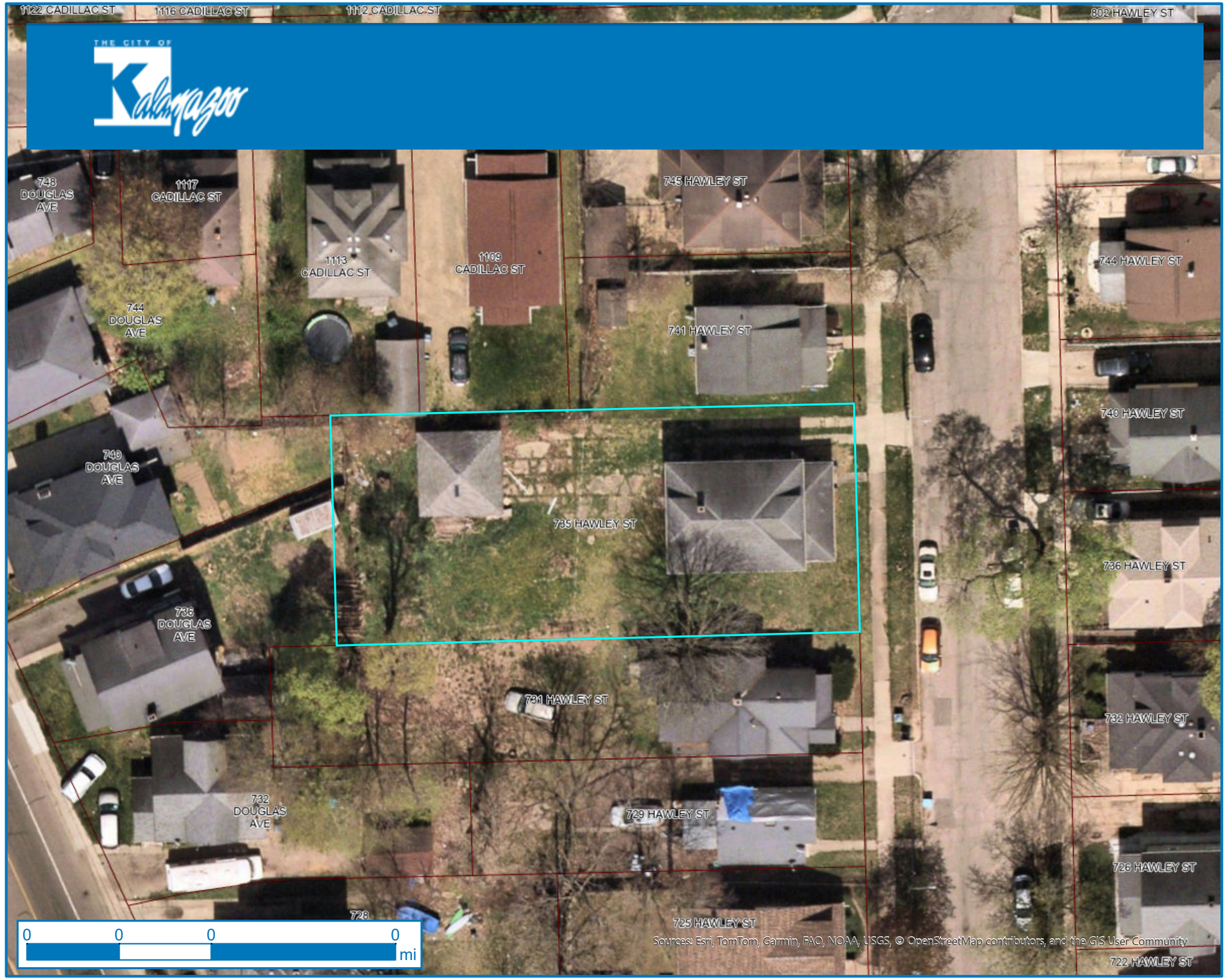
Existing Conditions

735 Hawley - 3 Residential Units in Main Structure and Conversion of Garage to ADU (1 unit)



LEGEND

PARCEL MAP

Parcel

GENERAL INFORMATION

City Boundary

Site Plan Review
Received: 9/8/2026
City of Kalamazoo
E.Szymanski

Existing conditions:
Zoning: RM-15
Lot size: 0.225 acres / 9,750 sq ft
Existing water service will be cut and capped at main.

Impervious -
Roofs:
1,522 sq ft (main structure)
571 sq ft (garage / ADU conversion)
Pavement:
Existing Driveway: 1,733.4 sq ft
Walkway: 30 sq ft

TOTAL EXISTING: 3,822.4 sq ft / 39%

City of Kalamazoo, 9/8/2026

Proposed Conditions



LEGEND

PARCEL MAP

Parcel

GENERAL INFORMATION

City Boundary

Proposed Conditions

New 2-inch water service (fire and domestic)

SW: Cannot drain to street. Will drain to MS4.

New knox box and FDC (refer to site plan for locations).

Adressing: 12-inch numbers installed on both 3-unit structure and ADU.

Bike parking: Table 7.3-1: Residential
1 per 5 dwelling units - Proposing 4 bike parking spaces (1 for each unit), as indicated on the plans.

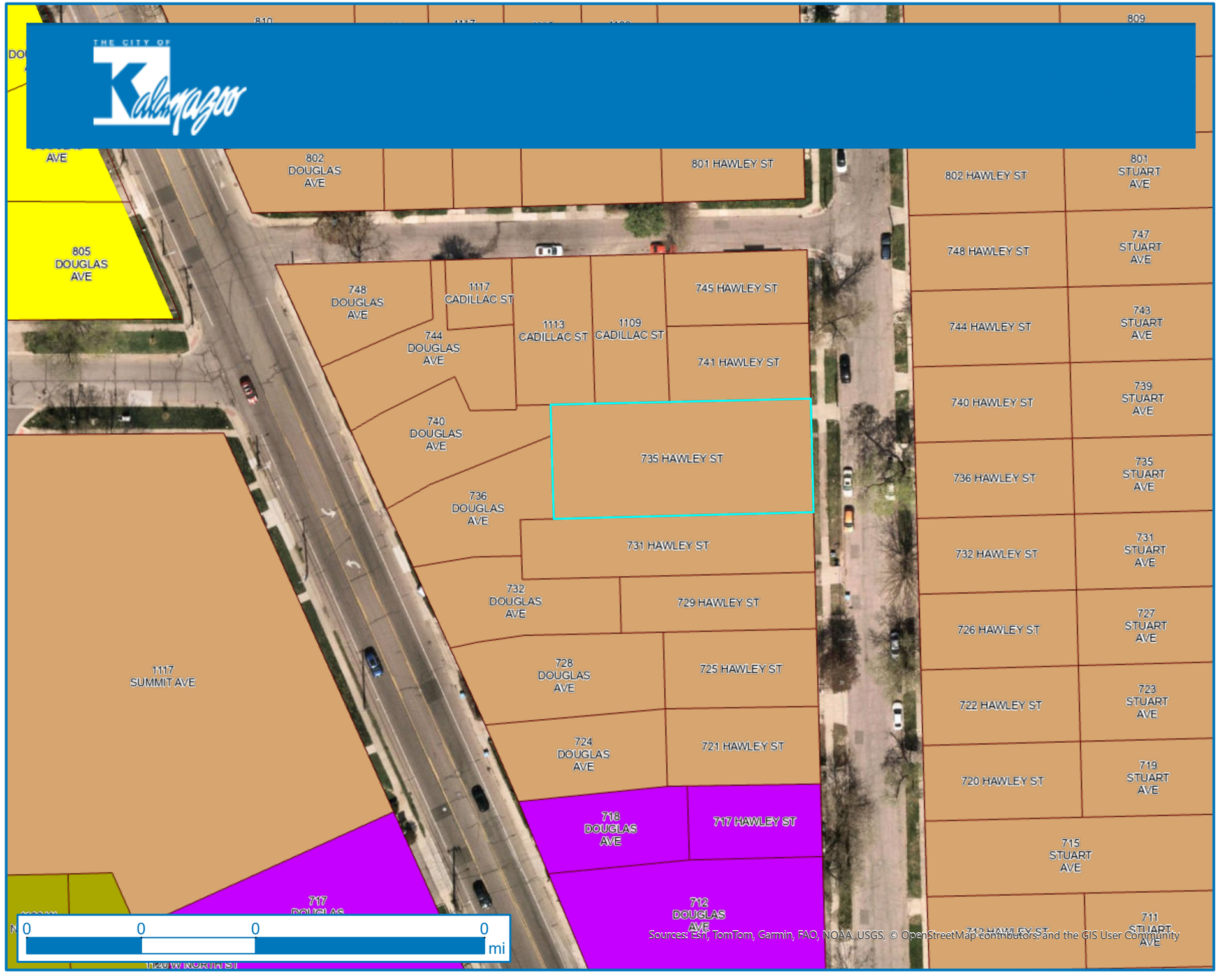
Tree Canopy Requirement: Planting 1 new tree per § 50-8.4B(2)(a).

Impervious -
Roofs:
1,522 sq ft (EXISTING main structure)
571 sq ft (EXISTING garage / ADU conversion)
Pavement:
Proposed driveway: 2,842.9 sq ft
Walkway (Existing): 30 sq ft

TOTAL PROPOSED 4,961.7 sq ft / **51% (60% permitted in RM-15)**

Impervious increase from existing conditions: 1,139.3 sq ft

City of Kalamazoo, 9/8/2026



LEGEND

PARCEL MAP

Parcel

GENERAL INFORMATION

City Boundary

PLANNING & ZONING

Zoning

- LW1
- RD19
- RM15
- RS5

City of Kalamazoo, 9/8/2026

740 and 736 Douglas
Zone District: RM-15.

731 Hawley
Zone District: RM-15.

741 Hawley
Zone District: RM-15.

735 Hawley
Zone District: RM-15.
12-inch address numbers

Existing structure. Total of 1 unit proposed.

Existing structure. Total of 3 units proposed.

Garage ADU
1 bedroom, conversion

12-inch address numbers.

new concrete / asphalt to replace existing.

Existing water service will be cut and capped at the main. A new 2-inch water service (fire and domestic) proposed.

Tree Canopy Requirement: Planting 1 new tree per § 50-8.4B(2)(a).

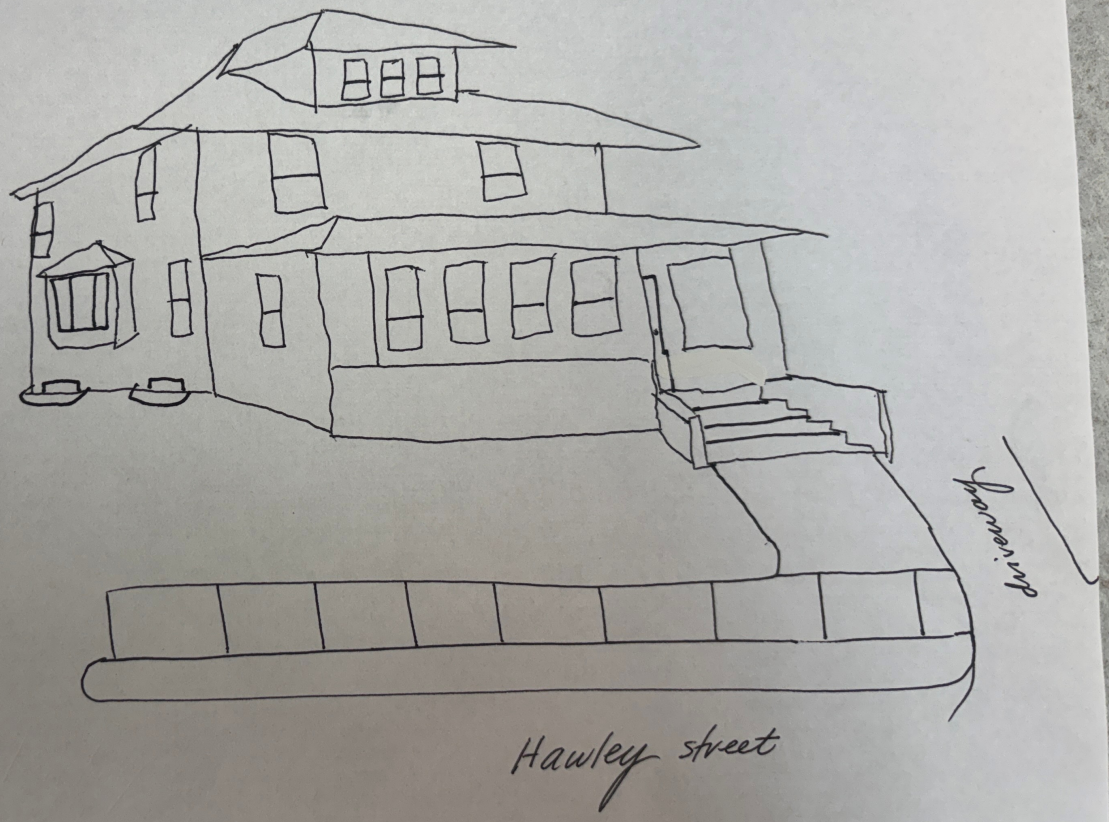
Key:
Grass
Asphalt or concrete

(Checklist items shown for FSS Hawley SPR
1) FDC location on unit
2) Hydrant proximity
3) parking spaces on/off street
4) Bike rack placement
5) existing deciduous trees not removed/ing
6) Knox box location
7) drive/parking composition
8) water meter location / inlet
9) sewer lead location / inlet
10) gas + elec. meter placement/inlets
11) garbage container replacent

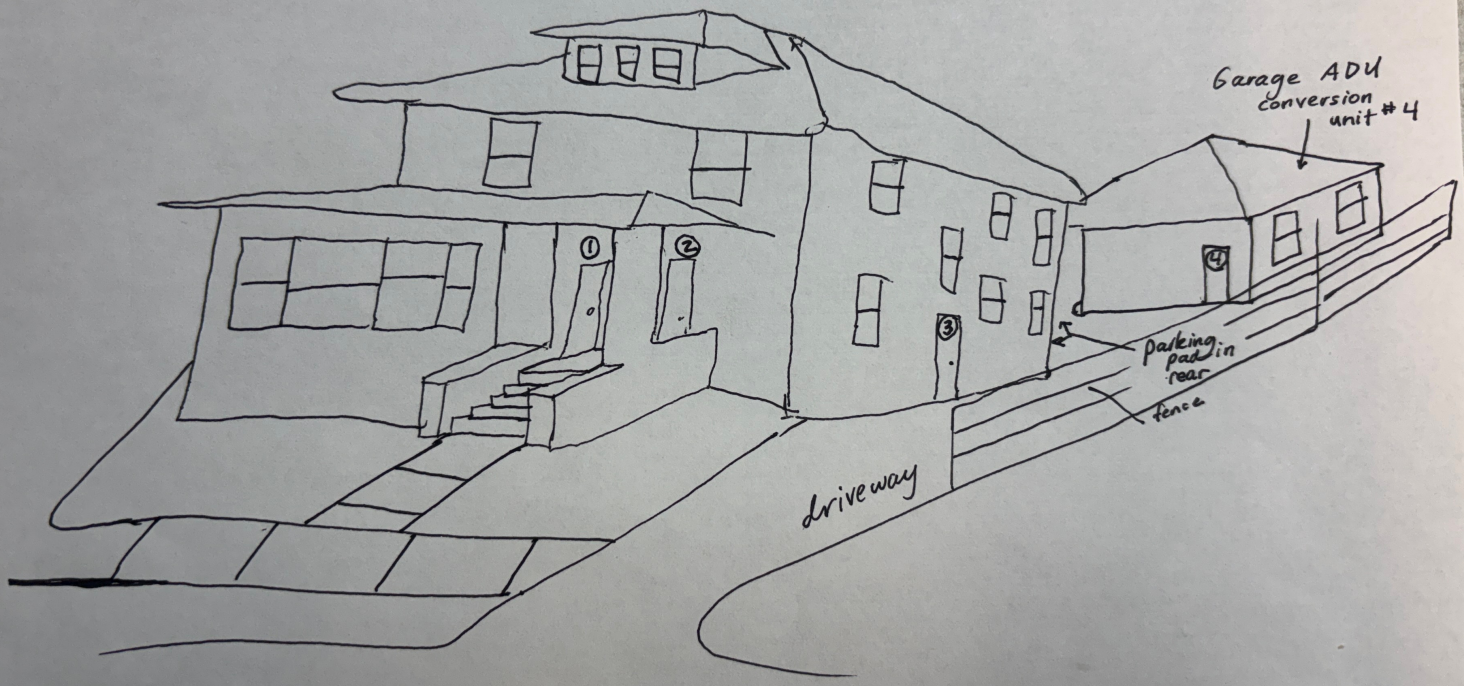
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735 Hawley, Kalamazoo, MI 49007

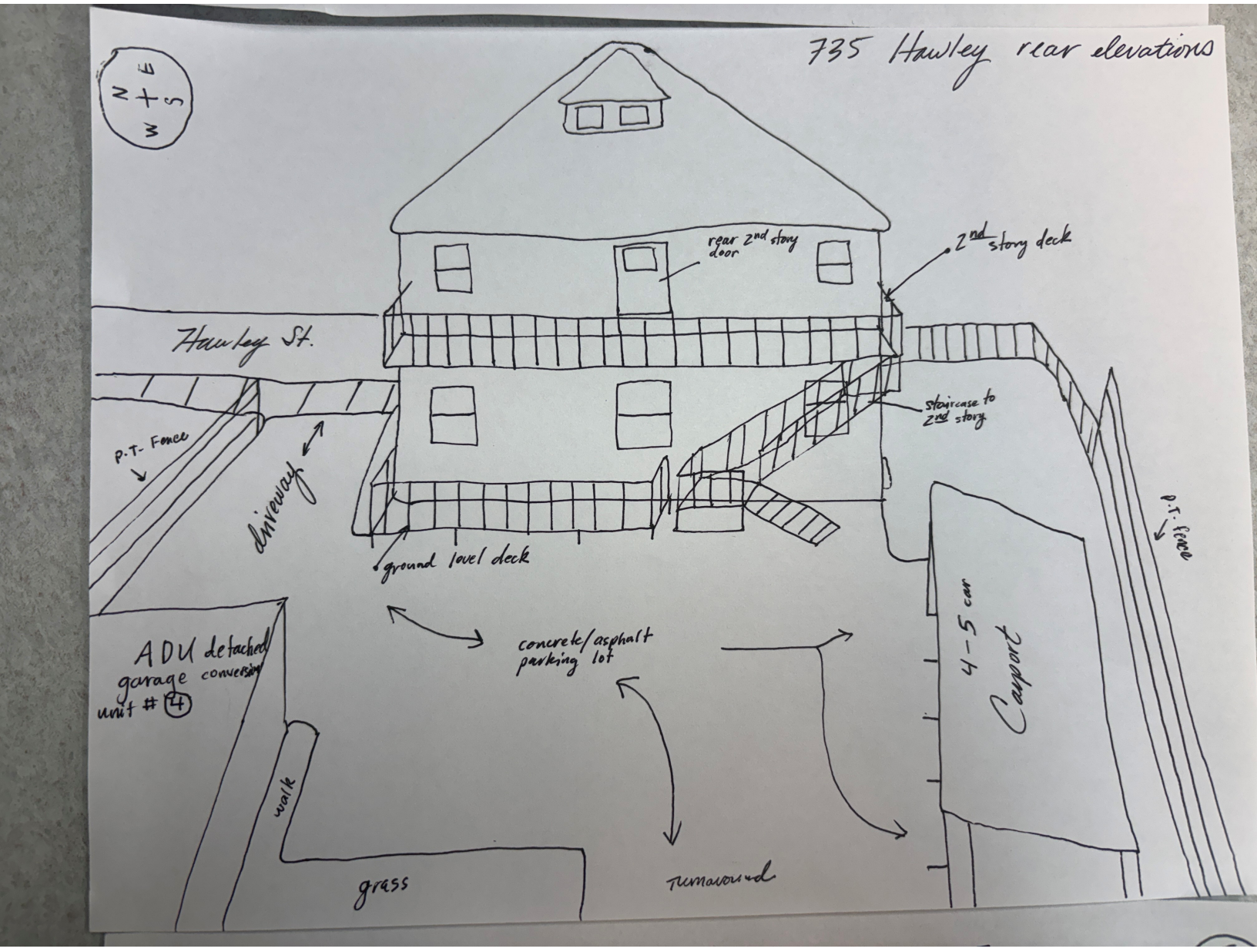
Front & Left elevations



735 Hawley Kalamazoo, MI 49007
Front & Right elevations



Hawley street


735 Hawley rear elevations
N
W
E
S
rear 2nd story door
2nd story deck
Hawley St.
staircase to 2nd story
P.T. Fence
driveway
ground level deck
P.T. fence
ADU detached garage conversion
unit # 4
concrete/asphalt parking lot
4-5 car Carport
walk
grass
turnaround