

[To be published in the August 5, 2020 edition of the City Pulse]

**NOTICE OF PUBLIC HEARINGS
EAST LANSING ZONING BOARD OF APPEALS SPECIAL MEETING**

Notice is hereby given of the following public hearings to be held by the East Lansing Zoning Board of Appeals on **Tuesday, August 25, 2020** at 7:00 p.m., in the 54-B District Court, Courtroom 1, 101 Linden Street, East Lansing:

1. A public hearing will be held to consider an application from Mark Axelrod and Marissa Miller for the property located at 632 Baldwin Court, in the R-2, Medium Density Single-Family Residential District, for a variance from the following requirements of Chapter 50 – Zoning Code of the City of East Lansing:

Sec. 50-301. - Table of lot and building requirements. Zoning District: R-2 allows 25% of maximum building coverage and a total of 40% for a maximum ground coverage ratio.

The applicant is proposing to construct a 318 square foot building addition that will result in building coverage at 35.5 percent and ground coverage at 49.5%.

2. A public hearing will be held to consider an application from Neumann/Smith Architecture for the vacant property located at Abbot and Albert (City Parking Lot #4), in the B-3, City Center Commercial District, for a variance from the following requirement of Chapter 50 – Zoning Code of the City of East Lansing:

Section 50-94(b)(5)a2.- The portion of the building extending above the base level permitted in each use district shall be located no closer to the property line of a residentially zoned property than a distance equal to the amount of the height in excess of the base level.

The adjacent property at 314 Evergreen Avenue to the west is zoned RM-32, City Center Multiple-Family Residential District, and, therefore, qualifies as residential property. Approximately 40 feet 8 inches of the proposed building sits above the base height (64 feet). The proposed building is 21 feet from the east property line of the adjacent parcel to the west. Therefore, the portion of building above the base height must be set back easterly 19 feet 8 inches.

The applicant is proposing to build a 104' -8", 7-story office building 21 feet from the property line without the 19 feet 8 inches set back at the base level of 64 feet.

Call (517) 319-6930, the Department of Planning, Building and Development, East Lansing City Hall, 410 Abbot Road, East Lansing, for additional information. All interested persons will be given an opportunity to be heard.

The City of East Lansing will provide reasonable auxiliary aids and services, such as interpreters for the hearing impaired and audio tapes of printed materials being considered at the meeting, to

individuals with disabilities upon request received by the City seven (7) calendar days prior to the meeting. Individuals with disabilities requiring aids or services should write or call the Planning Department, 410 Abbot Road, East Lansing, MI 48823. Phone: (517) 319-6930. TDD Number: 1-800-649-3777.

Note: This hearing is currently scheduled to occur as a regular public hearing at the meeting. If, at the time of this hearing meetings are still not permitted under an Executive Order of the Governor and an Executive Order permitting meetings electronically allows for an electronic meeting, this hearing will occur electronically and a notice of the means of participation in that hearing will be published in compliance with the Open Meetings Act and any relevant Executive Orders.

Jennifer Shuster
City Clerk

Dated: July 29, 2020
East Lansing, MI 48823