Agenda

City of Kalamazoo - Zoning Board of Appeals

January 11, 2018

City Commission Chambers, City Hall **7:00 p.m.**

A. Call to Order:

B. Communications and Announcements:

C. Approval of Meeting Minutes from December 14, 2017

D. Public Hearings:

1. ZBA #18-01-01: 2103 S. Burdick Street. Kelly Nyguyen of Nonla Burger is requesting a dimensional variance from Chapter 12, Section 12.3, to allow a wall sign to remain which projects 26 inches from the building and is mounted off the corner of the building, where a wall sign is defined as having a sign face projecting not more than 18 inches from the building and the sign face must be on a parallel plane with the exterior surface of the building.

2. ZBA #18-01-02: 3312 Adams Street: Jose Martinez is requesting a use variance from Chapter 4, Section 4.1, to allow the living space above the detached garage to be utilized as a second dwelling unit on the property, where only one dwelling unit is permitted for this platted lot in Zone RS-5.

E. Other Business:

1. Zoning Board of Appeals Meeting Dates for 2018: 1/11, 2/8, 3/8, 4/12, 5/10, 6/14, 7/12, 8/9, 9/13, 10/11, 11/8 and 12/13.

F. Adjournment:

MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
DECEMBER 14, 2017 - 7:00 p.m.
CITY COMMISSION CHAMBERS

Members Present: James Houston, Reed Youngs, Matt Lager, Christina Doane, Jeff Carroll

Members Absent: Chris Flach

City Staff: Pete Eldridge, Zoning Administrator; Clyde Robinson, City Attorney; Deanna Benthin, Recording Secretary

Chair Lager called the meeting to order at 7:00 p.m.

NEW BUSINESS:

Mr. Houston made a motion to appoint Matt Lager as Chair and Reed Youngs as Vice-Chair, as interim officers until the February meeting, seconded by Mr. Carroll. Motion approved by voice vote unanimously.

MINUTES:

Mr. Youngs, moved to approve the minutes of November 9, 2017 as submitted, seconded by Mr. Houston.

Motion approved by voice vote unanimously.

PUBLIC HEARINGS: Chair Lager summarized the process and explained the Zoning Board of Appeals public hearing rules of procedures stating that a full board consists of six members and that approval requires four affirmative votes. If only four members are present the applicants would have the option to hold their requests over to the next meeting or present their requests with the hopes of getting all four affirmative votes.

Mr. Houston read the application for 1738 N. Westnedge Avenue, Parcel # #06-10-306-002:

ZBA# 17-12-28: 1738 N. Westnedge Avenue: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by H & H Painting Company Inc., the property owner. The request concerns the property at 1738 N. Westnedge Avenue, which is situated in use Zone CN-1, Commercial – Neighborhood District. The applicant is requesting a use variance from Chapter 9, Section 9.2A, to allow the expansion of an existing nonconforming use (commercial / industrial painting business) for the proposed 3,200 square foot commercial building

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addition, where Zone CN-1 is intended to accommodate very small-scale retail sales and personal service uses within or very near residential neighborhoods.

Please note that this request will not change the zoning classification of the property. This is a request for a variance only regarding the items described above. There were fifty-one notices of public hearing sent and zero responses were received.

Chad Sisco, owner of H & H Painting, stated the business has been in existence since 1932 and has evolved and expanded. They obtained a variance in 2014 for a small storage building for equipment. Currently they store equipment in two enclosed trailers; it needs to be in a secure enclosed heated space.

Chair Lager questioned if the location was behind the building and would it be visible from the road. Mr. Sisco stated it wouldn't be visible from the road.

Mr. Houston questioned the construction material. Mr. Sisco stated it would be constructed of wood with metal siding and be similar to match the existing building, white metal siding.

Mr. Carroll questioned the trailers they are storing equipment in currently. Mr. Sisco stated they are using the job trailers they work out of daily to store equipment in, they are not heated.

Mr. Eldridge questioned the roof line. Mr. Sisco stated it would be lower than the ridge line of the existing building.

Mr. Carroll questioned if he had had any discussions with the neighbors. Mr. Sisco stated no.

Mr. Eldridge stated it's a legal non-conforming business in the Northside Neighborhood that started in 1932. There were two prior variances in 2006 for an expansion on the back of the main building, and in 2014 for a separate storage building. Now they are trying to add onto the main building a second time. The 2014 site plan review required they add shrubs, arborvitaes, and screen the dumpster. This new building will require site plan review also. The CN1 District doesn't allow for this type of business intensity, the maximum allowable gross floor area is 3,500 square foot, which they are over. The property is much larger than anticipated for businesses in this zone. The new building will allow for the enclosed storage, Mr. Sisco is conscious of the outdoor storage. He discussed the 15 foot setback from residential property. There are nine residences surrounding the property. Two are rentals and seven are owner/occupied and none responded negatively.

Mr. Houston questioned if there was a buffer between the business and the residential properties. Mr. Sisco stated there's brush and trees there. He stated his workers are usually on the jobsites, and only clerical staff are at the office site.

There were no comments from the public.
Chair Lager closed the public hearing.

FINDING OF FACT

Mr. Youngs moved the Finding of Fact as follows:

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1.) The Finding of Fact for 1738 N. Westnedge shall include all information included in the notice of public hearing dated November 28, 2017.

2.) Fifty-one notices of public hearing were sent and zero responses were received.

3.) A public hearing was held before the board and public comments were accepted.

4.) The Zoning Board of Appeals received documents on the request including lot diagrams with boundaries and drawings, aerial photographs, site plans, elevations and a letter.

5.) The Finding of Fact shall include those documents just described and also all facts and comments made during the public hearing, which are summarized to include without limitation, the following: Mr. Sisco owner of the property wanted the ability to store his equipment in an enclosed secure location. The Board questioned the location, and the attachment to the existing building, it would be of wood with meatal siding. This business has been at this location since 1932, the roof line will match the existing building, and it's a long standing non-conforming business. They received variances in 2006 and 2014 and were made to do landscaping improvements in 2014. Mr. Eldridge discussed the square footage allowances, and the growth of the business. There are nine residences surrounding the business, seven are owner/occupied and two are rentals. There was discussion on the buffer between the business and the residential.

Mr. Houston seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Youngs moved to approve the application, seconded by Mr. Houston.

Mr. Youngs reviewed the criteria conditions that must be met to qualify and stated he was in favor. They've already granted two additional variances for the growth there.

Chair Lager stated it meets the requirements, due to the large size of the parcel and being in the CN1 District, he's in favor.

Motion approved by roll call vote unanimously.

OTHER BUSINESS:

Mr. Eldridge stated he's looking for people to fill the alternate's positions.

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ADJOURNMENT:

The meeting was adjourned at 7:22 p.m.

Motion approved by voice vote unanimously.

Submitted By_____ **Date**_____
Recording Secretary

Reviewed By_____ **Date**_____
City Staff

Approved By _____ **Date**_____
Chair

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THE CITY OF Kalamazoo

Community Planning and Development
415 Stockbridge Avenue
Kalamazoo, MI 49001
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

December 27, 2017

RE: 2103 S. Burdick Street
Parcel #06-27-178-007
ZBA #18-01-01

Dear Property Owner:

An application for a variance from the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Kelly Nyguyen of Nonla Burger. The request concerns the property at 2103 S. Burdick Street, which is situated in use Zone CN-1, Commercial – Neighborhood District.

The applicant is requesting a dimensional variance from Chapter 12, Section 12.3, to allow a wall sign to remain which projects 26 inches from the building and is mounted off the corner of the building, where a wall sign is defined as having a sign face projecting not more than 18 inches from the building and the sign face must be on a parallel plane with the exterior surface of the building.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

A public hearing will be held on **Thursday, January 11, 2018 at 7:00 p.m.** in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

Further information, including property diagrams and drawings are available at the Community Planning and Development Department at 415 Stockbridge Avenue. Meeting agenda packets will also be available to view on-line 10 days prior to the meeting at: www.kalamazoocity.org/boards

If you have any questions, please call (269) 337-8026 or submit by email at eldridgep@kalamazoocity.org.

Sincerely,
ZONING BOARD OF APPEALS

Peter C. Eldridge

Peter C. Eldridge, AICP
Zoning Administrator

c: File

THE CITY OF Kalamazoo

Zoning Board of Appeals (ZBA) Application Form

Community Planning & Development Department
415 Stockbridge
Kalamazoo, MI 49001
Phone: 269-337-8026
www.kalamazoocity.org

Your fully completed application, fee, and all related documents must be submitted to the Community Planning & Development Department **at least four (4) weeks prior** to the Zoning Board of Appeals meeting.

Applicant: Name **Nonla Burger (contact: Johnny/Kelly Nguyen)**
Address **2103 S. Burdick St**
City, State, Zip **Kalamazoo, MI, 49001**
Phone **(269) 443-2270** Cell **Johnny: (415) 624-7621**
Fax **n/a** Email **jvan143@gmail.com**

Owner: Name Water Lily Properties LLC.
Address 1235 Jefferson Ave
City, State, Zip Kalamazoo MI - 49006.
Phone _____ Cell 269 - 567 - 0444
Fax _____ Email bjunly @ yahoo. com.

(If the applicant is not the property owner, a letter signed by the owner agreeing to the variance must be included with the application.)

Property Information

Street or Street Address **2103 S. Burdick St. Kalamazoo MI 49001**

This property is located on the corner of **Alcott** street and **S. Burdick** street, on the

☐ north ☑ south ☑ east ☐ west side of the street.

CCN# 06- 27- 178-007. Zone **CN-1**

Type of Request

[ ] **Interpretation** of Chapter(s) _____ Sections(s) _____
Paragraph(s) _____ of the City of Kalamazoo Zoning Ordinance.

[ ] **Use Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, unnecessary hardship to the applicant will result. All Use Variance Requirements must be met. (See *Requirements List.*)

[✓] **Dimensional Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, practical difficulties to the applicant will result. All Dimensional Variance Requirements must be met. (See *Requirements List.*)

[ ] **Appeal of an Administrative Decision**

Description _____

Attachments

[✓] $275 Fee (Use Variances - ~~$450~~, All Other Requests ~~$250~~)
[✓] Brief narrative (less than one type-written page) describing the nature of the request (2 copies)
[✓] Sketch plan of the property in questions (2 copies) ***photos attached of bracket and sign**
[✓] Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

Signature of Applicant — Date **11/7/17**

Signature of Owner (if different than applicant) — Date 11/06/17

DIMENSIONAL VARIANCE REQUEST:

Attention Zoning Board of Appeals:

We would like to request a Dimensional Variance for our second restaurant Nonla Burger (associated with Nonla Vietnamese street food in Mattawan), which has recently opened in the Southside Neighborhood. Please review the below information provided and hopefully with this, we will be approved to keep our sign up. To address all points on the variance requirements list:

1. This ordinance would prevent us from hanging a sign that is visible from both Alcott St. and S. Burdick St. being a corner building we need to address both street fronts.

2. The special circumstance is due to it being a corner lot and not a large amount of flat wall area above or next to front door to safely and effectively mounts signage. Regarding a free standing sign our parking lot is especially small and cars already have a difficult time maneuvering in and out of the lot. This does not leave us enough room to install a freestanding sign, without interfering with the limited parking.

3. There is unnecessary hardship/difficulty due to the success and continuity of our businesses. We have built a name for our first restaurant and want to carry over fluidity to this location. The signage is similar to our first restaurant. To keep consistency the corner of our building is the most secure and effective area to hang our signage.

4. The granting of this variance is the minimum action that will allow signage for our business. It prevents needing multiple signs for the location, and requires no structural changes to the building.

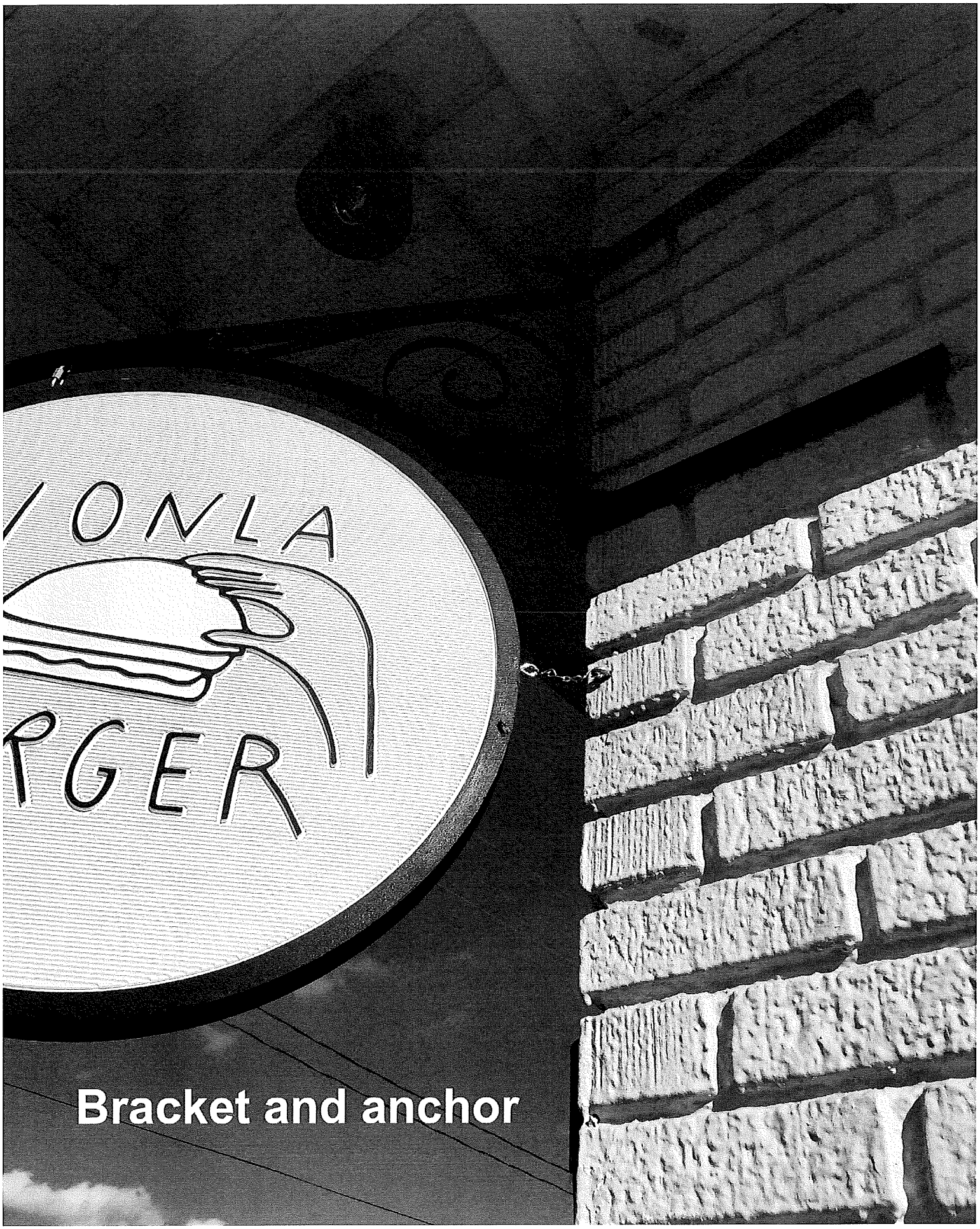
5. The granting of this variance will not affect adjacent land in anyway. The sign is relatively small and falls under our roofline. It is subtle (the same color as the building itself, white) and does not pose any distractions or obstruction to other residents, businesses and traffic.

6. The purpose and intent of the ordinance will be respected in that the safety of the community will not be affected (sign and bracket is anchored twice on both exterior walls and reinforced from the bottom of the sign to resist wind and weather conditions). The sign does not project onto the driveway or street and does hang low enough to interfere with walkways. The ordinance allows for 18 inches from the exterior surface. Our sign would only be an additional 6 inches and does not project past our roofline.

7. This dimensional variance would not require any landscaping.

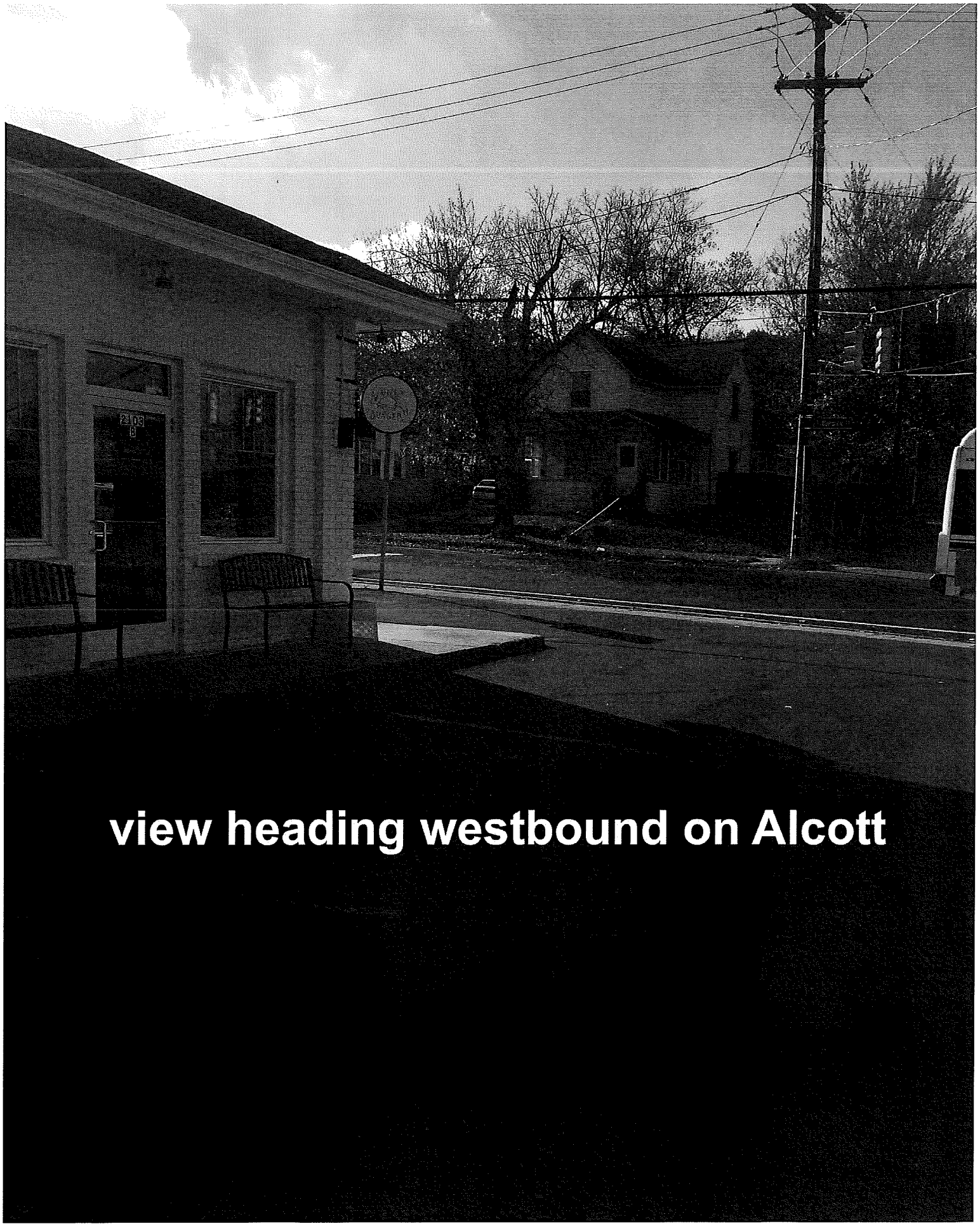
-Happy Holidays and thank you for your time in reviewing our request

Contact: Johnny/Kelly Nguyen (415)624-7621

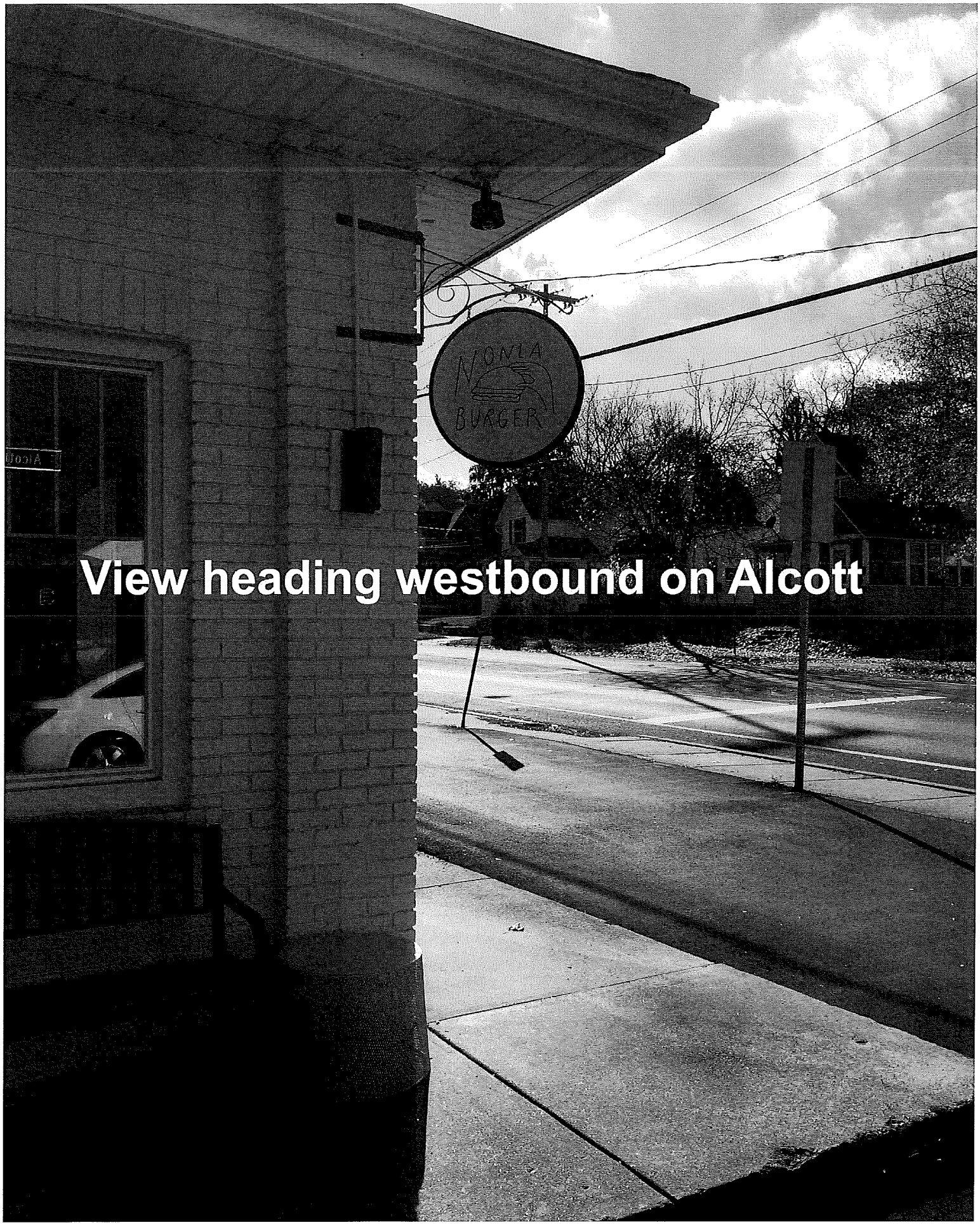


Bracket and anchor

view heading northbound on S. Burdick st



view heading westbound on Alcott



View heading westbound on Alcott

or more panels that form both the structure and sign face, and that is intended to be placed in a sidewalk or pedestrian way.

SIGN, SPECIAL EVENT — A temporary sign that advertises a special event. This does not include signs held or supported by a human or animal, which are not permitted.

SIGN, SPECIAL PURPOSE OR SEASONAL — A sign, other than an on- or off-premises sign, including, but not limited to, traffic signs, rest room signs, vending machines, door-opening directions, residential merchandise sales signs, organizations and signs, such as Christmas decorations, used for a historic holiday and installed for a limited period of time.

SIGN, SUBDIVISION — A sign that advertises a residential or commercial subdivision.

SIGN, SWINGING — A sign, installed on an arm or spar, that is not permanently fastened to an adjacent wall or upright pole and is prohibited.

SIGN, TEMPORARY/PORTABLE — A sign and sign structure (a) that is not constructed or intended for long term use in a fixed location, or (b) that is designed to facilitate the movement of the sign from one location to another, or (c) that is not permanently affixed including, but not limited to, devices, such as balloons or other inflatable devices, flags, streamers, searchlights, twirling or sandwich signs, banners, posters, sidewalk or curb signs, signs mounted on or affixed to trailers or wheels of any type and strings of lights, but not including a seasonal sign. The sign may or may not have wheels, changeable letters and/or hitches for towing.

SIGN, WALL — A sign that is painted or attached directly to the wall or other exterior surface of a building, or is directly visible through and attached to the inside or outside of a window of a building, and that does not project more than 18 inches from the exterior surface, with the face of the sign running on a parallel plane to the exterior surface of the building wall.

SIT-DOWN RESTAURANT — See definition of "eating and drinking establishments."

SMALL COLLECTION FACILITIES — See definition of "recycling facility."

SPECIFIED ANATOMICAL AREAS — Portions of the human body defined as follows:

a) Less than completely and opaquely covered human genitals, pubic region, buttocks, or female breast below the point immediately above the top of the areola;

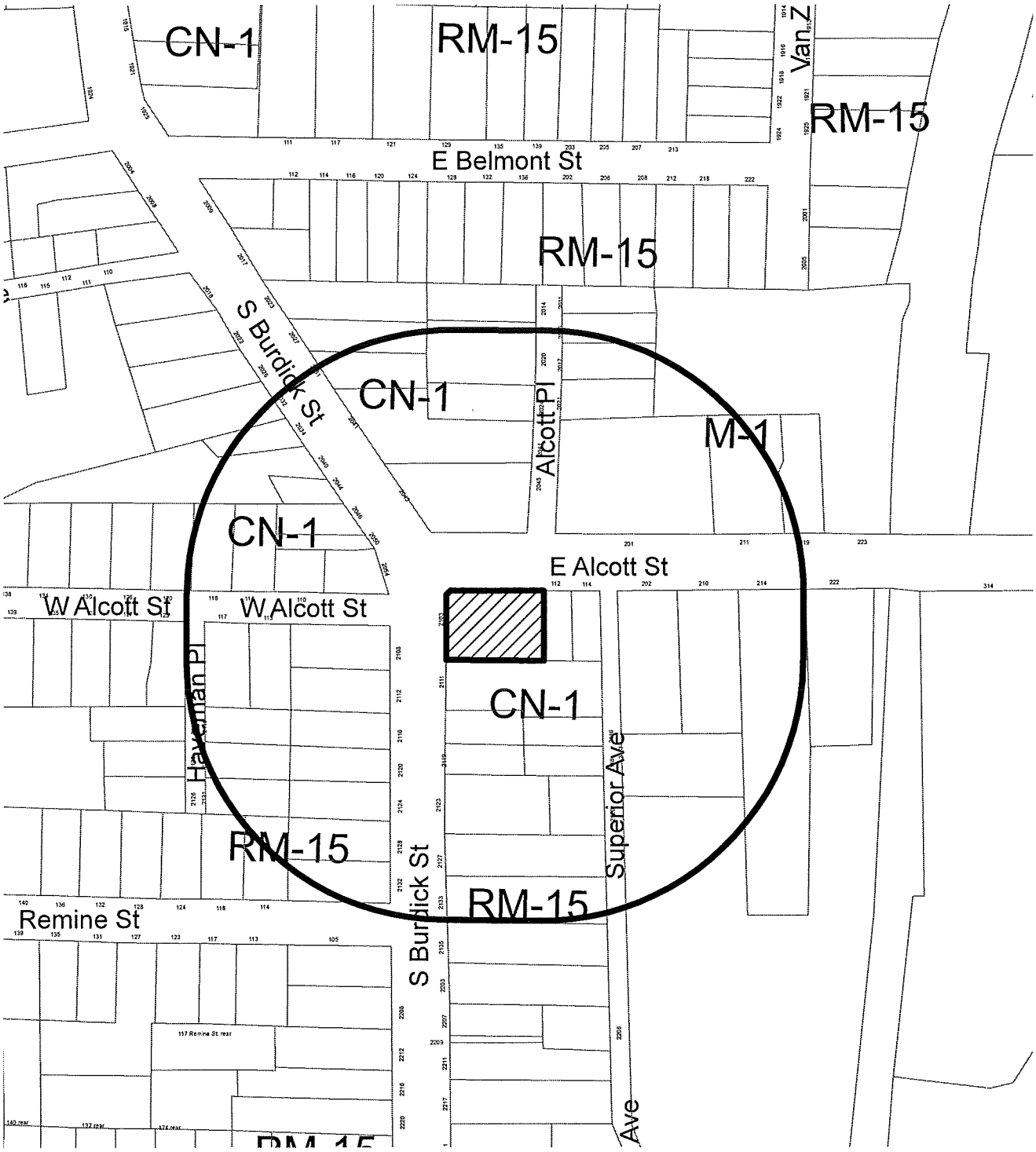
b) Human male genitals in a discernible turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES — The explicit display of one or more of the following:

a) Human genitals in a state of sexual stimulation or arousal;

b) Acts of human masturbation, sexual intercourse, or sodomy;

c) Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breast.



300' Mailing Boundary
2103 S. BURDICK STREET

N

Feet
0.518

THE CITY OF Kalamazoo

Community Planning and Development
415 Stockbridge Avenue
Kalamazoo, MI 49001
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

December 27, 2017

RE: 3312 Adams Street
Parcel #06-32-131-101
ZBA #18-01-02

Dear Property Owner:

An application for a variance from the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Jose Martinez. The request concerns the property at 3312 Adams Street, which is situated in use Zone RS-5, Residential – Single Dwelling District.

The applicant is requesting a use variance from Chapter 4, Section 4.1, to allow the living space above the detached garage to be utilized as a second dwelling unit on the property, where only one dwelling unit is permitted for this platted lot in Zone RS-5.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

A public hearing will be held on **Thursday, January 11, 2018 at 7:00 p.m.** in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

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www.kalamazoocity.org/boards

If you have any questions, please call (269) 337-8026 or submit by email at eldridgep@kalamazoocity.org.

Sincerely,
ZONING BOARD OF APPEALS

Peter C. Eldridge, AICP
Zoning Administrator

c: File

RECEIVED DEC 14 2017

THE CITY OF Kalamazoo

Zoning Board of Appeals (ZBA) Application Form

Community Planning & Development Department
415 Stockbridge
Kalamazoo, MI 49001
Phone: 269-337-8026
www.kalamazoocity.org

Your fully completed application, fee, and all related documents must be submitted to the Community Planning & Development Department **at least four (4) weeks prior** to the Zoning Board of Appeals meeting.

Applicant: Name Jose Martinez
Address 3647 Sonia Ln
City, State, Zip Kalamazoo MI 49048
Phone 269-903-7264 Cell
Fax — Email isecc.m86@gmail.com

Owner: Name
Address
City, State, Zip
Phone Cell
Fax Email

(If the applicant is not the property owner, a letter signed by the owner agreeing to the variance must be included with the application.)

Property Information

Street or Street Address 3312 Adams St Kalamazoo MI 49008

This property is located between Parkview Ave street and Amherst Ave street, on the

north south (east) west side of the street.

CCN# 06-32-131-101 Zone RS-5 Residential

Type of Request

[ ] **Interpretation** of Chapter(s) _____ Sections(s) _____

Paragraph(s) _____ of the City of Kalamazoo Zoning Ordinance.

[ ] **Use Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, unnecessary hardship to the applicant will result. All Use Variance Requirements must be met. (See *Requirements List.*)

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[ ] **Appeal of an Administrative Decision**

Description _____

Attachments

[ ] $ Fee
[ ] Brief narrative (less than one type-written page) describing the nature of the request (2 copies)
[ ] Sketch plan of the property in questions (2 copies)
[ ] Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

Jose Martinez 12-14-2017
Signature of Applicant Date

Signature of Owner (if different than applicant) Date

RECEIVED DEC 2 2 2017

Zoning Board of Appeals Application
Jose I. Martinez
3312 Adams Street
Kalamazoo, MI 49008

Dear Peter Eldridge,

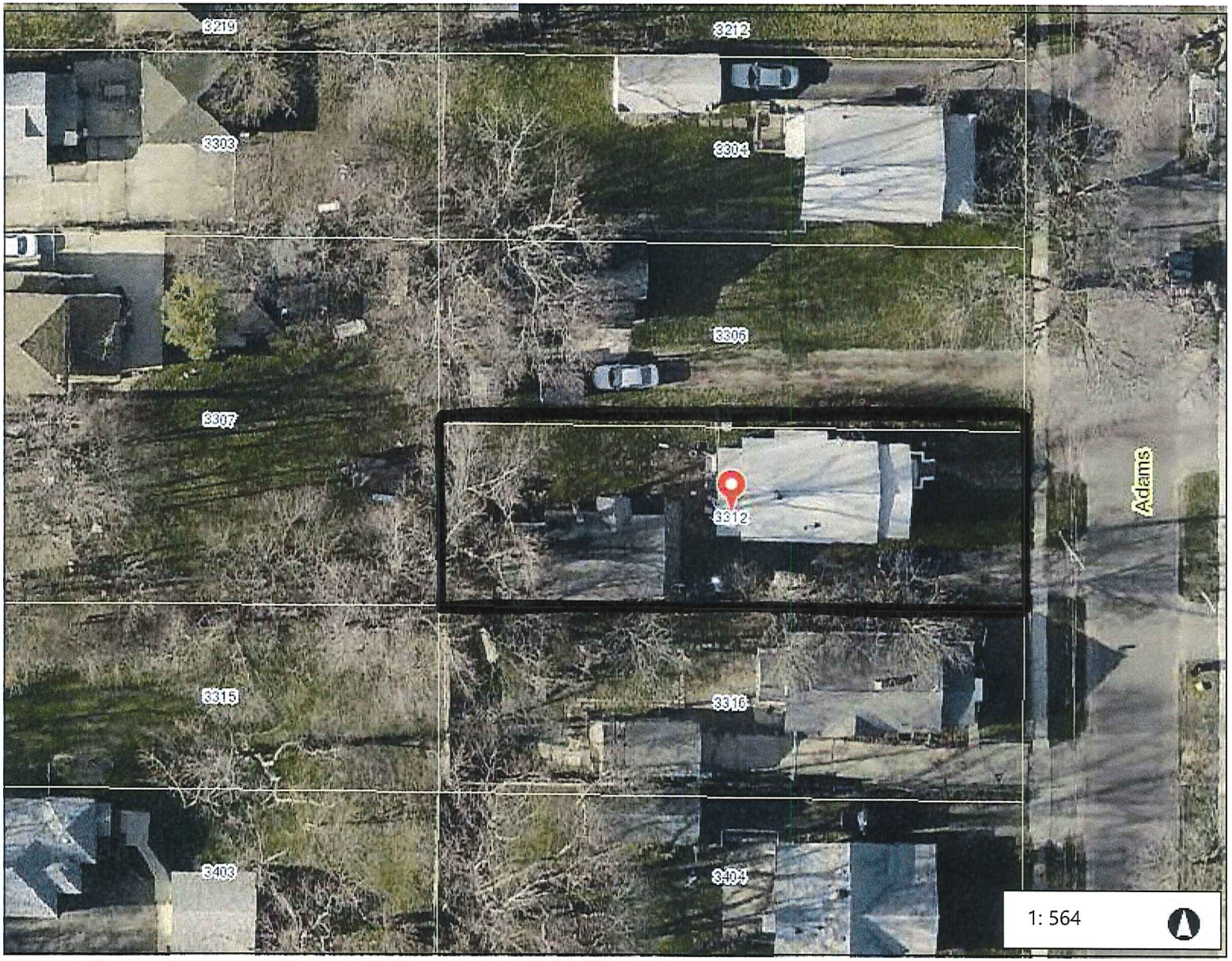
Back on December 2009, my wife and I decided to buy the house that is located at 3312 Adams St. in Kalamazoo. We fell in love with the house and the potential we saw in it. The house itself needed work and during the first five years we lived there we started fixing it up. We updated all the windows, siding, floors, and lighting fixtures. We also remodeled the bathroom. The house also has a detached garage with living area on the top. This is the area of the house where we saw the most potential. Fixing up the one bedroom apartment to rent it out in the future was our main motivation for purchasing this house. The structure is a one bedroom, one bath apartment that counts with a kitchen and separate eating area. It also has a living room, and a small office or extra space.

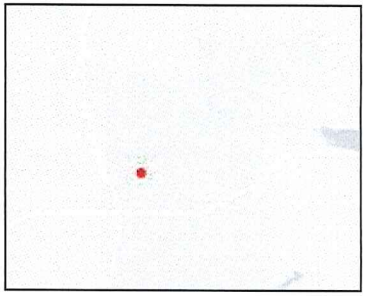
When we were in the process of buying, our real estate agent told us that the apartment had been rented at some point, so we didn't think it would be a problem for us to rent it, especially if we were willing to fix it up. In the last year or so we have done some major updates to the apartment. We updated the roof, siding and windows. We added insulation to the outer walls. We updated the electrical. We remodeled the bathroom. Completely updated the heating system, and added a brand-new furnace and water heater. We also got a separate gas/electric meter from the house. We are now in the process of laying out new floors. We have invested a lot of money on this project, but more than money we have invested a lot of time. For all these reasons, we are requesting for you to approve our application so we can use this structure that would otherwise be empty and continue to deteriorate.

Sincerely.

Jose I. Martinez

3312 Adams Street (Zone RS-5)





Legend

- Street Names - City
- Parcels

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

THE CITY OF Kalamazoo

3312 ADAMS ST KALAMAZOO, MI 49008 (Property Address)

Parcel Number: 06-32-131-101 Account Number: AAH00331209 Customer ID: 00011845

Item **1** of **19** 17 Images / 2 Sketches

Property Owner: MARTINEZ, JOSE I

Summary Information

> Residential Building Summary
- Year Built: 1929
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 0
- Sq. Feet: 1,553
- Acres: 0.141

> Utility Billing information found

> Assessed Value: $26,600 | Taxable Value: $24,389

> Property Tax information found

> 10 Building Department records found

Owner and Taxpayer Information

Owner	MARTINEZ, JOSE I 3647 SONIA LN KALAMAZOO, MI 49048	**Taxpayer**	MARTINEZ, JOSE I 3647 SONIA LN KALAMAZOO, MI 49048

General Information for Tax Year 2017

Property Class	Residential	**Unit**	00 City of Kalamazoo
School District	Kalamazoo Public Schools	**Assessed Value**	$26,600
Old Parcel #	0476560	**Taxable Value**	$24,389
District	0	**State Equalized Value**	$26,600
R-Neigh;P-Filin	Oakwood	**Date of Last Name Change**	12/01/2017
R-Fclose;P-Use	*No Data to Display*	**Notes**	*Not Available*
Historical District	No	**Census Block Group**	*No Data to Display*
R-Misc;P-DNU	*No Data to Display*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date 12/23/2009

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	$24,300	$24,300	$24,172
2015	$24,100	$24,100	$24,100
2014	$24,700	$24,700	$23,963

Land Information

Zoning Code	RS-5	**Total Acres**	0.141
Land Value	$16,400	**Land Improvements**	$789
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	Area 13	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*No Data to Display*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	44.00 ft	140.00 ft
	Total Frontage: 44.00 ft	**Average Depth: 140.00 ft**

Legal Description

G60-101 OAKLAND TERRACE, Liber 8 of Plats Page 44; Lot 101

Land Division Act Information

Date of Last Split/Combine	*No Data to Display*	**Number of Splits Left**	*Not Available*
Date Form Filed	*No Data to Display*	**Unallocated Div.s of Parent**	*Not Available*
Date Created	*No Data to Display*	**Unallocated Div.s Transferred**	*Not Available*
Acreage of Parent	0.00	**Rights Were Transferred**	Yes

Building Information - 575 sq ft 1 3/4 - 2 sty (Residential)

General

Floor Area	575 sq ft	**Estimated TCV**	$4,353
Garage Area	575 sq ft	**Basement Area**	0 sq ft
Foundation Size	575 sq ft		
Year Built	1925	**Year Remodeled**	*Not Available*
Occupancy	Single Family	**Class**	D
Effective Age	63 yrs	**Tri-Level**	No
Percent Complete	100%	**Heat**	Forced Air w/ Ducts
AC w/Separate Ducts	No	**Wood Stove Add-on**	No
Basement Rooms	0	**Water**	Public Water
1st Floor Rooms	0	**Sewer**	Public Sewer
2nd Floor Rooms	3	**Style**	1 3/4 - 2 sty
Bedrooms	1		

Area Detail - Overhangs

Area	Story Height	Exterior	Included in Size for Rates
575 sq ft	1 Story	Siding	1

Exterior Information

Brick Veneer	0 sq ft	**Stone Veneer**	0 sq ft

Basement Finish

Recreation	0 sq ft	**Recreation % Good**	0%
Living Area	0 sq ft	**Living Area % Good**	0%
Walk Out Doors	0	**No Concrete Floor Area**	0 sq ft

Plumbing Information

3 Fixture Bath	1

Built-In Information

Appliance Allow.	1

Garage Information

Area	575 sq ft	**Exterior**	Siding
Foundation	42 Inch	**Common Wall**	Detached
Year Built	1925	**Finished**	No
Auto Doors	0	**Mech Doors**	1

Porch Information

WGEP (1 Story)	64 sq ft	**Foundation**	Standard
WGEP (1 Story)	26 sq ft	**Foundation**	Standard

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THE CITY OF Kalamazoo

Community Planning & Development

445 W. Michigan Avenue, Suite 101
Kalamazoo, MI 49007
Ph. 269.337.8026
www.kalamazoocity.org

October 13, 2006

Gilberto A. Gonzales
3312 Adams Street
Kalamazoo, MI 49008

RE: 3312 Adams Street - Use of Apartment Above Garage
CCN# 06-19-441-056

Dear Mr. Gonzales:

The above-mentioned property is located in use Zone RS-5 (Residential Single-Dwelling District). This property was previously grandfathered as a two-unit rental, with the second unit being located above the garage. However, as of October 1, 2006, this property has reverted back to the dwelling unit limitations of the RS-5 Districts. The number of legal dwelling units on the property that now applies is one.

Per Chapter 9, Section 9.2 G, of the City of Kalamazoo Zoning Ordinance: *Once abandoned, a nonconforming use shall not be reestablished or resumed. Any subsequent use or occupancy of the structure or open land must comply with the regulations of the zone district in which it is located and all other applicable requirements of this Ordinance.*

The grandfathered status of two dwelling units has been discontinued for a period of more than one year. Additionally, records indicate this apartment above the garage was ordered vacated in September of 2005 due to infestation, but there was no confirmation found it was ever cleaned up.

Please let me know if you have any additional questions. I can be reach in the Department of Community Planning and Development at (269) 337-8806.

Sincerely,

Peter C. Eldridge, AICP
Project Coordinator

c: John Peters, Zoning Inspector
Nancy Hess, Housing Inspector
Property File

THE CITY OF Kalamazoo

Community Planning and Development
415 Stockbridge Avenue
Kalamazoo, MI 49001
PH: (269) 337-8044
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www.kalamazoocity.org

COPY

Mr. Jose Martinez
3647 Sonia Lane
Kalamazoo, MI 49048

December 11, 2017

RE: Zoning Information for 3312 Adams Street
Parcel #: 06-32-131-101

Dear Mr. Martinez:

The property at 3312 Adams Street is located in Zone RS-5, Residential – Single Dwelling District. This zoned district allows one dwelling unit per lot or parcel. The property currently has a single family home and detached garage with living space above the garage. Records indicated when purchased in 2007, that the property was entirely owner occupied. So, the current use of the property conforms to the Zoning Ordinance. If occupancy of the living space above the garage is being considered, please note that a use variance approval from the Zoning Board of Appeals will be required.

A Zoning Board of Appeals application is attached along with the meeting schedule and application deadlines.

If you have additional questions, please contact me in the Department of Community Planning and Development at (269) 337-8806

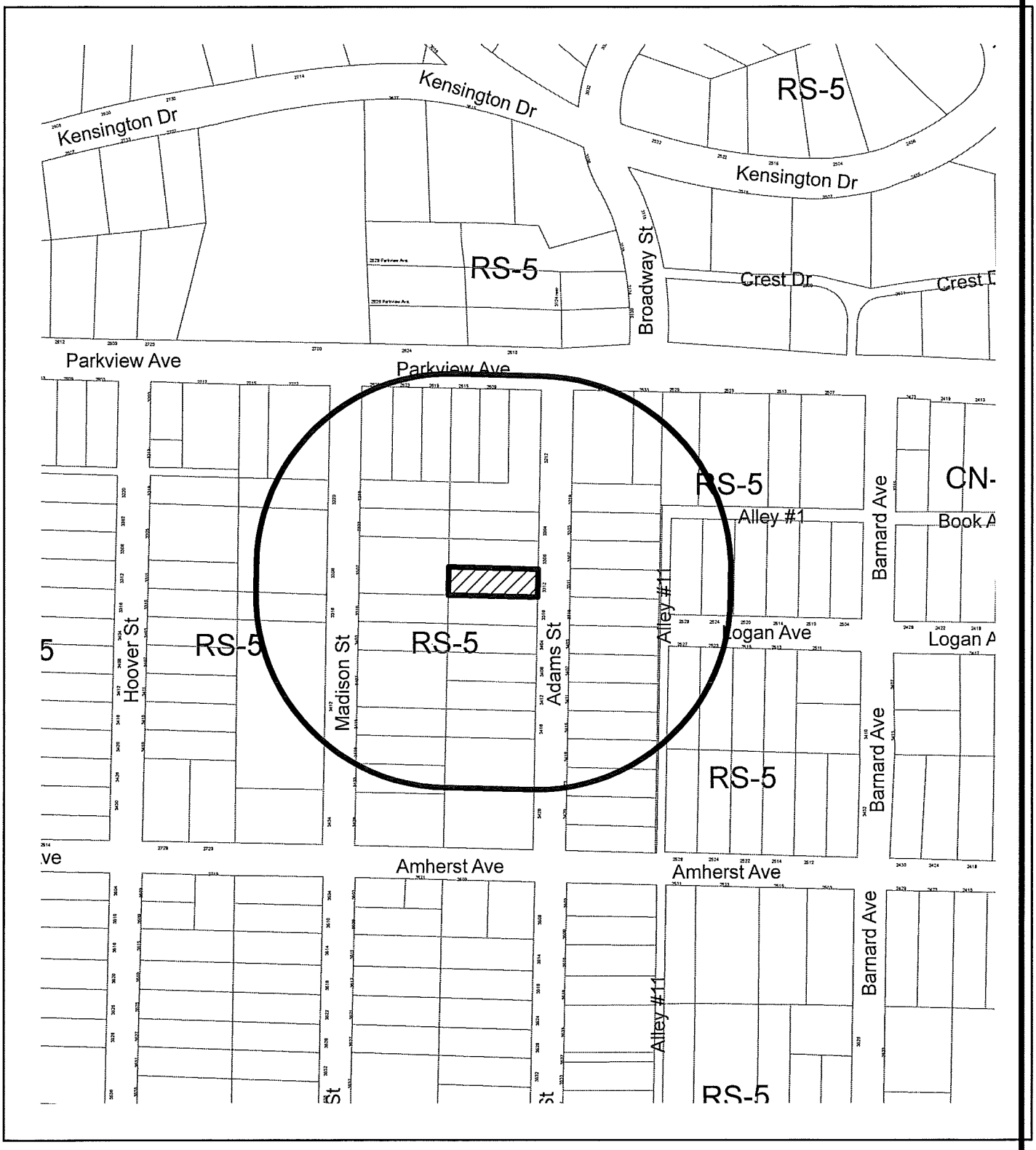
Sincerely,

Peter C. Eldridge

Peter C. Eldridge, AICP
Zoning Administrator

Attachment: ZBA Application

C: Bobby Durkee, Zoning Inspector
Property File



300' Mailing Boundary
3312 ADAMS ST.

N

Feet
0 20