

**CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
ANNUAL REPORT
2005**

Mission:

Balance protection of the public interest through zoning regulations with property rights of landowners.

Purpose:

The Zoning Board of Appeals is a required appeal mechanism established by the zoning enabling acts of the State of Michigan. Any community adopting a zoning ordinance must also establish an appeals board for review of circumstances where landowners may be unjustly burdened by the zoning ordinance.

Summary of 2005 Activity:

The following is a summary of the Zoning Board of Appeals activities during the 2005 year. There were no requests involving interpretations or administrative appeals. Only use variances, dimensional variances, and temporary use requests were brought before the Board. A total of thirty-nine (39) requests were brought before the Zoning Board of Appeals.

	APPROVED	DENIED	TOTAL
Use Variances	6	3	9
Non-Use Variances	23	4	27
Temporary Uses	3	0	3
			39

New Initiatives Undertaken:

The updated Zoning Ordinance adopted by the City Commission on July 18, 2005 went into effect on October 18, 2005.

Important Decisions Rendered:

There were no decisions rendered in 2005 that have a significant impact on the Zoning Ordinance. A breakdown of the approved use variance requests is as follows:

- Approved a water detention basin for an apartment complex in Zone RS-5.....1 Request
- Approved a motor vehicle storage area for a car dealership in Zone CO.....1 Request
- Approved a parking lot to serve a multi-dwelling building in Zone RM-15.....1 Request
- Approved the reuse of a duplex in Zone RS-5 that was vacant.....1 Request
- Approved a Bed & Breakfast with receptions in Zone RS-5.....1 Request
- Approved the sale of evergreen trees from a 17-acre parcel in Zone RS-5.....1 Request

Status of Projects Previously Reported to the City Commission:

No active projects at this time.