

**Meeting Agenda  
City of Kalamazoo - Zoning Board of Appeals**

**September 12, 2019**

**City Commission Chambers, City Hall, 241 W. South Street**

**7:00 p.m.**

- A. Call to Order:
- B. Communications and Announcements:
- C. Approval of the Meeting Minutes for July 11, 2019:
- D. Public Hearings:
  - 1. ZBA #19-09-24: 1116 Lake Street. J & J Property Investments, LLC is requesting a use variance from Chapter 4, Section 4.1, to authorize the reuse of the nonconforming ground floor commercial space for a small grocery store and café in this residential zone district.
  - 2. ZBA #19-09-25: 824 and 842 Portage Street. Richard Stewart is requesting the following: 1) A dimensional variance from Chapter 7, Section 7.2 D, to authorize an electronic changeable copy sign that is equal to 66% of the overall sign where changeable copy area is limited to 25% of the wall sign area, and 2) A use variance from Chapter, Section 4., Section 4.1, to authorize a dwelling unit on the first and second floor of the existing building in Zone M-1.
  - 3. ZBA #19-09-26: 2842 Virginia Avenue. Robert Kelly is requesting a use variance from Chapter 4, Section 4.1, to authorize the construction of a duplex on a vacant single-dwelling zoned lot.
- E. Other Business:
- F. Adjournment:

**MINUTES  
CITY OF KALAMAZOO  
ZONING BOARD OF APPEALS  
JULY 11, 2019 - 7:00 p.m.  
CITY COMMISSION CHAMBERS**

**Members Present:** Matt Lager, Dick Skalski, Reed Youngs, Chris Flach, Christina Doane, Beth van den Homberg Alternate

**Members Absent:**

**City Staff:** Pete Eldridge, Assistant City Planner, Clyde Robinson, City Attorney; Deanna Benthin, Recording Secretary

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

**MINUTES:**

**Mr. Lager, moved to approve the minutes of June 13, 2019 as submitted, seconded by Mr. Skalski.**

**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.

Ms. Doane read the application for 120 Roberson Street, Parcel # 06-15-137-001:

**ZBA #19-07-20: 120 Roberson Street: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Mt. Zion Baptist Church. The request concerns the property at 120 Roberson Street in Zone RM-36, Residential – Multi Dwelling District. The applicant is requesting: 1) a dimensional variance from Chapter 7, Section 7.3 A, of 17.5 square feet to authorize a 49.5 square foot freestanding sign where only 32 square feet is permitted in Zone RM-36; and 2) a dimensional variance from Chapter 7, Section 7.2 D, to allow a 43% increase in changeable copy for a total of 68% changeable copy where only 25% of the sign area is permitted to be changeable copy in Zone RM-36.**

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

Rev. Christopher M Moore, Sr., Assistant to the Pastor, spoke representing the request stating they were requesting a variance for the sign. They need to inform the community of the events occurring and consider it a community facility. Community is at the heart of what the church is. He spoke of the great relationship with the homeowners around the church, and how they empower people to transform themselves.

Chair Youngs questioned if the footprint of the sign would change. Rev. Moore stated the footprint would stay the same.

Mr. Skalski asked if the existing landscaping would stay. Rev. Moore stated they would leave the trees but clean up the over all look.

Ms. van den Homberg asked how the neighbors would feel about the flashing lights and if the sign would be off at night. Rev. Moore stated they would control the sign lights, they would be courteous to the neighbors and not have the flashing lights into the night.

Ms. Doane questioned the amount of light the sign would give off. Rev. Moore compared it to the Lincoln Elementary LED sign.

Mr. Eldridge stated the ordinance has a foot candle limit and questioned if the sign had a dimmable photo cell on it. Rev. Moore replied he thought it did.

Attorney Robinson clarified if all the messages would be about the church or for the church and no third-party messages. Rev. Moore stated yes.

Mr. Eldridge stated in addition to what they have for signs they are proposing the removal of the half circle from the top. Approximately twelve square feet of cap will be removed, it's a reduction in the overall sign area and brings the sign height down to a six-foot height.

Mr. Flach asked for clarification on the changeable copy area. Mr. Eldridge stated a conforming sized sign would be 32 square feet and six feet in height and a changeable copy area not more than 25% of the sign area. The sign is still slightly over on the size, they need a variance to change the sign.

Speaking to the request:

Jeff Messer, City resident questioned staff, regarding a comment from a Board Member about the flashing elements of the sign. He stated City Ordinance prohibits the flashing or motion on internally illuminated signs and wanted to clarify that point. The message must be static, commenting for internally illuminated billboards it's ten seconds, but he didn't know if there was one for smaller changeable copy signs.

Mr. Eldridge commented it's an eight second rule for images to be still unless it's a rolling text. He noted that Rev. Moore brought a relative of someone who lives across the street from the church.

Chair Youngs closed the public hearing.

### **FINDING OF FACT**

Mr. Lager moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 120 Roberson Street shall include all information included in the notice of public hearing dated June 26, 2019.
- 2.) Fifty-five 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: Rev. Moore spoke on behalf of the applicant, the vision of Mt. Zion is one that embraces community, the building is not only a church but serves a community facility. It hosts concerts, and community meetings. It's the wish of the church to upgrade to LED to inform the community of upcoming events. The church noted they have a great relationship with neighboring homeowners. The footprint and outside contours will remain the same, the light panel and moveable copy type will be added, the lights in the sign will be controlled by the applicant, the cap on top of the sign will be removed and will reduce the size of the preexisting non-conforming use.

**Ms. Doane seconded the Finding of Fact.**

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

**Chair Youngs moved to approve the application for 1) a dimensional variance from Chapter 7, Section 7.3 A, of 17.5 square feet to authorize a 49.5 square foot freestanding sign where only 32 square feet is permitted in Zone RM-36 seconded by Mr. Flach.**

Mr. Flach stated he was in favor, the sign existed prior to the ordinance change.

Mr. Skalski was in favor of the request, stating the sign would stay within the same footprint.

**Motion approved by roll call vote unanimously.**

**Ms. Doane moved to approve the application for 2) a dimensional variance from Chapter 7, Section 7.2 D, to allow a 43% increase in changeable copy for a total of 68% changeable copy where only 25% of the sign area is permitted to be changeable copy in Zone RM-36, seconded by Mr. Skalski.**

Mr. Lager stated he was in support; a 25% copy area is challenging to read.

Chair Youngs stated he was in favor, the community needs to be made aware of the events, the sign size is not increasing.

Mr. Flach stated he was in support of the request, commenting they are lowering the height and not increasing the size of the existing sign.

**Motion approved by roll call vote unanimously.**

Ms. Doane read the application for 3700 E. Cork Street Court, Parcel # #06-36-227-001:

**ZBA #19-07-21: 3700 E. Cork Street Court: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of by the Amerilodge Group. The request concerns the property at 3700 E. Cork Street Court, which is situated in Zone CC, Commercial – Community District. The applicant is requesting a dimensional variance from Chapter 50-72 1, to authorize 52 parking spaces above allowed maximum number of off-street parking spaces of 58 for a total of 110 off-street parking spaces for the proposed hotel development with 105 rooms.**

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 seven notices of public hearing sent and zero responses were received.

Christie Solderling, with the Amerilodge Group, stated their requesting a variance for a 105-room hotel and need one parking space per room and five spaces for employees. They have no off-street parking available. When sold out they need this amount to serve their guests.

Mr. Skalski questioned if other hotels in the area will have to double the parking spaces needed, commenting maybe the ordinance needs to be looked at.

Mr. Eldridge commented with no on-street or public parking available in that area, they are evaluating the parking requirements. Downtown it meets the intent, but near the highway it doesn't. He asked about the Holiday Inn Express Hotel nearby would be affected.

Steve Aldrige with Amerilodge Group stated the reason they are building a new Holiday Inn, is the existing one is going away within the next year, they bought out their license.

Mr. Skalski mentioned an existing Holiday Inn off West Main St. Mr. Aldrich stated they own those hotels also.

Ms. van den Homberg clarified the existing Holiday Inn is not renewing their license to operate. Mr. Aldrige replied correct.

Chair Youngs clarified they would be building on the vacant property there. Mr. Aldrige replied correct.

Mr. Flach questioned what was the projected occupancy rate? Mr. Aldrige stated they estimate the first year a 65% occupancy, the second year at 70% and the third year at 75% full.

Mr. Eldridge referenced the table of parking for hotels nearby the highway, the AVID Hotel was before the Board to ask for a variance for parking in March also, he stated staff was in support of the request.

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

### **FINDING OF FACT**

Ms. Doane moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 3700 E. Cork Street Court shall include all information included in the notice of public hearing dated June 26, 2019.
- 2.) Seven 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: Christie Solderling with Amerilodge was requesting 52 additional spaces for a 105-room hotel and five spaces for staff. There is no on-street parking or parking garages in the area. Staff reports that the intent of the ordinance was to not enforce a minimum number of parking spots on business that would not be used. Mr. Aldrige spoke stating the existing Holiday Inn would not be renewing their license. They estimate the first year a 65% occupancy, the second year at 70% and the third year at 75% full. Staff reports that request is in range with similar hotels in the area and was in support because it's near a highway and there is no other parking available.

**Mr. Lager seconded the Finding of Fact.**

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

**Ms. Doane moved to approve the application, seconded by Mr. Lager.**

Mr. Flach stated he was in favor of the request.

Ms. Doane stated the hotel parking is in range with the others in the area.

Chair Youngs stated he was in favor and referred to the AVID Hotel that was before the Board with a similar request.

**Motion approved by roll call vote unanimously.**

Ms. Doane read the application for 110 W. Stockbridge Avenue, Parcel #06-22-346-004:

**ZBA #19-07-22: 110 W. Stockbridge Avenue: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Virgil Wathel. The request concerns the property at 110 W. Stockbridge Avenue, which is situated in Zone CC, Commercial – Community District. The applicant is requesting a variance from Chapter 4, Section 4.3 J 7, to allow for an outdoor temporary sales use (Barbeque Stand) to operate in the parking lot of J & B Discount Liquor from July 12, 2019 to September 30, 2019 (2.5 months). Recommended conditions of approval include: 1) Grill, table and tent must not be within the right-of-way, 2) Transient Merchant License must be obtained from City Clerk, and 3) Must also have license from the Health Department.**

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

Virgil Wathel, applicant for the variance, told the Board he won first place in the 2016 Ribfest Contest, this is his 4<sup>th</sup> year in this location, prior he moved and lost some of his customer base. He submitted an application to stay in this location.

Chair Youngs commented on a letter regarding concerns with trash not being picked up in the past and that it be cleaned up. Mr. Wathel stated he's had no complaints in the last three years.

Mr. Skalski questioned if the set up would be the same as the photo in the Boards packet. Mr. Wathel stated it's the same setup but questioned if he could have a small tent canopy to stay dry if it rains.

Mr. Eldridge commented Mr. Wathel got the thirty-day administrative approval, to continue to stay he needs the Boards permission. They've received no complaints. The diagram shows where the grill, tent, and items are located, all the cooking and serving items must be on the private property, they can't be in the right of way. He commented the Board could add a fourth

condition to pick up his trash and debris from his grilling. This would be for two and a half months. With the parking lot lay out the traffic flow is not affected.

Speaking in Favor:

Bobby White, a friend and helper at the BBQ Stand stated Mr. Wathel is very neat and clean and they keep the area tidy.

Chair Youngs closed the public hearing.

## **FINDING OF FACT**

Mr. Flach moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 110 W. Stockbridge Avenue shall include all information included in the notice of public hearing dated June 26, 2019.
- 2.) Forty-two 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: Mr. Wathel the applicant stated he's had permission from the owner to be in this location for four years. It benefits him to stay in one location longer than thirty days to keep his customer base. Staff mentioned the letter regarding trash concerns from neighbors and the need to keep litter picked up. Staff stated Mr. Wathel has followed all the guidelines necessary for the thirty-day temporary use permit, they have granted longer than thirty-day uses in the past. This will not impede traffic and has ample parking. Mr. White spoke in favor he works with Mr. Wathel and reiterated the area is very clean.

**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, with the conditions include: 1) Grill, table and tent must not be within the right-of-way, 2) Transient Merchant License must be obtained from City Clerk, and 3) Must also have license from the Health Department**

**and 4) daily cleanup of trash and litter around the outdoor temporary sales use, seconded by Mr. Lager.**

Chair Youngs commented the Board has granted similar requests in the past and he was in favor.

Ms. Doane commented he's been in the same location without any complaints.

**Motion approved by roll call vote unanimously.**

Ms. Doane read the application for 563 Portage Street, Parcel # 06-22-219-010:

**ZBA #19-07-23: 563 Portage Street: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by MTP CRIBS, LLC. The request concerns the property at 563 Portage Street, which is situated in use Zone M-1, Manufacturing – Limited District. The applicant is requesting a use variance from Chapter 4, Section 4.1, to re-authorize the conversion of a ground floor commercial space into an apartment in this building which already contains three other residential units. Where in Zone M-1 no new dwelling units are permitted. A use variance was approved on November 9, 2017 for this conversion, but that approval has since expired.**

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 notices of public hearing sent and zero responses were received.

Austin Perry stated he was representing his client Mike Schick. Mr. Perry is the Manager of AIM Corporation, they manage about 400 units in Kalamazoo. He read the letter enclosed in the Boards packet giving an overview of the request for a variance to re-authorize the conversion of a ground floor commercial space into an apartment. He stated the unit has been occupied since he acquired the property and is better suited for residential than commercial space. The area is in transition and is close to Bronson Hospital, WMU Stryker School of Medicine and is attractive to tenants.

Mr. Skalski questioned when Mr. Schick purchased the property. Mr. Perry stated approximately a year ago. The units were occupied and being rented out when it was purchased.

Mr. Eldridge stated Mr. Schick purchased the property in spring of 2017, Mr. Schick contacted the City and it was noted the three dwelling units hadn't been registered or inspected in recent history. The prior owner had let it fall off the system. What they had thought was commercial space was converted into a residential space. Mr. Schick applied to the Board and explained the situation and how he was going to bring everything up to code the Board granted the variance on November 9, 2017. Over a year went by before the matter came up again. He gave a brief background of how it fell off the radar.

Mr. Perry clarified it was the fault of either the owner or of Jacobson's Management Company who had control until April of 2019 that neither registered the property. Mr. Schick came to Mr. Perry with concerns about the previous management company and they reviewed all his

properties. They discovered the issue with this property, he told Mr. Schick they wouldn't manage the property unless it was brought up to every standard the City requires. They are working on getting a fire suppression system installed. It's needed and is delayed due to the need for a 4" line required and getting it put in. The units all have smoke detectors and all safety measures installed. The property was being poorly managed prior to his company taking it over.

Chair Youngs asked if the city rental inspector had inspected the property yet. Mr. Perry stated he's had conversations with Mr. Eldridge and others to make sure Mr. Schick can meet total compliance. To have a City inspection at this time would be a moot point since the fire suppression system is not in and it would fail inspection.

Mr. Eldridge commented there have been permits applied for and discussed the process of inspections. However, the fire suppression required isn't installed. With three or more units it triggers the sprinkling required, they have four. It fell off the radar on rental inspections, but ultimately the building needs to be sprinkled. Mr. Perry stated B.L. Harroun is the contractor they've chosen to do the work.

Chair Youngs commented this building is about the only standalone building left in the area, all other buildings have been bought up.

Mr. Eldridge questioned if there was an approximate timeline. Mr. Perry stated he's called twice to the Water Department and left messages with dispatch and hasn't received a return call. They need to upgrade to a 4" line into the building to install the fire suppression system. Mr. Eldridge stated they can place a timeline on the request for a time for work to begin within a sixty-day period for installation of the sprinkler system

Mr. Lager questioned if there are tenants in the unit. Mr. Perry stated all four units are occupied.

Mr. Eldridge commented it's a cinder block construction, not wood frame construction.

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

## **FINDING OF FACT**

Mr. Skalski moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 563 Portage Street shall include all information included in the notice of public hearing dated June 26, 2019.
- 2.) Twenty 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: Owner Mike Schick was represented by Austin Perry of AIM Corporation. It has been used as an apartment since it was purchased and the unit in question is not suitable for commercial use. Transition area around it is expected to change in the future, but current tenants work downtown. To convert to a commercial unit would require an eviction of the current tenant. On November 9, 2017 it was approved for a four-unit residential. Mr. Eldridge clarified currently there is a fire suppression upgrade to be installed when adequate water service is established. There will be a sixty-day period to comply with the occupancy requirements and conditions.

**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, with the condition upon initiating the sprinkler system installation within sixty days, seconded by Ms. Doane.**

Mr. Lager commented he was against the request, it doesn't meet the first three requirements.

- *The literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant for all practical purposes from using the property for a permitted use identified in Sec. 4.1: Use Table, which is a right commonly enjoyed by other land in the same zone district. This is a ground floor unit that could be commercially leased.*
- *There is unnecessary hardship based on special circumstances or conditions that are peculiar to the land or structure for which the use variance is sought that is not applicable to other land or structures in the same zone district. There was no evidence, there is currently a residential unit there.*
- *The special circumstances are not the result of the actions of the applicant. This is the result of the actions of the applicant.*

Mr. Eldridge agreed with Mr. Lager's comments. He'd spoken with Attorney Robinson; the unit was occupied the first time it went to the Board. The regulations read that they expire after one year, there was no action taken in over a year, and it expired, therefore they had to return to the Board. Now they can place a condition to get the sprinkler system in place. The fourth unit has been occupied. It is not rental certified.

Mr. Skalski commented on the entire surrounding area being bought up by a larger entity. This unit being changed to a commercial unit and evicting the tenants would be a hardship.

Chair Youngs commented City inspections should be taken seriously. The fourth unit has been occupied, it's fallen through the cracks. The owner hasn't followed through or taken this seriously. He commented the building is being occupied without certification. Mr. Eldridge replied correct, it's not certified. The Board can require a Housing Inspector do a walk through within the next thirty days. He stated City Inspectors have been in there doing electrical inspections and such, just not a Housing Inspector doing a rental inspection.

Ms. van den Homberg had concerns with the occupied units' tenants being evicted and giving the sixty-day timeline for the sprinkler system installation. Mr. Eldridge commented the Housing Inspector would be looking at the life safety items, fire extinguisher, smoke detectors, etc. knowing the fire suppression will be installed in the near future.

Mr. Eldridge clarified the permits must be inspected and approved, then the Housing Inspector would go through. The other three units were on the rental registration records around 2010, somehow the units fell off the system and no inspections have occurred. The previous management company left things fall through and the owner didn't either.

Mr. Flach stated if the strict guidelines aren't followed what would be the outcome. Mr. Eldridge stated there would be a notice to vacate by the Building Inspector and the tenants would have to move out until the fire suppression system was installed and inspections done and approved.

**Motion approved by roll call vote.**

**Yes: Skalski, Doane, Youngs, Flach, van den Homberg**

**No: Lager**

**OTHER BUSINESS:**

Mr. Eldridge discussed the new zoning ordinance and change from the appendix to Chapter 50. He stated he'd get the Boards' binders updated. Discussion on doing electronic Board packets.

**ADJOURNMENT:**

**The meeting was adjourned at 8:40 p.m.**

**Submitted By** \_\_\_\_\_ **Date** \_\_\_\_\_  
Recording Secretary

**Reviewed By** \_\_\_\_\_ **Date** \_\_\_\_\_  
City Staff

Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Chair

DRAFT



**Community Planning and Economic Development**

415 Stockbridge Avenue  
Kalamazoo, MI 49001  
PH: (269) 337-8044  
FAX (269) 337-8429  
[www.kalamazoocity.org](http://www.kalamazoocity.org)

NOTICE OF PUBLIC HEARING

August 27, 2019

**RE: ZBA #19-09-24  
1116 Lake Street  
Parcel #06-23-304-147**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by J & J Property Investments, LLC. The request concerns the property at 1116 Lake Street, which is situated in Zone RM-15, Residential – Multi Dwelling District.

The applicant is requesting a use variance from Chapter 4, Section 4.1, to authorize the reuse of the nonconforming ground floor commercial space for a small grocery store and café in this residential zone district.

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, September 12, 2019 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 Economic 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](http://www.kalamazoocity.org/boards)

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

Sincerely,

ZONING BOARD OF APPEALS

A handwritten signature in blue ink that reads 'Peter C. Eldridge'.

Peter C. Eldridge, AICP  
Assistant City Planner

c: Property File



**Zoning Board of Appeals (ZBA) Application Form**

Community Planning & Development Department

415 Stockbridge

Kalamazoo, MI 49001

Phone: 269-337-8026

www.kalamazoo.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 JBJ property Investing  
Address 1015 Egleston  
City, State, Zip Kalamazoo MI 49001  
Phone (269) 492-2668 Cell (269) 492-2668  
Fax \_\_\_\_\_ Email stopthefightin1@gmail.com

**Owner:** Name Jacqueline E Mitchell  
Address 1015 Lake Street  
City, State, Zip Kalamazoo MI  
Phone (269) 492-2668 Cell (269) 492-2668  
Fax \_\_\_\_\_ Email stopthefightin1@gmail.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 1116 Lake Street

This property is located between Mills street and James street, on the  
north south east west side of the street.

CCN# 06-23-304-147 Zone RM-15 Residential - Multi Dwelling District

**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**

- \$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)

Jacqueline E Mitchell JBJ property Investing  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_  
Jacqueline E Mitchell  
Signature of Owner (if different than applicant) \_\_\_\_\_ Date \_\_\_\_\_



Community Planning and Economic Development  
Business Development Fund  
Application

**Each Applicant is subject to a non refundable application fee equal to 1% of amount requested.**

Date of application 4-17-19

Name of entity or individual Jacqueline E Mitchell

**Business Category**

Small Business (20 or less employees) \_\_\_\_\_

Current number of employees: 0

Amount you are requesting \$ \_\_\_\_\_

Select program applying for:

Small grant:  Gap Financing: \_\_\_\_\_ Loan: \_\_\_\_\_ Technical Asst.: \_\_\_\_\_

**Contact Information**

Business Name:

Causia Urban Farm + Garden BAFE  
~~161 property investment. Not sure yet~~

Contact Person:

Jacqueline E Mitchell

Business Address:

1015 Egleston

Project Address (if different):

1116 Lake Street

Business Telephone No.

(269) 492-2668

Fax no. \_\_\_\_\_

Email address:

StopTheFightin@gmail.com

Website (if any) \_\_\_\_\_

EIN: \_\_\_\_\_

Soc. Sec. Number: 366-82-9123

DUNS: \_\_\_\_\_

Home Address:

1015 Egleston

Home Telephone No.

(269) 492-2668

# INTRODUCING COMMUNITY GARDEN BY TOWER GARDEN®



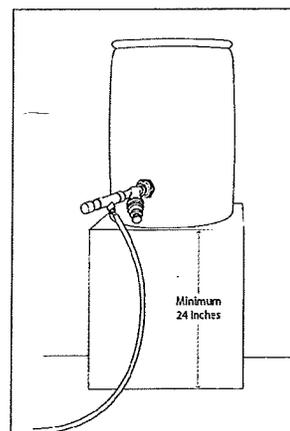
Community Gardens are perfect for those wishing to supply fresh herbs, leafy greens, and vegetables in larger quantities. Community Organizations, churches, neighborhood associations, restaurants, schools, workplace cafes, food banks, and many more, could benefit from the experience of growing a large garden.

## Community Garden includes:

- 12 Tower Gardens and Extension Kits—336 total growing ports
- All the components and growing supplies you need to get started

## Also available:

- A Gravity Feed System for keeping reservoirs full
- A case of net pots
- A case of rock wool



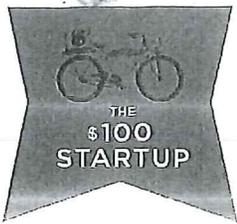
Community Garden	\$6,000.00
Gravity Feed System	\$ 399.00
Case of Net Pots (650)	\$ 99.00
Case of Rock Wool (2,940 cubes)	\$ 199.00



**TOWER  
GARDEN**  
BY JUICE PLUS+

12 Month Installments are available at \$500.00 a month, plus tax and freight, and monthly installment fee.

*using 25 Tower Model*



# The One-Page Business Plan

RECEIVED

JUL 23 2019

Answer each question with one or two short sentences.

## OVERVIEW

What will you sell?

produce and space, in a Multi functional grow facility with a micro grocery storefront with small community kitchen

Who will buy it?

Community residents and local city urban farmers and food producers

How will your business idea help people?

it will help expand community urban farming and food desert sustainability social problem

## KA-CHING

What will you charge?

I will follow the food commodity trend and price my product at an affordable rate to support low income residents and consumers.

How will you get paid?

I will line item my salary along with the rest of my expenses in a line item balance sheet.

How else will you make money from this project?

The property I would like to use for the project will include a newly renovated apartment.

## Needs

Aeroponic Farm

Land, hosp house partner Anita for root vegetables.

website + links separate from personal

Liability 400 for 1million

Good water Supply

## HUSTLING

How will customers learn about your business?

word of mouth, Aggressive Marketing through social media, radio, signage + Printed Materials

How can you encourage referrals?

Marketing Campaign, Community events

## SUCCESS

The project will be successful when it achieves these metrics: When we have rotating crops that sell out and continual returning customers and community farmers participating in serving Edison Community. Number of customers

need help with this projected number.

or

Annual net income

(or other metric)

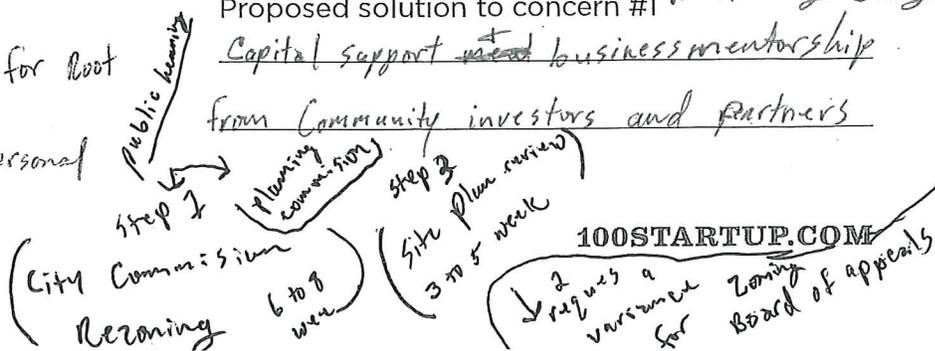
## OBSTACLES / CHALLENGES / OPEN QUESTIONS

Specific concern or question #1

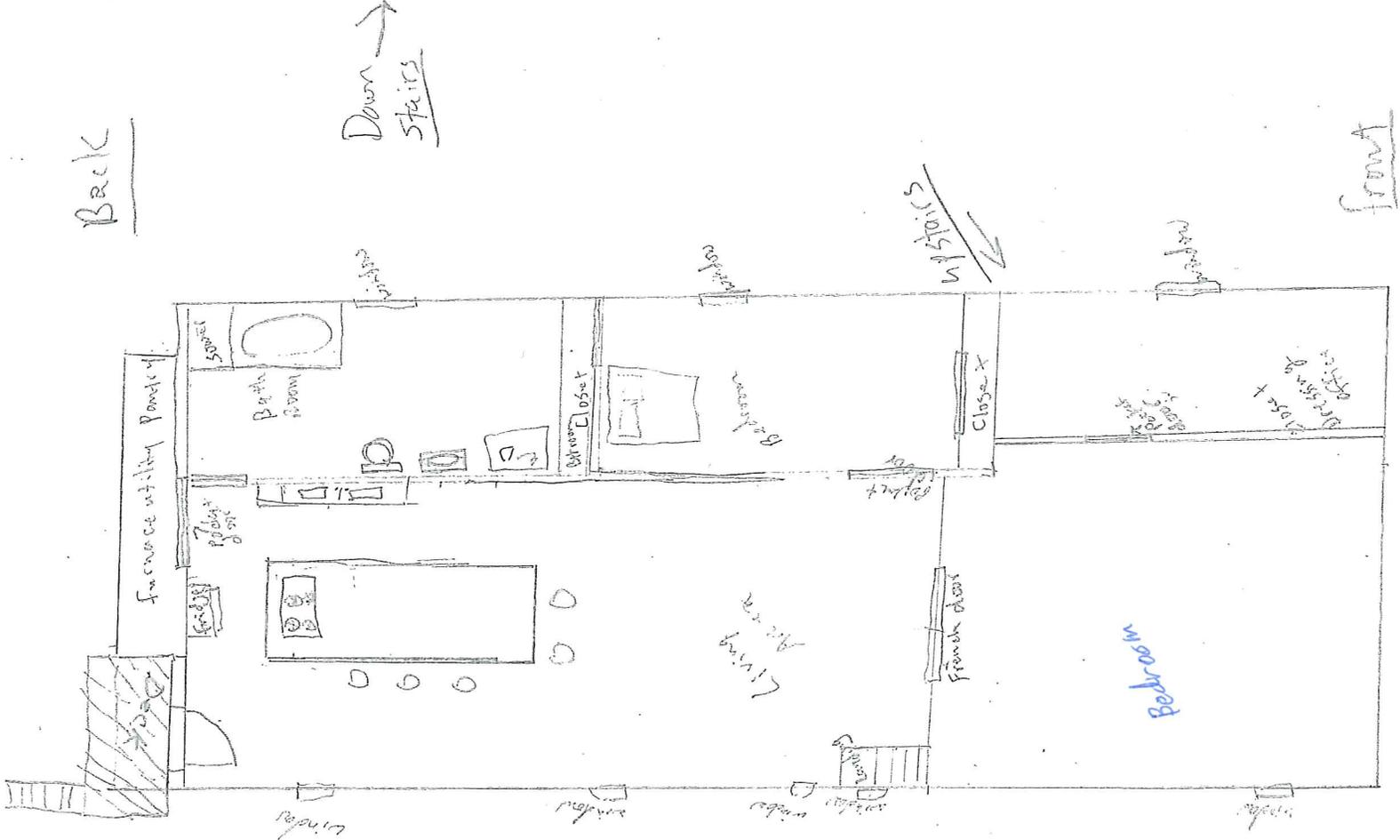
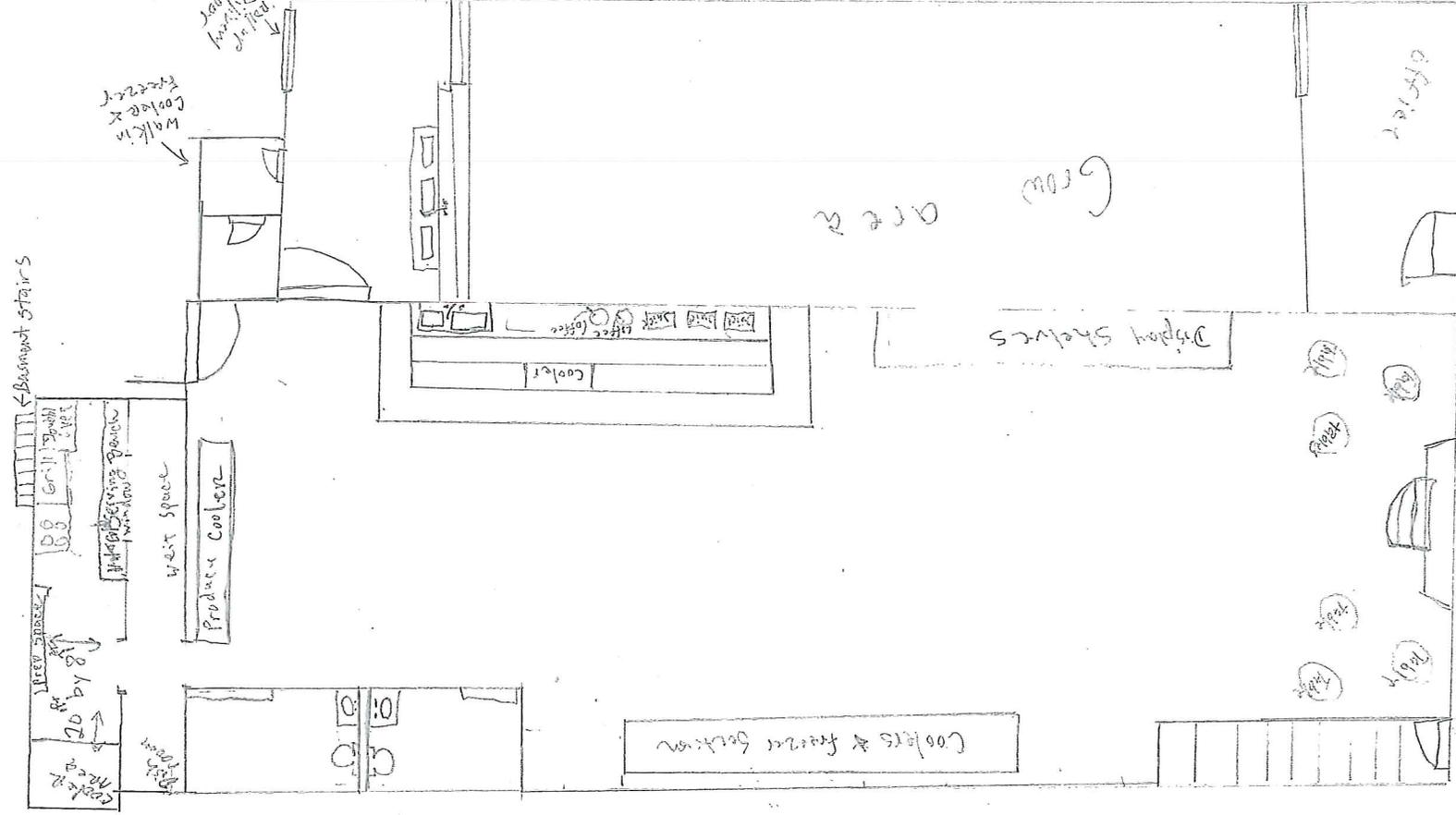
Funding for building rehabilitation, grow equipment and start up cost. Trust worthy Contractor. Grocery coolers freezers and food warmers + equipment. marketing Budget

Proposed solution to concern #1 Capital support ~~and~~ business mentorship

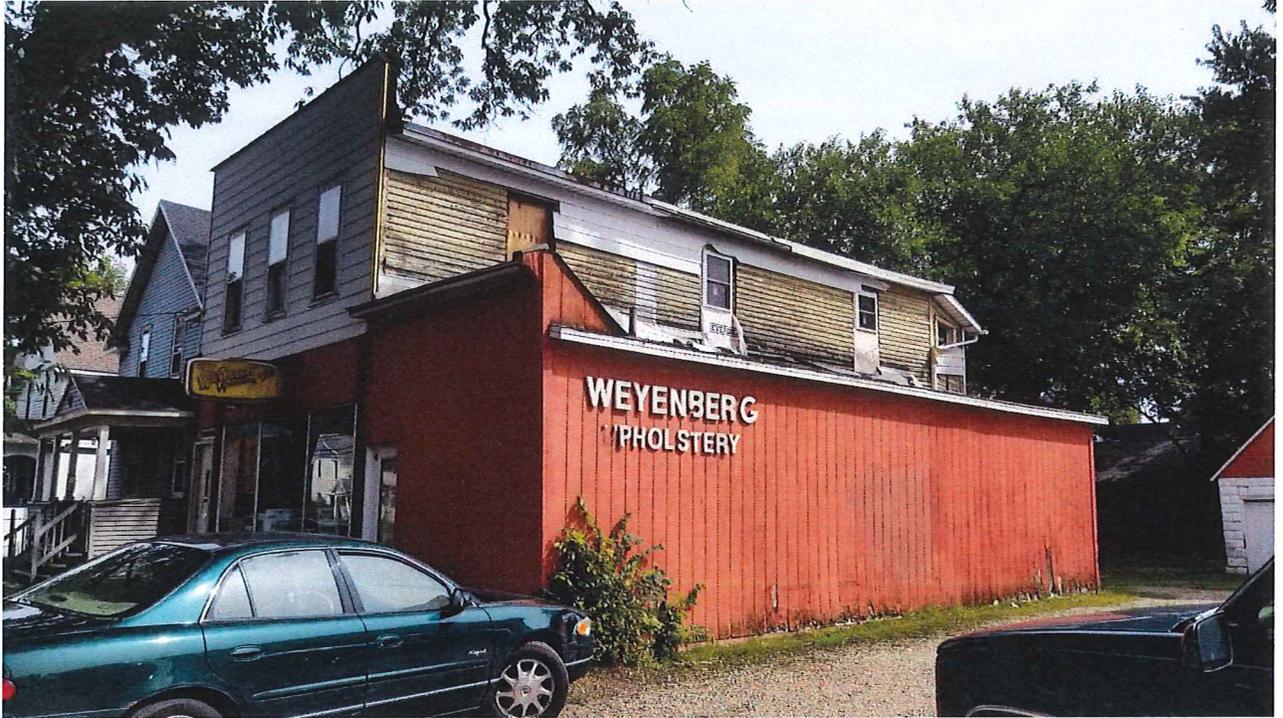
from Community investors and partners



100STARTUP.COM



1116 Lake Street  
August 30, 2019



1116 LAKE ST KALAMAZOO, MI 49001 (Property Address)

Parcel Number: 06-23-304-147 Account Number: LAD00111602



Item 1 of 3 2 Images / 1 Sketch

**Property Owner: J & J PROPERTY INVESTING LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
- Yr Built: 1950
- Total Sq.Ft.: 2,240
- > Assessed Value: \$38,900 | Taxable Value: \$38,900
- # of Buildings: 2
- > 2 Building Department records found
- > Property Tax information found
- > Utility Billing information found

**Owner and Taxpayer Information**

<b>Owner</b>	J & J PROPERTY INVESTING LLC 1015 EGGLESTON AVE KALAMAZOO, MI 49001	<b>Taxpayer</b>	J & J PROPERTY INVESTING LLC 1015 EGGLESTON AVE KALAMAZOO, MI 49001
--------------	---	-----------------	---

**General Information for Tax Year 2018**

<b>Property Class</b>	Commercial	<b>Unit</b>	00 City of Kalamazoo
<b>School District</b>	Kalamazoo Public Schools	<b>Assessed Value</b>	\$38,900
<b>Old Parcel #</b>	0198520	<b>Taxable Value</b>	\$38,900
<b>District</b>	0	<b>State Equalized Value</b>	\$38,900
<b>R-Neigh;P-Filln</b>	Com. Downtown East	<b>Date of Last Name Change</b>	08/04/2017
<b>R-Fclose;P-Use</b>	No Data to Display	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	No Data to Display
<b>R-Misc;P-DNU</b>	No Data to Display	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** *No Data to Display*

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$36,700	\$36,700	\$19,399
2016	\$34,200	\$34,200	\$19,226
2015	\$34,000	\$34,000	\$19,169

**Land Information**

<b>Zoning Code</b>	RM-36	<b>Total Acres</b>	0.142
<b>Land Value</b>	\$32,200	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Area C34	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	3.00 ft	91.00 ft
Lot 2	44.00 ft	134.75 ft
<b>Total Frontage: 47.00 ft</b>		<b>Average Depth: 112.88 ft</b>

**Legal Description**

27622 KALAMAZOO LAND & IMPROVEMENT COMPANY'S ADDITION Lot 147 exc E 19ft of N 94ft & exc E 22ft of S 41ft

**Land Division Act Information**

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

Split Number 0 Courtesy Split No  
 Parent Parcel No Data to Display

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
05/30/2017	\$12,000.00	WD	WEYENBERG, JEFFREY, ESTATE OF	J & J PROPERTY INVESTING LLC	Estate Sale	2017-020310	

Building Information - 1760.00 sq ft Shopping Centers - Mixed w/Residential Units (Commercial)

Floor Area	1,760 sq ft	Estimated TCV	\$36,916
Occupancy	Shopping Centers - Mixed w/Residential Units	Class	D,Frame
Stories Above Ground	2	Average Story Height	10 ft
Basement Wall Height	9 ft	Identical Units	Not Available
Year Built	1950	Year Remodeled	Not Available
Percent Complete	100%	Heat	Forced Air Furnace
Physical Percent Good	35%	Functional Percent Good	90%
Economic Percent Good	100%	Effective Age	52 yrs

Building Information - 480.00 sq ft Stores - Retail (Commercial)

Floor Area	480 sq ft	Estimated TCV	\$10,538
Occupancy	Stores - Retail	Class	D,Frame
Stories Above Ground	1	Average Story Height	10 ft
Basement Wall Height	0 ft	Identical Units	Not Available
Year Built	1950	Year Remodeled	Not Available
Percent Complete	100%	Heat	Forced Air Furnace
Physical Percent Good	35%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	52 yrs

\*\*Disclaimer: BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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*Carina Tolson Farm & Grocery Cafe*  
CVFC

# 1116 Lake Street (Zoning Map)



**Legend**

Street Names - City

Parcels

Zoning

- CBTR
- CC
- CCBD
- CMU
- CN-1
- CO
- IC
- M-1
- M-2
- PUD
- RD-19
- RM-15
- RM-15C
- RM-24
- RM-36
- RMU
- RS-5
- RS-7



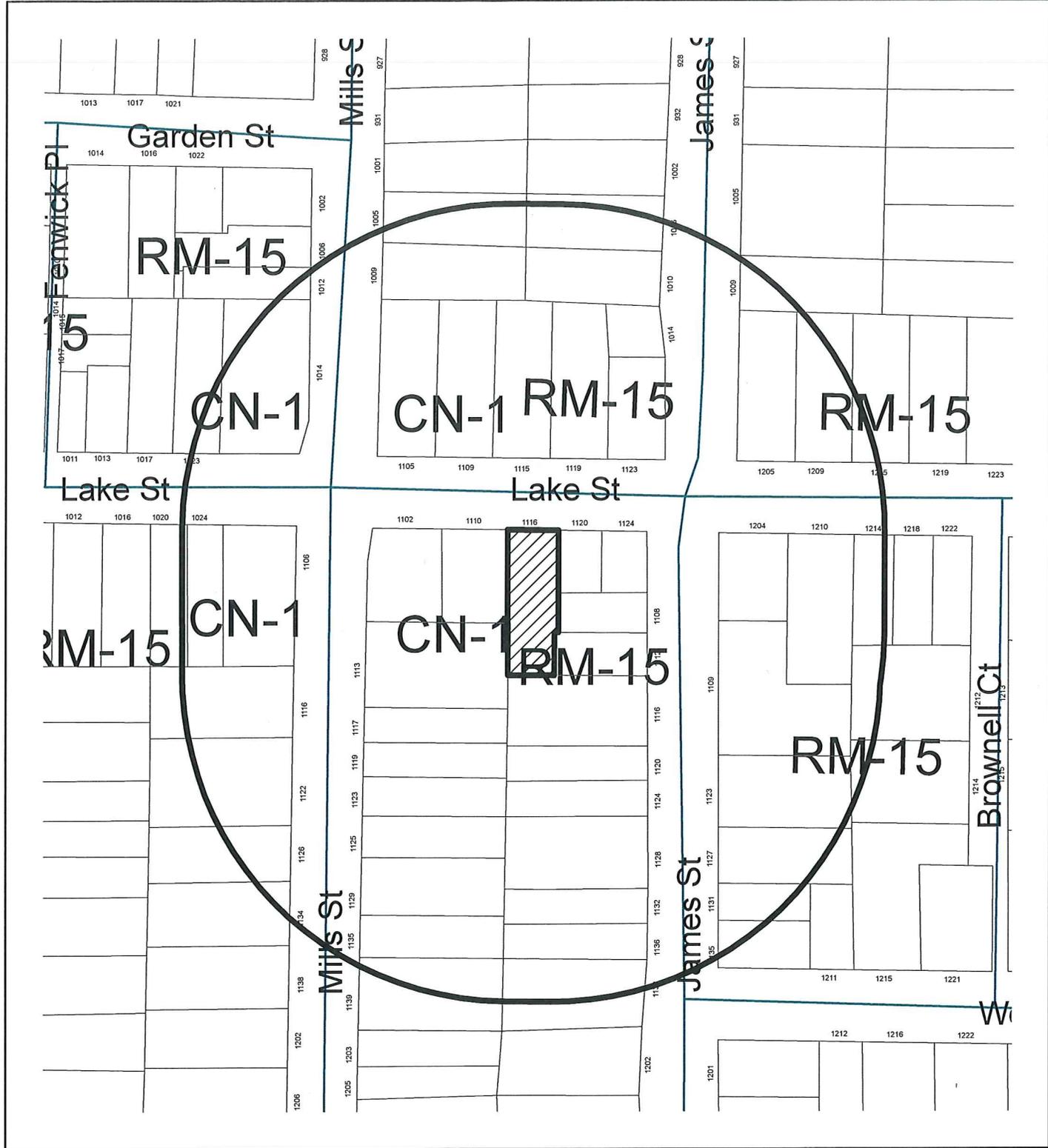
1: 1,128

0.0 0.02 0.0 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



300' Mailing Boundary  
1116 Lake St.



0 1530 60 Feet



**Community Planning and Economic Development**

415 Stockbridge Avenue  
Kalamazoo, MI 49001  
PH: (269) 337-8044  
FAX (269) 337-8429  
[www.kalamazoo.org](http://www.kalamazoo.org)

NOTICE OF PUBLIC HEARING

August 27, 2019

**RE: ZBA #19-09-25  
824 and 842 Portage Street  
Parcels #06-22-286-002 and #06-22-286-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Richard Stewart. The request concerns the properties at 824 and 842 Portage Street, which are situated in Zone M-1, Manufacturing – Limited District.

The applicant is requesting the following: **1)** A dimensional variance from Chapter 7, Section 7.2 D, to authorize an electronic changeable copy sign that is equal to 66% of the overall sign where changeable copy area is limited to 25% of the wall sign area, and **2)** A use variance from Chapter, Section 4., Section 4.1, to authorize a dwelling unit on the first and second floor of the existing building in Zone M-1.

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, September 12, 2019 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 Economic 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.kalamazoo.org/boards](http://www.kalamazoo.org/boards)

If you have any questions, please call (269) 337-8026 or submit by email at [eldridgep@kalamazoo.org](mailto:eldridgep@kalamazoo.org).

Sincerely,

ZONING BOARD OF APPEALS

  
Peter C. Eldridge, AICP  
Assistant City Planner

c: Property File



Zoning Board of Appeals (ZBA) Application Form

RECEIVED

AUG 13 2019

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 Richard STEWART
Address 828 Portage ST.
City, State, Zip KALA MAZOO MI 49001
Phone 269-345-7000 Cell 269-217-0411
Fax 269-585-5922 Email Richard@2693457000.com

Owner: Name Richard STEWART
Address 828 Portage ST.
City, State, Zip Kala MAZOO MI 49001
Phone 269-345-7000 Cell 269-217-0411
Fax 269-585-5922 Email Richard@2693457000.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 824 AKA 828 Portage ST.

This property is located between Nine street and Jackson street, on the

west side of the street.

CCN# Zone M1

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 see Attachment for 1. Dimensional Variance 8x12 to 2x8 of Sign 2. Use Variance Main floor Residential

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) Please use Main floor sketch from last ZBA
Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

Signature of Applicant Date 8/13/19 meet

Signature of Owner (if different than applicant) Date



Community Planning and Development  
Downtown Design Review Committee  
415 E. Stockbridge  
Kalamazoo, MI 49001  
Telephone: (269) 337-8804  
FAX (269) 337-8513  
[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

DOWNTOWN DESIGN REVIEW  
TIER I - Administrative Approval

SIGNS - revised

08/01/2019

824 PORTAGE ST

Permit # PS – no application yet (1:20pm 8/1/19)

SBC # 06-22-286-002

IDDR 19-033

OWNER: STEWART, RICHARD 824 PORTAGE ST KALAMAZOO MI 49001

DESCRIBE SIGN: Signs - (see also IDDR 19-004 this case is a revision)

1. 8' x 12' banners (75% of signage)
2. 4' x 8' LED signs (25% of signage)
3. Placed on north and south sides of building between windows and near the northeast and southeast corners. ZBA case in mid-September may approve reducing the size of the banners to 2' x 4'.
4. LED signs to be placed nearest Portage. Banners to be placed between the 1st and 2nd floor windows on the South side and above the 1st floor windows on the north side. Windows are to remain uncovered.

**NOTES:**

- *The DESIGN and placement are approved - sign permits are also required.*

The proposed sign(s) substantially comply with the Downtown Design Review Guidelines:

The primary focus of signs should be oriented toward pedestrian traffic and not vehicular traffic. Signs should be designed as an integral part of the overall building design, while also contributing to the streetscape.

Signs should allow for clear visibility of significant architectural details and storefront windows and doors. The size, proportion, and location of signs should be consistent with the overall design of the façade, and the number of signs should not detract from the façade. Signage may be incorporated into other façade elements, such as awning valances, or be painted on storefront glass.

The size and scale of any building signs must be in proportion to the size and scale of the street level façade. All signs should reflect the overall design of the building and should not cover existing architectural features.

Construction and installation of the proposed sign may continue without further review. If the design or placement of the sign changes, please contact the Downtown Design Review Coordinator at 269-337-8804.

Sharon Ferraro, Downtown Design Review Coordinator

08/01/2019

Date



Signs would be 4' x 8' LED display units on the north side in the upper right corner. Banner extends to the right next to the LED sign

On the south side below the 2<sup>nd</sup> story window nearest the street. Banner extends to the left next to the LED sign

828 Portage 07/31/2019

*Not to  
scale  
approximate  
placement*



RECEIVED

AUG 02 2019

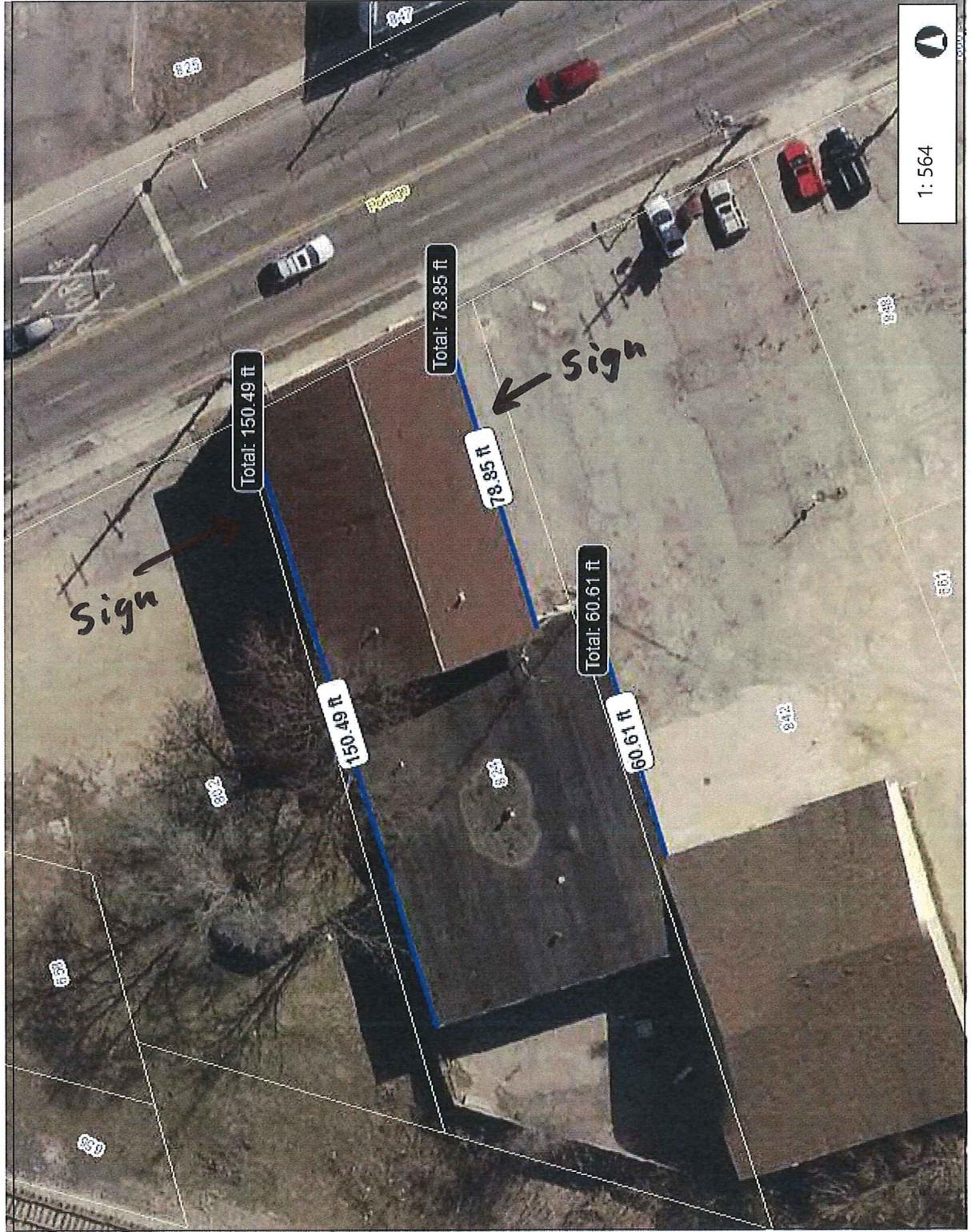
**REO Specialists, llc**  
**369-345-7000**  
**www.RichardStewart.com**

144 in

24 in

96 in

824/842 Portage Street(approx. linear wall length)



1: 564

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

Legend

- Street Names - City
- Parcels



Upper Residential Living Area



Big Bedroom

stair

Bedroom  
space

parlor

MASTER  
Bedroom

Kitchen

3/4  
Bath

Stair ~~to~~ to  
Lower + Garage

Living  
Room

Wet Bar Area

Storage

Exercise  
Room

Library

Full  
Bath

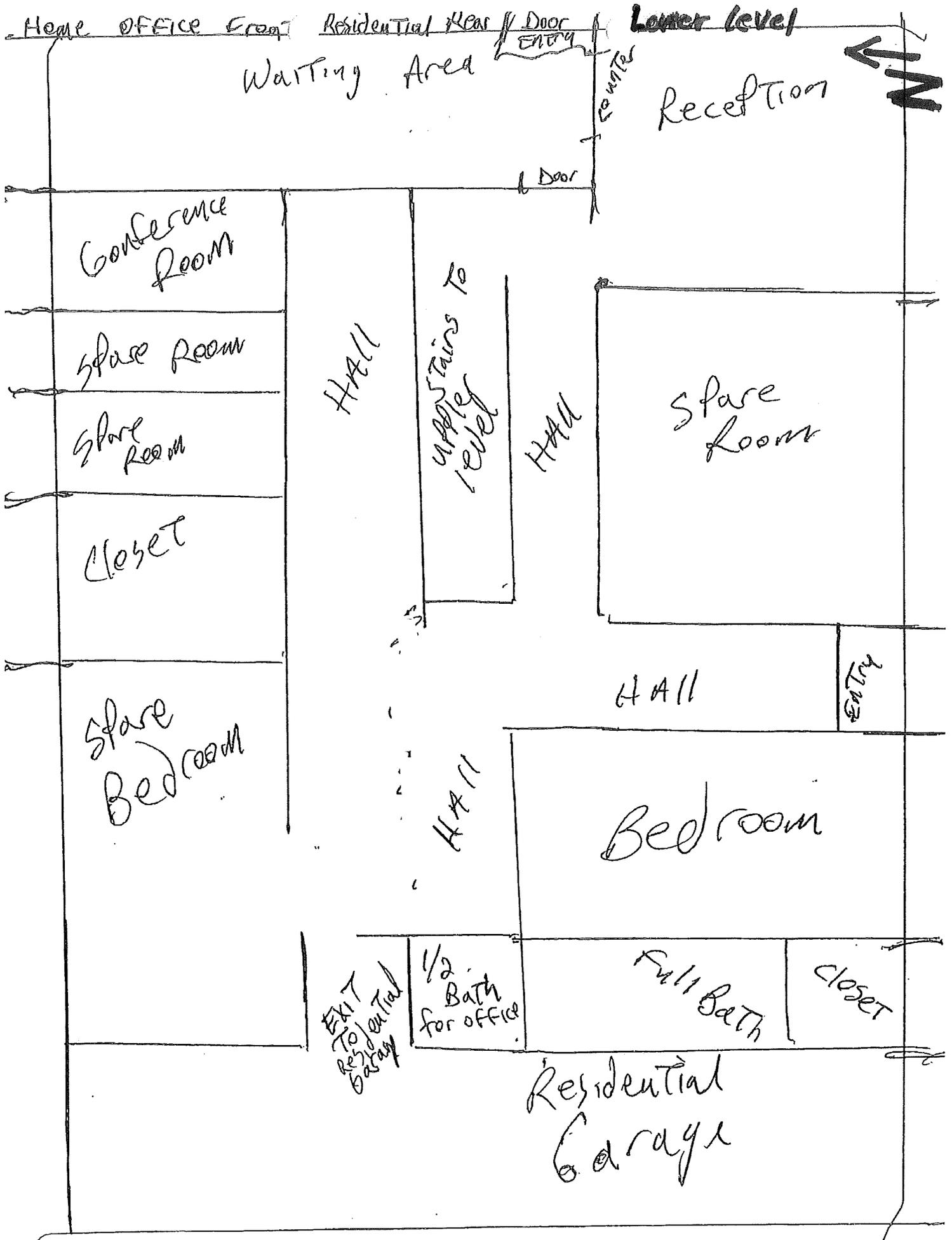
HAIF Bath

Stairs  
to  
Lower

HALL

HALL

HALL





Community Planning and Development  
Downtown Design Review Committee  
415 E. Stockbridge  
Kalamazoo, MI 49001  
Telephone: (269) 337-8804  
FAX (269) 337-8513  
[ferraros@kalamazoo-city.org](mailto:ferraros@kalamazoo-city.org)

DOWNTOWN DESIGN REVIEW  
TIER I - Administrative Approval

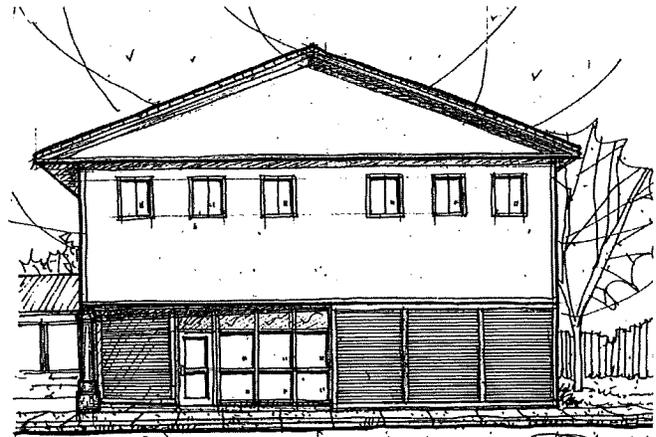
EXTERIOR ALTERATION

07/30/2019

824 PORTAGE ST  
IDDR # IDDR19-032  
Permit # PB (not applied)  
SBC# 06-22-286-002

OWNER: STEWART, RICHARD 824  
PORTAGE ST KALAMAZOO MI 49001

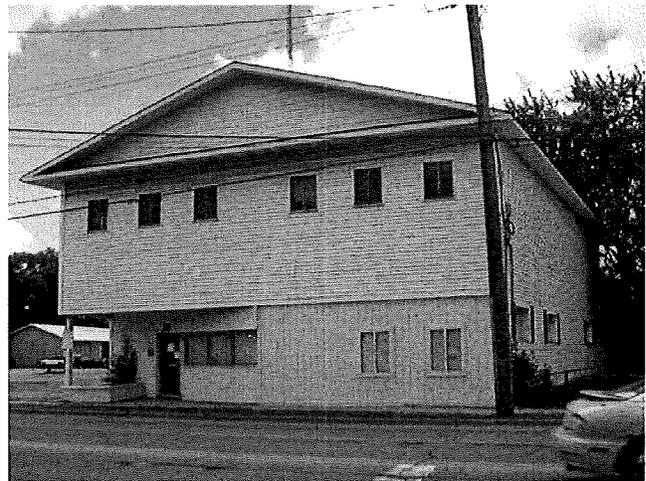
APPLICANT: STEWART, RICHARD 824  
PORTAGE ST KALAMAZOO MI 49001



DESCRIBE PROJECT:

1. apply siding over north half of ground floor façade to cover the existing windows
2. Install larger windows immediately adjacent to the front door near the southeast corner of the building
3. Replace the column at the southeast corner of the building and remove the planter at its base
4. Install a concrete planter near the southeast corner of the parcel.

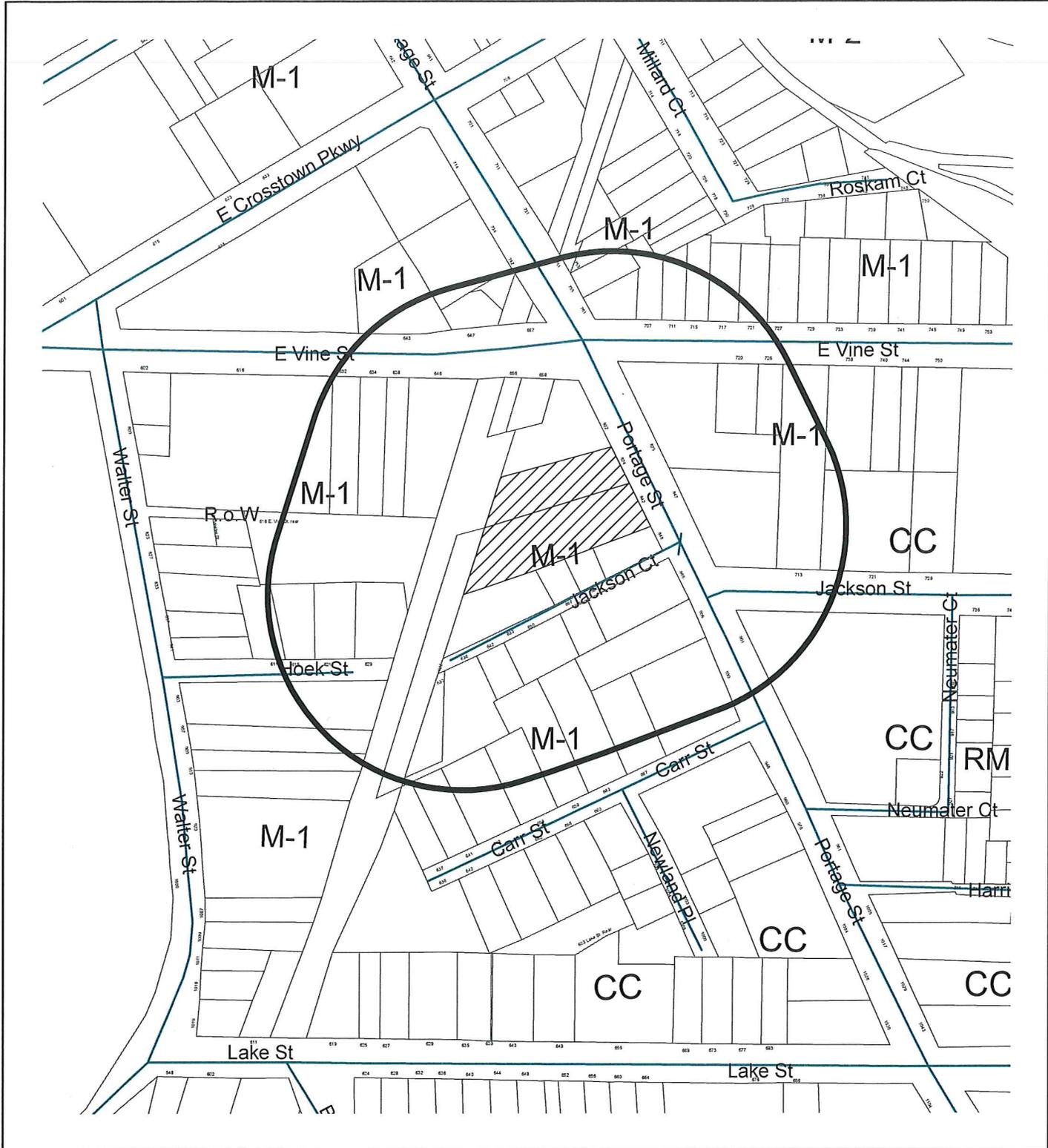
The proposed work substantially complies with the Southtown Design Review Guidelines.



A handwritten signature in cursive script that reads "Sharon Ferraro".

Sharon Ferraro, Downtown Design Review Coordinator

07/30/2019  
Date



300' Mailing Boundary  
824 & 842 Portage St.



0 2550 100 Feet



**Community Planning and Economic Development**

415 Stockbridge Avenue  
Kalamazoo, MI 49001  
PH: (269) 337-8044  
FAX (269) 337-8429  
[www.kalamazoocity.org](http://www.kalamazoocity.org)

**NOTICE OF PUBLIC HEARING**

August 27, 2019

**RE: ZBA #19-09-26  
2842 Virginia Avenue  
Parcel #06-02-461-043**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Robert Kelly. The request concerns the property at 2842 Virginia Avenue, which is situated in Zone RS-5, Residential – Single Dwelling District.

The applicant is requesting a use variance from Chapter 4, Section 4.1, to authorize the construction of a duplex on a vacant single-dwelling zoned lot.

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, September 12, 2019 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 Economic 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](http://www.kalamazoocity.org/boards)

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

Sincerely,

ZONING BOARD OF APPEALS

A handwritten signature in blue ink that reads "Peter C. Eldridge".

Peter C. Eldridge, AICP  
Assistant City Planner

c: Property File



# Zoning Board of Appeals (ZBA) Application Form

Community Planning & Development Department

415 Stockbridge

Kalamazoo, MI 49001

Phone: 269-337-8026

www.kalamazoo.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 Robert Kelly  
 Address 8481 Keller Rd  
 City, State, Zip Deltan MI 49044  
 Phone \_\_\_\_\_ Cell 269-744-6066  
 Fax \_\_\_\_\_ Email robplumberkelly@gmail.com

**Owner:** Name (Same As Above)  
 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 2842 Virginia Ave

This property is located between Cinnamon Dr street and Courtlandt street, on the

north  south  east  west side of the street.

CCN# 06-02-461-043 Zone RS-5

### 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

- \$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)

Signature of Applicant

Robert Kelly

Signature of Owner (if different than applicant)

Date

8/14/19

Date

**August 13, 2019**

**TO: City of Kalamazoo**

**RE: Request of Variance from Article 5.1**

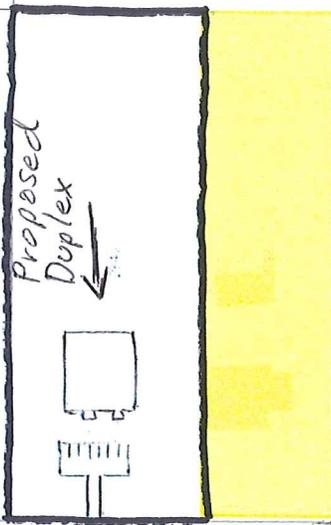
**I am seeking approval to build an owner occupied duplex at 2842 Virginia Avenue. This will require a variance of Article 5.1 of The City's Zoning Ordinance. I am requesting this variance with the intent to build an owner occupied duplex that is aesthetically pleasing and will enhance the overall appearance of the neighborhood. This lot is currently vacant and development of this parcel will provide housing for myself and another family and will add to the tax base.**

**Thank you for your consideration,**

**Robert Kelly**

2842 Virginia Ave.

Virginia Ave



Troy Ave

1: 1,128



0.0 0.02 0.0 Miles



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend  
Parcels



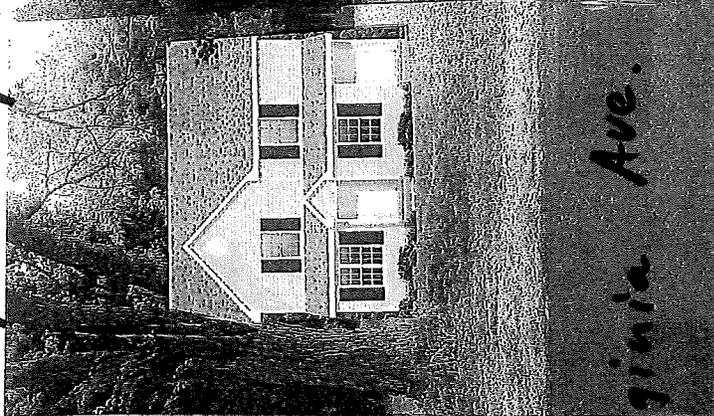
*Existing Single-Family Res.*



20190813\_111311.jpg

8/2019

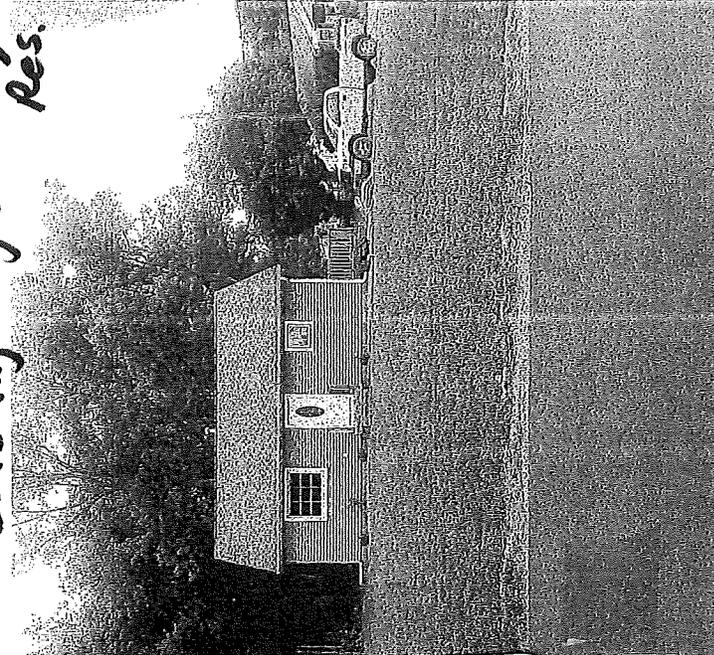
*Proposed Duplex*



20190813\_111340.jpg

8/2019

*Existing Single-Family Res.*



20190813\_111409.jpg

8/2019

*Virginia Ave.*



AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**2842 VIRGINIA AVE KALAMAZOO, MI 49004** (Property Address)

Parcel Number: 06-02-461-043 Customer ID: 00001122



Item 1 of 2 2 Images / 0 Sketches

**Property Owner:** KELLY, ROBERT L

**Summary Information**

- > Assessed Value: \$11,300 | Taxable Value: \$10,337
- > 1 Building Department records found
- > Property Tax information found
- > 1 Invoice Found, Amount Due: 0.00

**Parcel is Vacant**

**Owner and Taxpayer Information**

Owner	Taxpayer
KELLY, ROBERT L 8481 KELLER RD DELTON, MI 49046	KELLY, ROBERT L 8481 KELLER RD DELTON, MI 49046

**General Information for Tax Year 2019**

Property Class	Residential Vacant Land	Unit	00 City of Kalamazoo
School District	Kalamazoo Public Schools	Assessed Value	\$11,300
Old Parcel #	0411720	Taxable Value	\$10,337
District	0	State Equalized Value	\$11,300
R-Neigh;P-Filin	Burke Acres	Date of Last Name Change	11/17/2014
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 05/25/2011

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$10,900	\$10,900	\$10,095
2017	\$10,700	\$10,700	\$9,888
2016	\$9,800	\$9,800	\$9,800

**Land Information**

Zoning Code	RS-5	Total Acres	0.438
Land Value	\$22,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 36	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	82.50 ft	231.00 ft
<b>Total Frontage: 82.50 ft</b>		<b>Average Depth: 231.00 ft</b>

**Legal Description**

G11-44 SUPERVISORS PLAT OF BURKE ACRES SUBDIV LOT 43

**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
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
05/25/2011	\$22,500.00	WD	BURRMA, BRYAN P	KELLY, ROBERT L	Mult. Interests Sold	2011-019249	
04/23/2008	\$0.00	QC	WILLRICH, LOIS J	BURRMA, BRYAN P	Joint Tenancy action	2008-014764	CLEO M HUGHES LEFT ON TITLE
04/01/1999	\$0.00	WD	HUGHES, CLEO M	CM HUGHES; LJ WILLRICH/B BURRM	Sale to Relative	1999-016974	EXEMPTION #8

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# Rental Map - Multi Unit Rentals in the Area



Scale: 1: 4,514



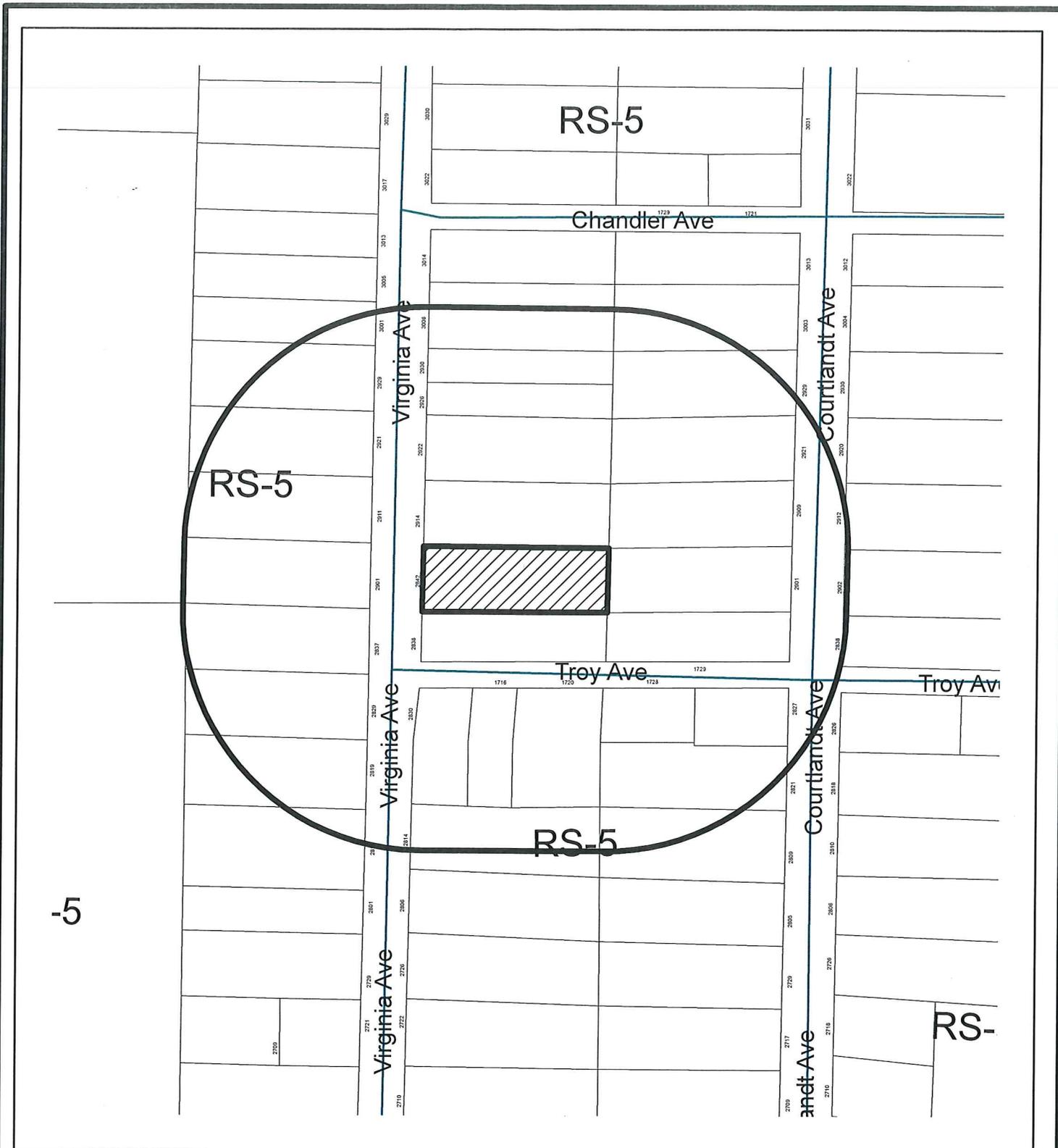
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Legend

- Parcels
- Rentals**
  - Single
  - Duplex
  - 3-Unit
  - 4
  - 5 - 13
  - 14 - 31
  - 32 - 61
- Zoning**
  - CBTR
  - CC
  - CCBD
  - CMU
  - CN-1
  - CO
  - IC
  - M-1
  - M-2
  - PUD
  - RD-19
  - RM-15
  - RM-15C
  - RM-24
  - ...





300' Mailing Boundary  
2842 Virginia Ave.



0 2040 80 Feet