

Agenda

Zoning Board of Appeals

City of Kalamazoo



Thursday, September 8, 2022

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 August 11, 2022

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #22-09-27: 315 E. Frank Street. Bogan Developments, LLC is requesting a dimensional variance from Chapter 50-5.6, to allow a 0 to 31-foot front build to requirement, where a 0 to 10-foot front build-to requirement for the primary building façade is the development standard.
2. ZBA #22-09-28: 1521 Palmer Avenue. Matthew Torzewski is requesting: **1)** A dimensional variance from Chapter 6, Section 6.3 A 2, to install a six-foot fence in the front yard along Cameron Street, where four feet is the maximum height for fencing in the front yard. **2)** A dimensional variance from Chapter 6, Section 6.3 A 3b, to authorize the new fencing to be 100% opaque (solid, no gaps between boards), where the maximum opacity for fencing in the front yard is 75%.
3. ZBA #22-09-29 3625 W. Michigan Avenue. Great Lakes Capital is requesting the following: **1)** A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development to encroach into a protected slope (which has a grade greater than 20%) and protected slope setback. This will impact approximately 36,590 square feet (.8 acres) of slopes and slope setback area. **2)** A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 G, to authorize the removal of 71.7% of woodland, where 50% is the maximum permitted.
4. ZBA #22-09-30: 1801 Oakland Drive. Simbarashe Chirara is requesting a use variance from Chapter 4, Section 4.1 to authorize a short-term rental or 'lodging' land use in one of the three apartments on the premises, where in Zone RS-5

rentals are limited to 30 days or more under the definition of ‘household living’

E. DISCUSSION/ACTION ITEMS

F. REPORTS

G. ADJOURNMENT