

Agenda

Zoning Board of Appeals

City of Kalamazoo



Thursday, December 14, 2023

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 November 9, 2023

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #23-11-18: 1000 W. Paterson Street. The Douglass Community Association is requesting the following:
 1. A dimensional variance from Chapter 50, 50-9.5, Table 9.5-1 to allow for a 50 square foot LED panel on the west wall, where only one 24 square foot sign is permitted for each approved special use and the Douglas Community Center has already utilized this signage; and
 2. A dimensional variance from Chapter 50, 50-9.3F(1)(a), to allow for a new wall sign that is 100% changeable copy or LED, where the changeable copy area on wall signs in the residential districts is limited to 25% of the sign area.
2. ZBA #23-11-17: 1102 and 1110 Lake Street. Mills Street Market Property, LLC is requesting the following:
 1. A dimensional variance from Chapter 50, 50-8.4C, to not install the required five-foot planting strip along the front property line on Mills Street and to reduce the number of trees planted by two and reduce the number of shrubs planted by eight.
 2. A dimensional variance from Chapter 50, 50-8.4C, to not install the required five-foot planting strip along the front property line on Lake Street, to reduce the number of trees planted by two, and to reduce the number of shrubs planted by eight.
3. ZBA #23-12-20: 1618 Park Avenue. Taylor Young is requesting the following:
 1. A dimensional variance from Chapter 50, 50-8.5A(c), to allow fencing proposed in the front yard on Birch Avenue and Virginia Avenue with an opacity of 100% (solid fencing), where 75% is the maximum opacity for fencing

in the front yards; and

2. A dimensional variance from Chapter 50, 50-8.5B(1), to allow for approximately 112 feet of six-foot privacy fence in the front yard along Birch Avenue and approximately 70 feet of six-foot privacy fence in the front yard along Virginia Avenue, where four feet is the maximum height permitted for front yard fencing.

4. ZBA #23-12-21: 1019 Miller Road. Nicole Triplett is requesting a use variance from Chapter 50, 50-4.1, Table 4.1-1, to allow for commercial use within the existing building that falls under ‘Personal Improvement Services’ and ‘Retail Sales and Service (Indoor)’, where in this residential zoned district the proposed commercial activity would not be permitted.

E. DISCUSSION/ACTION ITEMS

1. Discuss Zoning Board of Appeals Interviews

F. REPORTS

1. 1. Zoning Board of Appeals -Meeting Dates for 2024: Jan. 11th, Feb. 8th, March 14, April 11th, May 9th, June 13th, July 11th, Aug. 8th, Sept. 12th, Oct. 10th, Nov. 14th, and Dec. 12th.

G. ADJOURNMENT