

City of Keego Harbor
ZONING BOARD OF APPEALS
Virtual Meeting Agenda
WEDNESDAY SEPTEMBER 23, 2020
6:00 PM

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 (New York)

Dial by your location

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Meeting ID: 248 682 1930

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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 24, 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. Request for Amendment to Zoning Dimensional Variance Request NR Neighborhood Residential District, Section 15.26(d)(1) Site Grading, Slope Away from Building, and Finished First Floor Elevation.

REQUEST: SECTION 15.26(D)(1) SITE GRADING, SLOPE AWAY FROM THE BUILDING TO ALTER THE SLOPE AWAY, AND INCREASE FINISHED FIRST FLOOR ELEVATION IN THE NR NEIGHBORHOOD RESIDENTIAL DISTRICT ABOVE ORDINANCE ALLOWANCE. SPECIFICALLY, THE APPLICANT IS SEEKING TO AMEND A PREVIOUS VARIANCE APPROVAL FOR FINISHED FIRST FLOOR ELEVATION TO INCREASE THE VARIANCE PROVIDED FOR 1800 CASS LAKE FRONT ROAD FROM 4 FEET TO 5.75 FEET.

PARCEL NUMBER: 18-02-276-049

PROPERTY ADDRESS: **1800 CASS LAKE FRONT STREET**

LOCATION: PROPERTY IS LOCATED ON THE WEST SIDE OF CASS LAKE FRONT STREET, ON THE CASS LAKE WATERFRONT, BETWEEN NORCOTT STREET AND CASS LAKE ROAD

APPLICANT: RIAD BABI, OWNER

2. Zoning Dimensional (non-use) Variance Request, NR Neighborhood Residential District, Section 15.13(b), Section 15.13(c), and Section 15.13(e) Accessory Buildings, to allow an accessory building within the front yard within the NR District.

REQUEST: SECTION 15.13(B) AND (C) TO ALLOW A DETACHED ACCESSORY BUILDING IN THE FRONT YARD WITHIN THE NEIGHBORHOOD RESIDENTIAL (NR) DISTRICT WHICH WILL INCLUDE AN ACCESSORY BUILDING/SHED THAT IS EIGHT (8) FEET IN HEIGHT AND 80 SQ/FT IN AREA (8 FEET BY 10 FEET). THE KEEGO HARBOR ZONING ORDINANCE DOES NOT PERMIT ACCESSORY BUILDINGS IN ANY FRONT YARD WITHIN THE NEIGHBORHOOD RESIDENTIAL (NR) DISTRICT.

SECTION 15.13(E) TO ALLOW AN ACCESSORY STRUCTURE TO BE 3 FEET 3 INCHES FROM THE MAIN BUILDING AND 6 INCHES FROM A SIDE PROPERTY LINE. THE KEEGO HARBOR ZONING ORDINANCE STATES NO DETACHED ACCESSORY BUILDING SHALL BE LOCATED CLOSER THAN TEN (10) FEET TO ANY MAIN BUILDING NOR SHALL IT BE LOCATED CLOSER THAN THREE (3) FEET TO ANY SIDE OR REAR LOT LINE.

PARCEL NUMBER: 18-02-426-006

PROPERTY ADDRESS: **2066 WILLOW BEACH STREET**

LOCATION: PROPERTY IS LOCATED ON THE WEST SIDE OF WILLOW BEACH STREET AND IS A WATERFRONT PROPERTY ON CASS LAKE BETWEEN PORTMAN STREET TO THE NORTH AND THE CANAL/WALKING BRIDGE TO THE SOUTH

APPLICANT: MS. LINDA CASSAVOY, OWNER

3. Appointment of Officers – Chairperson and Vice Chairperson

ADJOURNMENT