

**City of Keego Harbor  
Zoning Board of Appeals  
Special Virtual Meeting Agenda  
TUESDAY NOVEMBER 24, 2020 AT 6:00PM**

**Join Zoom Meeting...**

<https://zoom.us/j/2486821930?pwd=ci9pbTVpZUhZVTZxRG9lUXMrQjI2QT09>

Meeting ID: 248 682 1930

Passcode: 573419

One tap mobile

+19292056099,,2486821930#,,,,,0#,,573419# US

Dial by your location

+1 929 205 6099 US

Meeting ID: 248 682 1930

Passcode: 573419

**CALL TO ORDER**

**ROLL CALL**

- Chairman Scott Balutowicz
- Vice Chairman David Emerling
- Board Member Marilyn Svaluto
- Board Member Phil Trzos
- Board Member Corine Streng (Planning Commission Liaison)
- Alternate Board Member Nick Michael

**APPROVAL OF THE AGENDA**

**APPROVAL OF MEETING MINUTES**

- September 23, 2019 Meeting Minutes

**MEETING OPEN TO THE FLOOR**

**PUBLIC COMMENT:** (As to non-agenda items only) Keego Harbor Zoning Board of Appeals (ZBA) welcomes public comment limited to three (3) minutes, on items that do not appear on the printed agenda. In accordance with its By-Laws, the ZBA will take no action on or discuss any item not appearing on the posted agenda. Exceptions may be made at the discretion of the chair. The public can speak to agenda items as they occur when the presiding officer opens the floor to the public. When recognized by the presiding officer, please unmute your microphone, state your name for the record, and direct all comments or questions to the presiding officer.

**NEW BUSINESS**

1. Zoning Dimensional Variance Request NR Neighborhood Residential District, Section 4.08(1)(a) Minimum Lot Area, Section 4.08(3)(a) Front Yard Setback, 4.08(6)(a) Rear Yard Setback, and Section 4.08(a) Lot Coverage.

The City of Keego Harbor Zoning Board of Appeals will hold a virtual public hearing to review a zoning ordinance variance request at 6:00 PM on Tuesday, November 24, 2020. The variance request is for a dimensional variance to decrease the minimum lot area, increase the lot coverage allowance, and decrease the rear and front yard setback requirement to allow construction of two new homes at 2487 Fordham Street and 2491 Fordham Street. The applicant requests the following:

REQUEST: SECTION 4.08(1)(A) MINIMUM LOT AREA, DECREASE MINIMUM LOT AREA FROM 3,000 SQUARE FEET TO 2,600 SQUARE FEET AT 2487 FORDHAM AND 2,405 SQUARE FEET AT 2491 FORDHAM.  
SECTION 4.08(3)(A) FRONT YARD SETBACK, DECREASE FROM 35 FEET FROM THE ROAD CENTERLINE TO 25 FEET FROM THE ROAD CENTERLINE ON BOTH LOTS.  
4.08(6)(A) REAR YARD SETBACK, DECREASE THE REAR SETBACK REQUIREMENT FROM 25 FEET TO 10 FEET ON BOTH LOTS.  
SECTION 4.08(A) LOT COVERAGE, INCREASE LOT COVERAGE ALLOWANCE FROM 30% TO 43% AT 2487 FORDHAM AND 46.5% AT 2491 FORDHAM.

PARCEL NUMBER: 18-02-481-020 AND 18-02-481-021

PROPERTY ADDRESS: 2487 FORDHAM STREET AND 2491 FORDHAM STREET

LOCATION: PROPERTIES ARE CONTIGUOUS AND ARE LOCATED ON THE EAST SIDE OF FORDHAM STREET, BETWEEN SUMMERS RD AND PRIDHAM STREET

APPLICANT: RYAN COLUMBUS, OWNER

2. 2021 Meeting Schedule

**ADJOURNMENT**