member Hegarty nominated Board Member Otto for the position of Vice-Chair.

Board Member Otto was unanimously selected to serve as the Vice-Chairperson.

Meeting adjourned at 3:47 p.m.


Shelly Stibitz, City Clerk