CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
April 27, 2016

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday, April 27, 2016, at 3:30 p.m. in the Conference Room, Norton Shores City Hall, 4814 Henry Street.

Present: Chairperson Otto, Board Members Hegarty, Hill, Sipovic and White; also Jerry Bartoszek and Lynne Fuller

Excused: Board Members Collet and Tidball

16-A03 Minutes

Board Member Hegarty moved to approve the minutes of the March 23, 2016 Zoning Board of Appeals meeting. The motion was supported by Board Member White and carried unanimously.

16-A04 Variance Request – Langlois Stores, 3000 Henry Street

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

A public hearing was held. No one objected to the variance request.

Board Member Hill moved to adopt a resolution granting variances to allow Langlois Stores to construct an 1,800 square foot warehouse addition to their 3000 Henry Street facility a) with a front yard setback of 5 feet as opposed to the minimum 25 feet required by Ordinance; and b) covering 59% of their site as opposed to the maximum 35% permitted by Ordinance. The motion for approval was based on the following reasons: 1) The variances are in harmony with the general purposes and intent of the Ordinance; 2) There are practical difficulties in carrying out the strict letter of the Ordinance; and 3) The variances are not substantial as it relates to the zoning requirements. The motion was supported by Board Member White and carried unanimously.

16-A05 Variance Request – Shawn Buckner, 858 Mona Lane

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

A public hearing was held. No one objected to the variance request.

Board Member Sipovic moved to adopt a resolution granting a variance to allow Shawn Buckner to construct a detached accessory building on his property at 858 Mona Lane with a street yard setback of 23 feet (applicant requested 7 feet) as opposed to the minimum 30 feet required 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 location of the sewer easement; 2) The variance will not have an effect upon increased population density and thus generated on available governmental facilities; 3) The variance will not be a substantial detriment created for adjoining property owners; and 4) The plight of the landowner is not due to circumstances unique to the property owner that were created by the landowner. The motion was supported by Board Member Hill and carried unanimously.

Meeting adjourned at 3:52 p.m.

Lynne A. Fuller, City Clerk