

Agenda

Zoning Board of Appeals

City of Kalamazoo



Thursday, November 18, 2021

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES

1. Approval of minutes from the Zoning Board of Appeals meeting on October 14, 2021

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #21-11-14: 509 W. Vine St./722 Locust St./802, 816, 824 and 832 S. Westnedge Ave. The City of Kalamazoo is requesting a dimensional variance from Chapter 7, Section 7.2 G, to authorize projecting signs for each tenants listed, where in the CN-1 District projecting signs are not permitted at this time.

E. DISCUSSION/ACTION ITEMS

F. REPORTS

G. ADJOURNMENT

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
October 14, 2021 - 7:00 p.m.**

This meeting is being conducted electronically pursuant to the Open Meetings Act MCL 15.263 (2) and MCL 15.263a 1(b).

Members Present: Matt Lager, City of Kalamazoo, MI; Jeff Carroll, Phoenix AZ; Chris Flach, City of Portage, MI; Remi Harrington, City of Kalamazoo, MI; Jeremy Terpening, Alternate, City of Kalamazoo

Members Absent: Christina Doane and Beth van den Hombergh

City Staff: Pete Eldridge, Assistant City Planner; Charles Bear, Assistant City Attorney; Shelby Donaldson, 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 did a roll call of the members present for the meeting and added that one more member, Mr. Carroll, would be joining momentarily.

MINUTES:

Chair Lager asked if there were any changes to the minutes of September 9, 2021 and there were none.

Mr. Terpening moved to approve the minutes of September 9, 2021, as submitted, seconded by Ms. Harrington

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. The public can call in to 269-226-6573 to leave comments for any of the property on the agenda then the public hearing will be closed on that request. The Board would then conduct

the finding of facts. The Board must approve the Finding of Fact. Therefore, the first vote you hear 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 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.

Chair Lager advised the applicant that there will have to be full board approval since four affirmative votes are normally needed, he then asked the applicant if she wanted to proceed and she said yes. Later Jeff Carroll joined the meeting, making it five members.

Chair Lager then read the staff comments, as advised by Mr. Eldridge who had pictures of the area as well, to give time for Mr. Carroll to join the meeting for Ms. Agnello's presentation.

Chair Lager read the application for 3105 Winchell Avenue, Parcel #06-29-300-002:

ZBA #21-10-13: 3105 Winchell Avenue: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Emily Agnello for 3105 Winchell Avenue, which is situated in the Residential – Single Dwelling District. The applicant is requesting a variance from Appendix A, Chapter 4, Section 4.2, K2. c) to authorize a group daycare on a local street where group daycares are required to be located on collector or arterial streets with more traffic volume.

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 30 notices of public hearing sent, and five responses were received.

Mr. Eldridge, who shared his screen with pictures of the subject property, gave the staff comments. He stated the property is approximately 1/3 of an acre and mentioned the fencing and the vegetative screening of the property, and the measurements of the driveway. He spoke of the area as mostly being single-family homes. He showed a map of the Winchell from Oakland Drive to where it dead ends at Shelter Point. He said Winchell to and including Rambling Road, are considered collector streets and past Rambling Road, Winchell then becomes a local street until it ends and said that there is ample traffic flow since it is on a bus route for elementary, intermediate, and high schools. He identified the Agnello residence in proximity to where the street classification changes, which is about 800 feet, or eight properties away from the Agnello property.

Emily Agnello was the applicant for the variance.

She is currently licensed by the State of Michigan as a daycare provider for six children and is asking that the board grant a variance for her property because of the shortage of childcare in the community, she finds herself having to turn away parents who are in need. She said her hours are 7 am until 5 pm and most of her drop offs happen between 7:15 and 8 am. Ms. Agnello stated there's usually only one parent dropping off at a time so there is no congestion and with the width of her driveway no one has to park on the street. She said pick up usually occurs between 3:30 and 5 pm and she runs on a school calendar because she only takes in teacher's children, including all of the breaks. She also stated the majority of her kids are from her neighborhood and the parents don't have to drive. She said she is asking for the variance because she is so close to the where she

wouldn't have to ask for the variance. She then talked a little about her yard and the privacy. She also said she has the support of her neighbors.

Chair Lager noted that she had conversed with her licensing consultant and asked her if she would qualify to go to the next step in the process and she said yes because her consultant encouraged her to consider making the change because she had the space. She also has one co-teacher, and her consultant has to do one more inspection.

Chair Lager asked if there were any questions from the board and Mr. Carroll asked Mr. Eldridge for clarification of what arterial means and Mr. Eldridge said an example would be Oakland Drive, Winchell is collector, and the inner streets of a neighborhood are considered local. Mr. Eldridge went on to say the intent of the ordinance is so that a daycare wouldn't be placed on the end of a narrow street where the traffic flow could possibly become overwhelmed by the seven to twelve childcare category.

Chair Lager asked Mr. Eldridge if there were more staff comments and Mr. Eldridge spoke about variances and the need to align them with the City's strategic plan, which talks about complete neighborhoods and needed services for the neighborhoods. He said daycares are services founded in neighborhoods and that's why they are allowed in the zoning ordinance which home daycares are allowed, and group daycares if they can meet the three additional requirements which are: the visual appearance of the home and property remain in character with the neighborhood, that there is sufficient play space (100 square feet per child), and that the group daycare be located on a collector or arterial street. He said Ms. Agnello reached out to her neighbors and to the neighborhood association and of the five letters two of them were from her immediate neighbors to the east and west of her and one from a neighbor directly across the street from her. Mr. Eldridge ended with the staff recommending approval of the variance based on her property being the 800 feet distance from the intersection where the street classification changes, there is sufficient area in her driveway for drop off and pick up of children, and because Winchell Avenue functions as a collector street.

Chair Lager asked for comments from the public and there were none.

There were no other comments/questions from the board.

Chair Lager closed the public hearing.

FINDING OF FACT

Mr. Flach moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 3105 Winchell Avenue shall include all information included in the notice of public hearing dated September 29, 2021
- 2.) 30 notices of public hearing were sent, and five responses were received from Ken Brightwell of 3027 Winchell Ave., Sarah and Evan Wilson of 3028 Winchell Ave., April Holm-Kutsche of 3121 Winchell Ave., Amanda Coleman/Brian Gogan of 2030 Aberdeen Dr. and Stephanie Hampton of 922 W. Maple St, who were all in support of the motion.

- 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, and the five letter of support.
- 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:

Ms. Agnello, owner of a home located at 3105 Winchell Avenue, wants to expand her daycare business at this location. She would like to expand her current daycare for additional children, which currently has six, in part due to demand for services. She needs the variance because the street she lives on doesn't allow for it. Staff noted the ordinance is to provide adequate traffic mobility, which the street has. Jeff Carroll noted the house is 8 houses away from the appropriate street change. The applicant will update her licensing once she receives zoning approval from the board.

Mr. Terpening seconded the Finding of Fact.

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

Ms. Harrington moved to approve the application for a variance from Chapter 4, Section 4.2, K2.c, to utilize the local street, where residential and daycare do not align with the ordinance, seconded by Mr. Carroll.

Discussion:

Mr. Carroll commented that he does not see the approval as a detriment, traffic wise, to the area and Chair Lager stated he was in favor for the same reason. He added that there is no change of character to the area.

Motion approved by roll call vote unanimously.

OTHER BUSINESS:

There were no other agenda items.

Mr. Eldridge added the next meeting will be November 18, 2021 because of the Veteran's Day holiday.

ADJOURNMENT:

The meeting was adjourned at 7:31p.m.

Submitted By _____ **Date** _____
Recording Secretary

Reviewed By _____ **Date** _____
City Staff

Approved By _____ **Date** _____
Chair



Zoning Board of Appeals Staff Report

Date: **11/18/2021**

Item: **D.1.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: November 18, 2021

SUBJECT: ZBA #21-11-14: 509 W. Vine St./722 Locust St./802, 816, 824 and 832 S. Westnedge Ave. The City of Kalamazoo is requesting a dimensional variance from Chapter 7, Section 7.2 G, to authorize projecting signs for each of the tenant spaces listed, where in the CN-1 District projecting signs are not permitted at this time.

BACKGROUND:

The City of Kalamazoo has been working with the Vine Neighborhood Association and local businesses since early summer on a grant program that would provide funding for projecting signs in the Vine Neighborhood Commercial District. A similar project led by the Kalamazoo County Landbank was undertaken in the Edison Neighborhood for the Washington Square commercial area in 2014 and 2015. The Washington Square variances demonstrated that the use of projecting signs outside the downtown could benefit many other neighborhood commercial districts. The traditional wall signs (required to be parallel to the building facade) are not as effective in commercial areas where the buildings are set forward or have a zero front setback.

The 2018 Vine Neighborhood Plan identified the need for projecting signs for their commercial district. Amendments to the sign regulations to expand the use of projecting signs outside the downtown were incorporated into the proposed ordinance updates late this summer. The city had planned to have ordinance amendments completed to the sign regulations in the Fall. However, these ordinance amendments have been delayed until spring of 2022, yet the Vine Neighborhood projecting sign program is ready to move forward with seven businesses desiring to install projecting signs.

The variance requested for the projecting signs will allow for projecting signs that will comply with the regulations proposed in the sign ordinance amendments, which include the following:

- Wall or Projecting Sign Size: In the CN-1 District for each individual establishment, one(1) square foot of sign area is allowed for each foot of wall length.

- **Maximum Projection.** The maximum projection is five (5) feet from the building façade
- **Minimum Clearance.** The minimum clearance between the lowest part of the sign and the ground is eight (8) feet.

The City of Kalamazoo is requesting a variance from Chapter 7, Section 7.2 G, to authorize projecting signs for each of the following tenant spaces, where in the CN-1 District projecting signs (mounted perpendicularly to the building wall) are not permitted at this time:

- 505 W. Vine – Heirloom Arts (Parcel address: 802 S. Westnedge Ave.)
- 507 W. Vine – The Barbershop at Vine (Parcel address: 802 S. Westnedge Ave.)
- 509 W. Vine – Sway Salon (Parcel address: 509 W. Vine St.)
- 804 W. Vine – O’ Duffy’s (Parcel address: 722 Locust St.)
- 816 S. Westnedge – Crow’s Nest
- 824 S. Westnedge – Puff N’ Stuff
- 832 S. Westnedge – Martini’s Pizza

STRATEGIC VISION ALIGNMENT:

Strategic Goal, Master Plan 2025 and Vine Neighborhood Plan Alignment:



Complete Neighborhoods - residential areas that support the full range of people's daily needs



Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.

This project aligns with the Strategic Plan Goals of Complete Neighborhood and Economic Vitality, by supporting neighborhood businesses which serve the area residents and assisting local businesses to improve visibility to their customer base.

The Future Land Use Map from the 2025 Master Plan identifies the subject location (except 722 Locust St.) as Commercial in a Neighborhood Node. 722 Locust Street is designated as R-2, Residential - Medium Density, but is located in a commercial zoned district (CN-1).

This request also aligns with the Vine Neighborhood Plan approved in 2018. The plan notes in the chapter on Commercial Goals & Actions: “Change Zoning Code to Allow for the Use of Projecting Signs Outside of the Central Business District.”

COMMUNITY ENGAGEMENT:

Inform – the community will be made aware of the project.

Appropriate Depth of Engagement:

A notice of the public hearing on November 18th has been posted in the Kalamazoo Gazette and

individual mailings sent to all property owners within 300 feet of the subject properties.

Engagement/Communication Tools:

Newspaper notice, mailings to property owners, outreach to Vine Neighborhood Association (who is planning to submit a letter of support).

FINDINGS:

1. That 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.

The buildings are set forward or at the front property line, which does not allow space for freestanding signs, which are allowed in the CN-1 District. The use of traditional wall signs is not a problem in all neighborhood commercial areas, but in this case with the high traffic on S. Westnedge Avenue, it is difficult to see the stores and restaurants until you are driving by the locations.

2. That there are special circumstances which are not the result of the actions of the applicant or titleholder of the land.

The special circumstances are not the result of the actions of the tenants or property owners. The timing of the ordinance amendments was set-up to allow this grant program to move forward in the Fall of this year with design and construction of the projecting signs. The delay in moving the ordinance amendments forward is the special circumstance that has caused this dimensional variance request to be necessary.

3. That 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.

The ordinance is being amended to allow projecting signs in many commercial and mixed use districts outside of Downtown, the only place they are currently permitted, but this work has been delayed to be included with the update of the commercial districts in early 2022.

The buildings in this neighborhood node reflect the character of Downtown, with little to no setback, storefront windows, and high pedestrian traffic more than they do the sub-urban commercial on other commercial corridors in Kalamazoo. This is one of the reasons why a variance was approved for Washington Square to allow projecting signs.

4. That 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.

This dimensional variance is the minimum action that will allow this projecting sign program to be completed. This dimensional variance will authorize seven projecting signs. Once the ordinance amendments for the sign regulations are approved, this dimensional variance will no longer be necessary as the signs will comply with the new sign regulations.

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

The granted of the proposed dimensional variance will have no negative impact on the adjacent properties. The only noticeable change will be that advertising signage will be perpendicular to the front wall of the building and project over the sidewalk.

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

The granting of the dimensional variance will be consistent with the intent of the ordinance and the proposed projecting signs comply fully with the ordinance amendments planned for the sign regulations.

7. Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria: 1) existing landscaping, screening or wetlands intended to be preserved meets the intent of this section; 2) the landscape design proposed by the applicant meets the intent of this section; 3) there is a steep change in topography that would limit the benefits of required landscaping; 4) the proposed building and parking lot placement is setback well beyond the minimum required; 5) the abutting or adjacent land is developed or will be developed in the near future with a use other than residential; and 6) similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

N/A

RECOMMENDATION:

Staff recommends approval of the dimensional variance from Chapter 7, Section 7.2 G, to authorize projecting signs for each of the listed tenant spaces



Community Planning & Economic Development

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ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: City of Kalamazoo		Mailing Address: 245 N. Rose St, Ste. #100
City: Kalamazoo	State: MI	ZIP Code: 49007
Phone: (269)337-8806	Email: eldridgep@kalamazoo-city.org	Preferred Contact: ☐ Email ☐ Phone
PROPERTY OWNER INFORMATION		
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>		
Name: Multiple-Locust, W. Vine and S. Westnedge		Mailing Address:
City:	State:	ZIP Code:
Phone:	Email:	Preferred Contact: ☐ Email ☐ Phone
PROPERTY INFORMATION		
Property Address(s): 509 W. Vine St./722 Locust St./802, 816, 824 and 832 S. Westnedge Ave.		
Parcel Identification Number(s):	Zone District (kalamazoo-city.org/maps): CN-1	
TYPE OF REQUEST		
☒ Dimensional Variance from Chapter(s) _____, Section(s) _____ ☐ Use Variance to allow _____ ☐ Appeal of an Administrative Decision ☐ Interpretation of Zoning Ordinance, Chapter(s) _____, Section(s) _____ ☐ Temporary Use Approval		
Reason for Request: To allow for projecting signs in the Vine Neighborhood commercial district.		
ATTACHMENTS		
☐ \$ _____ Fee ☐ Type Plan detailing variance request, plat, site plan, sketch plan can all be used.		
☒ Review Sheet for Request Type		☒ Optional: Photos of property, architecture plans, etc.
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>		
SIGNATURE		
Signature of Applicant:		Date:
Signature of Owner (if different than applicant):		Date:



ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

Specific Project Details (may also provide on a separate sheet):

Review Criteria for Dimensional Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Are there conditions, like unusual topography, the shape of the lot or structure that are not commonly found on other lots or structures in the same zone district that make this request unique?

Are there special circumstances which are not the result of the actions of the applicant or property owner of the land that impact the project?

Does the Ordinance deprive the applicant of rights enjoyed by other property owners in the same zone district?



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Is this the minimum action which will make it possible to use the lot or structure in a manner that does not negatively impact the public and meets the spirit of this Ordinance?

Will the granting of the variance negatively affect adjacent land?

Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?

Additional Criteria for Variance Requests for Required Landscaping

Does existing landscaping, screening or wetlands planned to be preserved meet the intent of the Ordinance?

Does the landscaping proposed by the applicant meet the intent of this section?



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Are there steep changes in topography that would limit the benefits of landscaping?

Are the proposed building and parking lot locations setback beyond the required setback?

Are there abutting lands developed or could be developed in the near future with a use other than residential?

Do similar landscaping conditions exist which would result in no added benefit if additional landscaping or screening was provided?

Projecting Signs Project

City of Kalamazoo – Vine Neighborhood

Project Narrative

The Vine Neighborhood is the oldest and most central of the neighborhoods in the City of Kalamazoo. Located south of the Central Business District and east of Western Michigan University and Kalamazoo College, the neighborhood is a central hub for all ages to shop, live and work. The Vine Neighborhood is a hub for locally owned businesses, which help build a strong neighborhood, sustain the nearby community, and link neighbors. Not only do they provide additional retail and service opportunities for Kalamazoo residents and visitors, but they also provide jobs, fund more city services through sales taxes and invest in neighborhood improvement.

The City has been working closely with the Vine Neighborhood Association (VNA) to implement the approved neighborhood plan. Approved in 2018, the plan notes in the chapter **Commercial Goals & Actions** to “Change Zoning Code to Allow for the Use of Projecting Signs Outside of the Central Business District.” The VNA began actively working with the City on a projecting sign program for local businesses earlier this year in anticipation of the Sign Ordinance being amended. This project has seven (7) commercial businesses in the Vine Neighborhood Business District supportive of adding artistic projecting signs.

Projecting signs have been a proven success in Kalamazoo for businesses located in the Central Business District for years. In the Washington Square area of the Edison Neighborhood, projecting signs were approved for four businesses in the 1000 block of Portage Street.

These signs are often considered one of the most critical elements of a business located in a dense, pedestrian-friendly neighborhood such as Vine. This is especially true when the commercial buildings are located at the front property line with no ability to exercise the allowance in the Sign Ordinance for a freestanding business sign. We believe this project will benefit the local owned and operated Vine Neighborhood businesses similarly because:

- Projecting signs are easier to identify by both motorists and pedestrians. They are mounted well above head height, making them more visible from longer distances.
- Projecting signs display the business name for people walking perpendicular to the business (i.e., the sidewalk) from either direction, beneficial for retail businesses located in a highly traveled pedestrian area.
- Projecting signs allow businesses to keep the window frontage clear and show off the inside of the business.
- Projecting signs are more visible during evening hours, as they capture the glow of nearby streetlights, making them more attractive to drivers and pedestrians.

The VNA supports this project as it increases its efforts in making the neighborhood businesses more visible and easier to find. Several businesses have called the Vine Neighborhood home for several years and have found success in their location. This project will continue to enhance the neighborhood efforts in making businesses more visible while implementing the goals and actions of the neighborhood plan.

The variances being requested will allow for projecting signs within the Commercial – Neighborhood District (CN-1). This is being requested in advance of the Sign Ordinance changes expected in 2022.

Chapter 7 currently states:

- Projecting signs are prohibited in all districts except the CCBD, CBTR, M-1, and M-2 zone districts
- In the existing CN-1 district for these properties, only wall-mounted signs are allowed, and for each individual establishment, 1 square foot of sign area is allowed for each foot of wall length.

The Chapter 50 Zoning update states:

- Projecting Sign: A sign that is attached to and projects more than twelve (12) inches from a building or façade structure.
 - Maximum Projection. Maximum projection is five (5) feet from the building façade
 - Minimum Clearance. Minimum clearance between the lowest part of the sign and the ground is eight (8) feet.

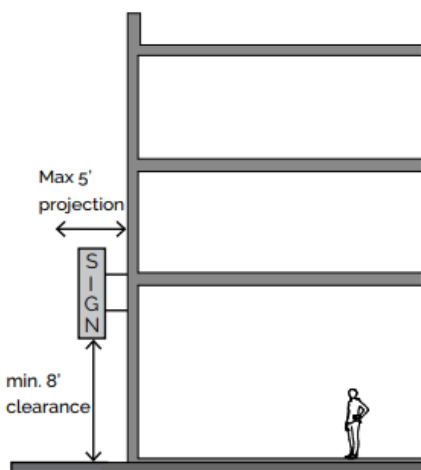


Figure 9.5-3 Projecting Sign.

The City of Kalamazoo is requesting a variance from Chapter 7, to authorize one projecting sign at each of the following addresses. In the CN-1 district, projecting signs (mounted perpendicularly to the building wall) are not permitted. The City is requesting that these addresses be allowed to use the new Chapter 50 Zoning Update for signs which is outlined above.

Property Addresses and Owners

- 816 South Westnedge (Owner: Third Floor LLC)
- 824 South Westnedge (Owner: B Hermiz Properties LLC)
- 832 South Westnedge (Owner: Martini's Pizza LLC)
- 505 West Vine (Owner: Vine Neighborhood Association)
- 507 West Vine (Owner: Vine Neighborhood Association)
- 509 West Vine (Owner: Vine Neighborhood Association)
- 804 West Vine (Owner James J & Kimberly L Kavanaugh)

This project is being funded through the Foundation for Excellence.

Example of Projecting Signs installed on Portage Street in 2015



Several small businesses located in the Washington Square Commercial District of the Edison Neighborhood have been granted a projecting sign variance in the past through the Zoning Board of Appeals. These signs clearly identify the business for both motorists and pedestrians while adding a clean, artistic look to the commercial district.

Site Photos



- 816 South Westnedge – **Crow's Nest**, a locally owned upscale diner featuring a full breakfast and lunch menu. As can be seen in the photo, the bookstore located directly next to Crow's Nest has a grandfathered projecting sign.



- 824 South Westnedge – **Puff N' Stuff**, a locally owned specialty shop with smoking accessories, apparel novelties, incense and more.



- 832 South Westnedge – **Martini's**, a bistro style pizzeria family owned and operated since 1988.



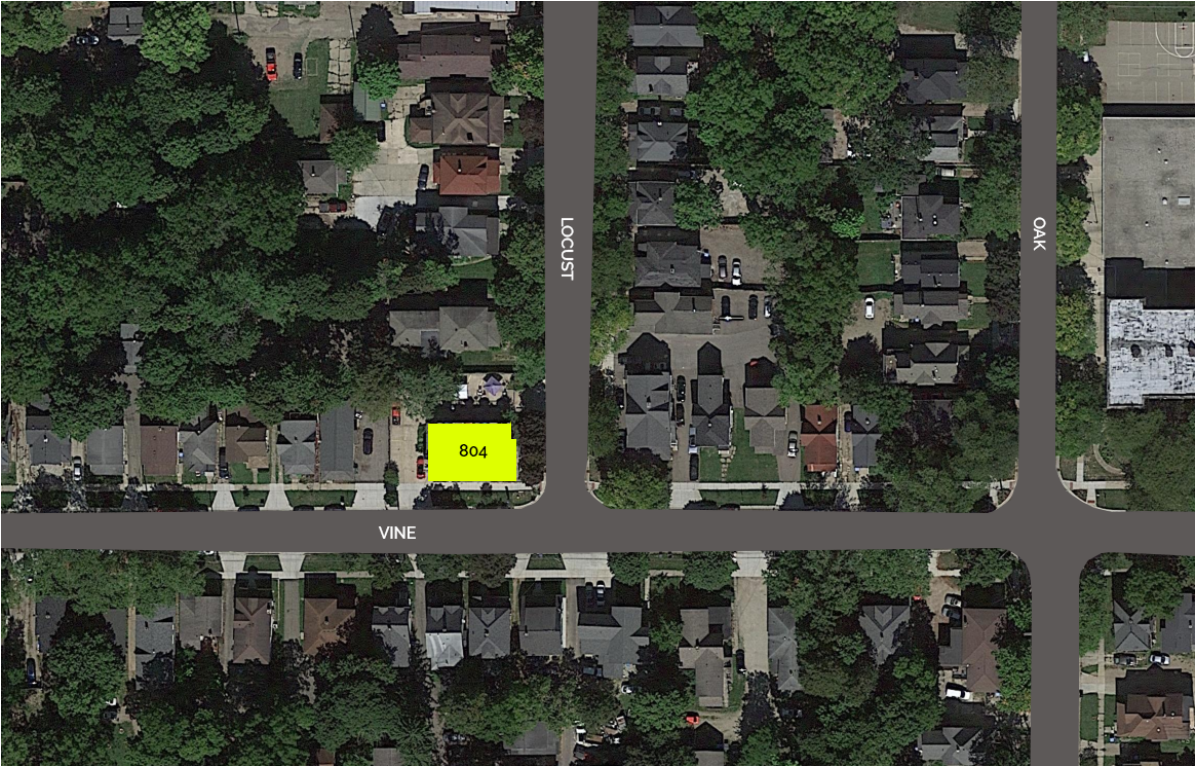
- 505 West Vine – **Heirloom Arts**, a professional tattoo business, operated by non-binary artists and women.
- 507 West Vine – **The Barbershop at Vine**, a locally owned barbershop with a welcoming environment.
- 509 West Vine – **Sway Salon**, a full-service salon that has recently expanded in the neighborhood.



- 804 West Vine – **O' Duffy's Pub**, a neighborhood restaurant and pub with Irish fare, family owned since 1999.

Aerial Map of Locations







Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

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NOTICE OF PUBLIC HEARING

RE: ZBA #21-11-14
509 W. Vine St./722 Locust St./802, 816, 824 and 832 S. Westnedge Ave.
Parcel #: 06-21-284-001, 06-21-280-008, 06-21-284-103, 06-21-289-101,
06-21-289-002, and 06-21-289-204

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by City of Kalamazoo for 509 W. Vine Street/722 Locust Street/802, 816, 824 and 832 S. Westnedge Avenue, which are situated in the Commercial – Neighborhood District (CN-1).

The City of Kalamazoo has been working with the Vine Neighborhood Association, property owners and tenants since early summer of 2021 on a grant program that would provide funding for projecting signs in the Vine Neighborhood Commercial District. The city had planned to have ordinance amendments completed to the sign regulations in the fall which would have allowed projecting signs outside the downtown. However, these ordinance amendments have been delayed until spring of 2022 and the projecting sign program is ready to move forward.

The City of Kalamazoo is requesting a variance from Chapter 7, Section 7.2 G, to authorize projecting signs for each of the following tenant spaces, where in the CC District projecting signs (mounted perpendicularly to the building wall) are not permitted at this time.

- 505 W. Vine – Heirloom Arts (Parcel address: 802 S. Westnedge Ave.)
- 507 W. Vine – The Barbershop at Vine (Parcel address: 802 S. Westnedge Ave.)
- 509 W. Vine – Sway Salon (Parcel address: 509 W. Vine St.)
- 804 W. Vine – O' Duffy's (Parcel address: 722 Locust St.)
- 816 S. Westnedge – Crow's Nest
- 824 S. Westnedge – Puff N' Stuff
- 832 S. Westnedge – Martini's Pizza

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

The meeting will be held on Thursday, November 18, 2021 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,

Peter C. Eldridge, AICP
Assistant City Planner



Parcels within 300' Mailing Radius 722 LOCUST ST

-  Subject Property
-  Property within 300' Mailing Radius
-  Other Property
-  Zoning District Boundary



0 55 110 220 ft