

Meeting Agenda

City of Kalamazoo - Zoning Board of Appeals

December 12, 2019

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

7:00 p.m.

A. Call to Order:

B. Communications and Announcements:

C. Approval of the Meeting Minutes for November 14, 2019:

D. Public Hearings:

1. ZBA #19-12-36: 3121 Portage Street / 1101 E. Cork Street. An application filed with the Zoning Board of Appeals by PUCI Properties, LLC and Kzoo One, LLC owners will be reconsidered. If the Board approves the motion to reconsider, the applicant will then be allowed to proceed with presenting the two variances which are: **1)** A dimensional variance from Chapter 5, Section 5.2, to develop 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 two (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.
2. ZBA #19-12-37: 3433 Oakland Drive. Edward Fletcher is requesting a use variance from Chapter 4, Section 4.1, to authorize the construction of a 3,000 square foot commercial office building where in residential zone districts commercial office buildings are not permitted.
3. ZBA #19-12-38: 440 S Burdick Street. Jon Durham is requesting a dimensional variance from Chapter 2, Section 2.3 G 4, to authorize the development of a ten-story building on this property, where the maximum height of a building may not be more than two stories taller than the tallest structure within 200 feet (AT&T Building is five stories). The maximum number of stories permitted is seven.
4. ZBA #19-12-39: 522 and 530 S. Rose Street. Jon Durham is requesting a dimensional variance from Chapter 5, Section 5.2, to authorize a development with 64 dwelling units (apartments) where the lot area per dwelling unit requirement allows for a total of 16 dwelling units.
5. ZBA #19-12-40: 505 E. Kalamazoo Avenue. Abbey Thompson of the Kzoo Cat Café & Rescue is requesting a use variance from Chapter 4, Section 4.1, to authorize the relocation of the Kzoo Cat Café and Rescue to this building where in Zone CMU animal shelters or kennels are not permitted.

E. Other Business:

F. Adjournment:

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
November 14, 2019 - 7:00 p.m.
CITY COMMISSION CHAMBERS**

Members Present: Dick Skalski, Reed Youngs, Christina Doane, Jeff Carroll, Beth van den Hombergh Alternate

Members Absent: Matt Lager, Chris Flach

City Staff: Pete Eldridge, Assistant City Planner; Clyde Robinson, City Attorney; Beth Cheeseman, Recording Secretary

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

MINUTES:

Mr. Skalski, moved to approve the minutes of October 10, 2019 as submitted, seconded by Ms. van den Hombergh.

Motion approved by voice vote unanimously.

NEW BUSINESS:

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

Mr. Carroll read the application for 1118 W. Maple Street, Parcel #06-28-139-018:

ZBA# #19-11-29: 1118 W. Maple Street: An application for a variance to the 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 a variance only regarding the items described above. There were 57 notices of public hearing sent and one response was received.

Ms. Joyce Wysimierski, applicant, stated the existing garage is tilting, there are cracks in the foundation, and the driveway is very narrow. She said the garage is only 23" from the lot line. There is an existing retaining wall and she is asking to be able to attach the garage wall to the retaining wall or next to the retaining wall in order to have that extra 23".

Mr. Carroll asked if the garage wall is already adjacent to the retaining wall. Ms. Wysimierski confirmed that it is next to the retaining wall and if it is replaced as is, she would gain the 23". She also confirmed for Mr. Youngs that the roof will have no overhang on that side.

Mr. Skalski commented that the proposed retaining wall and foundation on that side looks to be a concrete block wall. Ms. Wysimierski said it will be a reinforced poured concrete wall, and it was recommended to be 12" thick. Mr. Skalski recommended that it be developed as part of the foundation for the wall.

Mr. Youngs shared they have granted such variances in the past. He also reviewed a letter of support from the neighbor directly west of the subject property.

There were no comments from the public.

Chair Youngs closed the public hearing.

Planner Eldridge pointed out that the current garage is built into the hillside of the backyard. He said there is a 14'-15' grade change from the front of the house and the rear property line. He indicated there would be significant difficulty moving the garage further back giving better access to the driveway. Planner Eldridge indicated the general the positioning of the house presents difficulty with accessing the garage. He said he can understand trying to align the garage further with the driveway by shifting it over. The existing retaining wall is approximately 5' tall, so this new garage will be built adjacent to that. Not much of the garage structure will be visible from the neighboring property.

FINDING OF FACT

Ms. Doane moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 1118 W. Maple Street shall include all information included in the notice of public hearing dated October 30, 2019.
- 2.) 57 notices of public hearing were sent, and one response was received.
- 3.) A public hearing was held before the board and public comments were accepted.
- 4.) The Zoning Board of Appeals received documents on the request including lot diagrams with boundaries and drawings, aerial photographs, site plans, elevations and a letter.

- 5.) The Finding of Fact shall include those documents just described and also all facts and comments made during the public hearing, which are summarized to include without limitation, the following:

Joyce Wysimierski, applicant, spoke in favor of the request. She said the current garage is 23” from the retaining wall, and she wishes to extend the garage to cover the 23” for more effective size and shape. The affected neighbor has no issue with the shift. Staff commented that topography is affecting current garage negatively. Planner Eldridge noted the narrow driveway and pre-modern build make the garage difficult to use. Not much will be visible from the street level.

Mr. Carroll seconded the Finding of Fact.

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

Chair Youngs moved to approve the application, seconded by Mr. Carroll.

Motion approved by roll call vote unanimously.

Mr. Carroll read the application for 421 W. Crosstown Parkway, Parcel #06-22-361-003:

ZBA #19-11-30: 421 W. Crosstown Parkway: An application for a variance to the 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 property. This is a request for a variance only regarding the items described above. There were 14 notices of public hearing sent and zero responses were received.

Mr. Kiar Gamsho was the applicant for the variance. He came forward to speak to requests for both 421 W. Crosstown Parkway and 423 W. Crosstown Parkway. These properties were acquired as part of the redevelopment of the grocery store, Midtown Fresh. Mr. Gamsho explained these properties are houses and would need significant updates to use them as commercial properties. He said he hasn't been able to rent them out for commercial use for three years. Mr. Gamsho indicated he has employees looking for places to live, and he would like to rent out the first levels of these homes. He said this would restore them to their initial intended use.

Mr. Skalski commented that he can understand using them as homes because of the substantial cost of making them ADA accessible for commercial use. He believes that if the structures are sound, converting them would be a waste of money. Mr. Skalski stated the best alternative in

the future would be to tear them down and rebuild defined commercial buildings. Mr. Gamsho stated the commercial real estate market is tough. He has been experiencing that with leasing the additional space at the Midtown property.

Ms. Nicole Laws, owner of 437 W. Crosstown Pkwy, units 1 and 2, came forward in opposition of the request. She stated her building is commercial and residential like Mr. Gamsho's buildings. She lives and operates a business in her building. Ms. Laws stated there were tenants living there when he bought the Midtown property and those houses. She said she experienced numerous issues while the tenants were there: noise, dogs running loose, and random people roaming around late at night. She is concerned there may be break-ins or people getting into her vehicles. She indicated she bought her property because it was mostly commercial in the area. Ms. Laws didn't believe there had been difficulties leasing to businesses in that area. She expressed concern of dogs running loose and having responsibility for customers coming in her building.

Chair Youngs closed the public hearing.

Planner Eldridge expressed appreciation for Ms. Laws' comments. He responded there are ordinances about dogs running at large, so that should be reported. Planner Eldridge shared that the lot at 421 W. Crosstown Pkwy is 57' wide and 168' depth. The house is 1700 square feet, 2-story, and was built in the 1900s. He said it is arduous to fully convert a former single-family home to a commercial space using building code and ADA requirements. Planner Eldridge said a compliant commercial property has a wheelchair accessible entry point, barrier-free bathroom that a wheelchair can access, doorways wide enough for wheelchairs to pass through. That becomes expensive and causes these older homes to lose character and charm. He shared that the applicable zoning district standard regarding residential on second floor and commercial on first floor has been under review for some time by Planning staff. Other variances have been granted for this same issue. Planner Eldridge said they intend to make a correction to this standard for mixed-use or 100% residential in the CC district. Staff is supportive of this use variance.

Mr. Carroll asked if this area is in a commercial node in the 2025 Master Plan. Mr. Eldridge stated that it is not in a commercial node.

FINDING OF FACT

Mr. Doane moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 421 W. Crosstown Parkway shall include all information included in the notice of public hearing dated October 30, 2019.
- 2.) 14 notices of public hearing were sent, and zero responses were received.

- 3.) A public hearing was held before the board and public comments were accepted.
- 4.) The Zoning Board of Appeals received documents on the request including lot diagrams with boundaries and drawings, aerial photographs, site plans, elevations and a letter.
- 5.) The Finding of Fact shall include those documents just described and also all facts and comments made during the public hearing, which are summarized to include without limitation, the following:

Mr. Kiar Gamsho, Crosstown Investments Group, spoke to the fact these were once homes. There are barriers as it has not been fully fitted out as commercial and he has not been able to rent as commercial in 3 years. He spoke to the need for housing and noted that commercial markets are getting tougher. The expenses to fit for commercial are extensive. Ms. Nicole Laws spoke in opposition. She has a building with an upstairs residence and downstairs commercial that has been rented repeatedly. Ms. Laws is concerned about safety and noise levels if switched to residential. The block is mostly commercial. She feels residential would adversely affect business. Staff confirms conversion to commercial standards can be expensive, namely ADA requirements and homes lose older building historical charm. Other variances for similar items have been granted for older homes/areas not fully converted. Staff confirms it is not a commercial node.

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, seconded by Mr. Skalski.

Mr. Skalski stated that to retrofit these two structures to support commercial development is a high-expense for that use. In the long term, he assumed these two structures will be eliminated with some sort of new commercial structure design to fit the needs of whatever will go in. He indicated support of the request.

Motion approved by roll call vote unanimously.

Mr. Carroll read the application for 423 W. Crosstown Parkway, Parcel #06-22-361-002:

ZBA #19-11-31: An application for a variance to the 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 property. This is a request for a variance only regarding the items described above. There were 14 notices of public hearing sent and zero responses were received.

Chair Youngs clarified with Attorney Robinson about how to proceed with the second request. Attorney Robinson stated they can adopt facts from the previous matter.

Chair Youngs asked Mr. Kiar Gamsho and Ms. Nicole Laws if they had anything to add for this request. Both stated affirmatively to adopt their statements from the previous request with no additions. Planner Pete Eldridge stated that the only difference is this structure is smaller at 1500 square feet, and the lot size is the same.

Mr. Skalski, seconded by Mr. Carroll, moved to adopt the Finding of the Facts and statements from Ms. Laws from the previous request for 423 W. Crosstown Parkway. A voice vote was taken and approved unanimously.

Mr. Carroll moved to approve the application, seconded by Mr. Skalski.

Motion approved by roll call vote unanimously.

Mr. Carroll read the application for 817 W. North Street, Parcel #06-16-269-017:

ZBA #19-11-32: An application for a variance to the 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 a variance only regarding the items described above. There were 88 notices of public hearing sent and zero responses were received.

Mr. and Mrs. David and Joyce Maloney were the applicants for the variance. They want to purchase the home on property situated next to the church, True Holiness Unto the Lord. They said the home is part of the church's property, and that the lots were combined about six years ago. The Maloneys believed the driveway next to the church was combined in with other properties, and that at one point there were three separate properties.

Mr. Skalski asked where they can access the property. The Maloneys stated there is a shared driveway on the corner of W. North. It is shared with the house and the empty lot next door.

Mr. Maloney stated they have talked to the Land Bank about purchasing the vacant lot next to the house. They would like to get the house back on the tax books and turn it back to a single-family residence.

Mr. Ryan Kelly came forward in opposition of the request. He is the owner of 711 W. North Street, and he was also trying to purchase the property. He said he had conversations with the Pastor of True Holiness Unto the Lord about purchasing the vacant lot and the house. Mr. Kelly said he owns a food trailer and he felt he needed more space. That is why he wanted a vacant lot. By the time he got paperwork drawn up, he was told there were other people interested in the property. He is still interested in the property due to a problem with parking. He stated that he was planning to move into the house as his primary residence. Mr. Kelly said he also called the Land Bank and they wanted \$25,000 for the lot because they got money to knock the house down. He did say he was not against the Maloneys getting the lot, but he was still interested in the property.

Planner Eldridge said Pastor Nelson combined the properties in order to use the house next to the church for church-related programming. If the properties were combined, then they would not need a special variance. Planner Eldridge shared the pastor's letter of support for the Maloneys to buy the house. Pastor Nelson stated the church has no plans for future use of the house and it is costly for the church to maintain. Planner Eldridge said the proposal would put house on the original lot it was on 7 years ago. He said they couldn't administratively approve it because of the small lot size. Staff is supportive of the variance to separate the house from the church and hopeful that the land bank will sell the vacant lot to the Maloneys to provide additional space for a driveway.

Chair Youngs confirmed with Planner Eldridge they needed the variance because it is a non-conforming lot size.

FINDING OF FACT

Mr. Carroll moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 817 W. North Street shall include all information included in the notice of public hearing dated October 30, 2019.
- 2.) 88 notices of public hearing were sent, and zero responses were received.
- 3.) A public hearing was held before the board and public comments were accepted.
- 4.) The Zoning Board of Appeals received documents on the request including lot diagrams with boundaries and drawings, aerial photographs, site plans, elevations and a letter.
- 5.) The Finding of Fact shall include those documents just described and also all facts and comments made during the public hearing, which are summarized to include without limitation, the following:

Mr. and Mrs. David and Joyce Maloney spoke on behalf of the application. They are looking to purchase the home on lots that were combined in years past. This used to be three separate properties. There is a shared driveway on W. North Street that grants access to a vacant lot which they also intend to purchase from the land bank. Mr. Ryan Kelly spoke in opposition, however, he does not object to applicants' request. He is the owner of 711 W. North Street and he also intended to purchase the vacant lot to have better parking for his situation. City staff recommended the combining of church and house lots to the current pastor years ago. Current pastor supports applicants' request as does City staff. Staff is hopeful that the Land Bank will sell the corner lot to the Maloneys.

Planner Eldridge corrected that only two lots which were combined. Mr. Carroll said his motion will be corrected to state only two lots.

Mr. Skalski seconded the Finding of Fact.

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

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

Motion approved by roll call vote unanimously.

Mr. Carroll read the application for 527 W. South Street, Parcel #06-16-498-003:

ZBA #19-11-33: 527 W. South Street: An application for a variance to the 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 a variance only regarding the items described above. There were 29 notices of public hearing sent and zero responses were received.

Ms. Katie Potts and Mr. Don Edgerly, Diekema Hamann Architects, were the applicants for the variance. Ms. Potts said the Zoning Board last saw them in June when they proposed a use variance for the same property. She said the main structure will, as previously approved, remain office space. The Upjohn Institute is extending their campus to include 527 W. South Street, the south property line butts up against their main commercial lot. Employees will be accessing this lot from the south side. Originally the garage was going to be used as a guest cottage for visiting economists for Upjohn. Due to safety concerns, they do not want someone staying there alone. The Upjohn Institute's board has proposed using this garage as a video recording studio - interviewing, making training videos and a basic business use. They are asking for a use variance for the detached garage.

There were no comments from the public.

Chair Youngs closed the public hearing.

Planner Eldridge asked about further plans of expansion for the Upjohn Institute and the campus. He said it has been difficult to rezone the campus for the Upjohn Institute because there are some homes that are privately owned intermixed with the Institute's properties. Planner Eldridge said the approval earlier this year kept the garage as a residential component on the property. Mr. Edgerly stated there were no expansion plans at this time. He said the move was done because they were at capacity in their building. It was an opportunity of which they took advantage. Mr. Edgerly said they don't plan to expand significantly with the workforce on the main campus. He said concerns regarding safety were heard within the organization. The garage is set back off the road in a relatively isolated area. Door and windows are on ground level making it easy for someone to kick in the door or window. They believe one person staying there would be vulnerable.

Planner Eldridge asked if they contacted the neighbors and made them aware of the request. Mr. Edgerly stated they haven't had any recent conversations with the neighbors.

FINDING OF FACT

Mr. Skalski moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 527 W. South Street shall include all information included in the notice of public hearing dated October 30, 2019.
- 2.) 29 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:

Ms. Katie Potts and Mr. Edgerly of Diekema Hamann spoke about the situation. Particularly about the need for additional office space. The original plan was for the garage to be used as a guest cottage. Due to the lack of security, the existing garage sets back from the street, making security issues a concern. The new plan is to use the garage as a video studio. There are no additional plans now to develop further office space.

Mr. Carroll seconded the Finding of Fact.

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

Mr. Carroll moved to approve the application, seconded by Ms. van den Hombergh.

Motion approved by roll call vote unanimously.

Mr. Carroll read the application for 1810 N. Pitcher Street, Parcel #06-10-408-001:

ZBA#19-11-34: 1810 N. Pitcher Street: An application for a variance to the 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 a variance only regarding the items described above. There were 6 notices of public hearing sent and zero responses were received.

Mr. Rusty Miller, Senior Vice President of Engineering for Graphics Packaging, was the representative for the variance. He shared they have a paper/board manufacturing facility on N. Pitcher, and they have a project to double the capacity in Kalamazoo. He said they will go up to recycling over 800,000 tons of fiber. To do that they have been purchasing and razing brownfield sites. They want to install a new paper machine to produce the additional paperboard. The paper machine is 600 feet long and over 18 feet wide. Mr. Miller said they are constrained by the lot. There are railroad tracks on one side and Pitcher Street is on the other. To fit in the space, we are asking for variances – one to the railroad tracks and one to Pitcher Street. The other buildings are similar with similar setbacks on the property. They met with one neighbor who has no issues with this variance.

There were no comments from the public.

Chair Youngs closed the public hearing.

Planner Eldridge stated this particular property is a brownfield site. Graphics Packaging owns all the way down to Paterson and other area properties. He did find a similar variance granted for the corner of Paterson and N. Pitcher. It was a variance to go within 5 feet of the front property line along N. Pitcher and 5 feet along the property line of the railroad tracks. This area is industrialized in nature. Planner Eldridge stated that the 25' setback which applies to the M-2 zone district is designed to mitigate the nuisances that go along with a heavy manufacturing area and protect adjacent properties. In this case, the adjacent properties are owned by Graphics Packaging, the Railroad or the City of Kalamazoo Wastewater Treatment facility. Looking at land uses, this request does not create any concerns. It is also consistent

with earlier phases of Graphics Packaging production facility on the east side of N. Pitcher Street extending all the way down to Paterson. The older parts of the building are all the way up to property line or set-back in that 5 ft range. There is a tunnel (access corridor) that bisects the property for the Wastewater Treatment Plant, but it is something they had to work around.

Mr. Skalski stated that because of the development and location, he doesn't see any problem. He believes the development is positive for the City, and any negatives are outweighed by the positives.

FINDING OF FACT

Chair Youngs moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 1810 N. Pitcher Street shall include all information included in the notice of public hearing dated October 30, 2019.
- 2.) 6 notices of public hearing were sent, and zero responses were received.
- 3.) A public hearing was held before the board and public comments were accepted.
- 4.) The Zoning Board of Appeals received documents on the request including lot diagrams with boundaries and drawings, aerial photographs, site plans, elevations and a letter.
- 5.) The Finding of Fact shall include those documents just described and also all facts and comments made during the public hearing, which are summarized to include without limitation, the following:

Mr. Rusty Miller, Senior Vice President, spoke about the recycling facility expansion doubling the size of material to 800 tons. They have purchased and razed property to the north. They will install a new machine which has capacity of 500 tons. They are constrained by machine size and lot size. Requesting variances on Pitcher and Railroad. There are similar setbacks with existing buildings. Staff said it is a brownfield site. They own from Paterson to Mosel. Prior variance was in place for site at Pitcher and Paterson. Set back designed to protect property owner. Surrounding land use of existing property matches existing buildings in place. There is an easement for stormwater to the waste plant on the property.

Ms. van den Hombergh seconded the Finding of Fact.

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

Mr. Carroll moved to approve the application, seconded by Mr. Skalski.

Motion approved by roll call vote unanimously.

Mr. Carroll read the application for 3121 Portage Street/ 1101 E. Cork Street, Parcel #06-26-374-002 and 06-26-374-001:

ZBA# #19-11-35: 3121 Portage Street/ 1101 E. Cork Street: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by PUCCI 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. 1.) 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 property. This is a request for a variance only regarding the items described above. There were 51 notices of public hearing sent and zero responses were received.

Mr. Nicholas Spigiel from Kreis Enderle, and Mr. Matt Lahman, President of Kalsee Credit Union, were the applicants for the variance. They want to open a new bank branch, one development on two lots on the corner of Portage and Cork Street. One of the lots is zoned CC and one is CN. The impervious surface is too much for the CN zone, but the lots will ultimately be combined. They stated their plans will add green space and a sidewalk. They would also like to add a couple more parking spots. The applicants stated they will be getting rid of three curb cuts in doing this project. They will have one at the furthest point they can on Portage and one other on Pasadena, so people won't have to turn off Cork. Mr. Spigiel and Mr. Lahman indicated they need both of those curb cuts for fire access. They said they've worked with the City as far as parking spaces, and then gave comparisons to other banks in area. They said they are at a lot less spaces for other banks in area. Mr. DeCamp has talked with the neighborhood. They indicated a majority are in support of the project and any issues raised were addressed.

Chair Youngs asked how many employees were at the bank and how many parking spaces they will need. The applicant stated the branch will have 4-5 employees with one car per employee. Chair Youngs verified the curb cut locations – one on Pasadena and moving the Portage curb cut further down and no curb cut on Cork.

Mr. Skalski expressed support of the project – saying he was pleased to see the reduction and relocation of the curb cuts and drives. He also found the addition of green space positive.

Mr. Greg Pucci, Owner of Stanley Steamer, came forward in favor of the request. He said their business moved out because of space issues. Mr. Pucci didn't feel they were the right type of development for the vision of the city. He thinks the bank is a great development. He likes the addition of green space, and he believes they will have a lot less impact on the neighbors. He stated support and hoped the board will approve the variance.

Ms. Dorothy Appleyard came forward in opposition of the request. Not really opposed to the development, but she expressed concern about the future of the neighborhood. The applicant's request more than doubles the square footage of the development site. Ms. Appleyard said she assumed the City created these standards to preserve a certain scale of building in a neighborhood commercial development area. Her biggest concern is the type of traffic this will encourage because it will have a drive-through. She was also concerned that if the variance stays with the land, it could open a future development of a big box store that would be inappropriate for the neighborhood.

Chair Youngs closed the public hearing.

Planner Eldridge stated the planning staff has met with Kalsee and their architect to look at various ways to redesign the site. They have made changes to bring it into alignment with the Commercial Neighborhood zone district as well as the future rezoning to the Live Work 1 designation. He said the lot area requirement is 15,000 square feet to limit the scale of the commercial buildings when looking at adjacent neighborhoods. In this case, the building itself is in keeping with the requirement. The applicant added drive-through and maneuvering lanes to that. Planner Eldridge added that curb cuts changes will discourage cut-through traffic and reduce the congestion created with pulling in and out of site. There is a lot of positive attributes with this proposal. He said the new parking ordinance does work to reduce the number of off-street parking and reduce overall impervious cover of commercial developments. The ordinance for parking is based on square footage of building. In this case, that comes out to be 10 parking spaces plus 10% over which gets them to 11 spaces. The desired number of parking places (13) is at the low end of the range for other Kalsee locations and other banks in the area.

FINDING OF FACT

Mr. Carroll moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 3121 Portage Street/ 1101 E. Cork Street shall include all information included in the notice of public hearing dated October 30, 2019.
- 2.) 51 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:

Michael Spigel, Kreis Enderle and Matt Lahman, President of Kalsee Credit Union spoke on behalf of the applicant. They desire to open a credit union on two lots. They believe their plan meets the spirit of the CN zoning. They have been working with the city staff to devise a plan for 13 parking spaces. Mr. Spigel spoke of plans for increased green space. Mr. Decamp was referenced to believe to have support of the neighbors. Full staff of the credit union would be 4-5 persons each with a vehicle. Mr. Greg Pucci, owner of Stanley Steamer, owns many properties in the area and supports the application. Ms. Dorothy Appleyard lives a few blocks south of the proposed development. While not opposed to the development, concerned that proposed building is two times larger than the City wants per the zoning. She is concerned that traffic will increase to detriment of the area. Concerned the variance could allow big box type development in the future. City staff has met with Kalsee and architects multiple times to create a project that meets the spirit of the zoning including compliance with Live Work 1 designation which includes the encouragement of both vehicle and pedestrian use. Staff believes the building size and height meet spirit of zoning requirements. Support changed curb cuts as beneficial for many reasons. Parking at 13 spaces low compared to other similar developments yet still two spaces in excess of the ordinance plus 10%.

Mr. Skalski seconded the Finding of Fact.

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

Chair Youngs informed the applicants there is one member of the board who is abstaining from the vote because she is a member of the credit union. That would leave 4 who can vote. He asked if they wanted to continue or wait until they have a full board to vote. Applicants decided to continue with the vote.

Mr. Carroll moved to approve the application for 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, seconded by Mr. Skalski.

A roll call vote was taken with Mr. Jeff Carroll, Chair Reed Youngs and Mr. Dick Skalski voting to approve. Ms. Beth van den Hombergh voted no. Ms. Christina Doane abstained. Motion was not approved.

Chair Youngs asked the applicants if they wanted to continue with the second vote. Applicants stated they would like to continue with the vote.

Mr. Carroll moved to approve the application for 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, seconded by Mr. Skalski.

A roll call vote was taken with Mr. Jeff Carroll, Chair Reed Youngs and Mr. Dick Skalski voting to approve. Ms. Beth van den Hombergh voted no. Ms. Christina Doane abstained. Motion was not approved.

OTHER BUSINESS:

Planner Eldridge pointed out the tentative meeting schedule for 2020. He noted the change of meeting date in April, to avoid the school’s spring break.

Chair Youngs announced that he has an offer on his house. He will not be moving until December 20, so next month will be his last meeting. He stated that will bring them to a board with no alternate.

Mr. Skalski announced that he will miss the December and March meetings. Ms. van den Hombergh said she can fill in for Mr. Skalski.

ADJOURNMENT:

The meeting was adjourned at 8:45 p.m.

Submitted By _____ **Date** _____
Recording Secretary

Reviewed By _____ **Date** _____
City Staff

Approved By _____ **Date** _____
Chair



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

November 27, 2019

**RE: ZBA #19-12-36
3121 Portage Street/ 1101 E. Cork Street
Parcel #06-26-374-002 and 06-26-374-001**

Dear Property Owner:

An application filed with the Zoning Board of Appeals by PUCCI Properties, LLC and Kzoo One, LLC will be reconsidered. The two properties involved are 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 Zoning Board of Appeals will be reconsidering this applicant's dimensional variances which were denied at the November 14, 2019 meeting. If the Board approves the motion to reconsider, the applicant will then be allowed to proceed with presenting the two variances which are: **1)** A dimensional variance from Chapter 5, Section 5.2, to develop 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 two (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, December 12, 2019 at 7:00 p.m.** in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

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

www.kalamazoocity.org/boards

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

City of Kalamazoo

INTER-OFFICEMEMO

To: Chair Reed Youngs and Zoning Board of Appeals Members

From: Peter C. Eldridge, Assistant City Planner

Date: December 3, 2019

Subject: Motion to Reconsider Dimensional Variances for 3121 Portage St./1101 E. Cork St. (ZBA #19-12-36)

At the Zoning Board of Appeals meeting on November 14, 2019, a public hearing, discussion and vote occurred on the above referenced application for two dimensional variances related to Kalsee Credit Union. The motions for both dimensional variances failed by one vote. The Board member on the prevailing side in this vote, Ms. van den Hombergh, made a motion to reconsider via email on November 21, 2019. This motion was then seconded by Jeff Carroll via email on the same day.

Zoning Board of Appeals Rules of Procedure:

Section 8.1. Reconsideration: *Following any decision adopted by ZBA, a member who either voted with the prevailing side or did not vote may make a Motion to Reconsider may at any time during the same meeting, or within ten (10) days after the meeting. The member making a Motion to Reconsider after the meeting shall submit the motion in writing with the stated reasons to support the motion; and that shall further deliver the motion to the recording secretary, city staff providing primary administrative support to ZBA and the other ZBA members who were present at the meeting. Any member may second the motion, and if motion is made after the meeting the second shall also be in writing and delivered in the same manner as the motion. The decision on the motion shall occur at the next regularly scheduled meeting. No decision shall be reconsidered more than once, nor shall a vote to reconsider be reconsidered. The applicant, or aggrieved person who originally appealed to ZBA, shall be given notice if a Motion to Reconsider is made and filed*

Action Needed:

The Board will proceed with discussion of this motion at the December 12, 2019 meeting and then vote. If the 'Motion to Reconsider' is approved, then the original dimensional variances are back on the floor and the Board may invite the applicant forward before opening the hearing up for public comment.



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.

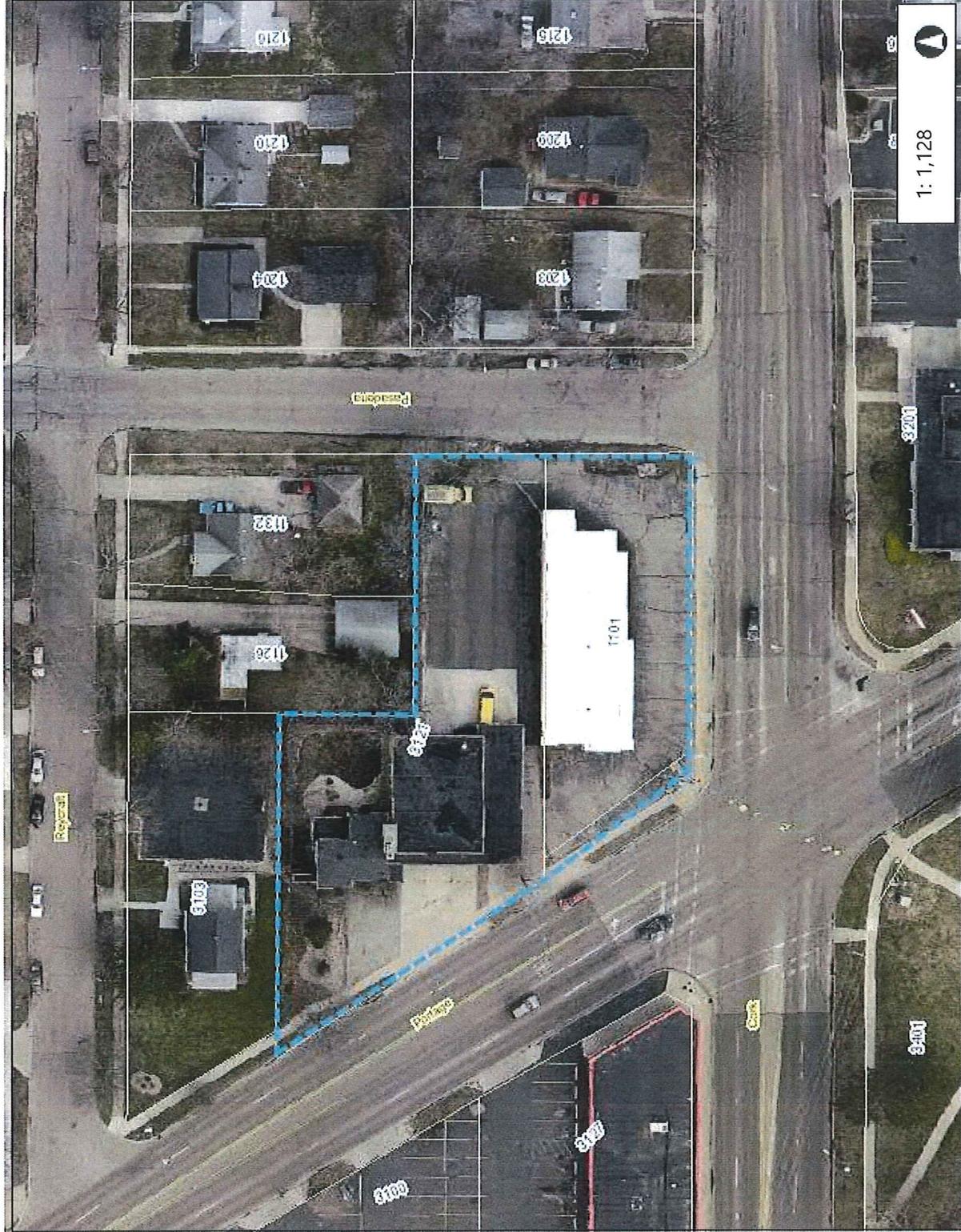
While the proposed credit union branch use is permitted in both the CN-1 and CC zoning classifications, the City has noted that a zoning variance would be required for the existing CN-1 zone due to the following points: (a) the total development exceeds the 15,000 sq.ft. limit in CN-1; and (b) the requested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

3121 Portage St. / 1101 E. Cork St.



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 0.02 0.0 Miles

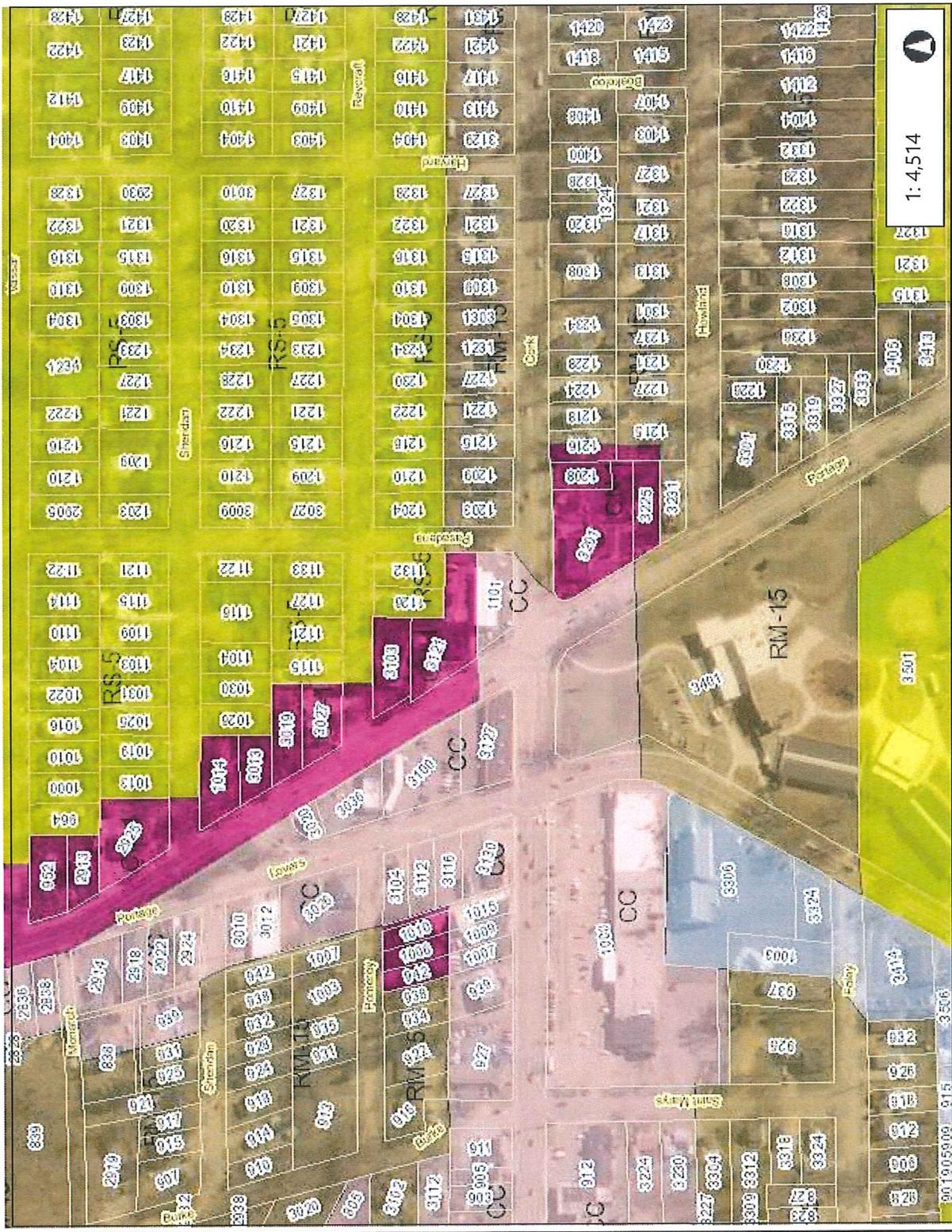
1: 1,128

WGS_1984_Web_Mercator_Auxiliary_Sphere



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

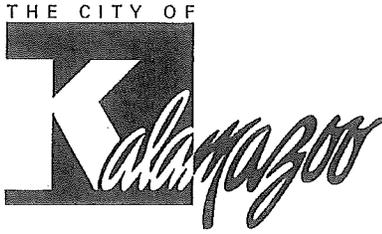


1: 4,514



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Community Planning and Economic Development

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

Wightman and Associates
Attn.: Tyler Cravens
433 E Ransom Street
Kalamazoo, MI 49007

November 18, 2019

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

Dear Mr. Cravens:

At the meeting of the Zoning Board of Appeals on Thursday, November 14, 2019, the Board denied the following requests: **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 two (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.

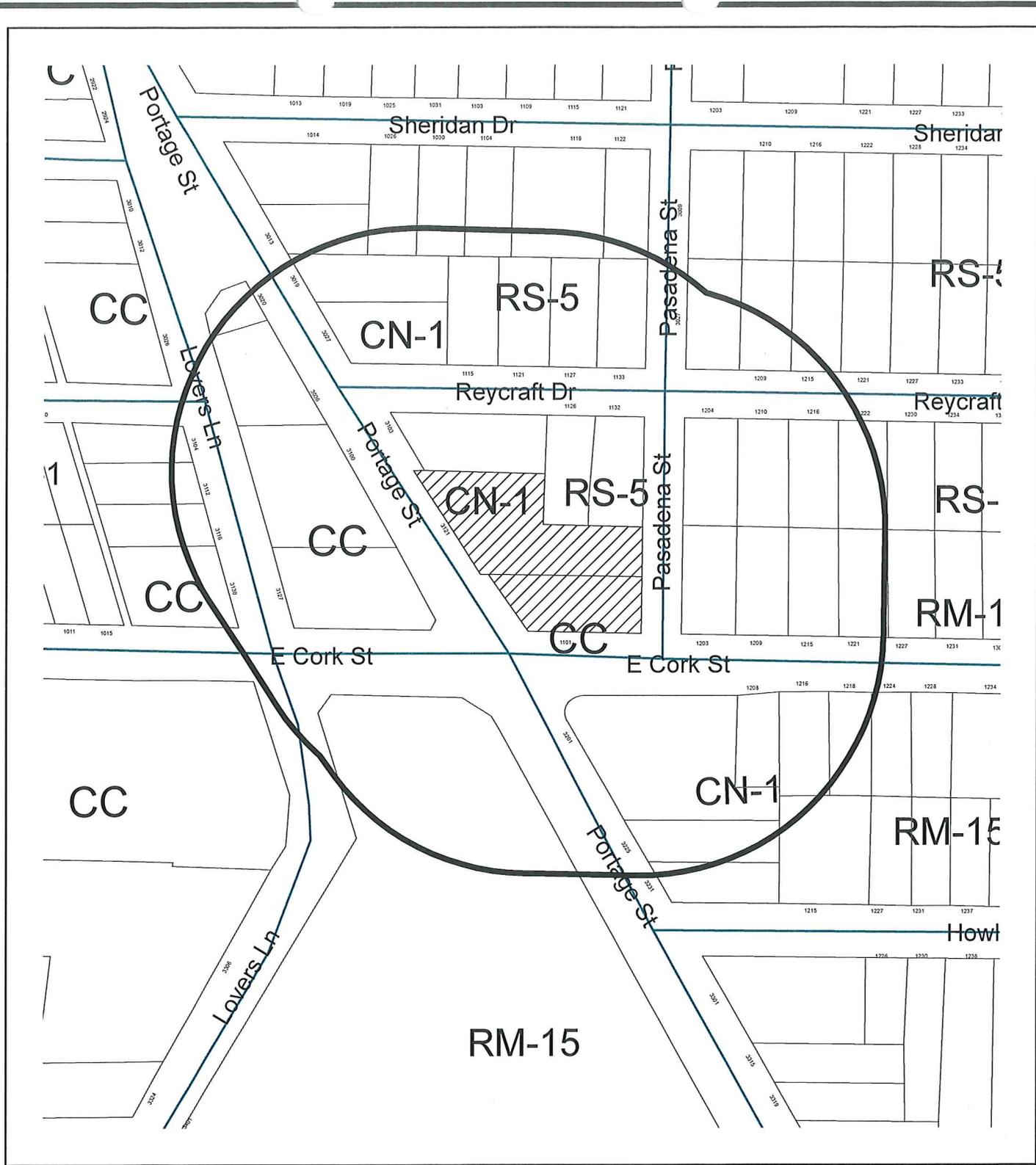
If you have any questions, please contact me in the Community Planning and Economic Development Department at (269) 337-8806.

Sincerely,

ZONING BOARD OF APPEALS

Peter C. Eldridge, AICP
Assistant City Planner

C: PUCCI Properties LLC & Kzoo One LLC., 8225 Pfeiffer Farm Dr. #500,
Byron Center MI 49315
Property File



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

November 27, 2019

**RE: ZBA #19-12-37
3433 Oakland Drive
Parcel #06-32-235-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Edward Fletcher, owner of 3433 Oakland Drive which is situated in Zone RS-5 Residential – Single Dwelling District.

The applicant is requesting a use variance from Chapter 4, Section 4.1, to authorize the construction of a 3,000 square foot commercial office building where in residential zone districts commercial office buildings are not permitted.

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, December 12, 2019 at 7:00 p.m.** in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

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

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 Edward Fletcher
 Address 1825 Park Street
 City, State, Zip Kalamazoo, MI 49001
 Phone (269) 342-0003 Cell _____
 Fax _____ Email opflet@aol.com

Owner: Name Edward J. Fletcher Trust
 Address 1825 Park Street
 City, State, Zip Kalamazoo, MI 49001
 Phone (269) 342-0003 Cell _____
 Fax _____ Email opflet@aol.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 3433 Oakland Drive, Kalamazoo, MI 49008

This property is located between Whites Road street and Kilgore Road street, on the

north south east west side of the street.

CCN# dp-32-235-001 Zone RS-5

Type of Request

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

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

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

Appeal of an Administrative Decision

Description please see attached plans and narrative

Attachments

- \$ 770 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)

Edward J. Fletcher Signature of Applicant 10/30/19 Date

Edward J. Fletcher Signature of Owner, (if different than applicant) 10/30/19 Date

3433 Oakland Drive Use Variance Request Text

The Edward J. Fletcher Trust recently purchased the 3433 Oakland Drive property to develop a new professional office building. The property is located on the east side of the road with Kalamazoo Public School's Woods Lake Elementary located to the north and the Kalamazoo Country Club located to the east and south. The Oakwood Neighborhood lies to the west of this property. This 1.125-acre property is currently zoned as RS-5, Single Family Residential as are the properties to the north, south, east and west.

This property originally had a single-family home that was demolished around 2013. Since then, the Zoning Board of Appeals has granted two (2) use variances and four (4) dimensional variances for potential site redevelopment projects:

- 1) April 2013: Use variance for redevelopment to a commercial building (financial institution).
- 2) September 2013:
 - a. Use variance for the redevelopment to a medical office or professional office.
 - b. Dimensional variance to allow 65% impervious cover in lieu of 45% impervious cover.
 - c. Dimensional variance to allow freestanding and building wall signage.
- 3) September 2014: Dimensional variance to allow one residential unit per 6,125 SF instead of per 7,500 SF for a cluster housing unit.
- 4) March 2018: Dimensional variance to allow one residential unit per 6,125 SF instead of per 7,500 SF for a cluster housing unit.

The applicant, Edward J. Trust, is applying for a use variance to use the property for a professional office commercial use within the RS-5, Single Family Residential zone. Per the City of Kalamazoo's Zoning Board of Appeals Variance Requirements List, here is the supporting information for a use variance request:

- 1) This property has a more than 23'-0" elevational change from west to east and would require a sanitary lift station in order to connect into the existing sanitary sewer line in Oakland Drive. Due to the large installation and maintenance costs associated with a sanitary lift station, this property can no longer be practically used as a single-family residence.
- 2) In addition to the large slope on the property, the property is located on a busy street with a public elementary school to the north and the Country Club to the south and east. The Country Club's large maintenance shed lies approximately 50'-0" directly to the eastern property line and their maintenance access drive runs along the entire southern property line of 3433 Oakland Drive.
- 3) The special circumstances listed above are naturally occurring with the site or due to adjacent property developments and are not a result of the actions of the applicant.
- 4) By allowing this property to be developed as a professional office use, the property will not be contrary to the public interest as it would be a taxable property for the City of Kalamazoo and would be professionally maintained. In referring to the City of Kalamazoo's Future Land Use Map, the properties to the north of this property are shown as Commercial use. The Country Club property is shown as Open Space on the Future Land Use Map. Using this property as a professional office commercial space would be more in-line with the surrounding land uses than a residential property.
- 5) The development of this property would not adversely affect either the adjacent public elementary school or the County Club in a negative way. The property is not currently being maintained and the new Owner is proposing to develop a large landscaping plan around the property. The Owner is proposing a large screened buffer between the public elementary school and the new building. The new Owner has also decided to install a sanitary lift station instead of cutting through a large portion of the County Club's greens and fairways to access a public sanitary sewer main at a more accessible elevation.
- 6) By allowing the Owner to develop this property as a professional office building, the property will be generally consistent with the purposes and intent of the Ordinance.

ZBA History of 3433 Oakland Drive

Re: ZBA #13-04-10
3433 Oakland Drive
Parcel #06-32-235-001

Dear Mr. Timmons:

At the meeting of the Zoning Board of Appeals on **April 11, 2013** the Board approved a use variance from Chapter 4, Section 4.1, to allow for the redevelopment of this property for a commercial building (financial institution), where in the RS-5 District only one-family dwellings are permitted.

Re: ZBA #13-04-10
3433 Oakland Drive
Parcel #06-32-235-001

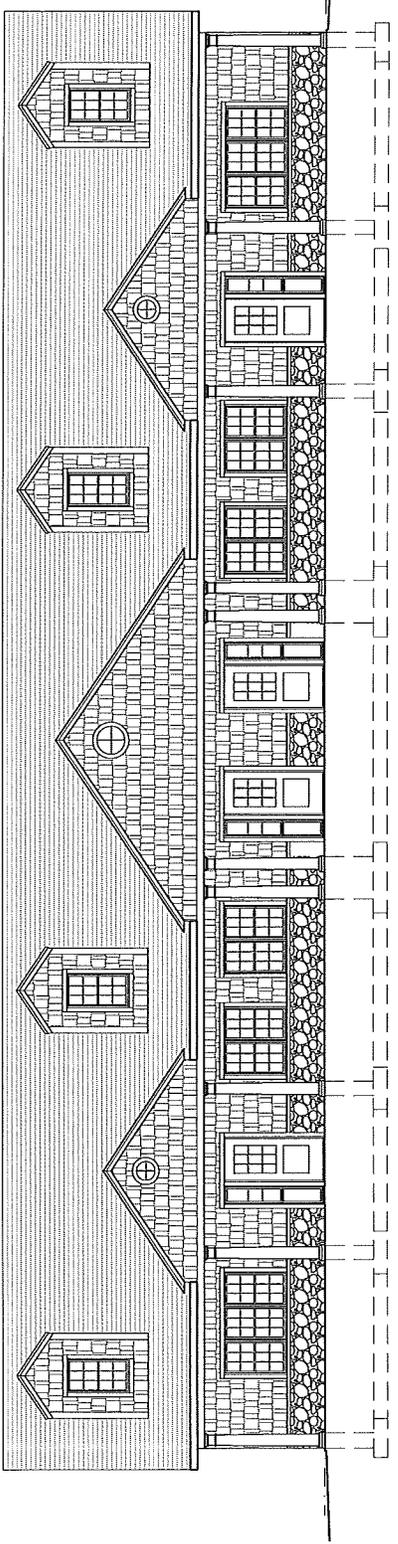
Dear Mr. Timmons:

At the meeting of the Zoning Board of Appeals on **September 12, 2013**, the Board approved the following: 1) A use variance from Chapter 4, Section 4.1, to allow for the redevelopment of this property for a **medical office or other professional office use**, where the RS-5 District only allows one-family dwellings for this property or a financial institution (per the use variance approved on April 11, 2013); 2) A dimensional variance from Chapter 5, Section 5.1, to allow for the 65% impervious cover, where only 45% would be allowed in the RS-5 District; And 3) A dimensional variance from Chapter 7, Section 7.3, to allow a freestanding sign and wall signs consistent with the Commercial –Office District, where only the RS-5 District sign allowance of a four square foot sign was applicable.

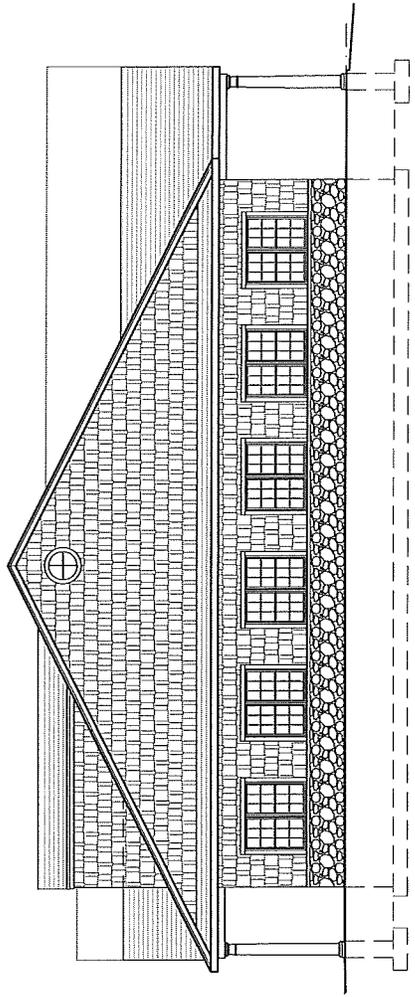
Re: ZBA #14-09-20
3433 Oakland Drive
Parcel #06-32-235-001

Dear Mr. Sappanos:

At the meeting of the Zoning Board of Appeals on Thursday, **September 11, 2014**, the Board granted a dimensional variance from Chapter 4, Section G3, to allow one unit per 6,125 square feet of land area, where 7,500 square feet is the minimum square footage per cluster housing unit in the RS-5 District. The total number of **cluster housing units being proposed for this project is eight**.

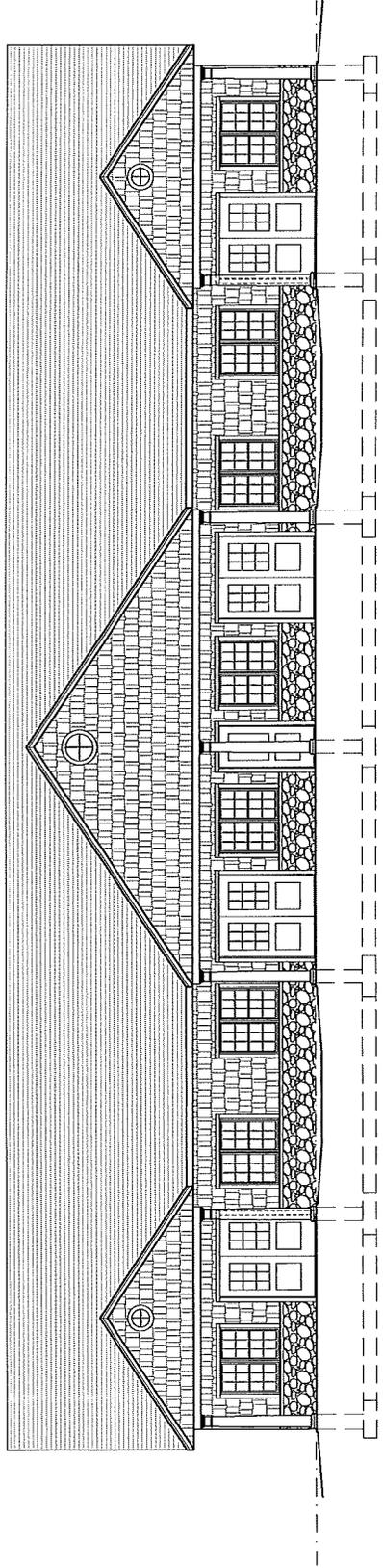


NORTH ELEVATION
Scale: 1/4" = 1'-0"

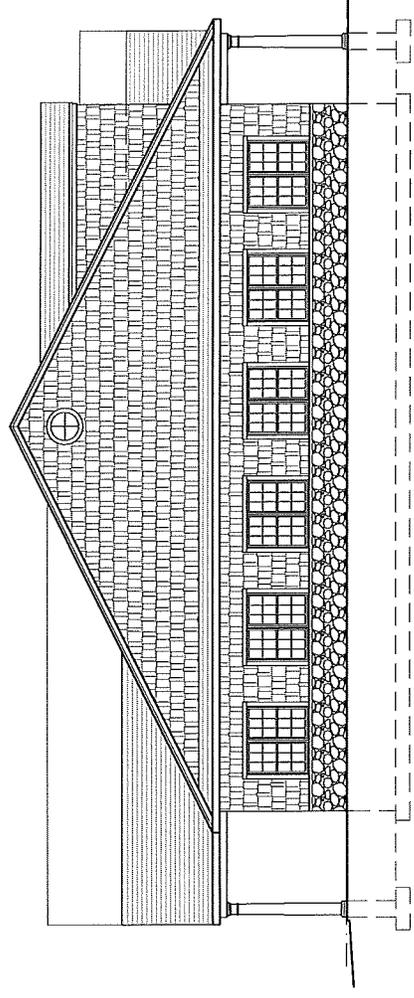


WEST ELEVATION
Scale: 1/4" = 1'-0"

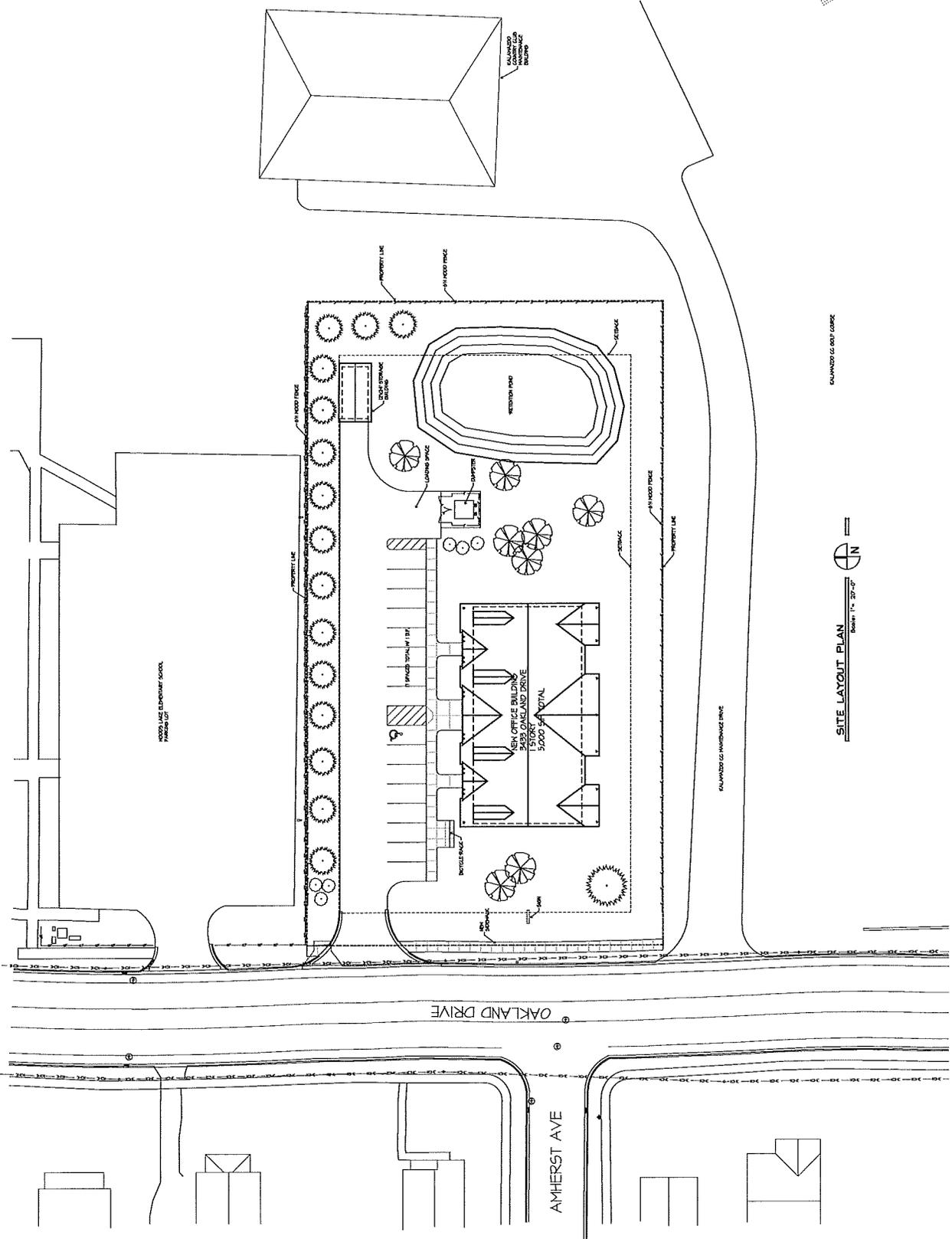
PRELIMINARY



SOUTH ELEVATION
Scale: 1/4" = 1'-0"



EAST ELEVATION
Scale: 1/4" = 1'-0"



SITE LAYOUT PLAN
Scale: 1" = 20'-0"



EASMENT TO WEST CORNER

EASMENT TO HARBORCREEK DRIVE

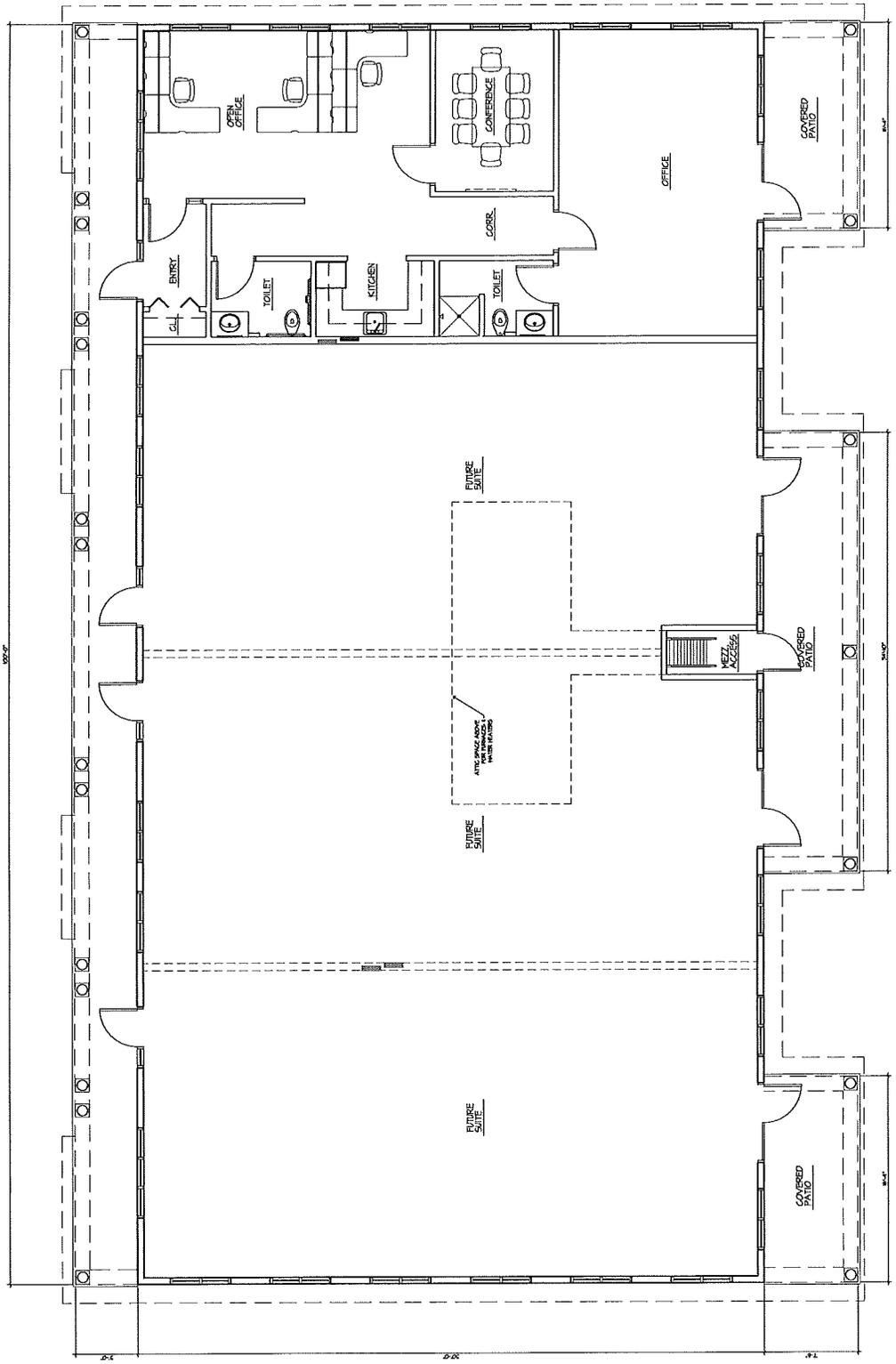
11' WOOD PILE

PROPERTY LINE

RETENTION POND

LANDSCAPE

PRELIMINARY



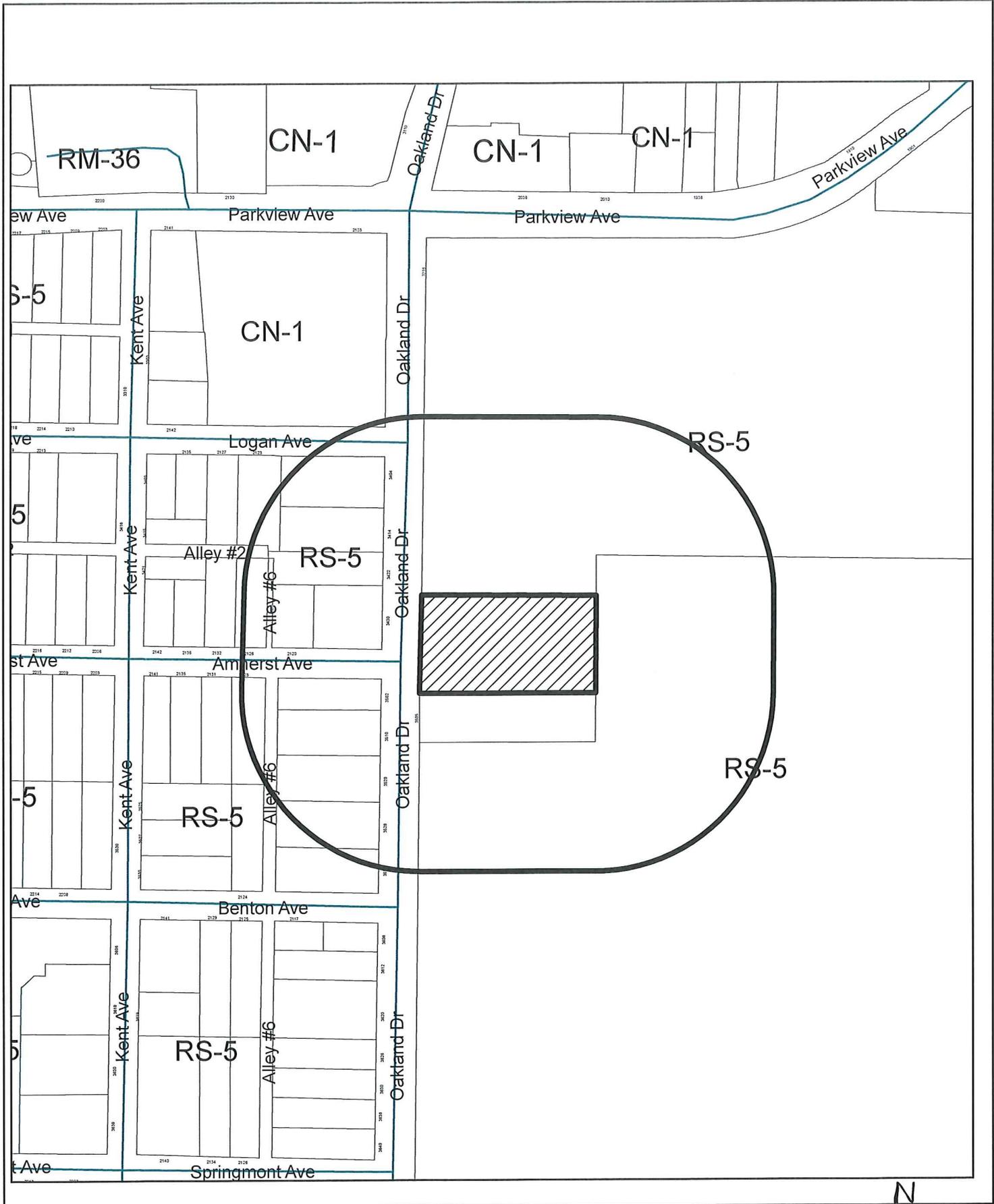
FLOOR PLAN
Scale: 1/4" = 1'-0"

3433 Oakland Drive

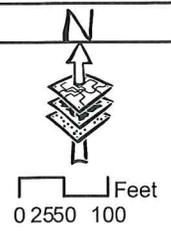


- County Boundary
- Municipal Boundaries
- Railroad
- Streets
- Interstate/Expressway
- State Trunkline
- City or County Primary Road
- Freeway Ramp/Frontage Road
- Roads
- Lakes and Rivers
- Parcels

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties with access or use of data provided. Map Created: 2/22/2018



300' Mailing Boundary
 3433 Oakland Dr.





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

November 27, 2019

**RE: ZBA #19-12-38
440 S. Burdick Street
Parcel #06-22-131-002**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Jon Durham for the property at 440 S. Burdick Street which is situated in Zone CCBD, Commercial - Central Business District.

The applicant is requesting a dimensional variance from Chapter 2, Section 2.3 G 4, to authorize the development of a ten story building on this property, where the maximum height of a building may not be more than two stories taller than the tallest structure within 200 feet (AT&T Building is five stories). The maximum number of stories permitted is seven.

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, December 12, 2019 at 7:00 p.m.** in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

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

www.kalamazoocity.org/boards

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



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 Jon Durham
Address 518 E North St.
City, State, Zip Kalamazoo, MI 49007
Phone _____ Cell 269 217-6571
Fax _____ Email jon@nomidevelopers.com

Owner: Name Kalamazoo Building Authority and DDA
Address 241 W south St.
City, State, Zip kalamazoo MI 49007
Phone 269-344-0795 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 440 S Burdick st Kalamazoo MI 49007

This property is located between W Cedar St. street and W Lovell St. street, on the

north south east west side of the street.

CCN# 06-22-131-002 Zone CCBD

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 Maximum of 2 stories above adjacent buildings within 200'. AT&T is 5 stories, so 7 stories
allowed by right. 10 stories requested. Variance for 3 stories

Attachments

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

Jon Durham Signature of Applicant 11.13.19 Date

Signature of Owner (if different than applicant) Date



Zoning Board of Appeals (ZBA) Variance Requirements List

Community Planning & Development Department

415 Stockbridge

Kalamazoo, MI 49001

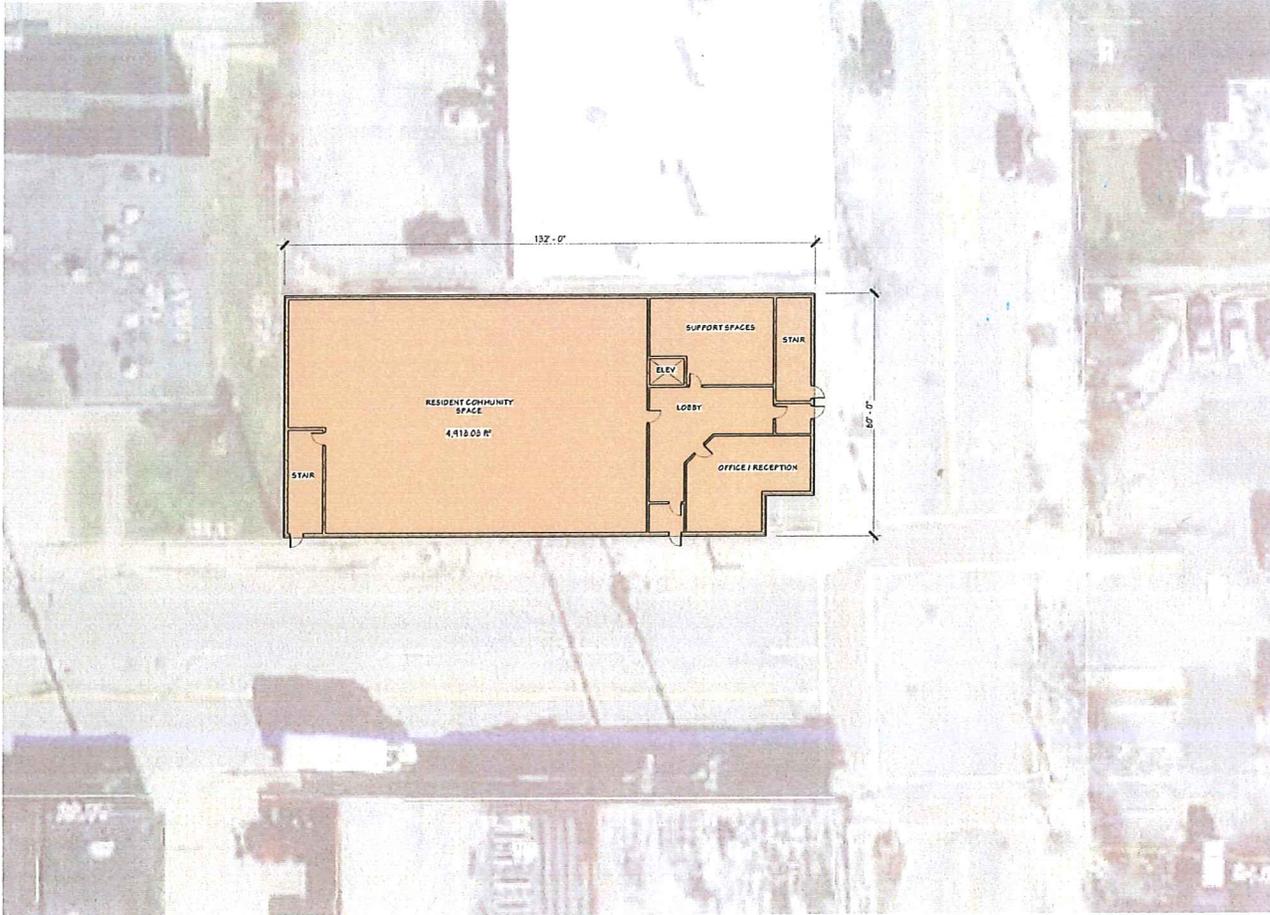
Phone: 269-337-8026

www.kalamazoocity.org

Dimensional Variance

When granting any variance, the Zoning Board of Appeals must ensure that the spirit of the ordinance is observed, public safety secured and substantial justice done. The Board shall approve a Dimensional Variance on a finding there is competent, material, and substantial evidence in the record that all of the following standards are met:

1. There are special circumstances 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 narrowness of this property requires extra height to gain the required density of the proposed development.*
2. The special circumstances are not the result of the actions of the applicant or titleholder of the land. *The required density to make this development feasible is the direct result of current construction costs.*
3. The literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zone district, and would cause practical difficulty. *There are buildings in close proximity to the proposed development 10 stories and higher.*
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 this Ordinance. *The requested variance will enable us to achieve the needed density to make the development feasible and help meet the need for permanent supportive housing in Kalamazoo.*
5. The granting of the variance will not adversely affect adjacent land in a material way. *The closest buildings are 1-2 stories tall, we don't believe a 10 story building will have any material affect on these buildings.*
6. The granting of the variance will be generally consistent with the purposes and intent of this Ordinance. *This development meets the purpose and intent of this ordinance and many of the City's housing needs and goals.*
7. Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria:
This variance does not require landscaping
 - a. Existing landscaping, screening or wetlands intended to be preserved meets the intent of this section.
 - b. The landscape design proposed by the applicant meets the intent of this section.
 - c. There is a steep change in topography that would limit the benefits of required landscaping.
 - d. The proposed building and parking lot placement is setback well beyond the minimum required.
 - e. The abutting or adjacent land is developed or will be developed in the near future with a use other than residential.
 - f. Similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.



SITE PLAN / FIRST FLOOR PLAN

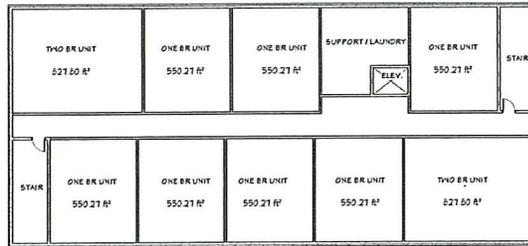
1" = 20'-0"

OVERALL SITE PLAN / FLOOR PLANS

PR-1

NEW DEVELOPMENT

440 BURDICK STREET
KALAMAZOO, MI
11/6/2019



TYP. UPPER LEVEL PLAN (FLOORS 2-10)

1" = 20'-0"

UNIT MATRIX

	ONE BR	TWO BR	TOTAL
FLOOR 2:	1	2	3
FLOOR 3:	1	2	3
FLOOR 4:	1	2	3
FLOOR 5:	1	2	3
FLOOR 6:	1	2	3
FLOOR 7:	1	2	3
FLOOR 8:	1	2	3
FLOOR 9:	1	2	3
FLOOR 10:	1	2	3
TOTAL:	63	18	81



HOOKER | DE JONG
Architects • Engineers • Planners

MUSKEGON, MICHIGAN | P. 231.722.3407 | GRAND RAPIDS, MICHIGAN CHICAGO, ILLINOIS 60606 WWW.HDJINC.COM

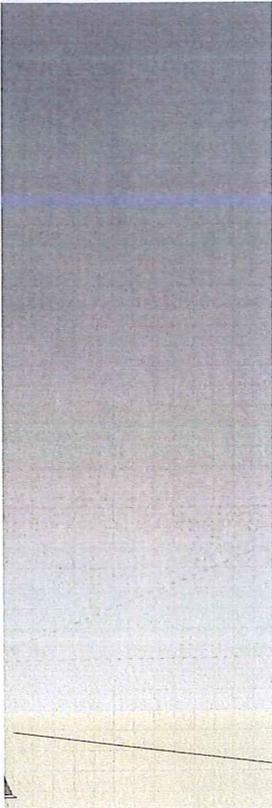




DE JONG
Engineers • Planners

IND RAPIDS, MICHIGAN CHICAGO, ILLINOIS 60606 WWW.HDJINC.COM



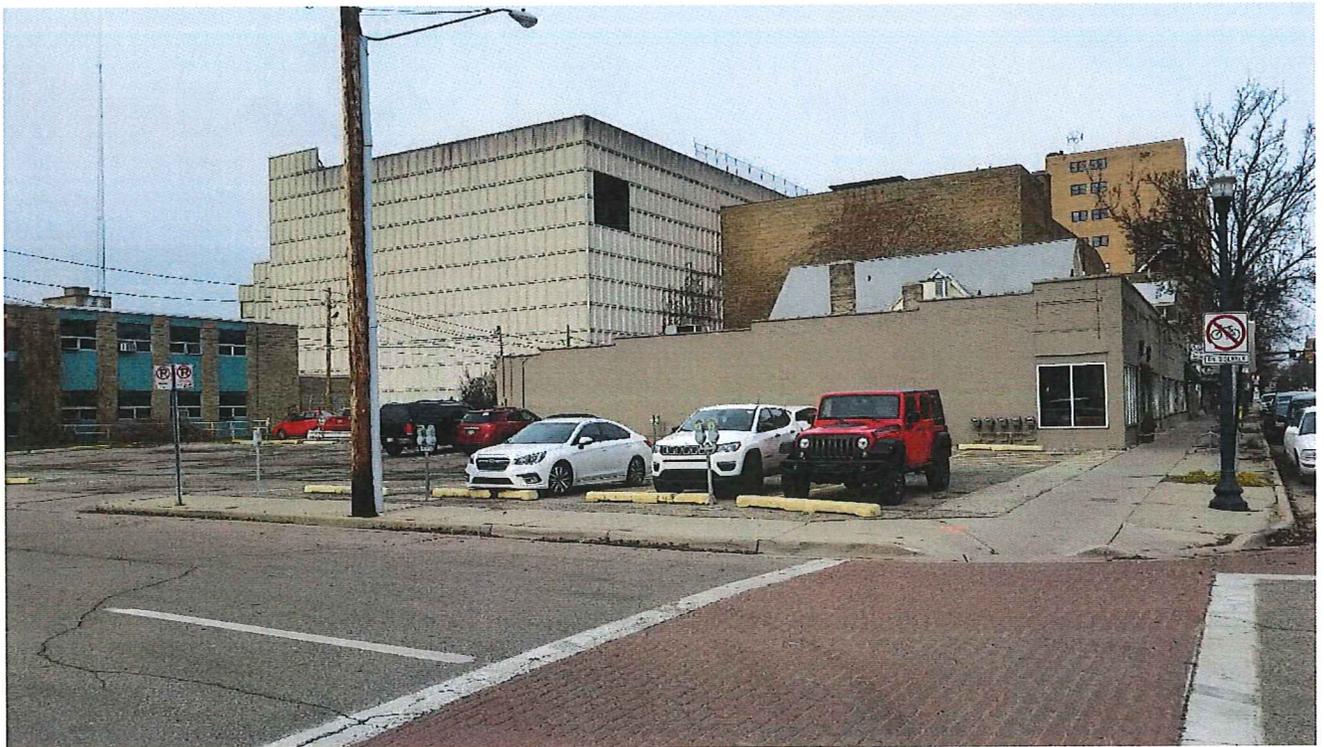


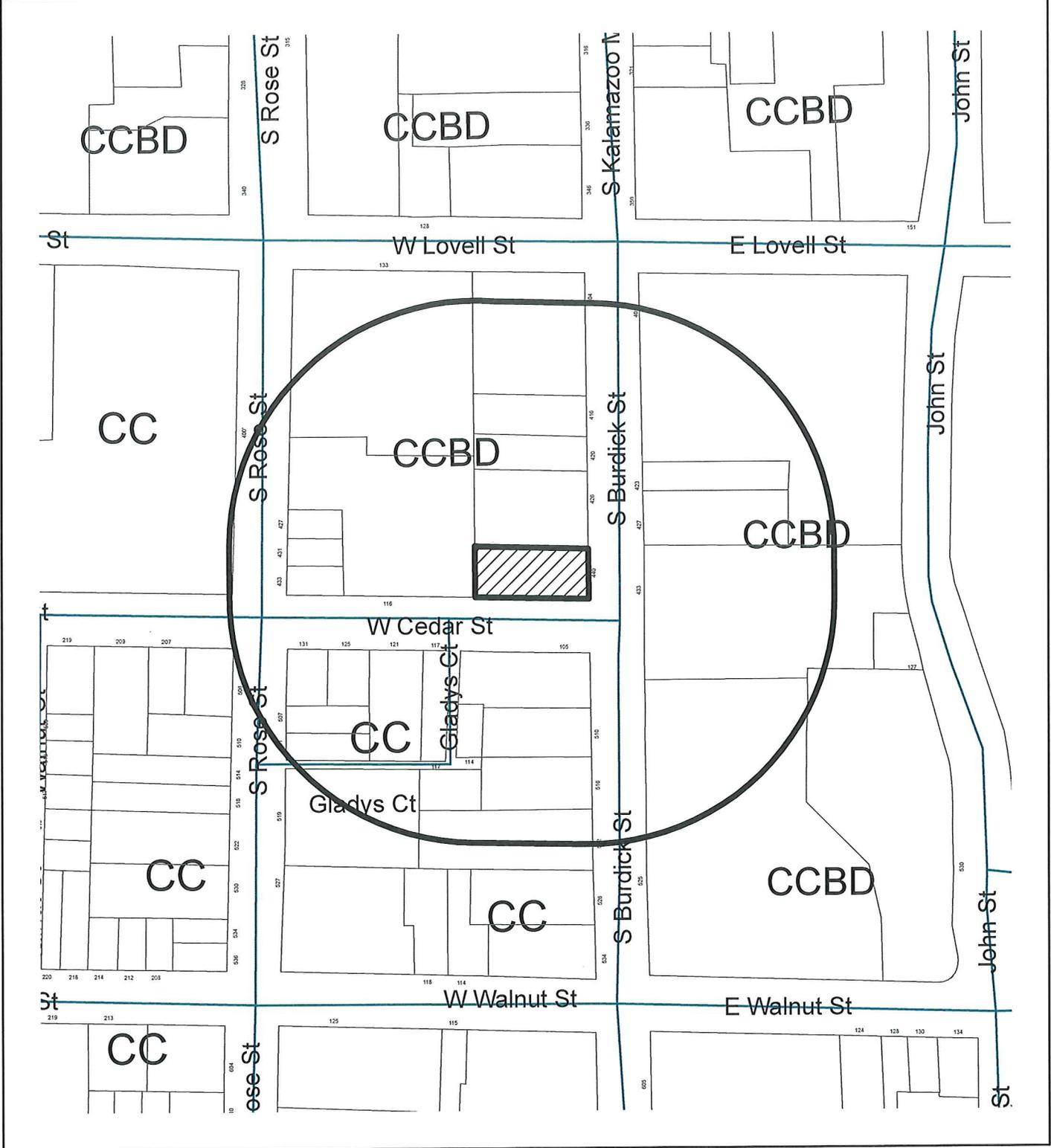
EXTERIOR CONCEPTS | PR-2

NEW DEVELOPMENT

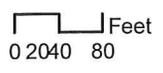
440 BURDICK STREET
KALAMAZOO, MI
11/6/2019

440 S. Burdick Street
December 3, 2019





300' Mailing Boundary
 440 S. Burdick St.





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

November 27, 2019

**RE: ZBA #19-12-39
522 and 530 S. Rose Street
Parcel #06-22-114-027 and #06-22-119-026**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Jon Durham for the properties at 522 and 530 S. Rose Street which is situated in Zone CCBD, Commercial - Central Business District.

The applicant is requesting a dimensional variance from Chapter 5, Section 5.2, to authorize a development with 64 dwelling units (apartments) where the lot area per dwelling unit requirement allows for a total of 16 dwelling units.

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, December 12, 2019 at 7:00 p.m.** in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

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

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 Jon Durham
Address 518 E North St.
City, State, Zip Kalamazoo, MI 49007
Phone _____ Cell 269 217-6571
Fax _____ Email jon@nomidevelopers.com

Owner: Name Enterpirses Inc.
Address 522 & 530 S. Rose Street
City, State, Zip kalamazoo MI 49007
Phone _____ Cell _____
Fax _____ Email nantt@aol.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 522 & 530 S. Rose Street

This property is located between W Cedar St. street and W Walnut St. street, on the

north south east west side of the street.

CCN# 06-22-119-026, 06-22-114-027 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 16 units by right, 64 units proposed

Dimensional Variance TRD property "as is" and proposed design may alleviat the need for this variance.

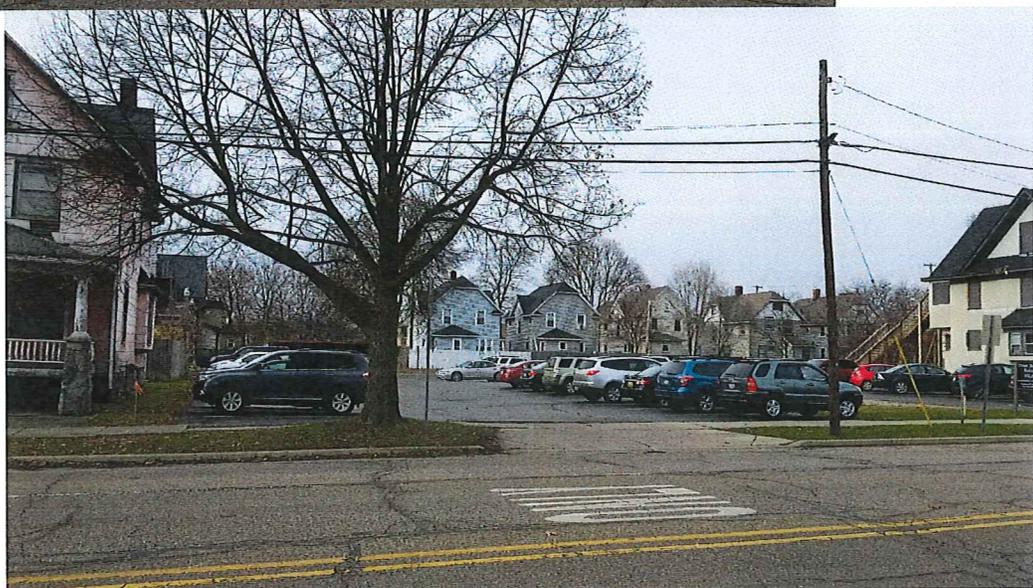
Attachments

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

Signature of Applicant Jon Durham Date 11.13.19

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

522 and 530 S. Rose Street
December 3, 2019





SITE / FIRST FLOOR PLAN

1" = 20'-0"

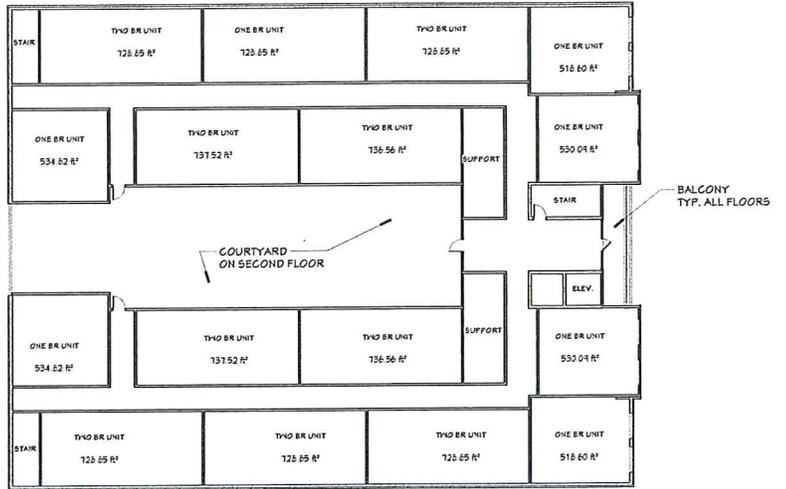
OVERALL SITE PLAN

PR-1

NEW DEVELOPMENT

530 S ROSE STREET
 KALAMAZOO, MI
 11/6/2019

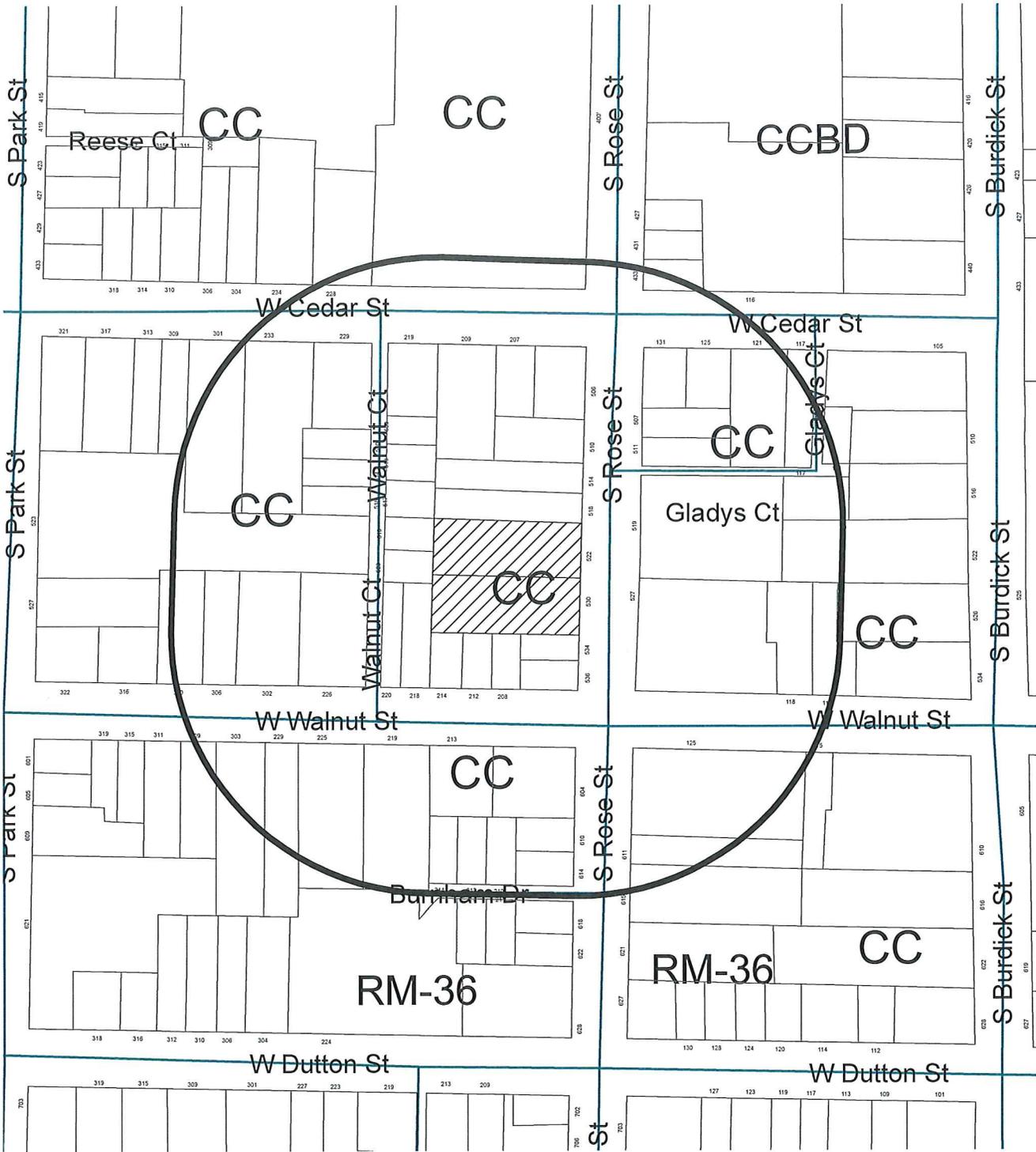





TYP. UPPER LEVEL PLAN (FLOORS 2-5)
 1" = 20'-0"

UNIT MATRIX

	ONE BR	TWO BR	TOTAL
FLOOR 2:	6	10	16
FLOOR 3:	6	10	16
FLOOR 4:	6	10	16
FLOOR 5:	6	10	16
TOTAL:	24	40	64



300' Mailing Boundary
 522 & 530 S. Rose 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

November 27, 2019

**RE: ZBA #19-12-40
505 E. Kalamazoo Avenue
Parcel #06-15-408-200**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Abbey Thompson of the Kzoo Cat Café & Rescue for 505 E. Kalamazoo Avenue which is situated in Zone CMU, Commercial – Mixed Use District.

The applicant is requesting a use variance from Chapter 4, Section 4.1, to authorize the relocation of the Kzoo Cat Café and Rescue to this building where in Zone CMU animal shelters or kennels are not permitted.

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, December 12, 2019 at 7:00 p.m.** in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

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

www.kalamazoocity.org/boards

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 Abbey Thompson / K200 Cat Cafe & Rescue
 Address 1020 Clover St / 1128 W Michigan Ave
 City, State, Zip Kalamazoo MI 49008 / 49006
 Phone _____ Cell 608 234 2682
 Fax _____ Email k200catcafe@gmail.com

Owner: Name UPKAL LLC
 Address 762 W. Main St
 City, State, Zip Kalamazoo, Mich 49006
 Phone 269 598-0228 Cell _____
 Fax 269 344-2970 Email info@comensolis.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 505 E. Kalamazoo Avenue
 This property is located between Walbridge St street and HARRISON street, on the
 north south east west side of the street.
 CCN# 06-15-408-200 Zone COMMERCIAL (CMU)

- attached

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

- \$ _____ 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 11/14/19
 Signature of Owner (if different than applicant) _____ Date 11/13/19

November 13, 2019

Zoning Board of Appeals
Community Planning & Development Dept.
415 Stockbridge
Kalamazoo, MI 49001

Re: Use variance for 505 E Kalamazoo Ave, Kalamazoo

To whom it may concern,

I agree to the variance for the property located at 505 E. Kalamazoo Ave, Kalamazoo proposed by Abbey Thompson for the use of the Cat Café.

Thank you,



Pete Comensoli
UPKAL, LLC

To Whom It May Concern:

I am writing today to request that Kzoo Cat Café and Rescue (use: Kennel) be allowed to lease and operate out of the space at 505 E. Kalamazoo Ave (Zone: CMU).

We are an LLC (Kzoo Cat Café) and 501(c)3 organization (Kzoo Cat Rescue) operating since July 17th 2017 at 1128 W Michigan Ave in Kalamazoo. A Cat Cafe is a place where humans can interact with adoptable shelter cats in a fun, stress-free, environment, while enjoying wifi, drinks and snacks. In our first 2 ½ years, we've facilitated 343 successful adoptions to date. Kzoo Cat Café has clearly been beneficial not only for local cats, but for visitors as well, who have supported us from the very beginning! In 2017, in order to secure funding for Kzoo Cat Café, we launched a Kickstarter crowdfunding campaign. 268 people pledged over \$15,000 to help us make Kzoo Cat Café a reality. There are also over 5,690 followers to our Facebook page (www.facebook.com/kzoocatcafe), and 1,690 on Instagram (@KzooCats) to date.

After meeting with Kalamazoo's Community Planning & Development – it was determined that Kzoo Cat Café and Rescue is considered a “kennel” use, because we have animals that stay in the building overnight. Although ‘café’ is in our name, and we offer self-serve, pre-packaged snacks and drinks, our main focus is to be a social, relaxing place for local rescue cats to live until they find their very own forever home. However, I do not believe that the most common concerns associated with operating a kennel do not apply to Kzoo Cat Café and Rescue, as we are a unique operation and aren't a typical ‘kennel’. Typical concerns associated with kennel use spaces may include:

- Noise: If neighbors are concerned about there being too much noise, our cats do not make any! They are all contained within the building and noise will not be a concern.
- Mess/Smell: As a licensed shelter, we are required to follow the policies and procedures as set forth by the Michigan Department of Agriculture. We follow specific protocols to ensure that our space is free of contaminants and only comprised of materials that can be properly cleaned and sanitized. We also have a team of 20+ volunteers who come in throughout the day to ensure that the cats are taken care of and everything is clean and sanitized. No mess or smell will ever be present outside the space, regardless.
- Escaped Animals: In our current space, we have an entryway comprised of two doors so that people can come in/out without the cats being able to run outside. On occasion, when people don't pay close enough attention to our signage, cats have gotten out into the entryway, but never out of the building itself. We will create a similar setup in the new space to ensure that kitties are not escaping from the café area, or the building itself. This will not be an issue.
- Dropped off Animals: We currently do not take in cats at the café. This is clearly communicated through our social media, website and signage at the café. We have extensive information on our website for people who need help finding a home for a cat, or find a stray cat. They are never brought to the café until after going through a private foster or Kalamazoo Animal Services and Enforcement.
- Traffic/Parking: As of right now, we are only open nighttime (6-9pm) and weekend (10-5) hours. We have had minimal issues with parking, as the café's capacity is relatively small (15) in our current space, and this new space offers much more parking and ease of access where there is already relatively heavy traffic.

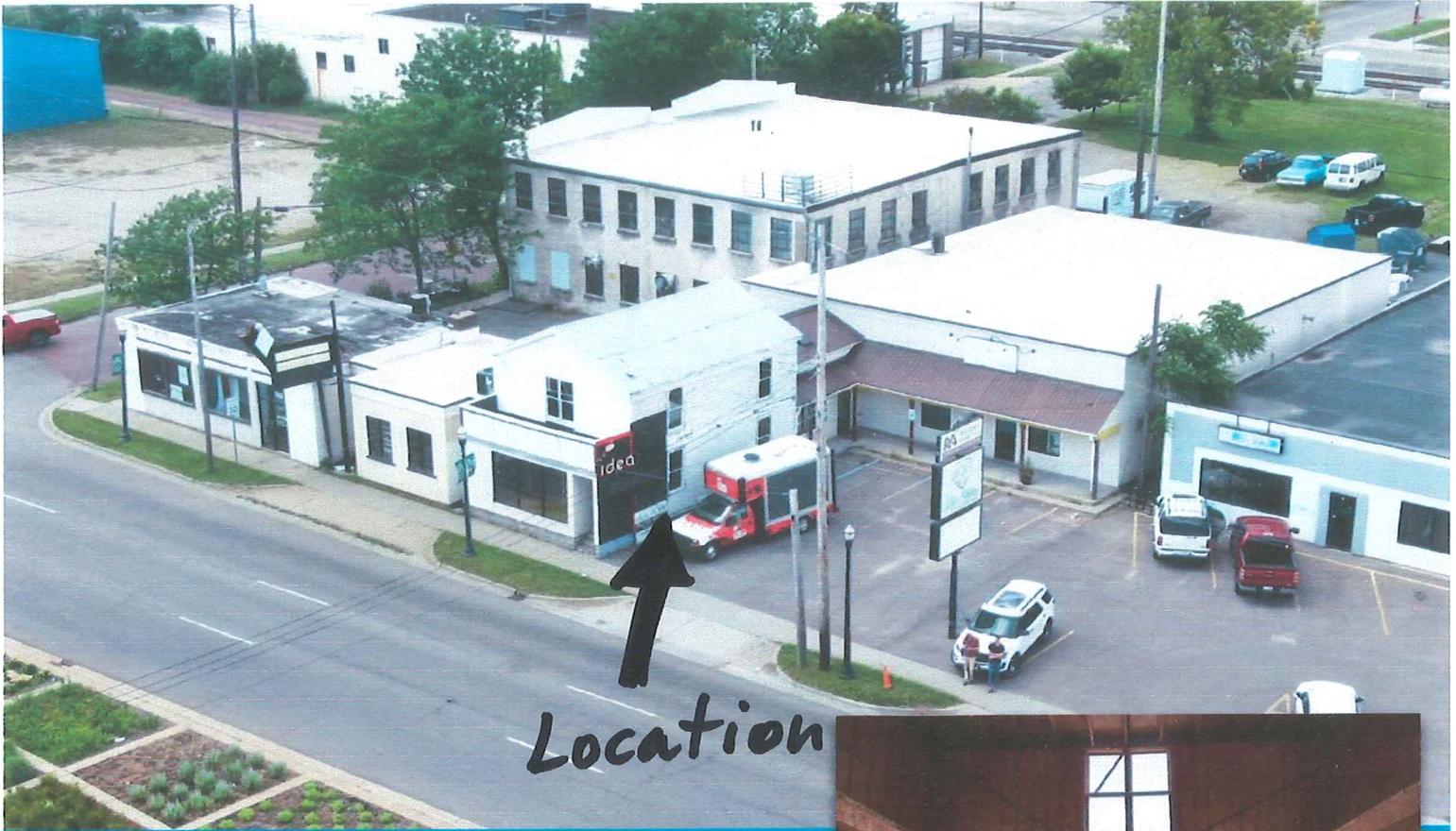
I would like to say thank you to everyone for considering our appeal, and I am happy to answer any questions or address any concerns that may arise. Kzoo Cat Café and Rescue has grown immensely in our first 2 ½ years of operation and we have quickly outgrown our current space. I believe 505 E Kalamazoo Ave is the perfect place for us to be able to continue our efforts to help Kalamazoo community cats and connect with the Kalamazoo community.

Thank you for your consideration,

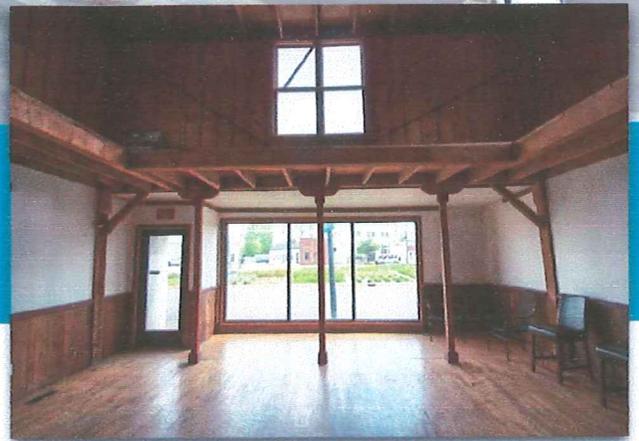


Abbey Thompson, Owner & Operator

Kzoo Cat Café and Rescue – www.kzoocatcafe.com



Location



DOWNTOWN KALAMAZOO OFFICE | RETAIL | INDUSTRIAL FOR SALE or LEASE

505 EAST KALAMAZOO AVENUE is well located at the gateway to Downtown Kalamazoo. This 8,474 square foot commercial building lies within walking distance to many restaurants, breweries, shopping, and large apartment developments.

The building is currently divided into 5 suites, but could be easily combined/reconfigured for several different size suites, with the smallest variation at about 1,000 SF.

The building has ~20 onsite parking spaces and great signage opportunities. With its location and character, the building would be perfect for a retail or office user. The building also has a ~2,500 SF industrial space, with overhead door to the rear of the building.

AGENT INFORMATION

Loren Souers

Loren@KalamazooCRE.com

T.J. Ward

TJ@KalamazooCRE.com

Office:

269-888-2755

921 S. Burdick Street

Kalamazoo, MI 49001

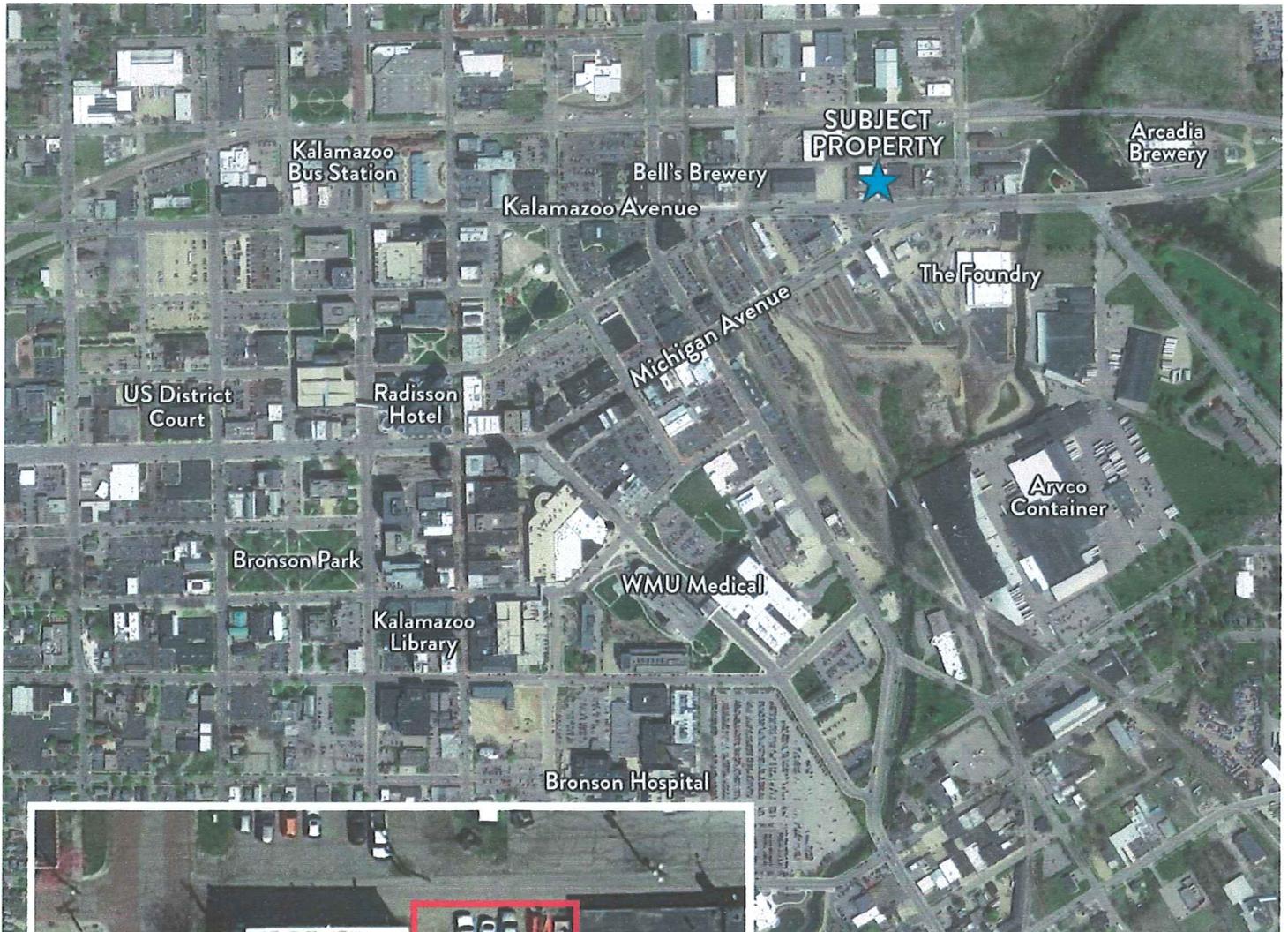
Kalamazoo
COMMERCIAL REAL ESTATE

FOR SALE
\$560,000

FOR LEASE
\$12.00 NNN

FOR SALE or LEASE

505 East Kalamazoo Avenue
Kalamazoo, Michigan



PREMIUM LOCATION

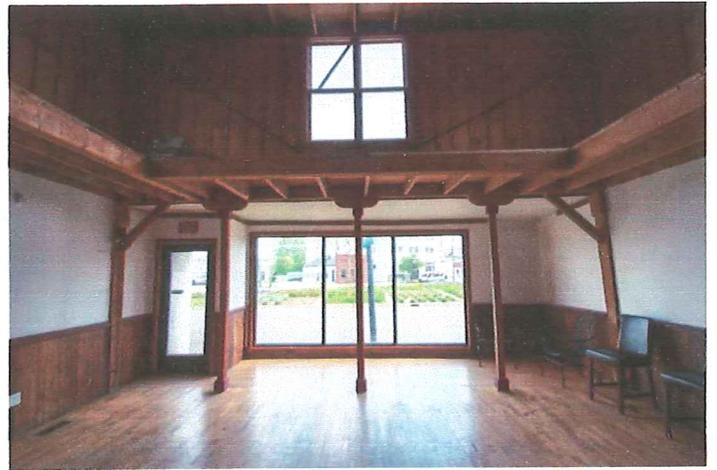
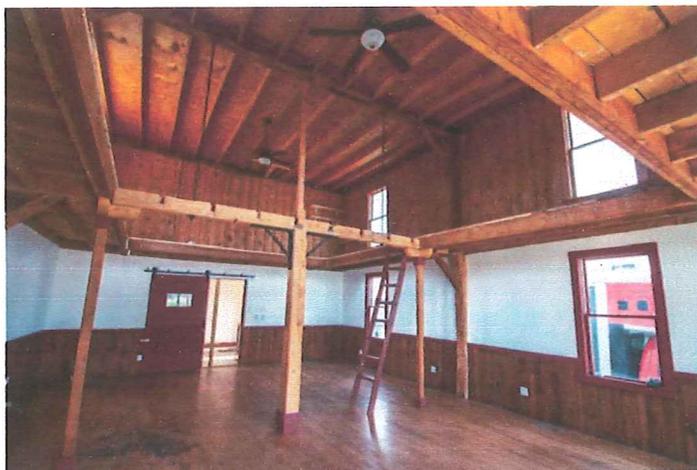
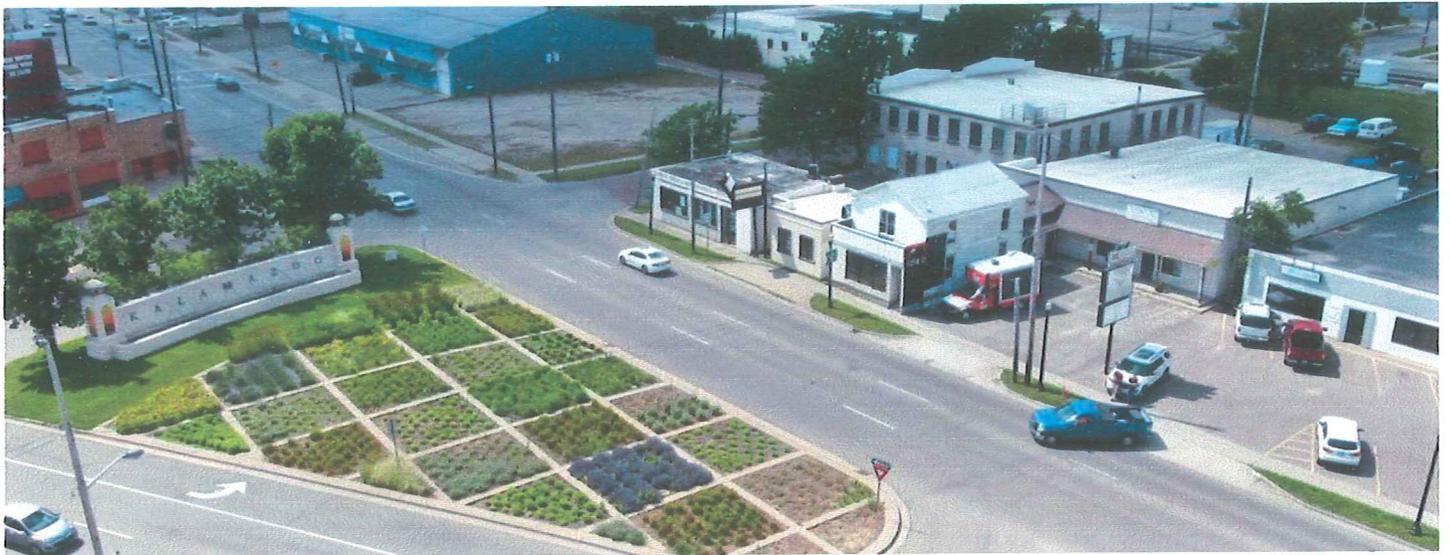
8,474 SF and .323 Acres located at the entrance of Downtown Kalamazoo. Just 600 feet from the doorstep of Bell's Eccentric Cafe and less than a half mile from the Radisson Hotel.

The ~2,500 SF rear industrial space with overhead door is a rare amenity for downtown Kalamazoo retail real estate.

An outstanding location for nearly any commercial interest.

FOR SALE or LEASE

505 East Kalamazoo Avenue
Kalamazoo, Michigan

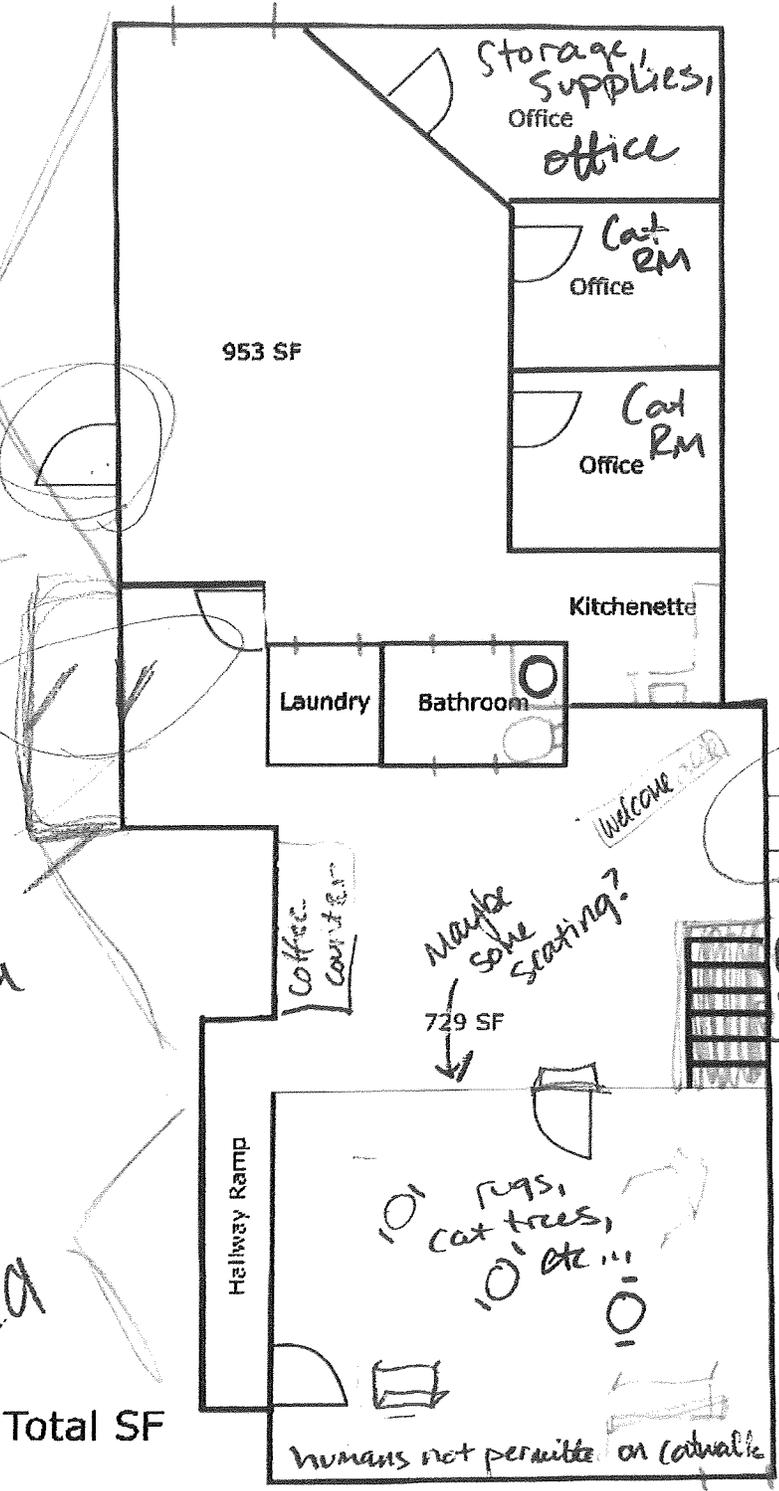


STAFF
& VOLUNTEERS
ONLY

check-in
& coffee
area

main
cat
area

1682 Total SF

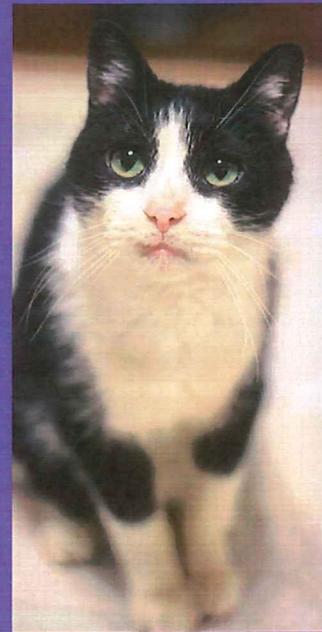


- Current Furniture:
- 1 futon
 - 2 love seats
 - 3 bistro tables (2 chairs each)

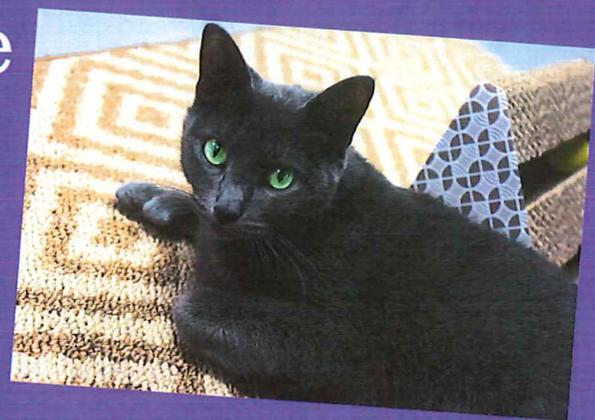
505 Kalamazoo Ave

Kzöö

cat cafe and rescue



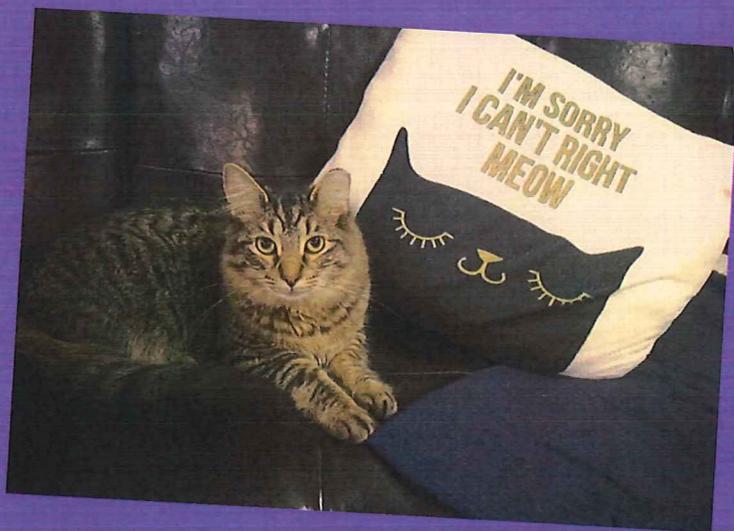
Come hang out with our adoptable rescue cats!



- Drinks and snacks included with entry!

And check out our special events:

- Textbook Tuesdays
- Game Nights
- Crafts with Cats



STUDENT DISCOUNTS EVERY DAY!!!



facebook.com/
kzoocatcafe

1128 W Michigan Ave
Next to Jimmy Johns
www.kzoocatcafe.com



instagram.com/
kzoocats



State of Michigan
 Department of Agriculture and Rural Development
 Animal Industry Division



ANIMAL SHELTER REGISTRATION

THIS REGISTRATION ISSUED IN ACCORDANCE WITH
 THE PROVISIONS OF ACT 287 OF 1969

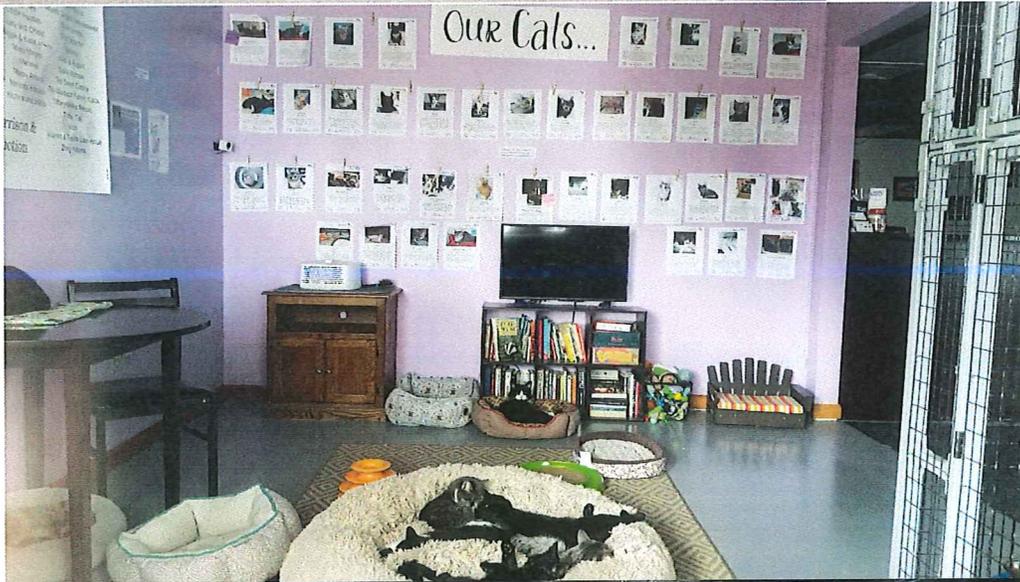
ISSUED TO:
 KZOO CAT CAFÉ
 1128 W MICHIGAN AVE
 KALAMAZOO MICHIGAN 49006

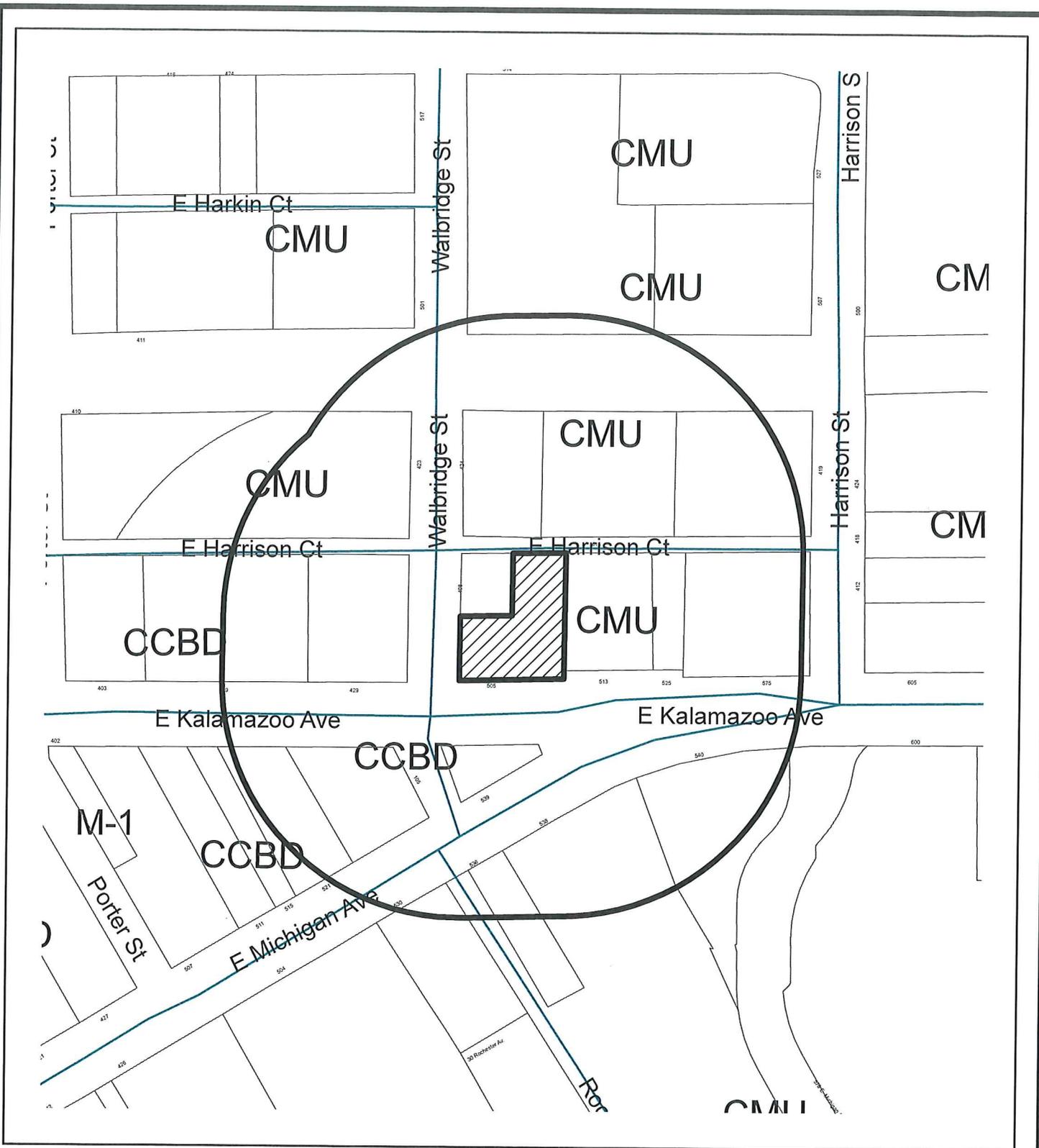
MAILING ADDRESS:
 1128 W MICHIGAN AVE
 KALAMAZOO MICHIGAN 49006

REGISTRATION NUMBER: 30544
 BUSINESS ID: 383
 REGISTRATION TYPE: PROTECTION SHELTER
 REGISTRATION ISSUED: 7/14/2017

Jamie Clover Adams
 Director of Agriculture

Kazoo Cat Café and Rescue
Current Location at 1128 W Michigan





300' Mailing Boundary
 505 E. Kalamazoo Avenue



0 20 40 80 Feet