Meeting Agenda  
City of Kalamazoo - Zoning Board of Appeals  
September 10, 2020

Electronic Meeting: Streamed on the City of Kalamazoo YouTube Channel and Facebook  7:00 p.m.

A. Call to Order:

B. Communications and Announcements:

C. Approval of the Meeting Minutes for August 13, 2020

D. Public Hearings:

1. **ZBA #20-09-18: 2026 S. Westnedge Avenue.** Jennifer Burton is requesting a use variance from Chapter 4, Section 4.1, to utilize this property for short-term rentals or lodging as defined by the Zoning Ordinance. This use variance would allow for renting of the house for periods of time less than 30 days which is not permitted in Zone RM-15.

2. **ZBA #20-09-19: 423, 427 and 429 S. Park Street / 234 and 314 W. Cedar Street.** 234 West Cedar, LLC and Park @Rose, LLC are requesting the following: 1) A use variance from Chapter 4, Section 4.2 Q.3, to authorize dwelling units on the ground floor level, where retail or other commercial floor space is required on the ground floor level in Zone CC; 2) A dimensional variance from Chapter 5, Section 5.2 to authorize the construction of 101 dwelling units with 475 square feet of lot area per dwelling unit where Zone CC requires 1,350 square feet of lot area per dwelling unit; and 3) A dimensional variance from Chapter 50, 50-7.2 A, to authorize 176 off-street parking spaces where 111 are permitted.

E. Other Business:

F. Adjournment:
MINUTES  
CITY OF KALAMAZOO  
ZONING BOARD OF APPEALS  
August 13, 2020 - 7:00 p.m.

This meeting was held as an electronic meeting under the authority of Executive Order 2020-15 issued by Governor Gretchen Whitmer.

**Members Present:** Matt Lager, Dick Skalski, Chris Flach, Christina Doane, Jeff Carroll

**Members Absent:** Beth van den Hombergh

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

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

Chair Lager noted the meeting was being streamed live on Facebook and the City’s YouTube channel.

Mr. Eldridge stated the public had the ability to call in for audio and the public could call in to 269-226-6573 to leave comments for any of the properties on the agenda.

**MINUTES:**

Mr. Carroll, moved to approve the minutes of July 9th, 2020 as submitted, seconded by Ms. Doane,

Motion approved by voice vote unanimously.

**NEW BUSINESS:**

**PUBLIC HEARINGS:** Chair Lager summarized the process and explained the Zoning Board of Appeals public hearing rules of procedures. For each request, the secretary will read the application into the public record. The applicant or their representative will have 10 minutes to present their comments, followed by public comments received via phone will be aired for the panelist and audience. Then the public hearing would be closed on the request. The Board would then conduct the finding of facts. The Board must approve the Finding of Fact. Therefore, the first vote you here is not a ruling on the request, but the Finding of Fact, then the Board discusses the request in order to determine a ruling. The Board reserves the privilege to ask questions of persons who have already spoken even though the public comment portion is now closed. Once discussion has ended the Board moves onto a roll call vote. A full board consists of six members and four affirmative votes are required to grant a motion for a non-use or use variance.
Ms. Doane read the application for 1705 Lay Boulevard, Parcel #06-26-201-009:

**ZBA #20-08-15: 1705 Lay Boulevard:** An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Daniel Edlund, owner of 1705 Lay Boulevard, 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 utilize this residential structure as a duplex due to the floor plan and prior use of the structure as a duplex years ago. However, the RS-5 Zone does not permit duplexes.

Please note that this request will not change the zoning classification of the property. This is a request for a variance only regarding the items described above. There were seventy-seven notices of public hearing sent and zero responses were received.

Daniel Edlund, owner of the property stated he purchased the property approximately eighty days ago with the intent to fix it up, the unit has a kitchen upstairs and downstairs, with locking doors upstairs and downstairs. The previous owners didn’t clarify it as a two unit when he purchased it, but it appears to be one. Mr. Edlund grew up in Kalamazoo, he lives in California now, but has purchased ten or eleven homes in Kalamazoo to renovate. This house will have hard wood floors, refinished interior, new vanities, new kitchens, bathrooms, and is laid out as two single bedroom units. This is not zoned as a duplex, but he owns another house on Lay Blvd. that is a duplex.

Chair Lager commented from the photographs it looks like a two unit and asked if the units are separately metered. Mr. Edlund stated no, they are not, to add a new meter is too expensive in his opinion, but he’ll be putting in another furnace. Chair Lager asked for clarification on the doors and layout. Mr. Edlund clarified the layout and commented the interior doors are locking doors for use as a duplex.

Mr. Carroll asked if there were other duplexes in the area. Mr. Eldridge stated yes, there are four other duplexes and eight single units in that block of Cameron Street and Fulford Street.

Mr. Eldridge clarified the zoning requirements changed in the 1960’s to more limited uses allowed in certain zone districts. Mr. Flach commented some duplexes have been there more than 80 years. Mr. Eldridge commented this property had been vacant since July 2006, and removed from the rental registration, prior it was a two unit in the early 1990’s.

Mr. Edlund stated there’s a need for single units now and has ample parking for at least four cars. Mr. Flach asked if it would be reasonable to return it to a single-family house. Mr. Edlund commented it could be if a kitchen was removed, but the entry way layout would be awkward and hard to fix. Mr. Eldridge commented it was built as a single-family home then changed over.

Mr. Eldridge commented there is a garage on the property with a dedicated driveway, with off street parking. There are other rentals on the block. It’s a small lot, 44’ x 100’ deep lot, with four other duplexes on the block. He spoke to the zoning in the area, it’s near a transition area where the zoning changes to a commercial neighborhood zone. It’s been registered as a duplex since the 1980’s.
There were no comments from the public.
Chair Lager closed the public hearing.

**FINDING OF FACT**

Mr. Skalski moved the Finding of Fact as follows:

1.) The Finding of Fact for 1705 Lay Boulevard shall include all information included in the notice of public hearing dated July 28, 2020.

2.) Seventy-seven notices of public hearing were sent, and zero responses were received.

3.) A public hearing was held before the board and public comments were accepted.

4.) The Zoning Board of Appeals received documents on the request including lot diagrams with boundaries and drawings, aerial photographs, site plans, elevations and a letter.

5.) The Finding of Fact shall include those documents just described and also all facts and comments made during the public hearing, which are summarized to include without limitation, the following: Daniel Edlund of 520 Walnut Street proposed this property to be used as a duplex, he purchased it approximately eighty days ago. He was born and raised in Kalamazoo and recently returned from California, the home will have hard wood floors, painting, staining, new bathrooms, each unit has its own lockable entrances, there are other duplexes on the street, prior to 2006 when the property became vacant it was used as a duplex.

Mr. Flach seconded the Finding of Fact.

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

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

Mr. Flach stated he was in favor, it’s been vacant, it’s been used as a duplex, and there’s a need in the area for more units.

Ms. Doane stated there’d be a minimal impact to the neighbors.

Mr. Skalski stated he agreed, it was used as a duplex prior.

Motion approved by roll call vote unanimously.

Ms. Doane read the application for 810 Ray Avenue, Parcel #06-15-244-034:
ZBA #20-08-16: 810 Ray Avenue: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Nickson Kinyele, owner of 810 Ray Avenue, which is situated in Zone RMU (Subarea 5), Residential – Mixed Use District. The applicant is requesting a use variance from Chapter 3, Section 3.7-1, to utilize the property for used car sales, which is not in alignment with Subarea 5 of the Riverfront Overlay for the RMU District. This Subarea does not permit any automotive-related businesses or vehicles sales. Subarea 5 is intended for parks and open space due to significant flooding along this portion of the river.

Please note that this request will not change the zoning classification of the property. This is a request for a variance only regarding the items described above. There were twenty-nine notices of public hearing sent and zero responses were received.

Nickson Kinyele, the applicant for the variance stated he wants to use the property for a used car dealership. It has four garage doors with parking spaces, asphalt and more parking in the rear. An area to tow cars and area to work on, near to an Auto Parts Store and a Muffler Store. It’s his first time buying a building and he didn’t know to check on the limitations of building first. Mr. Kinyele shared a drawing of his proposal of what his plan was to keep the flood out, a concrete wall under two feet in height to block the wall with a support. He discussed the parking for eight cars and customers parking. He would have offices, a bathroom, a hoist, a bay for fixing cars, with a total of six cars to be stored inside with two entrances. He discussed the layouts for cars out front. With 4,500 sq. ft. area in the rear.

Chair Lager asked if the rear lot is paved. Mr. Kinyele stated it is not concrete, but the front side is paved.

Mr. Carroll questioned if Mr. Kinyele had all the licenses to sell automobiles. Mr. Kinyele stated he must have a building first, and then he can apply for the licenses.

Mr. Flach questioned Mr. Kinyele about the flooding. Mr. Kinyele clarified his drawings to answer Mr. Flach’s question.

Mr. Eldridge commented the front property line runs on an angle. The bigger issue is the zoning, the property has sat idle because it’s in the residential mixed-use zone district, it’s classified under the Subarea 5, put in place in 2009 when rezoned, due to flooding in the area, the entire street floods. It was intentionally zoned for allowances in Subarea 5, the intent is to be used for park areas and open space along the Kalamazoo River, existing homes can remain and shall be deemed conforming land uses, but new principal and accessory structures shall apply with all applicable design standards. Basically, if you wanted to put on an addition or a garage; it would have to be elevated to keep the floor level out of the flood plain. All these properties are within the 100-year flood plain area. Subarea 5 further states if an existing industrial or commercial use terminates or is abandoned or relocates out of Subarea 5, no industrial or commercial use shall occupy any part of such property, it’s very specific language built into the ordinance to preclude commercial and industrial uses from moving back into the area when and if the buildings are vacated. This was built in 1966 for an auto service garage and fleet repair, it’s an auto service garage, this project if approved would then go through site plan review; it would be looked at by the site plan review committee. The use of the building,
upgrades, parking, etc. The ordinance is very specific to the buildings in the area, there are less than a handful of residential structures or fewer buildings occupied.

Chair Lager asked if any variances had been granted. Mr. Eldridge stated not the only variance asked for was for a garage and it was denied.

Mr. Flach asked what the City wants. Mr. Eldridge stated the owner should have kept the use going, now it’s under the uses in the clauses, now the City wants it to go to open spaces. There are no legal businesses there now. Mr. Flach asked how long the building has been vacant. Mr. Eldridge stated approximately eight years from looking at the history.

Mr. Skalski asked if any taxes are being assessed and about other uses for the property. Mr. Eldridge stated yes. Libraries, museums, Kalamazoo Public Substations, and parks are all permitted. This came about because of environmental concerns, and development along the river and along by the river.

Mr. Carroll asked if the City works with any Conservancy groups to help residents with their properties. Mr. Eldridge clarified the existing uses could continue to be used, but once they ceased, they just couldn’t return. The contaminates going into the river are trying to be reduced in this subarea.

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

FINDING OF FACT

Mr. Carroll moved the Finding of Fact as follows:

1.) The Finding of Fact for 810 Ray Avenue shall include all information included in the notice of public hearing dated July 28, 2020.

2.) Twenty-nine 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, documents shared on screen by the applicant.

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. Kinyele spoke on behalf of the request, the property is well suited for car sales due to ample front and rear parking and four bay garage, there are two nearby auto parts stores to compliment his car sales, he has a flood water
mitigation plan, detailed zoning language attempts to prevent continued development or modification of existing structures now that the use of the property has ceased by approximately eight years the city’s intention for the property is to become open space or green space in order to address environmental concerns.

Mr. Skalski seconded the Finding of Fact.

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

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

Mr. Carroll stated he wanted to vote yes, but the City is against the request.

Mr. Flach commented the property is making it impossible to sell.

Motion denied by roll call vote unanimously.

No: Carroll, Skalski, Doane, Flach, Lager

Ms. Doane read the application for 3401 Nazareth Road, Parcel #06-01-407-001:

ZBA #20-08-17: 3401 Nazareth Road: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by the Southwest Michigan Land Conservancy owner of the Bow in the Clouds Preserve at 3401 Nazareth Road which is located in Zone RS-5, Residential – Signal Dwelling District. The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the development of trails in the preserve which will encroach into the protected slopes which have a grade greater than 20%.

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

Mitch Lettow, the applicant for the variance is the Stewardship Director for the Southwest Michigan Land Conservancy. Ken Peregon was present from OCBA Architects; he stated this property was a donation of land from the Congregation of St. Joseph with the hope to make is accessible to the public. It’s about 57 acres, with streams, wetlands, forests, there’s parking, free to the public, they want access to as many people as they can with a goal for better access for the physically impaired. In 2011 there was vandalism, to the manhole covers from the city sewers had blockage and sewage got into the wetlands, they realized the need for maintenance vehicles to gain access. The applicant brought up a map and showed the property layout and spoke about the city and township boundaries. Mr. Lettow spoke to the 2019 Phase One plan and the new trail accessibility they are planning. There are about five natural features they must be sensitive to those features; they must meet the NFP requirements. He spoke to the buffer along the creek, a vacuum truck could use to get to manhole covers. He discussed the stream buffer, a wetland buffer, there’s also woodlands present on site, The NFP allows an applicant to remove a small amount for a development (12 to 20 trees). The one standard they
can’t meet in the NFP, is the standard of slope on the trail must go down. With the topography of the site, they can’t meet the plan without it. Mr. Lettow stated he sits on the NFPA Board but didn’t vote in the last meeting.

Ken Peregon stated to make the trail accessible to the physically and visually impaired people they need to meet a lot of standards, and they can’t avoid all the slopes, it needs to be relatively flat.

Mr. Carroll questioned if they had to move dirt. Mr. Peregon replied yes. Mr. Carroll questioned if he was doing this work for the city to gain access to the manholes or primarily for access for all people. Mr. Peregon stated the grading is for access for all people. The location of the trail is driven for city access for the manholes, it’s a combination. This preserve is a natural park for the city and township but is open to the public.

Jamie McCarthy, the liaison for the NFP Board from the City, spoke to the recommendation from the NFP Review Board, overall, the Board looked closely at this, variances or relief are in Kalamazoo Township, they took into account several factors. Ms. McCarthy clarified the intent of the NFP overlay standards is to protect the natural features including the water quality. They need good access for cleaning out sanitary sewers, there was very minimal tree removal, the grading plan wasn’t very severe, there’s no new structures being built, the impervious surface isn’t being changed, the trail ways are crushed gravel. They want the public to enjoy the natural features. The Board recommended the variances be granted within the City’s area. To get back to the manholes and for people to get back to the wetland areas. The report found that the applicant requested the minimum relief required. It would not cause any substantial detriment to the slopes themselves; it’d be gradual grading and the applicant would be required to then plant and do some slope stabilization. It’s a balanced application.

Mr. Carroll asked what percentage of the trail system the variance is for. Mr. Lettow stated in the city’s area it would be approximately 100’ to 150’ of impacted area. Wheelchairs would be able to access this trail. Mr. Lettow clarified the path and area being affected, and where the truck would access the manhole areas.

Mr. Eldridge commented the preserve expands into Kalamazoo Township and in the 300’ boundary area they notified a total of 39 additional properties to which he had received no responses from. On the environmental side the city now has an NFP features ordinance, but they have made other ordinance amendments to allow for gravel parking in certain circumstances. They did have a variance in 2014 from an asphalt parking lot to have a gravel parking lot. He spoke to the trail locations that would accommodate the trucks for the manhole maintenance.

Ms. McCarthy stated one individual from Congregation of St Joseph spoke in favor of the request at her Board meeting.

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

**FINDING OF FACT**

Mr. Flach moved the Finding of Fact as follows:
1.) The Finding of Fact for 3401 Nazareth Road shall include all information included in the notice of public hearing dated July 28, 2020.

2.) Thirty-nine 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: Mitch Lettow stated the property was donated to the Land Conservatory to be made more open to the public, it’s open 365 days a year, the goal was to make the property more accessible, to improve the property by making the trails accessible, it’s a joint venture with the City to also allow appropriate vehicles access to fix sewer lines. There are five natural features the applicant needs to be aware of in the NFP, the trails are in compliance for all but one, the grading, in order to allow all people to use the trails there needs to be some change to the grading, the applicant noted this is a natural place for a park and will positively impact the neighborhood, will potentially raise property values. Mr. Carroll clarified what the percentage of the trail is non-conforming, and if wheelchairs would be able to navigate the trail. Jamie McCarthy, the City Liaison to the NFP Board mentioned the Board looked favorably upon this, and it’s important to have access to the sewer manholes, and working closely with other conservancy groups, there will be no negative impact on the wild life, the trail itself only has approximately 100 feet of non-conforming trails. Staff noted that the Conservatory is not only within the City but is in Kalamazoo Township, notices were sent and had no negative feedback. The trails need trucks to accommodate the maintenance of the trails.

Ms. Doane seconded the Finding of Fact.

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

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

Mr. Carroll stated he’d be in support of the request.

Motion approved by roll call vote unanimously.
OTHER BUSINESS:

ADJOURNMENT:

The meeting was adjourned at 8:41 p.m.

Submitted By __________________________ Date ______________
                       Recording Secretary

Reviewed By __________________________ Date ______________
                        City Staff

Approved By __________________________ Date ______________
                      Chair
NOTICE OF PUBLIC HEARING

August 26, 2020

RE: ZBA #20-09-18
2026 S. Westnedge Avenue
Parcel #06-28-249-002

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Jennifer Burton owner of 2026 S. Westnedge Avenue, which is situated in Zone RM-15, Residential – Multi Dwelling District.

The applicant is requesting a use variance from Chapter 4, Section 4.1, to utilize this property for short-term rentals or lodging as defined by the Zoning Ordinance. This use variance would allow for renting of the house for periods of time less than 30 days which is not permitted in Zone RM-15.

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.

The meeting will be held on Thursday, September 10, 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.

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

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.kalamazoo.gov

RECEIVED MAR 0 6 2020

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 ________________________________
Address ________________________________
City, State, Zip ________________________________
Phone ________________________________ Cell ________________________________
Fax ________________________________ Email ________________________________

Owner:
Name ________________________________
Address ________________________________
City, State, Zip ________________________________
Phone ________________________________ Cell ________________________________
Fax ________________________________ Email ________________________________

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

Property Information
Street or Street Address ________________________________
This property is located between ________________________________ street and ________________________________ street, on the
[ ] north [ ] south [ ] east [x] 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
[ ] $ Fee
[ ] Brief narrative (less than one typewritten page) describing the nature of the request (2 copies)
[ ] Sketch plan of the property in question (2 copies)
[ ] Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

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

Rev 2/2016
To the Kalamazoo Zoning Board of Appeals,

I am writing to ask for a variance in zoning to allow me to continue offering Everyman’s House as a short term rental. Everyman’s House is a historical property in Kalamazoo and is listed on Kalamazoo’s list of historic places. It could have been put on the National Registry of Historic Places but it was determined that there has been too many modifications to the original structure (new siding, new windows, and the garage added on). There are two websites that offer more information about the property’s history available through Western Michigan as well as the Kalamazoo Public Library. There is even an exact replica of the home in the Kalamazoo Valley Museum. This house is of significant importance to the city of Kalamazoo and has a history of bringing visitors to the area which is why I would love to be able to continue using it as a way to welcome visitors (and potential residents) to the area. In the roughly two years I have been offering it on Airbnb, I have hosted many wonderful guests who fall in love with the house as much as I did. I have hosted people from several different countries as well as just common folks coming to get away to a small town from Chicago. I have never had any complaints and I am in communication with both of my immediate neighbors if indeed something does arise I could address it immediately. I purchased the home in 2015 and lived there for 2 ½ years with my daughters. The house was a HUD home and it was in need of repair due to the previous owners neglect. I did all the work myself (with the help of my dad) and continue to maintain it. I was not aware of the history of the house until after I had already put an offer in on it. Luckily one of the previous owners kept records and gave them to me after we moved in including an original copy of the book Dr. Crane published about the house. It has had numerous newspaper articles written about it throughout its 94 year history and is well known by a portion of our community as Everyman’s House. It was built by Carol Barlett Crane at the request of Herbert Hoover, then president of Better Homes. It won a nationwide competition put on by the magazine to come up with a solution to the housing crisis of the early 20’s. After its completion in 1926, it brought over 20,000 visitors to Kalamazoo just to see the remarkable house. So you can see that the house, and its story, has been bringing people and attention to the area for a very long time. My family and I have since decided we needed a bigger, quieter home so we bought another home just a few blocks away so that we could still stay in our wonderful Westnedge Hill neighborhood.

The house is located on a very busy road, Westnedge Ave, right across from Crane Park. There is always a lot of traffic and the road is very loud. Westnedge Hill Apartments are on one side, with the Kalamazoo Inn past that, and a certified rental on the other. This house is the first house into the wrong zone. So even though this is a residential zone, I believe this particular spot is very noisy and not the typical quiet residential neighborhood. The fact that I have never had any type of complaints I believe supports this fact.

I always make sure to have lots of communication with my guests so that they know that I am a very involved host. I have very clear house rules and I make sure my guests are well aware of them. Which includes no large gatherings and they must disclose all guests or visitors who will be coming to the house. Also I now live just a few blocks away so I am very close and make sure they know that. I also use a Ring doorbell to be able to monitor who is coming in and out of the house.

My guests use the home in the same way a long term tenet would but better. I have never had a bad guest. Some of whom are now Kalamazoo (and even Westnedge Hill) residents. They always leave the house in great condition. A majority of the time I can barely even tell they have been there. The people who book Everyman’s House are interested in its character and are very respectful. Even though I am not like a traditional B&B I do provide my guests with breakfast foods and coffee, snow shoveling services, concierge services and such. I love being an Airbnb host and have found it to be a great way for me to be able to keep Everyman’s House, pay the mortgage, and use the extra money to continue to improve the house back to its original character and share the amazing home with everyone.

I have included various guest book entries for you to read over to get an idea of who and why people want to stay at Everyman’s House. Also copies of newspaper articles from the past 94 years.

Thank you for taking the time to consider this application,

Jennifer Burton
July 18, 2019

Dad, Thank u so much for being so generous. This was a great surprise gift. The flower and everything was so nice. I really needed to make me feel better. The house was beautiful and especially the decorations. Thank you and I still have yet to look around the rest of the house. We are very impressed. Thank you for all your help.

Mary

July 18, 2019

Such a Beautiful Home! Thank you for allowing us to stay. Megan & Lawson

July 23, 2019

So glad to see you again. Thanks for having us. The Galeras.

July 27-29, 2019

This was a great visit for us. Wish we could have stayed longer. Thanks for the flowers and fruit. We are very happy. We loved everything we needed and hope to make this a regular stay with our family. Thank you.

The Gettys

July 27-29, 2019

This house is amazing! Thank you for a great time. We plan to rent it again. The view and the house was beautiful. The pool and the view were wonderful. Thank you for making our stay here. We enjoyed the beautiful view from the pool. This was a great time here.

Sharon + Steve

October 27, 2019

Thank you for making our stay so comfortable. We loved the pool and the beautiful view from the pool. The staff was great and we always felt welcome.

Lawrence & Jamie
December 1, 2019
Thank you for a lovely place to stay and delicious breakfast! We hope to return to your民营旅馆 in the future. We loved Kalamazoo.

Jody and Phil

6/15/19
Very relaxing clean

Great place to stay

Back in June

Thank You

6/16 & 6/18
They were the perfect place to stay for our daughter’s graduation. Appreciated the extra touches during the 70’s theme. We will definitely recommend to others.

Ann Johnson

Tim Capacchino

Visit #1 Hotel

Once in a lifetime

Thank you for being the perfect place to stay.

June 21 - June 23, 2019

Thank you for opening your home. We were all very impressed.

GSBG

We stayed after the 7/4th with the kids and family.

Clear your mind of all your doubts, just hang out. The place was perfect.

Thank you.

July 8

Thank you for opening your home.

Beautiful house.

Happy Birthday.

Love

Thank you so much for sharing your beautiful home with us.

Jennifer Wu

Thank you for a fun night.

Linda

We came to Kalamazoo for the Bulls-Grewer. Stayed with the family and had an absolutely wonderful stay.

Preceding page

The Sanford Family

Pendleton, MI

1/18/2020
Thank you for letting us stay here after the fire. It was the perfect place. We felt comfort since the smoke also went off the days before we got here. Thank you so much.

Karen

We don’t know the address. It was here.”
KALAMAZOO:
Nineteenth-century Homes in a Midwestern Village

Peter Schmitt
Balthazar Korab
former organized a committee to design a home that would simplify the life style of a middle-
class clerk. “Let the grand houses prosper as they can; we sing the little house of Everyman,” she wrote, and with local architect Gilbert Worden helping, she managed a modest “Colonial”
cottage that still stands at 2026 South West-
edge. In two months of hurried effort, helped
by schoolchildren, Boy Scouts and garden clubs,
her committee built and landscaped a home for a
family of five with modest income. Their entry
won first prize and a letter of commendation
from President Calvin Coolidge. Twenty thou-
sand people passed through it during the dem-
onstration. A year later Dr. Crane published a
220-page book describing the benefits such a
home might bring to any young family. She also
authored a movie script in which she suggested
again and again that properly designed homes
would go a long way toward simplifying every-
one’s life.

Americans chose no one way of expressing themselves in twentieth-century architecture. Dr. Crane designed an elaborate bungalow for
her own family and a “Colonial” home for
Everyman. Some suburban blocks like Kalamazoo’s Tipperary and Sheffield were uniformly
“English.” Others presented “row on row of
bungalows along a suburban street” as Henry
Saylor feared. Still other streets featured a mix-
ture of several styles. But all these competing
styles expressed one common theme: the search
for simplicity. This was a theme that occupied
the country’s finest architects as well as the
draftsmen who labored over Sears Roebuck
catalog plates. It attracted reformers of all kinds
and produced far-reaching social changes. The
search for simplicity became, in fact, the com-
mon denominator for much of twentieth-
century American life. Kalamazoo’s sturdy
homes from this period reflect the local efforts
in this search.

216 Caroline Crane’s “Everyman’s House” at 2026 South Wesnedge.

217 “Colonial” architecture of the Hutson Colman House at 813 West South.
"I wish to congratulate you and the other members of the Better Homes Demonstration Committee of Kalamazoo upon your demonstration which won the first prize in the 1924 campaign."

Thus begins the letter of congratulations to Caroline Bartlett Crane from Herbert Hoover, the secretary of the U.S. Department of Commerce.

Earlier that year, Hoover asked Crane to organize the committee in Kalamazoo to design and build a "demonstration house" for a national contest that would help move American families into more modern, affordable homes.

By the time of the contest, Crane had already made a name for herself well beyond Kalamazoo because of her efforts in municipal reform. She was nationally known for efforts to improve street sanitation, meat packing, vocational education, the plight of the poor, and other causes that illustrated how a single person can impact a community, a nation and a world.

The "Better Homes" contest was set in a national environment in which new technologies for the home were becoming popular while a burgeoning class of underpaid, overworked Americans were finding it difficult to obtain affordable housing, let alone afford domestic servants.

The decline in the number of household servants coincided with the introduction of numerous "labor-saving devices," such as the washing machine, gas and electric stoves, electric irons, and vacuum cleaners.

Crane's house design was meant to focus on the work of a mother who would do all the household chores while raising her children, a reflection of the realities of most Americans' lives.

"The Journal of Home Economics," first published in 1908, reports that in some studies, housewives were followed and observed so that their day-to-day chores could be timed. Some women were brought into a clinic to perform the same tasks while having their basal metabolism studied to determine how much energy they expended.

Perhaps not surprising, these studies indicated that housewives were actually spending more time in their daily chores using modern appliances.
Everyman's House

This book tells you how you can build a house like this for $5,000.00 to $7,000.00

* CAROLINE BARTLETT CRANE
The modest house at 2020 S. Westnedge doesn't really stand out among the rows of such houses surrounding it today.

But in 1924, that house was the object of national attention, featured in a dozen national magazines, the winner of a national better homes contest and the subject of a more than 220-page book.

Its name, "Everyman's House," was a household word not only for nearly every resident of Kalamazoo, but for millions of persons throughout the country who considered home ownership the key to happiness.

By TOM DONIA
Gazette News Writer

Herbert Hoover, then secretary of the commerce department, became president of "Better Homes in America." The philosophy behind the whole movement was, in Dr. Crane's words, "that nothing can prosper if the home does not prosper."

According to Dr. Crane, Hoover and others in his advisory council saw in the enterprise something so significant that the national Better Homes organization was incorporated to sponsor local better home demonstrations in 1,500 U.S. communities.

And so it was that Hoover sent Dr. Crane, then 65 years old, a letter of congratulations.

Eleven days after the groundbreaking, the local historian laid the cornerstone stone. A copy of Hoover's letter were Hoovers' letters, "Better Homes in America," and copies of speeches made at speeches made at groundbreaking ceremonies.

Less than seven weeks later, 200 contractors turned over the keys to the better homes committee, which then presented them to the mayor.

Everyman's House was a victory and a winner. When the moving company called "mother," the kitchen itself was up-to-date, including a labor-saving design and a window over the kitchen. There were two rooms: a "master's suite." A large room with dining area, the foundation of colonial reproductions and complete with fireplace, served the Everyman. Two room.

In the proposed movie scenario, Dr. Crane decided that when the University, Dr. Schmidt's research lead to the "historic home" status for the S. Westnedge avenue house. WMU's archives, in the part known as the Regional Historical Collections, are the repository of letters and boxes of Dr. Crane's papers related to the house. Dean is a frequent visitor to the archives, files, according to an employee.

He and his wife appear to be every bit as much in love with the house as Dr. Crane was. The woman architect's descriptions of each room is a treasure. "Everyman's House" are written with care.
A house for everyman (and everywoman)

Floor plan made waves, praise came from president

By WERTHEIM, MARGARET
ALAMO GAZETTE

Vera Wolfe's house is the latest in the line of similar homes that have been built in the past few years. It was designed by architect William Boney, who has been working on this project for the past two years. The house is located on a corner lot and has a total area of 1,200 square feet. It features three bedrooms, two bathrooms, and a large living room. The kitchen is well-equipped with modern appliances, and the dining area is spacious enough for large gatherings. The house is also equipped with a central heating system and a security system to ensure the safety of the occupants.

The house was built using the latest in building materials, with energy-efficient windows and insulation to reduce energy costs. The landscaping is also a highlight, with a well-maintained lawn and a garden area. The house is located in a quiet neighborhood, with easy access to schools, shopping centers, and public transportation.

The house has received widespread praise from the architectural community, with many professionals expressing their admiration for the design and construction. The president of the local architectural society praised the house for its modern and innovative design, and stated that it is a great example of how modern homes can be built while still maintaining a sense of traditional elegance.

Vera Wolfe has lived in the "Everyman's House" in the past two years. A look at the historic and current newspaper clipping reveals that the house was purchased for the original owner, who lived in it for several years before selling it to a new owner. The new owner refurbished the house, adding a new kitchen and bathrooms, and made other cosmetic improvements.

The house is currently on the market and is priced at $250,000. Interested buyers can contact the real estate agent for more information. The agent stated that the house is a great investment opportunity, as it is located in a growing neighborhood with high property values. The house is also a great value for money, as it offers a lot of space and features for the price.

Please see page 22 for more information.

Add the Beauty of Solid Oak to Your Home!

High Quality Solid Oak Furniture

- Dining Room Sets
- Living Room Sets
- Bedroom Sets

For more information, please call 1-800-123-4567.
By TOM DONIA
Gazette Staff Writer

The modest house at 2026 S. Westnedge doesn't really stand out among the rows of such houses surrounding it today.

But in 1924, that house was the object of national attention, featured in a dozen national magazines, the winner of a national better homes contest and the subject of a more than 220-page book.

It's name, "Everyman's House," was a household word not only for nearly every resident of Kalamazoo, but for millions of persons throughout the country who considered home ownership the
Laying the Cornerstone

March 24, 1924

- City commissioner William Shakespeare, Jr.
- Dr. Crane
- Mrs. A.J. Mills
- Juliana and Bartlett Crane
July 5, 1924.

My dear Dr. Crane:

I have been much impressed during the past three years with the widespread interest and cooperation in the educational movement for Better Homes in America. The home has been and ever must be a source of profound influence and inspiration in the lives of all citizens. It plays a chief role in the development of the children of our nation for stability and uprightness. Participation by communities in this campaign to raise the standards of the American home is therefore a substantial contribution to national well being.

I take great pleasure in sending to you and the Better Homes in America Committee for Kalamazoo my sincere congratulations for the notable contribution which you have made in the general campaign for Better Homes. The award of the first prize is indicative of the outstanding merit of the worthy enterprise in which the citizens of your community so loyally participated.

Very truly yours,

[signature]

Dr. Caroline Bartlett Crane,
1425 Hillcrest Avenue,
Kalamazoo, Mich.
BETTER HOMES IN AMERICA
An Educational Organization Incorporated in the State of Delaware, 1923.

1653 PENNSYLVANIA AVENUE
WASHINGTON, D.C.

June 26, 1924.

My dear Mrs. Crane:

I wish to congratulate you and the other members of the Better Homes Demonstration Committee of Kalamazoo upon your demonstration which won the first prize in the 1924 campaign.

The Committee of Judges felt that the Kalamazoo demonstration covered the problem of the home maker with great thoroughness, from the point of view of civic development and of the individual. Your demonstration was helpful to every type of family, whether it rents or owns its home, through its selection of equipment, furnishing, decoration and its kitchen contest. Further than that it worked on the problem of financing, for the benefit of home seekers, and by careful planning sought to put better houses within the reach of the family with limited resources. You were especially successful in reaching the mass of the people through lectures and other forms of publicity as well as through large attendance at the demonstration. The completeness of school cooperation was especially noteworthy.

I hope that a similar demonstration may be held in Kalamazoo each year. Your achievement this year will serve as a practical inspiration to other communities.

Yours faithfully,

Herbert Hoover

Mrs. Caroline Bartlett Crane,
Chairman, Better Homes Demonstration Committee,
Kalamazoo, Michigan.

[Signature]
KALAMAZOO HISTORICAL COMMISSION
TELEPHONE 616-343-4727
2240 BENJAMIN AVENUE

CITY OF KALAMAZOO, MICHIGAN

LEONARD J. THEBERGE
CHAIRMAN

November 15, 1971

Anatol Mazurkevics
714 Gorham Lane
Kalamazoo, Michigan

Dear Mr. Mazurkevics,

The Kalamazoo Historical Commission is mandated by city ordinance "to prepare and keep current an inventory of historic sites and buildings which merit preservation." Over the past eight months Historical Commission members have worked with Dr. Peter Schmitt of Western Michigan University to prepare an initial inventory of significant buildings. In doing this, the Commission is attempting to recognize and preserve part of the historical and cultural heritage of Kalamazoo.

We are happy to inform you that your structure at 2026 S. Westnedge has been included in the inventory. It is, therefore, one of forty-eight buildings to appear in the initial list.

An evening reception will be held soon for owners of all those buildings. You are cordially invited to attend the reception and meet the members of the Historical Commission and the owners of other buildings on the inventory.

Sincerely yours,

Leonard Theberge, President
Kalamazoo Historical Commission

LT:km
National Register of Historic Places Preliminary Questionnaire

Please answer the questions in this form accurately and to the best of your ability. Because this is a preliminary questionnaire, there is no need to conduct original research. Return the form to the address on the final page, along with recent photographs of the property and any other photocopied information that helps explain its history.

Property name and address
What is the historic name of the property? Everyman’s House

What is the current name of the property? Everyman’s House

Where is the property located?
2026 S. Westnedge Avenue
Street address

City of Kalamazoo
Governmental unit

Kalamazoo
County

I wish to nominate this property because:

- Everyman’s House was designed by Caroline Bartlett Crane, who was a significant figure in local, state, and national history. She was a civic activist, economic visionary, feminist, minister, and mother. Her work earned her a place in the Michigan Women’s Hall of Fame in 1985. For a brief synopsis of her life and achievements, please visit the Kalamazoo Public Library’s website about her at http://www.kpl.gov/local-history/biographies/caroline-crane.aspx.

- She was asked by Herbert Hoover to design a home for the Better Homes in America contest in 1924. The competition sought innovative architectural housing ideas for the average American family. Dr. Crane thought carefully about efficiency, space, and family life to produce the 22-by-29-foot “Everyman’s House.” The model home was built in 7 weeks and could be duplicated by any family for $5000 or less. The Better Homes Committee chose her design as a winner above 1500 other entries, and more than 20,000 people toured the “biggest little house” in Kalamazoo.

- The house is a testament to the spirit of cooperation in a community. Many materials and services were donated (or kindly deferred payment); plumbers, electricians, businessmen, schools, the library, gardening groups, Boy Scouts, and other volunteers assisted in the project. Dr. Crane wanted the home to be a “factory for the manufacture of good citizens” and it brought out the best in all who participated. President Calvin Coolidge sent Crane a letter of congratulations on her achievements and she published a 226-page book about the project, Everyman’s House, in 1925. The book and Dr. Crane’s life are featured in the Archives at Western Michigan University and in the Making of Modern Michigan digital collection. (http://www.wmich.edu/library/digi/archives/crane/)
In the space below, provide as much historical information about the property as possible. Be certain to include sources of information, or attach photocopies of relevant printed materials.

There are so many resources that refer to Everyman’s House, it’s not possible to list them all. Here is a short bibliography (I’ve included copies of some of these articles in this packet):

Everyman’s House by Caroline Bartlett Crane, 1925
A Just Verdict: The Life of Caroline Bartlett Crane by O’Ryan Rickard, 1994

Country Life April 1924 p. 70-76 “The Most Convenient House in the World” by Caroline B. Crane
Kalamazoo Gazette May 12, 1924 p.1 “Model Home to be Dedicated this Evening”
Kalamazoo Gazette May 13, 1924 p. 1 “Many Attend Better Home Dedication”
Kalamazoo Gazette May 13, 1924 p.15 “Advantages of Kalamazoo’s ‘Better Home’ Told in Detail”
Kalamazoo Gazette May 14, 1924 p. 1 “Crowds Attend Better Homes Week Display”
Kalamazoo Gazette May 15, 1924 p. 1 “Find ‘Model Home’ Here Cost $6,500”
Kalamazoo Gazette May 16, 1924 p. 1 “‘Better Home’ Attracts Over 1,300 in Day”
The Delineator February, 1925 p. 2 “A Home Built Around a Mother: The Story of the Kalamazoo ‘Better Home’ in America” by Blanch Brace
Kalamazoo Gazette May 26, 1974 “Everyman’s House Turns 50”
Kalamazoo Gazette March 16, 1998 “Everyman’s House Brought out Best in Everyone”
Kalamazoo Gazette March 16, 1998 “Westnedge Hill House was Model for America” by Larry Massie
Kalamazoo Today Magazine November, 2003 p. 36-37 “Everyman’s House” by Thomas Lundberg

References to Everyman’s House also found in:
Kalamazoo: Nineteenth Century Homes in a Midwestern Village by Peter Schmitt and Balthazar Korab, 1976
Kalamazoo Lost and Found by Lynn Houghton and Pamela O’Connor, 2001

Integrity assessment
How would you evaluate the physical integrity of this property? Does it retain most of its original building materials? Has the property been altered, either through additions or through the removal of original elements? Explain, providing dates of changes if known:

The house changed most significantly after 1974. An attached garage was added (removing 2 windows), vinyl siding was applied, the front porch pillars were replaced, the upstairs windows were replaced, a window and door in the downstairs bathroom were removed, the pass-through from the kitchen to the dining room was covered, and a back deck was added (removing the window seat in the living room). The wood-burning fireplace remains, some of the floors and windows are original, and the floor plan functions almost as well as Dr. Crane had intended.

Has the setting of the property changed significantly over time? For example, was the setting once rural, but now suburban? Explain:

Westnedge Avenue has widened into a boulevard and is busier with traffic than it was in 1924. The house faces Crane Park (named after a different Crane) just as it did back then. The trees behind the house are thicker and taller; the neighboring buildings are basically unchanged.

Does this property stand at its original location, or has it been moved? If moved, when? Explain:

It is in its original location.
Historic significance
Why is this property important? Is it:
- Associated with a significant historical person(s)?
- Associated with a significant historical event(s)?
- An important work of architecture, design, or engineering?
- An archeological site?

Explain:
Everyman’s House’s design and story are inextricably linked to the life of Dr. Caroline Bartlett Crane. She was known throughout the nation for her efforts to improve the lives of Americans; her public health surveys of more than 60 cities earned her the nickname of the “Nation’s Housekeeper.” She was active in the Michigan Equal Suffrage Association, the Kalamazoo Women’s Civic Improvement League, and wrote articles for The Delineator about housing issues of working class families. The house stands as a living example of her work and mission. The proud workmanship of the people of Kalamazoo has weathered many Michigan winters and its appearance remains much the same as it was in 1924. The cornerstone (which contains important documents regarding the Better Homes in America contest) is well-marked and has been untouched since it was laid. The architect, Gilbert Worden, and the contractor, Henry L. VanderHorst, were very well-known for their work on buildings in Kalamazoo—many of them still exist today.

What are the most significant dates in the property’s history? A significant date could be the date of construction, the date of a significant event that occurred at the property, the dates a significant person lived at the property, etc.

**Date:**
- 2/20/1924
- 3/11/1924
- 3/13/1924
- 3/24/1924
- 5/12/1924
- 6/25/1924
- 7/5/1925
- 11/15/1971

**Event:**
- Caroline Bartlett Crane called meeting announcing intent
- Architect Gilbert Worden
- Broke ground
- Cornerstone laid
- Construction complete--Dedication Ceremony
- Better Homes winner; letter from H. Hoover
- Letter of congratulations from Pres. Coolidge
- Included in the Kalamazoo Inventory of Historic Buildings

Which of the broad historic themes below best illustrate the history of the property? Check as many as apply.
- Agriculture
- Architecture
- Archaeology
- Art
- Commerce
- Communications
- Community Planning & Development
- Conservation
- Economics
- Education
- Engineering
- Entertainment/Recreation
- Ethnic Heritage
- Exploration/Settlement
- Health/Medicine
- Industry
- Invention
- Landscape Architecture
- Law
- Literature
- Maritime History
- Military
- Performing Arts
- Philosophy
- Politics/Government
- Religion
- Science
- Social History
- Transportation
- Other
Everyman’s House

4.91 (146) - Kalamazoo, Michigan, United States

Entire house hosted by Jennifer

7 guests • 3 bedrooms • 4 beds • 1.5 baths

$115 / night

***Only offering self check-in. Extra precautions are being taken to ensure that the home is thoroughly disinfected and sanitized between guests***

Located on Westnedge Hill right on the edge of downtown. Just 1.5 miles to the heart of downtown Kalamazoo. It’s a 1926 Colonial with a rich history. Well taken care of and very loved. 2 bedrooms up stairs and 3rd on main floor. Wood floors throughout. Has a private dock off the back for relaxing with a small fenced in back yard surrounded by trees.

The space

Everyman’s house has been declared a Historic Home in Kalamazoo. The words “Everyman’s House Kalamazoo MI” can be searched for more information on the history of my wonderful house.

Western Michigan University and Kalamazoo Public Library have websites dedicated to Everyman’s House.

Fire stick with DirectTV Now and Netflix subscription provided.

Pets are allowed but do require an extra $30 cleaning fee.

1,100 sq. ft.
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
NOTICE OF PUBLIC HEARING

August 26, 2020

RE: ZBA #20-09-19
423, 427 and 429 S. Park Street / 234 and 314 W. Cedar Street
Parcel #06-22-107-001, 06-22-107-002, 06-22-107-008, 06-22-107-010 and 06-22-108-009

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by 234 West Cedar, LLC and Park @Rose, LLC owners of 423, 427, 429, 433 S. Park Street / 234 W. Cedar Street, which are situated in Zone CC, Commercial – Community District.

The applicants are requesting the following: 1) A use variance from Chapter 4, Section 4.2 Q.3, to authorize dwelling units on the ground floor level, where retail or other commercial floor space is required on the ground floor level in Zone CC; 2) A dimensional variance from Chapter 5, Section 5.2 to authorize the construction of 101 dwelling units with 475 square feet of lot area per dwelling unit where Zone CC requires 1,350 square feet of lot area per dwelling unit; and 3) A dimensional variance from Chapter 50, 50-7.2 A, to authorize 176 off-street parking spaces where 111 are permitted.

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

The meeting will be held on Thursday, September 10, 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.kalamazooicity.org for details on providing public comments.

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

Sincerely,
ZONING BOARD OF APPEALS

Peter C. Eldridge, AICP
Assistant City Planner c: Property File
Zoning Board of Appeals (ZBA) Application Form
Community Planning & Development Department
415 Stockbridge
Kalamazoo, MI 49001
Phone: 269-337-8026
www.kalamazoo.org

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

Applicant:
Name: 234 West Cedar, LLC and Park @ Cedar, LLC
Address: 1200 W. Center Ave.
City, State, Zip: Oregon, WI 49024
Phone: 269-329-3656 Cell: 269-442-2692
Fax: __________________________ Email: raardema@aubin.com

Owner:
Name: Same as above
Address: _______________________
City, State, Zip: ________________
Phone: _______________________ Cell: ______________________
Fax: __________________________ Email: _______________________

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

Property Information
Street or Street Address: NORTHWEST CORNER OF PARK AND CEDAR STREETS
This property is located between ______________________ street and ______________________ street, on the
□ north □ south □ east □ west side of the street.
CCN# □ □ □ □ Zone: C E

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 question (2 copies)
[ ] Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

Signature of Applicant: __________________________ Date: ____________

Signature of Owner (if different than applicant): __________________________ Date: ____________

Rev 2/2016
Use 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 Use Variance on a finding there is competent, material, and substantial evidence in the record that all of the following standards are met:

1. The literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant for all practical purposes from using the property for a permitted use identified in Sec. 4.1: Use Table, which is a right commonly enjoyed by other land in the same zone district.

2. There is unnecessary hardship based on special circumstances or conditions that are peculiar to the land or structure for which the use variance is sought that is not applicable to other land or structures in the same zone district.

3. The special circumstances are not the result of the actions of the applicant.

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.

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

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

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

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.

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.

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

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

7. Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria:

   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.
12 August 2020

Mr. Pete Eldridge, Assistant City Planner
City of Kalamazoo
245 N. Rose St., Ste. 100
Kalamazoo, Michigan 49007

**RE: 400 Rose – Phase II**

Dear Pete:

We are excited to be working on a redevelopment of the northeast corner of S. Park Street and W. Cedar Street, and we appreciate your guidance in the early steps of this project. With the first 400 Rose building now completed and occupied, we have started the process of designing a second building to accommodate the demand from people looking to live downtown. To develop this new building, however, we are seeking three variances from the zoning ordinance. We believe these variances help to create a better building and better fit within the neighborhood.

The site is located on the edge of the core downtown and is surrounded by a mix of residential and commercial uses. Some of these adjacent uses include the Carver Center, St. Luke’s Church, single-family and multi-family residences, the Douglas & Sons paint store, small offices, and our existing 400 Rose building. As such, we are proposing a new building that is designed to blend within the mix of existing uses within the neighborhood. Like the existing 400 Rose project, the new building will be four stories in height, include underground parking, enhanced landscaping, and sit near the sidewalk to respect its urban environment. The new building will include 101 apartments with a variety of unit types designed to blend within the current and historic context of the site.

As noted previously, three variances are being requested to make this project viable. The first is a use variance to accommodate apartments on the first floor. The second is a dimensional variance to allow for increased residential density on the site, and the third is a dimensional variance to permit additional parking spaces on the property. Variances #1 and #2 are necessary under the current “CC” zoning district but will not be required if the new form-based code is approved in this area as planned in the near future. The variances will apply to the whole project site, which includes 423, 427, and 429 S. Park St; 314 W. Cedar St., and 234 W. Cedar St. Each of these variance requests will be explained in greater detail below:

**Variance #1:** A use variance for residential apartments located on the first floor.
1. The requested use is a “Conforming Use” per Section 4.1 of the Zoning Ordinance. The site currently houses three residential structures that include first floor residences, and these structures have existed on the site with their present use for over one-hundred years. As such, residential uses on the first floor are not uncommon on this site. In addition, the property is surrounded by several nearby examples of first floor residential buildings; including 419 S. Park St., 317 W. Cedar St., 313 W. Cedar St., 504 S. Park St., 411 W. Cedar St., 209 W. Cedar St., and 400 S. Rose St.

2. The property is unique in the CC zone due its distance from the downtown core and its mix of nearby uses. While there are some commercial uses in the area, many of the adjacent properties have been exclusively residential since their original construction over one-hundred years ago.

3. The applicant acquired this property with first-floor residential uses already present on the site and many of the surrounding parcels.

4. With first-floor residential uses already present on this site and adjacent sites to the north, south, east, and west, a continued first-floor residential use is the minimum action needed to make appropriate use of this land. With the surrounding uses noted, this variance will not be contrary to public interest.

5. The adjacent land to the north includes first floor residential use, meaning the same use on this parcel will not prove detrimental. Likewise, adjacent land to the east includes first floor residential use, and there are two structures across W. Cedar St. that have first-floor residential use and would benefit from a continuation of the same on this site. Nearby commercial uses will not be adversely impacted by first-floor residential use on this site, especially since some of the site has accommodated first-floor residential use for over one-hundred years. Nearby commercial uses will likely benefit from increased foot-traffic and residents in the area.

6. The area around the northeast corner of S. Park St. and W. Cedar St. is a mix of residential and commercial uses, so the continuation of a first-floor residential use at the property fits within the context of the neighborhood and the intent of the Ordinance.

Variance #2: A dimensional variance to allow for 1 residential unit for every 475 square feet of land area, where current “CC” zoning permits 1 residential unit for every 1,350 square feet of land area.

1. This property is located on the edge of the downtown core and is designed to accommodate residential density. As evidenced by the existing and adjacent 400 Rose project, this area has capacity for new housing units without overburdening the existing infrastructure. The downtown-edge location also provides many household amenities (grocery, pharmacy, restaurants, etc.) within walking distance, but those amenities require residential density to be economically viable. This project can help to achieve the objective of sustainable household amenities near the downtown core.
In addition, by utilizing the existing infrastructure and building additional housing units on this site, natural open areas farther from downtown face less pressure for development to accommodate local housing market demands.

This project has been designed to accommodate a larger percentage of studio apartments to meet the request for financially-approachable housing near downtown. We are happy to make this accommodation, but it also skews the density ratio so that less land area is devoted to each unit. As such, this unique solution to a local request has created a need for a dimensional variance.

2. Downtown and the surrounding downtown neighborhoods have been built and developed for over one-hundred years, indicating that the developer did not create the higher-density housing pattern established in the area.

3. Nearby properties have long enjoyed higher residential density patterns, including the Marborough condominiums, Lovell Square Apartments, and the Skyrise apartments. Newer buildings fitting this pattern in the area include the Exchange building and the existing 400 Rose building.

4. Allowing additional residential density is in keeping with the proposed form-based code proposed for this site which resulted from the efforts attached to the Imagine Kalamazoo 2025 process. Given this alignment, the proposed variance will not be contrary to public interest.

5. Adjacent land will benefit from the proposed project’s density request via a more vibrant urban environment and neighborhood. New residents will help to sustain nearby business ventures and services.

6. The ordinance is designed to create a reasonable balance between varying uses in the downtown area. Given the pressure on downtown housing needs, this project will help to meet market demand on a site that is well equipped to handle the density of a mid-rise residential structure. In addition, the proposed form-based code will permit and promote density patterns in-line with this project.

Variance #3: A dimensional variance of the off-street parking requirement to allow 176 spaces where 112 are permitted.

1. This site is located on the edge of downtown Kalamazoo, but not within the commercial core and it presently contains a significant amount of surface parking. Moreover, the property does not have easy access to public or privately-owned shared parking facilities. While a limited number of on-street parking spaces exist in the area, they are designed for daytime use and will not successfully meet the needs of full-time residents.
There is some on-street parking available in the area, but the ability for overnight parking is restricted in the evening and during the winter months. If adequate parking is not accommodated on premises, existing neighbors without off-street parking could be forced to compete with new residents for the limited on-street parking spaces in the area.

This project is unique in that it will accommodate 115 of the 176 proposed spaces in an underground parking garage. This garage will not be visible to the public. As such, the ordinance’s goal of minimizing large surface parking lots near downtown can still be achieved by locating most of this building’s parking needs in an underground, basement-level structure.

Further, the parcels currently contain 106 above ground parking spaces. The proposed project is designed for 59 above ground parking space, a 44% reduction in above ground parking from the now existing condition.

2. The applicant has no control over the construction of shared-use public parking facilities in the surrounding area. In addition, the applicant does not control the restrictions placed on street parking in the evening and winter months.

3. As previously mentioned, most of the nearby properties contain substantial off-street parking facilities to accommodate their needs, including the Ladies Library Association, St. Luke’s Episcopal Church, Bronson, KPEP, and the Kalamazoo Institute of Arts. Many of the nearby residential properties also include parking spaces well above the mandated one per dwelling unit allowed within the district. Some nearby parcels are even composed of large surface parking lots without an attached building.

4. If the applicant is not permitted to have sufficient off-street parking facilities, vehicles will be forced onto the already crowded street parking spaces. Vehicles may also spill onto adjacent properties without permission, causing a nuisance to the neighbors.

5. By allowing this variance request, the adjacent land will be benefited by not having new residents clog existing street parking spaces. In addition, by placing most of the proposed parking spaces in an underground structure, the neighbors will benefit by having a smaller than permitted surface parking lot at the project site.

6. The “CC” zoning in this area is a mix of commercial and residential uses. While the parking maximum is designed to minimize the number of large surface parking lots, it is difficult to achieve when there are no nearby shared-use parking facilities. In addition, the allocation of extra off-street parking spaces in an underground format allows for a desired urban density and additional housing options in a downtown-edge neighborhood. Such areas are under frequent pressure for more housing, which is best facilitated with adequate parking.
Thank you for your time and consideration. Our goal is to create a project that accommodates a housing need in downtown Kalamazoo, but also helps to create a vibrant urban environment for the surrounding community.

Please feel free to contact me with any questions.

Sincerely,

Curt Aardema
Park @ Cedar, LLC and 234 West Cedar, LLC
(avb/Hinman)