



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 & Ray Thietten
Alternates: Jay Huh*

400 Sixth Street	June 25, 2025	7:00 p.m.
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1. Call to Order.
2. Roll Call.
3. Approval of the regular meeting minutes of May 28th, 2025.
4. Mr. Michael Plesche, owner of 322 Highland Avenue, is seeking a waiver in order to add a front-covered porch and re-work a side entry covered stairway to his existing home. The property is located on the south side of Highland Avenue between Mahaffey Avenue and Inglewood Avenue, Sidwell 15-11-160-005, Zoned R-1, One-Family Residential. The specific waiver being sought is as follows:

A waiver of total allowable lot coverage (30.0% permitted, 30.9% requested).

SIDWELL NO: 15-11-160-005

LOCATION: 322 Highland Avenue

5. Mr. Paul Carthew, representing the owners, Carthew Properties Rochester LLC, are seeking 4 variances in order to add two additions to an existing non-conforming building located at 313 South Street. The property is located on the north side of South Street adjacent to the Clinton River, Sidwell Parcel 15-14-153-016, zoned I-2, Industrial 2. The 4 specific variances being sought are as follows:

A variance to the required front yard setback (15 feet required, 0 feet proposed), a variance to Section 403(1) of the Zoning Ordinance which regulates the expansion of non-conforming structures and a variance for providing a 30-foot stabilizing zone above the floodplain (already an existing condition).



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SIDWELL NO: 15-14-153-016

LOCATION: 313 South Street

6. Miscellaneous
7. 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.