

Agenda - Special Meeting

City of Kalamazoo - Zoning Board of Appeals

May 5, 2020

Electronic Meeting – Streamed Live on Youtube Channel and Facebook **7:00 p.m.**

- A. Call to Order:
- B. Communications and Announcements:
- C. Approval of the Meeting Minutes: None (Special Meeting)
- D. Public Hearings: **To provide public comment during the meeting call (269) 226-6573**
 - 1. ZBA #20-03-04: 1401 Harrison Street. Graphic Packaging International, LLC owner of 1401 Harrison Street is requesting a dimensional variance from Chapter 9, Section 9.3B, to increase the height of an existing nonconforming building which encroaches approximately 20 feet into the required 25-foot building setback from the Harrison Street right-of-way. The footprint of the building along Harrison Street will not be altered and the building will not be located any closer to the front property line. However, the height will be increased from 30 feet to 80 feet which increases the extent of the nonconformity.
 - 2. ZBA #20-03-05: 2117 Benton Avenue. Todd DeLooff, owner of 1227 Benton Avenue is requesting a dimensional variance from Chapter 5, Section 5.1, for a 14-foot variance from the required 25-foot rear yard setback to construct a 128 square foot (8-ft. x 16 ft.) covered porch on the rear of the dwelling
- E. Other Business:
- F. Adjournment:



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

April 21, 2020

**RE: ZBA #20-03-04
1401 Harrison Street
Parcel #06-10-485-002**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Graphic Packaging International, LLC owner of 1401 Harrison Street, which is situated in Zone M-2, Manufacturing – General District.

The applicant is requesting a dimensional variance from Chapter 9, Section 9.3B, to increase the height of an existing nonconforming building which encroaches approximately 20 feet into the required 25-foot building setback from the Harrison Street right-of-way. The footprint of the building along Harrison Street will not be altered and the building will not be located any closer to the front property line. However, the height will be increased from 30 feet to 80 feet which increases the extent of the nonconformity.

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.

TAKE FURTHER NOTICE, that the meeting will be held on Tuesday, May 5, 2020 at 7 p.m. Due to COVID-19 this public meeting will be held electronically and streamed live on the [City's Facebook page](#) and [YouTube Channel](#). Check www.kalamazoocity.org for details on providing public comments.

TAKE FURTHER NOTICE, to examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,
ZONING BOARD OF APPEALS

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

Peter C. Eldridge, AICP
Assistant City Planner

c: Property File



Zoning Board of Appeals (ZBA) Application Form

Community Planning & Development Department

415 Stockbridge

Kalamazoo, MI 49001

Phone: 269-337-8026

www.kalamazoo.org

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

Applicant: Name Joseph Peterson
Address 1500 N. Pitcher Street
City, State, Zip Kalamazoo, MI, 49007
Phone Cell 770 548 9149
Fax Email JOSEPH.PETERSON@GRAPHICPKG.COM

Owner: Name Graphic Packaging International / Rusty Miller
Address 1500 N. Pitcher Street
City, State, Zip Kalamazoo, MI, 49007
Phone Cell 269 330 3820
Fax Email RUSTY.MILLER@GRAPHICPKG.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 1401 Harrison Street
This property is located between Paterson street and Mosel street, on the
north south east west side of the street.
CCN# 06-10-485-002 Zone M2

Type of Request

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

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

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

[] Appeal of an Administrative Decision

Description Proposed building modifications are within existing building footprint
but encroach on the setback on the west side of Harrison Street

Attachments

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

Signature of Applicant Graphic Packaging International, LLC Date 2/12/2020

By: Stephen R. Scherge Executive Vice President and Chief Financial Officer

Narrative Statement in Support of a Dimensional Variance Request

Graphic Packaging International, LLC ("Graphic Packaging") is requesting ^a ~~two~~ dimensional variance. ~~The first is necessary to modify an existing building to house new recycled fiber equipment in Graphic Packaging's existing Harrison Street warehouse. The fiber produced in the facility will supply the already approved new coated recycled paper board machine on North Pitcher Street. The second variance is to build a pipe bridge across Harrison Street to connect to building to the existing Graphic Packaging wastewater treatment facility on the east side of Harrison Street.~~

The new recycled fiber processing equipment is part of a \$600 million investment by Graphic Packaging in its current facilities in Kalamazoo to redevelop a vacant brownfield site adjacent to its existing board mill. The investment as a whole supports the retention of 725 manufacturing jobs in the state and 625 manufacturing jobs specifically in Kalamazoo.

It is proposed that the roof be raised on the existing warehouse on Harrison Street. The existing building is approximately 20 feet from the edge of Harrison Street. The footprint of the existing building will not change, but a variance is required because the existing building is within the twenty-five (25) foot setback requirement for property zoned M2 as set forth in Sections 1.4.C and 5.2 of the City of Kalamazoo Zoning Ordinance. The proposed building will be approximately 50 feet taller than the existing and will have a maximum height of 80 feet. The proposed new pipe bridge will extend from the south east corner of the building across Harrison Street and over the existing truck trailer parking area at an elevation no less than 24 feet from road grade. Existing vegetation in the natural feature area on the east side of Harrison street will not be disturbed.

These building elevation views are shown on drawing SKL-9017, Rev. B, Project Bronco Equip. Arrangement Section. The location of the pipe bridge is shown on drawing SKL-9023, Rev. A, Project Bronco General Site Arrangement Plan.

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

Like any industry, the recycled paperboard manufacturing industry changes and improves overtime. Graphic Packaging needs to meet and/or exceed the industry's ever-increasing product requirements by maintaining new, state-of-the-art equipment, including this new recycled fiber stock preparation facility.

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

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

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

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

A building must completely enclose the new process equipment in order to protect it from the elements and ensure it is maintained in good, working order. The building geometry and physical arrangement of the process equipment is critical to its successful operation. The height of the building is governed by the necessary arrangement of the equipment. To adequately house the equipment, the building height must be increased.

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

Graphic Packaging's property is already used for the manufacturing of recycled paperboard products and the existing fiber preparation equipment is adjacent to the proposed new equipment location and under the same roof;

Graphic Packaging needs to upgrade its facility and install recycled fiber processing equipment to increase its production of recycled paperboard and improve its efficiency;

The specialized fiber preparation equipment for this purpose is of a specific size and arrangement and requires a building to house it whose size and height is governed by the arrangement of the equipment within the building;

As a result, the building to house the new equipment must be raised in height approximately 50 feet; and

The existing setback will not change, only the height of the building.

These circumstances and conditions are peculiar to the property and do not generally apply to other properties in the same zoning district.

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

The special circumstances set forth above are not the result of the actions of

Graphic Packaging, which is both the titleholder of the land and the applicant.

The arrangement of the new equipment dictates the height of the building.

The new equipment must have piping connections to the existing Graphic Packaging wastewater treatment facility. There are (2) existing overhead electrical cable crossings over Harrison Street in the vicinity of the proposed building modifications. The proposed crossing of the pipe bridge is in the location of one of the cable crossings.

In short, given the required arrangement of the specialized new equipment and the existing boundaries, building, infrastructure, and the need to connect piping to the existing wastewater treatment facility, Graphic Packaging must construct the process equipment and building pursuant to certain vertical dimensions and provide a piping route to the existing wastewater treatment facility east of Harrison Street. This specific configuration of the equipment on the property results in the need for the dimensional variance.

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

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

If the City of Kalamazoo Zoning Ordinance were interpreted and enforced literally, it would require that a completely new building be constructed to house this new equipment. This would create unnecessary hardship for Graphic Packaging as it is trying to utilize existing infrastructure and close operational proximity to existing fiber preparation equipment. The addition of the pipe bridge in the proposed location is necessary to transport process water requiring treatment from the new equipment and the return of reclaimed clarified water back to the process. The existing electrical cable will also be supported from this proposed new structure across Harrison Street. The construction of a new building on the same parcel closer to Paterson Street would require the same height, reduce the amount of truck trailer storage needed to supply raw material to the complex to levels that are not operationally sustainable, and create more impact to property south of Paterson Street than the proposed option. Expanding the existing building upward is the best option and has the least impact on the surrounding area.

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

The granting of the variance is the minimum action that will allow Graphic Packaging to properly install the fiber preparation process equipment.

For one, the proposed modifications to the height of the fiber preparation equipment building do not change the existing footprint of the building or the existing setback from Harrison Street.

The spirit of the setback requirement in the City of Kalamazoo Zoning Ordinance is to provide privacy to neighboring properties and ensure that structures on different parcels of land are not too close to each other. The dimensional variance would not violate any of these principles, since Graphic Packaging currently operates facilities on both sides of Harrison Street, owns all of the property on the north side of Paterson Street between Pitcher Street and the Kalamazoo River, and the City of Kalamazoo waste water treatment facility is directly to the north of Graphic Packaging property on Harrison Street.

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

The modified building will not adversely affect adjacent land in a material way.

Graphic Packaging owns the parcels immediately east and west of the property for which the variance is requested and owns the parcel immediately to the south of Paterson Street. On the south of Paterson Street and west of property owned by Graphic Packaging is an undeveloped piece of property zoned M1. On the south of Paterson Street and east of property owned by Graphic Packaging is Verburg Park.

There are no residentially zoned areas in the immediate vicinity of the Graphic Packaging parcel.

There are no negative privacy implications that would result from the modification of the existing building.

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

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

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

an anticipated increase in employees at the mill and manufacturing activity.

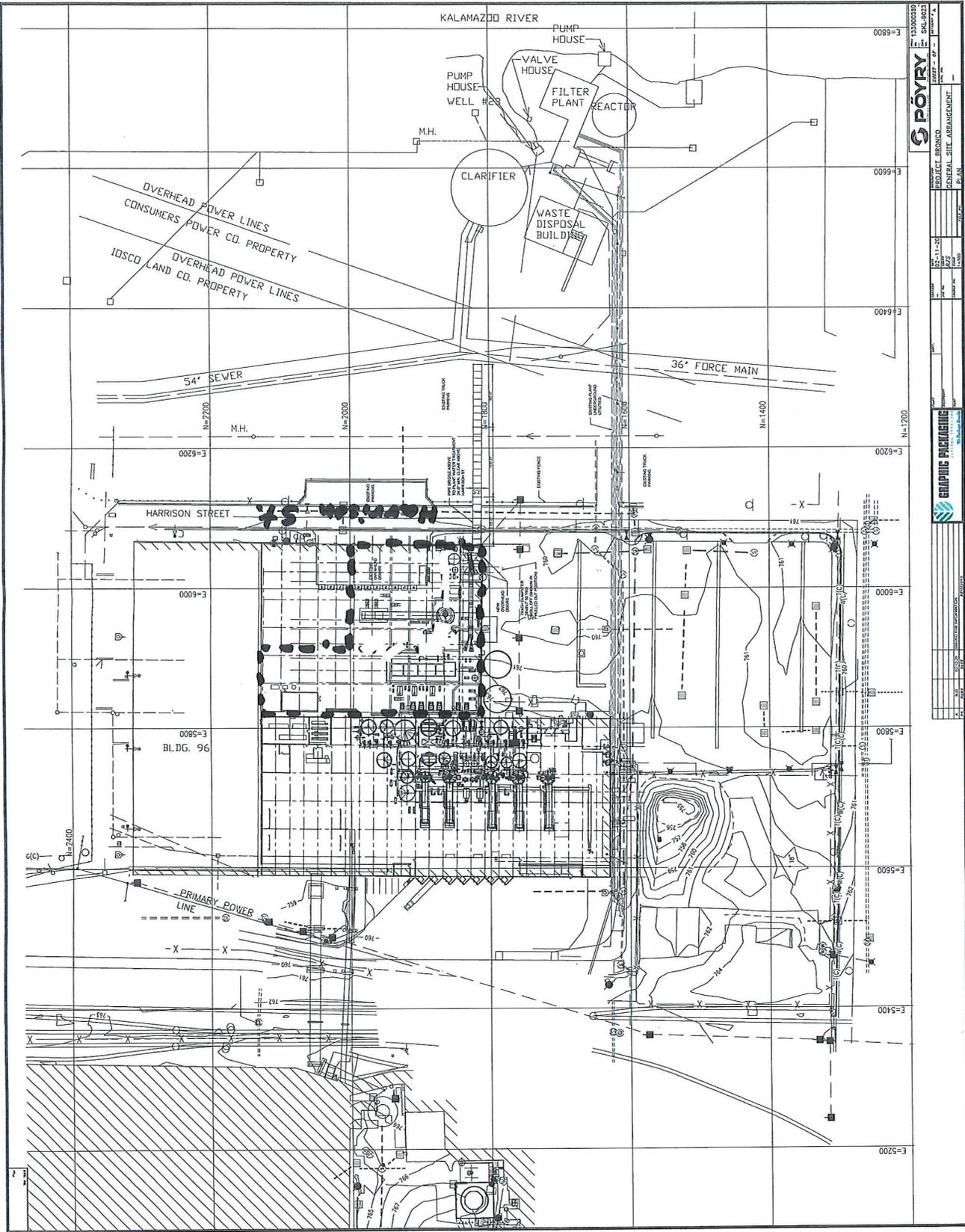
Graphic Packaging has addressed potential concerns regarding the setback variance by only asking for setback variance that is minimally necessary to house the new fiber processing equipment.

Finally, as discussed above, the purposes and intent of the setback requirement in the City of Kalamazoo Zoning Ordinance is to provide privacy to neighboring properties and ensure that structures on different parcels of land are not too close to each other. The parcels to the east and west of the parcel are owned by Graphic Packaging. The parcel directly south is also owned by Graphic Packaging.

7. Landscaping for the requested dimensional variance.

The area around the existing building is paved and used for employee and raw material trailer parking. Required landscaping changes will be addressed during the site review process. Existing natural feature vegetation will not be disturbed.



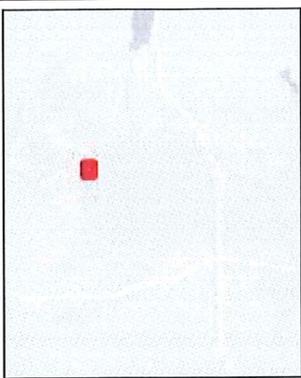
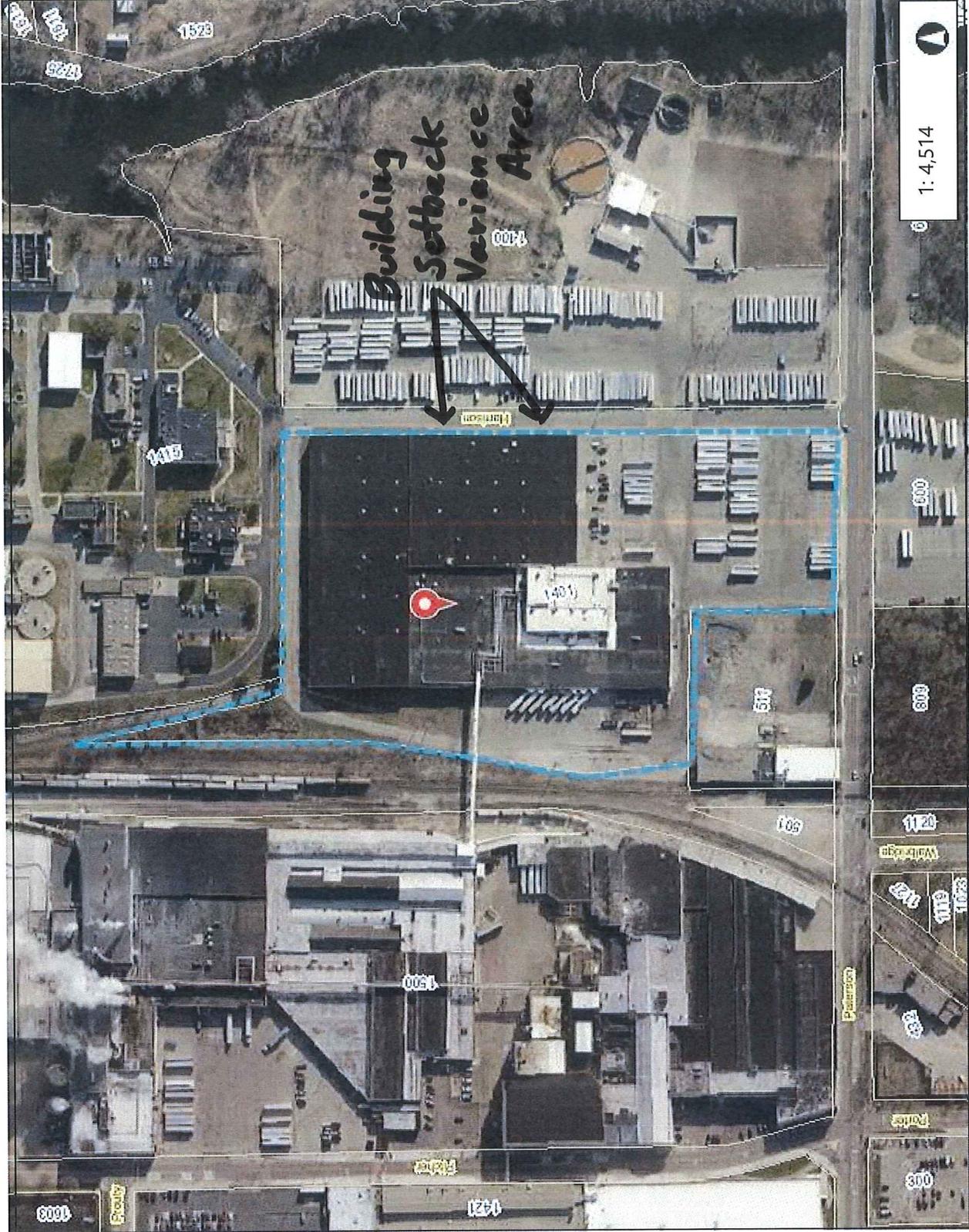


133000335
POYRY
 PROJECT BRNCD
 SHEET # 02 -
 GENERAL SITE ARRANGEMENT
 P. AN

DATE	BY	CHECKED	APPROVED
12-11-2012	BJP		
PROJECT NO.	DATE	BY	PROJECT
133000335	12-11-2012	BJP	WASTEWATER TREATMENT PLANT

GRAPHIC PRESENTATION
 133000335

1401 Harrison Street (Zone M-2)



- 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.

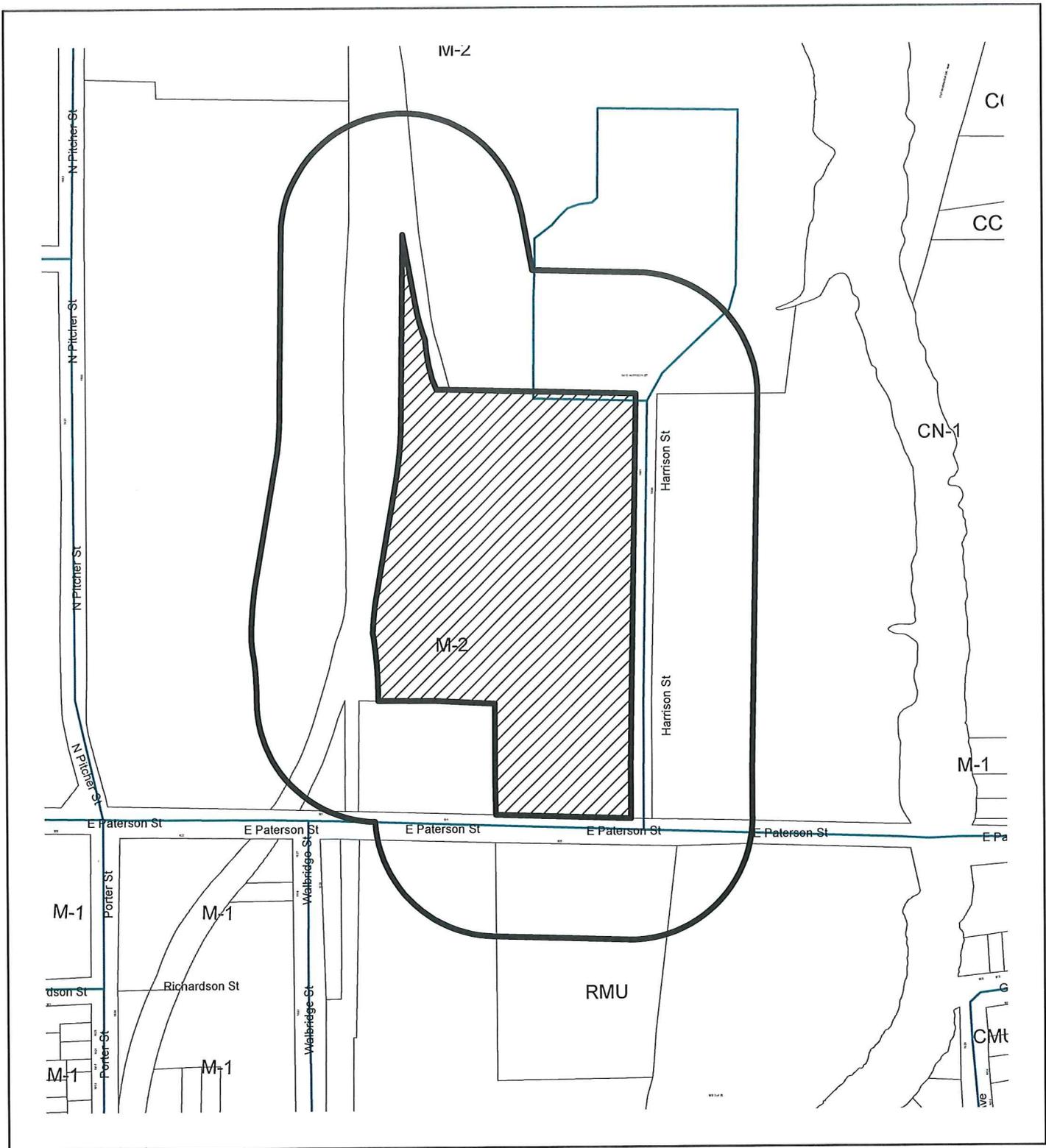
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 Miles

0.07

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WGS_1984_Web_Mercator_Auxiliary_Sphere



300' Mailing Boundary
1401 Harrison Street





Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

April 21, 2020

**RE: ZBA #20-03-05
2117 Benton Avenue
Parcel #06-32-224-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Todd DeLooff owner of 2117 Benton Avenue, which is situated in Zone RS-5, Residential – Single Dwelling District.

The applicant is requesting a dimensional variance from Chapter 5, Section 5.1, for a 14-foot variance from the required 25-foot rear yard setback to construct a 128 square foot (8-ft. x 16 ft.) covered porch on the rear of the dwelling

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.

TAKE FURTHER NOTICE, that the meeting will be held on Tuesday, May 5, 2020 at 7 p.m. Due to COVID-19 this public meeting will be held electronically and streamed live on the [City's Facebook page](#) and [YouTube Channel](#). Check www.kalamazoocity.org for details on providing public comments.

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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 Todd DeLooff
Address 2117 Benton Ave.
City, State, Zip Kalamazoo MI 49008
Phone 269-217-8922 Cell Same
Fax _____ Email justatadnota fad@yahoo.com

Owner: Name Todd DeLooff
Address 2117 Benton Ave
City, State, Zip Kalamazoo MI 49008
Phone 269-217-8922 Cell same
Fax _____ Email justatadnota fad@yahoo.com

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

Property Information

Street or Street Address 2117 Benton Ave.
This property is located between Oakland street and Kent street, on the
 north south east west side of the street.
CCN# _____ Zone _____

Type of Request

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

- Use Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, unnecessary hardship to the applicant will result. All Use Variance Requirements must be met. (See *Requirements List.*)
- Dimensional Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, practical difficulties to the applicant will result. All Dimensional Variance Requirements must be met. (See *Requirements List.*)
- Appeal of an Administrative Decision**

Description _____

Attachments

- \$300 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))

Todd DeLooff _____ 3-9-2020
Signature of Applicant Date

Signature of Owner (if different than applicant) Date

5567 E R Ave
Scotts, MI 49088 US
(269)271-5634
versatileconstruct@gmail.com

ADDRESS

Todd Delooff
2117 Benton
Kalamazoo, MI

Estimate 1097

DATE 02/19/2020

CUSTOMER NAME

Todd D

ACTIVITY	AMOUNT
Build	2,225.00
- New 8'x16' covered porch	
- 4x4 treated posts will be set into the ground at least 42" per code	
- Rafters will be tied into existing roof the best way possible using 2x6 lumber	
- 1/2" sheathing to be used on top of rafters for better strength and sound barrier	
- Ice and water roofing membrane used where need be	
- Metal roofing in white to be used on roof	
- 2x6 fascia board on the overhang end	
- Screen system will be installed on 3 sides	
- Vinyl screen door to be installed on one end of porch	
- (Customer to buy all materials other than metal roofing and misc items that may be needed throughout job)	
Permit fees	225.00
- Building permit fee to be pulled by Versatile	
- Price is contingent upon any and all changes made throughout the project	
- \$1600 down up front and the remainder upon completion of project	
- Customer to buy all materials for project other than metal roofing and small misc items that may be required throughout project	
TOTAL	\$2,450.00

Accepted By *Todd Delooff*
Rob May

Accepted Date *2-22-2020*

Thank you for your business

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

2117 BENTON AVE KALAMAZOO, MI 49008 (Property Address)

Parcel Number: 06-32-224-001 Account Number: BAZ00211710 Customer ID: 00013694



Item 2 of 5 [4 Images / 1 Sketch](#)

Property Owner: DELOOFF, TODD

Summary Information

- > Residential Building Summary
 - Year Built: 1952
 - Full Baths: 1
 - Sq. Feet: 480
- Bedrooms: 1
- Half Baths: 0
- Acres: 0.094
- > Assessed Value: \$24,700 | Taxable Value: \$18,864
- > Property Tax information found
- > 9 Building Department records found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	Taxpayer
DELOOFF, TODD 2117 BENTON AVE KALAMAZOO, MI 49008	DELOOFF, TODD A 2117 BENTON AVE KALAMAZOO, MI 49008

General Information for Tax Year 2020

Property Class	Residential	Unit	00 City of Kalamazoo
School District	Kalamazoo Public Schools	Assessed Value	\$24,700
Old Parcel #	0481710	Taxable Value	\$18,864
District	0	State Equalized Value	\$24,700
old ecf;P-Filin	Oakwood	Date of Last Name Change	05/19/2012
R-Fclose;P-Use	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
Neigh assoc	Oakwood	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 08/01/2007

Principal Residence Exemption	June 1st	Final
2020	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2019	\$21,700	\$21,700	\$18,513
2018	\$19,500	\$19,500	\$18,080
2017	\$19,400	\$19,400	\$17,709

Land Information

Zoning Code	RS-5	Total Acres	0.094
Land Value	\$17,600	Land Improvements	\$1,925
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Area 13	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	82.00 ft	50.00 ft
Total Frontage: 82.00 ft		Average Depth: 50.00 ft

Legal Description

OAKWOOD HEIGHTS LOT 142, EXC E 93FT THEREOF.

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	Not Available
Date Created	No Data to Display	Unallocated Div.s Transferred	Not Available
Acreege of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
07/31/2007	\$51,000.00	WD	GUY, KATHERINE L	DELOOFF, TODD A	Arms Length	2007-030612	A SINGLE MAN
06/14/2003	\$44,000.00	WD	BOUTERS, SCOTT	GUY, KATHERINE L, JOEL A & AMY J	Warranty Deed	03/063631	
04/19/2001	\$39,900.00	WD	ROBERTS, JOSEPH A	SCOTT BOUTERS	Affidavit Filed	01/016062	

Building Information - 480 sq ft Under 800 SF (Residential)

General

Floor Area	480 sq ft	Estimated TCV	\$29,249
Garage Area	288 sq ft	Basement Area	0 sq ft
Foundation Size	480 sq ft		
Year Built	1952	Year Remodeled	Not Available
Occupancy	Single Family	Class	D
Effective Age	46 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	3	Sewer	Public Sewer
2nd Floor Rooms	0	Style	Under 800 SF
Bedrooms	1		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Slab	Siding	480 sq ft	1 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

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

Plumbing Information

3 Fixture Bath	1
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Built-In Information

Appliance Allow.	1
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Garage Information

Area	288 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1/2 Wall
Year Built	2003	Finished	No
Auto Doors	1	Mech Doors	0

Porch Information

CPP	30 sq ft	Foundation	Standard
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Google Maps 2119 Benton Ave

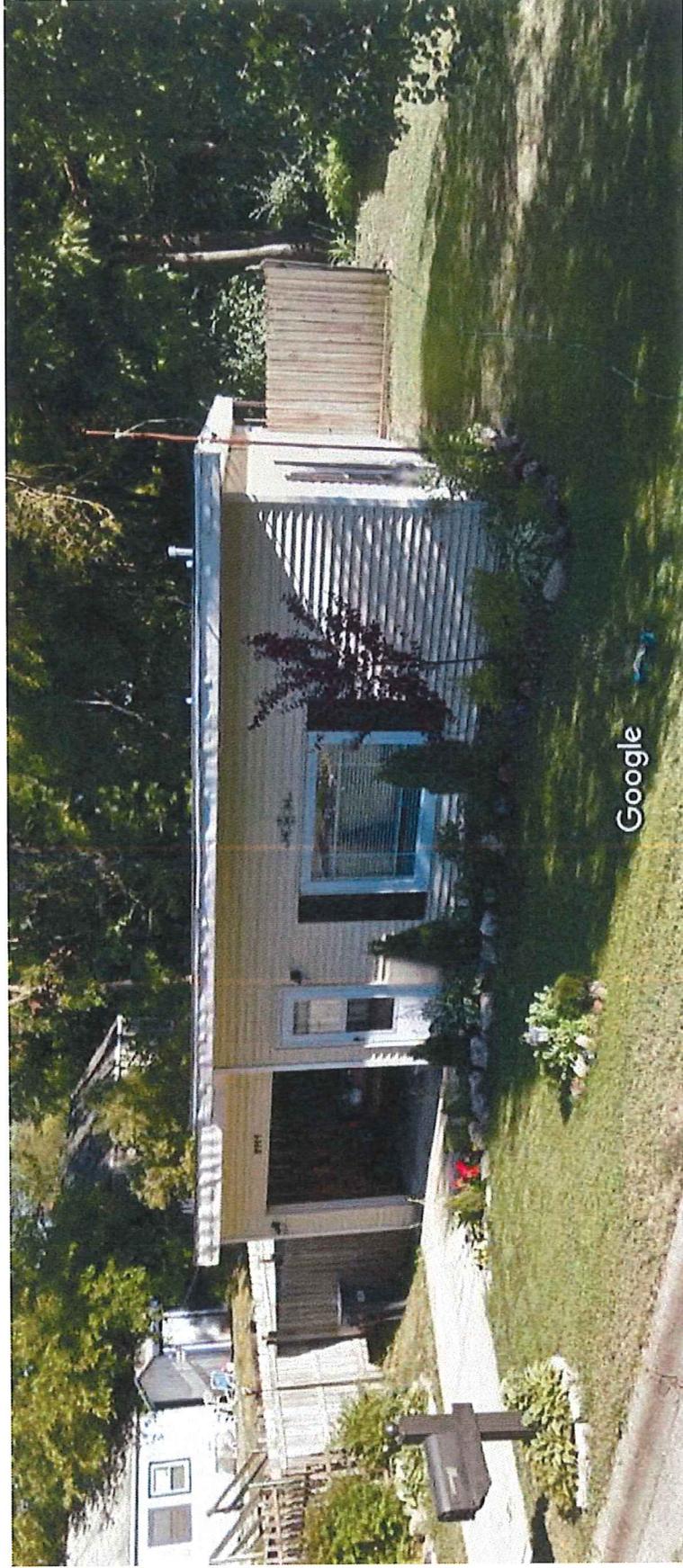


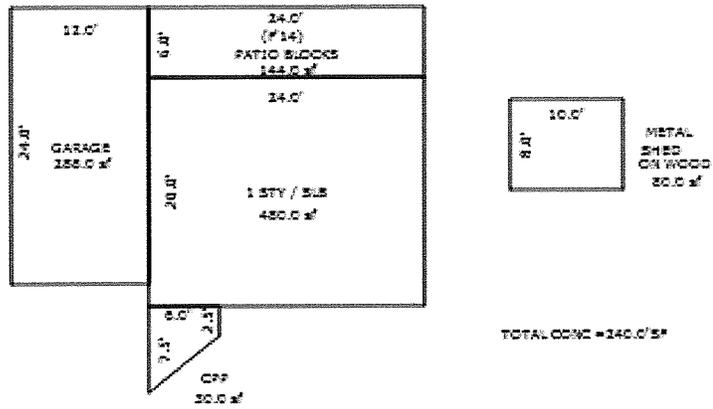
Image capture: Jun 2012 © 2020 Google

Kalamazoo, Michigan

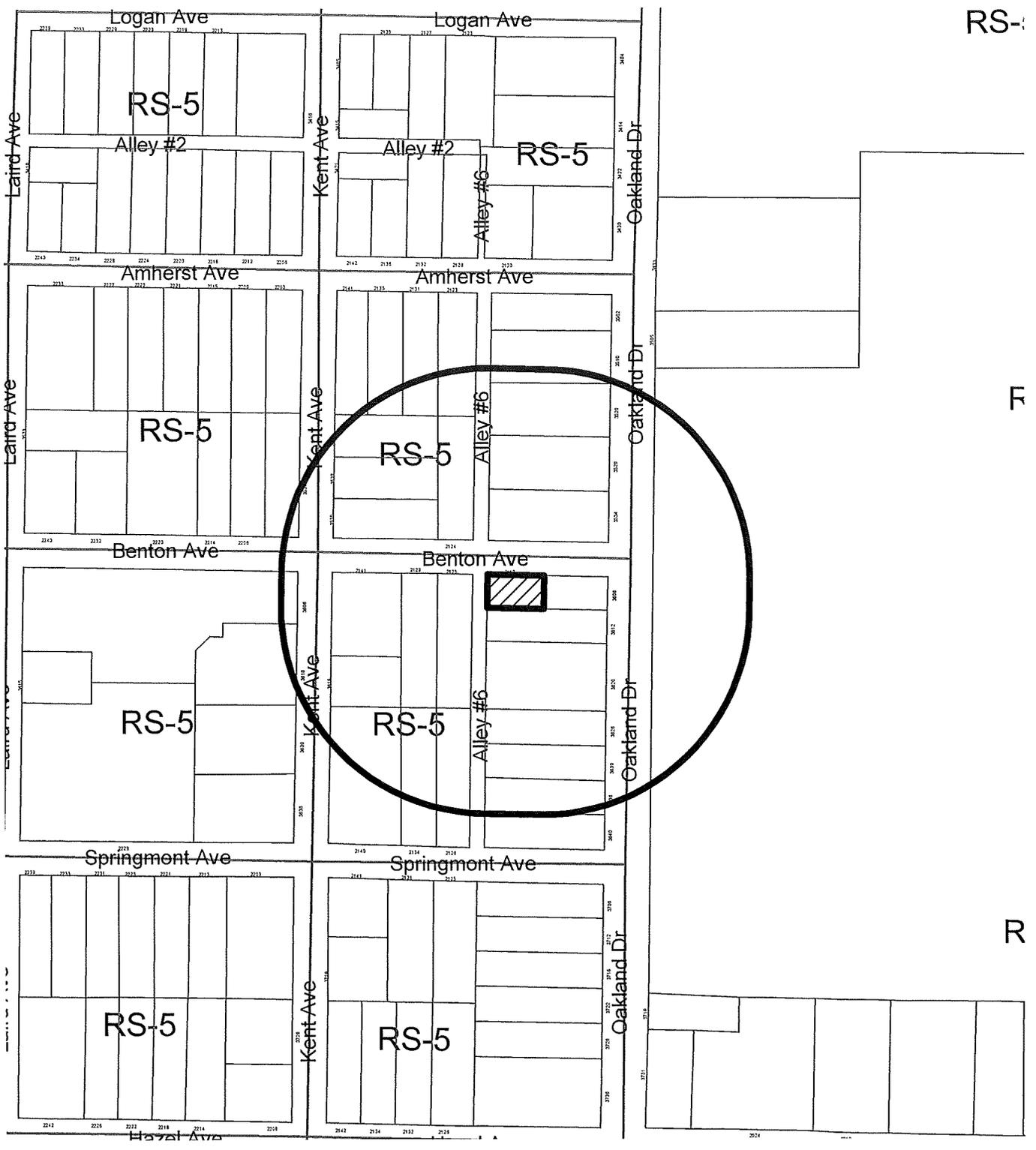
Google

Street View

2117 Benton Ave – Assessor's Record Sketch



Sketch by Apex Medina™



300' Mailing Boundary
2117 Benton Avenue

