

CITY OF KEEGO HARBOR
ZONING BOARD of APPEALS MEETING MINUTES
Thursday, June 18, 2026

CALL TO ORDER

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

ROLL CALL

Present: Mayor Ross, Council Member Elsen, and Council Member Streng

Motion by Council Member Streng; supported by Council Member Elsen to excuse Council Member Fletcher

Unanimous Vote: Ayes: 3 Nays: 0 Motion Carries

Staff Present: Interim City Manager Joe Gacioch, Interim City Clerk Stacy Goodall, City Attorney Tony Chubb, and City Planner Dan Commer

APPROVAL OF AGENDA

Motion by Council Member Streng; supported by Council Member Elsen to approve the agenda.

Unanimous Vote Ayes: 3 Nays: 0 Motion Carries

APPROVAL OF MINUTES

Motion by Council Member Elsen; supported by Council Member Streng to approve the meeting minutes.

Unanimous Vote: Ayes: 3 Nays: 0 Motion Carries

PUBLIC COMMENTS

None

OLD BUSINESS

1870 Cass Lake Front- Driveway, Side Yard and Waterfront Setback Variances:

- Section 4.06(b)- Front yard parking in residential districts: a variance of 2' from the maximum driveway width requirement.
- Section 4.08(d)- Side yard setback: a variance of 4.29' from the minimum side yard setback.

- Section 4.08(h) Waterfront setback: a variance of 1.84' from the minimum waterfront yard requirement.

City Planner Dan Commer reviewed the requested variances as submitted by applicant Amal Qarana. Mrs. Qarana's attorney Jeff Leib and her architect, Ghassan Abdelnour, were present to answer questions. The applicant will update the plans and re-submit.

Resolution by Council Member Elsen; supported by Council Member Streng to table until July 16th.

Unanimous Vote: Ayes: 3 Nays: 0

Motion Carries

ADJOURNMENT

Mayor Ross adjourned the meeting at 6:39 p.m.

Joel Ross
City of Keego Harbor, its Mayor

Stacy Goodall
City of Keego Harbor, its
Interim City Clerk



MCKENNA

July 8, 2026

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

Dear ZBA Members:

We reviewed the revised plans submitted by Ghassan Abdelnour, own behalf of the property owners, Amal and Waheb Qarana for a variance to the side yard setback requirement to construct a new home at 1870 Cass Lake Front Road. A public hearing before the Zoning Board of Appeals held on June 18, 2026 was postponed following recommendations that the applicant revise their plans to meet the Ordinance standards to the extent possible, and to provide documentation of similarly approved variances on Cass Lake Front Road. The applicant has since removed three of the four variances that were previously requested and has provided examples of previously approved plans for new home construction on Cass Lake Front Road for reduced side yards setbacks.

The variance from the Keego Harbor Zoning Ordinance the applicant is requesting is as follows:

1. **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..*

PLAN DETAILS

The revised design drawings of the proposed construction was submitted on July 8, 2026. 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. 4.08 (d)(1).* **SIDE YARD SETBACKS:** The applicant is requesting a variance of 4.29' from the minimum side yard setback requirement.

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.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



STANDARD	REQUIREMENT	PROPOSED CONDITIONS	PROPOSED COMPLIANCE
Front Yard Setback	<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> <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> <i>Lot 1 = 213.38'</i> <i>Lot 2 = 178.09'</i> <i>Lot 3 = 136.91'</i> <i>Lot 4 = 91.99'</i> <i>Lot 5 = 97.98'</i> <i>Lot 6 = 106.04'</i> <i>Lot 7 = 63.67'</i> <i>Lot 8 = 52.98'</i>	108.92'	Yes
Side Yard Setback	<i>Minimum of 30% lot width with one side no less than 10%</i> <i>10% = 6.5 feet</i> <i>30% = 19.5 feet</i>	North side setback = 8.51' South side setback = 7' Total = 15.51'	No
Waterfront Setback	<i>Average setbacks of the 4 nearest conforming houses on either side of lot</i> <i>Average waterfront yard setback = 107.92'</i> <i>Lot 1 = 114.62'</i> <i>Lot 2 = 112.40'</i> <i>Lot 3 = 112.90'</i> <i>Lot 4 = 109.42'</i> <i>Lot 5 = 109.10'</i> <i>Lot 6 = 104.09'</i> <i>Lot 7 = 92.92'</i>	107.94'	Yes



<i>Building Height</i>	<i>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.</i>	27' 11" to midpoint of gable roof. 2 stories. The applicant's plans show that the proposed home does not encroach into the daylight plane.	Yes
<i>Architectural Review</i>	<i>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.</i>	-	Zoning approval will be conditioned on a passed architectural review.
<i>Driveway Width</i>	<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>	The plans indicate a side-loaded three-car garage. The applicant is proposing to taper the driveway in a manner more consistent with the intent of the ordinance. Section 4.07 of the Keego Harbor Zoning Ordinance allows the Zoning Administrator to use its discretion in permitting driveways greater than the maximum width if that driveway is supporting a three-car garage.	Yes
<i>Clear Vision Triangle</i>	<i>Each lot shall maintain clear vision triangles along both side lot lines between</i>	The applicant is not proposing any structures or new	Yes



	<i>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>	plant materials within the clear vision triangle. All plant materials within the clear vision triangle are existing.	
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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: The applicant has stated that compliance with **Section 4.08** will make it unnecessarily burdensome to accommodate a first-floor bedroom for a family member with mobility issues. They also note that their plan does meet the minimum 10% required side yards setbacks on both sides of the house and is merely deficient a total of 4 feet from the overall 30% minimum lot width requirement.

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: Evidence has been provided that the rights being sought by the applicant are being enjoyed by other property owners in the district. Most recently, 1828 Cass Lake Front Road was granted a variance in 2021 for reduced side yard setbacks.

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

Comments: There is no clear indication that the plight of the applicant is due to the unique circumstances of the property.

4. The problem is not self-created.



Comments: The problem appears to result from a building design that does not comply with all Ordinance requirement and could be interpreted that the problem is self-created. The plan mostly complies with all Ordinance requirements.

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

Comments: We do find that the variance request observes the spirit of this ordinance, secures public safety and welfare, and facilitates substantial justice. The applicant has demonstrated that a practical difficulty exists and has evidenced that the variance they have requested is enjoyed by other property owners in the district.

CONCLUSION

We find that the applicant has demonstrated the requirements for a dimensional variance detailed in Section 17.03. We recommend that the Zoning Board of Appeals consider approval of the applicant's variance request.

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

Respectfully submitted,

MCKENNA

Dan Commer, AICP
Senior Planner

PROPERTY DESCRIPTION:
LOT 6 OF ASSESSOR'S PLAT NO. 3 BEONG PART OF THE S.E. 1/4 OF
THE N.E. 1/4 OF SECTION 2, TOWNSHIP OF KEEGO HARBOUR
(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 = 106.93' (VARIANCE REQUIRED)

REQUIRED REAR SETBACK = $[(109.42' + 112.90') + (109.10' + 92.92')] / 4 = 106.08'$
PROPOSED REAR SETBACK = 107.94' (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 30.00' (OK)

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' X (30/100) = 19.64'
ONE SIDE SETBACK = 65.47' X (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. GV&W LOCATED +/- 35' SE
OF NE PC ADDRESS 1870,
ELEV. 936.93 (NAVD 88 DATUM)

SITE BENCHMARK #2

EX. GV&W LOCATED +/- 38' SE
OF SE PC ADDRESS 1870,
ELEV. 935.23 (NAVD 88 DATUM)

LEGEND

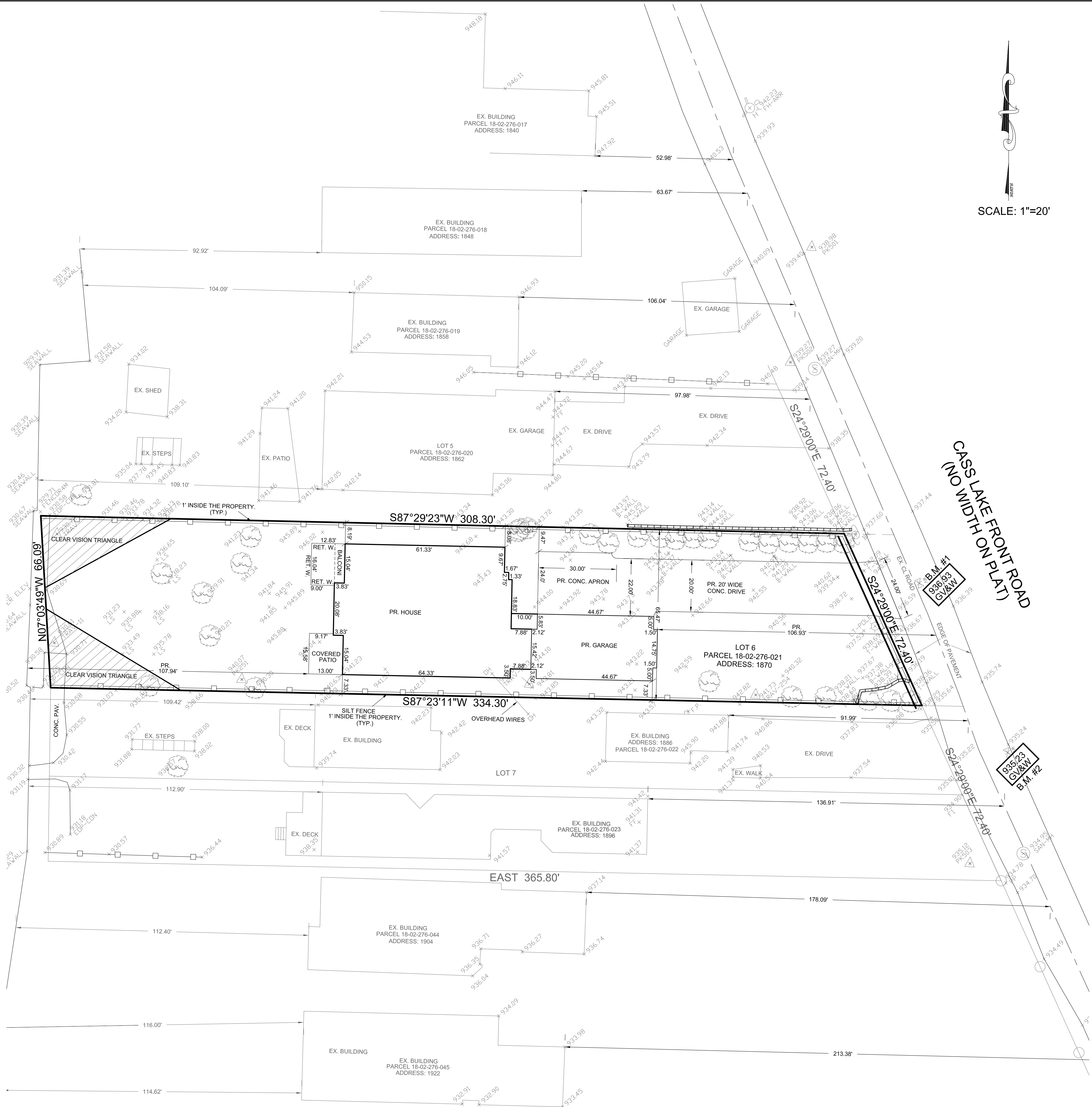
- STORM CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER M.H.
- FIRE HYDRANT
- UTILITY POLE
- OVERHEAD WIRES
- EXISTING GRADE
- T/P TOP OF PAVEMENT
- T/C TOP OF CURB
- GUT GUTTER
- EOP EDGE OF PAVEMENT
- TREE LINE
- FI FOUND IRON
- SI SET IRON
- FCI FOUND CAPPED IRON
- XXX.XX PROPOSED GRADE
- EXISTING GRADE
- C.S.B. COMPACT SAND BACKFILL
- EX. TREE
- F.G. 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 BACK-
FILLING TO BE INCIDENTAL TO CONTRACT.



SCALE: 1"=20'

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



LOCATION MAP
SCALE: NO SCALE



REVISIONS	DATE	REMARKS	DATE	REMARKS
	1-27-2026	TWP.		
	3-18-2026	SETBACKS		
	7-7-2026	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

☒ PRELIMINARY	PROJECT PP	PROJECT NO. 24-135	SHEET NO. 1/2
☐ CONSTRUCTION	SCALE 1"=20'	DATE 10-20-2025	
☐ AS-BUILT	FILE	DRAWN BY FH CHECKED BY CD	



LOT 1
#18-02-276-016
1828 CASS LAKE FRONT RD.
SIDE SETBACKS= 4' (SOUTH SIDE) + 8' (NORTH SIDE) TO MAKE A TOTAL
OF 12' SIDE SETBACK.

WE ARE ASKING FOR A 5' SIDE SET BACK ON BOTH SIDES TO MAKE A TOTAL OF 10'

TOTAL LOT AREA = 8,134 S.F.
TOTAL BUILDING AREA = 2,159 S.F.
TOTAL LOT COVERAGE = 0.267 %

SHEET INDEX	
SP.101	SITE PLAN
-	SITE SURVEY
A.101	FOUNDATION AND ROOF FLOOR PLAN
A.102	FIRST AND SECOND FLOOR PLANS
A.201	ELEVATIONS
A.202	ELEVATIONS

ARCHITECTURAL
DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC.
24001 ORCHARD LAKE RD., STE. 180A
FARMINGTON, MICHIGAN 48334
PH: (248) 985-4101
WEB: WWW.GAVASSOCIATES.COM



PROPOSED RESIDENCE FOR:
MR. AND MRS. ALLAWERDI
KEEGO HARBOR, MICHIGAN
248-7977-4149

DRAWN	DESIGNED	CHECKED
BKA	BKA	GA

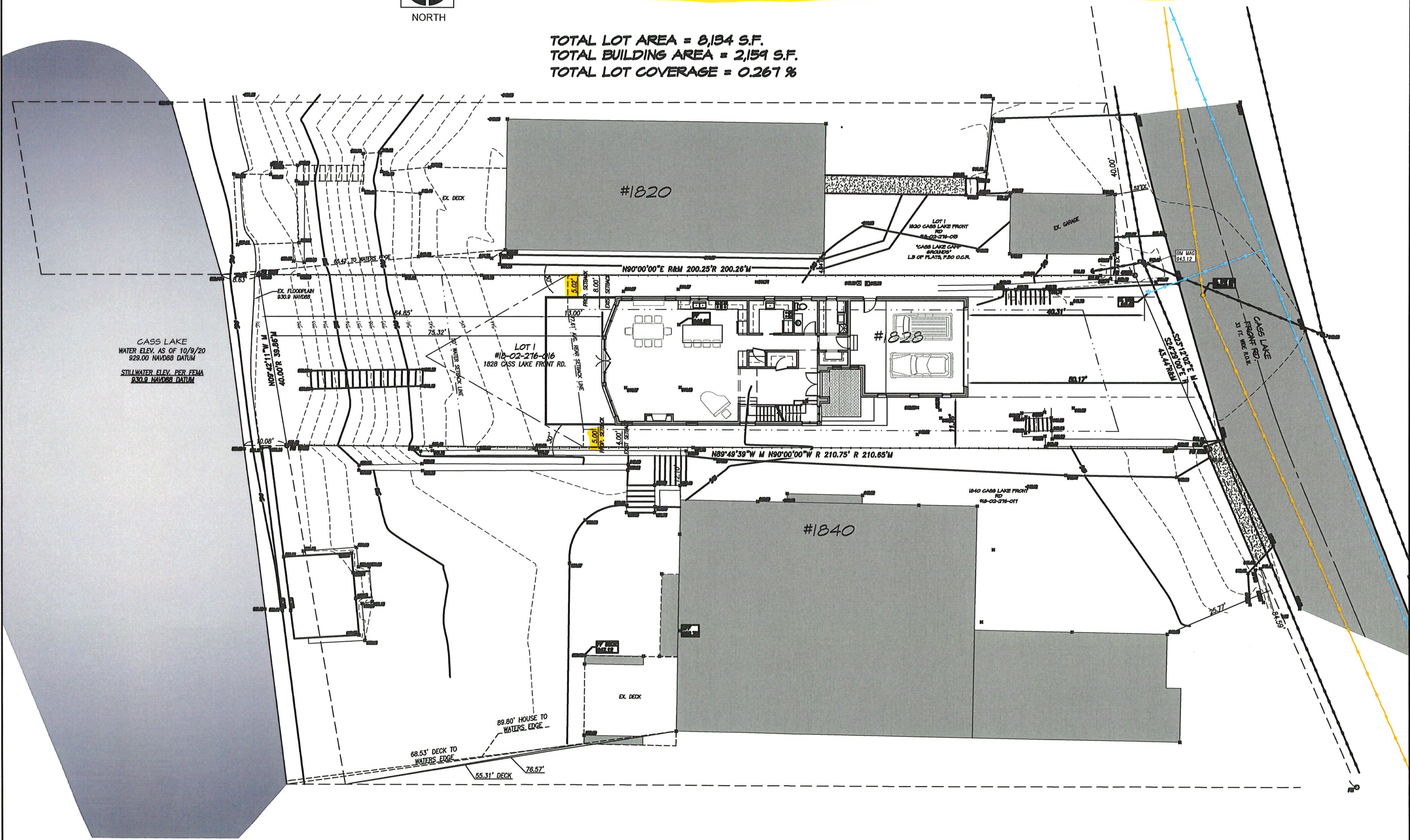
SCALE : 1"=10'

FILE NAME : 20111-SP.101

JOB # : 20111

SHEET TITLE
PROPOSED SITE

SHEET #
SP.101





City of Keego Harbor

2025 Beechmont

Keego Harbor, Michigan 48320

March 3, 2021

MR. ALAN ALLAWERDI
8025 SPRING DALE DRIVE
WHITE LAKE, MI 48386

RE: ZBA-21-001 Dimensional Variance Side Yard Setback: 1828 Cass Lake Front

Mr. Allawerdi,

Please be advised that on February 24, 2021 the City of Keego Harbor Zoning Board of Appeals (ZBA) approved the variance request (ZBA-21-001) located at 1828 Cass Lake Front Street for the dimensional variance for Section 4.08(4)(a) to reduce the minimum side yard setback from 30% to 25% (12 feet required/10 feet approved) with each side yard setback equal to 5 feet. The proposed variance is 5% (2 feet) as the ZBA determined that the request meets the specific standards for practical difficulty from Section 17.03(c) of the Zoning Ordinance based on the existing lot dimensions and existing conditions on neighboring properties along Cass Lake Front. Please note that the Zoning Board of Appeals placed the following conditions on the approval:

- Engineering drawings shall be reviewed and approved by the building department and engineering department to protect neighboring properties from erosion and damage due to construction. The applicant is responsible for erosion control through the development to protect neighboring properties from the construction and the City assumes no responsibility for damages caused during construction.
- Fence repairs/replacement shall be in accordance with City of Keego Harbor fence ordinance.

Please retain a copy of this approval for your records. Should you have any questions, please feel free to contact the City of Keego Harbor at 248-682-1930.

Sincerely,

Jason T. Smith, AICP
City Planner, Keego Harbor

CC: Bahn Khamo Abdelnour, GAV Associates, 24001 Orchard Lake Road, Suite 180A, Farmington, MI 48336
Ghassan Abdelnour, GAV Associates, 24001 Orchard Lake Road, Suite 180A, Farmington, MI 48336

**City of Keego Harbor
Zoning Board of Appeals
Virtual Meeting Minutes
WEDNESDAY FEBRUARY 24, 2021**

CALL TO ORDER: Vice Chairman Emerling called the meeting to order at 6:04pm

ROLL CALL

Present: Vice Chairman Emerling attending remotely from Oakland County, City of Keego Harbor, State of Michigan
Board Member Svaluto attending remotely from Lee County, Fort Myers, State of Florida (Arrived at 6:17 pm)
Board Member Trzos attending remotely from Oakland County, City of Keego Harbor, State of Michigan
Board Member Streng attending remotely from Oakland County, City of Keego Harbor, State of Michigan

Absent: Chairman Scott Balutowicz, Alternate Board Member Nick Michael

Motion to excuse Chairman Balutowicz by Board Member Streng; seconded by Vice Chairman Emerling

Roll Call Vote - Ayes: 3 Nays: 0 MOTION CARRIED

APPROVAL OF THE AGENDA

Motion to approve the ZBA Virtual Meeting Agenda for February 24, 2021 by Board Member Trzos; seconded by Board Member Streng

Roll Call Vote - Ayes: 3 Nays: 0 MOTION CARRIED

APPROVAL OF MEETING MINUTES

Motion to approve the ZBA Virtual Meeting Minutes for November 24, 2020 by Board Member Streng; seconded by Board Member Emerling.

Roll Call Vote- Ayes: 2 Nays: 1 MOTION FAILED FOR LACK OF SUPPORT

The Meeting Minutes for November 24, 2020 will be placed on the Next ZBA agenda.

PUBLIC COMMENT:

No public comments

NEW BUSINESS

Zoning Dimensional Variance Request NR Neighborhood Residential District, Section 4.08(4)(a) Side Yard Setback

REQUEST: SECTION 4.08(4)(A) SIDE YARD SETBACK, DECREASE THE REQUIRED SIDE YARD SETBACK REQUIREMENT FROM 12 FEET TO 10 FEET (A 5 FOOT SETBACK ON EACH SIDE IS PROPOSED). THIS REDUCES THE SIDE YARD SETBACK PERCENTAGE FROM THE REQUIRED 30% OF THE WIDTH OF THE LOT TO 25% OF THE WIDTH OF THE LOT.

PARCEL NUMBER: 18-02-276-016

PROPERTY ADDRESS: 1828 CASS LAKE FRONT STREET

LOCATION: PROPERTY IS LOCATED ON THE WEST SIDE OF CASS LAKE FRONT STREET, BETWEEN MOSS STREET AND NORCOTT DRIVE. CASS LAKE IS TO THE WEST AND THE PROPERTY IS A WATERFRONT PROPERTY.

APPLICANT: ALAN ALLAWERDI, OWNER

Planner Smith read the memo addressing the applicants concern...

1. The applicant states that due to the width of the lot that the variance is needed to make for a more workable, reasonable, and functional home.
2. The applicant states that substantial justice will be done to the neighbors because they will be building a structure that is more in conformance than the previous development.
3. The applicant states that request is in line with other homes on Cass Lake Front.
4. The applicant states that the need for the variance has not been self-created as the existing conditions and lot width are out of the applicant's control.

Then Planner Smith indicated the finding of fact...

1. The subject site is zoned NR, Neighborhood Residential.
2. The proposed new house construction conforms to some, but not all the minimum bulk and area standards of the Zoning Ordinance.
3. The applicant will be required to meet the architectural design standards for any new house construction.
4. A visual inspection via aerial photograph shows evidence that previous setbacks were non-conforming with a non-conforming accessory structure.
5. The proposed side yard setbacks are non-conforming on one side.
6. The proposed front yard and waterfront setback appear to be in compliance.
7. The proposed lot coverage percentage appears to comply with the 30% maximum coverage.
8. The previous structure on the property has been demolished and cleared.
9. The existing lot (Tax ID #, 18-02-276-016) is shaped similarly to the immediately adjacent lots to the north and south.
10. Although the existing lot is not uniquely shaped, the lot width is 43 feet on the Cass Lake Front side and 40 feet on the waterfront side. This lot is similar in width when compared to many other waterfront lots on Cass Lake Front.
11. Cass Lake Front runs diagonally.
12. The West side of the lot has a frontage on Cass Lake.
13. The applicant proposes to build and construct a two-story single-family home.

Public Comment:

Larry Sherman – Mr. Sherman, a resident living on Cass Lake Front, representing three families who also live in Keego Harbor, indicated his general disapproval of the variance. He stated that there was: No proof of practical difficulty and that the owner had brought this hardship upon himself. Mr. Sherman recognized that the lot at 1828 Cass Lake Front was a unique size, however, other lots with the same dimensions had been able to build houses without a variance. He also asked that the fence in between the 2 properties be fixed and maintained. Mr. Sherman ended his comments with concern over soil erosion and requested that a retaining wall be put into place.

Board Members discussed Mr. Sherman's comments. It was proposed that a retaining wall should be put into place by the applicants, alleviating the problem of soil erosion effecting the neighbors. Smith indicated that all new building plans go to Hubble Roth and Clark, (HRC) the City's engineering firm before approval of a new build. It was suggested that HRC could aid the architect of 1828 Cass Lake Front in building a retaining wall to code. Also necessary, the applicant must ensure the existing fence to meet all of Keego Harbor's requirements.

Motion to approve Dimensional Variance request for ZBA case 210001, 1828 Cass Lake Front for section 4.08 for a side yard setback to exceed 5% or 2 feet on one side as the request met special standards for practical difficulty from section 17.303 of the Zoning Ordinance based on existing lot dimensions, existing conditions of the home on neighboring properties with the stipulation that engineered drawings are submitted and approved by HRC and the fence repairs are done in accordance with the Keego Harbor ordinance requirement. by Vice Chairman Emerling; seconded by Board Member Svaluto

Roll Call Vote - Ayes:3 Nays: 1 (Trzos) **MOTION CARRIED**

Appointments of Officers

Motion to table the Appointment of Officers until the next Zoning Board of Appeals meeting by Board Member Streng; seconded by Board Member Trzos

Roll Call Vote - Ayes:4 Nays: 0 **MOTION CARRIED**

ADJOURNMENT

Meeting Adjourned at 7:17 pm

David Emerling
Vice Chairman, Zoning Board of Appeals

Jennifer Gilman
Administrative Clerk, City of Keego Harbor