

**City of Keego Harbor
ZONING BOARD OF APPEALS
Meeting Agenda
TUESDAY SEPTEMBER 24, 2019
7:00 PM
CITY HALL 2025 Beechmont
Keego Harbor, MI 48320**

CALL TO ORDER

ROLL CALL

- Chairman Scott Balutowicz
- Vice Chairman David Emerling
- ~~Stephen Bernstein~~
- Phil Trzos
- Kevin Reising (**Planning Commission Liaison**)

Alternate Member

- Marilyn Svaluto
- Nick Michael

REVIEW OF THE AGENDA

APPROVAL OF MEETING MINUTES

- August 28, 2019 Meeting Minutes
- Oath of Office (Balutowicz, Bernstein, Reising, Trzos and Michael)

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 step to the microphone, state your name and address for the record, and direct all comments or questions to the presiding officer. There will be a 15-minute limit on public comments not related to the agenda.

NEW BUSINESS

- 1) The variance request is for a dimensional variance to alter the minimum slope away from two residential buildings, and to increase the maximum finished first floor height to allow construction of two new homes at 1798 Cass Lake Front Street (Lots 4 and 5). The applicant requests the following:

**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.**

PARCEL NUMBER: 18-02-276-048 AND 18-02-276-049

PROPERTY ADDRESS: 1798 CASS LAKE FRONT STREET (LOTS 4 AND 5)

**LOCATION: PROPERTIES ARE 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) The variance request is for a dimensional variance to exceed the side yard setback by 4 feet, waterfront setback by 5.5 feet, front yard setback by 6.5 feet, and max lot coverage by .9% to allow construction of a new house at 2251 Willow Beach Street. The applicant requests the following:

Request: Section 4.08(3)(a) Front Yard Setback to exceed ordinance allowance by 6.5 feet and; Section 4.08(4)(a) Side Yard Setback to exceed ordinance allowance by 4 feet on one side (south side) and; Section 4.08(8)(a) Waterfront Yard Setback to exceed ordinance allowance by 5.5 feet and; Section 4.08(10)(a) Lot Coverage to be 30.9% which exceeds the 30% ordinance allowance by .9%.

PARCEL NUMBER: 18-02-435-008

PROPERTY ADDRESS: 2251 WILLOW BEACH STREET

**LOCATION: PROPERTY IS LOCATED ON THE EAST SIDE OF WILLOW BEACH STREET,
BETWEEN ORCHARD LAKE ROAD AND BULWER STREET**

APPLICANT: JOHN ZEER, OWNER

ADJOURNED