City of Kalamazoo
Site Plan Review
5-5-2021

Owner:
Gloria A Tiller
1908 Holiday Ln
Portage, MI 49024
269-998-0791
gtiller1966@gmail.com

Owner of Kazoo Book LLC
2413 Parkview Ave
Kalamazoo, MI 49008

Diagram # 2

Scale 1" = 20'

2413 Parkview Ave

Existing Building

Cement Patio

Lawn

Catappa Tree To Be Removed

Garden area + ground cover absorbs water run off

3 parking spaces parking pad - approx 18 x 20

Currently there is a 10 x 12 shed situated at the back of the lot that will be removed. It sits on a 12 x 24 cement area from an old garage - this cement will be removed.

45' space from back of house to new building

16' side space on each side of new building

Book Alley

Legal Description: G63-11 OAKWOOD HEIGHTS ANNEX, Liber 18 of Plats Page 1; Lot 292, exc a strip of land on the northern border of Lot 292 being contiguous to the S li of Parkview Avenue tapering from 5.25 ft in width at the east side of Lot 292 to 5 ft at the W li of Lot 292, exclusion contains approximately 256.25 square feet.

Address of Project:
2411 Parkview Ave
Kalamazoo, MI 49008
Parcel # 06-32-129-292

TAX ID #
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Answers to the pre-site plan review as discussed

Building elevations with site plan. The pole building with have 10’ ceiling and be a single story structure.

Width of Driveway: There won’t be an actual driveway for the building. The plan is for a cement pad about 18 x 20 in front of the overhead door in order to park cars without extending into the alley.

The setbacks on the east and west side of the new building will be 10’ on each side.

East side screening: I have spoken to the current owner of the adjacent building to the east. She has plans at some point to tear down the existing house and rebuild. She has no problems with putting the building up and feels that being behind the building is enough screening to provide privacy to her yard.

Exterior lighting: The plans for lighting include a light next to each of the entry doors. There is currently a security light over the alley from one of the utility poles. It’s enough to light the alley.

Tree removal: We are removing the large Catalpa tree that sits on the west property line. As stated, it is old and beginning to split between two large branches.

Landscaping around the existing building is designed with ground cover and vegetation that provides for rain water absorption. It will be moved during construction, but the plan is to replace all these plants and ground covers to again absorb the roof run off from the rain. It seems better to let the rain distribute next to the building in a wide area rather than run all of the roof water into a non absorbing lawn area. The same care will be given to both the east and west sides of the building.

Air Exchange: The discussion about providing for air exchange will be taken care of with a 30” commercial floor fan that can be redirected as needed. I currently use this fan at the existing book storage area and it is very effective.

Fire Marshal: We do not use the front doors of the existing building (2411) that face Parkview and the new structure will actually face Book Alley. Our business address is 2413 Parkview Ave. There is a current knox box located on Parkview Ave at the Treasure Chest business that is registered with the fire marshal and contains a key to 2411 and 2413 Parkview Ave.

Traffic: there should be no additional traffic regarding this project.

Environmental: I have no environmental reports on the property. I’ve owned this since 2005. I have submitted the Chemical Storage Inventory Form as provided, to the best of my ability.

Construction project at 2411 Parkview May 2021 Pictures of site

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Looking south across Book Alley from 2411 Parkview
Garden and Lawn by Store
Building Proposed