City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

ZONING BOARD OF APPEALS

REGULAR MEETING AGENDA

Chairman William Thomas

Zoning Board of Appeals Members: Denis Fleming, David Gassen, Cody Smith & Frederick VanDame
Alternates: Ray Thietten

400 Sixth Street	**May 28, 2025**	**7:00 p.m.**

1. Call to Order.

2. Roll Call.

3. Approval of the regular meeting minutes of April 23rd, 2025.

4. Mr. Micah Wiersma, Project Manager for AKA Architects, representing the owners of 265 E. 2nd Street, the Rochester Downtown Development Authority, is seeking two variances in order to convert the former Animal Hospital to the Maker + The Graham, an Indoor Community gathering space with a new outdoor Stage. Changes were necessary to be made to the originally approved plan that has resulted in the need for two additional variances. The specific variances being sought are as follows:

   A waiver of 10 ft. of a required side-yard setback (5 ft. proposed, 15 ft. required) to square off the proposed building addition, and a waiver of 13 ft. of a required front yard setback (12 ft. proposed, 25 ft. required) in order to construct a new shade awning over the outdoor patio area, in the I-1 (Industrial 1) Zoning Classification.

   SIDWELL NO: 15-14-108-015,019

   LOCATION: 265 E. 2nd Street

5. Chris Bayer and Rosario Rivel, owners of 125 Albertson St., are seeking two variances in order to remove an existing non-conforming garage in order to construct a new garage in its place. The specific variances being sought are as follows:

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A variance of 4.5 feet of the required minimum side yard setback for a detached accessory building (5 feet required, 6 inches proposed) and 2.5 of the required rear yard setback for a detached accessory building (3 feet required, 6 inches proposed) within the R-1 (One-Family Residential) zoning classifications.

SIDWELL NO: 15-10-476-016

LOCATION: 125 Albertson St.

6. Mrs. Meredith Mannino, owner of Central Bark, 200 Second St., is seeking a variance to install a second identification sign (a ground sign) at their site. The Sigh Ordinance only allows one business identification sign per building within the I-1, Industrial 1 zoning classification. The specific variance being sought is as follows:

   A variance to allow a second business identification sign within the I-1, Industrial 1 zoning classification.

   SIDWELL NO: 15-14-176-028

   LOCATION: 200 Second St.

7. Miscellaneous

8. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-651-9061 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.