

**CITY OF KEEGO HARBOR  
ZONING BOARD of APPEALS MEETING MINUTES  
Thursday, January 15, 2026**

**CALL TO ORDER**

Mayor Ross called the meeting to order at 6:00 PM.

**ROLL CALL**

**Present:** Mayor Ross, Mayor Pro Tem Kalman, Council Member Fletcher, and Council Member Elsen

*Motion by Mayor Ross; supported by Council Member Elsen to excuse Council Member Dahl*

*Unanimous Vote:           Ayes: 4                   Nays: 0                   Motion Carries*

**Staff Present:** City Manager/City Clerk Tammy Neeb, Deputy Clerk Stacy Goodall, City Attorney Tony Chubb, and City Planner Emily Huhuman

**APPROVAL OF AGENDA**

*Motion by Mayor Ross; supported by Council Member Fletcher to approve the agenda.*

*Unanimous Vote           Ayes: 4           Nays: 0                   Motion Carries*

**APPROVAL OF MINUTES**

*Motion by Mayor Pro Tem Kalman; supported by Council Member Fletcher to approve the meeting minutes from November 20, 2025.*

*Unanimous Vote:           Ayes: 4                   Nays: 0                   Motion Carries*

**PUBLIC COMMENTS**

Amir Daiza comments

**OLD BUSINESS**

**2711 Orchard Lake Road- Fence Variance**

The fence variance was presented and tabled at the November ZBA meeting. The applicant, Courtney Lyons was given time to revise the fence variance application to reflect material and height revisions to meet the requirements of the zoning

ordinance. City Planner Emily Huhuman gave a brief update of the changes. Several neighboring residents spoke in support of the fence.

*Resolution by Council Member Fletcher; supported by Council Member Elsen to approve.*

*Roll Call Vote: Elsen yes, Kalman yes, Fletcher yes, Ross yes.*

*Resolution Carries*

## ADJOURNMENT

Mayor Ross adjourned the meeting at 6:18 p.m.

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Joel Ross  
City of Keego Harbor, its Mayor

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Stacy Goodall  
City of Keego Harbor, its  
Deputy Clerk



**MCKENNA**

April 7, 2026

**ATTENTION: BOARD OF ZONING APPEALS**  
**SUBJECT: 1870 CASS LAKE FRONT VARIANCE REQUEST**  
**PARCEL #: 18-02-276-021**  
**ZONING: NR, NEIGHBORHOOD RESIDENTIAL**  
**APPLICANT: AMAL QARANA, PROPERTY OWNER**

Dear ZBA Members:

We reviewed the application submitted by Amal Qarana, on behalf of the property owners, Amal and Waheb Qarana, at the subject address, for a several variances to demolish the existing home at 1870 Cass Lake Front Road and construct a new home at this site. The variances from the Keego Harbor Zoning Ordinance the applicant is requesting are as follows:

1. **Section 4.06 (b).** *Driveways may be no wider than twenty-two (22) feet with the exception of that portion of a driveway within thirty (30) feet of the front of a garage and directly in front of the garage doors. The maximum driveway width in front of the garage shall not exceed twenty-four (24) feet.*
2. **Section 4.08 (d). Side yard setback.** *(1) Thirty (30) percent of the lot width with one (1) side no less than ten (10) percent. In no case shall a cantilevered structure project into the side yard setback, except as permitted in [Section 15.11](#).*
3. **Section 4.08 (h). Waterfront setback.** *(1) The waterfront setback shall be determined by the average setbacks of the two (2) nearest conforming houses on each side of the subject lot. In the event any of the lots required to determine the average are vacant, a minimum setback of fifty (50) feet shall be used. The waterfront setback shall be determined in accordance with Section 15.15(a).*
4. **Section 15.15 Waterfront yards.** *(a) Waterfront yard setbacks. For the purpose of determining the required setback for a lot located on a waterway, the established residential building pattern shall be equal to the average of the waterfront setbacks of the immediate adjacent dwelling on each side, subject to the following requirements: The front yard setback shall be determined by the average front yard setbacks of the four (4) nearest lots on each side of the subject lot (a total of eight (8) lots, regardless of jurisdiction), subject to the following requirements: (1) The waterfront setback of a dwelling on an abutting or nearby lot shall be measured at the shortest horizontal distance between the ordinary high-water mark and the nearest building line of the dwelling unit. (2) A deck which is attached to a residence shall not be considered a part of the main structure from which the measurements are made. (3) Swimming pools, tennis courts, unenclosed decks and similar encroachments into the waterfront setback area shall not be considered in making the determination of established residential building pattern. (4)*

*In the event that either or both of the two (2) adjacent parcels are vacant or if either or both of the two (2) adjacent dwellings are located closer than forty (40) feet to a waterway, then a setback of fifty (50) feet shall be used for the adjacent parcel(s) in computation to determine the established residential building pattern. In no instance shall the waterfront setback be less than fifty (50) feet. Where four (4) lots are not present on the*

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

☎ 248.596.0920  
☎ 248.596.0930  
**MCKA.COM**

**Communities for real life.**



same block in either direction, or where any lot is vacant, fifty (50) feet shall be used as the setback for the missing or vacant lots. The lot with the largest setback may be excluded when calculating the average. (5) The applicant for a building permit shall provide an engineered drawing supporting the setback calculation.

**PLAN DETAILS**

Design drawings of the proposed construction were included with the application. The project scope involves the demolition of the existing home and constructing a new home with side yard setbacks of 8.51 feet on the north side and 7.00 feet on the south side. The proposed home is a total of 8,087 square feet, including an 889 square foot garage.

**REQUEST**

The applicant requests the following variance, pursuant to the Zoning Ordinance:

Sec. 4.06 (b). \*FRONT YARD PARKING IN RESIDENTIAL DISTRICTS\*: The applicant is requesting a variance of 2' from the maximum driveway width requirement.

Sec. 4.08 (d)(1). \*SIDE YARD SETBACKS\*: The applicant is requesting a variance of 4.29' from the minimum side yard setback requirement.

Sec. 4.08 (h)(1). \*WATERFRONT SETBACKS\*: The applicant is requesting a variance of 1.84' from the minimum waterfront yard requirement. Considering that the largest setback may be omitted, this variance is not necessary.

The table provided shows the dimensional and general requirements for principal buildings in NR Neighborhood Residential, dimensions of the proposed structure, and proposed compliance with the requirements.

STANDARD	REQUIREMENT	PROPOSED CONDITIONS	PROPOSED COMPLIANCE
Front Yard Setback	<p><i>Average of 4 nearby front yard setbacks of each side of the subject lot, no less than 35 feet from the centerline of the road</i></p> <p><i>Average front yard setback: 117.63' (without removing lot with largest front yard setback), 103.95' (lot with largest front yard setback removed)</i></p> <p><i>Lot 1 = 213.38'</i> <i>Lot 2 = 178.09'</i></p>	108.92'	Yes



	<p>Lot 3 = 136.91'          Lot 4 = 91.99'          Lot 5 = 97.98'          Lot 6 = 106.04'          Lot 7 = 63.67'          Lot 8 = 52.98'</p>		
Side Yard Setback	<p>Minimum of 30% lot width with one side no less than 10%</p> <p>10% = 6.5 feet          30% = 19.5 feet</p>	<p>North side setback = 8.51'          South side setback = 7'          Total = 15.51'</p>	<b><u>No</u></b>
Waterfront Setback	<p>Average setbacks of the 4 nearest conforming houses on either side of lot</p> <p>Average waterfront yard setback = 107.92'</p> <p>Lot 1 = 114.62'          Lot 2 = 112.40'          Lot 3 = 112.90'          Lot 4 = 109.42'          Lot 5 = 109.10'          Lot 6 = 104.09'          Lot 7 = 92.92'</p>	106.08'	<b><u>No</u></b>
Building Height	<p>Max. 35 ft. and 2½ stories. The building shall not encroach into the day light plane created by a line forming a forty-five-degree angle from a point eighteen (18) feet above the grade at the side property line.</p>	<p>27' 11" to midpoint of gable roof. 2 stories.</p> <p>The applicant's plans show that the proposed home does not encroach into the daylight plane.</p>	Yes
Architectural Review	<p>The following standards shall apply to all new residential development, substantial redevelopment (equal to or greater than twenty-five (25) percent of the taxable value of the property), or any facade modification.</p>	-	<b>Zoning approval will be conditioned on a passed architectural review.</b>



<p>Driveway Width</p>	<p><i>Driveways may be no wider than twenty-two (22) feet with the exception of that portion of a driveway within thirty (30) feet of the front of a garage and directly in front of the garage doors. The maximum driveway width in front of the garage shall not exceed twenty-four (24) feet. An exception to this driveway width limitation may be sought by the applicant and approved by the City Zoning Administrator where the site can accommodate a garage designed for more than two (2) cars</i></p>	<p>The applicant is proposing a 24 foot wide by 44.67 foot long concrete apron. The plans indicate a three-car garage.</p> <p>Whether this site can accommodate a three-car garage is arguable, since the applicant seeks a variance to allow for one.</p> <p>The proposed garage could be reconfigured to front the street.</p>	<p><b><u>No</u></b></p>
<p>Clear Vision Triangle</p>	<p><i>Each lot shall maintain clear vision triangles along both side lot lines between the waterfront yard setback and the shoreline as described below. The area within clear vision triangles shall be maintained free of recreational vehicles, waterfront structures, accessory buildings, and plant material over the height of three (3) feet.</i></p>	<p>The applicant does not measure the clear vision triangle properly on the submitted plans. However, it does not appear that the applicant is proposing any structures or new plant materials within the clear vision triangle.</p> <p>All plant materials within the clear vision triangle are existing.</p>	<p>Yes</p>

**VARIANCE COMMENTS**

Per *Section 17.03* of the Zoning Ordinance, the Zoning Board of Appeals must find that “practical difficulty” has been demonstrated and make findings regarding the following standards prior to acting on a proposed variance. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be



incorporated into the record prior to the Board making any determination. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

*b. Practical difficulty. A nonuse variance shall not be granted unless the Zoning Board of Appeals finds that there is a practical difficulty in the way of carrying out the strict letter of this Ordinance. In determining whether a practical difficulty exists, the Zoning Board of Appeals must find that:*

*1. Compliance with the strict letter of the restrictions governing area, setback, frontage, height, bulk, lot coverage, density or other dimensional or construction standards will unreasonably prevent the owner from using the property for a permitted purpose or will render conformity with such restrictions unnecessarily burdensome.*

**Comments: Compliance with Section 4.08 will not prevent the applicant from using the property as a single-family home or another use permitted in the NR Neighborhood Residential District, nor will that compliance make it unnecessarily burdensome to use the site as a single-family home or another permitted use in the District.**

*2. A grant of the variance will do substantial justice to the applicant as well as to other property owners in the district, and a lesser variance will not give substantial relief to the applicant as well as be more consistent with justice to other property owners in the zoning district.*

**Comments: The applicant is proposing the demolition of the existing structure and construction of a new home. Granting the proposed variance would not provide substantial justice to other property owners in the NR Neighborhood Residential who have complied with the Zoning Ordinance. No specific evidence has been provided that the rights being sought by the applicant are being enjoyed by other property owners in the district.**

*3. The plight of the applicant is due to the unique circumstances of the property.*

**Comments: There is no indication that the plight of the applicant is due to the unique circumstances of the property. We observe that the subject site is wider than many of the lots along Cass Lake Front Road and many of the lots in the NR Neighborhood Residential List more generally, rather than narrower, which would make maintaining the required side yard setbacks easier for this applicant compared to those seeking to build on the narrower lots.**

*4. The problem is not self-created.*

**Comments: The problem appears to result from an affirmative action taken by the applicant (that is, designing a building that does not comply with Ordinance requirements), not from a condition of the property itself, indicating the problem is self-created.**

*5. The spirit of this Ordinance will be observed, public safety and welfare secured, and substantial justice done.*

**Comments: We do not find that the variance request observes the spirit of this ordinance, contributes to securing public safety and welfare, nor facilitating substantial justice. The applicant is proposing complete demolition of the existing home and has not demonstrated that a practical difficulty exists, as the applicant is able to use the site for a permitted purpose and the lot is not unique from adjacent lots in terms of lot width or size.**



## CONCLUSION

We do not find that the applicant has demonstrated the requirements for a dimensional variance detailed in Section 17.03. Pending additional information provided before or at the required public hearing, we recommend that the Zoning Board of Appeals consider denial of the applicant's variance request. The effect of denying the request is that the applicant will be required construct a home maintaining the required side yard setbacks, waterfront yard setback, driveway width, and all other Zoning Ordinance standards.

Please feel free to contact us with any questions. We look forward to discussing this matter with you at your April ZBA meeting.

Respectfully submitted,

## MCKENNA

Paul Urbiel, AICP  
Senior Principal Planner

Emily Huhman, AICP  
Associate Planner

**PROCEDURES FOR REQUESTING A VARIANCE FROM ZONING APPEALS BOARD**

1. Completed fill our Appeal Application Form, **BEFORE** returning application; **Sign and have your signature notarized.**
2. APPLICATION MUST BE ACCOMPANIED by sufficient information such as drawings, site plan, floor plans and/or photographs to show the nature of what you propose and what the practical difficulty or undue hardship is.
3. In the event this petition is filed by someone other than the ACTUAL PROPERTY OWNER, obtain a LETTER OF AUTHORITY from the actual property owner. This letter will give you permission to appear before the Board with your specific requests.
4. The Board meets on the fourth Wednesday of each month with the Application-filing deadline (45) days prior to the meeting date. **INCOMPLETE** applications/submissions will be held until complete information is submitted and will be scheduled for the next available meeting date.
5. When you file your appeal with this Department, supply us with original items #1, #2, & #3, above plus ten (10) copies of these items.
6. Submit the required fee:\$600.00 Residential, \$800.00 Non-Residential,\$700.00 for a Special Meeting, non- refundable filing fee with the application, check made payable to the City of Keego Harbor.

**Please note: All communication with Appeals Board Members is to be through application materials and at public meetings ONLY. Solicitation of board members on an individual basis outside of these venues is inappropriate.**

If you have any questions regarding the above information, please contact:

The City of Keego Harbor  
2025 Beechmont  
Keego Harbor, MI 48320

Attn: City Planner –  
Ph- (248)-682-1930

RECEIVED

FEB - 3 2026

CITY OF  
KEEGO HARBOR

RECEIVED

FEB - 3 2026

CITY OF  
KEEGO HARBOR

For Department Use Only  
Application No. \_\_\_\_\_  
Date Filed: \_\_\_\_\_

**SUBMIT (TYPE OR PRINT INK ONLY): Original Plus 10 Copies of Appeal  
and All Drawings.**

State of Michigan, City of Keego Harbor, before the Zoning Board of Appeals,  
from the provisions of Article 17 of The City of Keego Harbor Zoning Ordinance.

I, Amal Qarana state under oath, the following facts:  
(Name of Petitioner)

1. Name & address of Petitioner Amal Qarana

5598 Hampshire Dr. West Bloomfield MI 48322

2. Name & address of Property Owner Amal + Wahab Qarana

5598 Hampshire Dr. West Bloomfield MI 48322

3. ADDRESS OF SUBJECT PROPERTY \_\_\_\_\_

1870 Cass Lake front, Keego Harbor, MI 48320

4. Legal Description of Property Lot 6 of Assessor's Plat No. 3 being part of  
the S.E. 1/4 of the N.E. 1/4 of section 2, city of Keego Harbor Oakland County MI

5. Current zoning and use of the property NR - Single Family Residential

6. Petitioner's status with respect to the property OWNER  
(owner, mortgagee, land contract purchase, etc.)

7. Date Petitioner acquired said interest in property OCT 11, 2024

8. **Attach a Site Plan showing what the petitioner wishes to do with the property along with photographs, building floor plans, etc. MUST be attached hereto as exhibits. State proposed use of property, size of lot, and size and type of proposed changes.**

9. The variance cannot be granted unless each of the following questions are answered in a manner satisfactory to the Zoning Board of Appeals. Fees: \$600.00 Residential, \$800.00 Non-Residential and \$700.00 Special Meeting.

The ZBA may grant a requested variance only upon a finding that practical difficulties exist. A finding of practical difficulties shall require demonstration by the applicant of the following:

- a. Strict compliance with restrictions governing area, setback, frontage, height, bulk or density will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.

The proposed residence is consistent with the existing pattern of development and will enable owners to construct a new home with a rear (lake) yard setback greater than what currently exists and side yard

- b. The variance will do substantial justice to the applicant, as well as to other property owners.

the rear yard variance is requested for 2,77 will set the proposed home setback further than the homes on either side of it to side yard on one side exceeds what is required the proposed second side yard setback of 8'0" required

setback substantially identical with the current exists

- c. A lesser variance than requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.

lesser variances than requested will not give substantial relief of the applicants as the proposed setback are consistent with justice to other neighboring property owners

- d. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable to other properties in the same zoning district.

This area of Keego Harbor has historically narrow lots which makes the design of proposed unique and consistent with what exists in the area

e. The problem and resulting need for the variance has not been self-created.

The problem and resulting need of variances has not been self-created

10 Attach a letter of authority, or power of attorney, in case the appeal is made by a person other than the actual owner of the property.

WHEREFORE, Petitioner requests the variance be granted from the above named Chapter and Section of the Codified Ordinance of Keego Harbor in order to permit: \_\_\_\_\_

the construction of a new home to replace an existing non-conform structure.

in accordance with the plans attached hereto as Exhibit No. \_\_\_\_\_

I hereby depose and say that all of the aforementioned statements, and the statements contained in the papers submitted herewith are true and correct.

Amal G  
(Signature of Petitioner)

5598 Hampshire west Blomifield  
(Address of Petitioner) ME 48322

248-977-9129  
(Telephone Number)

\_\_\_\_\_  
(Date of Public Hearing) (Office Use Only)

STATE OF MICHIGAN )vs.  
COUNTY OF OAKLAND

On this 3<sup>rd</sup> day of February, 2020, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the content thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief and as to those matters, he/she believes them to be true.

Amal Ganana  
(print person's name being notarized)

Stacy Goodall  
(Notary Public)  
Oakland County, Michigan

My commission expires: 7/22/2029

STACY GOODALL  
NOTARY PUBLIC, STATE OF MICHIGAN,  
COUNTY OF OAKLAND  
My Commission Expires July 22, 2029  
Acting in the County of Oakland



**PROPERTY DESCRIPTION:**  
 LOT 6 OF ASSESSOR'S PLAT NO. 3 BEING PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP OF KEEGO HARBOR (PREVIOUSLY WEST BLOOMFIELD TOWNSHIP), OAKLAND COUNTY, MICHIGAN, SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORDS IF ANY.

**ZONING DISTRICT:**  
 NEIGHBORHOOD RESIDENTIAL (NR)

**REQUIRED SETBACKS:**  
 MIN. FRONT YARD SETBACK = 35' FROM CENTERLINE OF ROAD, OR AVE. FRONT YARD SETBACK OF FOUR NEAREST CONFORMING LOTS WHICH EVER IS GREATER.

MIN. WATERFRONT REAR YARD SETBACK = 50 FT FROM REAR PROPERTY LINE, OR AVE. REAR YARD SETBACK OF TWO NEAREST CONFORMING LOTS WHICH EVER IS GREATER.

TOTAL SIDE SETBACK = 30% OF LOT WIDTH, WITH NO ONE SIDE LESS THAN 10% OF LOT WIDTH.

REQUIRED FRONT SETBACK =  $[91.99' + 136.91' + 178.09' + 213.38' + 97.98' + 63.67' + 52.98' + 62.10'] / 8 = 112.14'$   
 PROPOSED FRONT SETBACK = 108.79' (VARIANCE REQUIRED)

REQUIRED REAR SETBACK =  $[(109.42' + 112.90') + (109.10' + 92.92')] / 4 = 106.08'$   
 PROPOSED REAR SETBACK = 106.08' (OK)

MAXIMUM ALLOWABLE CONCRETE APRON LENGTH IN FRONT OF THE PROPOSED GARAGE IS 30.00'  
 PROPOSES CONCRETE APRON LENGTH IN FRONT OF THE PROPOSED GARAGE IS 44.67' (VARIANCE REQUIRED).

MAXIMUM ALLOWABLE CONCRETE APRON WIDTH IN FRONT OF THE PROPOSED GARAGE IS 24.00'  
 PROPOSES CONCRETE APRON WIDTH IN FRONT OF THE PROPOSED GARAGE IS 24.00' (OK).

LOT WIDTH AT FRONT OF PROPOSED HOUSE = 65.47'  
 REQUIRED TOTAL SIDE SETBACK =  $65.47' \times (30/100) = 19.64'$   
 ONE SIDE SETBACK =  $65.47' \times (10/100) = 6.55'$   
 PROPOSED ONE SIDE = 7.33' (OK)  
 SECOND SIDE SETBACK =  $19.64' - 7.33' = 12.31'$   
 PROPOSED SECOND SIDE SETBACK = 8.08' (VARIANCE REQUIRED)

**SITE BENCHMARK #1**  
 EX. G.V.M. LOCATED +/- 35' SE OF NE PC ADDRESS 1870, ELEV. 936.93 (NAVD 88 DATUM)

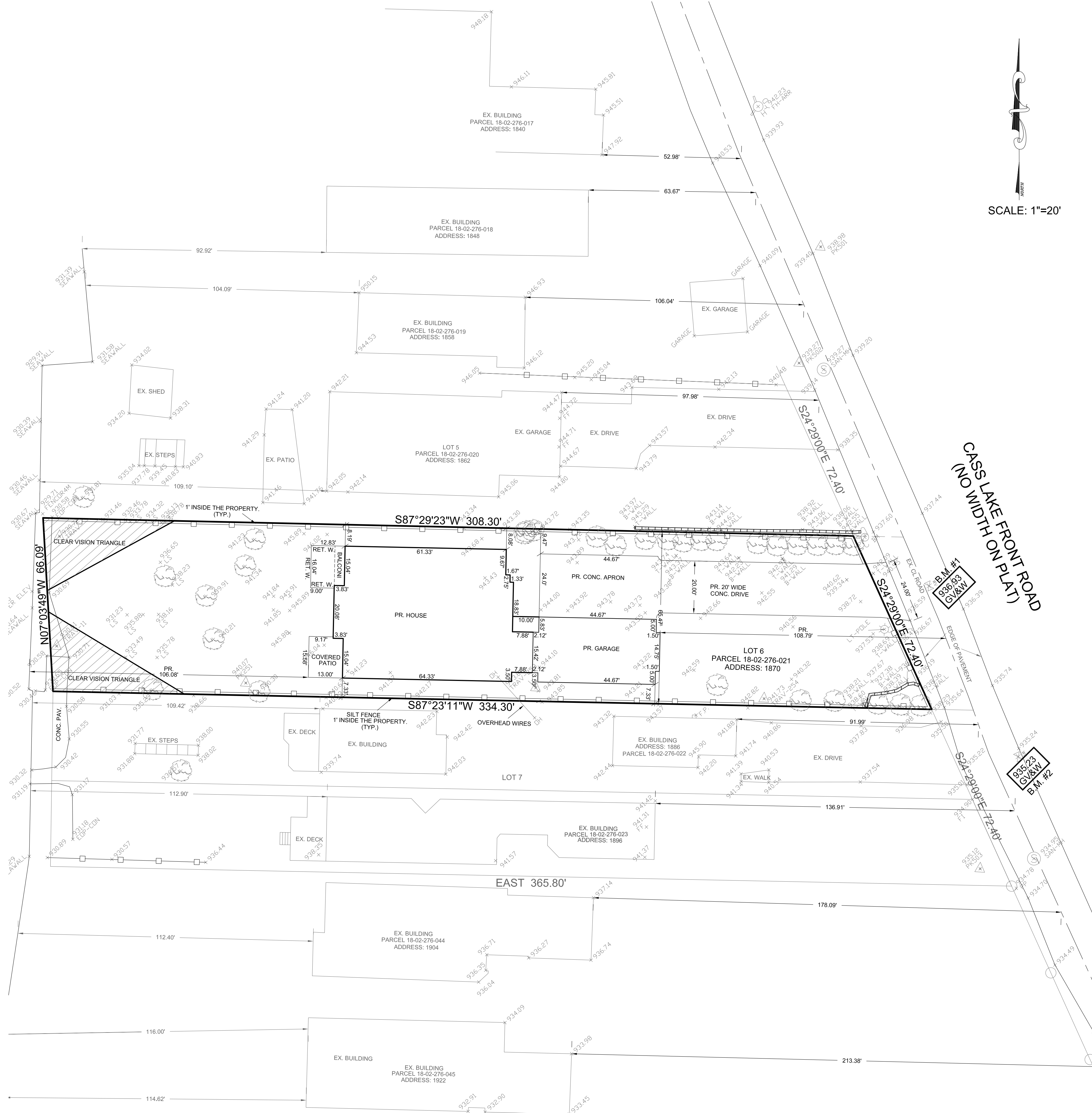
**SITE BENCHMARK #2**  
 EX. G.V.M. LOCATED +/- 38' SE OF SE PC ADDRESS 1870, ELEV. 935.23 (NAVD 88 DATUM)

**LEGEND**

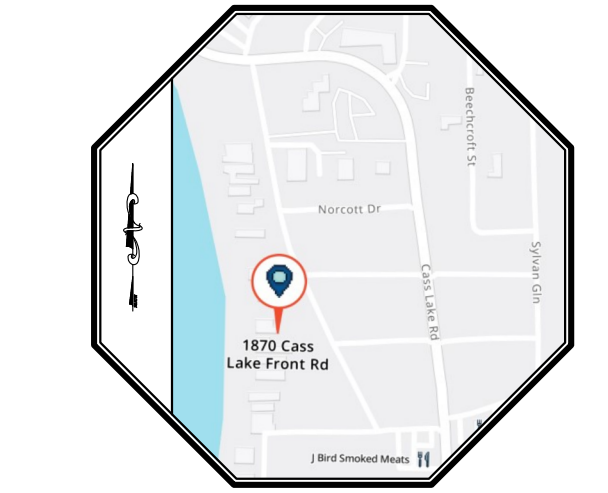
- STORM CATCH BASIN
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER M.H.
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ OVERHEAD WIRES
- ⊙ EXISTING GRADE
- T/P TOP OF PAVEMENT
- T/C TOP OF CURB
- GUT GUTTER
- EOP EDGE OF PAVEMENT
- TREE LINE
- FI FOUND IRON
- SI SET IRON
- FCI FOUND CAPPED IRON
- XXX.XX PROPOSED GRADE
- XXXXX EXISTING GRADE
- C.S.B. COMPACT SAND BACKFILL
- ⊙ EX. TREE
- F.C. PROPOSED FINISH GRADE
- C/S CENTERLINE OF PR. SWALE

**NOTES:**  
 NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY. HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.  
 THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXISTING RECORDS AVAILABLE. THERE IS NO GUARANTEE THEREOF. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER.

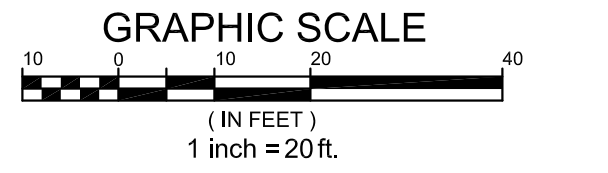
NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.  
 NOTE: ALL WATERMAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR); ALSO ALL UTILITY CROSSINGS TO BE SAND BACKFILLED. SAND BACKFILLING TO BE INCIDENTAL TO CONTRACT.



SCALE: 1"=20'



LOCATION MAP  
 SCALE: NO SCALE



GRAPHIC SCALE  
 1 inch = 20 ft.

CASS LAKE FRONT ROAD  
 (NO WIDTH ON PLAT)



DATE	REMARKS	DATE	REMARKS
1-27-2026	TWP.		
3-18-2026	SETBACKS		



**PROPOSED HOUSE**

**J&A CIVIL ENGINEERING, INC.**  
 18832 ROSEWOOD DRIVE  
 MACOMB TOWNSHIP, MI 48042  
 PHONE (586) 764-2414  
 email: fhanna1994@gmail.com

**1870 CASS LAKE FRONT ROAD**  
 KEEGO HARBOR, MICHIGAN 48322

<input checked="" type="checkbox"/> PRELIMINARY	PROJECT PP	PROJECT NO. 24-135	SHEET NO.
<input type="checkbox"/> CONSTRUCTION	SCALE 1"=20'	DATE 10-20-2025	1/2
<input type="checkbox"/> AS-BUILT	FILE	DRAWN BY FH	CHECKED BY CD

**PROPERTY DESCRIPTION:**  
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 EX. G.V.M. LOCATED +/- 38' SE OF SE PC ADDRESS 1870, ELEV. 935.23 (NAVD 88 DATUM)

**LEGEND**

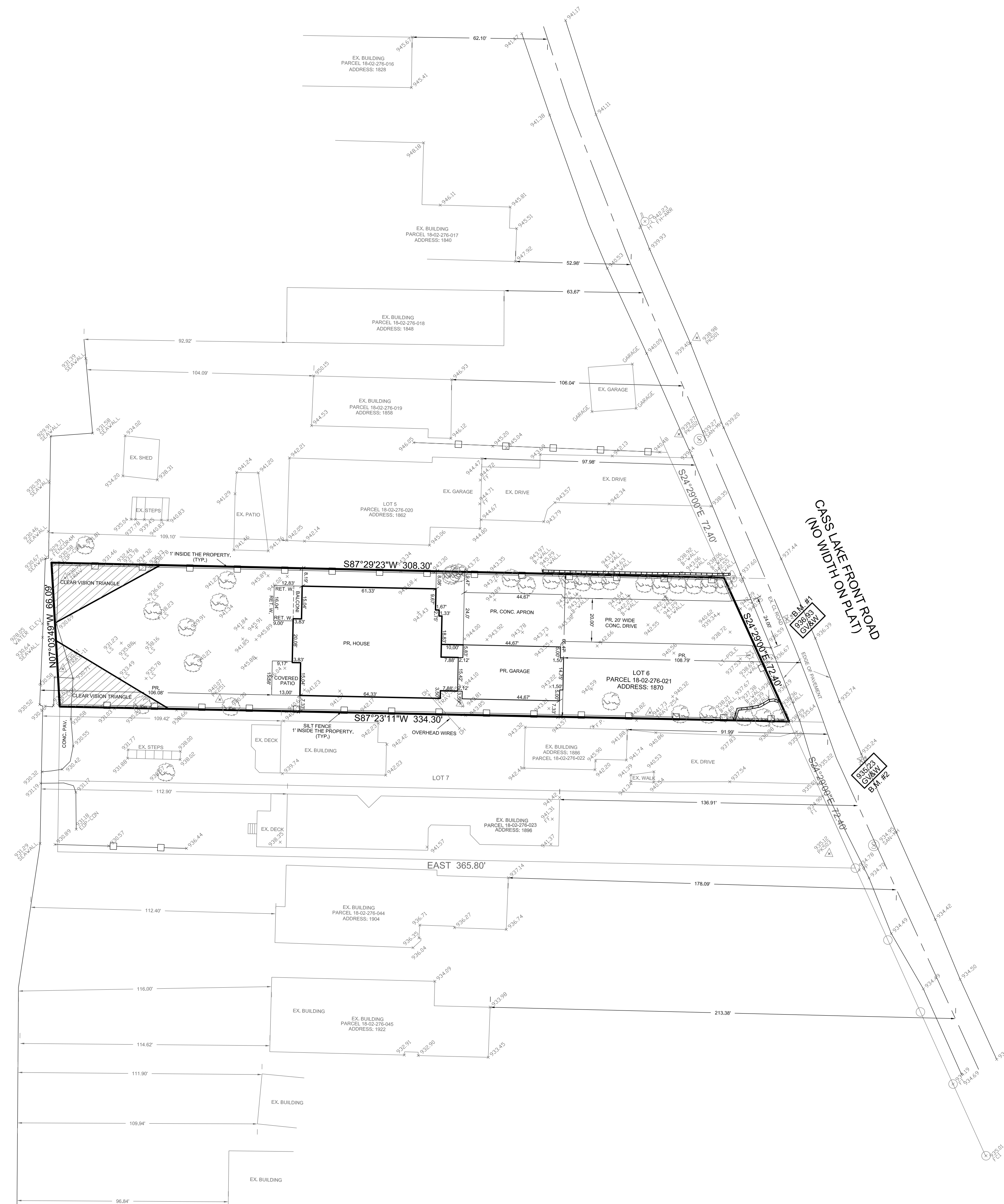
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- ⊙ UTILITY POLE
- OVERHEAD WIRES
- EXISTING GRADE
- T/P TOP OF PAVEMENT
- T/C TOP OF CURB
- GUT GUTTER
- EOP EDGE OF PAVEMENT
- TREE LINE
- FI FOUND IRON
- SI SET IRON
- FCI FOUND CAPPED IRON
- XXX.XX PROPOSED GRADE
- XXXXX EXISTING GRADE
- C.S.B. COMPACT SAND BACKFILL
- EX. TREE
- F.C. PROPOSED FINISH GRADE
- C/S CENTERLINE OF PR. SWALE

**NOTES:**  
 NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY. HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.

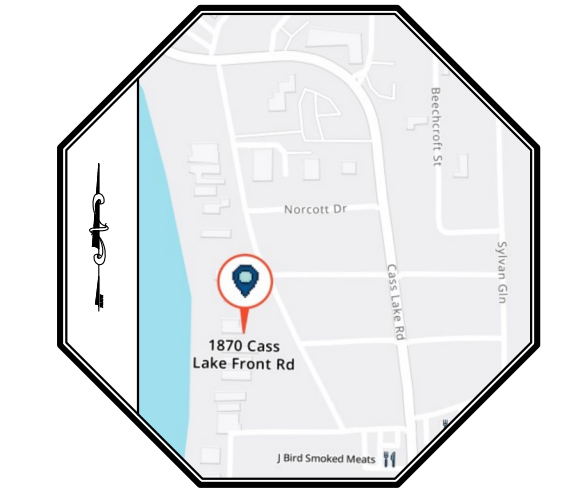
THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXIST RECORDS AVAILABLE. THERE IS NO GUARANTEE THEREOF. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

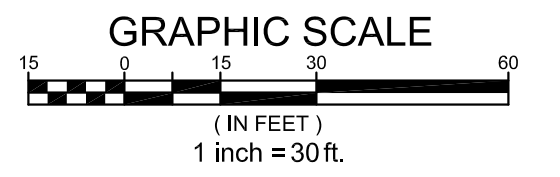
NOTE: ALL WATERMANS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR). ALSO ALL UTILITY CROSSINGS TO BE SAND BACKFILLED. SAND BACKFILLING TO BE INCIDENTAL TO CONTRACT.



SCALE: 1"=30'



LOCATION MAP  
 SCALE: NO SCALE



GRAPHIC SCALE

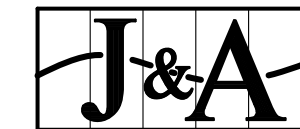
(IN FEET)  
 1 inch = 30ft.



DATE	REMARKS	DATE	REMARKS
1-27-2026	TWP.		
3-18-2026	SETBACKS		



**PROPOSED HOUSE**



**J&A CIVIL ENGINEERING, INC.**  
 18832 ROSEWOOD DRIVE  
 MACOMB TOWNSHIP, MI 48042  
 PHONE (586) 764-2414  
 email: fhanna1994@gmail.com

**1870 CASS LAKE FRONT ROAD**  
 KEEGO HARBOR, MICHIGAN 48322

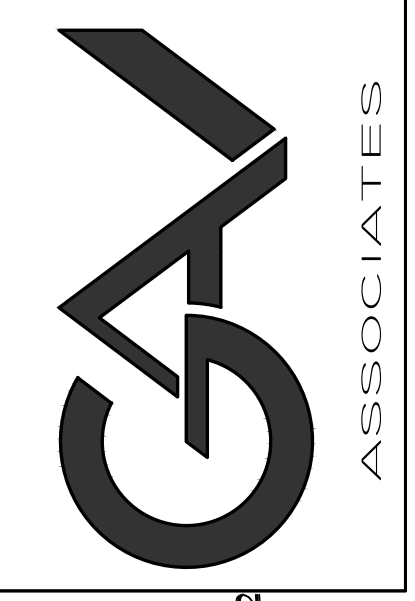
<input checked="" type="checkbox"/> PRELIMINARY	PROJECT PP	PROJECT NO. 24-135	SHEET NO. 2/2
<input type="checkbox"/> CONSTRUCTION	SCALE 1"=30'	DATE 10-20-2025	
<input type="checkbox"/> AS-BUILT	FILE	DRAWN BY FH	CHECKED BY CD

ISSUED FOR	DATE
VARIANCE	1/27/26

**ARCHITECTURAL DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
24001 ORCHARD LAKE RD. STE. 180A  
FARMINGTON, MICHIGAN 48336  
PH: (248) 285-8101  
WEB: WWW.GAVASSOCIATES.COM



1870 CASS LAKE RD.  
KEEGO HARBOR MICHIGAN 48322

PROPOSED RESIDENCE FOR:  
MR. AND MRS. GARANA  
KEEGO HARBO MICHIGAN  
586-216-8087

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

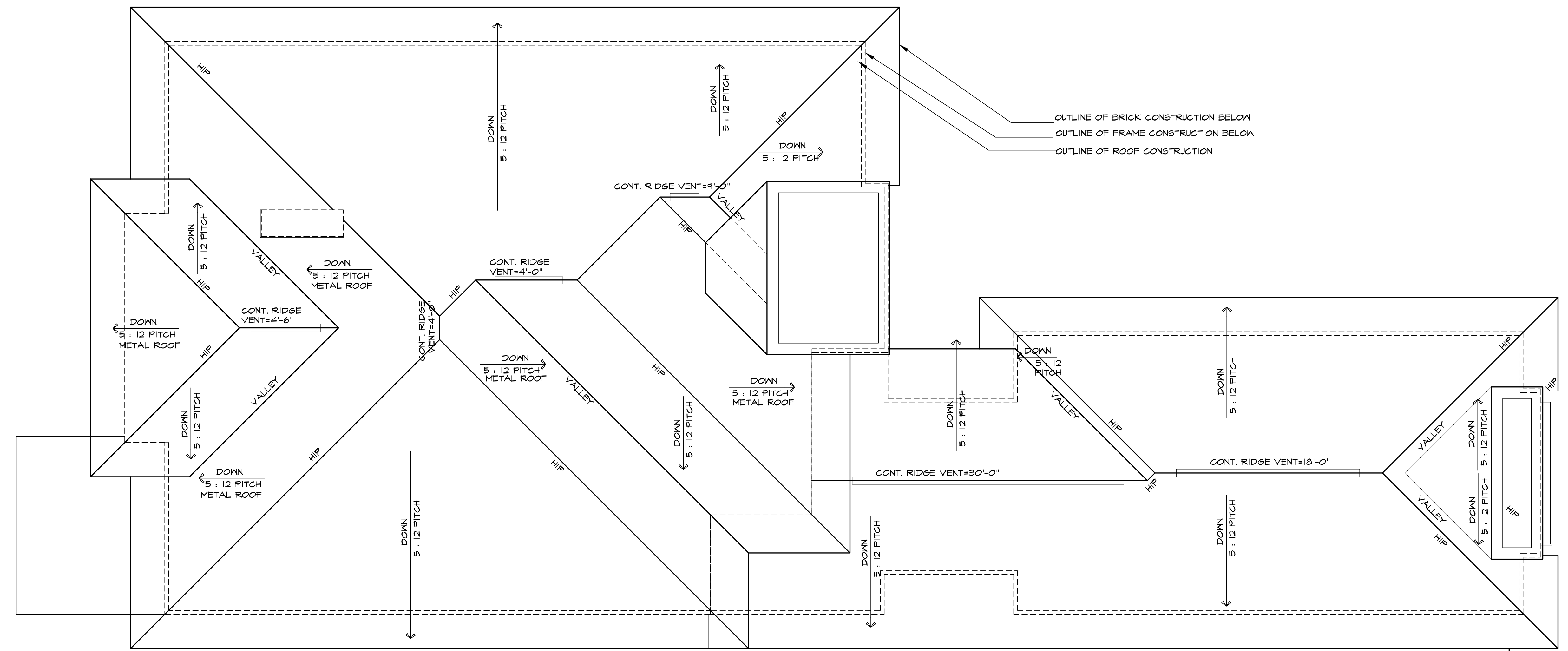
SCALE: 3/16" = 1'-0"

FILE NAME: 25017-A-100

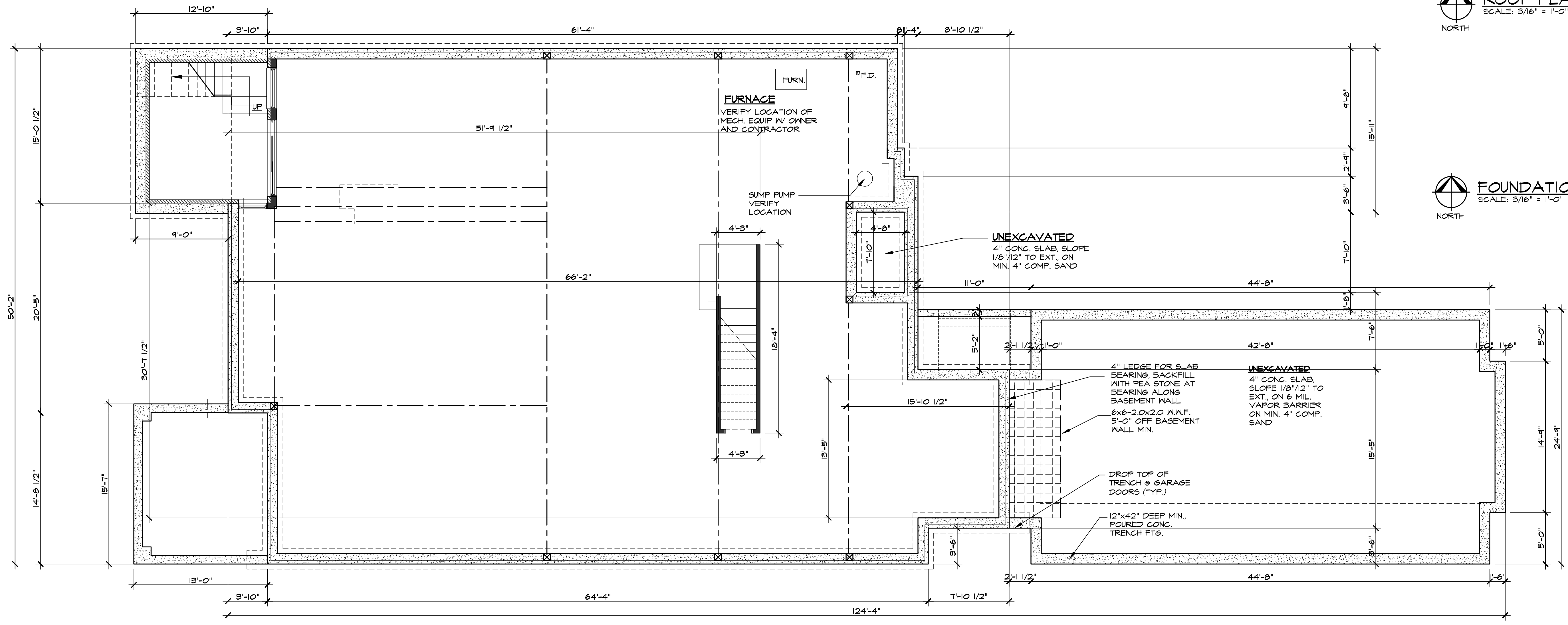
JOB #: 25017

SHEET TITLE  
FOUNDATION & ROOF  
FLOOR PLAN  
S.F.  
SHEET #

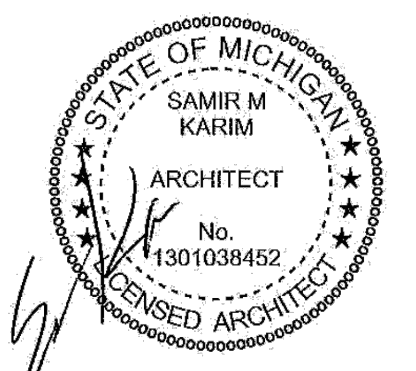
A-101



**ROOF PLAN**  
SCALE: 3/16" = 1'-0"



**FOUNDATION FLOOR PLAN**  
SCALE: 3/16" = 1'-0" 3301 S.F.



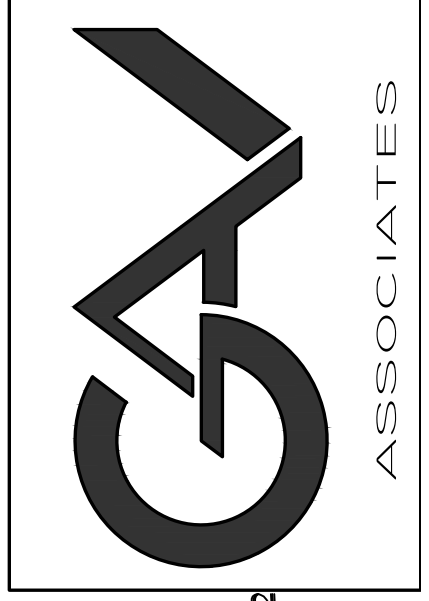




ISSUED FOR	DATE
VARIANCE	1/27/26

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
2401 ORCHARD LAKE RD. STE. 100  
FARMINGTON, MICHIGAN 48338  
PH: (248) 286-9101  
WEB: WWW.GAVASSOCIATES.COM



1870 CASS LAKE RD.  
KEEGO HARBOR MICHIGAN 48322

PROPOSED RESIDENCE FOR:  
MR. AND MRS. GARANA  
KEEGO HARBO MICHIGAN  
586-216-8087

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

SCALE: 3/16" = 1'-0"

FILE NAME: 25017-A-200

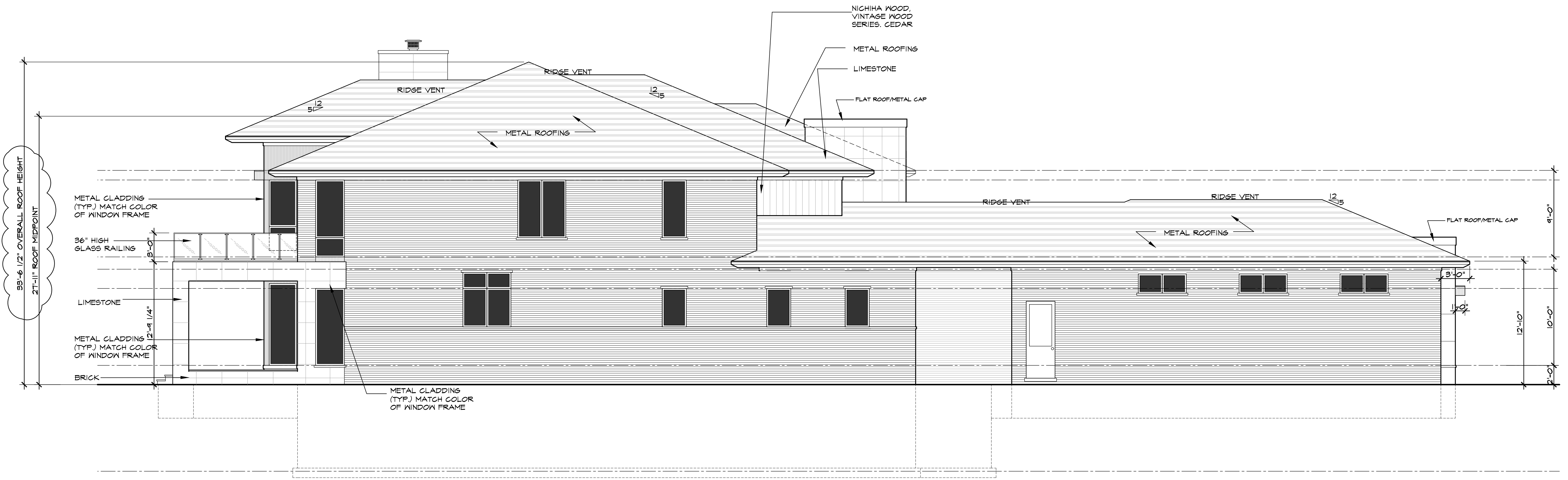
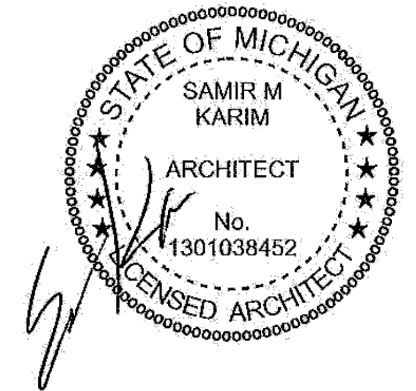
JOB #: 25017

SHEET TITLE

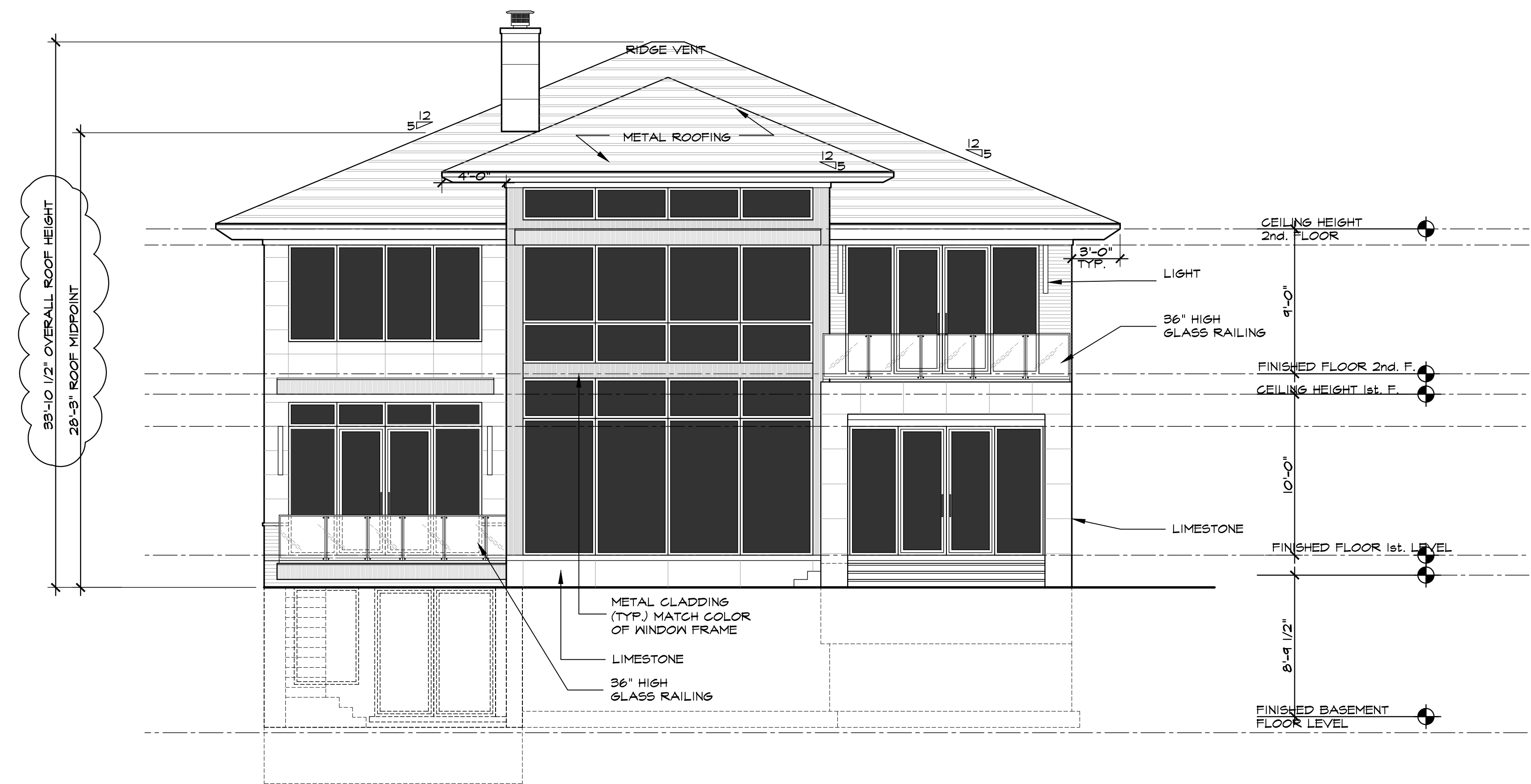
ELEVATIONS

SHEET #

A-202



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"