

Meeting Agenda

City of Kalamazoo - Zoning Board of Appeals

November 14, 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 October 10, 2019:

D. Public Hearings:

1. ZBA #19-11-29: 1118 W. Maple Street. Joyce Wysimierski is requesting a dimensional variance from Chapter 4, Section 4.3 D1, to allow the construction of a new garage to replace the existing garage with a zero setback from the west side property line, where a three-foot building setback is required from the side property line.
2. ZBA #19-11-30:421 W. Crosstown Parkway. Crosstown Investment Group, LLC is requesting a use variance from Chapter 4, Section 4.2 Q.3, to allow the conversion of the ground floor level of the structures from an office back to residential occupancy, where commercial office use is required on the ground floor level in this commercial district.
3. ZBA #19-11-31:423 W. Crosstown Parkway. Crosstown Investment Group, LLC is requesting a use variance from Chapter 4, Section 4.2 Q.3, to allow the conversion of the ground floor level of the structures from an office back to residential occupancy, where commercial office use is required on the ground floor level in this commercial district.
4. ZBA #19-11-32:817 W. North Street. David and Joyce Maloney on behalf of the property owner is requesting a dimensional variance from Chapter 5, Section 5.1, to authorize the splitting of the property separating the residential structure from the church and providing the residential structure with a lot that is 3,306 square feet in area where in Zone RD-19 the lot area required is 4,000 square feet.
5. ZBA #19-11-33:527 W. South Street. Diekema Hamann Architects on behalf of the W.E. Upjohn Institute for Employment Research, is requesting a use variance from Chapter 4, Section 4.1, to authorize the conversion of the detached garage planned for living space (per the June 13, 2019 Z.B.A. approval) to commercial office spaces where in Zone RM-15, commercial offices are not identified as a permitted use.

6. ZBA #19-11-34:1810 N. Pitcher Street. Graphic Packaging International is requesting a dimensional variance from Chapter 5, Section 5.2, to construction a new building of approximately 118,000 square foot which will be located five (5) feet from the front property line along N. Pitcher Street and seven (7) feet from the east rear property line, where a 25 foot setback is required from the front and rear property lines in this general manufacturing district.
7. ZBA #19-11-35: 3121 Portage Street / 1101 E. Cork Street. PUCCI Properties LLC and Kzoo One, LLC owners of 3121 Portage Street and 1101 E. Cork Street are requesting: **1)** A dimensional variance from Chapter 5, Section 5.2, to redevelop a site that is 32,600 square feet where the maximum site area for a commercial development in Zone CN-1 is 15,000 square feet; and **2)** a dimensional variance from Chapter 50-72 1, to authorize 2 parking spaces above allowed maximum number of off-street parking spaces of 11 for a total of 13 off-street parking spaces for the proposed credit union.

E. Other Business:

1. Tentative Meeting Schedule for 2020

F. Adjournment:

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
OCTOBER 10, 2019 - 7:00 p.m.
CITY COMMISSION CHAMBERS**

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

Members Absent: Jeff Carroll

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

Chair Youngs called the meeting to order at 7:12 p.m.

MINUTES:

Mr. Lager, moved to approve the minutes of September 12, 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 1120 and 1132 S. Burdick Street, Parcel #06-22-331-010 and 06-22-331-003:

ZBA #19-10-27: 1120 and 1132 S. Burdick Street: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by VanderSalm's Flower Shop and Garden Center. The request concerns the properties at 1120 and 1132 S. Burdick Street which straddle three zone districts: RM-36, Residential – Multi Dwelling District; CN-1, Commercial – Neighborhood District and CC, Commercial – Community District. The applicant is requesting a use variance from Chapter 9, Section 9.2 A, to authorize the enlargement or expansion of the nonconforming use (flower shop and garden center) to expand the greenhouses by 2,300 square feet, 900 square feet more indoor storage and expand the outdoor sales area by 3,250 square foot.

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

Ned VanderSalm, the applicant for the variance stated they want to take down the old green houses, raise the new ones slightly, keeping them above the flooding, the outdoor sales area will not be increased much they already exist, it'll improve the land, and layout.

Chair Youngs commented on the clustered area they are in of different zoning districts making this unique.

Mr. Eldridge stated the greenhouses are going back into the same locations. Mr. VanderSalm stated there are three greenhouses that are 96' long and five others that are 72' long, they will all be 96' long.

Mr. Lager clarified where the outdoor sales would be. Mr. VanderSalm stated to the south and wouldn't remove any parking spots.

Mr. Eldridge referred to the layout in the Board's packet showing the location of the outdoor sales and parking.

Chair Youngs asked if this layout would alleviate the flooding issues they've had in the past. Mr. VanderSalm stated they've been working with James Baker, Public Services Director with the City and the DEQ to raise it to a level to make it user friendly for carts and shoppers. They are raising the elevation around 18". Using the back of the land to make room for the water.

Mr. Eldridge clarified the storage building being expanded will be on the north end of the greenhouses. He mentioned the one correspondence received from Dale Anderson in support of the request. He clarified the three different zoning districts that the property is in, and how it evolved over time. The original greenhouses were built, then other properties acquired, and property was consolidated. They discussed rezoning the property, but it would affect the future uses in the area, and it would be unfavorable to the residences around them. This is a low intensity use, alleviates the issue for flooding, and improves the property. The greenhouses are a 13.5% increase, the storage building will be 67% increase, but the storage building is not very large compared to the greenhouses.

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 1120 and 1132 S. Burdick Street shall include all information included in the notice of public hearing dated September 24, 2019.

- 2.) Seventy-two 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: Ned VanderSalm wants to improve the layout and cut down on the flooding, the footprint will not increase, and no parking spots will be lost. To cut down on the flooding he will raise the building and make other adjustments. Staff stated the outdoor sales will not be near residences nor affect them, there was a letter of support from the neighbor of Confections with Convictions. They don't want to rezone as some CC uses are not suitable for nearby residential, the current businesses will not impact the area and flood protection and positive changes.

Mr. Lager 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 Chair Youngs.

Mr. Lager stated he was in favor, it's an improvement in the structures in an area that needs improvements after the flooding's. It meets all the requirements necessary to grant a use variance.

Mr. Skalski stated that VanderSalm's have been committed to the community and are improving the property.

Ms. Doane commented on the recent flooding and this will improve the area.

Chair Youngs stated he was in favor and VanderSalm's is investing into improving the area.

Motion approved by roll call vote.

Yes: Donae, Skalski, Youngs, Lager, van den Hombergh

Abstained: Flach (arrived late)

Ms. Doane read the application for 3825 Stadium Drive, Parcel #06-30-256-001:

ZBA #19-10-28: 3825 Stadium Drive: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Spartan Partners Services, LLC. The request concerns the property at 3825 Stadium Drive which is located in Zone CC, Commercial – Community District. The applicant is requesting the following variances: 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H.1, to authorize the development proposed to encroach into a protected slope which has a grade greater than 20%. 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H.3, to authorize the development proposed to encroach into the protected slope setback of 10 feet require from the top and toe of all protected slopes. 3) A dimensional variance from the Zoning Ordinance, Chapter 7, Section 7.4, to authorize the placement of an off-premises sign on the existing sign structure at 3821 Stadium Drive to advertise the proposed medical marihuana provisioning center.

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

Reid Cooksey, Stonefield Engineering and Design, represented the request, they are proposing a Medical Marihuana Provisioning Center at this location. The existing use is a residential house that doesn't conform with the CC District and will be demolished and replaced with a conforming new building. They are seeking three variances. Regarding the signage, the parcel has a Stadium Drive address but is on a private drive off Stadium Drive. In order to have a business succeed they need signage and are requesting to use the gas station property also owned by the applicant and use the existing gas station sign that is in front of their property. The gas station is currently vacant. They would remove the gas station portion on the sign and advertise their business. The next two variances, they have steep slopes, in order to make it viable they must encroach, they've been working with the City to avoid impacting the natural features and the slopes. The proposed development shows the buffer lines, they can't avoid impacting the slopes, they proposed the smallest building size to make the project viable and minimal loading and trash area. They've been working with the NFP Board to have a minimal impact of the natural features.

Mr. Lager questioned if in the NFP process they agreed with the loading and unloading areas. Mr. Cooksey stated they were the first applicant to go through the process. They worked closely with Ms. McCarthy to have the least impact.

Mr. Skalski questioned the future use of the vacant gas station. Mr. Cooksey stated they currently don't have plans for the gas station. They want to focus on the back property but wanted control of the front property also. They will improve the entrance of the drive adding curb and gutter. In the future they will do something with that property.

Mr. Eldridge introduced Jamie McCarthy, the liaison for the Natural Features Protection Review Board. He gave a brief background, on the ZBA being the appeals Board for anything that doesn't comply with the NFP Standards. The applicant has to go the NFP Board first, and mentioned the results of that meeting they have in their packet.

Ms. McCarthy stated this is a new process, the business has owned the property for a while and was stalled due to the moratorium the City Commission passed in the NFP Overlay District, in June it was lifted, and the applicant came to them with a site plan where they were developing

most of the area. They had to satisfy a couple of requirements due to the new ordinance, they have to preserve 25% of the woodlands on the property. The property is almost all wooded. With a few changes to the site plan they were able to save 50% of the woodlands and pushed the building to the north as much as possible and meet the intent of the 1000' buffer for separation distance. She spoke to the slopes on the road and water run off issues, the woodlands will help with that. The NFP Review Board was created to screen and evaluate the variances and site plans and have a set of members who are experts in the natural resources to help staff and protect the environment and allow development. The NFP Review Board discussed this site in depth, they came up with a good outcome. Parking, storm water issues, and this was the best plan to move forward with. The Board voted in favor of recommending that the ZBA grant the variance for this property.

Chair Youngs asked if there would be a retaining wall by the residential area. Ms. McCarthy stated a retaining wall and fill dirt to build up a flat area for the building and parking. About a 15' wall and rerouting the storm water going into an underground storage chamber.

Mr. Eldridge clarified the radius line that cuts through the property, the medical marijuana regulations approved in 2018 as provisioning centers have a 1000' separation distance between them. It limits the allowable number along Stadium Dr. The applicant submitted a site plan with the building on the rear of the lot, outside of the 1000' separation distance from the north side of Stadium Dr. and received a provisional certificate to proceed. The City began working on the NFP Ordinance and that impacted properties with significant slopes near bodies of water. This property fell within the NFP Overlay District and couldn't move forward, then they had to begin the process of how to develop the property within the bounds of the NFP and Zoning Board regulations. The City Staff and City Planner looked at how to shift the structure towards the front of the lot to not have to clear cut the back of the property. City Planner Christina Anderson granted the relief of 49' which allows a minor encroachment into the 1000' separation distance to push the building forward and miss the city utility easement on the site. It's a challenging site with a private right of way out to Stadium Dr. that the applicant will deal with. Regarding the sign variance, it doesn't have any frontage on Stadium Dr. he asked if the Board chooses to grant that request he asked that a condition be placed, ordinance allows one freestanding sign for the frontage parcel of 3821 Stadium Dr. that the Board considered a condition that the freestanding sign serve the Provisioning Center and future tenants of 3821 Stadium Dr.

Speaking in Opposition:

Dale Campbell, of Sparkle Buggy spoke of his concerns that their drive is his exit from Sparkle Buggy. They own the property in front and asked why they can't move the entrance onto his property. He spoke regarding the bad shape the gas station was in and asked that the drive be moved.

Mr. Eldridge stated that Stadium Drive is under MDOT's control and they won't add another curb cut, but he would talk to the City's Traffic Engineer about traffic flow for the site.

Chair Youngs closed the public hearing.

FINDING OF FACT

Mr. Lager moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 3825 Stadium Drive shall include all information included in the notice of public hearing dated September 24, 2019.
- 2.) Twelve 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: Reid Cooksey, Stonefield Engineering and Design applicant, stated he proposes to put a medical marihuana provisioning center on this site that will require to demolish a non-conforming residential structure, the property has a unique topography that has steep slopes, it has a Stadium Dr. address but is actually located on a private drive to the rear of the gas station on Stadium Dr. Because the property is behind that property the applicant wants to use the Stadium Dr. sign in front of the gas station. The applicant has worked extensively with the City to find the best way to situate the building due to the unique topography. The request was before the NFP Board and they approved the design and recommended for approval to the ZBA. Jamie McCarthy the liaison from the NFP Board spoke indicating the applicant is preserving 50% of the woodlands on the site and pushed the building as far north as feasible in order to protect runoff and other natural features. The new building is situated to substantially comply with the 1000' separation requirement regarding provisioning centers. The NFP Board fully evaluated the site and vegetation, parking, storm water runoff and other features and is recommending this plan. At the time the applicant first proposed the placement of the provisioning center it did meet the separation requirement but in order to comply with the NFP requirements it was moved, and the City Planner granted a 49' allowance in order to meet the plan as put forth by the NFP Board. The off-premise sign, Mr. Eldridge suggested a condition that only one sign be situated on Stadium Dr. for both the applicant and the future business to locate at the defunct gas station. Dale Campbell, the owner of Sparkle Buggy Car Wash spoke in opposition regarding the driveway that the applicant uses which is also used as an exit for the car wash. He also expressed concern with the wildlife in the area behind the carwash.

Mr. Skalski 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 variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H.1, to authorize the development proposed to encroach into a protected slope which has a grade greater than 20%, seconded by Mr. Lager.

Mr. Flach commented it was the best alternative, removes the least amount on trees, smallest change of grade and least encroachment on the 1000' distance requirement.

Motion approved by roll call vote unanimously.

Mr. Lager moved to approve the application for 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H.3, to authorize the development proposed to encroach into the protected slope setback of 10 feet require from the top and toe of all protected slopes, seconded by Mr. Skalski.

Chair Youngs commented the NFP Board gave their approval and recommended the ZBA board approve the request and he was in favor.

Motion approved by roll call vote unanimously.

Yes: Doane, Skalski, Youngs, Lager, van den Hombergh, Flach

Chair Youngs moved to approve the application for 3) A dimensional variance from the Zoning Ordinance, Chapter 7, Section 7.4, to authorize the placement of an off-premises sign on the existing sign structure at 3821 Stadium Drive to advertise the proposed medical marihuana provisioning center, with the condition the existing freestanding sign serving the Provisioning Center and any future tenant of 3821 Stadium Drive, seconded by Mr. Lager.

Chair Youngs reviewed the criteria conditions that must be met to qualify and stated he was in favor.

Motion approved by roll call vote unanimously.

OTHER BUSINESS:

ADJOURNMENT:

The meeting was adjourned at 8:14 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

NOTICE OF PUBLIC HEARING

October 30, 2019

**RE: ZBA #19-11-29
1118 W. Maple Street
Parcel #06-28-139-018**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Joyce Wysimierski owner of 1118 W. Maple Street which is situated in Zone RS-5, Residential – Single Dwelling District.

The applicant is requesting a dimensional variance from Chapter 4, Section 4.3 D1, to allow the construction of a new garage to replace the existing garage with a zero setback from the west side property line, where a three foot building setback is required from the side property line.

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, November 14, 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

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
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 Joyce Wysimierski
Address 1118 W. MAPLE ST
City, State, Zip Kalamazoo MI 49008
Phone 708 768 2030 Cell 708 768 2030
Fax Email wysim50@comcast.net

Owner: Name Joyce Wysimierski
Address 1118 W. MAPLE ST
City, State, Zip Kalamazoo MI 49008
Phone 708 768 2030 Cell 708 768 2030
Fax Email wysim50@comcast.net

(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 1118 W. MAPLE ST.

This property is located between MAPLE ST street and HILLCREST street, on the north side of the street.

CCN# 06-28-139-018 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.)

[X] 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 PLEASE REFER TO TYPED EXPLANATION OF REQUEST TO BUILD RETAINING/GARAGE WALL ON LOT LINE

Attachments

- [] \$275 Fee Ad. Check #2390
[] 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 Joyce Wysimierski Date 9-25-2019

Signature of Owner (if different than applicant) Date

I am asking to build a retaining/garage wall on the lot line between 1118 W. Maple and 1120 W. Maple. The present garage will be removed and replaced when this variance is approved. A sketch of the plan is attached.

The present retaining wall that runs the length of the driveway sits on the lot line as noted on the survey. It stops at the front of the garage and the garage is built 27 inches from the lot line. The photos show how the pressure of the hill has caused shifting and cracking in my present garage.

The driveway is narrow with the retaining wall on the west side and a portion that is not usable to navigate due to a window well on the east side.

Being able to place a retaining/garage wall on the lot line will widen the garage entrance and allow a more manageable way to park my car and to enter and exit the driveway. It will also help to stabilize the current pressure on the unretained landscape.

The photos show the area in question. The proposed project in that area will have no impact on the view from the street.

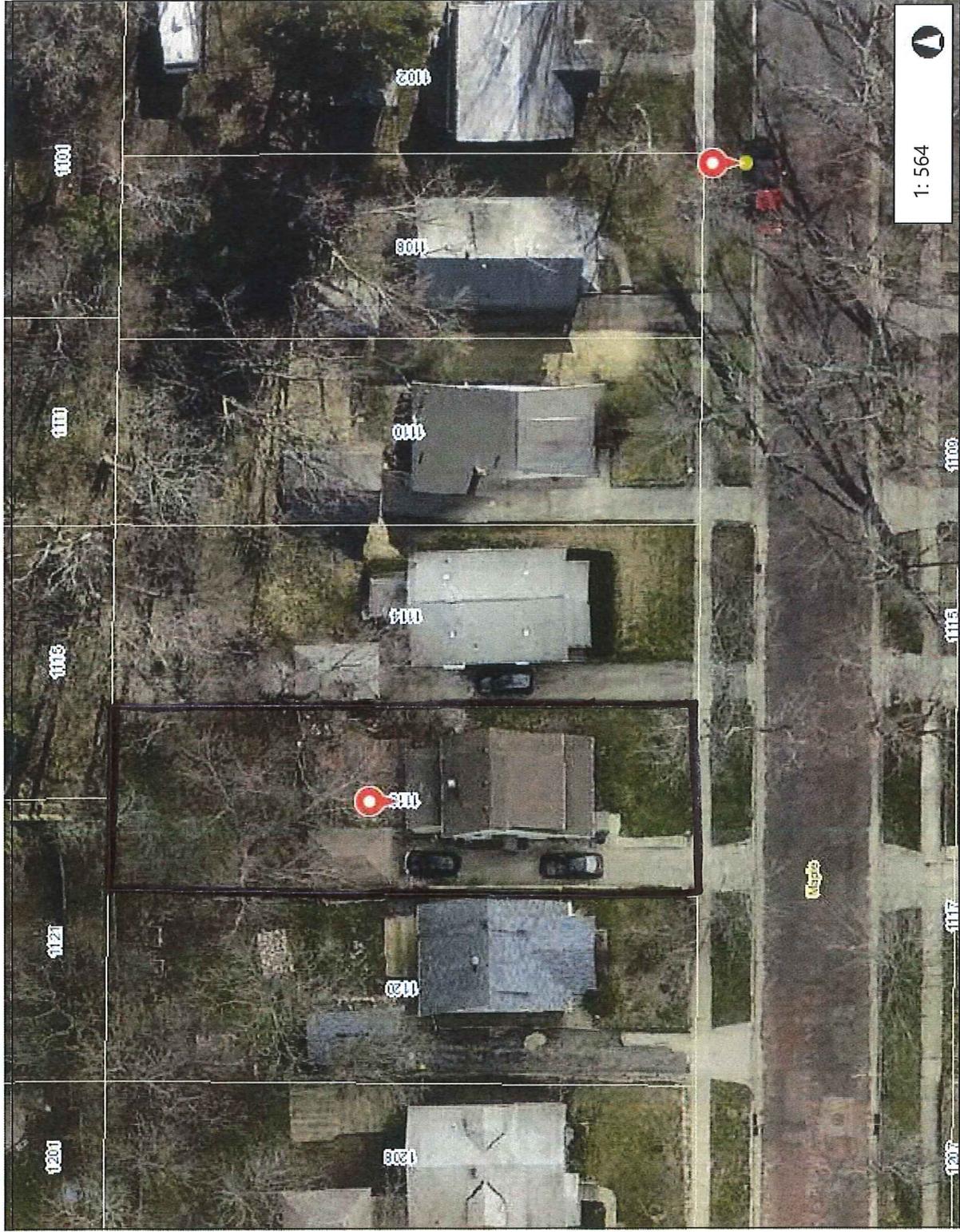
I have spoken to my neighbor at 1120 W. Maple who shares the lot line and she has no objection to my request.

I hope that you will vote in favor of allowing me to build on the lot line as it will help me navigate the driveway more safely and easily. Having decided to spend my retirement years here in Kalamazoo to be closer to my daughter and her family, I would appreciate your consideration of my request as a current senior citizen of your city.

Thank you in advance for your review of my project.

Joyce Wysimierski

City of Kalamazoo GIS - 1118 W. Maple St.



1: 564



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

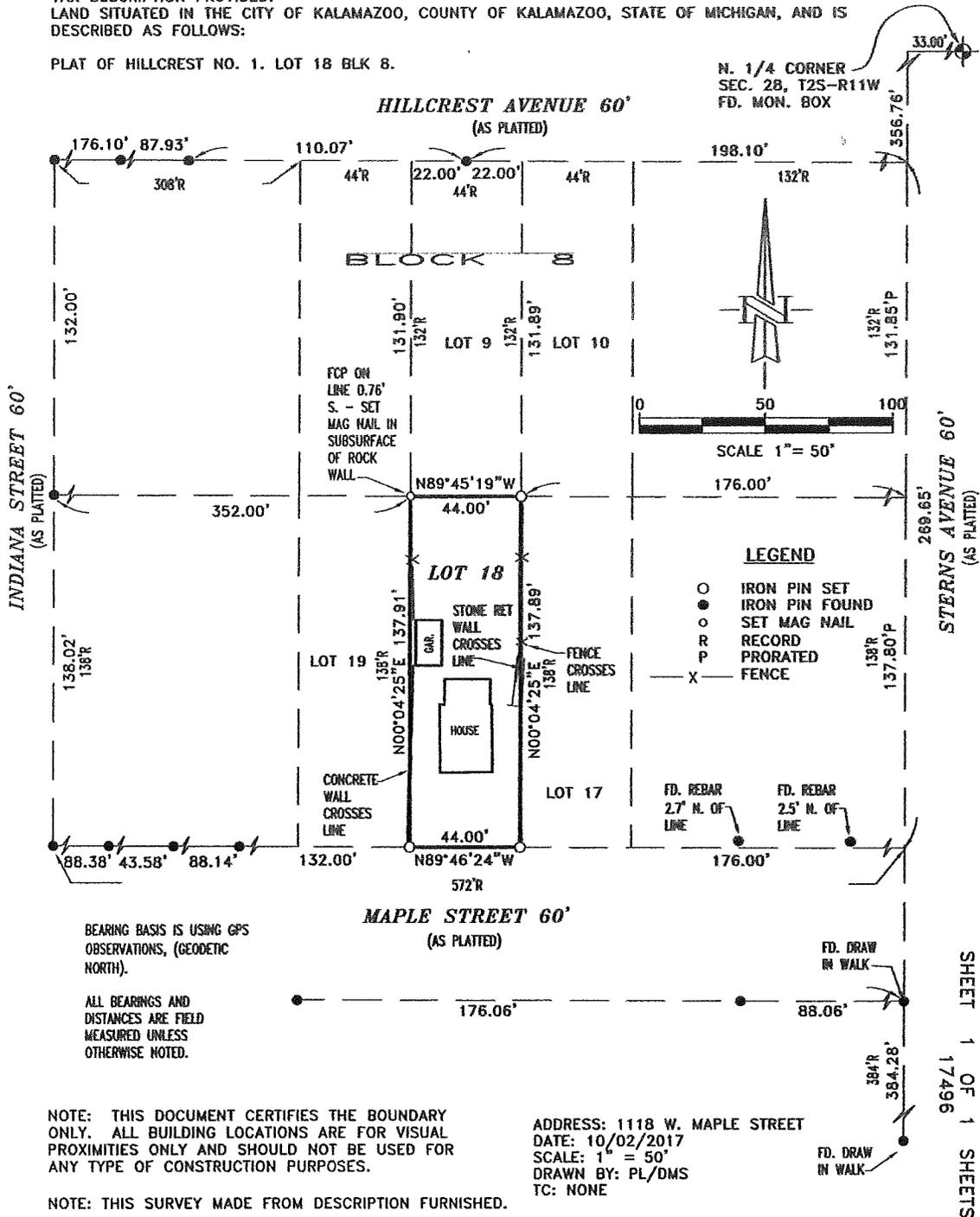
- Street Names - City
- Parcels



CERTIFICATE OF SURVEY:~

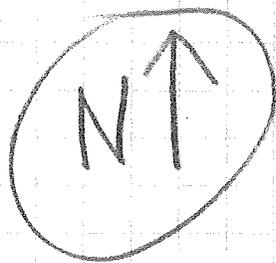
TAX DESCRIPTION PROVIDED:
 LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, AND IS
 DESCRIBED AS FOLLOWS:

PLAT OF HILLCREST NO. 1. LOT 18 BLK 8.



THOMAS A. STEPHENSON, PS #46689





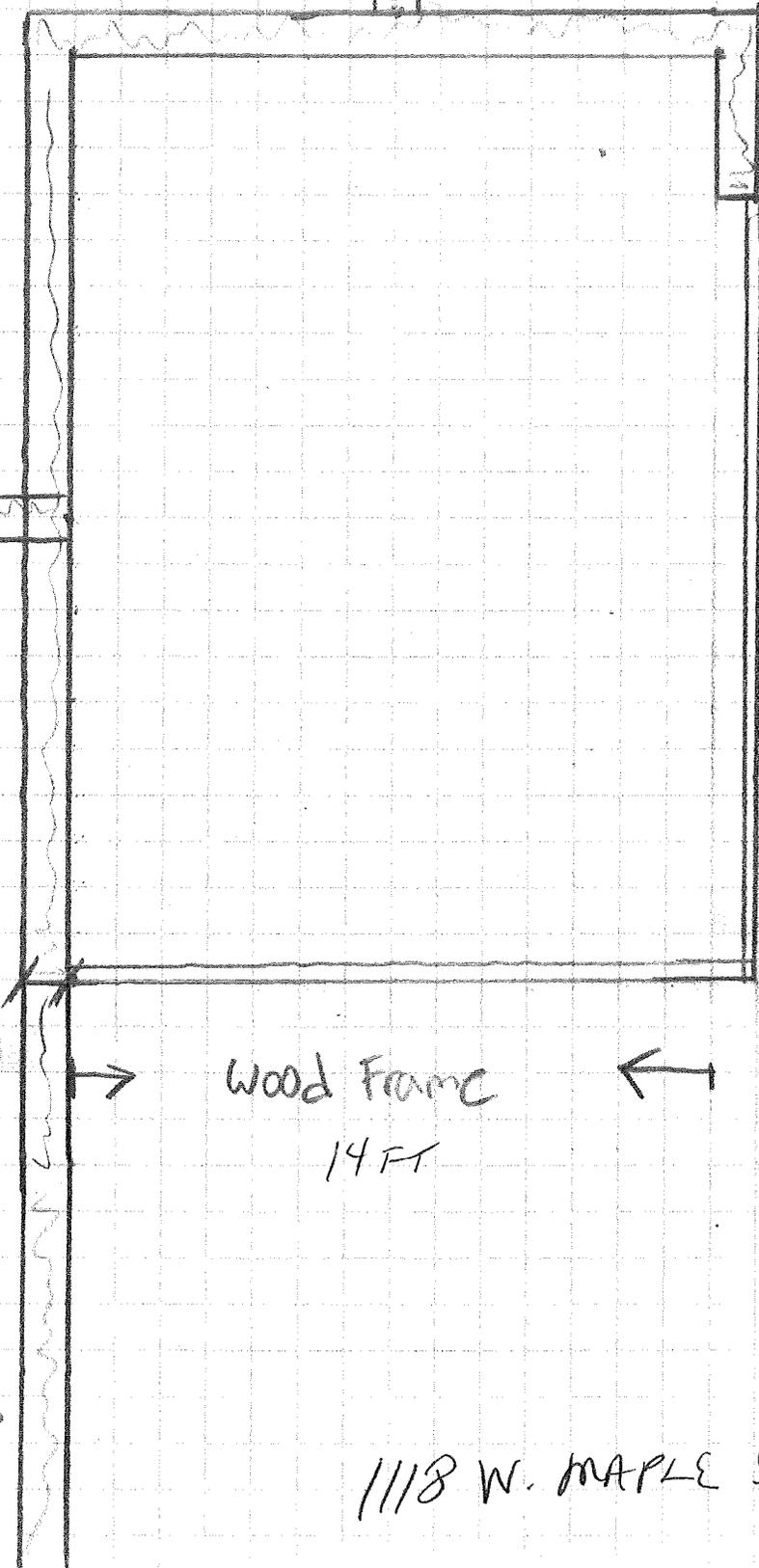
8 foot walls
All 12" thick

Dead Men
12"

Dead Men
12"

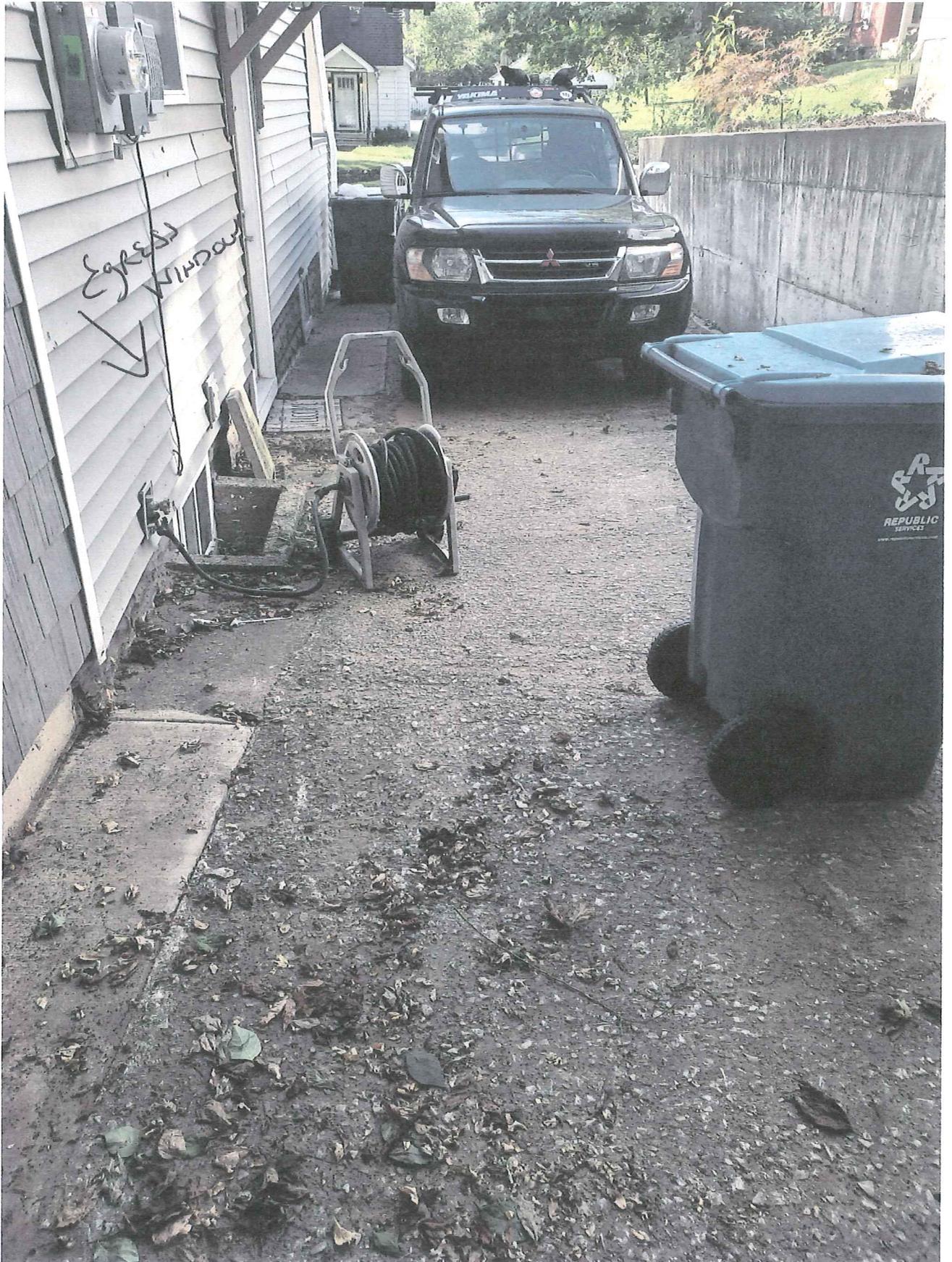
Wood Frame
20 FT

Existing Retaining wall

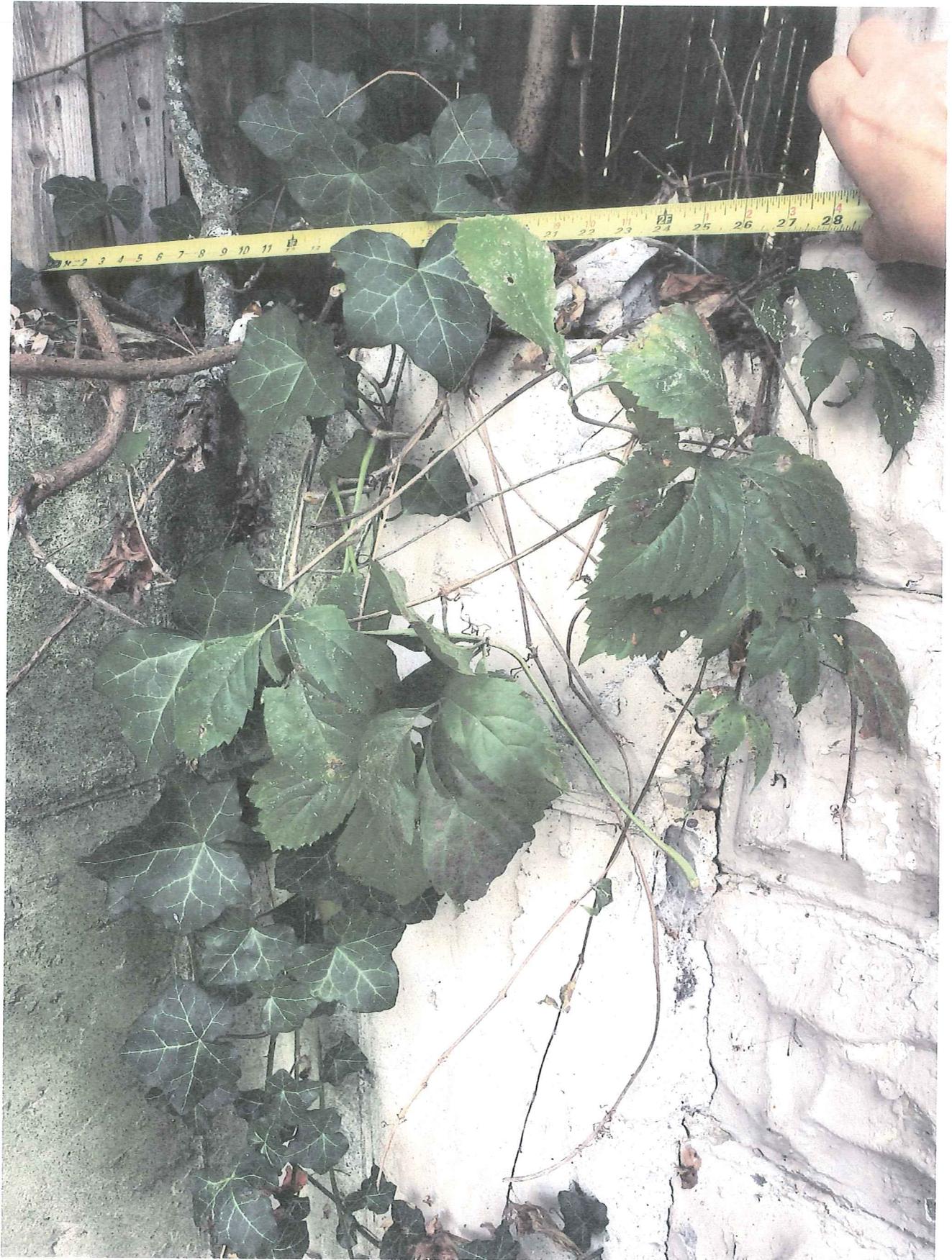


Wood Frame
14 FT

1118 W. MAPLE ST



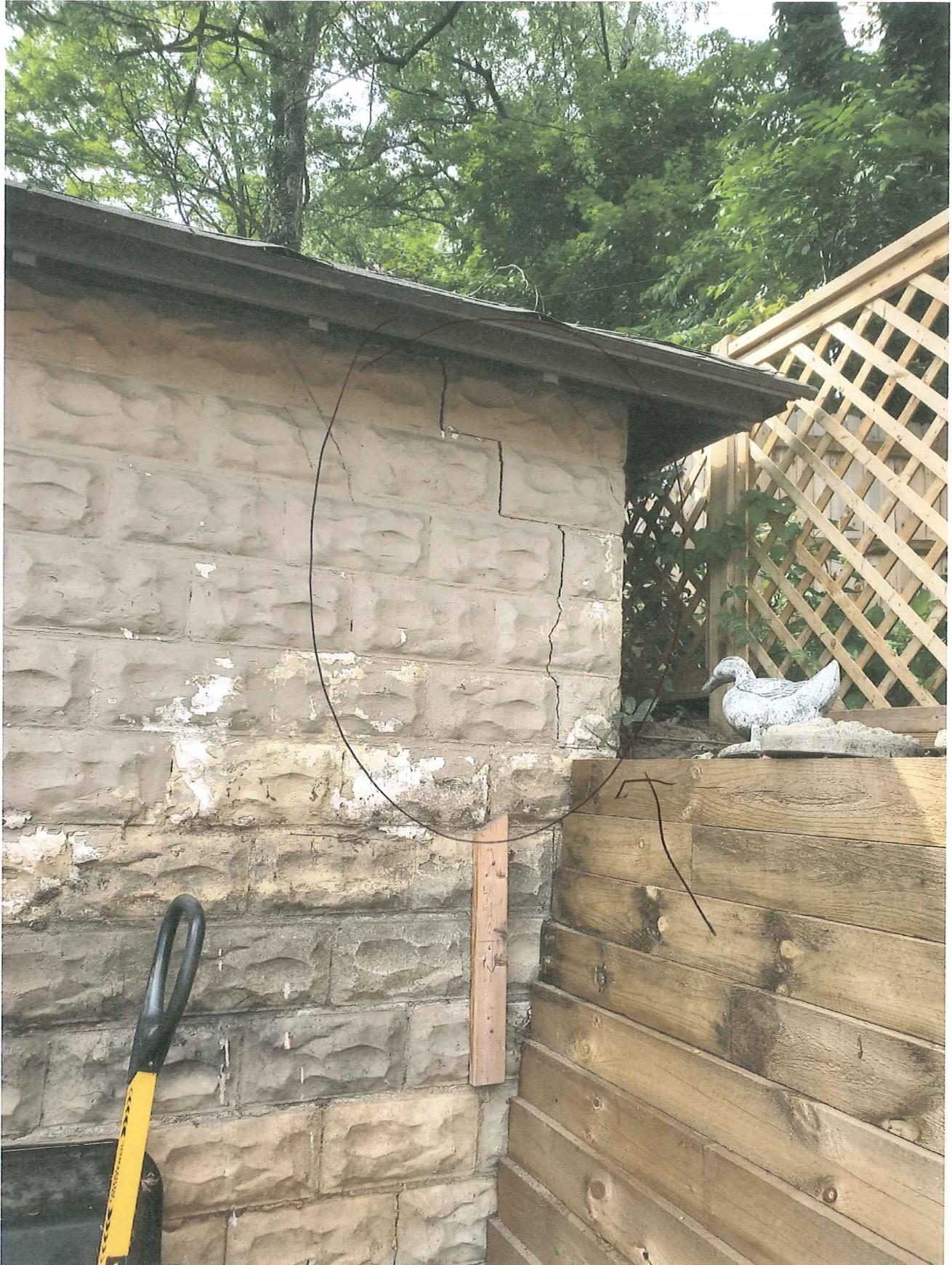












To: Joyce Wyszynierski
1118 W. Maple
K-Zoo, MI 49008

Note: This is
from the neighbor
directly west of
the subject property.

You have my permission
to extend the retaining wall
garage wall between 1118 W. Maple
& 1120 W. Maple.

I understand that will place the
Wall at or on the lot line, not
over.

I also understand my Fence will
need to be removed & reattached,
at the time of construction.

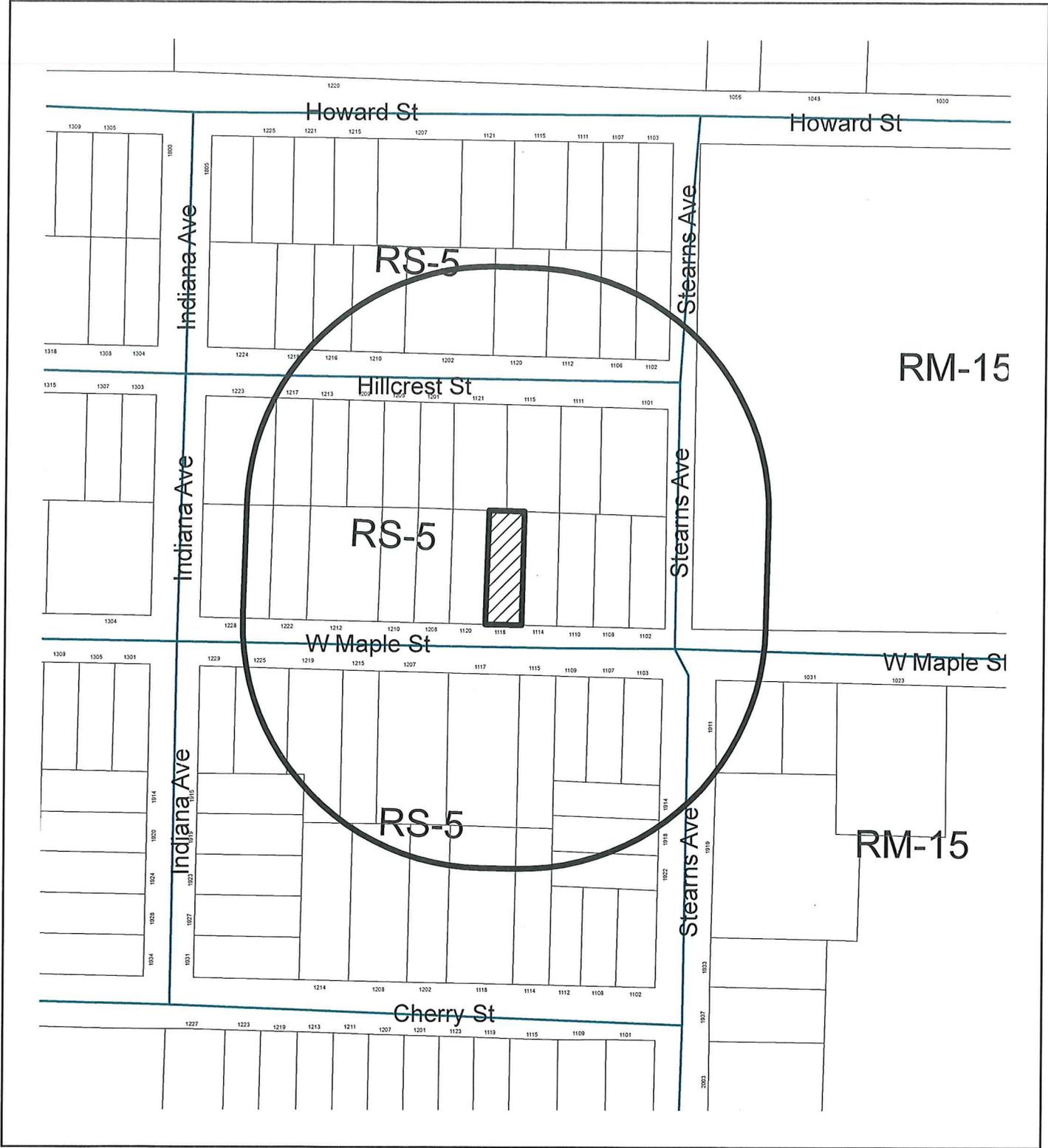
I understand I am not
responsible for any costs
incurred before, during or
after this project.

M. G. B.

Alycia G. Babcock

1120 W. Maple

K-Zoo, MI 49008 269.208.3401



300' Mailing Boundary
 1118 W. Maple Street



0 2040 80 Feet



Community Planning and Economic Development

415 Stockbridge Avenue

Kalamazoo, MI 49001

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

October 30, 2019

**RE: ZBA #19-11-30
421 W. Crosstown Parkway
Parcel #06-22-361-003**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Crosstown Investment Group, LLC owner of 421 W. Crosstown Parkway which are situated in Zone CC, Commercial – Community District.

The applicant is requesting a use variance from Chapter 4, Section 4.2 Q.3, to allow the conversion of the ground floor level of the structures from an office back to residential occupancy, where commercial office use is required on the ground floor level in this commercial district.

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

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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

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
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 Crosstown Investment Group, LLC - Kior Gramsko
Address 412 Howard St
City, State, Zip Kalamazoo, MI 49001
Phone 269-343-8300 Cell 248-444-8828
Fax 269-381-9224 Email gamshogroup@gmail.com

Owner: Name Crosstown Investment Group, LLC
Address 412 Howard St
City, State, Zip Kalamazoo, MI 49001
Phone 269-343-8300 Cell 248-444-8828
Fax 269-381-9224 Email gamshogroup@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 421 W Crosstown
This property is located between Park street and Westridge street, on the
north south east west side of the street.
CCN# _____ Zone CC

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

- \$ 450 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] Signature of Applicant 10-16-19 Date

[Signature] Signature of Owner (if different than applicant) 10-16-19 Date

Crosstown Investment Group, LLC
412 Howard Kalamazoo, MI 49001
269-343-8300 gamshogroup@gmail.com

October 16, 2019

Re: Request for Use Variance

421 W Crosstown, Kalamazoo MI 49001
423 W Crosstown, Kalamazoo MI 49001

To Whom It May Concern,

I, Kiar Gamsho, representing Crosstown Investment Group, LLC is requesting a use variance for the above addresses. These units are prior homes that were rezoned commercial in the past. For the past three years of owning these units, I have had no commercial tenants request to lease these units. These homes are better off being rented.

Commercial Real Estate has been tough in this area, as I have experience hardship as well at our new development Midtown Fresh. We have over 10,000 square feet left of commercial space and it has been tough to lease.

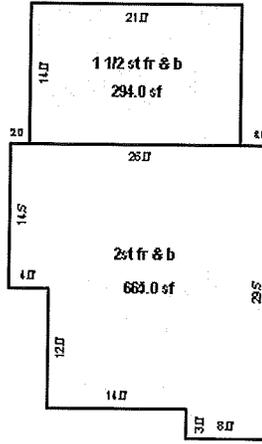
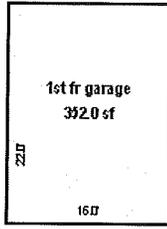
Please take my hardship in leasing these homes commercially into consideration, as I would like to receive this variance for their original use.

Thank You,



Kiar Gamsho
Crosstown Investment Group, LLC

Image/Sketch for Parcel: 06-22-361-003



Sketch by Apex Medina™

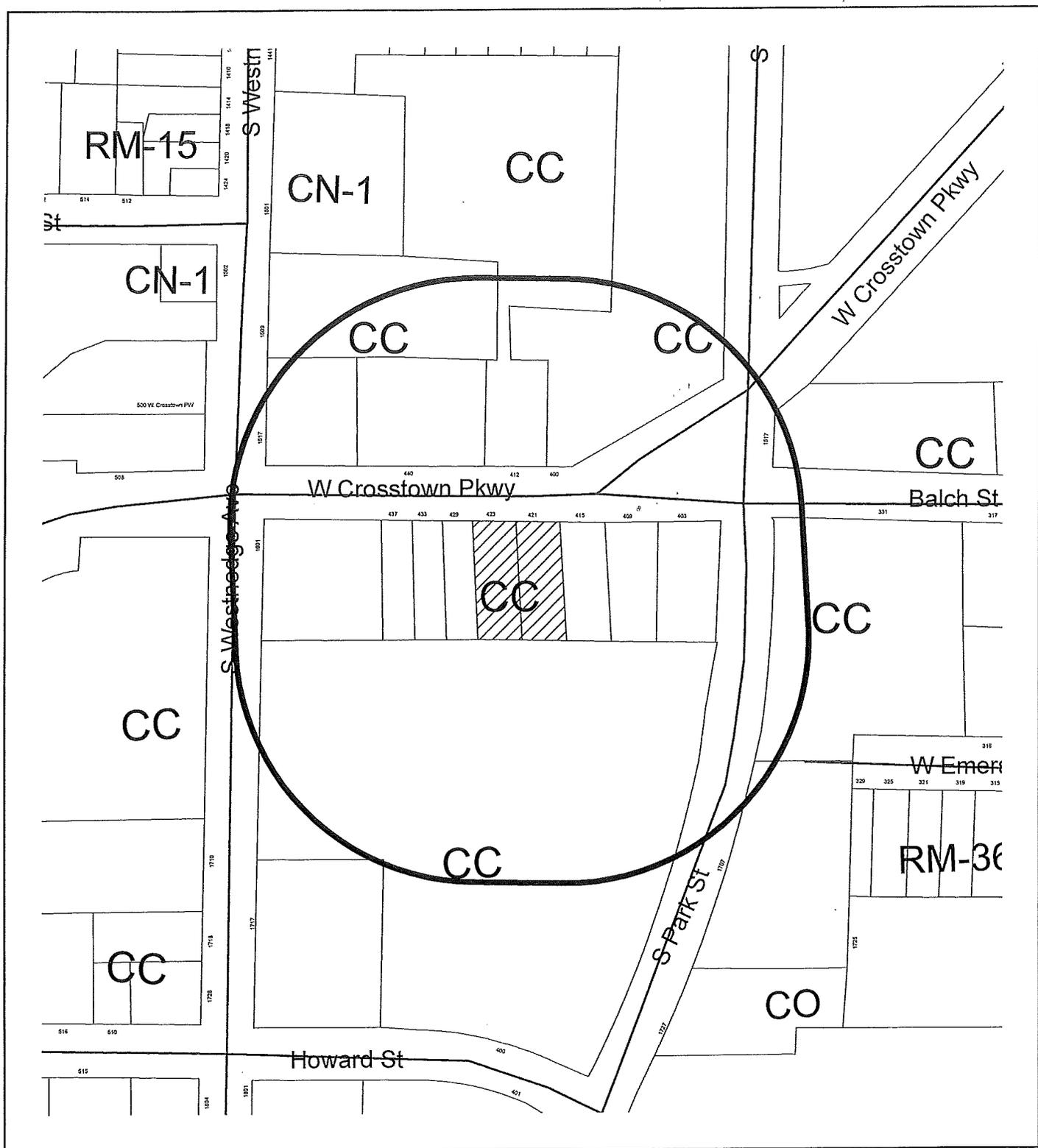
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421 W. Crosstown Parkway

November 4, 2019





300' Mailing Boundary
 421 & 423 W. Crosstown Parkway



0 2040 80 Feet



Community Planning and Economic Development

415 Stockbridge Avenue

Kalamazoo, MI 49001

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

October 30, 2019

**RE: ZBA #19-11-31
423 W. Crosstown Parkway
Parcel #06-22-361-002**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Crosstown Investment Group, LLC owner of 423 W. Crosstown Parkway which are situated in Zone CC, Commercial – Community District.

The applicant is requesting a use variance from Chapter 4, Section 4.2 Q.3, to allow the conversion of the ground floor level of the structures from an office back to residential occupancy, where commercial office use is required on the ground floor level in this commercial district.

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

A public hearing will be held on **Thursday, November 14, 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

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
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.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 Crosstown Investment Group LLC - Kior Gamshe
 Address 412 Howard St
 City, State, Zip Kalamazoo, MI 49001
 Phone 269-343-8300 Cell 248-444-8828
 Fax 269-381-9224 Email gamshegroup@gmail.com

Owner: Name Cross town Investment Group LLC
 Address 412 Howard St
 City, State, Zip Kalamazoo, MI 49001
 Phone 269-343-8300 Cell 248-444-8828
 Fax 269-381-9224 Email gamshegroup@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 423 W Crosstown
 This property is located between Park street and Westridge street, on the
 north south east west side of the street.
 CCN# 06-22-361-002 Zone CC

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

- \$50 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 _____ Date 10-16-19
 Signature of Owner (if different than applicant) _____ Date 10-16-19

Crosstown Investment Group, LLC
412 Howard Kalamazoo, MI 49001
269-343-8300 gamshogroup@gmail.com

October 16, 2019

Re: Request for Use Variance

421 W Crosstown, Kalamazoo MI 49001
423 W Crosstown, Kalamazoo MI 49001

To Whom It May Concern,

I, Kiar Gamsho, representing Crosstown Investment Group, LLC is requesting a use variance for the above addresses. These units are prior homes that were rezoned commercial in the past. For the past three years of owning these units, I have had no commercial tenants request to lease these units. These homes are better off being rented.

Commercial Real Estate has been tough in this area, as I have experience hardship as well at our new development Midtown Fresh. We have over 10,000 square feet left of commercial space and it has been tough to lease.

Please take my hardship in leasing these homes commercially into consideration, as I would like to receive this variance for their original use.

Thank You,



Kiar Gamsho
Crosstown Investment Group, LLC

12/2/15 @ 9:00

Steppenwolf, Karleen

From: Rental Registration Application <info@kalamazoo.org>
Sent: Monday, August 31, 2015 3:14 PM
To: kzoorentalprogram
Cc: Steppenwolf, Karleen
Subject: Rental Registration Application

CC
Approved
RMJ

Application for Rental Registration

Type of Application: New Application

Tina

1. Property Information

- o Legal Property Address (per Assessing records): 423 W. Crosstown Kalamazoo, MI 49001
- o Legal Property CCN# (if unknown, leave blank):
- o Type of Property (dwelling, apt, bldg, hotel, b&b, etc.): Single Family
- o Total Units (includes any owner occupied/vacant units): 1
- o Number of Units to be Rented: 1

2. Owner Information

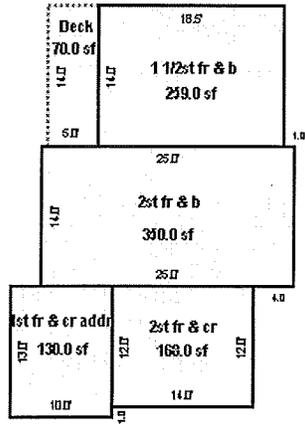
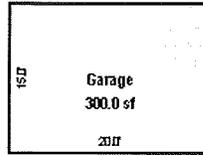
- o Owner (please print clearly): Crosstown Investment Group, LLC
- o Date of Birth:
- o Home Address: 512 N Park, Kalamazoo, MI 49007
- o Phone Number: 248-444-8828
- o Extra Phone: 248-421-1665
- o Email: gamshogroup@gmail.com
- o Acting as Own Agent: Yes

3. Agent Information

- o Agent Name: Kiar Gamsho
- o Agent Date of Birth: 1/22/1983
- o Mailing Address: 512 N Park Kalamazoo, MI 49007
- o Phone Number: 2484448828
- o Email: gamshogroup@gmail.com

By submitting this form you have agreed to the terms and conditions.

Image/Sketch for Parcel: 06-22-361-002



Sketch by Apex Medina™

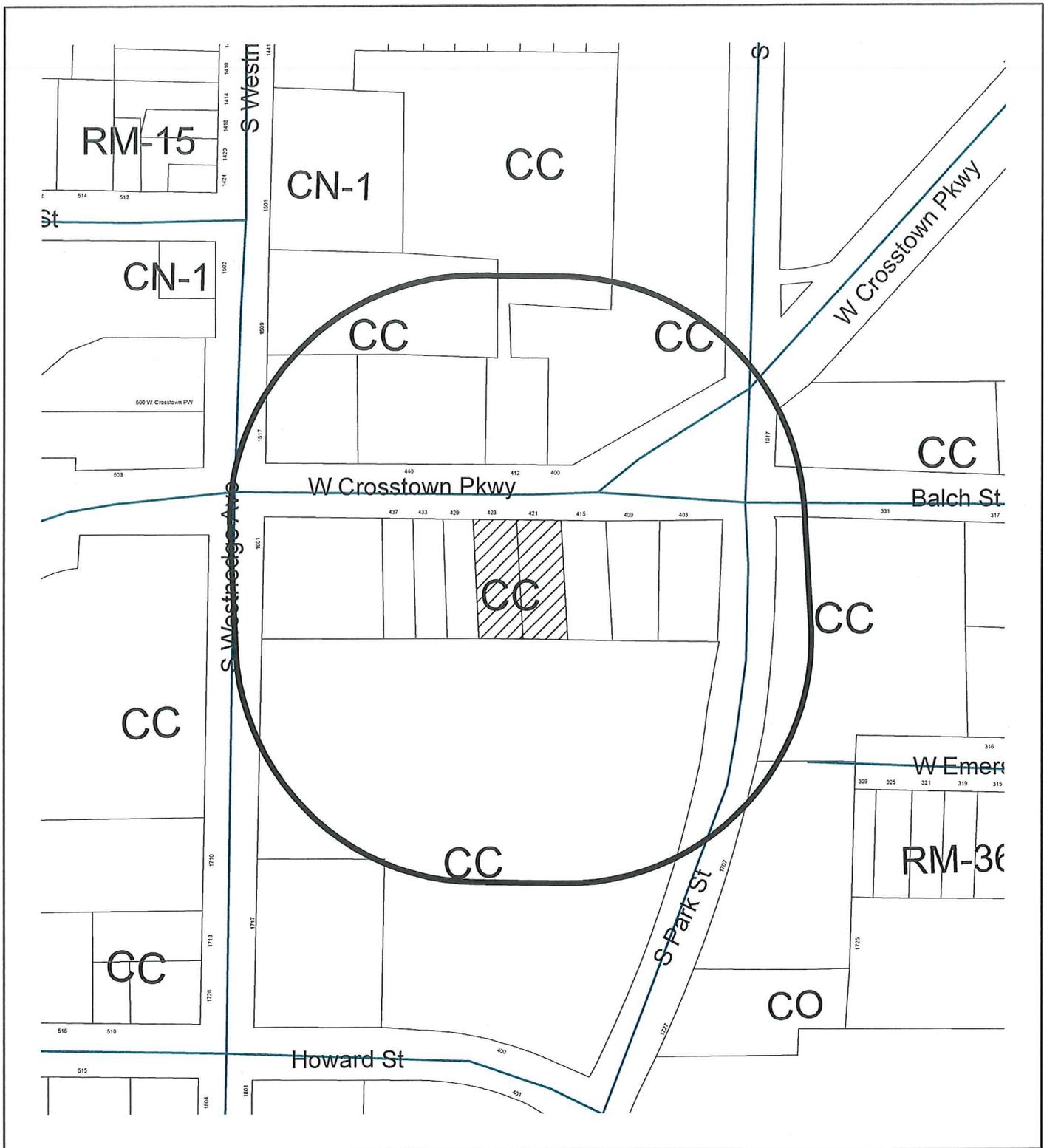
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423 W. Crosstown Parkway

November 4, 2019





300' Mailing Boundary
 421 & 423 W. Crosstown Parkway



0 2040 80 Feet



Community Planning and Economic Development

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

NOTICE OF PUBLIC HEARING

October 30, 2019

**RE: ZBA #19-11-32
817 W. North Street
Parcel #06-16-269-017**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by David and Joyce Maloney on behalf of True Holiness Unto the Lord, owner of 817 W. North Street, which is situated in Zone RD-19, Residential – Duplex District.

The applicant is requesting a dimensional variance from Chapter 5, Section 5.1, to authorize the splitting of the property separating the residential structure from the church and providing the residential structure with a lot that is 3,306 square feet in area where in Zone RD-19 the lot area required is 4,000 square feet.

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, November 14, 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

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
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.kalamazoocity.org

RECEIVED OCT 18 2019

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 David & Joyce Maloney
Address 3408 Olney Road
City, State, Zip Kalamazoo, Mi 49006
Phone (269)744-2349 (269)743-9294 Cell
Fax Email djmaloney_aries@outlook.com

Owner: Name True Holiness Unto The Lord (C/O Pastor Joseph Nelson)
Address 817 W North Street
City, State, Zip Kalamazoo
Phone (269)271-3652 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 817 W North Street

This property is located between Woodward Ave street and Elm Street street, on the north south east west side of the street.

CCN# 06-16-269-017 Zone Zone RD-19

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.)

[x] 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

- [x] \$275.00 Fee
[x] 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 Date October 18, 2019
Signature of Owner (if different than applicant) Date October 18, 2019

Joseph Nelson
1807 Holiday Lane
Portage, MI 49024
(269)271-3652
October 18, 2019

Kalamazoo Zoning of Appeals
Community Planning & Development Department
415 Stockbridge
Kalamazoo, MI 49001

Kalamazoo Zoning of Appeals:

I give full consent to David & Joyce Maloney to apply for a variance and subsequent land division for the property located at 817 W. North Street, located in the City of Kalamazoo. The house that was previously addressed as 807 W. North Street was combined when I purchased 817 W. North Street and has been used for various church functions over the years. The church has no future plans or use for the house or property, and has become too costly for the Church to maintain.

Regards,



Joseph Nelson

David & Joyce Maloney
3408 Olney Road
Kalamazoo, MI 49006
(269)743-9294
djmaloney_aries@outlook.com
October 18, 2019

Kalamazoo Zoning of Appeals
Community Planning & Development Department
Company Name
415 Stockbridge
Kalamazoo, MI 49001

Kalamazoo Zoning of Appeals:

My wife and I are requesting a dimensional variance of 694 square feet. It's our understanding that the land requires a minimum lot area of 4,000 square feet and a minimum lot width of 33 feet. The portion of the property that we would like to be divided off will have 3,306 square feet and 57.5 feet of lot width. We are requesting this variance so that we can purchase the house and property previously known as 807 W. North Street. This is a residential home that currently belongs to the True Holiness unto The Lord Church, which is ran under Pastor Joseph Nelson. Mr. Nelson has agreed to sell us the house and property as long as the City will allow this variance and the division of the property. Mr. Nelson has stated to us that the church has no further use for the property or building and would like to see it reoccupied by the public.

If this board allows this variance, and subsequently the division and sale of the property is finalized. Upon this variance approval, land division and finalization of this property sale. This property will be returned to the City of Kalamazoo's tax base. My wife and I plan on living in the home for several years while completing the interior rehabilitation of the house. We also plan on maintaining the home & property for the foreseeable future.

Regards,



David & Joyce Maloney

817 W North Street



- Legend
- Street Names - City
 - Parcels



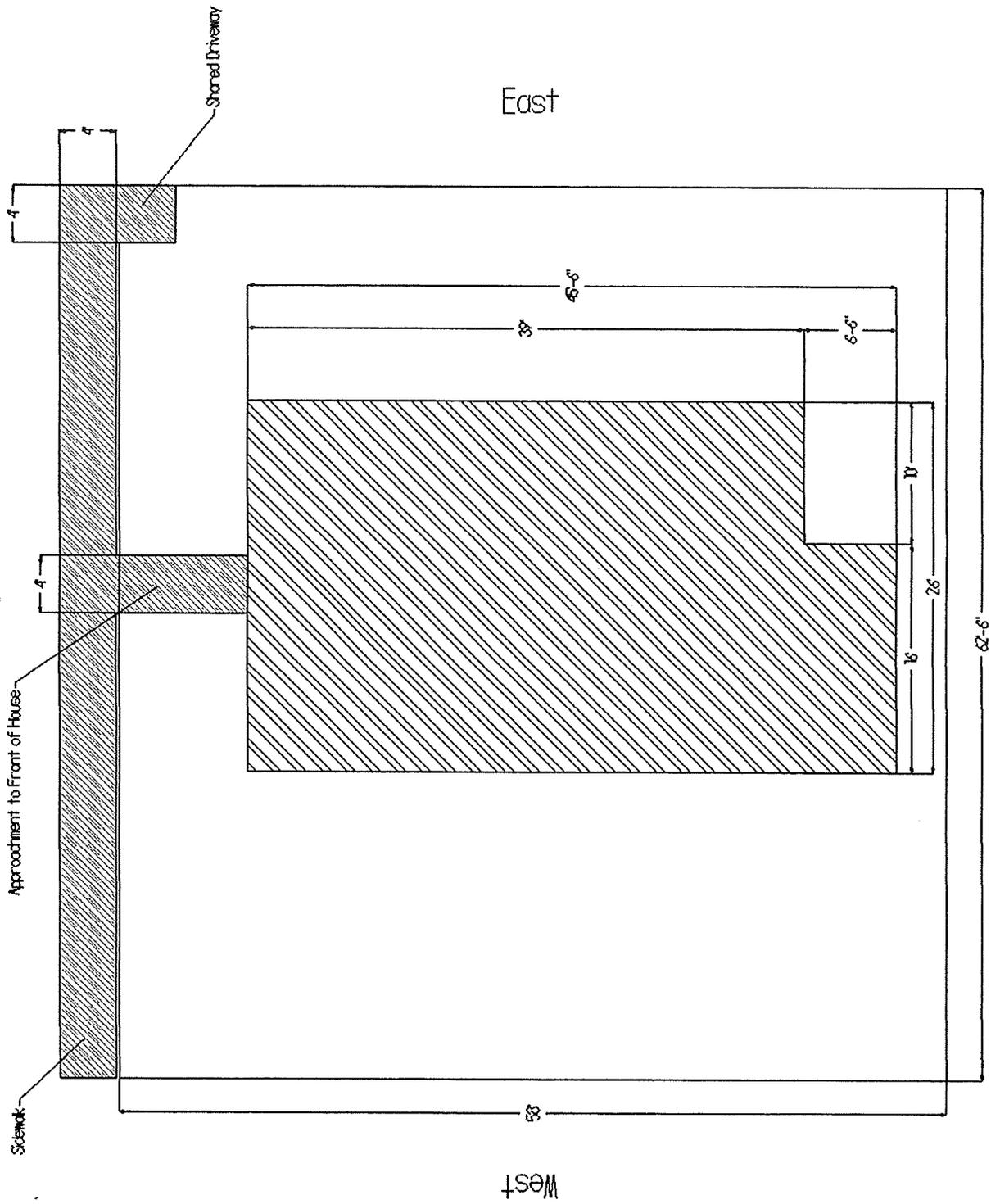
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

807 W NORTH STREET Thu Oct 17 15:02:50 2019

North



East

Approach to Front of House

Sidewalk

Shared Driveway

South

Footprint of House - 1105 sq. ft.
Greenage around House - 2520 sq. ft.

West

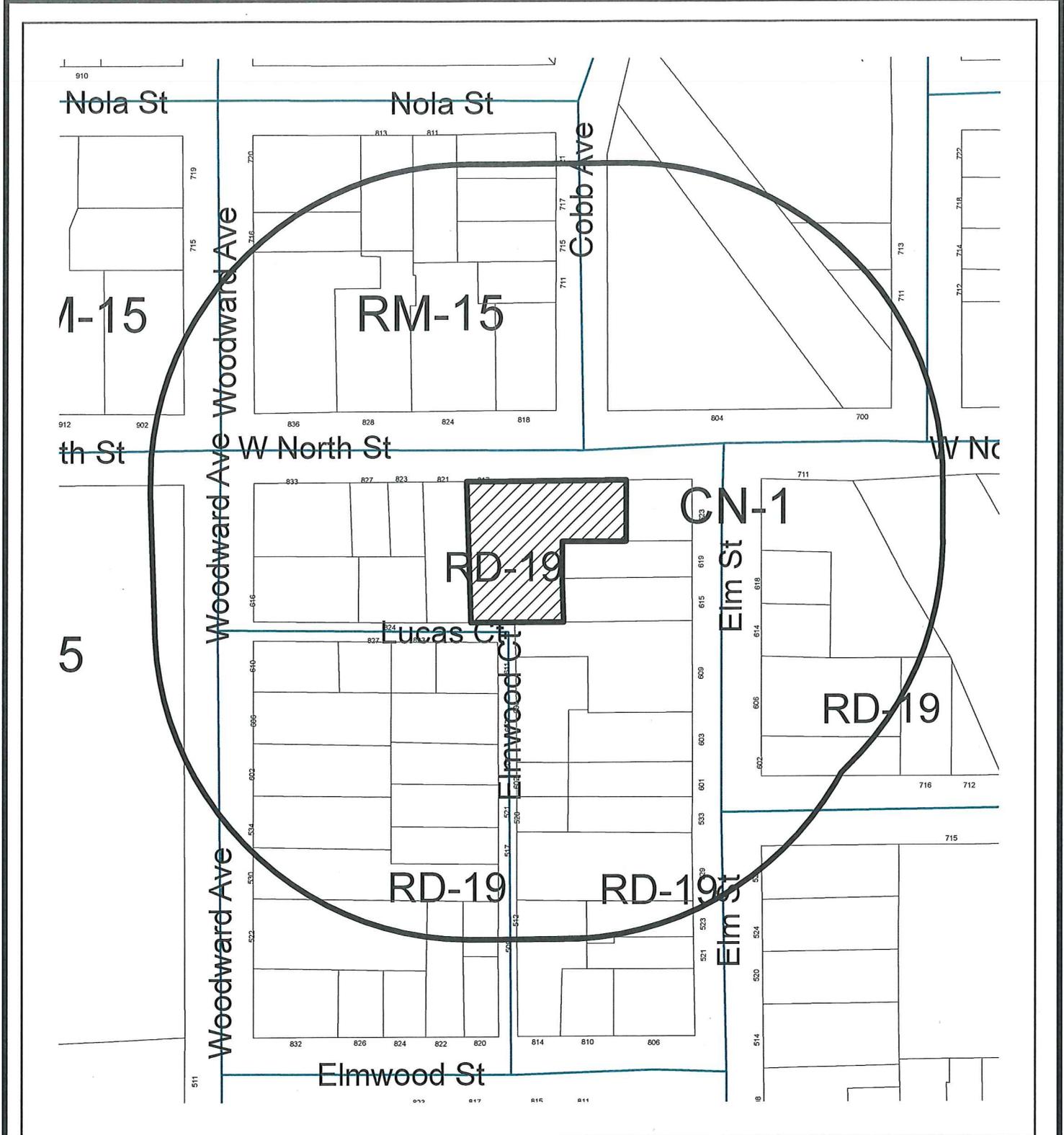
All development in the residential districts must comply with the standards in the following table unless otherwise expressly stated, or unless a different standard is required by an applicable overlay district.

Table 5.1-1 Residential District Standards
[Amended 3-19-2007 by Ord. No. 1822; 1-29-2019 by Ord. No. 1978]

Standards	RS-4	RS-5	RS-7	RD-8	RD-19	RM-15	RM-15C	RM-24	RM-36	RMU
Minimum Lot Size										
Lot Area (square feet)	10,000	4,500	6,250	6,250	4,000	4,000	5,000	5,000	4,000	5,500
Lot Area Per Dwelling Unit (square feet)	10,000	4,500	6,250	3,125	1,500	1,500	2,900	1,800	1,000	1,210
Lot Width (feet) [1]	75	33	50	50	33	33	40	50	33	44
Minimum Setback (feet)										
Front [2]	25	25	20	20	20	20	20	20	15	15
Rear — abutting RS/RD districts	25	25	20	20	20	20	25	25	25	25
Rear — abutting RM/C/M districts	25	25	20	20	20	20	20	20	20	20
Side (interior) — abutting RS/RD districts	8	5	5	5	5	5	15	15 [3]	5 [3]	15 [3]
Side (interior) — abutting RM/C/M districts	8	5	5	5	5	5	5	5	5	5
Minimum Outdoor Area										
Area (square feet per dwelling unit)	—	—	—	—	—	—	75	50	50	50
Minimum Dimension (feet)	—	—	—	—	—	—	7.5	5	5	5
Maximum Impervious Coverage										
(percent of lot area) [4]	45	45	50	55	60	60	60	60	70	60
Maximum Height										
(feet)	35	35	35	35	35	35	35	4 stories [5]	6 stories [5]	6 stories [5]

NOTES:

- [1] Lot width is measured at the front setback line.
- [2] Provided, however, that when 25% or more of all the frontage on one side of a street between two intersecting streets was, on April 22, 1954, built up with buildings, no building erected or altered after that date shall project beyond the average of the



300' Mailing Boundary
 817 W. North Street



0 1530 60 Feet



Community Planning and Economic Development

415 Stockbridge Avenue

Kalamazoo, MI 49001

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

October 30, 2019

**RE: ZBA #19-11-33
527 W. South Street
Parcel #06-16-498-003**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Diekema Hamann Architects on behalf of the W.E. Upjohn Institute for Employment Research. The request concerns the property at 527 W. South Street in use Zone RM-15, Residential – Multi Dwelling District.

The applicant is requesting a use variance from Chapter 4, Section 4.1, to authorize the conversion of the detached garage planned for living space (per the June 13, 2019 Z.B.A. approval) to commercial office spaces where in Zone RM-15, commercial offices are not identified as a permitted use.

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, November 14, 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

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
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-city.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 Diekema Hamann Architects
Address 612 S. South Park St
City, State, Zip Kalamazoo, MI 49007
Phone Katie Potts (kpotts@dhae.com)
Norm Hamann (nhamannjr@dhae.com)
Fax Main office: (269)373-1108

Owner: Name W.E. Upjohn Institute for Employment Research
Address 300 S. Westnedge Avenue
City, State, Zip Kalamazoo, MI 49007
Phone Don Edgerly
edgerly@upjohn.org
Fax (269)385-0439

(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 527 W. South Street, Kalamazoo, MI 49007

This property is located between S Westnedge Ave and Oak street, on the south side of the street.

CCN# 06-16-498-003 Zone

Type of Request

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

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

Signature of Applicant

Date 10/17/19

Signature of Owner (if different than applicant)

Date 10/17/19

DIEKEMA HAMANN

architecture & engineering

October 17, 2019

Pete Eldridge
415 Stockbridge Ave
Kalamazoo, MI 49001

Dear Mr. Pete Eldridge,

On behalf of the W.E. Upjohn Institute, Diekema Hamann Architecture + Engineering is applying for a Zoning Use Variance for 527 W. South Street. The attached letter from Don Edgerly documents the owner agreeing to this variance.

In May of this year, we applied for and received approval for a Use Variance. The primary structure on the site will, as discussed previously, be used as office space for the Upjohn Institute. We are re-applying for a Use Variance because we are now proposing that existing garage be used by the Upjohn Institute for recording of interviews and training videos.

I appreciate you taking time to speak with me about this project.
Thank you again.

Sincerely,



Katie Potts
Architectural Project Coordinator

KALAMAZOO

612 S. Park Street
Kalamazoo, MI 49007

TEL 269.373.1108

FAX 269.373.1186

GRAND RAPIDS

15 Ionia SW, Suite 330
Grand Rapids, MI 49503

TEL 616.301.7373

FAX 616.301.7372

The W.E. Upjohn Institute for Employment Research

*300 South Westnedge Avenue Kalamazoo, MI 49007 phone (269) 343-5541
fax (269) 343-3308
e-mail edgerly@upjohn.org*

*Don Edgerly
Administrator*

October 16, 2019

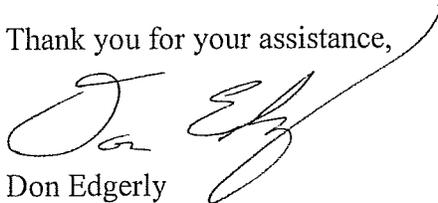
Pete Eldridge
415 Stockbridge Avenue
Kalamazoo, MI 49001

Dear Mr. Eldridge,

The W.E. Upjohn Institute, Diekema Hamann Architecture + Engineering is applying for a Zoning Use Variance for our property with the address of 527 West South Street.

If the current Zoning Ordinance is applied strictly to this property, unnecessary hardship will result. We understand that the 527 property is zoned as residential. In an effort to expand our campus, as we have previously done with 515 West South Street, we purchased 527 with the intent of using it for commercial office space. The existing unattached garage is being converted into a video production studio as part of the construction. Because of these circumstances, we are agreeing to the Use Variance for 527 West South Street. Please contact me if you have any questions regarding this request.

Thank you for your assistance,

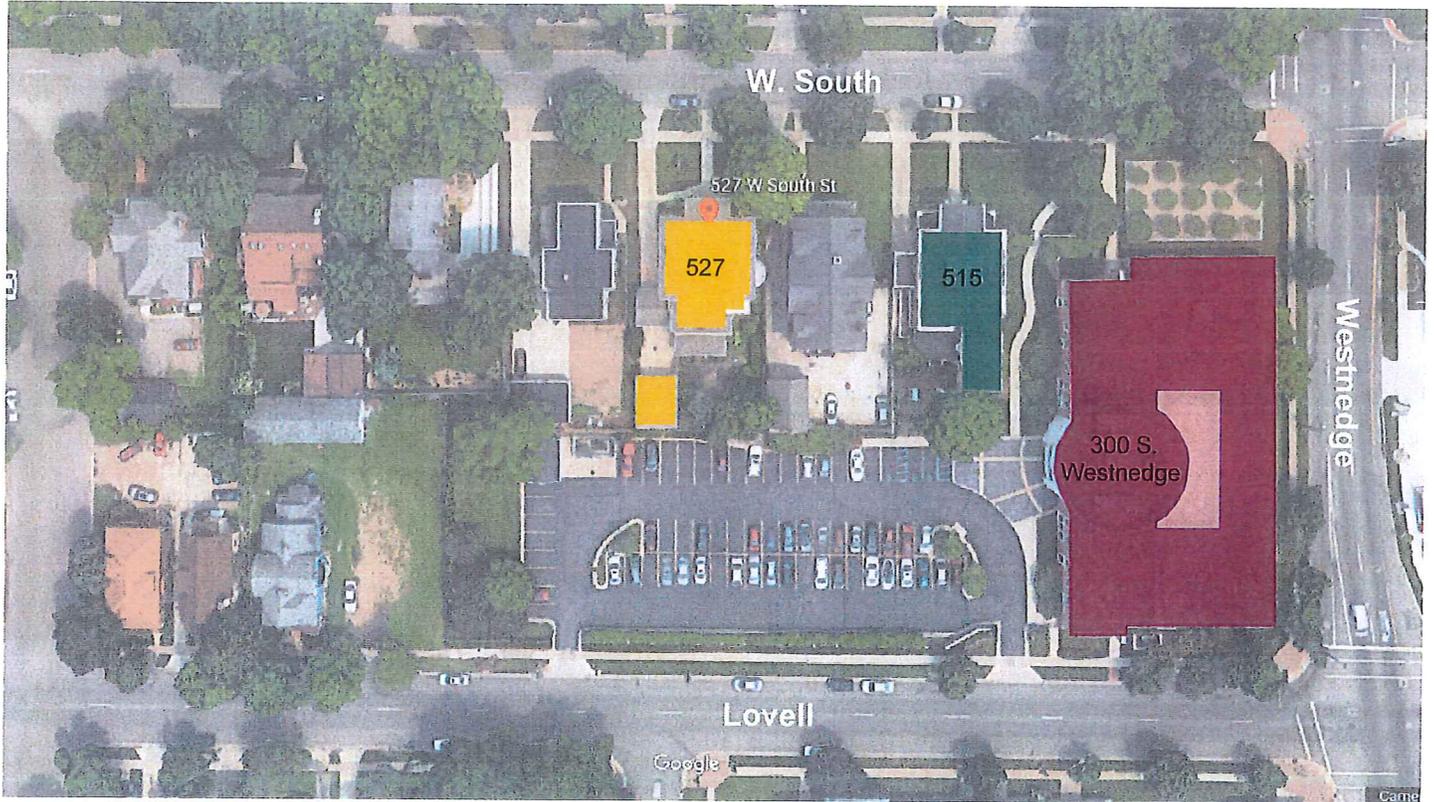


Don Edgerly

AERIAL OF UPJOHN'S CAMPUS

DIEKEMA HAMANN

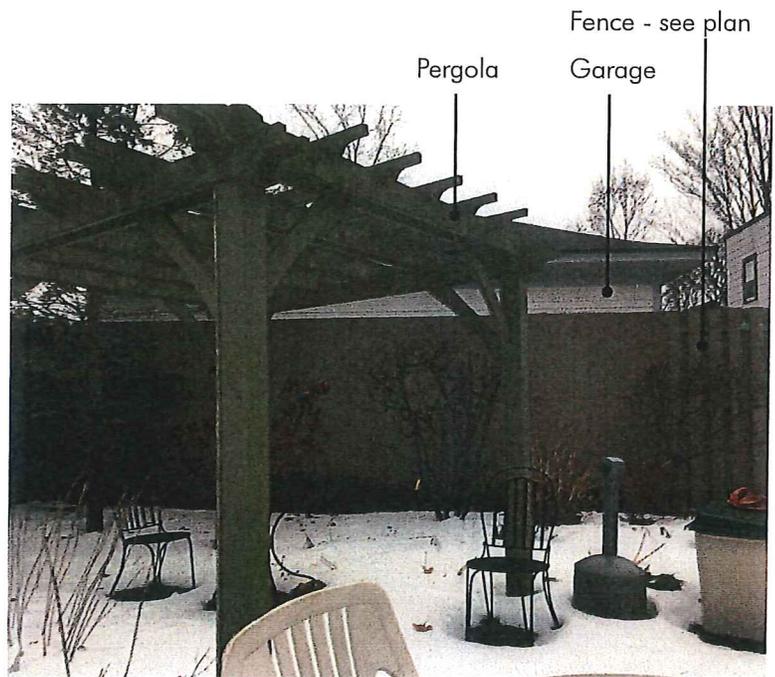
UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION
05.16.2019



N
SCALE:
1" = 100'-0"

PHOTOS - EXISTING SITE

UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION
05.16.2019



PROPOSED DESIGN - PERSPECTIVES

DIEKEMAHAMANN

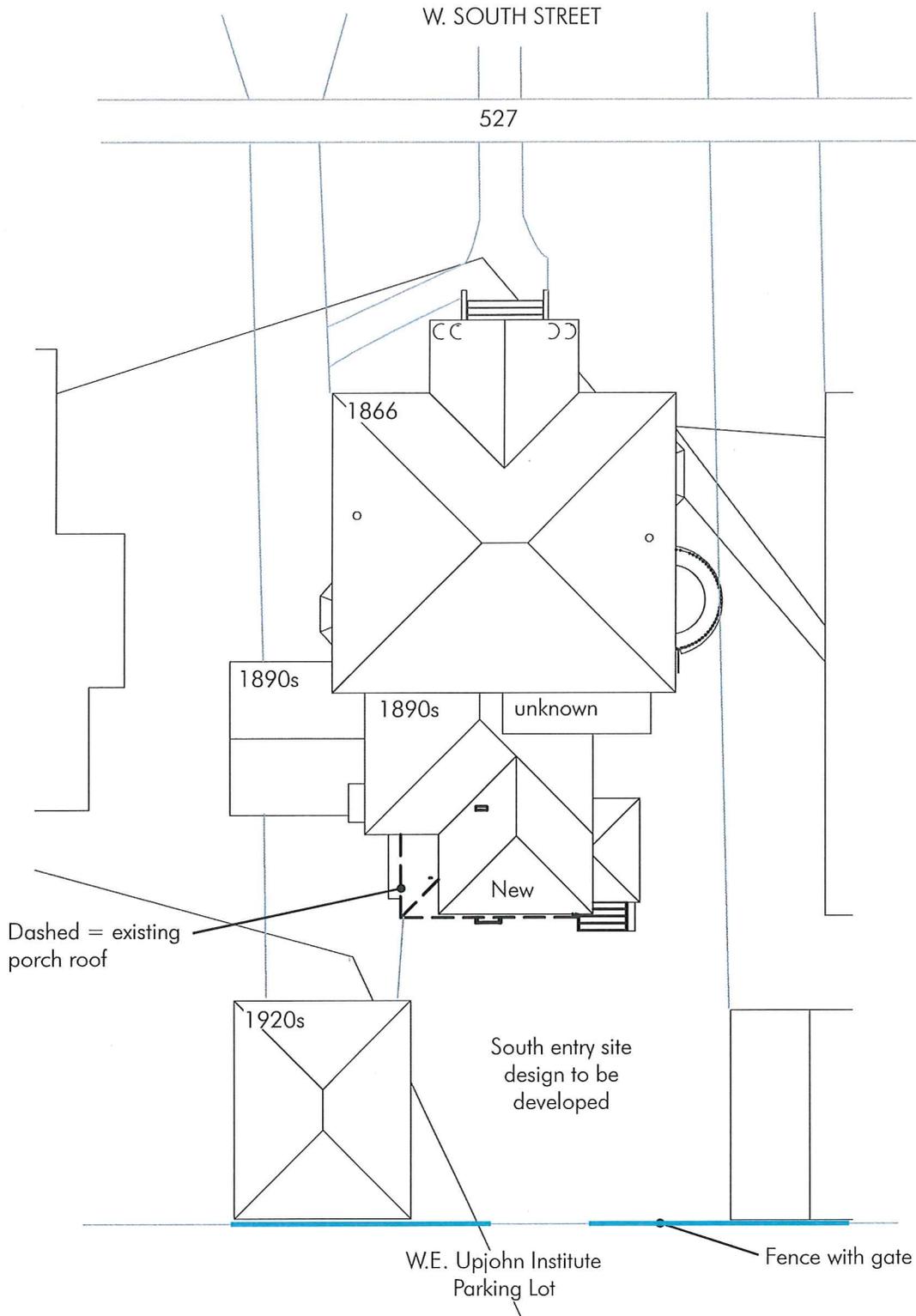
UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION
05.16.2019



PROPOSED - SITE

UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION

10.17.2019 (REVISIONS MADE SINCE MAY 2019 APPLICATION ARE IN RED AND UNDERLINED)



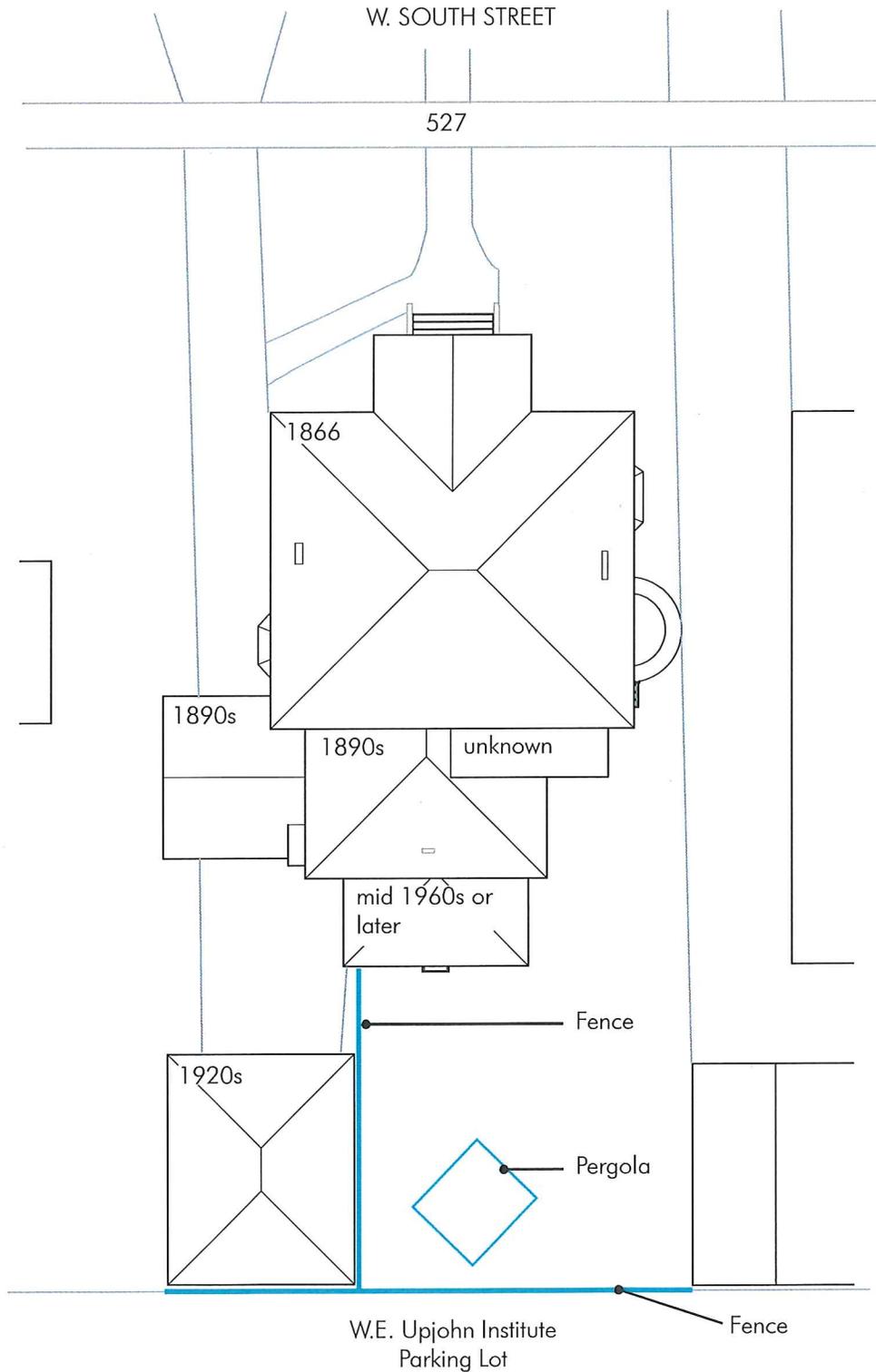
- RENOVATE EXISTING HOUSE
- BUILD ENTRY ALCOVE ADDITION
- CONVERT EXISTING GARAGE INTO STUDIO/RECORDING ROOM
- BUILD NEW FENCE WITH GATE

EXISTING - SITE

DIEKEMAHAMANN

UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION

10.17.2019 (REVISIONS MADE SINCE MAY 2019 APPLICATION ARE IN RED AND UNDERLINED)



- REMOVE EXISTING SOUTH PORCH
- REMOVE EXISTING PERGOLA AND FENCE ALONG SOUTH PROPERTY LINE

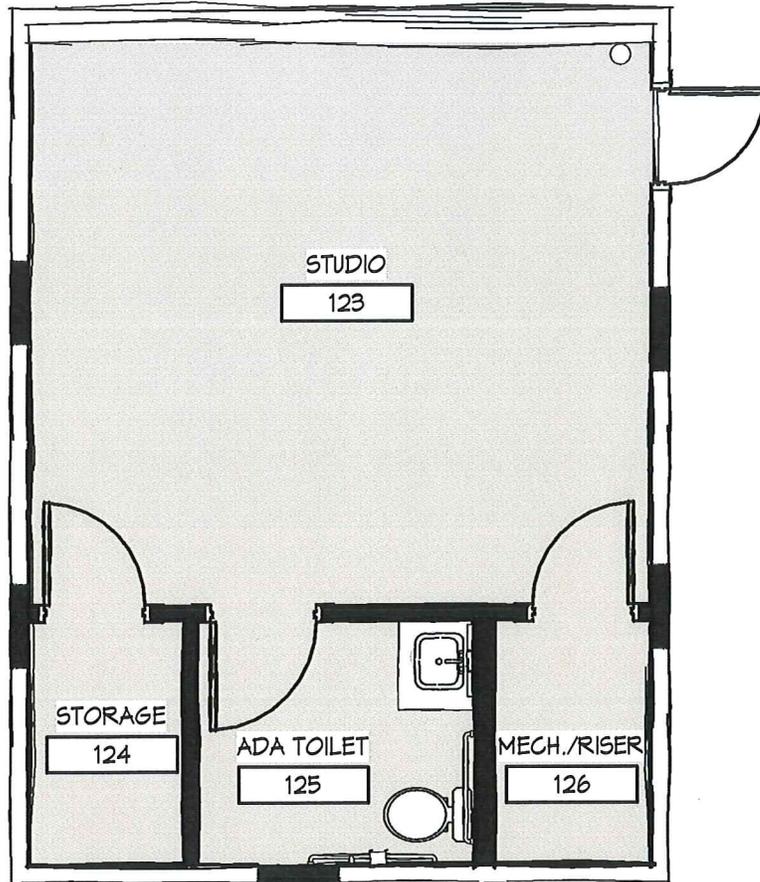
N
SCALE:
3/64" = 1'-0"

STUDIO RECORDING ROOM

DIEKEMAHAMANN

UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION

10.17.2019 (REVISIONS MADE SINCE MAY 2019 APPLICATION ARE IN RED AND UNDERLINED)



N
SCALE:
3/16" = 1'-0"



Community Planning and Economic Development

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

Diekema Hamann Architects
Attn.: Katie Potts
612 S. Park Street
Kalamazoo, MI 49007

June 17, 2019

Re: **ZBA #19-06-16**
527 W. South Street
Parcel #06-16-498-003

COPY

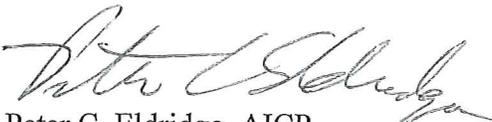
Dear Ms. Potts:

At the meeting of the Zoning Board of Appeals on Thursday, June 13, 2019, the Board granted a use variance from Chapter 4, Section 4.1, to allow the former Hospital Hospitality House to be converted to commercial office space where in Zone RM-15, commercial offices are not permitted.

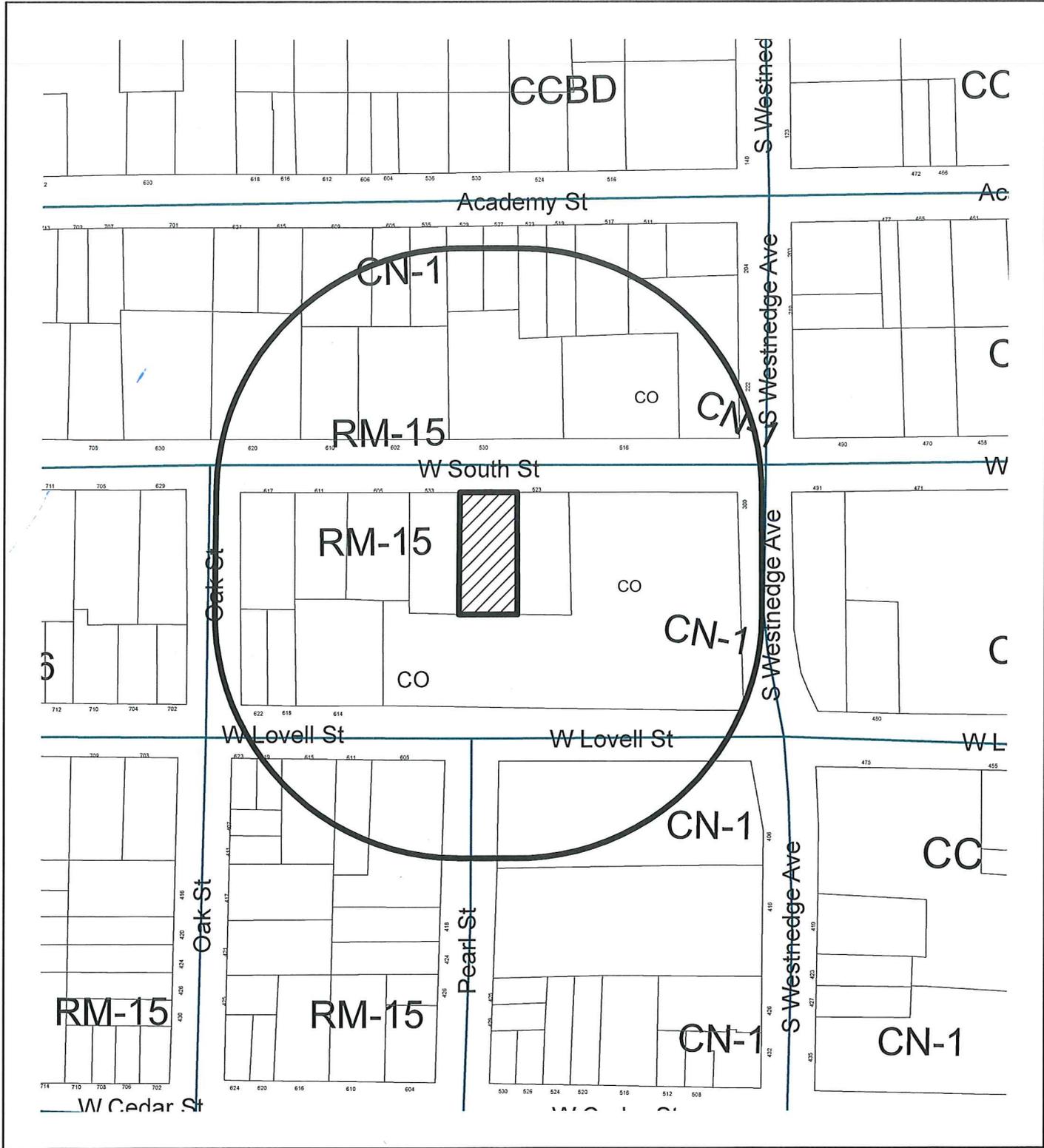
Please note that unless specified by the Board, all variances granted shall become null and void if not exercised within one (1) year of the date of granting. Please further note that Site Plan approval is required before the issuance of any permits for this project.

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

Sincerely,
ZONING BOARD OF APPEALS


Peter C. Eldridge, AICP
Zoning Administrator

C: Don Edgerly, W.E. Upjohn Institute for Employment Research, 300 S. Westnedge Ave,
Kalamazoo MI 49007
Bobby Durkee, Planner 1
Property File



300' Mailing Boundary
527 W. South St.



0 20 40 80 Feet



Community Planning and Economic Development

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

NOTICE OF PUBLIC HEARING

October 30, 2019

**RE: ZBA #19-11-34
1810 N. Pitcher Street
Parcel #06-10-408-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Graphic Packaging International, LLC owner of 1810 N. Pitcher Street, which is situated in Zone M-2, Manufacturing – General District.

The applicant is requesting a dimensional variance from Chapter 5, Section 5.2, to construction a new building of approximately 118,000 square foot which will be located five (5) feet from the front property line along N. Pitcher Street and seven (7) feet from the east rear property line, where a 25 foot setback is required from the front and rear property lines in this general manufacturing 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, November 14, 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

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
Assistant City Planner

c: Property File

OCT 18 2019



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 Graphic Packaging International, LLC; Attn: Joe Peterson
Address 1500 North Pitcher Street
City, State, Zip Kalamazoo, Michigan 49007
Phone (269) 330-3820 Cell (770) 548-9149
Fax (269) 383-5135 Email joseph.peterson@graphicpkg.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 1810 North Pitcher Street, Kalamazoo, Michigan 49007
This property is located between Paterson Street and Mosel Street, on the
north south east west side of the street.
CCN# 06-10-408-001 Zone M2

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.)

[X] 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 Schedule 1, Narrative Statement, attached.

Attachments

- [X] \$275 Fee pd. PC
[X] Brief narrative (less than one type-written page) describing the nature of the request (2 copies)
[X] Sketch plan of the property in questions (2 copies)
[X] Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

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

Stephen R. Scherger
Executive Vice President & Chief Financial Officer

SCHEDULE 1

Narrative Statement in Support of a Dimensional Variance Request

Graphic Packaging International, LLC (“**Graphic Packaging**”) is requesting two dimensional variances necessary to construct a building to house a new coated recycled paperboard machine on Graphic Packaging’s Pitcher Street campus.

The new paper machine and its associated building are part of a \$600 million investment by Graphic Packaging in its current facilities in Kalamazoo to redevelop a vacant brownfield site adjacent to its already-existing board mill. The investment as a whole supports the retention of 725 manufacturing jobs in the state and 625 manufacturing jobs specifically in Kalamazoo.

Due to the size of Graphic Packaging’s specialized paperboard machine, the proposed building will extend past the twenty-five (25) foot setback requirement for property zoned M2 as set forth in Section 5.2 of the City of Kalamazoo Zoning Ordinance. The proposed building will be approximately 118,000 square feet and will have a maximum height of 90 feet.

Specifically, the proposed setback due to the size of the paperboard machine will be a minimum of 5 feet 2 inches from the east property boundary adjacent to the railroad line and a minimum of 7 feet 7 inches from the west property boundary adjacent to Pitcher Street.

These setbacks are shown on **Exhibit A**, drawing C-1000, Rev. A, Project Bronco General Site Map Plan.

Graphic Packaging is a leading provider of paper-based packaging solutions for a wide variety of products to food, beverage, foodservice and other consumer products companies. Graphic Packaging’s customers include many of the world’s most widely recognized global and regional brands, since Graphic Packaging is a global company with operations in North and South America, Europe, and the Pacific Rim. Graphic Packaging also holds leading market positions in the manufacturing of coated unbleached kraft board, coated recycled board, and solid bleached sulfate board in the United States. Graphic Packaging is committed to quality, service, and the safety of its employees.

Like any industry, the recycled paperboard manufacturing industry changes and improves over time. Graphic Packaging needs to meet and/or exceed the industry’s ever-increasing product requirements by maintaining new, state-of-the-art equipment, including this new paperboard machine.

Graphic Packaging also desires to keep these operations in Kalamazoo. Graphic Packaging has grown consistently since opening its operations in Kalamazoo, and has continually maintained and grown its Kalamazoo facility as part of the overall company growth. The construction of this new paperboard machine and building is one more step in the direction of continued growth.

Graphic Packaging has made every attempt to minimize the scope of this variance request by only asking for setback variances that are minimally necessary to house the new machine.

As discussed below, Graphic Packaging's request meets each of the City's Zoning Ordinance's requirements for a dimensional variance and therefore Graphic Packaging respectfully requests that this variance request be granted.

- 1. There are special circumstances and/or conditions (like exceptional topographic conditions, narrowness, shallowness, or the shape of property) that are peculiar to the land or structure for which the variance is sought, that is not applicable to other land or structures in the same zone district.**

The paperboard machine is manufactured by Valmet Technologies, located in Finland. Valmet manufactures the parts of the machine, ships them over, and then the machine is fully assembled on-site. The machine has an annual capacity of approximately 500,000 tons, and will significantly increase Graphic Packaging's mill production output.

A building must completely enclose the machine in order to protect it from the elements and ensure it is maintained in good, working order. For these reasons, the building is a vital part of the machine itself. The size of the building is governed by the size of the paperboard machine and for this reason the machine itself controls the width of the building.

To adequately house the machine, the building width will encroach into the setback requirements set forth for the east and west boundaries of the property. The east boundary is the railroad line and the west boundary is North Pitcher Street.

Graphic Packaging originally considered configuring the paperboard machine building along the north-south axis of the property. However, after evaluation, Graphic Packaging determined it could not construct the machine in a north-south configuration, due to the easements crossing the northern part of the property.

Specifically, the northern part of Graphic Packaging's property is affected by an easement for the water treatment plant owned by the City of Kalamazoo. Pursuant to the easement, there is already-existing infrastructure built underneath the property—a 10' x 10' underground, concrete drainage channel for storm water and wastewater to flow to the water treatment plant, as shown on **Exhibit B**.

In addition, the current position of the piping connected to Graphic Packaging's existing buildings and infrastructure would require Graphic Packaging to substantially extend the piping if it were to construct the machine in a north-south configuration, making such a configuration cost-prohibitive and resulting in an inefficient use of real property. In other words, constructing the building on an east-west axis properly aligns the machine with Graphic Packaging's current operations and the supporting infrastructure necessary to serve the new paperboard machine.

To prevent interference with this easement and the existing infrastructure associated with it, Graphic Packaging opted to orient the machine, and thus the building, in an east-west configuration.

Therefore, there are exceptional or extraordinary circumstances or conditions that apply to Graphic Packaging's property because:

Graphic Packaging's property is already used for the manufacturing of recycled paper and cardboard products;

Graphic Packaging needs to upgrade its facility and install a machine to increase its production of recycled paperboard and improve its efficiency;

The specialized machine built for this purpose is of a particular size and requires a building to house it whose size is governed by the size of the machine;

Due to the City easement, the machine and building cannot be placed in a north-south direction but must be placed in an east-west direction;

The property is exceptionally narrow for industrial property;

The property is bounded by a railroad line on the east that cannot be moved;

The property is bounded by North Pitcher Street on the west that cannot be moved;

As a result, this new building to house the new machine will have minimum setback of 7 feet 7 inches from the east property boundary adjacent to the railroad line and a minimum setback of 5 feet 2 inches from the west property boundary adjacent to North Pitcher Street; and

This setback is consistent with the setback of existing buildings on the property.

These circumstances and conditions are peculiar to the property and do not generally apply to other properties in the same zoning district because Graphic Packaging's specific property is narrow, and other properties are not boxed in with the same restrictions—specifically, narrowness from east to west bounded by a railroad and a public street, and the City easement crossing the northern portion of the property.

2. The special circumstances are not the result of the actions of the applicant or titleholder of the land.

The special circumstances set forth above are not the result of the actions of Graphic Packaging, which is both the titleholder of the land and the applicant.

The size of the machine dictates the size of the building and the building cannot be located on a north-south axis due to the easements mentioned above.

In short, given the size of the specialized machine and the existing boundaries, building, and infrastructure, and the City's easement and existing infrastructure, Graphic Packaging must construct the machine and building pursuant to certain dimensions and orient the machine and

building in a particular manner. This specific configuration of the machine on the property results in the need for the setback variance.

3. The literal interpretation and enforcement of the terms and provisions of the Kalamazoo Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zone district, and would cause practical difficulty.

If this variance is not granted, others in Graphic Packaging's zoning district will be able to enjoy substantial rights and privileges that Graphic Packaging is unable to enjoy because no other properties face the same restrictions as Graphic Packaging's property given its boundaries and existing easements.

If the City of Kalamazoo Zoning Ordinance were interpreted and enforced literally, it would require that the machine and building be configured in a north-south orientation, which would conflict with the City's easement running across the northern part of Graphic Packaging's property. This would require the movement of the existing City easement and its already-constructed infrastructure, rather than a simple directional reconfiguration of the machine and building.

The literal interpretation and enforcement of the City of Kalamazoo Zoning Ordinance would also result in practical difficulty for Graphic Packaging. Graphic Packaging's property is uniquely challenged, since it is narrow and is burdened with the City easement and existing infrastructure, making the east-west orientation of the machine and building the best option.

4. The granting of the variance is the minimum action that will make possible the use of the land or structure that is not contrary to the public interest, and that would carry out the spirit of the City of Kalamazoo Zoning Ordinance.

The granting of the variance is the minimum action that will allow Graphic Packaging to construct the paperboard machine building.

For one, the proposed setback dimensions for the paperboard machine building are in line with the buildings already constructed upon Graphic Packaging's adjacent property (see **Exhibit C** and **Exhibit D**, pictures of the current building setback on Graphic Packaging's adjacent property and their current distance from North Pitcher Street, the public road that fronts Graphic Packaging's property).

The spirit of the setback requirement in the City of Kalamazoo Zoning Ordinance is to provide privacy to neighboring properties and ensure that structures on different parcels of land are not too close to each other. The setback variance would not violate any of these principles, since Graphic Packaging currently operates structures, as shown on **Exhibits C and D**, that are in line with the proposed setbacks set forth in **Exhibit A**.

In addition, the east property line of Graphic Packaging's property runs parallel to a railroad line. A business or individual does not "occupy" the railroad line in a way that buildings

are occupied, so any privacy concerns are generally nonexistent. Furthermore, a variance of the required setback will not affect the railroad right-of-way in any way.

All of the parcels surrounding Graphic Packaging's property are zoned industrial, and not residential. Under the City of Kalamazoo Zoning Ordinance, areas zoned industrial are intended for buildings of the paperboard machine's specific purpose—to further manufacturing capabilities and developing manufacturing businesses. Granting the variance would be in sync with the spirit of industrially-zoned areas pursuant to the City of Kalamazoo Zoning Ordinance.

5. The granting of the variance will not adversely affect adjacent land in a material way.

The new building will not adversely affect adjacent land in a material way. Much care has been taken to request only the specific setback variance needed in order to properly construct the paperboard machine and the building intended to house it.

Furthermore, Graphic Packaging owns the parcels immediately south and north of the property for which the variance is requested, and owns a number of other parcels immediately to the west.

The parcels to the east and west of Graphic Packaging's property are separated from the property by a railroad line and North Pitcher Street, a public road, respectively.

There are no residentially zoned areas in the immediate vicinity of Graphic Packaging's property, as shown on **Exhibit E**, which provides an aerial view of the property and the surrounding areas and an overlay of the proposed building site.

There are no negative privacy implications that would result from reducing the required setback from the railroad or the other parcels surrounding Graphic Packaging's property, given that all of the surrounding parcels are also zoned industrial, specifically M2.

Since the adjacent area is zoned and used as industrial, the west side currently contains buildings with similar setbacks, and the east side is a railroad line, the granting of the variance will not adversely affect adjacent land in a material way.

6. The granting of the variance will be generally consistent with the purposes and intent of the City of Kalamazoo Zoning Ordinance.

Graphic Packaging is requesting this variance so that it can continue to improve its overall product quality for its recycled paper and cardboard products currently produced at its Kalamazoo facility, and to increase its manufacturing capabilities in Kalamazoo.

It is anticipated that with the successful construction of the paperboard machine building, as well as the construction of additional improvements at Graphic Packaging's Kalamazoo location, there could be an additional economic impact of \$800 million annually in the City of Kalamazoo. The City of Kalamazoo will also benefit from an anticipated increase in employees at the mill and manufacturing activity.

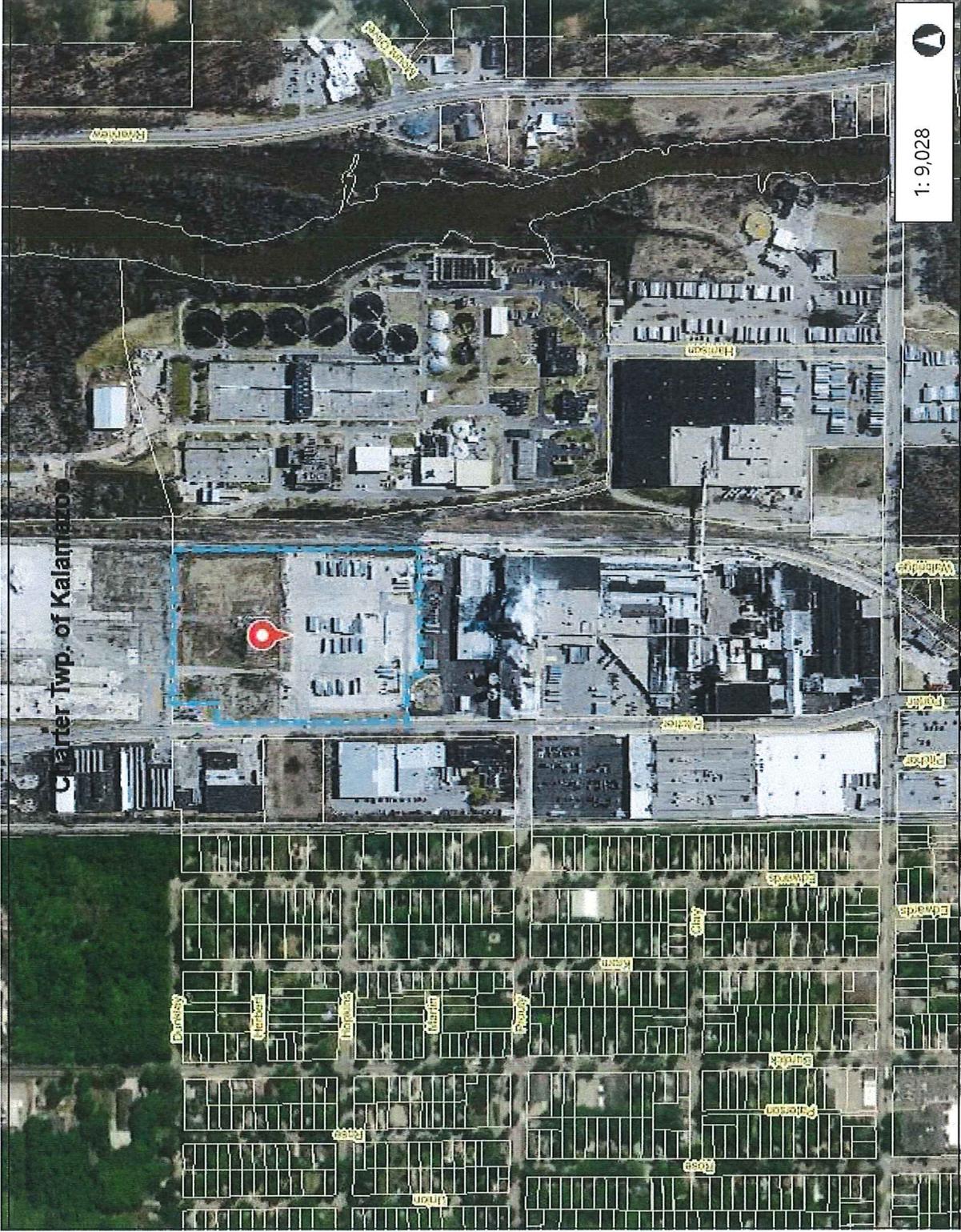
Graphic Packaging has addressed potential concerns regarding the setback variance by only asking for setback variance that is minimally necessary to house the new paperboard machine.

Finally, as discussed above, the purposes and intent of the setback requirement in the City of Kalamazoo Zoning Ordinance is to provide privacy to neighboring properties and ensure that structures on different parcels of land are not too close to each other. The parcels to the east and west of Graphic Packaging's property are separated from the property by a railroad line and a public road, as shown in **Exhibit E**. Graphic Packaging's existing buildings have similar setbacks. There are no negative privacy implications that would result from reducing the required setback from the railroad or the other parcels surrounding Graphic Packaging's property, given that all of the surrounding parcels are also zoned and used as industrial.

7. Landscaping for the requested dimensional variance.

Graphic Packaging is willing to complete any required landscaping that may be required as a condition of a granted variance.

Graphic Packaging International - New Building at 1810 N. Pitcher St.



1: 9,028



- Legend
- Street Names - City
 - Parcels



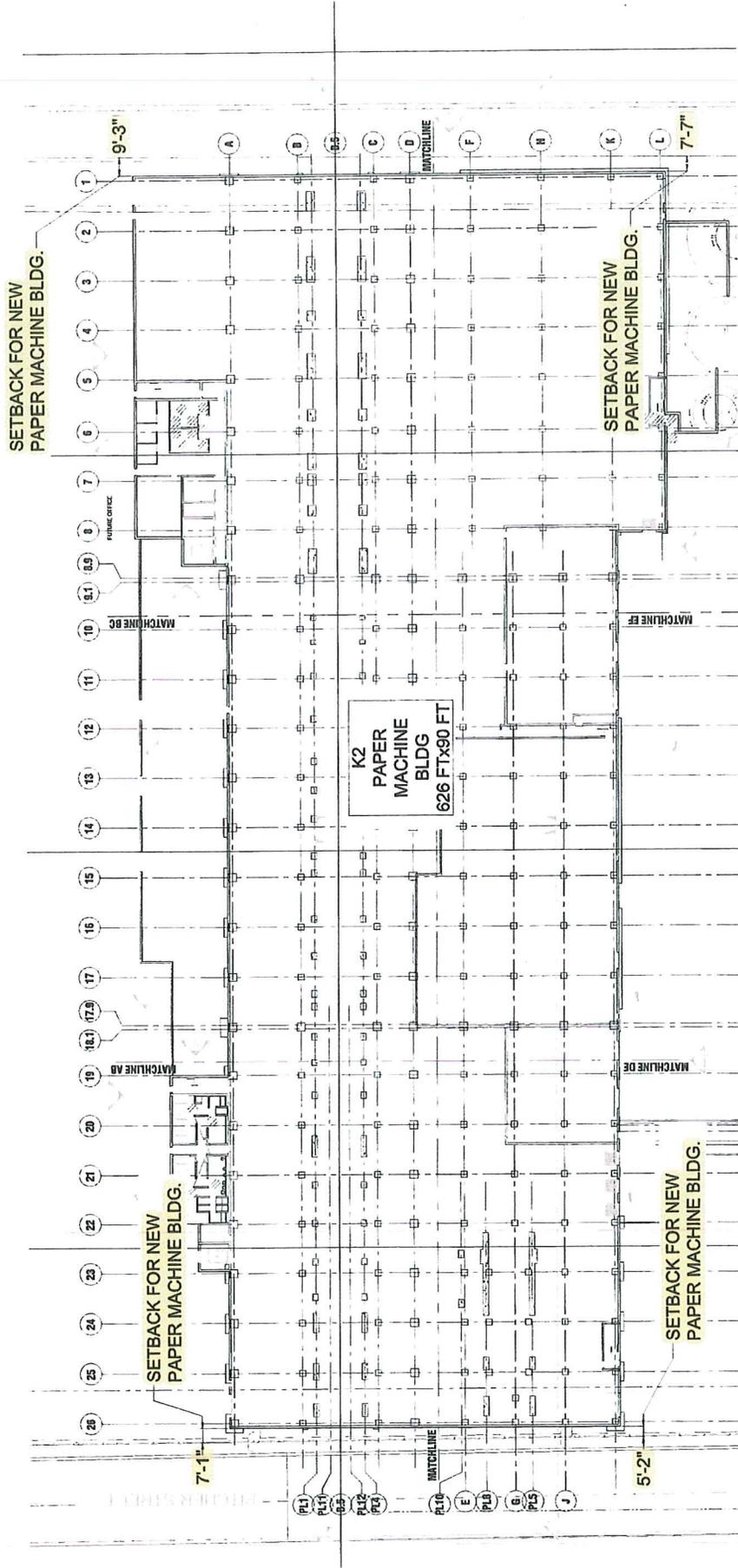
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.3 Miles



WGS_1984_Web_Mercator_Auxiliary_Sphere

Exhibit A
City of Kalamazoo Zoning Board of Appeals Application



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR DESIGN OR CONSTRUCTION

SPOYRY

PROJECT: BRONCO
GENERAL SITE MAP PLAN

DATE: 04/15/19
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT NO: 130000389
SHEET NO: 01-1

NO.	DATE	DESCRIPTION
1	04/15/19	GENERAL SITE MAP PLAN

Exhibit B
City of Kalamazoo Zoning Board of Appeals Application

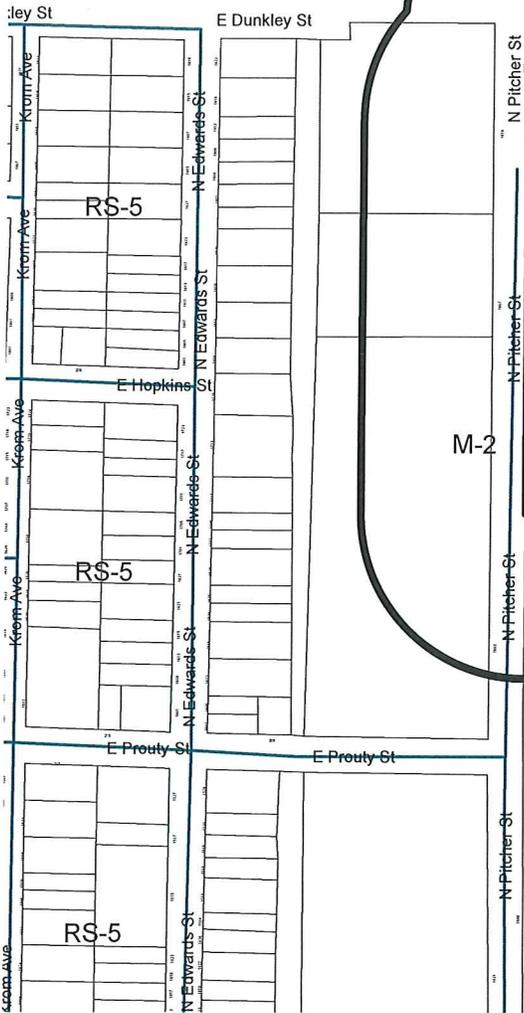


Exhibit C
City of Kalamazoo Zoning Board of Appeals Application



Exhibit D
City of Kalamazoo Zoning Board of Appeals Application





300' Mailing Boundary
 1810 N. Pitcher Street



0 4590 180 Feet



Community Planning and Economic Development

415 Stockbridge Avenue

Kalamazoo, MI 49001

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

October 30, 2019

**RE: ZBA #19-11-35
3121 Portage Street/ 1101 E. Cork Street
Parcel #06-26-374-002 and 06-26-374-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by PUCI Properties LLC and Kzoo One, LLC owners of 3121 Portage Street and 1101 E. Cork Street. which are situated in Zone CN-1, Commercial Neighborhood District and Zone CC, Commercial – Community District.

The applicant is requesting: **1)** A dimensional variance from Chapter 5, Section 5.2, to redevelop a site that is 32,600 square feet where the maximum site area for a commercial development in Zone CN-1 is 15,000 square feet; and **2)** a dimensional variance from Chapter 50-72 1, to authorize 2 parking spaces above allowed maximum number of off-street parking spaces of 11 for a total of 13 off-street parking spaces for the proposed credit union.

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

A public hearing will be held on **Thursday, November 14, 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

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
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.kalamazoocity.org

RECEIVED

OCT 21 2019

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 Tyler Cravens (Wightman)
 Address 433 E Ransom Street
 City, State, Zip Kalamazoo, MI 49007
 Phone 269-487-9716 Cell 269-364-5626
 Fax _____ Email tcravens@gowightman.com

Owner: Name PUCCI Properties LLC & Kzoo One LLC
 Address 8225 Pfeiffer Farms Drive, #500
 City, State, Zip Byron Center, MI 49315
 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 3121 Portage Road

This property is located at the northeast corner of Portage Road and Cork Street

CCN# _____ Zone CN-1

Type of Request

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

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

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

Appeal of an Administrative Decision

Description See attached document for description of requests

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] Signature of Applicant 10/21/2019 Date

Signature of Owner (if different than applicant) Date

Zoning Board of Appeals
Variance Request for 3121 Portage Road, Kalamazoo, MI
Request Background & Support

REQUEST BACKGROUND

Kalsee Credit Union is working to acquire a tract of property within the Milwood Neighborhood that is located at the NEC of Portage Road and East Cork Street. This property is further bordered by Reycraft (on the north) and Pasadena (on the East). This property includes:

- The Cork Lane Decorating Center fronting East Cork Street
- The former Steamatic bldg. formerly an old firehouse (the subject property)
- A single-family residence at the SEC of Portage Rd & Reycraft - converted for office use
- Two additional single-family residences both fronting Reycraft

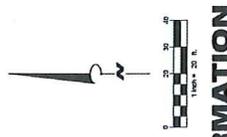
Kalsee Credit Union's desire to redevelop the former Steamatic bldg. and the Decorating Center parcels, located within the subject block, as a new Kalsee Credit Union branch with three drive-thru lanes, leaving the other three parcels along Reycraft untouched at this time. The subject (former Steamatic) parcel is zoned CN-1, while the Decorating Center parcel is zoned CC.

While the proposed credit union branch use is permitted in both the CN-1 and CC zoning classifications, the City has noted that a zoning variance would be required for the existing CN-1 zone due to the following points: (a) the total development exceeds the 15,000 sq.ft. limit in CN-1; and (b) the requested parking exceeds the CN-1 limit of 11 parking stalls permitted, based upon the proposed structure size for this development.

VARIANCE REQUEST SUPPORT

Regarding the total project development size exceeding 15,000 sq.ft., it does not make sense to change the parcel zoning to the more extensive CC zoning classification due to the proximity of this parcel to the abutting neighborhood. Moreover, keeping the CN-1 zoning classification in place provides an added level of protection to this neighborhood. Therefore, to complete the desired project, we have determined with the help of the City of Kalamazoo Planning Department that seeking a variance would be the most expedient solution considering all factors.

Regarding the parking variance being sought, Kalsee Credit Union looks to include 15 to 17 stalls at each branch for its staff, member and customer parking. In this case, Kalsee has dropped this parking field to 13, which it deems to be the minimum number of parking stalls sufficient to provide adequately parking for its business. This exceeds the maximum number of currently permitted parking by two (2) stalls. Therefore a variance of two (2) parking stalls is requested.



SITE INFORMATION

ZONING: CH1 AND CC
 SUBJECT: CH1 AND CC
 SITE USE: COMMERCIAL WORKSPACE THRU
 SITE ADDRESS:
 3111 PORTAGE ROAD
 KALAMAZOO, MI 49007

AREA, BUILDING AND SETBACK INFORMATION

EXISTING	PROPOSED	REQUIRED
4,886	52,601	15,000 (MAX)
11,410	11,410	11,410
27,315	20,004	21,190 (MAX)
8,155	2,500	65% (MAX)
31	13	9
VARIABLES	8	0 (MIN)
VARIABLES	100	15
VARIABLES	51	15

PROJECT NAME:
KALSEE CREDIT UNION
 3111 PORTAGE ROAD
 KALAMAZOO, MI 49007

DATE: AUGUST 2018
 SCALE:

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

SCHEMATIC DESIGN PLAN

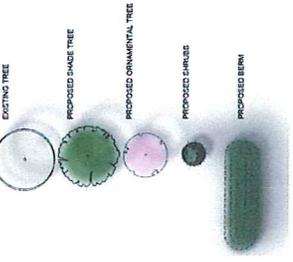
JOB NO. C-100

DATE: AUGUST 2018

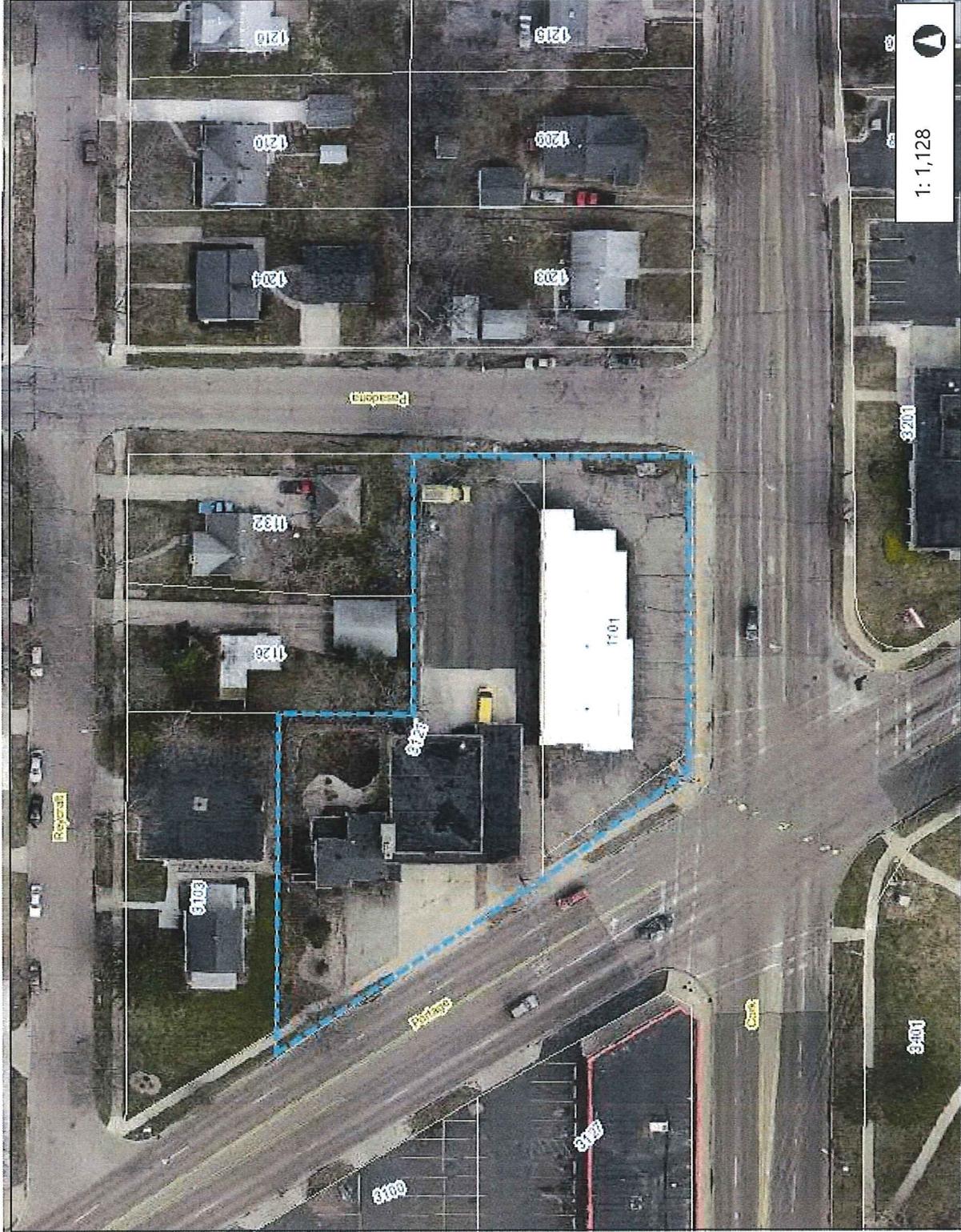
SCALE:



LEGEND



3121 Portage St. / 1101 E. Cork St.



0.0 Miles

0.02

0

0.0

WGS_1984_Web_Mercator_Auxiliary_Sphere

1:1,128



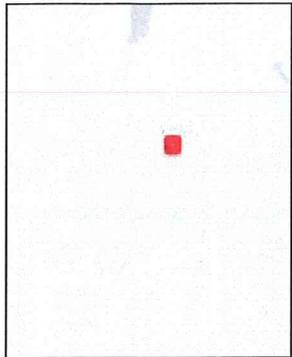
Legend

Street Names - City

Parcels



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



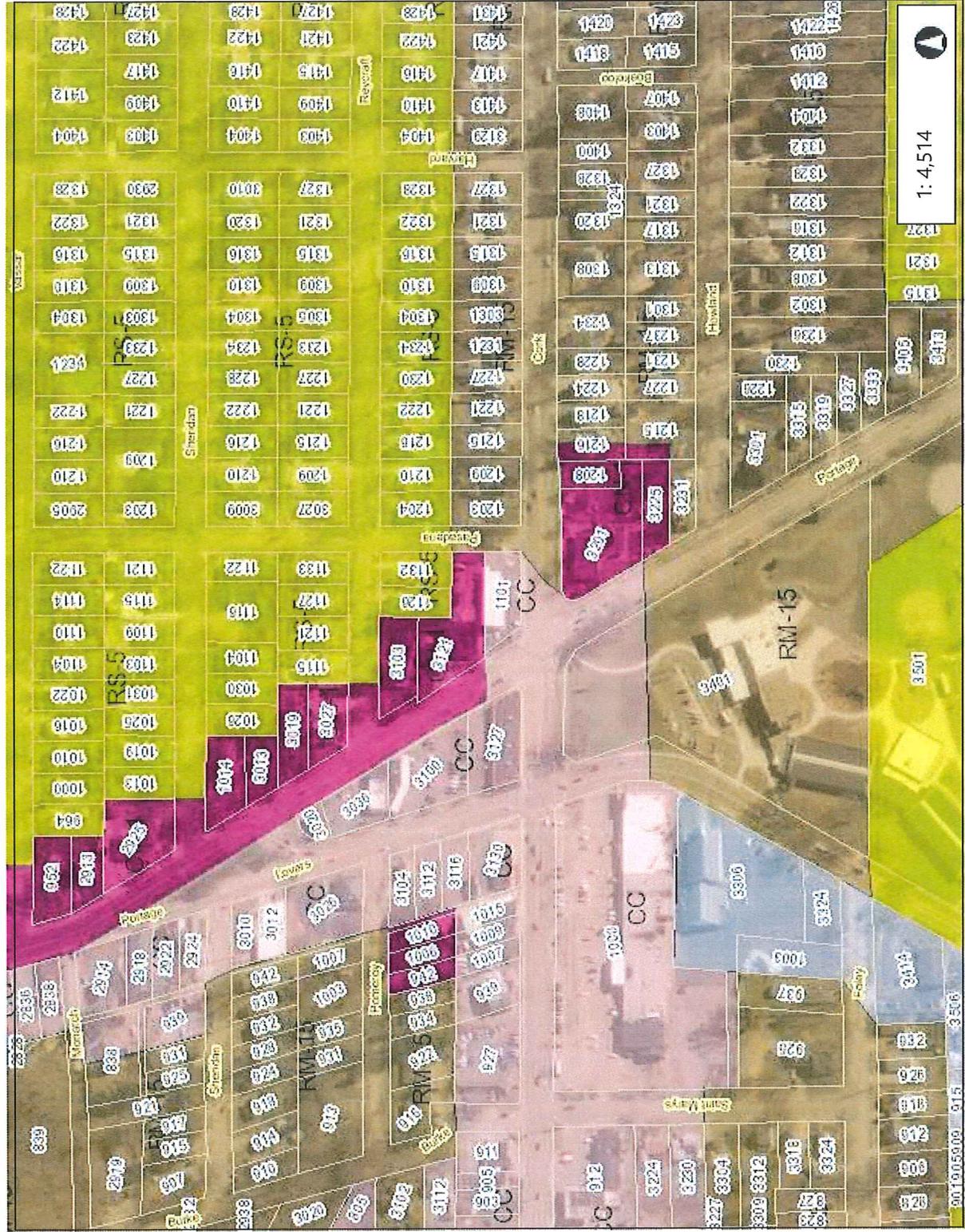
Legend

Street Names - City

Parcels

Zoning

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



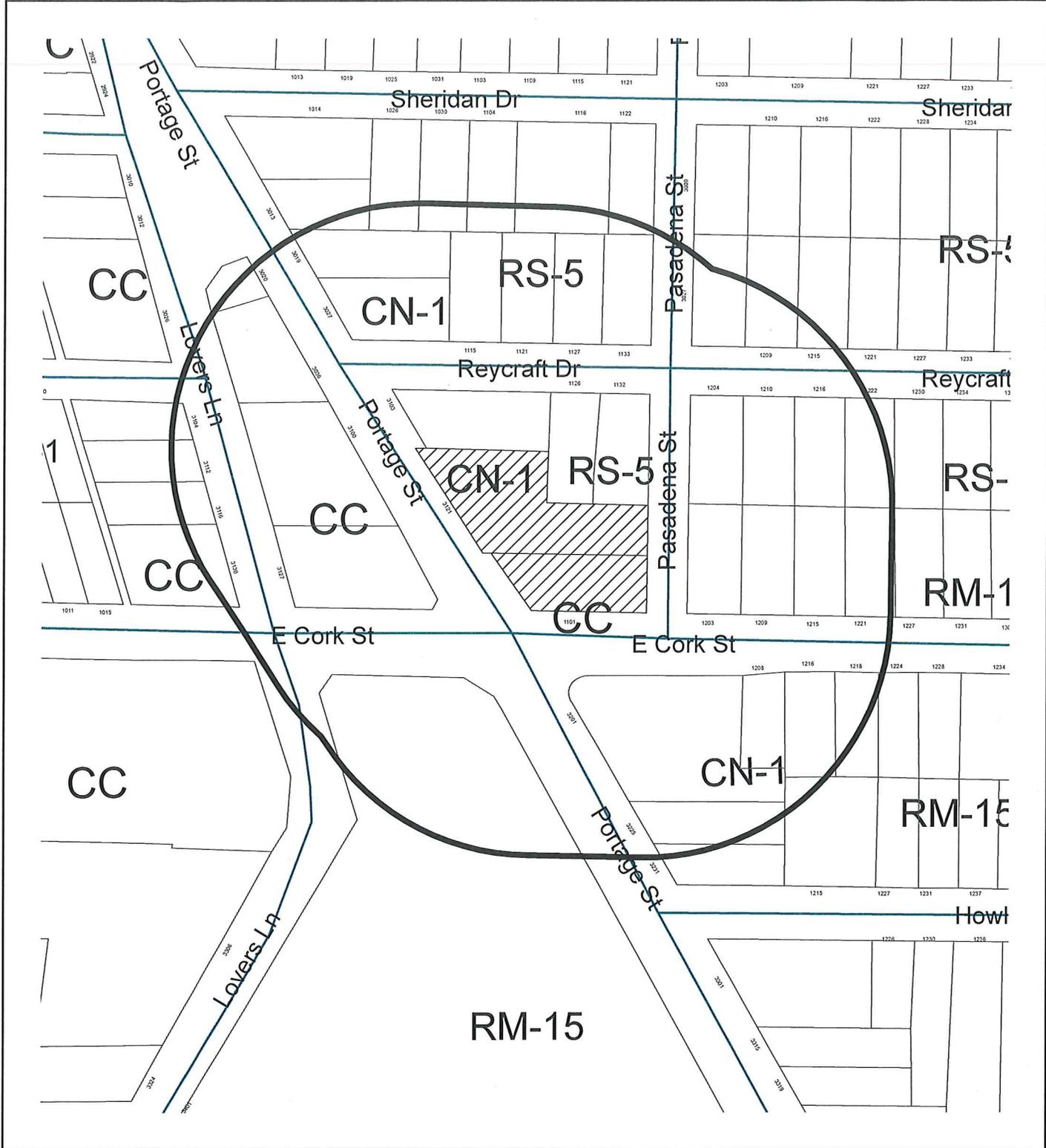
0.1 0.07 0.1 Miles

1: 4,514

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.



300' Mailing Boundary
 3121 Portage St. & 1101 E. Cork St.



0 20 40 80 Feet

**Zoning Board of Appeals
(Tentative) Meeting Schedule
2020**

<u>Application Deadline:</u>	<u>Meeting Date:</u>
December 12, 2019	January 9, 2020
January 16, 2020	February 13, 2020
February 13, 2020	March 12, 2020
March 19, 2020	(3 rd Thurs.) April 16, 2020
April 16, 2002	May 14, 2020
May 14, 2020	June 11, 2020
June 11, 2020	July 9, 2020
July 16, 2020	August 13, 2020
August 13, 2020	September 10, 2020
September 10, 2020	October 8, 2020
October 15, 2020	November 12, 2020
November 12, 2020	December 10, 2020
December 17, 2020	January 14, 2021

Note: The meeting dates shown above are for regularly scheduled monthly meeting on the second Thursday of each month except for the April 2020 meeting which will be moved one week due to the public schools spring break schedule.