

CITY OF MUSKEGON
ZONING BOARD OF APPEALS
REGULAR MEETING

DATE OF MEETING: Tuesday, April 8, 2025
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: City Hall Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of Minutes of the Regular Meeting of February 11, 2025.
- III. Public Hearings
 - A. Hearing, Case 2025-03: Request for a variance from Section 2316 of the zoning ordinance to allow a parking area in the front yard at 3300 Lakeshore Drive.
- IV. New Business
- V. Old Business
- VI. Other
- VII. Adjourn

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OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC
City Clerk
933 Terrace Street
Muskegon, MI 49440
231-724-6705
clerk@shorelinecity.com

CITY OF MUSKEGON
ZONING BOARD OF APPEALS
STAFF REPORT

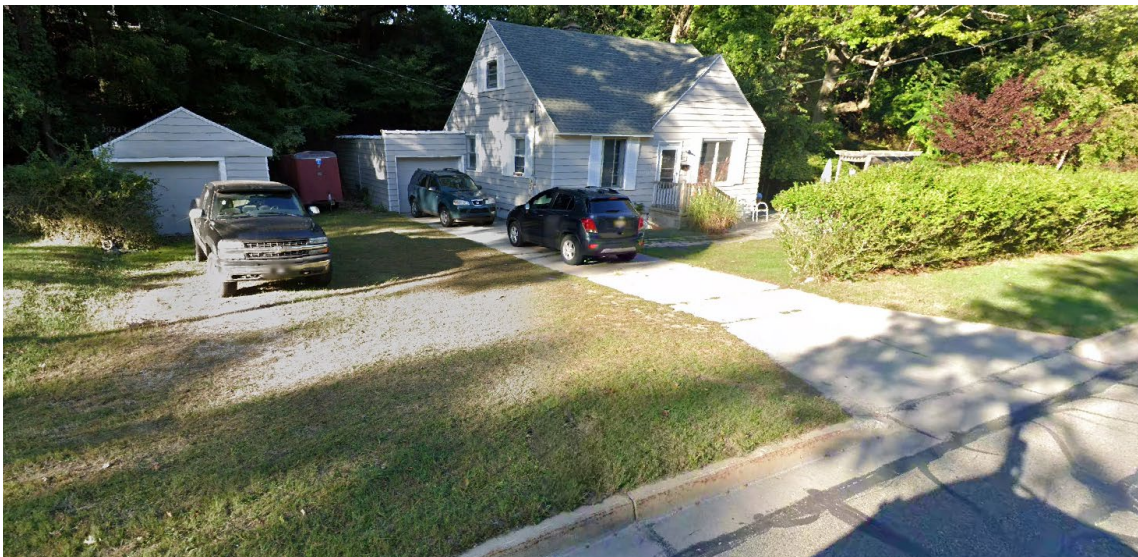
April 8, 2025

Hearing, Case 2025-03: Request for a variance from Section 2316 of the zoning ordinance to allow a parking area in the front yard at 3300 Lakeshore Drive.

SUMMARY

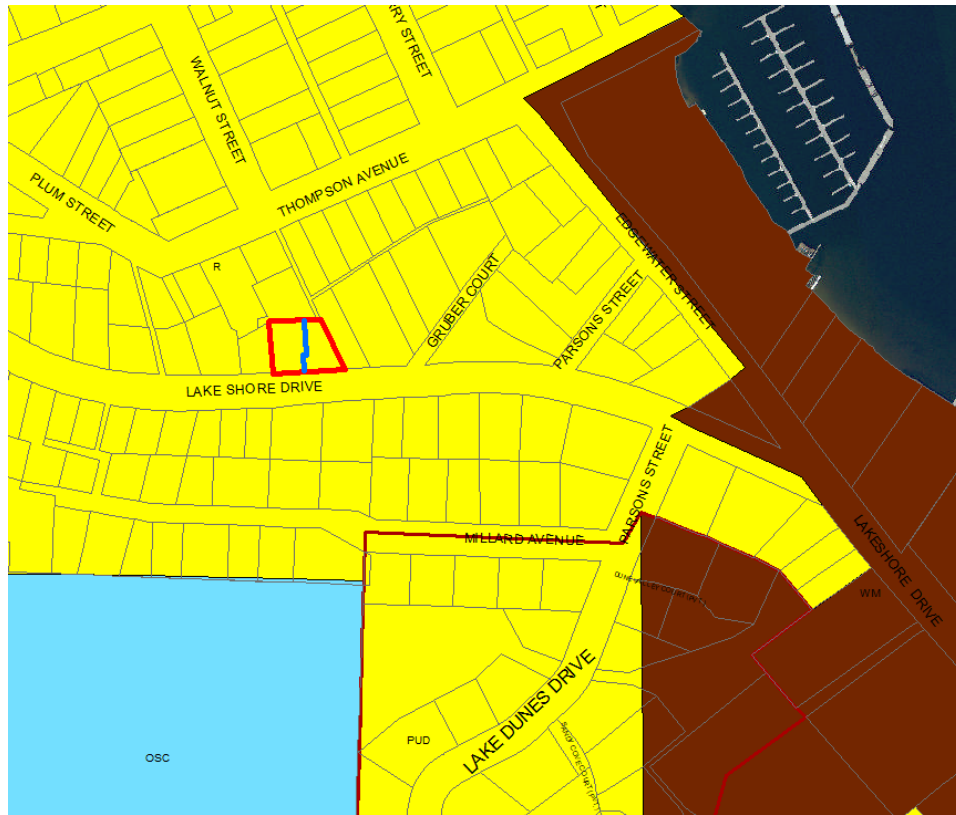
1. The property at 3300 Lakeshore Dr was recently split, but the official zoning maps do not yet show the new lot boundaries. The new lot contains the garage while the original lot contains the house. The zoning map and aerial map on the following page show the approximate lot split.
2. The property is zoned R, Neighborhood Residential.
3. Section 2316 of the zoning ordinance states “Residential parking areas for boats, trailers, motor vehicles, and recreation equipment shall not be located in any front yard. This section shall not prohibit direct access drive parking of automobiles on paved, established driveways.”
4. The applicant is proposing an extension of the driveway to the west, which would be considered front yard parking. Please see the site plan that was denied on the following pages.
5. There does appear to be enough room behind the front of the house to install a “hammer head” turnaround. This could be placed anywhere in the gray area on the denied site plan without the need for a variance. Also, the area to the west of the garage (where the red trailer is visible in the below photo) could be paved for additional parking.
6. Notification was sent to every property within 300 feet of this address. At the time of this writing, staff had not received any public comments.

3300 Lakeshore Dr (house on the right) and the recently split lot with garage (left).



Zoning Map

Original lot line in red. Recent lot split (approximate) in blue.



Aerial Map



Answers Provided to Variance Questionnaire

007/21

City of Muskegon Planning & Zoning Application These questions are ONLY for Zoning Board of Appeals requests

1. Why should your property be unique compared to others in the neighborhood?

It's not. Several neighbors have expanded driveways to turn around and help with no off street parking here. Backing onto a busy road w/ no shoulder is challenging. See pictures

2. What property rights do your neighbors enjoy that you can't because of the nature of your property?

Front yard parking, safer access to Lakeshore Dr.

3. Will granting a variance to you negatively affect your neighbors or the public?

no, should do the opposite. Neater, and safer for traffic flow

4. Who or what is the cause of the difficulty with the current ordinance?

Can't extend concrete in front of house line without or beyond access to garage. I only have a one stall garage which is/was part of the ordinance as written

5. Do you have reasons, other than financial gain, for asking for the variance?

I don't see a financial gain. Just a safety improvement as traffic continues to grow on our street.

6. Could you get by with less of a variance from the ordinance requirement(s)?

Yes, but the likely solution to visitor parking would be on the proposed area for concrete. Many neighbors do this which is technically a violation of ordinance

7. Will this variance alter the essential character of the area?

I see it as a neater enhancement. Neighbors now park on pads similar to my request, or in their yard/gravel

8. Is your preferred property use specifically mentioned in the ordinance as not being allowed in your zoning district?

Yes, however throughout this part of town there are exceptions. Include my immediate neighbors and all of Cherry St & Beach St, which the city just replaced

A complete description of zoning variances can be found in Article XXV of the City of Muskegon Zoning Ordinance
Visit www.shorelinecity.com for more information

Information contained in this application, as well as supporting documentation, may be subject to review by the public if a Freedom of Information Act Request is filed

REVIEW STANDARDS

Questions to consider when reviewing a variance request:

- a. Are there are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended use of the property that do not apply generally to other properties or class of uses in the same zoning district?
- b. Is the dimensional variance necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity?
- c. Will the authorizing of such dimensional variance be of substantial detriment to adjacent properties?
- d. Is the alleged difficulty caused by the ordinance and not by any person presently having an interest in the property, or by any previous owner?
- e. Is the alleged difficulty founded solely upon the opportunity to make the property more profitable or to reduce expense to the owner?
- f. Is the requested variance the minimum action required to eliminate the difficulty?

DELIBERATION:

The following motion is offered for consideration:

I move that the request for a variance from Section 2316 of the zoning ordinance to allow a parking area in the front yard at 3300 Lakeshore Drive be (approved/denied) based on the review standards in Section 2502 of the Zoning Ordinance.