

Agenda

City of Kalamazoo - Zoning Board of Appeals August 9, 2018

City Commission Chambers, City Hall

7:00 p.m.

- A. Call to Order:
- B. Communications and Announcements:
- C. Approval of Meeting Minutes for July 12, 2018
- D. Public Hearings:
 1. ZBA #18-06-16: 1101 Portage Street. Byce & Associates Inc. on behalf of the Hollander Development Corporation is requesting the following: **1)** A use variance from Chapter 4, Section 4.2 Q.3, to allow dwelling units on the ground floor level for a proposed mixed-use development project, where retail or other commercial floor space is required on the ground floor level in Zone CC; **2)** A dimensional variance from Chapter 5, Section 5.2, to allow 48 dwellings units with 1,202 square feet of lot area per dwelling unit where 1350 square feet of lot area is required per dwelling unit in Zone CC (45 total dwelling units); and **3)** A dimensional variance from Chapter 6, Section 6.1, of 31 off-street parking spaces to allow 60 total off-street parking spaces, where 91 are required.
 2. ZBA #18-07-18: 1311 Portage Street. Community Promise Federal Credit Union is requesting the following variance for the Community Promise Federal Credit Union tenant space at 1313 Portage Street. A variance from Chapter 7, Section 7.2 F, to allow an eight square foot sandwich board sign on the public sidewalk, where sandwich board signs in the right of way are only allowed in the Commercial Central Business District. Please note that if approved this sign will also require a temporary encroachment agreement be entered into with the City of Kalamazoo.
 3. ZBA #18-08-21: 525 and 535 E. Ransom St. / 617 Harrison St. Bosch Architecture is requesting the following variances: **1)** A dimensional variance from Chapter 3, Section 3.7 E6, for two feet to allow the building to be setback up 12 feet from the front property line in the areas indicated where a zero to ten foot front setback is required in the Zone CMU; **2)** A dimensional variance from Chapter 6, Section 6.3 D to allow the placement of the screened dumpster in the front yard along Butler Court, where the location is required in the side or rear yard; **3)** A dimensional variance from Chapter 3, Section 3.7, to allow 80 dwellings units with 730 square feet of lot area per dwelling unit where 1,500 square feet of lot area is required per dwelling unit in Zone CMU (39 total dwelling units); **4)** a dimensional variance from Chapter 3, Section 3.7, to authorize a building which will be 68 feet in height, where the maximum height for structures in Zone CMU is 50 feet (18 foot variance); **5)** A dimensional variance from Chapter 6, Section 6.1, of 45 off-street parking spaces to allow 93 total off-street parking spaces, where 138 are required; and **6)** A dimensional variance from Chapter 5, Section 5.2, of 6% of the maximum impervious cover requirement to allow 71% impervious cover where 65% is required.
 4. ZBA #18-08-22: 3641 E. Cork Street. The International Brotherhood of Electrical Workers, Local Union 131 is requesting a dimensional variance from Chapter 7, Section 7.3 B 3, to authorize a wall sign of 410 square feet, where the maximum size for a wall sign is 200 square feet in commercial and manufacturing zone districts.
- E. Other Business:
- F. Adjournment:

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
July 12, 2018 - 7:00 p.m.
CITY COMMISSION CHAMBERS**

Members Present: Matt Lager, James Houston, Reed Youngs, Chris Flach, Christina Doane

Members Absent: Jeff Carroll

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

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

COMMUNICATIONS AND ANNOUNCEMENTS:

Mr. Eldridge stated the agenda item for 1101 Portage St. is postponed until the August 9th meeting due to development plans in flux. The agenda item for 1311 Portage St. has moved to the August 9th agenda due to the fact one member would be abstaining from voting on that request leaving only four voting members.

Mr. Houston moved to approve the minutes of June 14, 2018 as submitted, seconded by Mr. Lager.

Motion approved by voice vote unanimously.

NEW BUSINESS:

PUBLIC HEARINGS: Chair Youngs 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 615 W. Kalamazoo Avenue, Parcel #06-16-437-104:

ZBA# 18-07-17: 615 W. Kalamazoo Avenue: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by 615 Holdings LLC and 10th Street Enterprises LLC. The request concerns the property at 615 W. Kalamazoo Avenue, which is being rezoned to CMU, Commercial – Mixed Use District. The applicant is requesting a use variance from Chapter 4, Section 4.2 Q 3, to allow dwelling units on the ground floor level for a proposed mixed-use development

project, where retail or other commercial floor space is required on the entire ground floor level in Zone CMU.

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 one hundred and four notices of public hearing sent and one response was received.

William Murphy, an Attorney and member of 615 Holdings LLC & 10th Street Enterprises LLC, represented the variance request, stating they proposed to convert the former auto body shop into two mixed use buildings. They will be three stories tall; will not have elevators, only a staircase, two floors of four apartments each above the commercial portion and plan on one ADA compliant apartment in each building for a total of nine apartments per building along with the commercial space. The Stuart Neighborhood Association is in support and has had several meetings regarding this plan; they went door to door talking with neighbors. He will be moving his law office into this building with plans for other financial/office type uses, there will not be any restaurants style businesses within the building. They need the variance to place the ADA unit on the first floor, it will be approximately 680 sq. ft., the apartments above will range about 800 sq. ft. with balconies, with green spaces for the two ground floor apartments.

Mr. Eldridge questioned the percentage of residential to commercial floor space. Mr. Murphy stated it would be approximately a 20% residential to 80% commercial.

Mr. Lager clarified they would be demolishing the garage. Mr. Murphy replied yes, and building two new identical buildings.

Mr. Flach commented the ADA apartment on the first floor is an alternative to installing an elevator and less expensive. Mr. Murphy replied correct.

Dana Underwood commented as a resident of the neighborhood, she understood because they only have three floors they don't require an elevator, all of the original plans showed the apartments on the second and third floor and none were ADA accessible. She questioned if the Board should allow this request and create an exception for a use variance to accommodate an ADA request he doesn't have to accommodate. She appreciates the willingness to create an ADA accessible space.

Speaking against the request:

Mark Dunham, 717 Eleanor Street, a 33 year resident, stated the residents of the Stuart Neighborhood have been supportive of the proposal, this is more compatible with the character of the neighborhood, and this development would benefit the City as a whole. However, the residents of the entire block of Eleanor Street have serious concerns with certain aspects of the project. His main concern was traffic, and the adverse effects of the loss of green space to the area.

Cynthia Streeter, 713 Eleanor Street, a 32 year resident, spoke to the criteria needed to be met for the variance, the unnecessary hardship she sees in in the design of the parking lot of the gate at Eleanor Street. This is a quiet street for her children to play.

Tammy Daniels, 715 Eleanor Street, her concern is with the safety of the children; it's a calm short street. She questioned why they don't turn the building and change the parking and an entry way from Michikal Rd. and not Eleanor Street.

William Murphy commented they went door to door on Eleanor Street and discussed the parking, he submitted the petition to the Board signed by the residents on Eleanor Street in approval, and all except Mr. Dunham, stating Mrs. Streeter had even signed the petition.

Mr. Eldridge commented there was a letter of opposition from Lizabeth Morin, 718 Eleanor Street.

Dana Underwood, spoke again on behalf of the Stuart Neighborhood Association, neither in support nor against, just giving the history. Mr. Murphy approached the Association in August, 2017, with an idea of this proposal. They wanted the neighbors input from who would be impacted by this. They had meetings in September and November 2017 where residents were in favor of the development. Then Mr. Murphy in discussions with the City came across some items that caused them to redesign the project and returned to the Association in February, April and another one in July of 2018.

Mr. Eldridge commented this project has several hurdles; the property is in the process of being rezoned from M1 to Commercial Mixed Use at the July 19th meeting delayed by the July 4th holiday. This rezoning is supported by the City Staff. If a motion to approve is made this should have the condition of the approval of the rezoning process by the City Commission. He gave a brief history on the property, its .8 acres; property surrounding it was rezoned last year, and is being used as a modified Bed and Breakfast. The proposed rezoning will allow for this proposal. The Historical District has approved this in concept. The variance before the Board is to allow for accessible ADA accessible apartments on the first floor. Only approximately 20% of the ground floor area is being used for residential, the intent of the ordinance is being met. He spoke to the numerous comments on the access to Eleanor Street and that the Zoning Board of Appeals can only respond to the request as presented. The access issue would be discussed at the site plan review level, possibly in the Planning Commission meeting also. Those comments need to go to the Economic and Planning Development Division. The ZBA will be addressing the use variance related to the ground floor level of the buildings, not the access to the project.

Chair Youngs closed the public hearing.

FINDING OF FACT

Mr. Lager moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 615 W. Kalamazoo Avenue shall include all information included in the notice of public hearing dated June 27, 2018.
- 2.) One hundred and four notices of public hearing were sent and one response was 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: William Murphy, a member of 615 Holdings LLC stated the applicant is converting the current garage building into two buildings, mixed use, three stories tall, upper two floors will have four apartments each, and ground floor will have two commercial units and one ADA accessible apartment, the applicant indicated that they had meet over three times with the Stuart Neighborhood Association and received feedback from residents along Eleanor Street and Kalamazoo Avenue, and had support by all adjacent neighbors. The commercial space in the buildings will be professional offices. The ADA accessible apartments will have outdoor green spaces, the garage space on the property last year was deemed blighted by the City. They intend for the project to redevelop and improve this property. The ADA access on the first floor saves the expense of an elevator, and indicated there had been signatures of support from property owners on Eleanor Street. Dana Underwood, resident of Stuart Neighborhood spoke in favor as it allows for ADA accessible units. Mark Dunham, 717 Eleanor Street, spoke in opposition, indicating the residents of the 700 block of Eleanor have concerns regarding the loss of green space and increased traffic. Cynthia Streeter, 713 Eleanor Street, indicated she also had concerns with increased traffic. Tammy Daniels, 715 Eleanor Street, expressed concerns with the safety of children and access to the property along Eleanor Street. Dana Underwood spoke again on behalf of the Stuart Neighborhood Association and provided historical context. Mr. Eldridge commented the property is in the process of being rezoned from M1 to Commercial Mixed Use and the rezoning is supported by City Staff and matches the use trends of the adjacent properties. The property to the west is a modified Bed & Breakfast. The ground floor use variance is to allow for an ADA accessible unit, 20% of the square footage of the first floor will be residential use. He commented because of the mixed use of the first floor this meets the intent of the ordinance. He indicated the issue of access on Eleanor Street is outside the scope of the ground floor variance before the ZBA, but could be heard by the Planning Commission.

Mr. Houston seconded the Finding of Fact.

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

Chair Youngs moved to approve the application with the condition that the rezoning in process is approved by the City Commission for this property to Zone CMU, seconded by Mr. Lager. Chair Youngs modified the motion to add the ground floor units must be ADA compliant in both buildings seconded by Mr. Lager.

Mr. Houston commented the applicant meets the requirements of the requests, they are updating the zoning, and the access off Eleanor Street is beyond the Zoning Boards purview.

Chair Youngs reviewed the criteria conditions that must be met to qualify, Other City Staff will discuss the access off Eleanor Street, the request is dwelling units on the ground floor, and he stated he was in favor.

Motion approved by roll call vote unanimously.

Mr. Houston read the application for 500 Golden Drive, Parcel #06-27-425-002:

ZBA #18-07-19: 500 Golden Drive: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by the Heritage Community of Kalamazoo. The request concerns the property at 500 Golden Drive, which is situated in use Zone RM-15, Residential – Multi Dwelling District. The applicant is requesting a dimensional variance from Chapter 5, Section 5.1, to authorize a new 60 unit multi-tenant building which will be 68.5 feet in height, where the maximum height for structures in Zone RM-15 is 35 feet. This is a variance of 33.5 feet.

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 forty-one notices of public hearing sent and zero responses were received.

Jay Prince, President and CEO of Heritage Community gave a brief history of Heritage Community, stating currently they have 700 to 800 square foot units, which are too small. Seniors are looking for walkability in their living space, their proposing a four story building, long hallways are extremely difficult, and building compact is the better way to go. They will close the eight obsolete buildings and the new building will create more green space. They are a part of the neighborhood and had many discussions with the neighbors and plan to improve the neighborhood. They've had meetings with Ken Horton, President of the Milwood Neighborhood Association and follow up meetings also. They provided flyers and letters to adjacent owners to attend the meetings.

Dennis Ryan, Perkins Eastman Architects, commented this project is targeted towards an older market. The older adult market is expecting closer to 1,400 square foot, taller ceilings, larger windows and a sense of community, getting away from the long sprawling buildings. This will be closer to the rest of the campus; the first floor will have 12 units, the remainder of that floor having a new dining room, kitchen, wellness area and other amenities. He spoke to another Wyndham building on the property that was even taller that he felt set a precedent. They have a sloping roof to have the building blend into the neighborhood better. He spoke to the topography, significant drop and grade change on the site. They meet the setback on the south

of the 25 foot setback and added an additional 23 foot of additional space, and spoke of the tree buffer.

Bill Millard, 211 E. Water Street, a Board Member of Heritage Community, stated this was an important project, they are a non-profit organization. The seniors expect larger living spaces.

Matt Shankle, Marketing Director, stated currently they have risen from mid-70% to a mid-90% occupancy level demand for retirement living.

Speaking in opposition:

Greg Peck, lives on the corner of Homecrest Avenue and Portage Rd., he complained of the Heritage Community employees smoking in his yard/neighborhood, the extra traffic and trash this construction will bring.

Daniel Davie, 609 Norton Drive, spoke to the fact the height is too extreme, they doubled the height allowed. This will change the neighborhood just by its large presence.

Damien Garrylee McCormick, 509 Homecrest Avenue, stated they fail to meet the requirements, the special circumstances are self-created; their design may meet an age specific demographic, but has nothing to do with meeting the variance request. They can create a design to meet the requirements.

Mary Montague, 730 Norton Drive, had concerns with traffic, lighting, noise and a vacant home Heritage Community owns with a pool they don't maintain.

Peter Wilkins, 708 Homecrest Avenue, stated Heritage Community states how well they get along with the neighborhood, but having a four story building less than 50 feet away from property lines is an intrusion. They can redesign the building to fit requirements.

Nathan Richards, 431 Homecrest Avenue, owns property adjacent to this property; his concern is with the proposal exceeding the maximum by double the allowable. His privacy will be gone.

Christine Wilkins, 708 Homecrest Avenue, her concern was at the May Milwood Neighborhood meeting the placement of the building was in a different location than the one presented tonight. This is closer to the neighborhood than proposed.

Larry Delach, 613 Homecrest Avenue, sympathizes with the neighbors most impacted, he doesn't like the location, and he does like the concept. They don't need to have nine foot ceilings.

Katherine Martin, 538 Homecrest Avenue, she commented she supports her neighbors and is in opposition.

Susan Gaters-Bradshaw, 640 Homecrest Avenue, she's supportive of a community for the elderly, but opposes the height of the building. Destroying 73 HUD units to build 60 market rate units, not all elderly people will be able to afford them.

Michelle Zorich, 538 Homecrest Avenue, commented on the families living in the neighborhood, she had concerns with the workers walking through their neighborhood and smoking. She feels an architect could create a building to meet requirements.

Sandra Johnson, 627 Homecrest Avenue, commented on her concerns with the noise, and traffic increase, and lack of privacy with a four story building looking down into their back yards.

Jay Prince spoke again thanking the neighbors for their kind words towards Heritage Community and their mission. They designed the building to not have a negative impact on the neighborhood, they have a tree buffer, and there are three houses behind it. He commented as a non-profit they've showed the same building plans all along; they don't have the funds to make different drawings. He mentioned during the Milwood Neighborhood Association meetings they didn't hear any opposition. He has had an open door policy and was available to answer any questions.

Mr. Houston questioned if they could design the structure go to outward rather than upwards. Mr. Prince commented by stretching out the buildings they are no longer a senior friendly community. They've hired expert designers who only focus on senior friendly buildings. Mr. Houston commented on the limited size of the property, in other senior retirement facilities the residents appear happy, their spread out and navigate the facilities.

Dennis Ryan, Architect spoke again, stating the longer broader communities don't work for engaging the residents; they want to keep the people engaged and active. Research shows broader communities keeps the residents more secluded.

Mr. Flach commented the height is a main concern and the neighbors are impacted, and questioned if the building could be moved forward.

Mr. Ryan commented there was a large sub-station across from them they are working with avoiding the sight of it.

Mr. Flach questioned removing the sloped roof to lessen the height.

Chair Youngs and the Board discussed other options for placement and height issues. Mr. Ryan discussed the estimation of lowering the ceiling heights and what that could gain them.

Mr. Eldridge commented they have 73 units and are reducing that to 60 larger units, they have doubled the setback on the south property line, but the height is almost doubled. The Wyndham building discussed was built in the late 1950's or early 1960's and there was no variance located for the 51' high building. There was a variance granted in 2009 for an increase in unit density for Director's Hall renovation and a variance granted in 2014 to consolidate the signage on Portage Street. This is a RM-15 Zone District, a medium density, residential, and the Board has to decide what is best for this location with the feedback from the neighborhood.

Chair Youngs closed the public hearing.

FINDING OF FACT

Ms. Doane moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 500 Golden Drive shall include all information included in the notice of public hearing dated June 27, 2018.
- 2.) Forty-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: Jay Prince, CEO of Heritage Community spoke to the compact design geared for seniors living in the building. They had two meetings with the Milwood Neighborhood Association. Dennis Ryan, Architect spoke to the design geared towards senior comfort and gave an example of the building on Philips that's 51' tall, the height seems related to the compact nature and desire for high ceilings, the design is in keeping with surrounding buildings. There is an additional 23' setback beyond what is asked for in the ordinance. Bill Millard, Board Member of Heritage Community spoke in favor, stating he was excited for the project and what it could bring to the seniors. Matt Shankle, Marketing Director of Heritage Community spoke to the demand for senior housing. Speaking in opposition: Greg Peck, spoke to the concern about extra traffic and people in the neighborhood. Daniel Davie, 609 Norton Drive, concerns with the height being too extreme an exception and should not be approved. Damien McCormick, 509 Homecrest Avenue, covered the main points why this project doesn't meet them. Mary Montague, 730 Norton Drive, spoke to the concerns of extra traffic, lighting, noise and other related changes. Peter Wilkins, 708 Homecrest Avenue, spoke to the height being an intrusion; no other building over the 33.5' height is as high as this proposed project. Nathan Richards, 431 Homecrest Avenue, spoke to the extreme nature of the height variance request and named privacy concerns and view blockage. Christine Wilkins, 708 Homecrest Avenue, spoke to concerns about height and updated location; extra lighting was a concern as well. Larry Delach, 613 Homecrest Avenue, spoke to concerns of location and height. Katherine Martin 538 Homecrest Avenue, spoke to concerns over height request and feels it should be denied. Susan Gaters-Bradshaw, 640 Homecrest Avenue, had concerns over the height of building overlooking other people's properties and it would destroy 73 HUD apartments in favor of

market rate apartments. Michelle Zorich, 538 Homecrest Avenue, spoke to concerns of height related issues and privacy. Sandra Johnson 627 Homecrest Avenue, spoke to concerns about height, traffic and noise, she would be adversely affected and had concerns with privacy issues due to the height. Jay Prince returned to the podium in support of the project stating the design, and the company's attempt to be transparent has stayed the same. Mr. Ryan spoke in support of the research that indicates that compact, but tall is the future of senior living and spoke to the mature tree line and underground parking. Mr. Eldridge spoke in relation to the 73 units existing versus the 60 units that would be built, stating the setback is almost double, but so is the height. The previously mentioned Wyndham building had no variance, most likely due to age of the building.

Mr. Houston seconded the Finding of Fact.

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

Mr. Lager moved to approve the application, seconded by Mr. Houston. Mr. Lager modified the motion to include the condition the setback would be an additional 23' beyond the original 25' setback of the property line, and the tree buffer on Homecrest Avenue be maintained and not reduced, seconded by Mr. Houston.

Mr. Flach commented Heritage Community has taken great care creating this building and talking with the neighbors and doubling the setbacks. However, there have been almost eleven people directly affected who live adjacent or behind in opposition. It's almost double the height requirement. He feels there are other options for the design, in good conscious; he didn't feel he could support the proposal.

Mr. Houston commented the applicant has shown due diligence in their plans and preparation. He has concerns with the providing the elderly more accommodations.

Chair Youngs reviewed the criteria conditions that must be met to qualify and stated the Board is to ensure the spirit of the ordinance is being observed, public safety secured and substantial justice is being done. The Board is to approve the requests if all seven required standards are met. He only sees one requirement that is met, that the building is setback beyond the minimum required setback, he stated he couldn't approve it failing all the other requirements.

Mr. Lager commented it's challenging, the zoning laws are impeding the marketability for the building. One criterion is the granting of the variance will not adversely affect adjacent land owners in a material way. The setback being exceeded and a tree line don't mitigate the adverse effect on the adjacent land owners as hear tonight.

Ms. Doane commented it's an excellent project the adverse effect to the area is too extreme.

Motion denied by roll call vote.

Yes: Houston

No: Flach, Youngs, Lager, Doane

Mr. Houston read the application for 400 E. Cork Street, Parcel #06-34-208-001:

ZBA #18-07-20: 400 E. Cork Street: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by LED Lighting Wholesalers Inc. The request concerns the property at 400 E. Cork Street, which is situated in use Zone M-2, Manufacturing –General District. The applicant is requesting a dimensional variance from Chapter 7, Section 7.2 D, to allow 75% of the wall sign area to be changeable copy where in the M-2 District only 25% of the wall sign area may be changeable copy.

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 twenty-four notices of public hearing sent and one response was received.

Erich Adalbert, 1517 Spruce Drive, represented the variance stating the request was for the changeable copy area, the building sets back over 40' and they need a larger sign for it to be seen. They sell signs and want to display their sign on the building. There are no residences in the area to be affected. They have a two square foot by four square foot sign currently and this would be 75% larger, with a four square foot by six square foot changeable area below.

Mr. Eldridge commented the building would allow for a maximum of 80 square foot of total signage and could have 25% of that could be changeable copy. That's a large amount of signage.

Mr. Lager clarified he would have to place an enormous sign up on the building to accommodate the 25% rule. Mr. Eldridge commented it seems counter intuitive for the ordinance to motivate an owner to put up a larger sign to advertise their business. He asked if there was signage by the road. Mr. Adalbert stated the only sign is on the building.

Mr. Eldridge commented this leased space has no freestanding signage, only what they can place on the building. The applicant could have a larger sign to allow someone to have more changeable copy area. There are a lot of commercial businesses in the area.

Attorney Robertson commented the applicant leases the building, he advised if the Board were to grant the request they consider restricting this variance to the tenant rather than with the land, the next tenant may want to put a huge sign up. The variance would be unique to this tenant.

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

FINDING OF FACT

Mr. Flach moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 400 E. Cork Street shall include all information included in the notice of public hearing dated June 27, 2018.
- 2.) Twenty-four notices of public hearing were sent and one response was 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: Erich Adalbert, stated the building sits over 40' back from the road. He wanted to advertise by having one of his own signs on the building, in order to do that he would have to max out the sign ordinance and that would be counter to the spirit of the ordinance. Staff noted there are no residential houses around the area.

Mr. Lager seconded the Finding of Fact.

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

Chair Youngs moved to approve the application, for the leased space only at 400 E. Cork Street only, seconded by Mr. Lager.

Motion approved by roll call vote unanimously.

ADJOURNMENT:

The meeting was adjourned at 9:16 p.m.

Submitted By _____ **Date** _____
Recording Secretary

Reviewed By _____ **Date** _____
City Staff

Approved By _____ **Date** _____
Chair



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

July 24, 2018

**RE: 1101 Portage Street
Parcel #06-22-434-008
ZBA #18-06-16**

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 Byce & Associates Inc. on behalf of the Hollander Development Corporation. The request concerns the property at 1101 Portage Street, which is situated in use Zone CC, Community – Commercial District.

The applicant is requesting the following: **1)** A use variance from Chapter 4, Section 4.2 Q.3, to allow dwelling units on the ground floor level for a proposed mixed-use development project, where retail or other commercial floor space is required on the ground floor level in Zone CC, **2)** A dimensional variance from Chapter 5, Section 5.2, to allow 48 dwellings units with 1,202 square feet of lot area per dwelling unit where 1350 square feet of lot area is required per dwelling unit in Zone CC (45 total dwelling units); and **3)** A dimensional variance from Chapter 6, Section 6.1, of 31 off-street parking spaces to allow 60 total off-street parking spaces, where 91 are required.

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

A public hearing will be held on **Thursday, August 9, 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, AICP
Zoning Administrator

c: Property File



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 Byce & Associates, Inc.
Address 487 Portage Street
City, State, Zip Kalamazoo, Michigan 49007
Phone 269-381-6170 Cell 906-280-3552
Fax 269-381-6176 Email danielle.rhodes@byce.com

Owner: Name Hollander Development Corporation, Matt Hollander, President
Address 1822 W Milham Ave, Suite 2
City, State, Zip Portage, Michigan 49024
Phone 269-388-4677, ext.2 Cell 269-352-5093
Fax _____ Email matt@hollanderdevelopment.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 1101 Portage Street, Kalamazoo MI 49001

This property is located : southeast corner of Portage Street and Lake Street intersection (the old Kalamazoo Creamery Site)

CCN# Parcel ID: 06-22-434-008 Zone _____

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 1) Use Variance from Ch.4, Sect. 4.2 Q.3 to allow ground floor dwelling units in mixed use development, 2) Dimensional Variance from Ch.5, Sect. 5.2 for relief to lot area per dwelling unit requirement, & 3) Dimensional Variance from Ch.6, Sect. 6.1 C1 for relief to off-street parking requirements (see attached narrative for details of request).

Attachments

- \$ 495 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)

FUTURE LAND OWNER Signature of Applicant [Signature] Date 5/15/18
CURRENT LAND OWNER Signature of Owner (if different than applicant) [Signature] Date 5/16/2018
Kenneth J. Hartmann, Jr.
Kalamazoo County Land Bank Authority

Applicant: Danielle M. Rhodes, Byce & Assoc. Date 5/17/2018

Eldridge, Peter

From: Danielle Rhodes <Danielle.rhodes@byce.com>
Sent: Thursday, July 19, 2018 4:37 PM
To: Eldridge, Peter
Cc: Hollander Matthew F
Subject: 16100109_ZBA Variance Request UPDATE
Attachments: C200 - Site Plan.pdf

Pete –

Please refer to the below variance request tabulations, for reference in generating your public hearing notice /agenda. I have attached updated site plan, including updated site data, in PDF format for your reference.

PLAYGROUND, Ch.4, 4.2 K. Day Care Homes (Group and Family)

- YMCA daycare facility anticipated to be in compliance with the CoK requirement here, thus eliminating the need for this additional (fourth) variance based on what I believe to be a conservative average daily attendance, generated as follows:
 - Attendance of 30 children for 8 hours, 42 children for 2 hour overlap period, 12 children for 8 hour night-shift, and 0 children for 6 hours per day would equate to a **17.5 child average daily attendance**.
 - 17.5 average attendance @ 100 sf = **1,750 sf outdoor play area required** – which our site can accommodate under current building plan.
 - This average attendance was generated assuming daycare open 24 hours per day, 7 days per week, with same child care schedule each day.
- Results of YMCA / Owner meeting, confirmation on average daily child care attendance pending. . .
- The site can accommodate **1,755 square foot** of fenced outdoor play area for the daycare facility.

FIRST FLOOR RESIDENTIAL, Use Variance, Ch.4, Sect. 4.2 Q.3

Variance still required, no change from initial request

UNIT DENSITY, Dimensional Variance, Ch.5, Sect. 5.2, Tbl.5.2-1

This variance request will still be required. I have updated parcel square foot by the necessary reduction to accommodate 2 ft offset from bio-kleen building and 48 total residential units to establish;

- $57,673 \text{ sf} / 48 = 1,201 \text{ sf per dwelling unit}$ -- suggesting we request relief to dwelling unit density for approval of 1,200 sf per dwelling unit from the 1,350 sf/unit required.

OFF-STREET PARKING, Dimensional Variance, Ch.6, Sect. 6.1 C1, Tbl.6.1-1

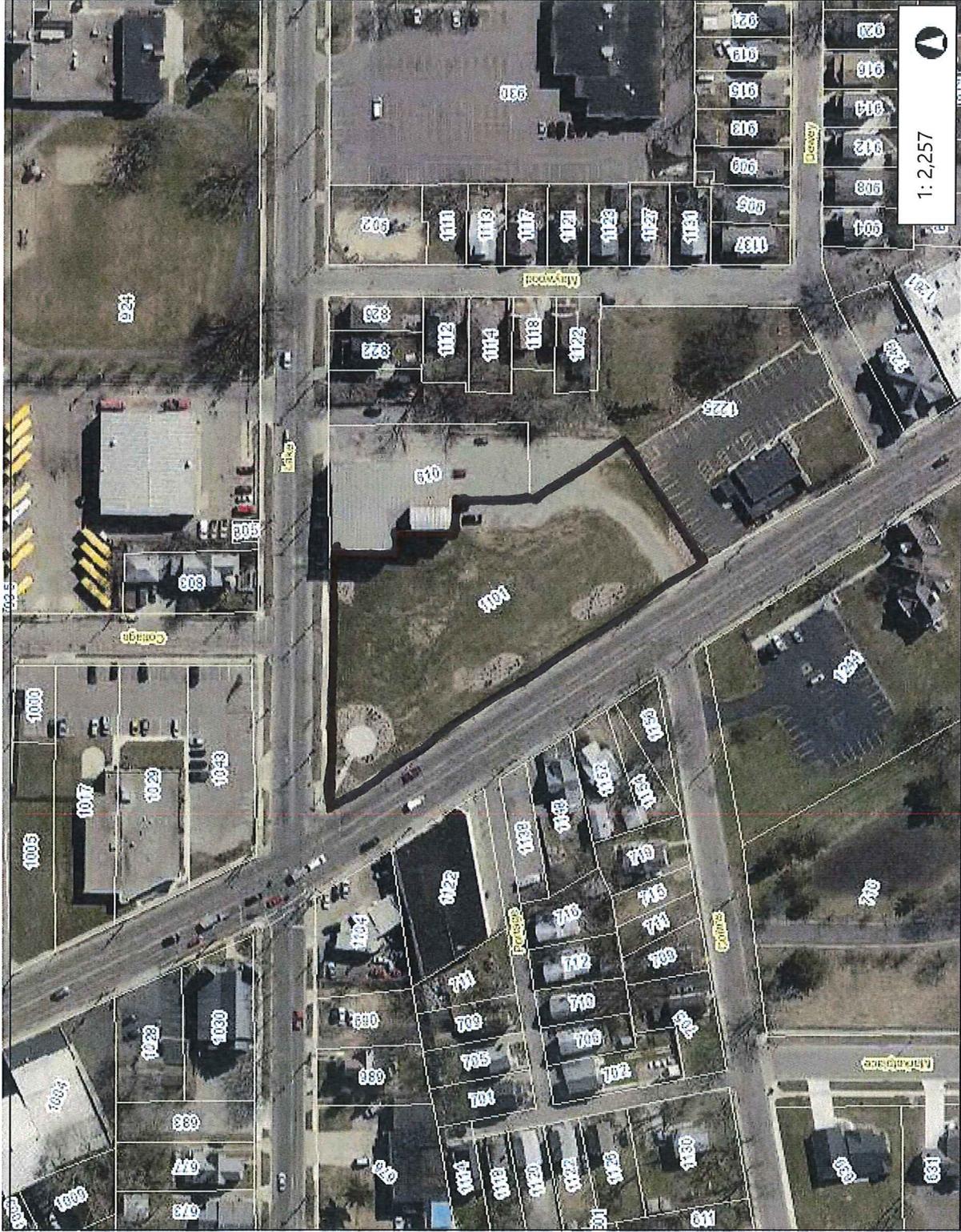
Our site will accommodate 60 off street parking spaces. Per building updates I come up with **91 off-street** parking spaces required, summarized as follows;

- 48 units @ 1.5/unit = 72
- Daycare 1/5 @ 30 = 6
- Office 1,359 sf / 330 = 4
- Commercial 2,716 sf / 305 = 9

Variance request for **approval of 60 off-street parking spaces**, a **34%** reduction to required off-street parking counts outlined above.

Danielle M Rhodes (Holmgren)

1101 Portage Street



- Legend
- Street Names - City
 - Parcels



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

GEMRICH LAW PLC
2347 W. DOWLING ROAD, DELTON, MI 49046
PHONE/FAX 269.623.8533
GEMRICH@MEI.NET

ALFRED J. GEMRICH
ATTORNEY AND COUNSELOR AT LAW

July 9, 2018

City of Kalamazoo, Michigan
Community Planning and Development
415 Stockbridge Avenue
Kalamazoo, Michigan 49001

Attn: Mr. Peter C. Eldridge, AICP
Zoning Administrator

Re: 1101 Portage Street
Parcel #06-22-434-008
ZBA #18-06-16

Dear Mr. Eldridge and Zoning Board:

This written response is on behalf of the First Church of Christ, Scientist, of Kalamazoo, Michigan (Church) to the request of Byce & Associates, Inc., made on behalf of Hollander Development Corporation, for one or more variances regarding the above property or regarding the proposed project to be built on the above property and which matter is scheduled for public hearing on Thursday, July 12, 2018 at 7 PM in the Kalamazoo City Commission Chambers. This letter should be read in conjunction with a previous letter dated June 7, 2018 regarding a hearing held on June 14, 2018 on a previous request, which has apparently been modified.

Please be advised as follows:

1. The Church is located at 1225 Portage Street, Kalamazoo, Michigan 49001, adjacent to and immediately south of the property upon which the proposed project is to be built.
2. On May 7, 2018, Mr. Matt Hollander met with representatives of the Church to explain some of the plans for the project. At that time the Church specifically expressed its concern that the project have adequate off-street parking and the project not result in any invitation, expectation, dependence, use of or other interference with the Church's use of the Church's parking lot. Mr. Hollander stated his group was looking to obtain additional land for off-street parking and even mentioned a particular property on Lake Street.
3. The Church desires to be a good neighbor. However, the proposed project must have adequate off-street parking as required by existing zoning ordinances and/or building requirements. Any proposed project must not depend upon adjacent properties for off-street parking for the inadequacy of off-street parking will prompt dwelling unit residents, guests or customers in retail or commercial spaces to use the Church's parking lot. This is already a problem given the Church's experience with persons seeking to use the Church's lot. The Church already experiences unauthorized use of its parking lot including overnight parking. As recently as Sunday, July 9, 2018, a truck with an attached large trailer that took about 6 parking

spaces was parked in the Church's parking lot and efforts had to be made to have it moved before the time scheduled for Church services.

4. As the Church understands the applicant's modified request it is for: 1) a use variance to permit dwelling units on the ground floor and 2) a dimensional variance to reduce the number of required off-street parking spaces from 101 to 64. This latter variance would result in less than two-thirds (2/3rds) the required parking spaces. It is respectfully submitted this raises issues of the adequacy and convenience of the project's facilities, public safety, fairness to existing and neighboring facilities which comply with existing zoning ordinances and is not in the best interest of the public, surrounding properties and neighborhood. The dimensional variance reducing the number of off-street parking spaces is unwise, problematic and objectionable.

5. The Church believes zoning and other building use requirements are designed for the orderly development of properties and protection of neighboring properties based upon generally accepted, uniform, time-tested, reasoned principles that have the long-run best interest of the public in mind.

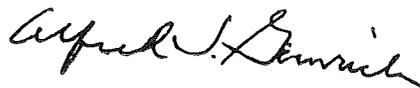
6. The Church does not object to a use variance to allow dwelling units on the ground floor level leaving that matter to the sound judgment of the Zoning Board, *provided there is no reduction or decrease in the number of off-street parking spaces normally prescribed or required for the project; provided the number of off-street parking spaces which the Church understands to be 101 remains unchanged. That is, the Church requests the required number of 101 off-street parking spaces is not reduced.*

7. The Church respectfully objects to the granting of any dimensional variance that may reduce the required number of off-street parking spaces. Further the Church respectfully objects to any other variance(s), exceptions or other permissions for or relating to the proposed project that will deviate from or otherwise reduce the number of off-street parking spaces normally prescribed and required by the zoning ordinances for any modified uses, or for the permitted number of dwelling units and/or when the number of dwelling units are considered in combination with any retail and commercial use.

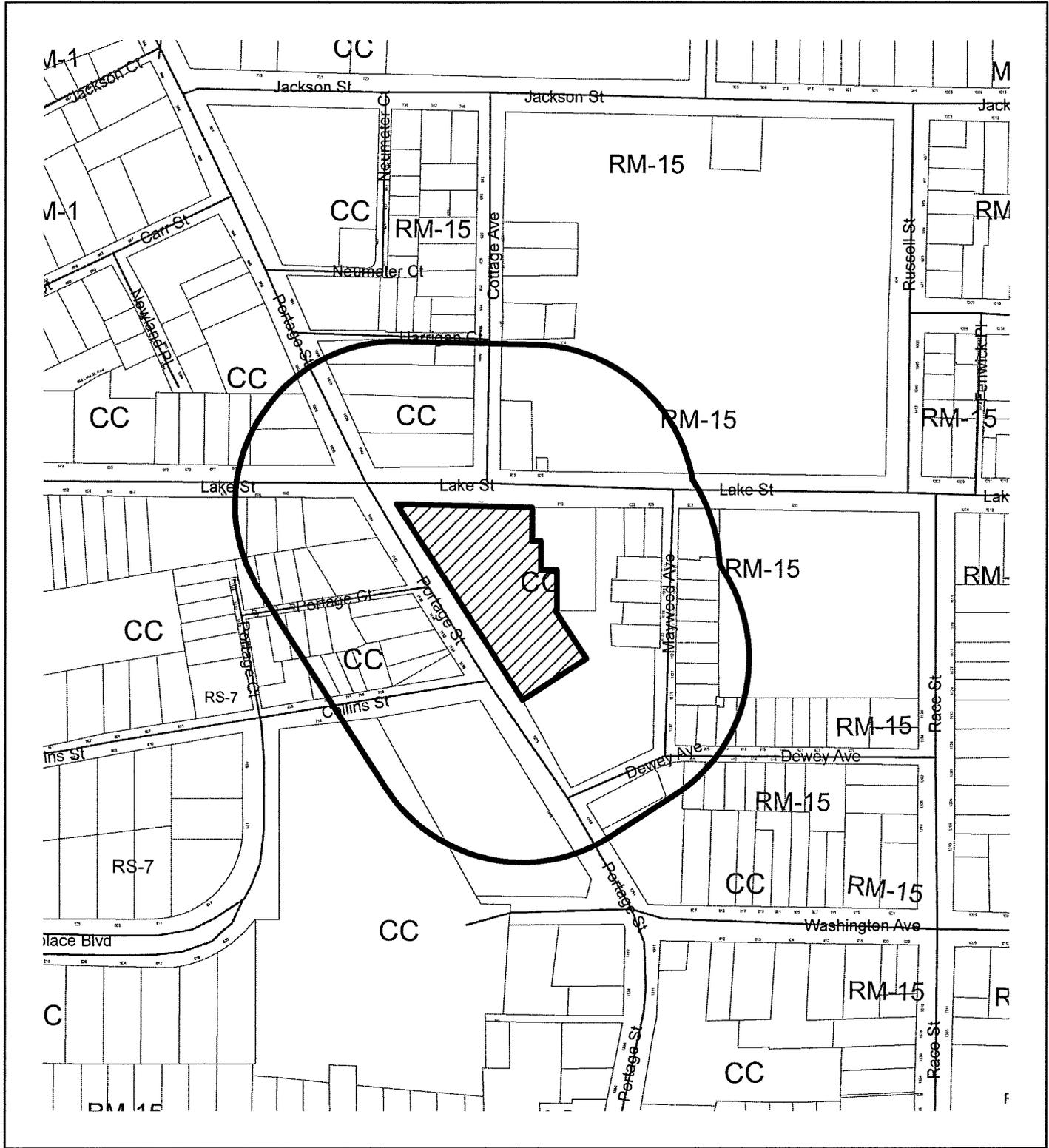
Thank you for your consideration in this matter.

Very truly yours,

GEMRICH LAW PLC



Alfred J. Gemrich



300' Mailing Boundary
1101 Portage St.



1" = 50 Feet
0 50



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

June 27, 2018

**RE: 1311 Portage Street
Parcel #06-23-320-201
ZBA #18-07-18**

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 Community Promise Federal Credit Union. The request concerns the property at 1311 Portage Street, which is situated in use Zone CC, Community – Commercial District.

The applicant is requesting the following variance for the Community Promise Federal Credit Union tenant space at 1313 Portage Street. A variance from Chapter 7, Section 7.2 F, to allow an eight square foot sandwich board sign on the public sidewalk, where sandwich board signs in the right of way are only allowed in the Commercial Central Business District. Please note that if approved this sign will also require a temporary encroachment agreement be entered into with the City of Kalamazoo.

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, July 12, 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, AICP
Zoning Administrator

c: Property File



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 Community Promise Federal Credit Union
Address 1313 Portage Street
City, State, Zip Kalamazoo, MI 49008
Phone 269-459-1777 Cell _____
Fax _____ Email info@CommunityPromiseFCU.org

Owner: Name Angela Brown, CEO
Address 1313 Portage Street
City, State, Zip Kalamazoo, MI 49001
Phone 269-459-1777 Cell 248-229-3288
Fax _____ Email abrown@CommunityPromiseFCU.org

(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 1313 Portage Street
This property is located between Washington street and Stockbridge street, on the
 north south east west side of the street.
CCN# 06-23-320-201 Zone CC - Community Commercial

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 Allowable use of sandwich board on sidewalk.

Attachments

- \$87.5 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)

Signature of Applicant [Signature] Date 6/12/2018

Signature of Owner (if different than applicant) _____ Date _____

Eldridge, Peter

From: Michelle Tombro Tracy <michelle.tombrotracy@kalamazoolandbank.org>
Sent: Friday, July 13, 2018 2:39 PM
To: Eldridge, Peter
Cc: abrown@communitypromisefcu.org
Subject: Support for Zoning Variance Request

Community Promise Federal Credit Union a Land Bank tenant at 1313 Portage St. has applied for a variance to allow them to place a sandwich board on the sidewalk in front of their business during hours that they are open. This application is fully supported by the Land Bank. Please accept this email as our letter of support.

--

Michelle Tombro Tracy
Assistant Director
Kalamazoo County Land Bank
269-216-9870
www.kalamazoolandbank.org



ZBA # 15-07-18

RECEIVED JUN 12 2018

June 12, 2018

Zoning Board of Appeals
415 Stockbridge Ave
Kalamazoo, MI 49001

Mr. Peter Eldridge
Zoning Administrator

I am writing and submitting a form of appeal regarding the placement of a sandwich board sign on the sidewalk near the entrance of the Community Promise Credit Union. We have received a citation informing us that a sandwich is not allowed in this location. Reason given is that the sign will cause too much congestion and interfere with the pedestrian traffic on the sidewalk.

I am asking that we be exempted from this ordinance as the attached pictures will show (one taken by the zoning inspector, and one taken by an attendee at the last Art Hop) that there is ample space for normal pedestrian traffic. This is especially, shown in the picture taken at the Art Hop.

The main reason for our request is that without the sandwich board being placed on the sidewalk our walk-in business is materially affected, sometimes by as much as 10% in a month's time. For a small new business this has an adverse effect on our bottom line. Therefore, since there is not impediment to the pedestrian traffic, but there is significant detriment to our business, that a variance be granted from the relevant ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Brown", with a long horizontal line extending to the right.

Angela Brown, CEO
Community Promise FCU
1313 Portage Street
Kalamazoo, MI 49001
269-459-1777



Community Planning & Development Department
Code Administration
415 Stockbridge Avenue
Telephone: (269) 337-8026
FAX: (269) 337-8513

ZONING VIOLATION NOTICE
05/22/2018

KALAMAZOO COUNTY LAND BANK
1523 RIVERVIEW DR STE A
KALAMAZOO, MI 49004

¹³¹³
PROPERTY ADDRESS: 1311 PORTAGE ST
CCN#: 06-23-320-201 CASE #: EN18-1354

Dear Property Owner:

The above referenced property is in violation of the City of Kalamazoo's Zoning Ordinance as follows:

Ordinance Citation: § 7.2 F

Signs on Public Property. No permanent or temporary/portable sign of any type may be erected or moved onto public property without written approval from the City, except that sandwich board signs with a sign face area of no more than eight square feet per side may be used on public property in the CCBD zone district. Prior to the use of a sandwich board sign on public property in the CCBD zone district, an encroachment permit must be obtained from the City of Kalamazoo and must be consistent with the Kalamazoo Downtown Design Guidelines.

Violation Description: Sidewalk sign in right of way.

Correction(s) Required: Remove sidewalk sign

Correction(s) shall be completed by: 6/5/2018

The violation must be corrected by the date listed above and the property will be re-inspected by the inspector listed below. Failure to comply will result in an enforcement letter, additional cost recovery fees, and/or a Municipal Civil Infraction Citation, and/or a referral to the City Attorney's Office for appropriate legal action.

If you have any questions concerning this matter, please contact (269) 337-8026 and ask to speak to the inspector listed below. It is our hope that the matter can be resolved without further enforcement actions.

Sincerely,

Bobby Durkee, Zoning Inspector

c: 1311 PORTAGE ST - property file

COMMUNITY PROMISE CREDIT UNION
1325 PORTAGE ST
KALAMAZOO, MI 49001



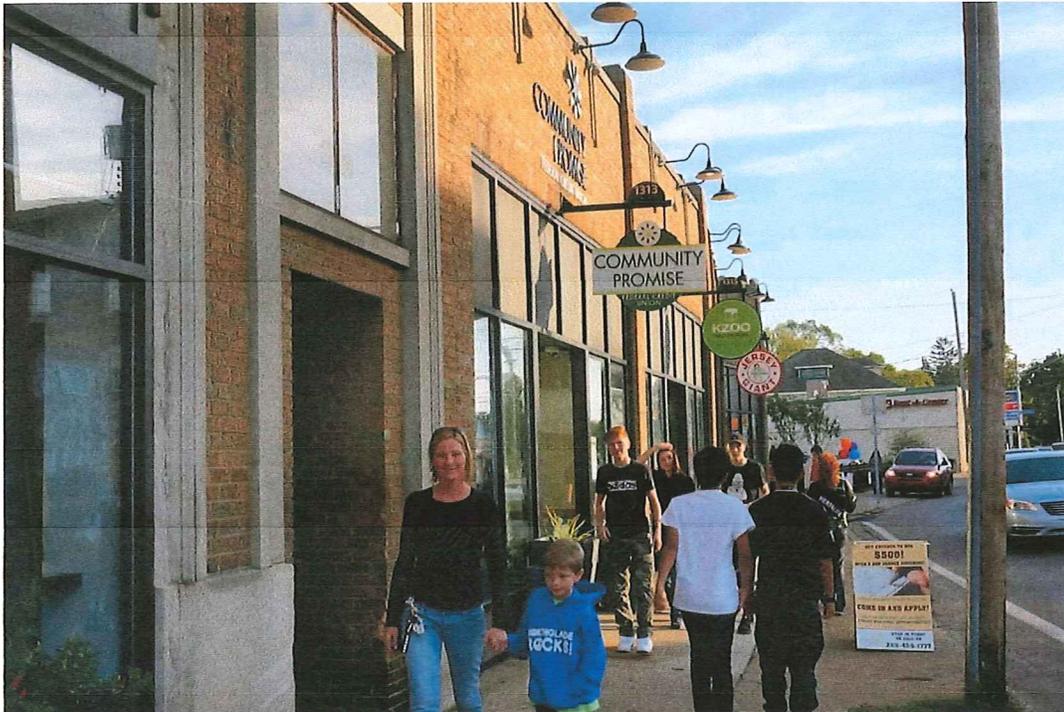
× **Cover Photos**
<https://m.facebook.com>

FACEBOOK. TO CONNECT WITH WASHINGTON Square - Kalamazoo, log into Facebook.

Log In

or

Join



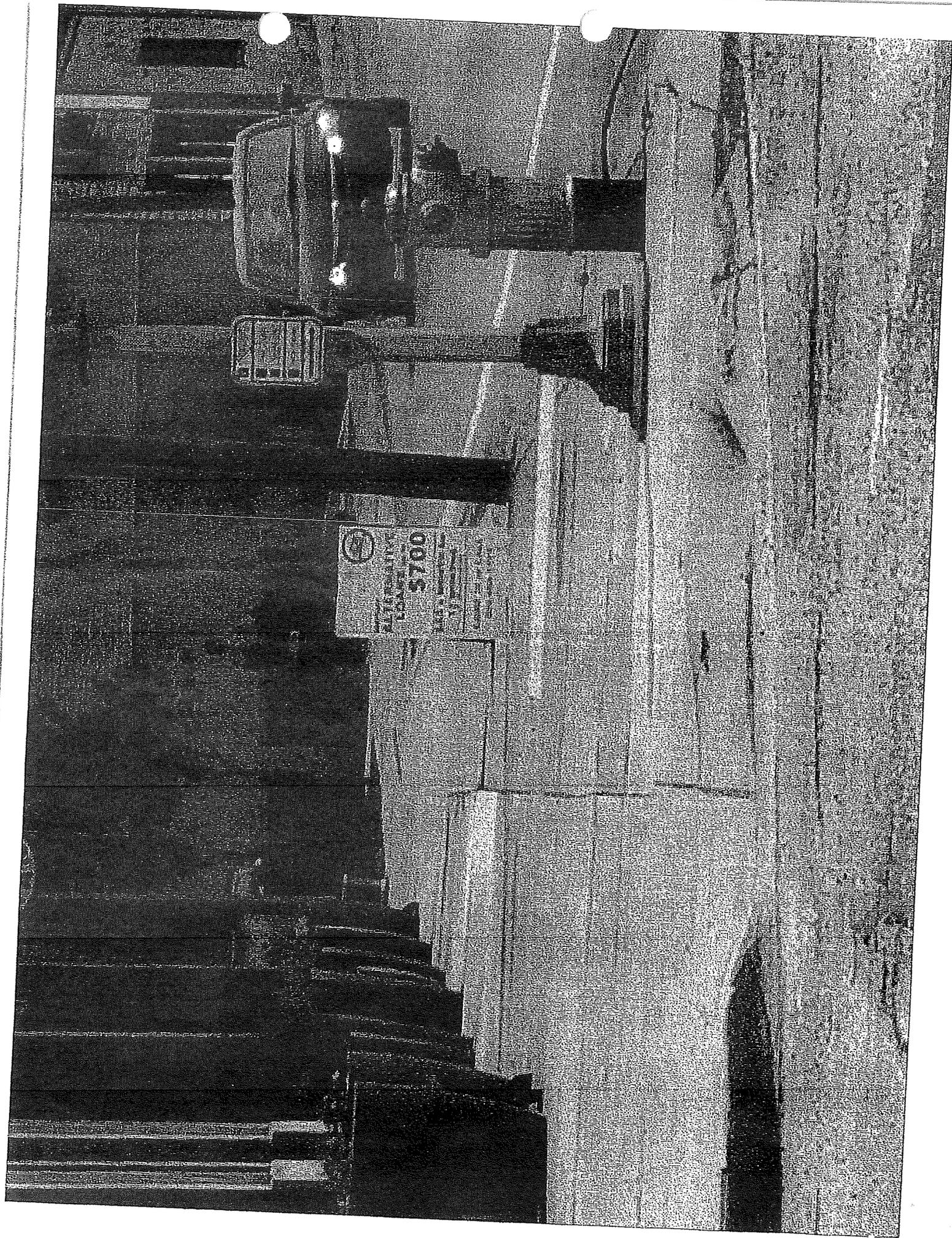
Washington Square - Kalamazoo

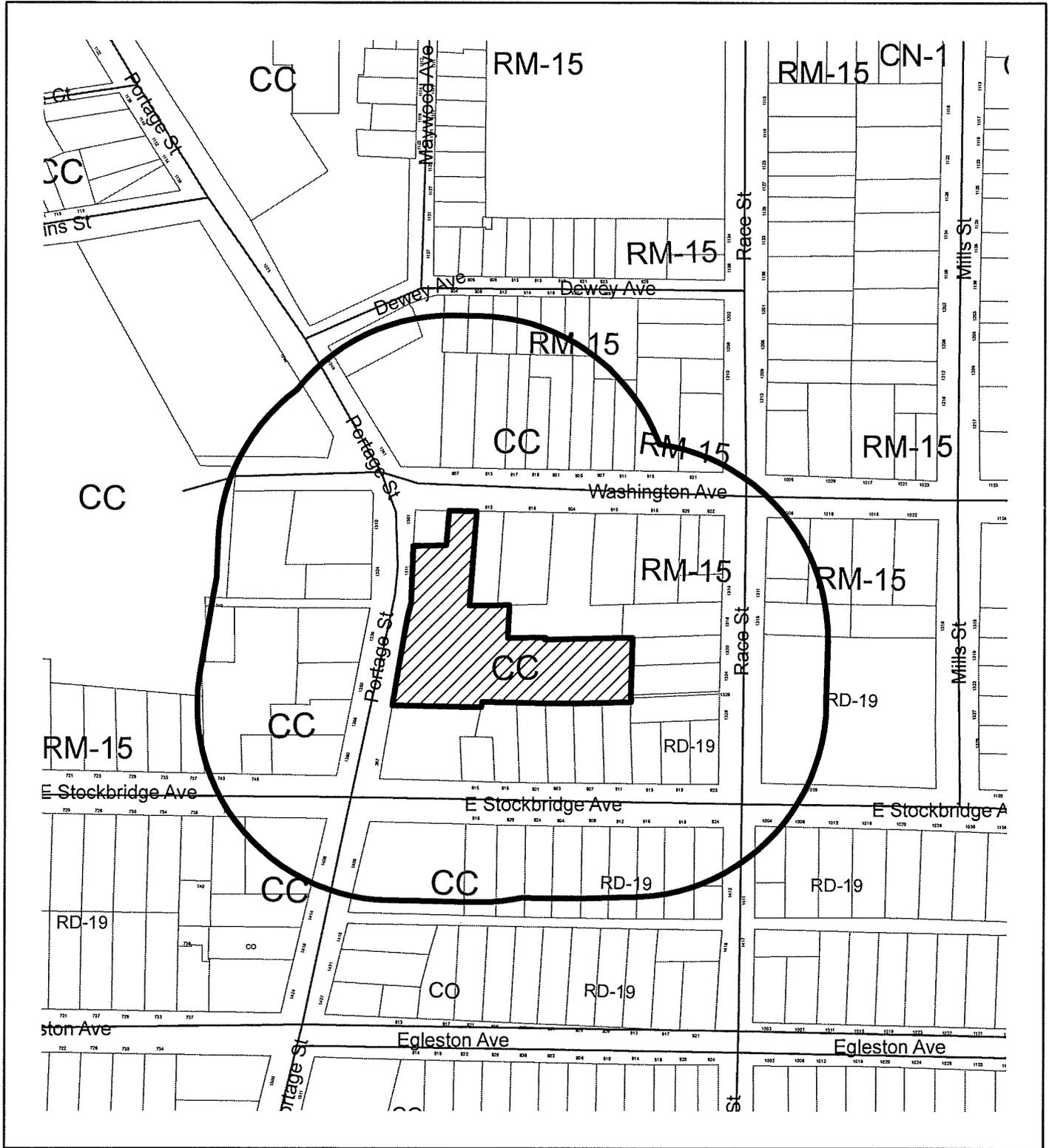
With Marcia Aguirre and Jorge Balderas

Cover Photos · Oct 23, 2017 ·

[View Full Size](#)







300' Mailing Boundary
1311 Portage St.



1" = 100 Feet
0 20



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

July 24, 2018

RE: 525 and 535 E. Ransom / 617 Harrison St.
Parcel #06-15-269-351, #06-15-290-207, #06-15-285-103
ZBA #18-08-21

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 Bosch Architecture. The request concerns the properties at 525 and 535 E. Ransom St. / 617 Harrison St., which are situated in use Zone CMU, Commercial – Mixed Use District.

The applicant is requesting the following: **1)** A dimensional variance from Chapter 3, Section 3.7 E6, for two feet to allow the building to be setback up 12 feet from the front property line in the areas indicated where a zero to ten foot front setback is required in the Zone CMU; **2)** A dimensional variance from Chapter 6, Section 6.3 D to allow the placement of the screened dumpster in the front yard along Butler Court, where the location is required in the side or rear yard; **3)** A dimensional variance from Chapter 3, Section 3.7, to allow 80 dwellings units with 730 square feet of lot area per dwelling unit where 1,500 square feet of lot area is required per dwelling unit in Zone CMU (39 total dwelling units); **4)** a dimensional variance from Chapter 3, Section 3.7, to authorize a building which will be 68 feet in height, where the maximum height for structures in Zone CMU is 50 feet (18 foot variance); **5)** A dimensional variance from Chapter 6, Section 6.1, of 45 off-street parking spaces to allow 93 total off-street parking spaces, where 138 are required; and **6)** A dimensional variance from Chapter 5, Section 5.2, of 6% of the maximum impervious cover requirement to allow 71% impervious cover where 65% is required.

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

A public hearing will be held on **Thursday, August 9, 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, AICP
Zoning Administrator

c: Property File



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 John Lovely, Bosch Architecture
Address 8065 Vineyard Parkway
City, State, Zip Kalamazoo, MI 49009
Phone (269) 321-5151 Cell (269) 352-3904
Fax N/A Email jlvely@boscharch.com

Owner: Name Harrison Circle LDHA LP
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 525 + 535 E Ransom St., 617 Harrison St.

This property is located between Walbridge street and Harrison street, on the

north south east west side of the street.

CCN# 39-06-15-269-351
39-06-15-290-207
39-06-15-285-103

Zone Rezone in Process from RMC/RFO 3 to CMU/RFO 4

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 Numerous Requests - See Attachment

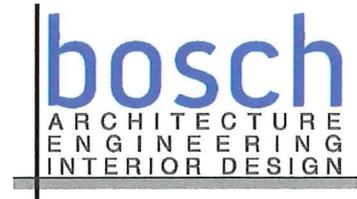
Attachments

- \$275 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)
- } Will Provide Prior to ZBA Packets going out

Signature of Applicant John Lovely Date 6/12/18

Signature of Owner (if different than applicant) _____ Date _____

See Attached Form
Signed by Herb Ayres, member of Harrison Circle LDHA LP



July 12, 2018

Peter Eldridge
Zoning Administrator
City of Kalamazoo Community Planning & Development
415 E Stockbridge Ave
Kalamazoo, MI 49001

Dear Peter,

As you are aware, we are applying for six (6) different variances for the Harrison Circle project located at 525 E Ransom Street, Kalamazoo, MI 49007. Below is an explanation of each of our six (6) requests for dimensional variances.

Chapter 3, Section 3.7 E 6. Maximum Building Height in Riverfront Overlay Subarea 4 of 50 feet

The proposed building height is 68 feet to the top of parapet for the main portion of the building. We are requesting an 18 foot variance from the maximum allowable building height of 50 feet tall which works out to be a 36% variance request. The building will have a main level for general commercial with a parking garage and four (4) stories above which will house 80 residential units. Residential units will be as follows: 52 total efficiencies at 500 SF +/-, 24 total one-bedroom apartments at 650 SF +/- and 4 total two-bedroom apartments at 980 SF +/- . There will also be 2 stair wells and a mechanical room that project up to 176 feet tall. These stair wells only account for 4% of the overall building footprint so this is allowed per the ordinance. An explanation for why this number of units is necessary for this development can be found below in the Dwelling Unit Variance write up. Without the extra 18 feet on top of the building, we would not be able to accomplish the desired number of units.

Chapter 6, Section 6.3 D. Waste Receptacles larger than two cubic yards are to be located in the side or rear yard of a development

For the development property south of Butler Court, there are three street frontages making it impossible to have the dumpster enclosure in a rear yard or truly in the side yard. Refer to sheet C001, Conceptual Site Plan for proposed dumpster enclosure location and property frontage conditions which make this requirement a hardship to comply with.

Chapter 3, Section 3.7 E 6. Street Setback Requirements (Build to Zone) in Riverfront Overlay Subarea 4 of 0-10 feet

The proposed property has a public water main easement along the south property line on Ransom Street which overlaps the 10' build to line on one building corner and is in very close proximity to the build to line in another building corner. In all other locations, the building complies with the build to line. Structures are not allowed to be built within the water easement so this is a clear physical hardship. The two areas where this applies are shown on the build to line exhibit attached to this letter. The first building corner in question is roughly 2.75' away from the build to line (27.5% variance) and the second is roughly 1.65' away from the Build to line (16.5% variance).

Chapter 5, Section 5.3F. Maximum Impervious Cover for the entire development area of 65% in the CMU district

The overall combined land area for the development is 58,367 square feet which would allow for 37,939 square feet of impervious cover. We are proposing 41,590 square feet of impervious cover which works out to 71.3%, a 6.3%

variance request. The impervious cover is a hardship because we are short on parking spaces for the proposed use and have used as much of the property as possible for additional parking to get closer to the parking requirements. Refer to the Parking Variance and Dwelling Unit write ups below for additional information regarding parking and dwelling units for this development which helps support the need for additional impervious cover.

Chapter 3, Section 3.7 E 6. 1,500 square foot land area required per Dwelling Unit

The overall combined land area for the development is 58,367 square feet which would allow for 39 dwelling units. We are proposing 80 total units and requesting a 41 dwelling unit variance which works out to be a 51.25% variance request. Residential units will be as follows: 52 total efficiencies at 500 SF +/-, 24 total one-bedroom apartments at 650 SF +/- and 4 total two-bedroom apartments at 980 SF +/- for 80 total units. The 52 efficiencies and one bedroom units are of very low square footages and aligns with the vision for the Downtown Kalamazoo Area and Rivers Edge District which would be to create more affordable housing. Based on information provided in a Kalamazoo TMA Housing Study, Kalamazoo's identified need for affordable units is over 1000 units. The referenced study is included with the variance request submittal. The goal of this development is making the affordable units part of a thriving sub community of Kalamazoo like the Rivers Edge District. These units will be considered affordable housing and being in the Downtown Area and Rivers Edge District, this development with 80 total units works towards Kalamazoo's identified need. Finally, another goal for this building is to have a fully integrated building that consists of affordable housing and market rate units to create an integrated rather than segregated community. The proposed unit break down will accomplish this.

Chapter 6, Section 6.1 C 1. Off-Street Parking Stalls

For this development, there are 138 required parking stalls. We are proposing to provide 93 parking stalls as part of the development which is the maximum number of stalls that can be provided given the property layout and other physical factors of the site. The variance request will be for 45 stalls, which works out to be a 32.6% variance request. Commercial parking required is 7 stalls and Drive Thru Restaurant parking is 11 stalls. Residential units will be as follows: 52 total efficiencies at 500 SF +/-, 24 total one-bedroom apartments at 650 SF +/- and 4 total two-bedroom apartments at 980 SF +/- for a total of 80 units. Refer to the exhibit attached to this letter for parking layout and more detailed calculations. In the city of Kalamazoo, 1.5 stalls are required per apartment unit which works out to be 120 stalls required. Having the 52 efficiencies and 24 one-bedroom apartments suggests that only one parking stall should be required for those particular units. The developers have also stated that they can limit each unit to only one parking stall in their lease. By doing that, only 80 parking stalls should be required for the residential units changing the total from 138 required stalls to 98 required parking stalls. In which case we would only be asking for a variance of 5 stalls, which is a much more reasonable 3.6% variance request. When comparing to other municipalities, Kalamazoo's parking requirements for apartment units was also quite a bit higher. For example, the City of Grand Rapids requires 0.75 parking stalls per dwelling room per unit. There are 76 such units in this proposed development which would require 57 parking stalls for efficiencies and one-bedroom apartments. There are 4 two-bedrooms which would require 6 parking stalls. Using these requirements for the apartment units, our overall required parking would be reduced from the City of Kalamazoo 138 Stalls to 81 stalls which would not require a variance in the City of Grand Rapids. This comparison should be considered as support for our variance as it has been mentioned on numerous occasions during meetings with the City of Kalamazoo that 1.5 Stalls required per unit may not align with the vision for future planning and development for this area. It is important to note that the City of Kalamazoo is trying to promote walkability and less vehicular traffic in the Downtown Area. This development would support this vision by reducing surface parking lot stalls that can be used.



If you have any additional questions, feel free to contact me by phone at (269) 321-5151 or email at jlovely@boscharch.com.

Sincerely,

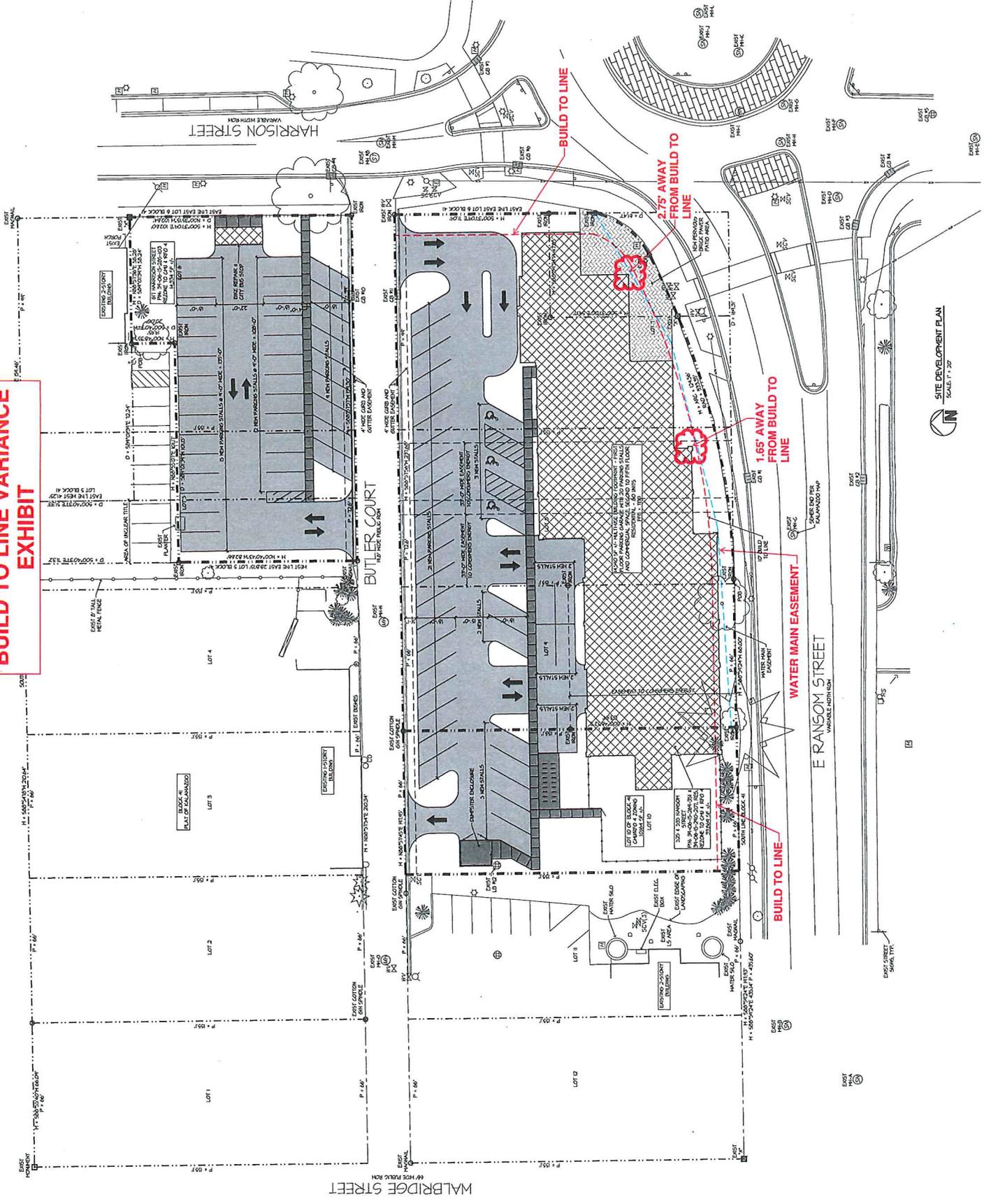
A handwritten signature in black ink that reads "John J. Lovely". The signature is written in a cursive style with a large, sweeping flourish over the "y" at the end.

John J. Lovely

BUILD TO LINE VARIANCE EXHIBIT

- SITE INFORMATION**
1. PARCEL ADDRESS: 120 E RANSOM ST 4, EL PASO, TX 79902
 2. OWNER: HANSON CASLE BUILDING, LLC
 3. ARCHITECT: BOSS ARCHITECTURE
 4. SURVEY: DREHER & ASSOCIATES
 5. ZONING: GARDEN 19 (S) 1.5 CAZ RESZONE TO ALL DU
 6. PROPOSED LAND USE: GENERAL COMMERCIAL
 7. SITE AREA: 50,301 SF
 8. LAND USE PREVIOUS: GENERAL COMMERCIAL
 9. BUILDING TYPE: 4 STORY MULTIFAMILY
 10. MAJOR BUILDING HEIGHT: 50' HANSON
 11. PARKING REQUIRED: 50 TO 60 SPACES

- REMARKS:**
1. 50' HANSON 4 STORY MULTIFAMILY
 2. 2400 GFA, 700 SF OF 1 STALLS
 3. 2400 GFA, 700 SF OF 1 STALLS
 4. 2400 GFA, 700 SF OF 1 STALLS
 5. 2400 GFA, 700 SF OF 1 STALLS
 6. 2400 GFA, 700 SF OF 1 STALLS
 7. 2400 GFA, 700 SF OF 1 STALLS
 8. 2400 GFA, 700 SF OF 1 STALLS
 9. 2400 GFA, 700 SF OF 1 STALLS
 10. 2400 GFA, 700 SF OF 1 STALLS
 11. 2400 GFA, 700 SF OF 1 STALLS
 12. 2400 GFA, 700 SF OF 1 STALLS
 13. 2400 GFA, 700 SF OF 1 STALLS
 14. 2400 GFA, 700 SF OF 1 STALLS
 15. 2400 GFA, 700 SF OF 1 STALLS
 16. 2400 GFA, 700 SF OF 1 STALLS
 17. 2400 GFA, 700 SF OF 1 STALLS
 18. 2400 GFA, 700 SF OF 1 STALLS
 19. 2400 GFA, 700 SF OF 1 STALLS
 20. 2400 GFA, 700 SF OF 1 STALLS



SITE DEVELOPMENT PLAN
SCALE: 1" = 20'

PRELIMINARY
CONSULT

bo ARCHITECTS
INTERIOR ARCHITECTURE
1200 N. GARDEN STREET, SUITE 100
EL PASO, TEXAS 79902
PH: 754.222.1111
WWW.BOSARCHITECTS.COM

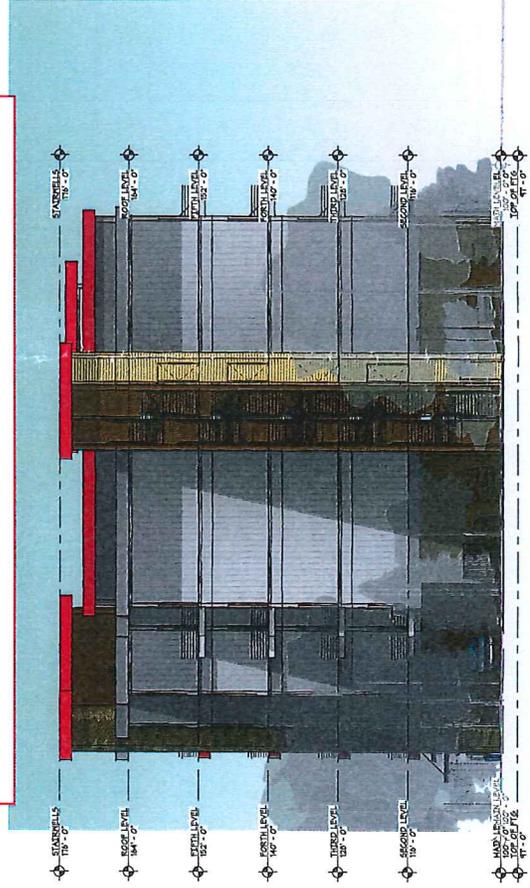
WALBRIDGE STREET



SOUTH ELEVATION DESIGN

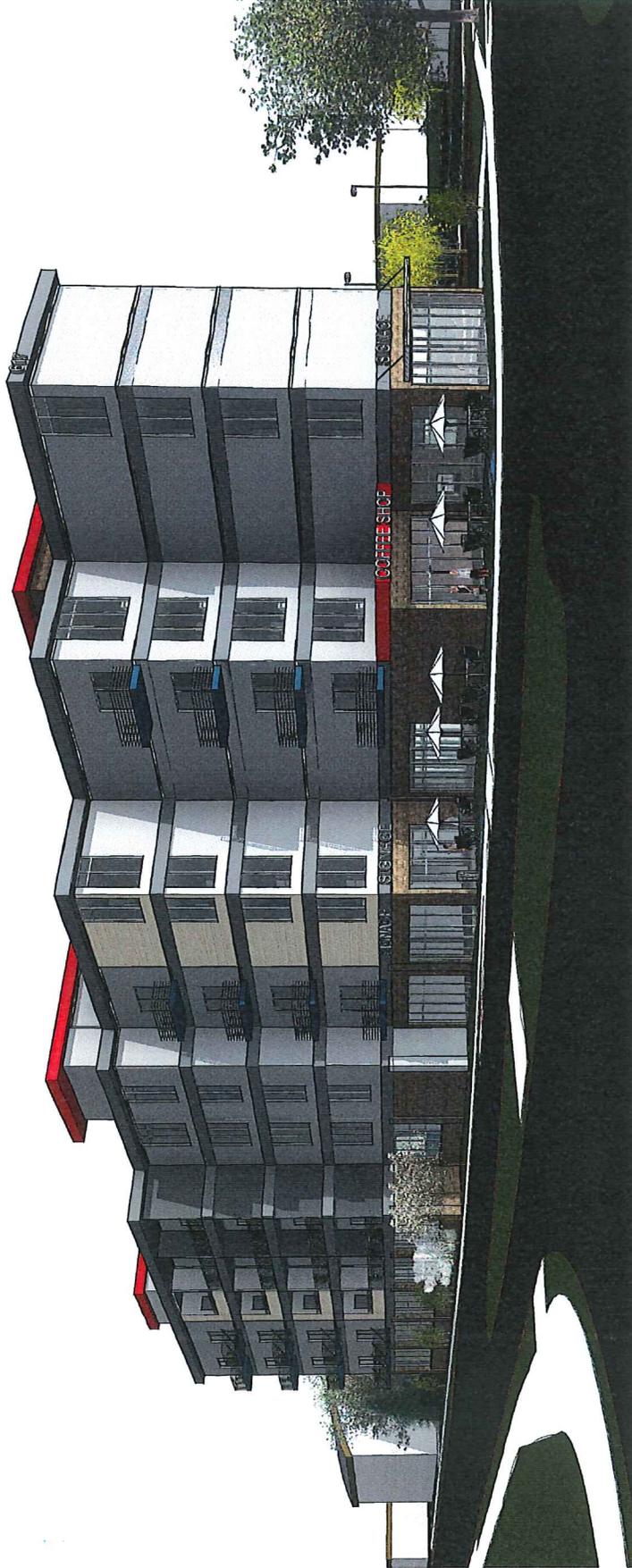
SCALE: 3/32" = 1'-0"

**BUILDING HEIGHT
VARIANCE EXHIBIT**



WEST ELEVATION DESIGN

SCALE: 3/32" = 1'-0"



VIEW LOOKING NORTH WEST
SCALE



AREA VIEW LOOKING NORTH
WEST
SCALE

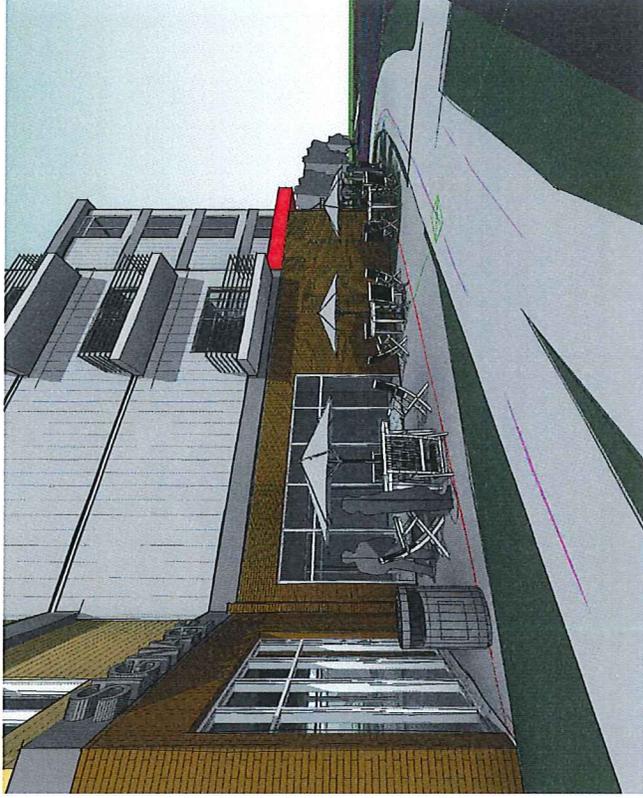


3D VIEW CLOSE UP LOOKING AT APT ENTRY
SCALE

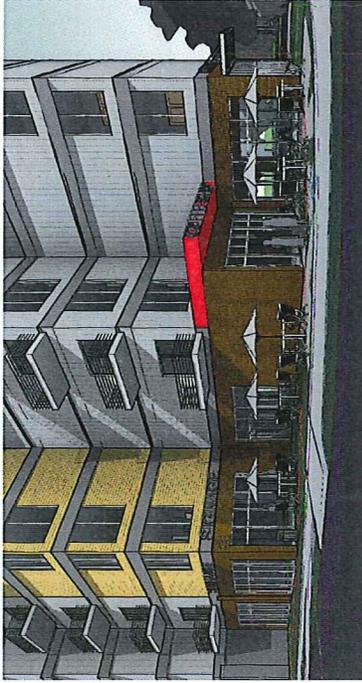


Harrison Circle

SCHEMATIC RENDERINGS NORTH ENLARGED



3D View SIDEWALK VIEW LOOKING NORTH EAST
SCALE



3D View COFFEE SHOP VIEW
SCALE

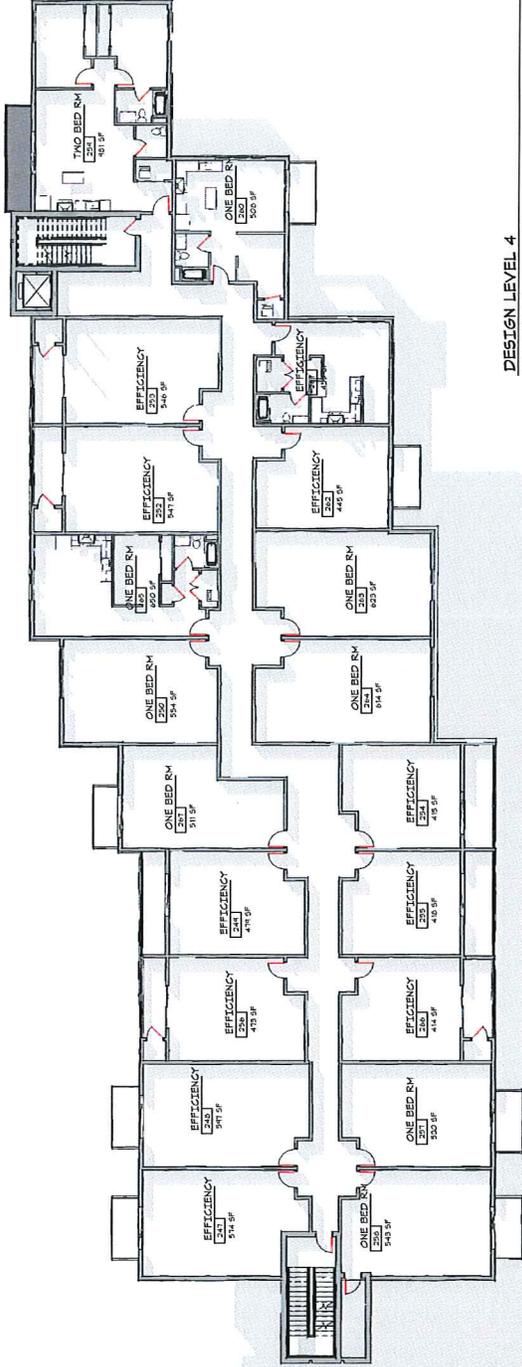


3D View IN BUILDING PARKING
SCALE

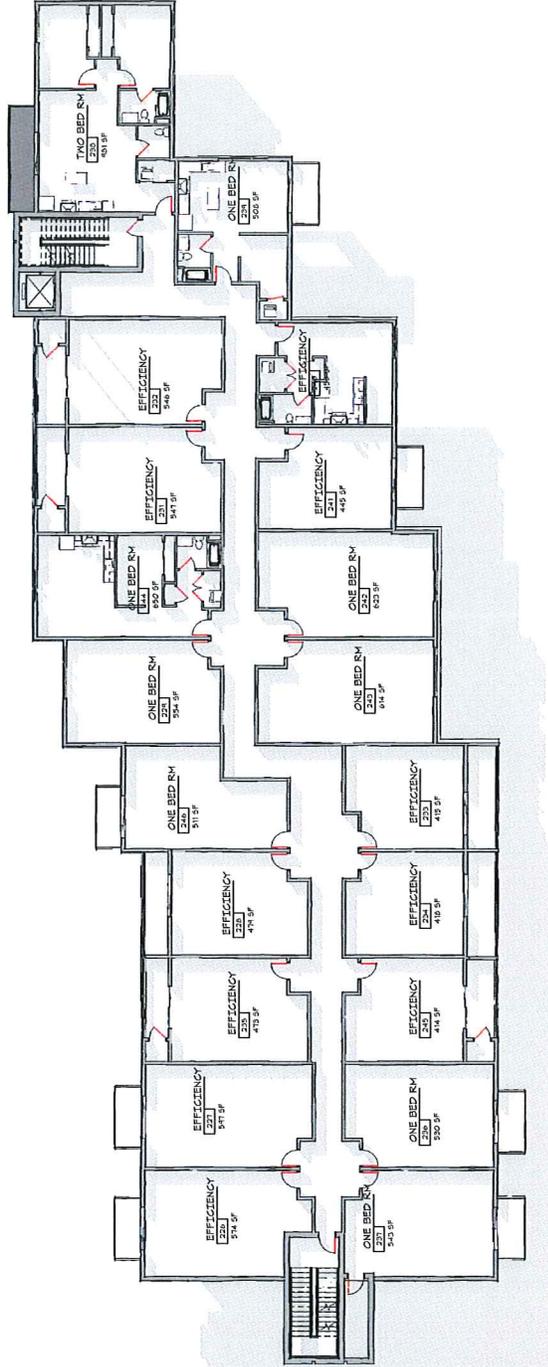


3D View OVERALL VIEW LOOKING NORTH EAST
SCALE

SCHEMATIC RENDERINGS



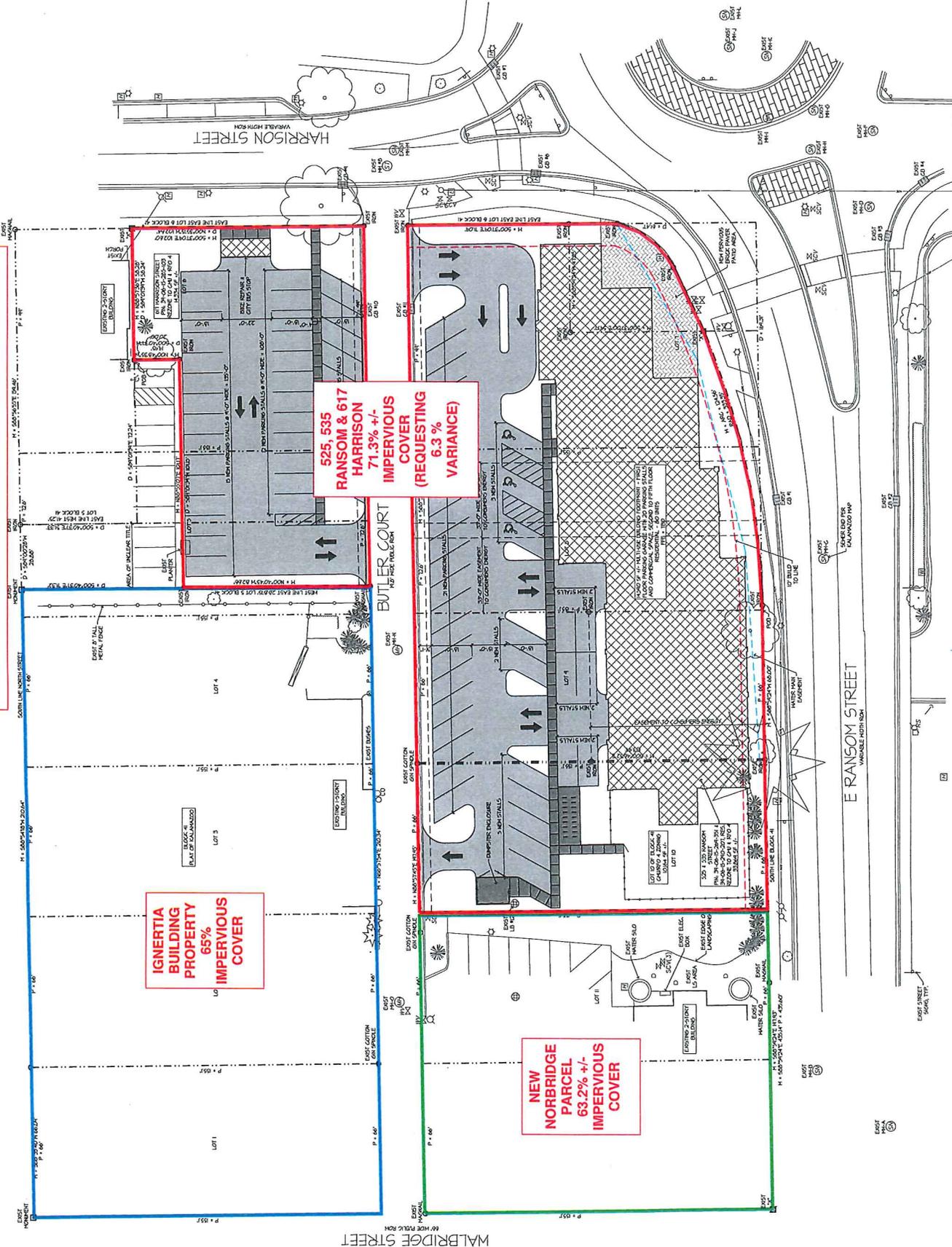
DESIGN LEVEL 4
SCALE: 3/32" = 1'-0"



DESIGN LEVEL 3
SCALE: 3/32" = 1'-0"

IMPERVIOUS COVER VARIANCE EXHIBIT

- SITE INFORMATION**
1. PARCEL NUMBER: 525-535
 2. OWNER: HARRISON & B17 HARRISON, LLC 30 E NORTH STREET KILMORNOCK, PA 19026
 3. ARCHITECT: BOSS ARCHITECTURE INC. 1000 W. MARKET STREET, SUITE 200 KILMORNOCK, PA 19026
 4. SURVEY: BREIDENBACH & ASSOCIATES 1000 W. MARKET STREET, SUITE 200 KILMORNOCK, PA 19026
 5. ZONING: ALC-4M
 6. PROPOSED LAND USE: GENERAL RESIDENTIAL
 7. SITE AREA: 1.00 AC
 8. LAND USE PERCENT: 26.3%
 9. BUILDING TYPE: HOUSING - SINGLE-FAMILY
 10. HAZARD BUILDING HEIGHT: 35 FT TO ROOF
 11. PARKING REQUIRED: 40 SPACES
- GENERAL NOTES:**
1. 30 MINUTE X 15' X 15' STALLS REQUIRED
 2. 2400 SQ FT TOTAL STALLS REQUIRED
 3. 2400 SQ FT TOTAL STALLS REQUIRED
 4. 100% STALLS REQUIRED
 5. 100% STALLS REQUIRED
 6. 100% STALLS REQUIRED
 7. 100% STALLS REQUIRED
 8. 100% STALLS REQUIRED
 9. 100% STALLS REQUIRED
 10. 100% STALLS REQUIRED
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 12. 100% STALLS REQUIRED
 13. 100% STALLS REQUIRED
 14. 100% STALLS REQUIRED
 15. 100% STALLS REQUIRED
 16. 100% STALLS REQUIRED
 17. 100% STALLS REQUIRED
 18. 100% STALLS REQUIRED
 19. 100% STALLS REQUIRED
 20. 100% STALLS REQUIRED



**525, 535
HARRISON & 617
HARRISON
71.3% +/-
IMPERVIOUS
COVER
(REQUESTING
6.3%
VARIANCE)**

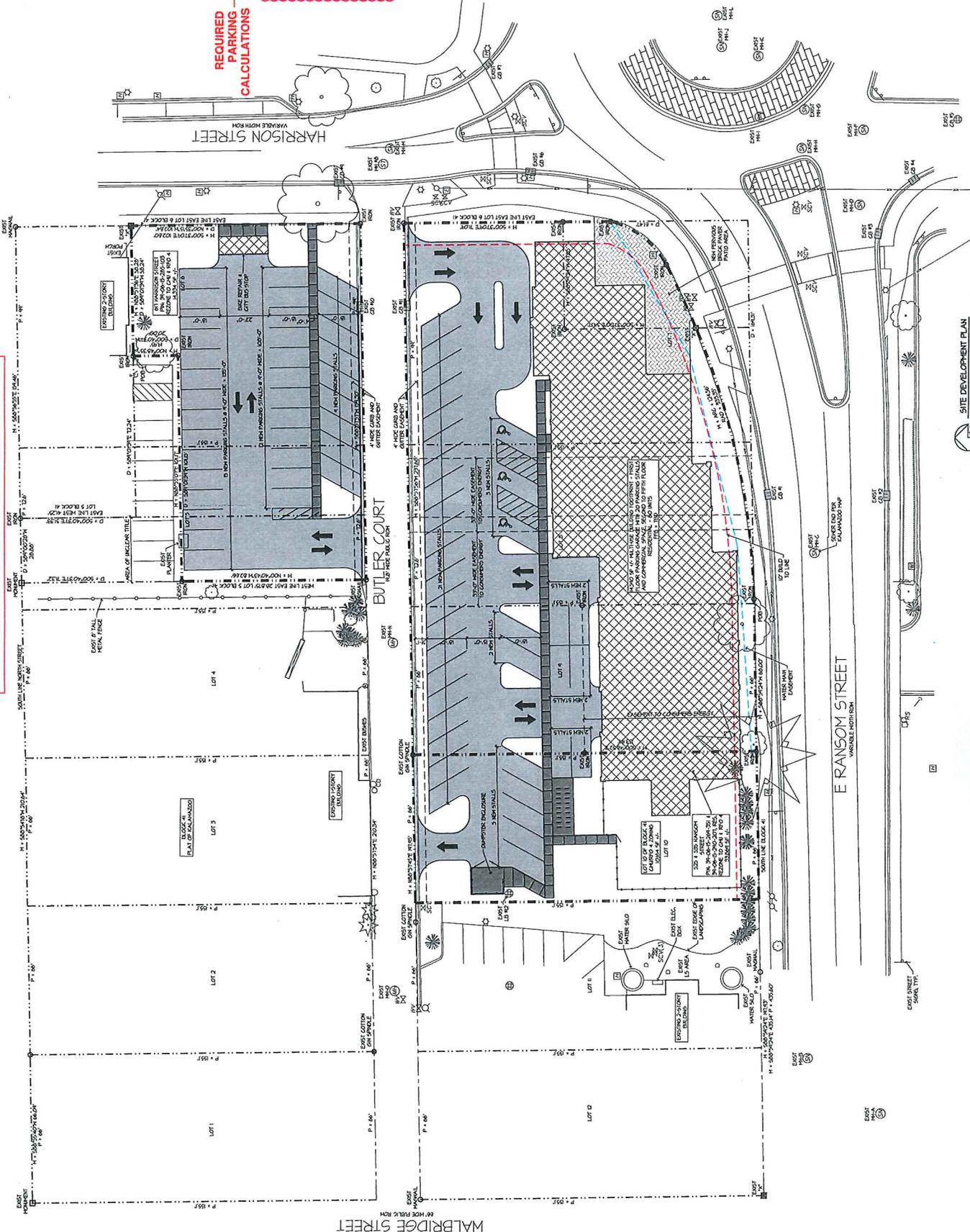
**IGNERTIA
BUILDING
PROPERTY
65%
IMPERVIOUS
COVER**

**NEW
NORBRIDGE
PARCEL
68.2% +/-
IMPERVIOUS
COVER**

PARKING VARIANCE EXHIBIT

- SITE INFORMATION**
1. PARCEL ADDRESS: 200 E. BRADSHAW ST. SUITE 100, PLAINFIELD, NJ 07060
 2. OWNER: HARRISON CASSELL BUILDING, LLC 1000 W. HARRISON STREET PLAINFIELD, NJ 07060
 3. ARCHITECT: BOOM ARCHITECTURE 1000 W. HARRISON STREET PLAINFIELD, NJ 07060
 4. SERVICE: PRESSEMAN & ASSOCIATES 200 W. 25th ST. CHRYSTLER CITY, NJ 07002
 5. ZONING: GARMENT IS PERMITTED TO BE CONSIDERED TO ALL OTHER GENERAL COMMERCIAL
 6. PROPOSED LAND USE: GENERAL COMMERCIAL
 7. SITE AREA COMBINED: 55,987 SF +/-
 8. LAND USE PRESENT IN: BALDWIN, 200
 9. BUILDING TYPE: HEAD OF MULTIPLE FLOOR PARKING GARAGE AND COMMERCIAL SPACE AND RESIDENTIAL - 80 UNITS
 10. MAXIMUM BUILDING HEIGHT: 30' MAXIMUM
 11. PARKING REQUIREMENTS:
 - RESIDENTIAL: 20 STALLS REQUIRED
 - GENERAL COMMERCIAL: 20 STALLS REQUIRED
 - 2000 GFA / 200 SF +/- 2 STALLS
 - GENERAL COMMERCIAL: 5 STALLS REQUIRED
 - 2000 GFA / 200 SF +/- 2 STALLS
 - GENERAL COMMERCIAL: 5 STALLS REQUIRED
 - 1000 GFA / 100 SF +/- 1 STALL
 - GENERAL COMMERCIAL: 5 STALLS REQUIRED
 - 1000 GFA / 100 SF +/- 1 STALL
 - GENERAL COMMERCIAL: 5 STALLS REQUIRED
 - 1000 GFA / 100 SF +/- 1 STALL
 - GENERAL COMMERCIAL: 5 STALLS REQUIRED
 12. LANDSCAPING REQ: PER CITY RES.
 13. SITE LIGHTING: SEE PROFORMA
 14. LEGAL DESIG: SEE SHAWNET
 15. COLL. CLASSIFICATION: A-2.1, R-2
 16. CONSTRUCTION TYPE: TFD
 17. FIRE SPRINKLING: SPRINKLED

REQUIRED PARKING CALCULATIONS



bo ARCHITECTS INTERIOR ARCHITECTURE

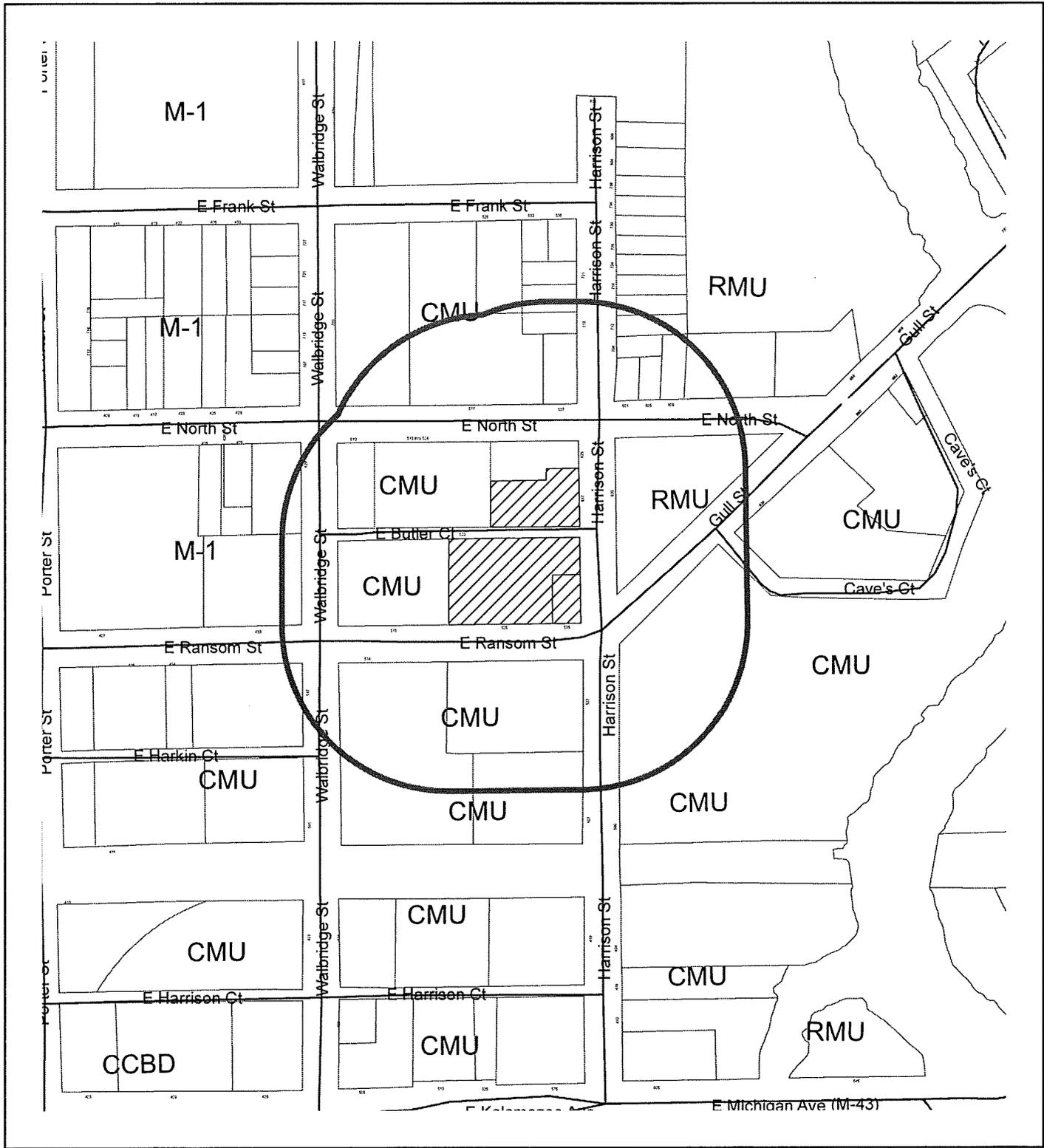
1000 W. HARRISON STREET PLAINFIELD, NJ 07060

TEL: 908.781.1111 FAX: 908.781.1112

DATE: 07/17/17

BELMONT CONSTRUCTION

Harrison Circle



300' Mailing Boundary
 525 & 535 E. RANSOM & 617 HARRISON ST.



1" = 100 Feet
 0820



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

July 24, 2018

**RE: 3641 E. Cork Street
Parcel #06-25-485-003
ZBA #18-08-22**

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 International Brotherhood of Electrical Workers, Local Union 131. The request concerns the property at 3641 E. Cork Street, which is situated in use Zone M-1, Manufacturing – Limited District.

The applicant is requesting a dimensional variance from Chapter 7, Section 7.3 B 3, to authorize a wall sign of 410 square feet, where the maximum size for a wall sign is 200 square feet in commercial and manufacturing zone districts.

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

A public hearing will be held on **Thursday, August 9, 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, AICP
Zoning Administrator

c: Property File



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 SCOTT BRYER c/o IBEW131
Address 3641 EAST CORK
City, State, Zip KALAMAZOO, MI, 49001
Phone 269 382-1762 Cell 269 254-4540
Fax 269 382-4810 Email SBRAYER@IBEW131.COM

Owner: Name KRAIG LEE c/o IBEW131
Address 3641 EAST CORK
City, State, Zip KALAMAZOO, MI, 49001
Phone 269 382-1762 Cell 269 254-4505
Fax 269 382-4810 Email KLEE@IBEW131.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 3641 EAST CORK

This property is located between SPRINKLE street and MILLCORK street, on the

north south east west side of the street.

CCN# 06-25-485-003 Zone M-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 ALLOWABLE SIGNAGE

Attachments

- \$275 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)

Signature of Applicant Scott Bryer Date 7-11-2018
Signature of Owner (if different than applicant) Kraig Lee Date 7-11-2018



Local Union 131

International Brotherhood of Electrical Workers

3641 East Cork St.
Kalamazoo, Michigan 49001
Phone: (269) 382-1762 • Fax: (269) 382-4810
www.ibew131.com

Zoning Board of Appeals,

10 July, 2018

Pursuant to some encouraging comments by the board, and despite the subsequent denial of our previous application, we are submitting a modified proposal in this application for variance.

HARDSHIP

The principal hardship is the large bush on the adjacent property. The bush almost entirely blocks the view of our existing free-standing sign when approaching from the south (see photos). The owner of the adjacent property is uncooperative and even hostile regarding the issue. During the finding of the facts regarding our previous application, Mr. Eldridge proposed that we could increase the size of our existing sign and raise it to the height of 25'. Although this would make the sign visible above the bush, it creates a hardship that we, as a not for profit, cannot bare: the cost of more than \$21,000 (see RWL quote).

Mr. Eldridge also proposed signage on the front of the building. The front of the building has five bronze awnings which span the width of the building (see photo) rendering difficult, at best, painting additional signage on the front.

GOOD SOLUTION/COMPROMISE

During the finding of the facts from our previous application, board member Chris Flach requested approximate dimensions of the front of our building and quickly calculated a "total" allowable square footage for the side plus the front of the building to be 410'sq. Mr. Flach further suggested that this might be a compromise that the board could more reasonably consider.

We agree. The approximately 410'sq artwork would mitigate the hardship, retain our original design concept, and be in keeping with our original intent of pride in ownership and community. To again emphasize that intent, our previous narrative is pasted below.

In keeping with Imagine Kalamazoo 2025, we, the members of IBEW LU 131, are setting High Performance Organization goals. Our first goal is a “Pride in Ownership” agenda. We would very much like to begin with repainting our building and incorporating the graphics as shown in the sketch. It is not intended as advertising but rather a testimony to our pride in ownership, and our place in this community where we have proudly served for over 100 years. We additionally plan to update our curbside landscaping and have already begun façade improvements with new windows and new panels in our sign.

Ours, and the neighboring buildings are largely indistinct and unnoticeable. We believe that our graphics are both pleasing and unobtrusive, and that they will distinguish our building as well as demonstrate our pride in both who we are and our property.

Additionally, we believe and support Kalamazoo’s strategic vision goal of “Complete Neighborhoods,” having worked on the Edison neighborhood street lighting project, supporting the 60th District Service Office, participating with Community in Schools and the Kalamazoo Promise, and hosting a Labor Day picnic for the community in conjunction with a food drive for Loaves and Fishes. We believe our graphics are in keeping with our pride in our service to our community, and our dedication to continuing that tradition.

Thank you for your consideration of our project.

Regards,

Scott Bryer
Business Development
IBEW LU 131
(269) 382-1762

APPROXIMATELY 300' FROM DRIVEWAY



Note: the sign is totally obscured.

APPROXIMATELY 100' FROM DRIVEWAY



Note: the sign is still partially obscured at only 100' from driveway entrance. Creates a potential hard braking hazard.

RWL SIGN COMPANY

IBEW
Attn: Scott Bryer
Re: Sign Quote

6-18-18

Scott,

Per your request the following quotation is for the manufacturing and install of one pole sign per approved art. The materials and labor breakdown is as follows.

MATERIALS

- One 10' x 9'6" aluminum extruded sign cabinet with radius corners. Cabinet to be painted per your color choice. Cabinet to be internally illuminated with white LED and UL approved.
- Two 10 x 9'6" pana-flex faces with first surface digital printed text and logo per approved art
- Steel- 8" x 8" x 1/4" thick
- Concrete
- Paint

LABOR

- Auger new foundation, spread spoils on site
- Set pole and paint black
- Set sign and wire to box at base of pole, others to make final connection

COST- \$21,166.00 + permits at cost

Thank you for the opportunity to quote on this project. Feel free to contact me with any questions or concerns.

Thank You, Mark Ritchie



SIGN _____ DATE _____

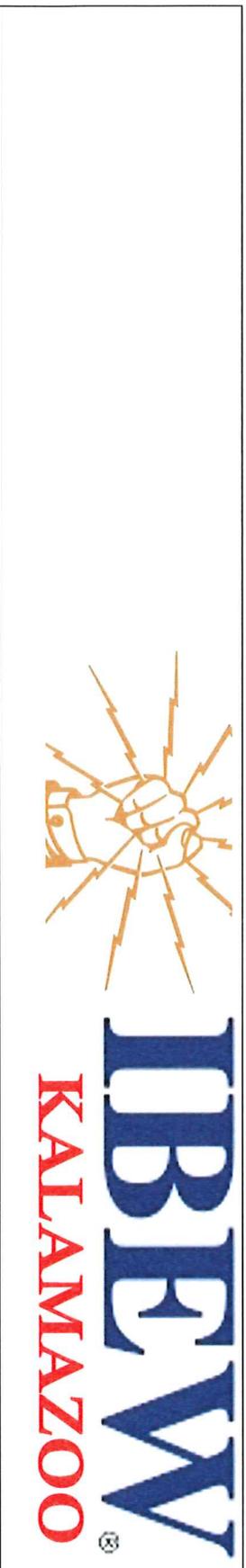
FRONT OF BUILDING



The photo clearly shows the bronze awnings which span the width of the building. The awnings present significant difficulties for using the front of the building for signage.

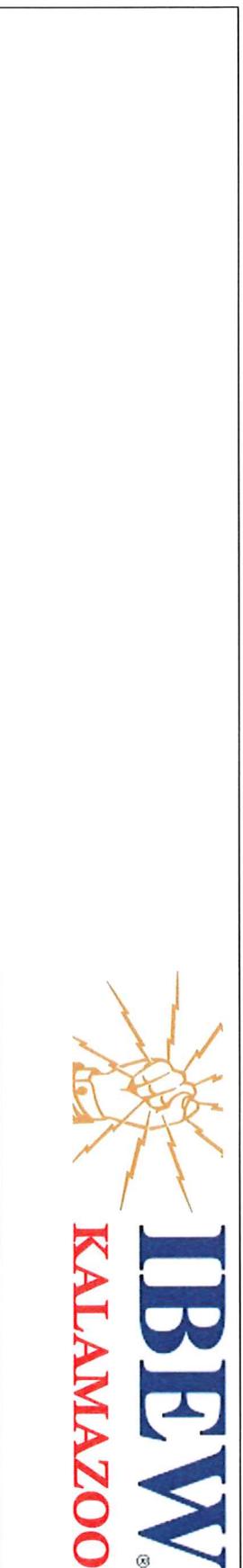
SKETCH

PREVIOUS REQUEST FOR REFERENCE ONLY



The above illustration is the north elevation of our building with the proposed graphics. The building is approximately 106' long and 16' tall. The dimensions of the graphics are approximately 55' long and 13' tall. The approximate square footage is 715'sq. The illustration is not to scale and approximates the intention.

CURRENT REQUEST



This illustration represents a reduction in dimensions to approximately 41' x 10' for a square footage of 410'sq. This is a reduction from over 3.5 times allowable signage to approximately 2 times allowable signage. The size of 410'sq was selected because it was proposed by board member Chris Flach as the maximum allowable signage for both the side and front of the building.

Approximation of completed graphics at 410'sq.

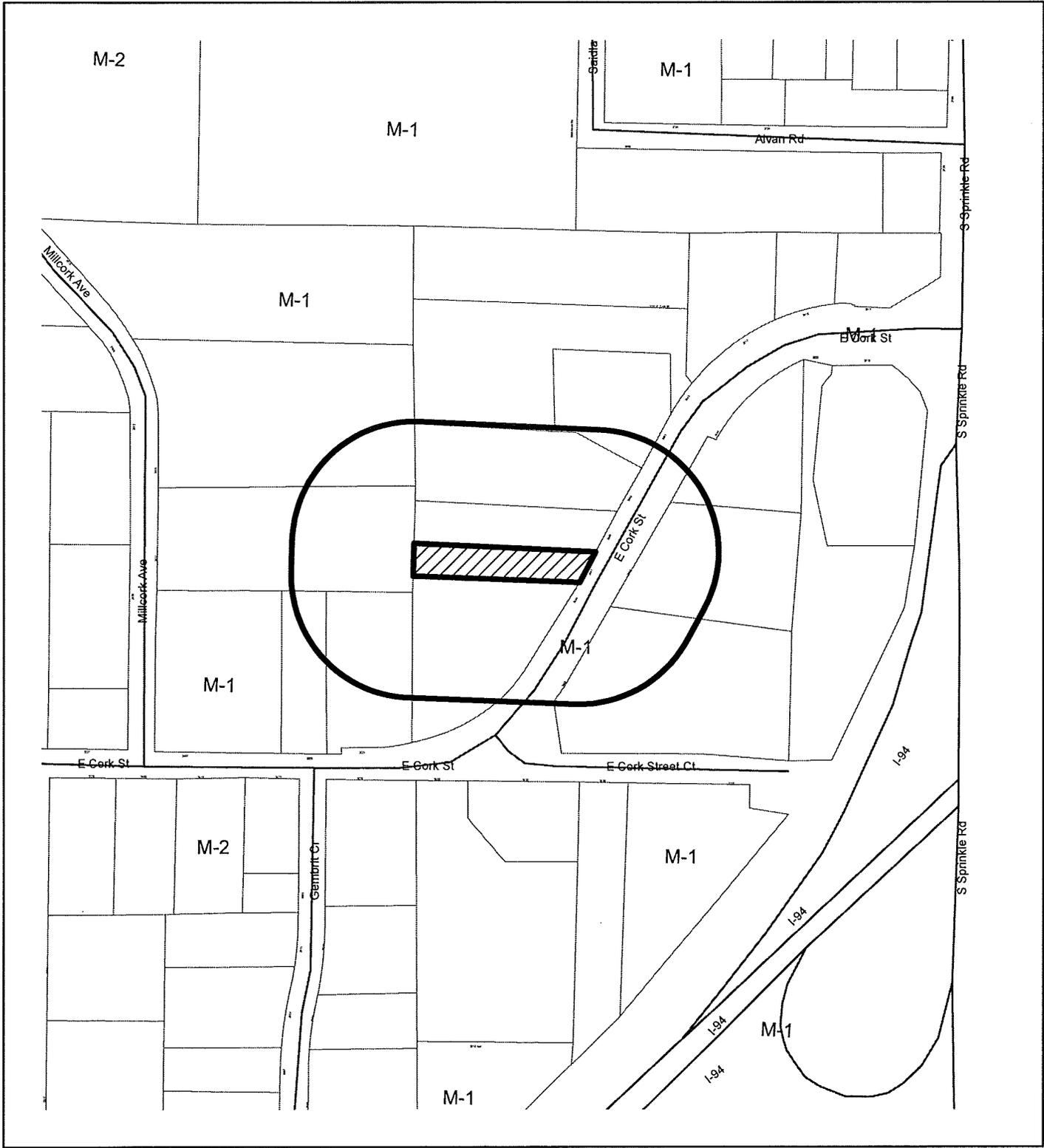


Size based on comments of board member Chris Flach.

Previous application. Submitted for reference only.

Approximation of completed graphics at 715'sq.





300' Mailing Boundary
 3641 E. Cork St.

