

Approved 11/28/18

**City of Keego Harbor
ZONING BOARD OF APPEALS
Meeting Minutes
WEDNESDAY JULY 25, 2018**

CALL TO ORDER: Chairman Lampl called the meeting to order at 7:00pm

ROLL CALL:

Present: Chairman Brian Lampl, Board Members David Emerling and Phil Trzos and Alternate Member Marilyn Svaluto

Absent: Vice Chairman Scott Balutowicz, Board Member Stephen Bernstein and Alternate Member John Fletcher

Motion to excuse Vice Chairman Scott Balutowicz, Board Member Stephen Bernstein and Alternate Board Member John Fletcher by Board Member David Emerling; seconded by Board Member Phil Trzos

AYES: 3

MOTION CARRIED

Motion to move Alternate Board Member Marilyn Svaluto to Board Member by Board Member David Emerling; seconded by Board Member Phil Trzos

AYES: 3

MOTION CARRIED

REVIEW OF THE AGENDA

PUBLIC COMMENTS:

No one addressed the Board Members, closed to public comments

NEW BUSINESS

3028 Stapleton ZBA 18-004

Planner Smith indicated the applicant is seeking 3 dimensional variances...

1. Section 4.08(8)(a) the applicant proposes to encroach on the waterfront setback by 42 feet;
2. Section 15.11(c) the applicant proposes to construct a patio/terrace to encroach on the waterfront yard open space 50 feet in the NR Neighborhood Residential District. This is 20 feet beyond ordinance allowance;
3. Section 4.06(b) the applicant proposes to construct a driveway that is 40 feet wide within 30 feet of the front of the garage. This is 16 feet beyond ordinance allowance. Proposes the construction of a driveway that is wider than 12 feet from 30 feet from the front of the garage to 65 feet from the front of the garage.

Nemo Yaldo, the applicant, and his architect Mr. Gordon, showed site plans to the Board Members. After viewing site plans, board members discussed each variance.

Motion to approve the dimensional variance request for ZBA-18-004, 3028 Stapleton Drive for Section 4.08(8)(a) to encroach on the waterfront setback by 42 feet on the west waterfront and 7 feet on the north waterfront; as the request meets all the specific standards for practical difficulty from Section 17.03(c) of the Zoning Ordinance based on the existing lot dimensions, existing conditions on the property along Sylvan Lake, and the irregular shape and orientation of property by Board Member David Emerling; seconded by Board Member Marilyn Svaluto

AYES: 4

MOTION CARRIED

Motion to approve a dimensional variance for ZBA-18-004, 3028 Stapleton Drive for Section 15.11(c) to construct a patio/terrace to encroach on the waterfront yard open space 50 feet on the west waterfront yard in the NR Neighborhood Residential District. This is 20 feet beyond ordinance allowance; as the request meets all the specific standards for practical difficulty from Section 17.03(c) of the Zoning Ordinance based on the existing lot dimensions, existing conditions on the property along Sylvan Lake, and the irregular shape and orientation of property. In addition, the patio/terrace will be allowed to go to the property line not to the waterline by Board Member Marilyn Svaluto; seconded by Board Member Phil Trzos

AYES: 4

MOTION CARRIED

Motion to approve the variance request for ZBA-18-004, 3028 Stapleton Drive for Section 4.06(b) to construct a driveway that is 40 feet wide within 30 feet of the front of the garage. This is 16 feet beyond ordinance allowance. Additionally, the construction of a driveway that is wider than 12 feet beyond 30 feet from the front of the garage; as the request does meet the standards for practical difficulty due to the fact the ordinance is too restrictive for the applicant to build a 4 car garage in this specific case by Board Member Marilyn Svaluto; seconded by Board Member Phil Trzos

AYES: 4

MOTION CARRIED

APPROVAL OF MEETING MINUTES


Motion to approve June 13, 2018 Meeting Minutes by Chairman Brian Lampl; seconded by Board Member Phil Trzos

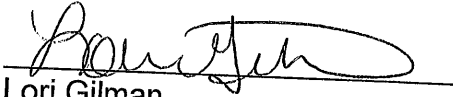
AYES: 4

MOTION CARRIED

ADJOURNMENT

Chairman Lampl adjourned the meeting at 7:58pm


Brian Lampl
ZBA Chairman


Lori Gilman
Deputy Clerk