

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 You Tube 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 contaminants 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 it 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

DRAFT



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

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

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

RECEIVED MAR 06 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 Jennifer Burton
 Address 2615 S. Westhedge Ave
 City, State, Zip Kalamazoo, MI 49008
 Phone _____ Cell (269) 599-3702
 Fax _____ Email Jenny@K200homepro.com

Owner: Name Same
 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 2026 S Westhedge Ave
 This property is located between W Maple St street and Parkwood Ave street, on the
 north south east west side of the street.
 CCN# _____ Zone RM15

Type of Request

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

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

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

Appeal of an Administrative Decision

Description _____

Attachments

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

Jennifer Burton Signature of Applicant 2/25/20 Date
 _____ Signature of Owner (if different than applicant) _____ Date

Jennifer Burton

2615 S Westnedge Ave
Kalamazoo, MI 49008
(269) 599-3702
jenny@kzoohomepro.com

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 home 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

SUBJECT: DATE: 12/10/18

Thanks so much - a lovely time we enjoyed watching the kids call in. Just make sure you're back on time. OK

12/13/18

Brendal says and finished house I will be back soon. I hope every year house is available when I do!

12/14/18

Thank you so much. The house is beautiful and certainly made our stay in Kalamazoo memorable. We loved staying here for Anna's graduation.

The Frazer Family
Carpenter, IL

SUBJECT: DATE: 5/17/19

Great weekend get away for 5 women - we began our weekend by attending a murder mystery dinner at the Henderson Castle. It was a 1950's themed dinner/skit that was very fun to stress up for and play along! Emyman's house provided more than enough space for all of us to get ready for our event. The next day, we went to the local farmers market that we would highly recommend - especially the ice cream vendors! We then went to Hollis Brewery Pub & General Store, then proceeded to walk to all the nearby Breweries. Too many to choose from! Emyman's house was so convenient & close - played games & had snacks to end our evening -

Jenny, Kim, Janell,
Judy & Marilee

SUBJECT: DATE: 11/20/18

The house worked out perfectly for our anniversary for our son's graduation. We really enjoyed the space. It was beautiful overnight. It has everything we needed and I felt right at home.

Smart Place - Great location and great value and not to forget the owner is great host.

Thank you,
7.11.2018

SUBJECT: DATE: 8/13/19

Thank you, Jenny. Everything here is wonderful. Thank you for your all help and we really enjoyed staying here.

Happily, I may come back again in future.

Doreen and friends
from Plano, TX

SUBJECT: DATE: 12/27/19

Thank you for sharing everything shown with us. It's again, great place for our family to stay and celebrate Christmas.

The 7 Members of
Spokaneville, IL

SUBJECT: DATE: 10/18/18

Jenny, what a great place! Great you for being flexible with being flexible to the point where we had our car not be able to fit in before our trip. We were able to get the car again. Thank you for everything!

Christina & Dan

SUBJECT: DATE: 10-11-19 to 10-14-19

Thanks for opening up your space for our girls weekend! We loved the fluffy blankets and we were able to enjoy some exploring activities & the Mac's Cheese Post!

-3JS-

2019 Dec 14-15
With much appreciation for a cozy and warm home. Thanks goes to the Wangs Malaysia + Cahaya

Nov 9, 2019

Thank you so much for sharing the Airbnb home with us. We had a wonderful trip with our girls. We enjoyed the space and the location. We loved the history of the house and the interesting activities. It was a wonderful weekend for us! Thank you so much!

Christina and Dan's family

SUBJECT: DATE: 12/13/19

Thank you so much, Jenny! We got right at home here and enjoyed learning the history of this sweet little house. What a surprise that what I assumed was the dining room, was actually the master bedroom, but of course that's why the feel and cozy kept that. It was so close to the proximity to the convenience of the garage and road. Thanks again!

Christina, Rob & Madison

SUBJECT: / /
DATE: July 10 2019

Hi! Thank you so much for having us at Enigma's home. The home was very warm and the food was so good. We needed to make a reservation for the house, especially for the back deck and yard. The history of the home was interesting to read about. We enjoyed our stay. Thank you to Marcella!

Christina
Zia
Yeda

PS: We traveled from Florida to a wedding in Baltimore at the Kalmar Zoo Nature Center. It was a beautiful celebration!

SUBJECT: / /
DATE: 3/20/2017

Such a beautiful home! Thank you for allowing us to - Megan Jensen (OMGOS)

We had a great view here @ Enigma's home. Thank you for hosting + Chris! (Christina Love Jensen's The Runners) (CARRIERS, ME)

GO BLUE!!!

3/21/19
Had a nice time together back soon
Thanks!
The Owners
(11)

12/24/18
Thank you for allowing us to have a great stay at Enigma's home. The house was so warm and the food was so good. We needed to make a reservation for the house, especially for the back deck and yard. The history of the home was interesting to read about. We enjoyed our stay. Thank you to Marcella!

1/25 - 1/27/19
This house was perfect for a weekend trip to Baltimore. My 4 year old daughter loved discovering the dog house and if it had a dog, it would be happy. We are all happy we found everything we needed and hope to make this a regular stay when we visit our family here.

Thank you!
The Gersfachers
Washington, D.C.

SUBJECT: / /
DATE: 7/18

What a find! We are interested in buying and architect and with the great photos you provide about the Enigma's home, we were delighted!

We were most impressed and found everything we needed.

Thank you!
-The Boys - Pearce

SUBJECT: / /
DATE: / /

We came for the Premier Dog Show so obviously we had dogs. This was perfect for us and our companions since they are indoor dogs. They were so comfortable but and that really reduced the stress of the week.

Having an outside yard that is fenced was also perfect. They were able to be off a leash + run around.

I would describe the home as: cute, cozy, comfortable + convenient. We love being able to sit on a day with a great breakfast and end it with a great home cooked dinner. A perfect ending to a busy full day at the dog show.

Thank you Enigma for opening every mans house for all to enjoy. We would love to come back visit.

Doris + David with Violet, Susanna + Marcella

SUBJECT: / /
DATE: 11/19

I don't know about you, but I was absolutely blown away by the house. I stayed for 3 days and I had a great time. The house was so warm and the food was so good. We needed to make a reservation for the house, especially for the back deck and yard. The history of the home was interesting to read about. We enjoyed our stay. Thank you to Marcella!

Thank you for a wonderful stay at Enigma's home. I had a great time and I was so comfortable. I was so happy to be able to sit on a day with a great breakfast and end it with a great home cooked dinner. A perfect ending to a busy full day at the dog show.

SUBJECT: / /
DATE: 9/23/18

This house is amazing! Thank you for a great stay, the dogs were in heaven, we will be back! The history of this home is so cool, thank you for keeping it + preserving its history.

-Stephan + Steve (Chicago)

SUBJECT: 1/1
DATE: 1/1

December 1, 2019
Thank you for a lovely
place to stay and celebrate
Thanksgiving! We hope to
return to your very pleasant
home in future visits to
Managers from the people
at Lakes & Mission

SUBJECT: 1/1
DATE: 5/20/19

LOVED THE STAY. ORIGINALLY
FROM THE KALAMAZOO AREA
SO IT WAS NICE TO COME
BACK AND SEE EVERYONE.
THE HOME WAS WONDERFUL
AND MADE US VERY COMFORTABLE.
IT WAS A GREAT STAY! THANK YOU

5/21/19 - THANKS FOR THE WONDERFUL
ACCOMMODATIONS - IT'S BEEN 13 YEARS SINCE
I LAST SET FOOT IN K-BOO! BACK TO VISIT
FOR U.S. 2018 MICHIGAN TACTICAL OFFICERS
ASSOCIATION CONFERENCE.
-THE INVICTUS INT'L TEAM
www.invictusops.com

SUBJECT: 1/1
DATE: 6-10-18

Very Relaxing & clean
Successful Please & lovely
Back the Thank you
6-16 & 6-18-18

This was the perfect place
to stay for our daughter
Kalamazoo College graduation.
Appreciated the surroundings along
these 90 days. We will
definitely recommend this home to
others!

Ann C. Baker Chicago
Tim Conroy
Walt and Nichol
Jack and Darlene

SUBJECT: 1/1
DATE: June 21 - June 23, 2019

We loved the weekend celebration
and activities including the
get away comfortable for the
family. Thanks to the beautiful
or relaxing surroundings at the
great stay. Everything we
needed for the past few
we have also will
continue to all the weekend
activities.

Thank you family for letting
us stay in the beautiful
historic little house.

The Barnhart family
Rob Lynn & Julie
John & Julie
from OH-I-O

We also enjoyed playing in the
pools, watching the birds in
the yard - Cate looks beautiful!

SUBJECT: 1/1
DATE: 9/27/19

Thank you for the wonderful
accommodations during our
stay in Kalamazoo! We
felt right at home the
entire time & really enjoyed
learning about the history
of every room in the house. As we
planned it was particularly
interesting to learn about
affordable housing a century
ago! Thank you again, 10/10
would stay here again. Made
the long drive from Marquette
worth it!

The Sorey Family
& Zaphod

We had a wonderful time in
Kalamazoo. I'm hoping the
was so comfortable - just
like being at home. Our
dogs loved the backyard.
We are looking forward
to our next visit here
in November.

Thank you
The Lind &
Chicago

11/11/19

We had the best time here!
The house was so cozy and cute.
I'm obsessed with the kitchen!
History behind the house. The dogs
had fun in the backyard too!!
Thank you so much!!

Melissa, Janet, Rachel
Higgs & Scott Gustin
Alicia

Thank you for opening your home
to us. We were all very comfortable
& enjoyed our stay.

GBG & Sons FOREVER!

We stayed after our 10th grade
with Jason & I just found out
with you. We had a great time
& it was a great experience.
I'll never forget all your thoughts
& let us take you to a place you
have never been. Hope
11/13

Thank you so much for sharing
your beautiful home with us.
Michelle's house meeting you!
Happy Birthday! or GBG's
LOVE
Dora Tully

Thank you for a real
great home! See you
next time.

DR. Hoff

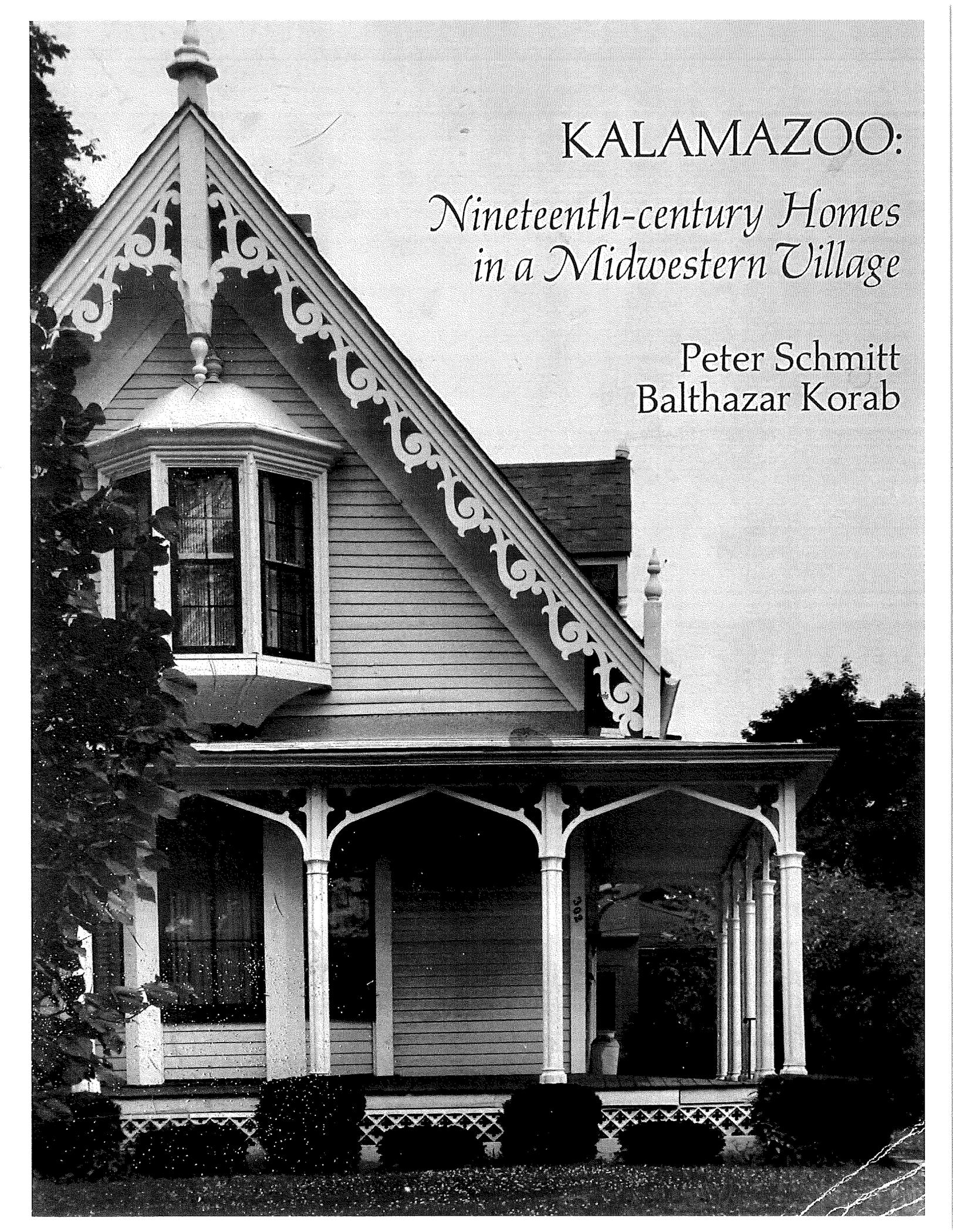
SUBJECT: 1/10/20
DATE: 1/10/20

We came to Kalamazoo for
the Bells Brewery Snow Dog
this weekend and had an
absolutely wonderful stay!
We brought our two dogs who
really enjoyed having the backyard
to play in. We will definitely
try to stay here again in our
future trips. Beautiful house
in a great location.

The Sanford Family
(Evanston, WI)

1/19/2020

Thank you Jenny for letting
us stay here after the fire.
It was the first time we felt
comfort since the smoke didn't
beat off two days before we
got here. You saved us. Thank you
so much. Anything you need, we
don't hesitate to ask.
Jerram & Sara



KALAMAZOO:

*Nineteenth-century Homes
in a Midwestern Village*

Peter Schmitt
Balthazar Korab

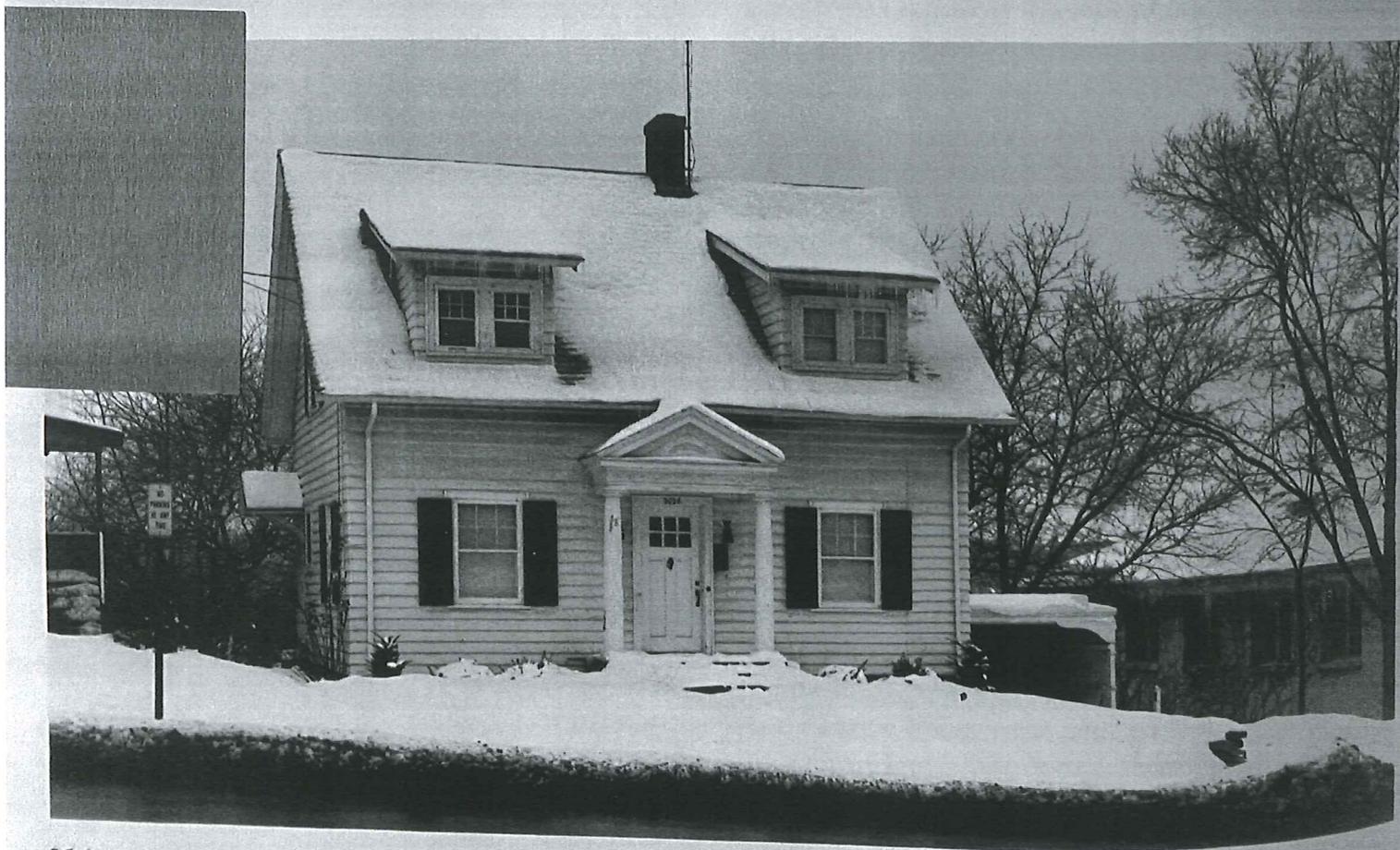
former organized a committee to design a home that would simplify the life style of a middle-class clerk. "Let the grand houses prosper as they can; we sing the little house of Everyman," she wrote, and with local architect Gilbert Worden helping, she managed a modest "Colonial" cottage that still stands at 2026 South Westnedge. 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 thousand people passed through it during the demonstration.** 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 everyone'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 mixture 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 common 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 Westnedge.*

217 *"Colonial" architecture of the Hutson Colman House at 813 West South.*



CAROLINE BARLETT CRANE'S "BIGGEST LITTLE HOUSE"

"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.

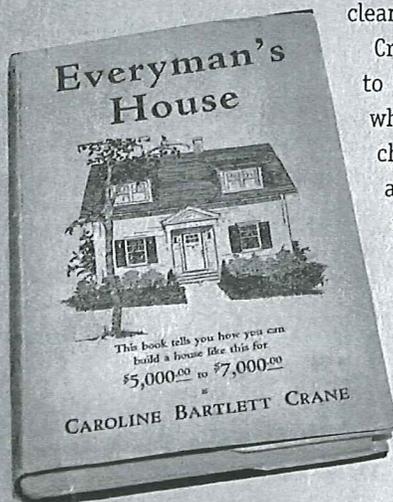
The decline in the number of household servants coincided with the introduction of numerous "labor-saving devices," such as the washing machine, gas and electric stoves, electric irons, and vacuum cleaners.

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.



Clockwise from top, this page: "Everyman's House," located at 2026 S. Westnedge Ave., exterior view soon after its completion in 1924; a family poses in the home's dining room; cover of Crane's book; Caroline Bartlett Crane, ca. 1925. All photographs courtesy of WMU Archives and Regional History Collections.

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

- cover of book about Everyman's House

Sunday, May 26, 1974

Family Living

Section B

KALAMAZOO GAZETTE

KALAMAZOO'S HISTORIC HOMES

Everyman's House Turns 50

In 1924, 20,000 People Went Through Model Home 'Designed For A Mother'

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

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 homes demonstrations in 1,500 U.S. communities.

And so it was that Hoover sent Dr. Crane, then 65 years old, a let-

Eleven days after ground-breaking, the local committee laid the corner stone. Within a week were Hoover's letter, a copy of "Better Homes in America" guidebook and copies of all the speeches made at the groundbreaking ceremony.

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

Everyman's House was a really — and a winner. When the sponsoring magazine named the little house in Kalamazoo as the top entry from among the more than 1,500, it said "Kalamazoo has created a new style of architecture," President Calvin Coolidge said the house had

mother."

Dr. Crane herself called it a house built around a mother and her baby, "a mother who does all her own work — as 90 per cent of American women do."

The dining room could become a bedroom, bath, nursery and play room on the ground floor next to the kitchen.

Including labor-saving design and a window over the kitchen sink. These two rooms Dr. Crane called the "mother's suite." A living room with dining area, and complete with fireplace, served the rest of Dr. Crane's hypothetical family, the Everymans. Two dor-

children left, or additional bedrooms could be made from existing space throughout the house.

Now, 50 years later, its present occupants are testing the theories that formed the basis of Dr. Crane's design.

Mr. and Mrs. James Dean are restoring the house to the way it looked in 1924. They were married just this month — a week before the golden anniversary of the house's opening on May 12, 1924, when 20,000 people trekked through the demonstration home at an open house.

Everyman's House has been cited by the city's Historical Commission as a historic home. Dean didn't

University. Dr. Schmitt's research lead to "historic home" status for the S. Westnedge Avenue home.

WMU's archives, in the part known as the Regional Historical Collections, are the repository of boxes and boxes of Dr. Crane's papers related to the house. Dean is a frequent visitor to the archives' files, according to an employee there.

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 smallest detail of "Everyman's House" are written with care.

In the proposed movie scenario Dr. Crane authored, the Everyman

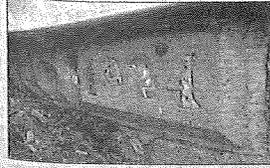
Special advertising feature on baths, Pages 16-18

HOMELIFE

CLASSIFIED
Home Services
Real Estate Rentals



In photo at left, Carolyn Bartlett Crane, right, is shown with her children, Bartlett and Juliana, and an unidentified man at the cornerstone-setting ceremony at the "Everyman's House" on South Westledge in 1924. The cornerstone, which has stood the test of time, below, contains a letter from Herbert Hoover to Crane.



The hallway to the second floor is narrow because Carolyn Bartlett Crane thought that hallways were a waste of space.

A house for everyman (and everywoman)

Floor plan made waves; praise came from a president

BY MERCEDES VARASTEN
KALAMAZOO GAZETTE

When Wendy Wolter was looking for a house to buy in the Kalamazoo area two years ago, her Realtor directed her to a contrast white house on the east of Westledge Hill. "This is 'Everyman's House.' You have to buy it."

A little research revealed the house's impressive past. It was designed in 1924 by civic leader Caroline Bartlett Crane, although she never lived in it. The modest dwelling was once in the nation's spotlight as the winner of the Better Homes in America architectural contest, was seen by more than 50,000 tourists in the year it won the award, and was considered the "model home" for the middle-income American family.

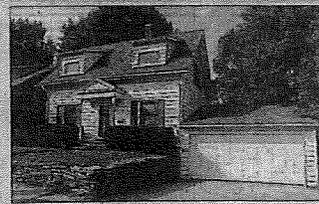
Wolter immediately called her Realtor and made an offer on the house — without ever having set foot on the property.

"I said, 'I have to buy that house!' and he said, 'Well, you might want to go through it first,'" Wolter recalled. And I said, "No, no, I have to buy it."

Today, the house is still legendary for its unique layout, designed for the lifestyle of a stay-at-home parent.

The idea for a "better home" originated with Mrs. William Brown, Melrose editor of *Delineator* magazine. Through the magazine, she promoted the idea of a national better homes organization at a time when the quality of homes was in the forefront of social issues. Social reformers of the 1920s, including Bartlett Crane, believed that slum housing, rental flats and inefficient planning all contributed to problems in society.

President Calvin Coolidge once said that scientific floor plans for homes might bring about great changes in society and that any ef-



Wendy Wolter has lived in the "Everyman's House" for the past two years. A book about the house and numerous newspaper clippings were included in the purchase. The home on South Westledge was designed by Bartlett Crane in 1924 and won a national contest for the best-designed home for a middle-class family.

fort "to raise the standard of the American home" would contribute to the national character.

The movement was boosted when Herbert Hoover, then secretary of commerce, embraced the idea. He pushed to incorporate Melony's organization, making it Better Homes in America, and have it sponsor local better-homes demon-

strations in 1,500 communities. He later became the organization's president.

The philosophy of the movement was, according to Bartlett Crane, "nothing can prosper if the home does not prosper."

When the national group decided

Please see HOUSE, J2

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106 S. Grand, Schoolcraft • 679-4800 • HOURS: Mon-Sat 10-8, Friday 'til 8, Sun. 12-5

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.

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

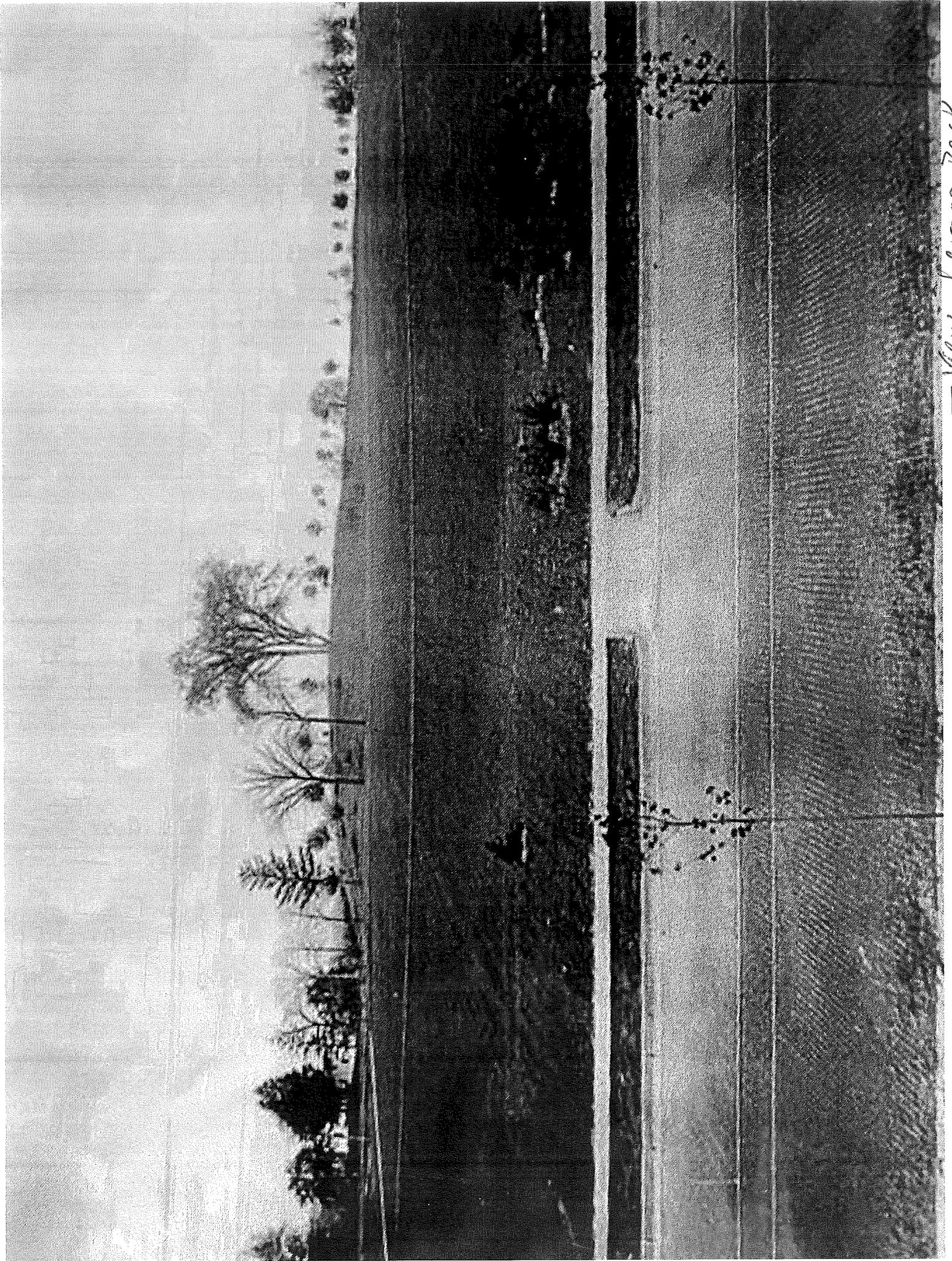
Laying the Cornerstone



Laying cornerstone for Kalamazoo house

March 24, 1924

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



— View of Crane Park —



- Looking up (South) west wedge

-Letter from President Calvin Coolidge

THE WHITE HOUSE

WASHINGTON

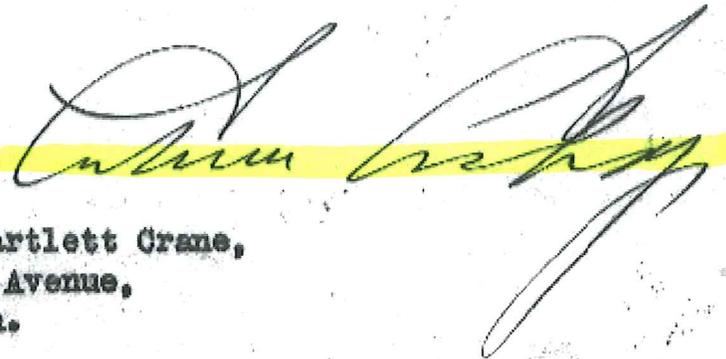
July 5, 1924.

My dear Dr. Crane:

I have been much impressed during the past three years with the wide-spread 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,

A handwritten signature in black ink, appearing to read "Calvin Coolidge", is written over a yellow horizontal highlight. The signature is fluid and cursive.

Dr. Caroline Bartlett Crane,
1425 Hillcrest Avenue,
Kalamazoo, Mich.

Letter from Herbert Hoover

BETTER HOMES IN AMERICA

An Educational Organization Incorporated in the State of Delaware, 1923.

ADVISORY COUNCIL

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Chief Bureau of Home Economics, U. S. Department of Agriculture

MRS. CLARA BEANS TAYLOR
Kent Commissioner District of Columbia

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U. S. Commissioner of Education

LAWRENCE VELLER
Secretary and Director National Housing Association

MRS. THOMAS G. WINTER
President General Federation of Women's Clubs

1653 PENNSYLVANIA AVENUE
WASHINGTON, D. C.

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MRS. JOHN D. SHERMAN
GEORGE W. WILDER

June 25, 1924.

Address all communications to
JAMES FORD, Executive Director

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

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

HH:JES

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

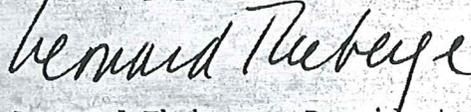
Dear Mr. Mazurkevics,

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:

Event:

2/20/1924	Caroline Bartlett Crane called meeting announcing intent
3/11/1924	Architect Gilbert Worden
3/13/1924	Broke ground
3/24/1924	Cornerstone laid
5/12/1924	Construction complete--Dedication Ceremony
6/25/1924	Better Homes winner; letter from H. Hoover
7/5/1925	Letter of congratulations from Pres. Coolidge
11/15/1971	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.

- | | | |
|--|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Engineering | <input type="checkbox"/> Maritime History |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Military |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Art | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Politics/Government |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Industry | <input type="checkbox"/> Religion |
| <input checked="" type="checkbox"/> Community Planning & Development | <input type="checkbox"/> Invention | <input type="checkbox"/> Science |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social History |
| <input checked="" type="checkbox"/> Economics | <input type="checkbox"/> Law | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Education | <input type="checkbox"/> Literature | <input type="checkbox"/> Other |



Add a location



Everyman's House

4.91 (146) · Superhost · Kalamazoo, Michigan, United States

Share Save



Entire house hosted by Jennifer

7 guests · 3 bedrooms · 4 beds · 1.5 baths



\$115 / night

4.91 (146)

Photos Amenities Reviews Location

\$115 / night

4.91 (146)

Check availability

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 deck 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.

2026 S. Westnedge Ave (Zone RM-15)



Legend

- Street Names - City
- Parcels

1: 1,128



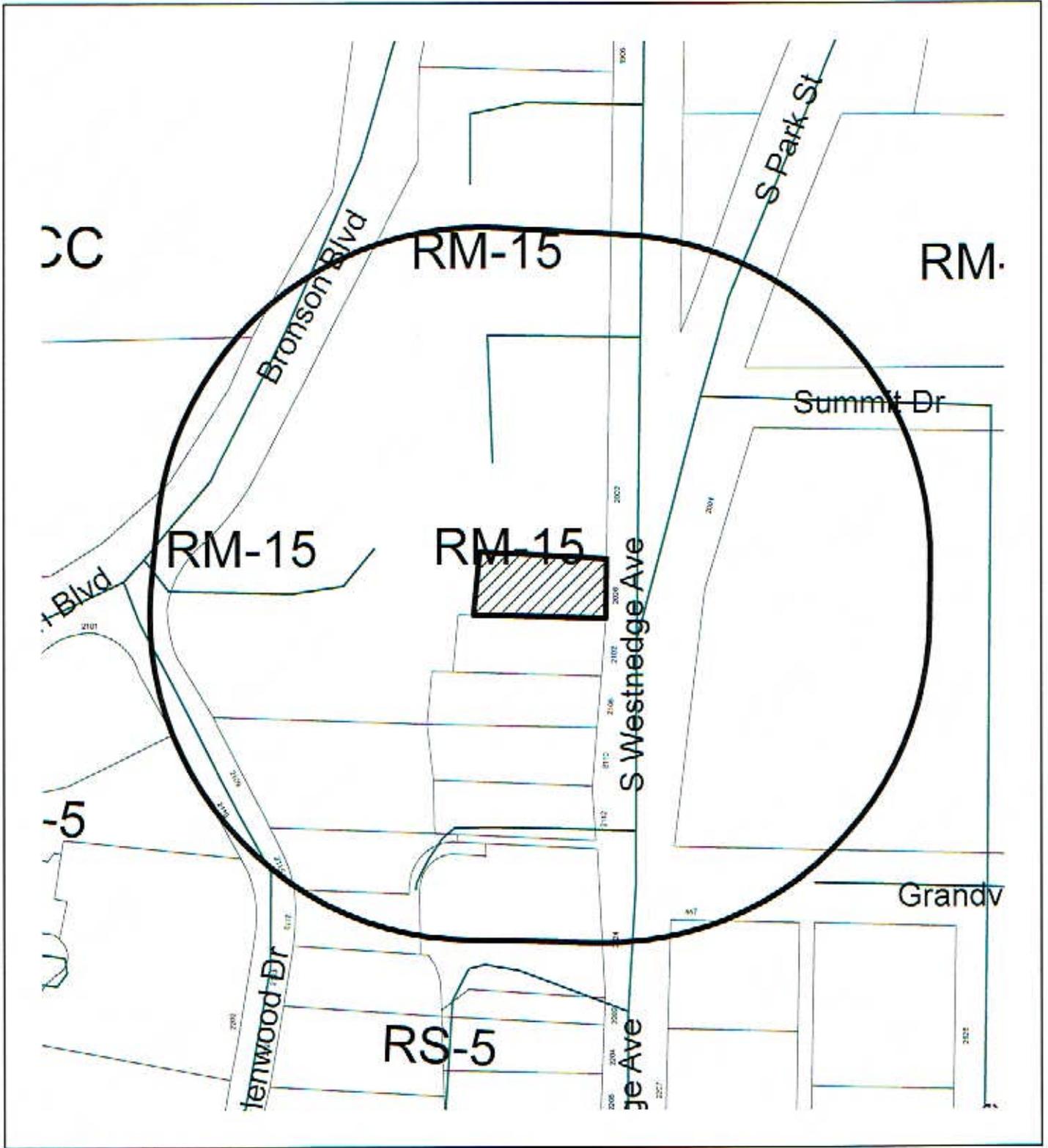
0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION





300' Mailing Boundary
 2026 S. Westnedge Ave.



0 1530 60 Feet



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

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.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

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 4200 W. CENTRE AVE.
City, State, Zip PORTAGE, MI 49024
Phone 269-329-3656 Cell 269-492-2692
Fax _____ Email caardema@avbin.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 NORTHEAST 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 CC

Type of Request

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

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

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

Appeal of an Administrative Decision

Description SEE ATTACHED LETTER

Attachments

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

Signature of Applicant _____ Date 8/7/20

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



Zoning Board of Appeals (ZBA) Variance Requirements List

Community Planning & Development Department
415 Stockbridge
Kalamazoo, MI 49001
Phone: 269-337-8026
www.kalamazoocity.org

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.



Zoning Board of Appeals (ZBA) Variance Requirements List

Community Planning & Development Department

415 Stockbridge

Kalamazoo, MI 49001

Phone: 269-337-8026

www.kalamazoocity.org

Dimensional Variance

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

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

Park @ Cedar, LLC & 234 West Cedar, LLC

750 Trade Centre Way, Suite 100
Kalamazoo, MI 49024

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-accessible 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,

A handwritten signature in black ink, appearing to read "C. Aardema", followed by a long horizontal line extending to the right.

Curt Aardema

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

ALTA / ACSM SURVEY

Notes Corresponding to Schedule B

- 14. EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1031, PAGE 472. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- 15. RIGHT OF WAY FOR INGRESS AND EGRESS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 90, PAGE 167. (NOT PLOTTED, SUPPORTING DOCUMENT NOT PROVIDED)

Statement of Encroachments

- A. SIDEWALK ENCLOSES NORTHERLY INTO SUBJECT PROPERTY FROM 0.1 FEET EASTERLY TO 0.0 FEET OVER A DISTANCE OF 212.1 FEET.
- B. SUBJECT PROPERTY'S CONCRETE ENCLOSES WESTERLY 0.4 FEET INTO RIGHT-OF-WAY OVER A DISTANCE OF 45.1 FEET.
- C. SUBJECT PROPERTY'S CONCRETE ENCLOSES WESTERLY 0.3 FEET INTO RIGHT-OF-WAY OVER A DISTANCE OF 6.7 FEET.
- D. SUBJECT PROPERTY'S CONCRETE ENCLOSES WESTERLY FROM 0 FEET TO 0.3 FEET WESTERLY INTO RIGHT-OF-WAY OVER A DISTANCE OF 38.2 FEET.
- E. OVERHEAD UTILITIES ENCLOSE SOUTH-WESTERLY FROM 0 FEET TO 2.9 FEET OVER A DISTANCE OF 20.8 FEET.
- F. SUBJECT PROPERTY'S CONCRETE ENCLOSES WESTERLY FROM 0 FEET TO 2.5 FEET WESTERLY INTO RIGHT-OF-WAY OVER A DISTANCE OF 179.1 FEET.
- G. SUBJECT PROPERTY'S CONCRETE ENCLOSES EASTERLY 2.1 FEET INTO RIGHT-OF-WAY OVER A DISTANCE OF 5.4 FEET.
- H. SUBJECT PROPERTY'S CONCRETE ENCLOSES WESTERLY 2.2 FEET INTO RIGHT-OF-WAY OVER A DISTANCE OF 14.9 FEET.

ALTA/ACSM Land Title Survey

Based Upon Title Commitment No. 874970
 OLD REPUBLIC NATIONAL TITLE INSURANCE CORPORATION
 bearing an effective date of APRIL 22, 2014.

Surveyor's Certification

To AMERICAN VILLAGE DEVELOPMENT II, L.L.C., a Michigan limited liability company, its participants, successors and assigns, and Devon Title Agency, agents for Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes items 1, 2, 3, 4, 5, 7a, 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, and 18 of Table A thereof. The field work was completed on March 6, 2012.

06/20/14

Date of Plat or Map

Matthew T. Mokanyk, P.S., P.E.
 Michigan P.S. No. 42063

Legal Description of Record

PROPERTY DESCRIBED IN SCHEDULE 'A' OF DEVON TITLE AGENCY, TITLE COMMITMENT NO. 874970

Parcel 1:
 A part of S81's Addition to Kalamazoo, according to the Plat thereof as recorded in Liber K of Deeds on page 438, Kalamazoo County Records, and described as follows: Commencing on the North line of Cedar Street 132 feet East of the East line of Park Street; thence North parallel with Park Street 85.27 feet; thence East parallel with Cedar Street 45.7 feet; thence South parallel with Park Street 85.27 feet to the North line of Cedar Street; and thence West 45.7 feet to the place of beginning.

Parcel 2a:
 Part of Lots 6 and 7 of the Plat of the allotment of the North end of 20 acres in the West part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 22, Town 2 South, Range 11 West, conveyed by Ransom to S81 and known as S81's Addition to Kalamazoo, according to the Plat thereof as recorded in Liber K of Deeds on page 438, Kalamazoo County Records, and more particularly described as: Commencing on the North line of said Lot 6 at a point 8 rods West of the Northeast corner thereof; thence West on said North line 31 feet; thence South parallel with the East line of said Lot 6 to a point 65.27 feet North of the North line of Cedar Street; thence East 31 feet; thence North to the place of beginning.

Parcel 2b:
 Part of Lots 6 and 7 of the Plat of the allotment of the North end of 20 acres in the West part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 22, Town 2 South, Range 11 West, conveyed by Ransom to S81 and known as S81's Addition to Kalamazoo, commencing on the North line of said Lot 6 at a point 143 feet West of the Northeast corner thereof; thence West on said North line 31 feet; thence South parallel with the East line of said Lot 6 to a point 65.27 feet North of the North line of Cedar Street; thence East 31 feet; thence North to the place of beginning.

Parcel 2c:
 Part of Lots 6 and 7 of the Plat of the allotment of the North end of 20 acres in the West part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 22, Town 2 South, Range 11 West, conveyed by Ransom to S81 and known as S81's Addition to Kalamazoo, according to the Plat thereof as recorded in Liber K of Deeds on page 438, Kalamazoo County Records, commencing on the North line of said Lot 6 at a point 194 feet West of the Northeast corner thereof; thence West on said North line to a point 5 rods East of the East line of Park Street in the City of Kalamazoo; thence South parallel with the East line of Park Street to a point 143 feet North of the North line of Cedar Street; thence East 31 feet; thence North to the place of beginning.

Parcel 3:
 Commencing on the North line of Cedar Street at a point 99 feet East of the Northeast corner of Park and Cedar Streets; thence East 33 feet; thence North 85.27 feet; thence West 33 feet; thence South 85.27 feet to the place of beginning. Also described as the East 33 feet of the West 132 feet of the South 85.27 feet of Lot 7, S81's Addition, according to the Plat thereof as recorded in Liber K of Deeds on page 438, Kalamazoo County Records.

Parcel 4:
 Commencing at a point 10 feet South of the Northeast corner of Lot 6 of S81's Addition to Kalamazoo; thence South on said West line 36 feet; thence East parallel with the North line of said Lot 6, 5 rods; thence North 36 feet to the place of beginning. Also described as the East 33 feet of the West 132 feet of the South 85.27 feet of Lot 7, S81's Addition, according to the Plat thereof as recorded in Liber K of Deeds on page 438, Kalamazoo County Records.

Parcel 5:
 Part of Lot 6 of the Plat of the allotment of the North end of 20 acres in the West part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 22, Town 2 South, Range 11 West, conveyed by Ransom to S81 and known as S81's Addition to Kalamazoo, commencing 85.27 feet North of the Northeast corner of Park and Cedar Streets in the City of Kalamazoo on the Northeast corner of the land conveyed by Anna Brady and wife George B. Boker, November 14, 1897; thence East on the North line of said land 5 rods; thence North 36 feet; thence West 5 rods to the East line of Park Street; and thence South 36 feet to the place of beginning, according to the Plat thereof as recorded in Liber K of Deeds on page 438, Kalamazoo County Records.

Parcel 6:
 Commencing at the Southeast corner of Lot 7 of the allotment of the North end of 20 acres in the West part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 22, Town 2 South, Range 11 West, conveyed by Ransom to S81 and known as S81's Addition to Kalamazoo; thence North along the West line of said Lot 7, 42.77 feet; thence East parallel with the South line of said Lot 7, 66 feet; thence South parallel with the West line of said Lot 7, and thence West along said South line to the place of beginning.

Parcel 7:
 Part of Lot 6 of the allotment of the North end of 20 acres in the West part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 22, Town 2 South, Range 11 West, conveyed by Ransom to S81 and known as S81's Addition to Kalamazoo, commencing at a point 4 rods West of the Northeast corner of said Lot 6; thence South parallel with the East line of said Lot 6, 2 rods to a point on the North line of Cedar Street; thence West along said North line 84.4 feet; thence East parallel with the North line of Cedar Street to a point 143 feet North of the North line of Cedar Street; thence East on the North line of said Lot 6, 4 rods to the place of beginning. Also a right of way for ingress and egress as described in Liber K of Deeds on page 167, Kalamazoo County Records.

Parcel 8:
 Part of Lots 6 and 7 of S81's Addition to Kalamazoo, as recorded in Liber K of Deeds, page 438, Kalamazoo County Records, described as commencing at a point on the North line of Cedar Street, 66 feet East of the East line of Park Street; thence North 85.27 feet; thence East parallel with the East line of Park Street, 85.27 feet; thence West parallel with the North line of Cedar Street 33 feet; thence South parallel with the East line of Park Street, 85.27 feet to the place of beginning. Excepting the right of way over the East 1/2 rod and granting the right of way over a 1/2 rod thereon, the centerline of which is the East line of the land above described.

Parcel 9:
 Part of Lots 6 and 7 of the allotment of the North end of 20 acres in the West part of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 22, Town 2 South, Range 11 West, conveyed by Ransom to S81 and known as S81's Addition to Kalamazoo, described as commencing at a point on the East line of Park Street, 42.77 feet North of the North line of Cedar Street; thence North on the East line of Park Street, 42.77 feet; thence East parallel with the North line of Cedar Street 66 feet to the place of beginning.

Parcel 10:
 The East rods of Lots 6 and 7 of S81's Addition, according to the Plat thereof recorded in Liber K of Deeds, page 438, Kalamazoo County Records, excepting therefrom a rectangular parcel of the Northeast corner of said Lot 6; thence West 12 feet to the Northeast corner of said Lot 6; thence North 12 feet to the East line of said Lot 6; thence East 12 feet to the East line of said Lot 6; thence South 12 feet to the East line of said Lot 6; thence West 12 feet to the East line of said Lot 6.

Also, a parcel of land located in Section 22, Town 2 South, Range 11 West, more particularly described as follows: Commencing at the Northeast corner of Lot 6 according to the recorded Plat of S81's Addition and running thence South 12 feet to a point on the East line of said Lot 6 for the place of beginning; thence North 40' West 143.87 feet to a point on the North line of Lot 6 of S81's Addition; thence North along said North line 84.4 feet; thence East parallel with the East line of said Lot 6, 16.24 feet; thence East 55.28 feet; thence South 42.74 feet to a point on the extension North of the East line of Lot 6 of S81's Addition; thence North of the East line of Lot 6 of S81's Addition; thence South 16.75 feet to the place of beginning, being a parcel of land located in Lot 6 and partly in Lot 6 of S81's Addition to the Village (now City) of Kalamazoo.

Less and except:
 A parcel of land located in Section 22, Town 2 South, Range 11 West, more particularly described as follows: Commencing at the Northeast corner of Lot 6 according to the recorded Plat of S81's Addition and running thence West along the North line of said Lot 6, 66 feet to the Northwest corner of Lot 6; thence North parallel with the East line of said Lot 6, 16.24 feet; thence East parallel with the North line of said Lot 6, 55.28 feet; thence North 42.74 feet to a point on the extension North of the East line of Lot 6 of S81's Addition; thence South to the place of beginning, being a parcel of land located in Lot 6 of S81's Addition to the Village (now City) of Kalamazoo. Excepting and reserving an easement in the South 4 feet thereof to the use of the abutting lands on the South for convenience of going thereon to build, repair or otherwise maintain structures located on said abutting lands on the South.

Parcel 11:
 The West 1/2 of the following described land: Commencing on the North line of West Cedar Street in the said City of Kalamazoo 4 rods West of the Southeast corner of Lot 7 of S81's Addition to Kalamazoo according to the recorded Plat of said Addition on the end of record in the Office of the Registrar of Deeds in and for said Kalamazoo County and running thence North 8 rods; thence West 4 rods; thence South 8 rods to the North line of Cedar Street and thence East on the North line of Cedar Street to the place of beginning.

Parcel 12:
 The East 1/2 of the following described land: Commencing on the North line of West Cedar Street in the said City of Kalamazoo 4 rods West of the Southeast corner of Lot 7 of S81's Addition to Kalamazoo according to the recorded Plat of said Addition on the end of record in the Office of the Registrar of Deeds in and for said Kalamazoo County and running thence North 8 rods; thence West 4 rods; thence South 8 rods to the North line of Cedar Street and thence East on the North line of Cedar Street to the place of beginning.

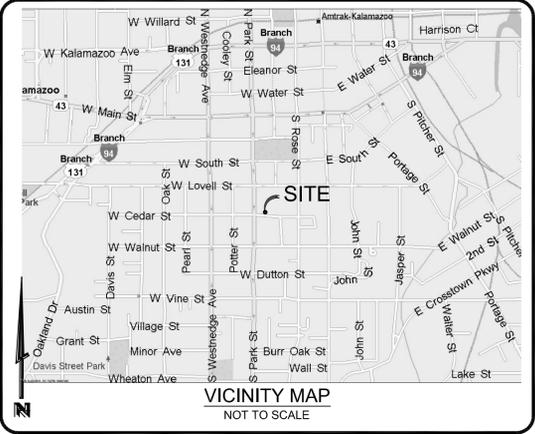
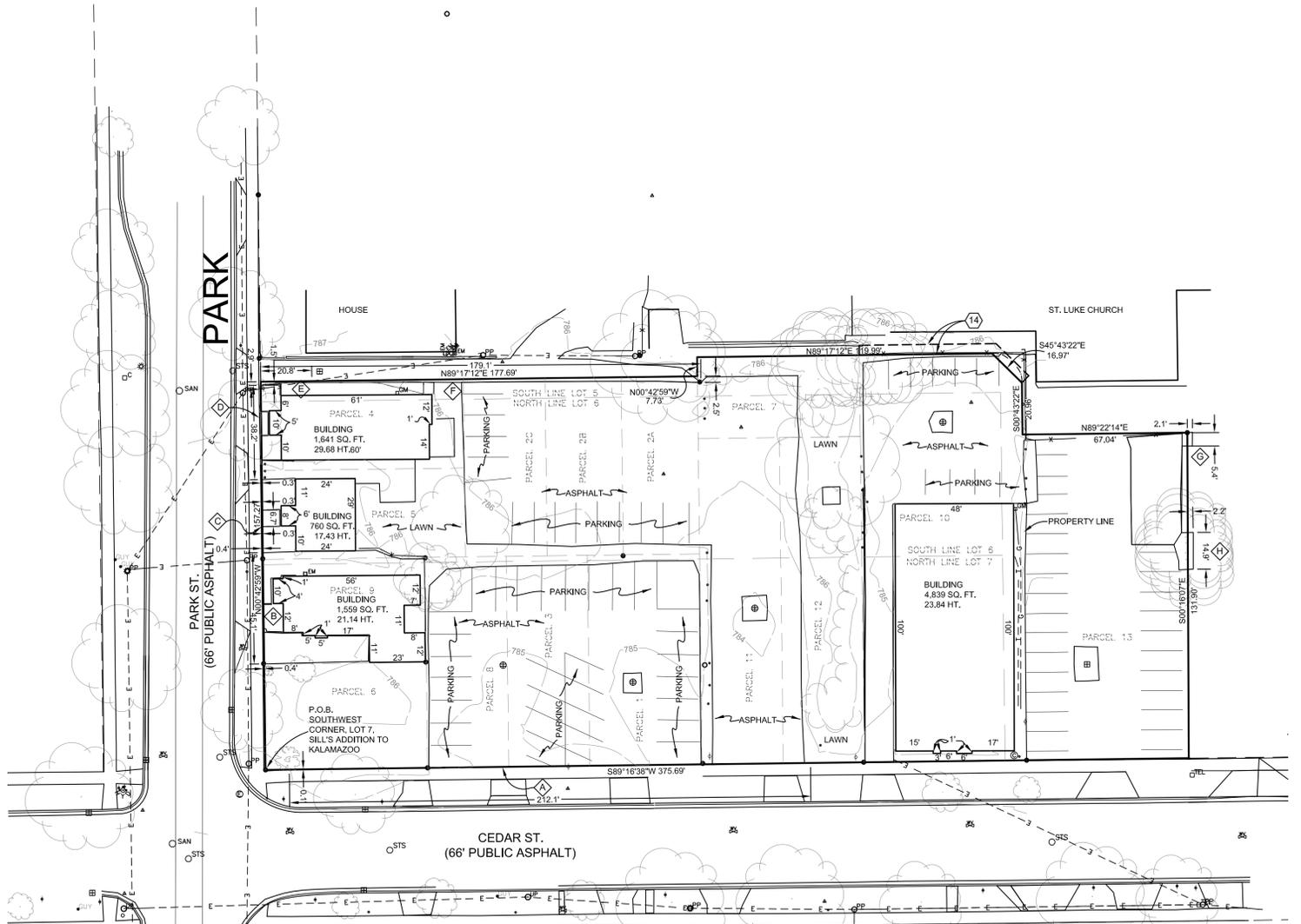
Parcel 13:
 Commencing on the North line of Cedar Street in the City of Kalamazoo at a continuation of the West line of Bayley's Addition to the Village (now City) of Kalamazoo, according to the plat thereof as recorded in Liber 1 of Plats, page 49; thence North on a continuation of said West line 8 rods; thence East parallel with the North line of Cedar Street 4 rods; thence South 8 rods to the North line of Cedar Street and thence West on the North line of said Street 4 rods to the place of beginning. Commonly known as: 234 West Cedar Street.

Survey Description

THIS SURVEY DESCRIPTION IS THE SAME PROPERTY AS THAT DESCRIBED IN SCHEDULE 'A', DEVON TITLE AGENCY COMMITMENT NUMBER 874970, BEARING AN EFFECTIVE DATE APRIL 22, 2014.

PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A FOUND 1/2" IRON AT THE SOUTHWEST CORNER OF LOT 7 OF SILL'S ADDITION TO KALAMAZOO AS RECORDED IN K, PAGE 438 OF KALAMAZOO COUNTY RECORDS; ALSO BEING THE NORTH-EAST RIGHT-OF-WAY INTERSECTION OF CEDAR STREET AND PARK STREET; THENCE NORTH 00°42'59" WEST ALONG THE EAST RIGHT OF WAY OF PARK STREET A DISTANCE OF 157.27 FEET; THENCE NORTH 89°17'12" EAST A DISTANCE OF 177.69 FEET; THENCE NORTH 00°42'59" WEST A DISTANCE OF 7.73 FEET; THENCE NORTH 89°17'12" EAST A DISTANCE OF 119.59 FEET; THENCE SOUTH 45°43'22" EAST A DISTANCE OF 16.97 FEET; THENCE SOUTH 00°43'22" EAST A DISTANCE OF 20.95 FEET; THENCE NORTH 89°22'14" EAST A DISTANCE OF 67.04 FEET; THENCE SOUTH 00°10'07" EAST A DISTANCE OF 131.90 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF CEDAR STREET; THENCE SOUTH 89°16'38" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 375.69 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 49,650 SQUARE FEET OR 1.139 ACRES.

FLOOD NOTE:
 By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 26077C0167D, which bears an effective date of 02/17/10 and is NOT in a Special Flood Hazard Area.



Legend of Symbols & Abbreviations

- POWER POLE
- GUY
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC HANDHOLE
- WATER VALVE
- HYDRANT
- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- SIGN POST
- FENCE LINE
- BENCHMARK
- IRON FOUND
- o IRON SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- GPS MONUMENT
- o MONUMENT BOX FOUND
- o MONUMENT FOUND
- o MONUMENT SET
- (R) RECORD
- (M) MEASURED
- o STS STORM MANHOLE
- o CATCH BASIN
- o SQUARE CATCH BASIN
- o SWS SANITARY MANHOLE
- o SANITARY CLEAN-OUT
- o MONITOR WELL
- o TELCO. MANHOLE

Surveyor's Notes

SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO PARK STREET AND CEDAR STREET A DULY DEDICATED AND ACCEPTED PUBLIC HIGHWAY AS SHOWN HEREON.

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

BEARING BASIS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

ELEVATION OF THIS SURVEY ARE BASED ON NAVD 88.

SURVEYOR IS NOT AWARE OF ANY CURRENT OR FUTURE RIGHT OF WAY CHANGES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT TIME OF SURVEY.

NO ADDRESS OBSERVED AT TIME OF SURVEY.

Site Information

ZONING CONTACT: CITY OF KALAMAZOO
 CITY OF KALAMAZOO
 (269) 384-8112 PHONE
 201 WEST KALAMAZOO AVE.
 KALAMAZOO, MI 49007

TAX ID NO.: 06-22-107-001, 06-22-107-002, 06-22-107-003, 06-22-107-007, 06-22-107-008, 06-22-107-009, 06-22-107-009, 06-22-108-001, 06-22-108-002, 06-22-108-003, 06-22-108-004, 06-22-107-006, 06-22-108-005, 06-22-108-006, 06-22-108-007, 06-22-108-008

SUBJECT SITE ZONING: NOT PROVIDED

SUBJECT SITE AREA: 1.341 ACRES OR 58,426 SQ. FT.

PARKING REQUIREMENTS: NOT PROVIDED

EXISTING PARKING:
 52 REGULAR SPACES 0 HANDICAP SPACES

SETBACKS: NOT PROVIDED
 FRONT: XX' REAR: XX' SIDE: XX'

HEIGHT RESTRICTIONS: NOT PROVIDED
 DENSITY RESTRICTIONS: NOT PROVIDED

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

PLANS PREPARED BY:

Professional Surveying & Engineering
 MI-CH-NL-VA-TN-NE-PA-WI-MN-ND-SD-KS-OK
 231-943-0055 PH 231-943-0051 FAX TEL: FRS: 877-529-LAND
 www.landtechps.com www.towersurveyors.com

DRAWN BY: CHECKED BY:

RJH M.T.M.

SUBMITTALS

REV	DATE	BY	DESCRIPTION
0	06/20/14	RJH	PRELIMINARY DRAWING
1	07/11/14	RJH	REVISED PER COMMENTS

CLIENT

AMERICAN VILLAGE DEVELOPMENT II L.L.C.

THIS DRAWING HAS BEEN PREPARED BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING, L.L.C. ALL PATENTED AND PATENTABLE FEATURES AND/OR CONFIDENTIAL INFORMATION AND ITS USE IS CONDITIONED UPON THE USER'S AGREEMENT NOT TO REPRODUCE THE DRAWING, IN WHOLE OR IN PART, NOR THE MATERIAL DESCRIBED THEREON, NOR TO USE THE DRAWING FOR ANY PURPOSE OTHER THAN AS SPECIFICALLY PERMITTED IN WRITING BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING, L.L.C.

HURLEY & STEWART, LLC
 2800 S 11TH STREET
 KALAMAZOO, MICHIGAN 49009
 269.552.4960 FAX 552.4961
 www.hurleystewart.com

SHEET TITLE

ALTA SURVEY

SHEET NUMBER JOB NO.

S-1 1444427

ZONING REQUIREMENTS

ZONING
CC-COMMUNITY COMMERCIAL DISTRICT

PROPOSED USE
RESIDENTIAL AND RETAIL USE
CONSTRUCTION TYPE IA PARKING PODIUM AND VA4 LEVEL BUILDING

PARKING
TOTAL PARKING SPACES REQUIRED = 0
(DOWNTOWN PARKING EXEMPT AREA)

TOTAL LEVEL 1 PARKING SPACES PROVIDED = 59
TOTAL UNDERGROUND PARKING SPACES PROVIDED = 120
BARRIER FREE SPACES REQUIRED = 3
BARRIER FREE SPACES PROVIDED = 3
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'x18'

INTERNAL LANDSCAPE
5% OF PARKING REQUIRE INTERIOR LANDSCAPE
24,030 SF OF PARKING = 4806 SF REQUIRED
4,882 SF PROVIDED

SITE OPEN SPACE
TOTAL SITE 68,852 SF
SITE OPEN SPACE (PERVIOUS) 13,940 SF 20%

BUILDING INFORMATION
102 TOTAL RESIDENTIAL UNITS
PROPOSED BUILDING AREAS BY LEVEL:
LEVEL 1 = 25,177 SF
LEVEL 2 = 25,302 SF
LEVEL 3 = 25,302 SF
LEVEL 4 = 25,302 SF
ROOF = _____ SF
TOTAL = 101,083 SF

SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.

BUILDING HEIGHT = 45'

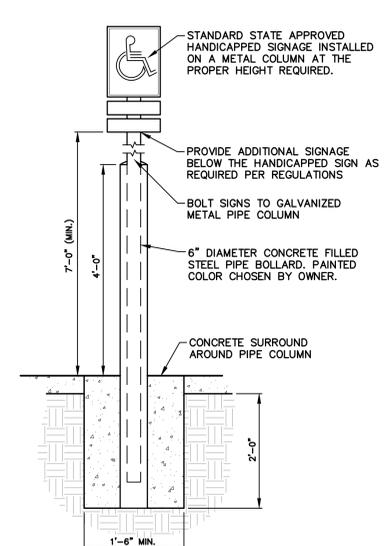
TRAFFIC
TOTAL VEHICLE TRIPS PER DAY ESTIMATED AT 3 TRIPS PER RESIDENTIAL UNIT = _____ UNITS X 3 = _____
GROSS SF SPECIALTY RETAIL CENTER = _____
TRIPS PER DAY TOTAL

LEGEND:

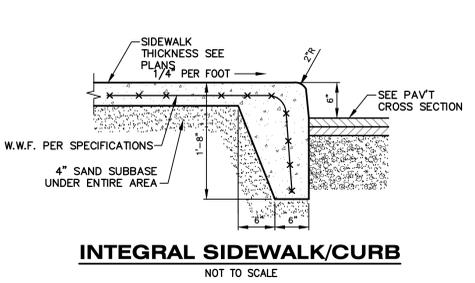
	STANDARD-DUTY BITUMINOUS PAVEMENT
	HEAVY-DUTY BITUMINOUS PAVEMENT
	BITUMINOUS PAVEMENT ABOVE PARKING DECK
	CONCRETE PAVEMENT AND SIDEWALK
	PROPOSED BUILDING

	LIGHT DUTY HMA PAVEMENT (SEE DETAIL)
	HEAVY DUTY HMA PAVEMENT (SEE DETAIL)
	C4 CURB AND GUTTER (SEE DETAIL)
	C2 CURB AND GUTTER (SEE DETAIL)
	MODIFIED C2 CURB AND GUTTER (SEE DETAIL)
	INTEGRAL CURB WALK (SEE DETAIL)
	CONCRETE WALK (SEE DETAIL)
	CONCRETE SURFACE (SEE DETAIL)
	SIDEWALK RAMP
	FENCE
	WALL
	ADA PARKING STALLS (SEE DETAIL)

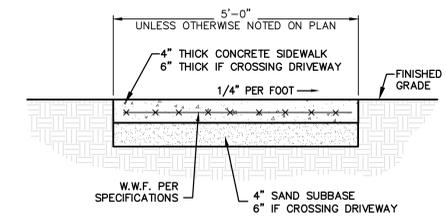
- NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
 - PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
 - PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
 - MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM.
 - EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2012 EDITION.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
 - ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
 - ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
 - ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE MDOT.
 - ALL PARKING LOT STRIPES TO BE 4" YELLOW EXCEPT WHEN MARKING THE ADA STALLS. COORDINATE "NO PARKING - FIRE LANE" SIGN LOCATIONS WITH THE FIRE DEPARTMENT.
 - 12" TALL NUMBER AND 6" TALL LETTERED ADDRESSES WILL BE SHOWN ON ALL TREE STREET FACES.
 - CITY OF KALAMAZOO PAVING PERMIT REQUIRED.
 - ALL NON-DWELLING DOORS TO BE LABELED.
 - BOLLARDS TO BE INSTALLED PROTECTING OUTSIDE METERS THAT ARE SUBJECT TO IMPACT.
 - FIRE STAND PIPES IN PARKING STRUCTURE TO BE READILY IDENTIFIABLE BY SIGNAGE AND PAINTED WALL SURFACE VIEWABLE THROUGHOUT FLOOR. WHITE LETTERS ON RED BACKGROUND.



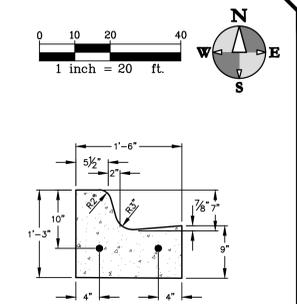
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



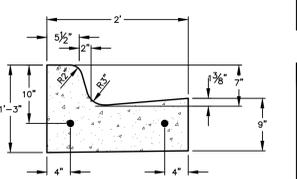
INTEGRAL SIDEWALK/CURB
NOT TO SCALE



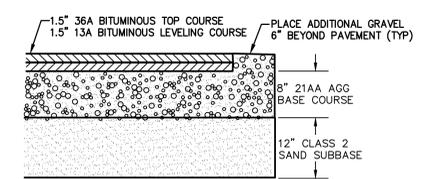
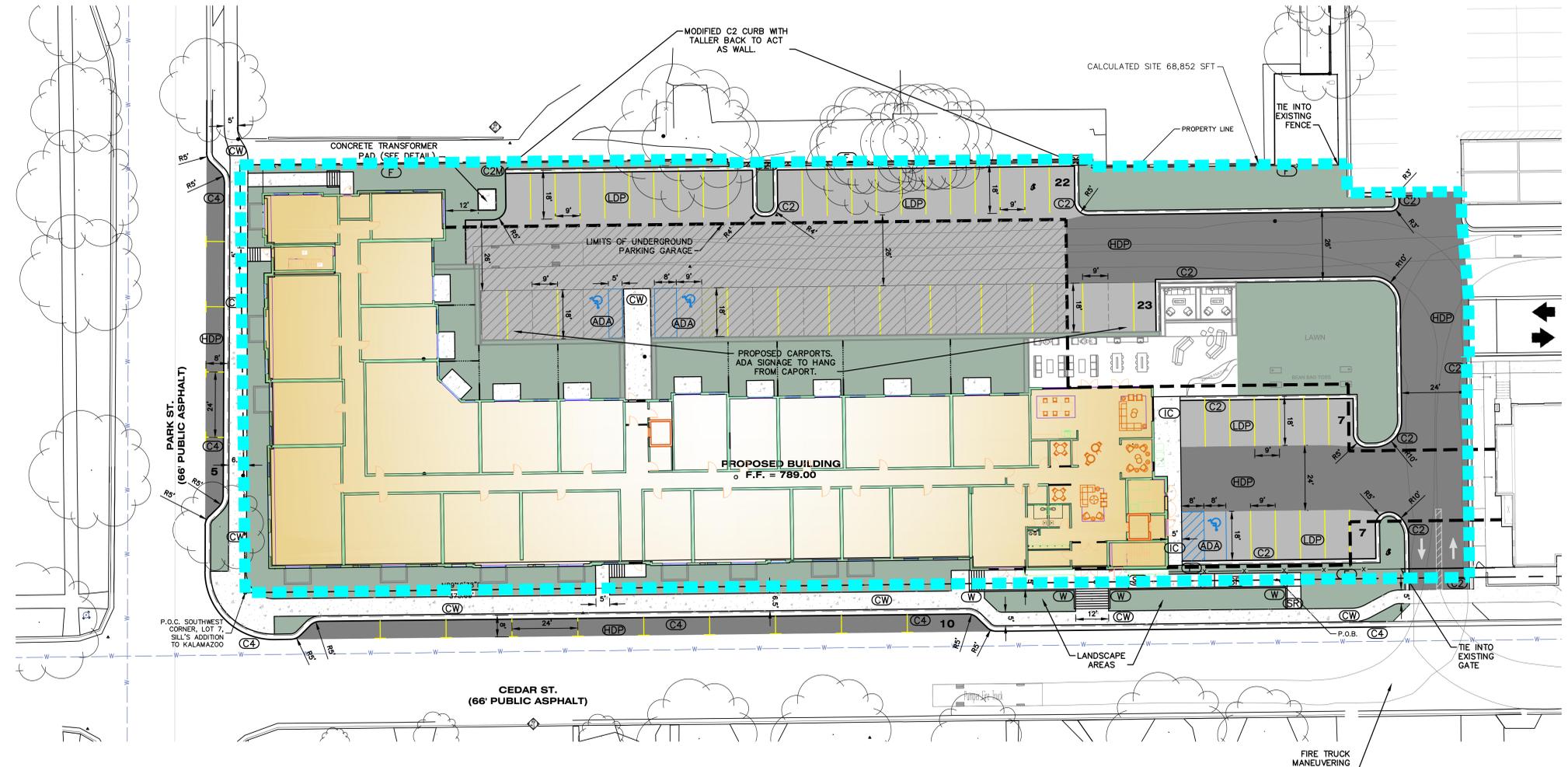
SIDEWALK DETAIL
NOT TO SCALE



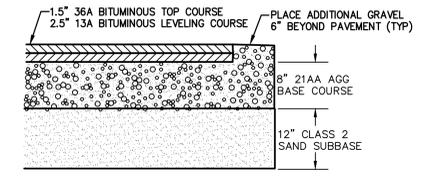
"C2" CURB DETAIL
NOT TO SCALE



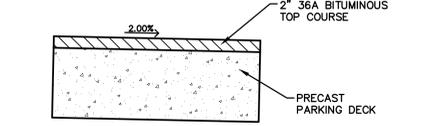
"C4" CURB DETAIL
NOT TO SCALE



LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



PAVEMENT SECTION ABOVE PARKING DECK
NOT TO SCALE

Job No. 20-071D P.M.T.H. Dtl. EMB Q/A/QC 7/22/20
ISSUED FOR REVISIONS: 7/22/20
1. SITE PLAN SUBMITTAL
2.
3.
4.

hurley & stewart, llc
2800 south 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleyandstewart.com

hurley & stewart

**SITE LAYOUT PLAN
400 ROSE PHASE II
234 ROSE, LLC & PARK @ CEDAR, LLC**

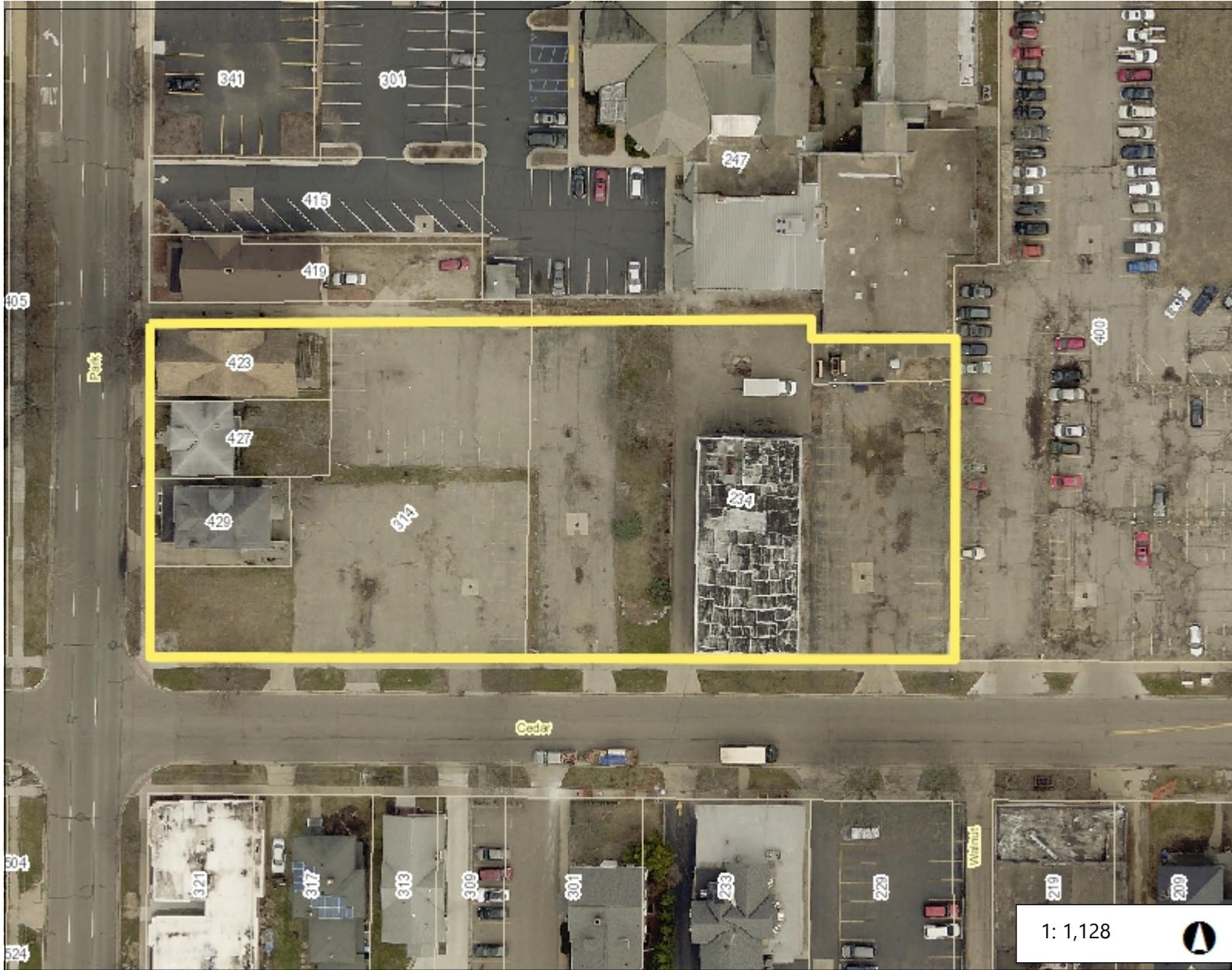
Sheet Title:
Project:
Client:
7/30/20
Sheet
C-3

811 Know what's below.
Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

234 W. Cedar- 2018 Aerial Photo



Legend

- Street Names - City
- Parcels

1: 1,128



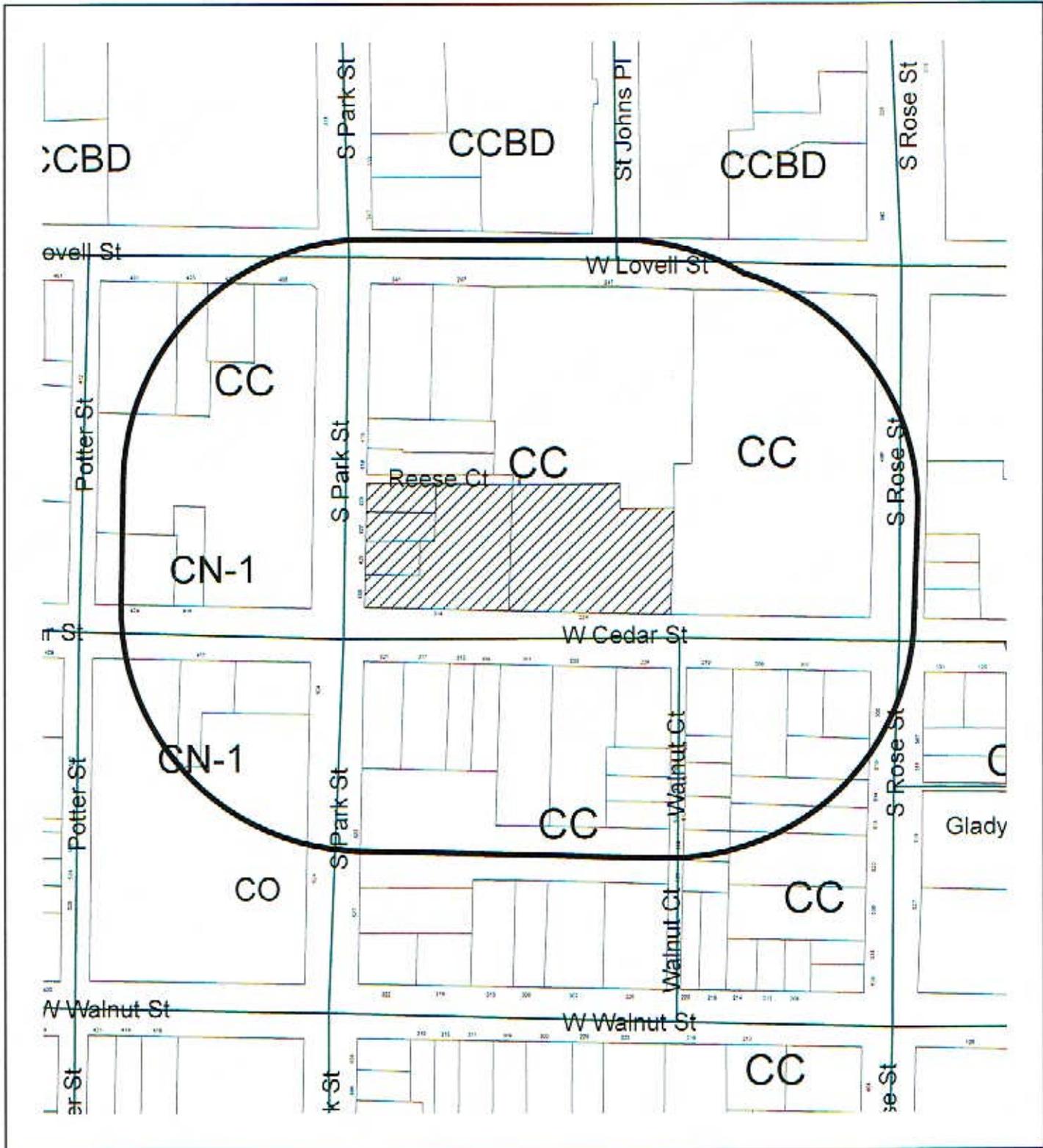
0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION





300' Mailing Boundary

423, 427, 429 S. Park St. and 234 & 314 W. Cedar St.



0 20 40 80 Feet