

Agenda

Zoning Board of Appeals

City of Kalamazoo



Thursday, February 8, 2024

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 January 11, 2024

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #24-03-03: 825 and 847 Portage Street / 720 and 726 E. Vine Street. The Boys and Girls Club of Kalamazoo is requesting the following:
 1. A dimensional variance from Chapter 50-5.6 E (1) (c), of 10% to increase the maximum impervious surface coverage to 80% from the required 70% for a 'Civic' lot type development in the LW-2 District.
 2. A dimensional variance from Chapter 50-5.6 E(4) (b)24 (Number of Entrances), to authorize only one street facing entrance on the Portage Street facade where two entrances are required.

E. DISCUSSION/ACTION ITEMS

- 1.
- 2.

F. REPORTS

G. ADJOURNMENT

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
January 11, 2024 - 7:00 p.m.
CITY COMMISSION CHAMBERS**

Members Present: Beth van den Hombergh, Gary Wark, Remi Harrington, Joe Hohler II, and Tony McReynolds

Members Absent: None

City Staff: Pete Eldridge, Zoning Administrator; Charles Bear, Assistant City Attorney; Shelby Donaldson, Recording Secretary

Chair van den Hombergh called the meeting to order at 7:00 p.m.

Chair van den Hombergh asked if there were any changes to the agenda and Mr. Eldridge noted there were none.

Mr. Eldridge performed a roll call of board members present for the meeting.

APPROVAL OF MINUTES:

Ms. Harrington asked for a change on page 18 from “philosophical bin” to “philosophical bent”.

Mr. McReynolds moved to approve the minutes of December 14, 2023, with the proposed change, as submitted, seconded by Mr. Hohler.

The motion was approved by voice vote unanimously.

PUBLIC HEARINGS: Chair van den Hombergh 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 in favor of the application where they will state their name and address and speak for three minutes. Following that those in opposition will be invited to speak for four minutes. The public can call in to 888-382-9556 to enter a queue to comment live for any property on the agenda and will no longer be able to leave a recorded message, then the public hearing will be closed on that request. The Board would then conduct the finding of fact. 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.

Ms. Harrington read the application for 2222 Glenwood Drive

ZBA#24-01-01: 2222 Glenwood Drive: An application for a dimensional variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Derek Molitor and Joanna Parzakonis for 2222 Glenwood Drive, located in the Residential-Single Dwelling District (RS-5). The applicants are requesting a dimensional variance from Appendix A, Chapter 5, table 5.1-1 of eight (8) feet from the required 25-foot front building setback along Ridge Road, for a residential addition.

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.

Mr. Arnie Block, of Block Builders, along with Derek Molitor, is representing the owners of the property. He showed the property on-screen and said the property is in the Westnedge Hill neighborhood and is on a ridge has two fronts, one on the east side by Glenwood Drive and one on the west side by Ridge Road. The side on Glenwood Drive has a steep slope and is protected by the Natural Features Protection Overlay. He added that even if he could put a driveway there, he wouldn't deem it safe because of the curvature of the road and the right of way access, it wouldn't be safe. He then turned to the Ridge Road side, which is where he said most of the development in that area has been done and most of the neighbors have their access because it has a flatter slope and is more ideal for access. He said the driveway is fairly narrow and the garage attached to the house is a side load garage and is also narrow, and only has room for one vehicle and there is no additional parking for vehicles by the house so people have to either park partially on the lawn or stack into the driveway but most of the time people end up parking on the right of way. He showed a survey drawing of the property, done by Wightman, on screen and showed the property on Glenwood Drive on the east and Ridge Road on the west, adding that the front yard is where the steep slope and the natural features protections overlay are located. The survey also showed the garage accessed by the narrow drive stating it doesn't make for good traffic flow into or out of the house, or for parking. Mr. Block said Derek and Joanna bought the property with the goal of installing a pool and trying to improve the flow of the property, with the garage being an important factor. They considered moving the garage to the front of the property or adding a detached garage, but that wasn't doable, so they had to figure out a way to make the pool and garage flow not only for themselves, but for the future. The pool would be built in an enclosed structure and the garage would be removed from where it is and pushed closer to the Ridge Road side and attached, which is why they are seeking a dimensional variance setback of eight feet, at the closest point. Initially they thought they would be able to use the corner lot provisions to the property and half of the setback because they were looking at placing the garage on another spot of the property, but it pushed the garage very close to the setback. Another challenge is the diagonal lot line, which creates a challenge when trying to optimize the space. Mr. Block said that some of the feedback that they got from Mr. Eldridge is the importance of keeping vehicles off of the right of way, so they pushed the front of the garage to maintain 19 feet directly in front of the garage as part of moving the garage to the north property line, which would allow for parking for two full-sized vehicles for anyone who was visiting without using the right of way for parking. Mr. Block added that this is in keeping with the Ridge Road neighborhood, and he highlighted on the drawing that there are properties on Ridge Road that have some type of structure encroaching in the setback.

Mr. Molitor added that they have made efforts to reach out to all of their neighbors and let them know if they have any questions or concerns that they can reach out to them. Mr. Molitor said that they have had nothing but positive feedback from their neighbors, but they couldn't get in touch with two of the neighbors. He added that as Westnedge Hill residents for over 20 years, they respect the integrity of the neighborhood and want to maintain the functionality of Ridge Road and they believe that this project accomplishes that.

Chair van den Hombergh asked for staff comments, and they are as follows: Mr. Eldridge said there were eight letters of support received and there was a map provided in the staff report of the locations of those neighbors on Ridge Road and Glenwood Drive. He addressed the comment about other structures being closer to Ridge Road and said Ridge Road plateaus and drops off on the Glenwood side and on the Alta Vista side, so the homes and garages have been positioned closer to Ridge Road because that is where the yard area is level. He found two other variances related to front setbacks that passed: one in 2014 for a garage, with an eight-foot setback, on Glenwood Drive that was never built, and one was in 1988 for a garage that was within two feet of Ridge Road, but he couldn't find information for any of the other garages erected along the frontage. There were two other variances that were related to side yard setback variances for garages that were positioned near the homes and were right up against the 25-foot front building set back. He added that there are some unusually shaped lots and in the case of 2222 Glenwood Drive, it has two front yards the lot is only 59 feet wide, so anything built has to be elongated because of the space. He said that the NFP overlay won't allow for anything to be built there on Glenwood Drive so that leaves only the Ridge Road front yard area to put any logical addition on the house, which was noted in the staff findings under the hardships, the typography was referenced as well as the NFP ordinance as it was also referenced by Mr. Block. He said that the NFP ordinance would not allow a garage to be built on the Glenwood Drive frontage because that slope is 20% or greater, and technically those are areas that are not buildable under the NFP ordinance. He added that he wanted to make reference to the letters of support, the prior variance is found, the double frontage lot situation, and the NFP ordinance.

Mr. Wark stated he wanted to make reference to the letters of support because it's showing eight, but one of the letters was from the homeowner so he would count seven and Mr. Eldridge said the homeowner owns the corner lot and Mr. Wark said he is saying one of the letters was one he wrote for himself and Mr. Eldridge said he signed off because 2230 Glenwood Drive is also owned by him so Mr. Wark can make note of that.

Chair van den Hombergh asked for comments from those in favor and there were none.

Chair van den Hombergh asked for comments from those against and there were none.

Chair van den Hombergh asked if there were any call-in comments and there were none.

Chair van den Hombergh closed the public hearing.

Chair van den Hombergh asked if there were any questions or comments from the board and Mr. Hohler asked Mr. Block to come up to the podium. He said he was curious about whether or not if some things can be removed from the building and made wider could they go off to the side and then be shortened the six or eight feet, because there was so much on the setback, could it be a

little wider and pointed out a hot tub Mr. Block said he anticipated that the hot tub might come up and he said he doesn't think the hot tub is there as a must have so much as the foyer allowing access to the house from outside without entering the pool house he said, for example, if someone from the neighborhood comes, as opposed to having them walk into a pool house, the foyer area is quite important there is also a limiting factor on that side because there is a vintage bomb shelter underneath the ground that they don't want to get rid of, so they can't make it wider. Mr. Molitor reiterated that you can't go further in toward the house because of where the bomb shelter currently sits underneath the driveway. Mr. Hohler asked if this is as in compliance as they could get, and Mr. Block replied that this is as little out of compliance as they could get.

Ms. Harrington asked them to go back to the images on the screen and asked if the property is on a hill and Mr. Block said the part that will be developed is flat, but the house is on top of the hill if you look from the Glenwood side. She asked if, from the image on the screen, he could show where the pool or garage would be attached, and Mr. Block pointed out the flat deck on top of the garage and said the pool would start there and work towards the right.

Mr. Hohler asked if there was a different setback from a road than an alley and Mr. Eldridge said typically no because it's still a public roadway but, in this case, both streets have driveways on them.

FINDING OF FACT

Mr. Wark moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 2222 Glenwood Drive shall include all information included in the notice of public hearing dated December 27, 2023.
- 2.) 35 notices of public hearing were sent, and 8 responses of support were received, including one from the property owner.
- 3.) A public hearing was held before the board and public comments were accepted, which there were none.
- 4.) The Finding of Fact shall include all facts and comments made during the public hearing which are summarized to include without limitation, the following:

Arnie Block, of Block Builders, explained the layout and why the owners need a variance, and Mr. Molitor spoke as well, regarding his property and why they need a variance. Mr. Eldridge added that there is staff support for this project.

Mr. Hohler seconded the Finding of Fact.

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

Discussion:

Mr. Wark said he would be in support because the homeowner and the builder he looked at all of the angles they could to expand the garage, and he feels the eight-foot variance request is reasonable, in addition to having staff support.

Mr. Hohler said he appreciates the work that was done to minimize the encroachment, and this is the minimum action taken and he is in support.

Chair van den Hombergh said she is also in support because of the plan and the fact that they are trying hard to keep in line with the neighborhood, improve their home, make it a place they can enjoy their quality of life and live in for a long period of time. She also said this is the minimum action that can be taken given everything they are trying to accomplish.

Mr. Wark moved to approve the application for a dimensional variance, made by Derek Molitor and Joanna Parzakis, from Appendix A, Chapter 5, 5.1-1, of eight (8) feet from the required 25-foot front building setback along Ridge Road, for a residential addition, seconded by Mr. Hohler.

Motion for the dimensional variance was approved by roll call vote unanimously.

Ms. Harrington read the application for 2223 Benjamin Avenue

ZBA#24-01-02: 2223 Benjamin Avenue: An application for a dimensional variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Paul Basing and Claudia Wink-Basing for 2223 Benjamin Avenue, located in the Residential-Single Dwelling District (RS-5). The applicants are requesting a dimensional variance from Appendix A, Chapter 5, table 5.1-1 of 10 feet from the required 25-foot rear building setback for a residential addition.

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.

Claudia Wink-Basing, one of the property owners, spoke. She said they want to put a 500 square foot addition onto the house so that they can age in place, as they are fond of their neighborhood and will have lived there for 36 years in March. She said having a two-story house with laundry in the basement and bathrooms and bedrooms upstairs, they need to get something on the ground floor that will allow them to remain in their home in their neighborhood. Benjamin curves where it comes out onto Howard. She added they want to honor the integrity of the neighborhood since the homes in the area are a form of tudor, they intend to replicate the brick on the house and the addition and have tudor front so that it will continue to look like the rest of the neighborhood. She said they have a side lot that has allowed them to consider the addition and they have spent a couple of years trying to figure out the best way to do it and they appreciate the work their architect, Martin Mechtenberg, put into the project and he submitted the paperwork included in the staff report as well. She said they didn't ask for neighbor support but that they lend their moral support. She stated that Benjamin curves as it comes off Oakland Drive and comes all the way down to Howard Street. She said at the corner of their lot there is a traffic island where Tippetary, Benjamin, and Center Ridge come together and when the ash trees died on there, her husband asked if he could move a spruce tree onto the lot and over the past 15 years has made a park out of it, complete with a bench and a lending library. She stated that the best scenario they could come

up with for their project requires them to be a little short of the 25-foot variance that they know is in place and if they were to angle it differently, it would take out the windows and the lighting that they have in the existing living area in the main floor so from that standpoint, the angle is practical and aesthetically pleasing. She said the back of the house has a flat roof addition that they don't know when it was added, but it connects the back of the house to the garage, which is original to the house, and that flat roof provides another challenge to fitting the addition in, which is another reason the angle was used rather than pulling the whole thing forward.

Chair van den Hombergh asked for staff comments, and they are as follows: Mr. Eldridge stated one of the things he wanted to point out is the shape of the lot. He pointed out the zoning map that came in the agenda packet and told the board that they can see how this lot compares to the other lots, as it wraps the corner on Benjamin, but all of the other lots are deeper. He said the house was built in 1917, so the zoning regulations of today weren't in place when the house was built, so there's an unusually shaped lot, and an existing house with an attached garage that are non-conforming. He added that a portion of the back of the house is within the 25-foot rear yard setback, which makes this site difficult to add an addition on, especially when much of the existing structure is already non-conforming, but since they own the other lot on the west side of the house, there is space to place the addition, just not the lot depth to accommodate that without infringing on the setbacks. He said the hardships are the shape of the lot the non-conforming status of the house and the attached garage and staff is supporting the variance. He wanted to add that the elevation views that highlight the windows that are on the west side of the house that would face toward where the addition would be also makes it difficult to add on without infringing on the window placements and added the house is from 1917 and part of the point of offsetting the addition is so that it doesn't take away from the historic character of the house.

Chair van den Hombergh asked for comments from those in favor and there were none.

Chair van den Hombergh asked or comments from those against and there were none.

Chair van den Hombergh asked if there were any call-in comments and there were none.

Chair van den Hombergh closed the public hearing.

Discussion:

There was none.

FINDING OF FACT

Mr. Hohler moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 2223 Benjamin Avenue shall include all information included in the notice of public hearing dated December 27, 2023.
- 2.) 46 notices of public hearing were sent, and zero responses were received.
- 3.) A public hearing was held before the board and public comments were accepted.

- 4.) The Finding of Fact shall include all facts and comments made during the public hearing which are summarized to include without limitation, the following:

The facts presented regarding circumstances or conditions of the property or structures, the problem with the property is its unusual shape and it has a non-conforming structure on it already and the other lots are progressively larger as you go further up the street.

The facts regarding whether the applicant is denied rights enjoyed by others is that the house was built by others and not the applicants.

Mr. McReynolds seconded the Finding of Fact.

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

Mr. Hohler moved to approve the application for a dimensional variance, made by Paul Basing and Claudia Wink-Basing, from Appendix A, Chapter 5, 5.1-1, of 10 feet from the required 25-foot rear building setback for a residential addition, seconded by Mr. Wark.

Discussion (Attorney Bear reminded the board that, according to Robert's Rules, discussions are to take place after a motion is made and if there are no additional questions of the applicant or staff):

Mr. Wark said he is in favor because he can appreciate aging in place and Ms. Harrington agreed.

Motion for the dimensional variance was approved by roll call vote unanimously.

OTHER BUSINESS:

ADJOURNMENT:

The meeting was adjourned at 7:54 p.m.

Submitted By _____ Date _____
Recording Secretary

Reviewed By _____ Date _____
City Staff

Approved By _____ Date _____
Chair



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **2/8/2024**

Item: **D.1.**

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner / Deputy Director of
Community Planning & Econ. Development
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: February 8, 2024

SUBJECT: ZBA #24-03-03: 825 and 847 Portage Street / 720 and 726 E. Vine Street. The Boys and Girls Club of Kalamazoo is requesting the following:

1. A dimensional variance from Chapter 50-5.6 E (1) (c), of 10% to increase the maximum impervious surface coverage to 80% from the required 70% for a 'Civic' lot type development in the LW-2 District.
2. A dimensional variance from Chapter 50-5.6 E(4) (b)24 (Number of Entrances), to authorize only one street facing entrance on the Portage Street facade where two entrances are required.

BACKGROUND:

The Boys and Girls Club of Greater Kalamazoo acquired all four properties in 2020. Since the acquisition, the organization has continued fundraising efforts along with completing the preliminary site layout and building elevations for the new two-story 22,500 square foot youth center on this site. The site has a history of prior users that have left the site with contaminated soil, which has been taken into consideration while designing the site development.

The property is in the Live Work-2 District. LW2 is one of the form-based zoning district. LW2 was located along the Portage Street corridor, replacing the previous Manufacturing and Community Commercial zoning. These former zoning districts did not support the Master Plan's Future Land Use Plan nor the goals of the Edison Neighborhood. The site is being developed using the Civic Lot Type standards in the Zoning Ordinance. Like the other lot types included in the form-based standards, the Civic Lot Type includes facade requirements, most importantly for the first floor of buildings. The first floor design is key to a welcoming and active street; the standards associated with this include entrance quantity, location, and design, as well as, transparency requirements or the regulation of the ratio between windows and wall space.

The applicant is requesting relief from the impervious coverage standards and relief from providing a second entrance on the Portage Street facade.

STRATEGIC VISION ALIGNMENT:

Youth Development - A place with supports where young people thrive

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

Strategic Goal, Edison Neighborhood Plan, and Master Plan 2025 alignment:

The addition of the Boys & Girls Club in this location aligns with the Strategic Goal of Youth Development and the Future Land Use Plan which supports a mix of uses in this location.

The variance to provide fewer Portage Street entrances, however, is in contradiction to the Strategic Vision and the Master Plan, which call for this corridor that links Downtown and Washington Square to be developed in a way that supports an active, inviting, urban area. This corridor, in both the above plans and the Edison Neighborhood Plan, is described as supporting multiple transportation options and a mix of uses that are accessible by all. These plans call for the street and buildings to work together to create a sense of place and vibrancy. The street has already seen some work with the addition of bicycle facilities and its frequent transit access. The zoning code was updated in alignment to these plans to require new buildings in this location to have high levels of transparency and clear public entrances along the street.

COMMUNITY ENGAGEMENT:

Inform (one-way conversation) - the community will be made aware of the project.

Appropriate Depth of Engagement:

A public hearing notice was placed in the newspaper and notices sent to the property owners and occupants within 300 feet. A notice was also sent to the Edison Neighborhood Association. The applicant has been in communication with the neighboring property owner and will reach out to Edison Neighborhood Association,

Engagement/Communication Tools:

Newspaper, mailings and applicant outreach

FINDINGS:

Staff has made the following findings regarding this request::

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 does not apply to other land or structures in the same zone district.

**Impervious Surface Coverage - There are two unique conditions to be considered.
The shape of the lot is unique due to the angle of Portage Street. This means the**

parking lot is also a unique shape that results in more areas of paving than if the lot was a rectangle. Also, this property has known soil contamination, which impacts the design of the site.

Entrances - There are no special circumstances that impact the number of entrances of a building constructed on this lot.

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

Impervious Surface Coverage - Between the 1930s and 1950s, the Portage Street frontage contained a gas station and automotive service center. There was also a dry cleaner on the premises sometime between the 1950s and 1970s. As a result of these previous occupants, the site has contamination; this contamination is not a result of an action by the applicant. Allowing for additional impervious cover will reduce the site's potential for infiltration (absorption) of stormwater through contaminated soil, and thereby reduce groundwater contamination.

Entrances - There are not property-specific special circumstances supporting this request. The request is the result of the applicant opting not to include two entrances on Portage Street. The applicant has cited safety concerns, but staff cannot substantiate this concern since the applicant elected to locate this use (youth center) at this location.

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.

Impervious Surface Coverage - The application of the ordinance provisions would require the applicant to have additional pervious surface area. A reduction in the pervious surface on this contaminated site could lead to reduced infiltration of stormwater and a potential reduced risk of groundwater pollution.

Entrances - The requirement to locate entrances on the front facade in a quantity based on the length of the building is the same standard that is applied to every other property between Downtown and Washington Square. New buildings are required to meet the zoning ordinance, including the entrance requirement. The literal interpretation of the ordinance does not deprive the applicant of rights enjoyed by others in the same zoning district, which was created to support active corridors like Portage Street,

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.

Impervious Surface Coverage - This is the minimum action that will allow for the parking lot to meet all codes for drive aisle width and parking space dimensions.

Entrances - The granting of the variance is contrary to the spirit and intent of the ordinance to support an active, vibrant mixed-use area. Other commercial districts, such as Community Commercial and Community Commercial 2, do not have the same requirements for the building facades. These districts are *not located* on our urban active corridors, such as Portage Street. They are located in higher speed, wider lanes, or auto-oriented areas. This property was intentionally zoned with a Live Work District that included transparency and entrance requirements because new buildings are intended to support the easily accessible, active corridor linking Downtown with Washington Square.

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

Impervious Surface Coverage - The granting of the variance will not adversely impact adjacent property. Allowing for increased impervious cover will reduce the infiltration of water into the ground and reduce the migration of contaminated groundwater to adjacent properties.

Entrance - The granting of the variance could adversely impact adjacent properties, the vision of the Edison Neighborhood Plan and Master Plan for an active, multi-modal Portage Street corridor. Approving this variance could set a precedent for other new buildings to make the same request. In order to create the active, welcoming, vibrant place envisioned by the community, both the street and the private development must each play a role. The building's role is to be located close to the sidewalk and have transparency and entrances to create interesting, welcoming, and easily accessible spaces.

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

Impervious Surface Coverage - This is consistent with the purpose and intent of the ordinance. Where normally compliance with the impervious coverage is supported, this site is not an ideal candidate for water infiltration due to soil and groundwater contamination.

Entrances - As stated with criteria 5 above, the granting of this variance would not be consistent with the purpose and intent of the ordinance and area plans.

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.

This section is not applicable to either of these dimensional variances.

RECOMMENDATION:

Staff does not recommend the approval of the front facade entrance variance as it does not meet any of the review criteria. Staff recommends approval of the impervious coverage variance as it meets all of the review criteria.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

January 24, 2024

RE: ZBA #24-03-03

825 and 847 Portage Street / 720 and 726 E. Vine Street

Parcel Numbers: 06-22-281-008, 06-22-287-002, 06-22-282-002 and 06-22-282-001

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by The Boys and Girls Club of Kalamazoo for 825 and 847 Portage Street and 720 and 726 E. Vine Street in the Live Work -2 District (LW-2).

The applicant is requesting the following variances:

1. A dimensional variance from Chapter 50-5.6 E (1) (c), of 10% to increase the maximum impervious surface coverage to 80% from the required 70% for a 'Civic' lot type developments in the LW-2 District.
2. A dimensional variance from Chapter 50-5.6 E(4) (b)24 (Number of Entrances), to authorize only one street facing entrance on the Portage Street façade where two entrances are required.

Please note that this request will not change the zoning classification of the property. This is a request for the variances only regarding the items described above.

The meeting will be held on Thursday, February 8, 2024, at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

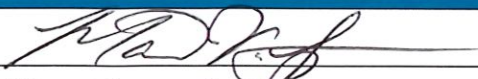
To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP
Zoning Administrator



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: Matt Lynn		Mailing Address: 4000 Portage St. Suite 201
City: Kalamazoo	State: MI	ZIP Code 49001
Phone: 269-349-4485	Email: mattl@bgckalamazoo.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: Matt Lynn		Mailing Address: 4000 Portage St. Suite 201
City: Kalamazoo	State: MI	ZIP Code: 49001
Phone: 269-349-4485	Email: mattl@bgckalamazoo.org	Preferred Contact: ☒ Email ☐ Phone
PROPERTY INFORMATION		
Property Address(s): 847 Portage Street, Kalamazoo, MI 49001		
Parcel Identification Number(s): 06-22-287-002		Zone District (kalamazoocity.org/maps): LW-2
TYPE OF REQUEST		
☒ Dimensional Variance from 1. Civic Lot Type Max Impervious Area Percentage Required: 70% Requested: 80% 2. Civic Lot Type Required Building Entrance Location Required: Front Facade/Building Corner Requested: South Face of building, directly adjacent to front.		
Reason for Request: See attached dimensional variance review sheets.		
ATTACHMENTS		
☒ \$ 300 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.
Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support		
SIGNATURE		
Signature of Applicant: 		Date: 1/8/2024
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):

The Boys and Girls Club of Greater Kalamazoo is planning a new two-story youth center at the southeast corner of E Vine St. and Portage St. The property will be a combination of 4 existing parcels: 825 Portage, 847 Portage, 720 E Vine, and 726 E Vine. This is an exciting project that will benefit the entire community. In review of the City's updated zoning code, it's been determined that the "Civic" lot type best applies to this project. The only hang up in meeting Civic lot type requirements is the allowed impervious coverage, which is 70%. Due to site contamination as a result of previous owner operations, it would be advantageous to maximize impervious area to reduce the amount of stormwater infiltrating through contaminated soil. For that reason, we are requesting that the ZBA grant approval of an additional 10% impervious coverage for this site.

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?

The shape of the lot is unique due to the angle of Portage Road. This makes the parking area a bit awkward and results in slightly more pavement than if the lot were rectangular.

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?

The attached environmental reports categorize the property as a "facility" as defined by the NREPA. In short, this site is contaminated due to previous operations, which included automotive and dry cleaning services. The Boys & Girls Club is committed to redeveloping this property in compliance with environmental best practices. Granting this variance will allow for additional impervious cover. This will reduce the site's potential for infiltration of stormwater through contaminated soil, and thereby reduce groundwater contamination as well.

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

Yes. The existing contamination presents a constraint that makes this site unique in terms of the maximum impervious coverage requirement.

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?

Yes. The impervious coverage is minimized to the extent allowed. Drive aisles are not wider than needed for bus traffic and fire truck circulation. The parking space count is minimized as well relative to what's needed for site use. The argument could be made that an even higher impervious coverage allowance would further reduce stormwater and groundwater contamination, but the overage request is minimized to 10%.

Will the granting of the variance negatively affect adjacent land?

No. Granting the variance will have a positive impact on adjacent land. Allowing more impervious area on site will reduce pervious areas where stormwater can infiltrate through contaminated soil. This will in turn reduce groundwater contamination on site, and by extension, migration of contaminated groundwater to adjacent properties.

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

Yes, because two of the key reasons for the ordinance impervious coverage requirement are either addressed or don't apply to this site. The first is groundwater recharge. For reasons stated above, groundwater recharge is not desirable on this site due to contamination. The second is stormwater management. This will be addressed with a stormwater treatment structure and underground detention system. These will both be sized relative to the site's impervious area footprint, which will ensure there is no reduction of water quality or increase in runoff due to the additional 10% of impervious coverage.

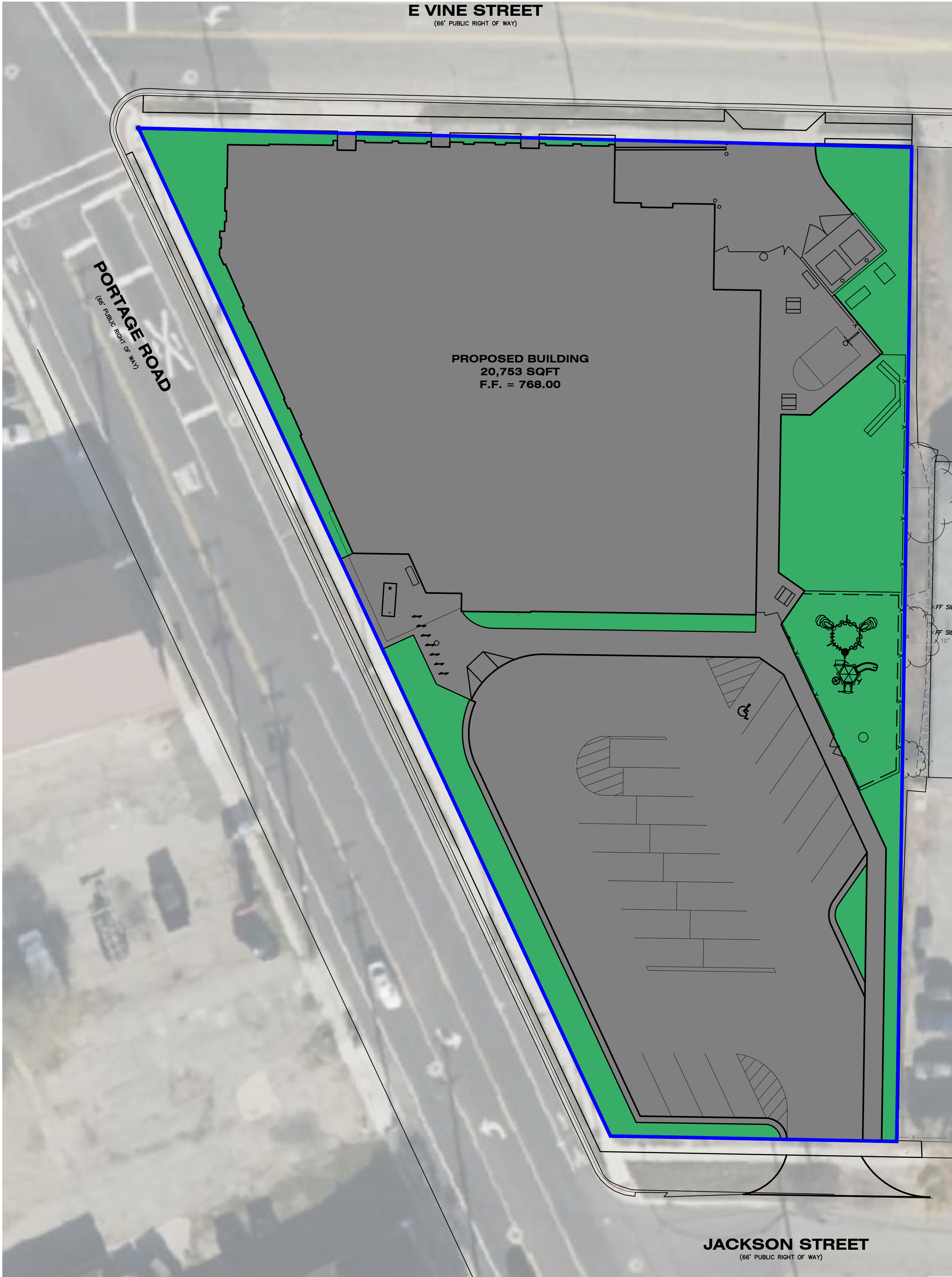
Additional Criteria for Variance Requests for Required Landscaping

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

N/A

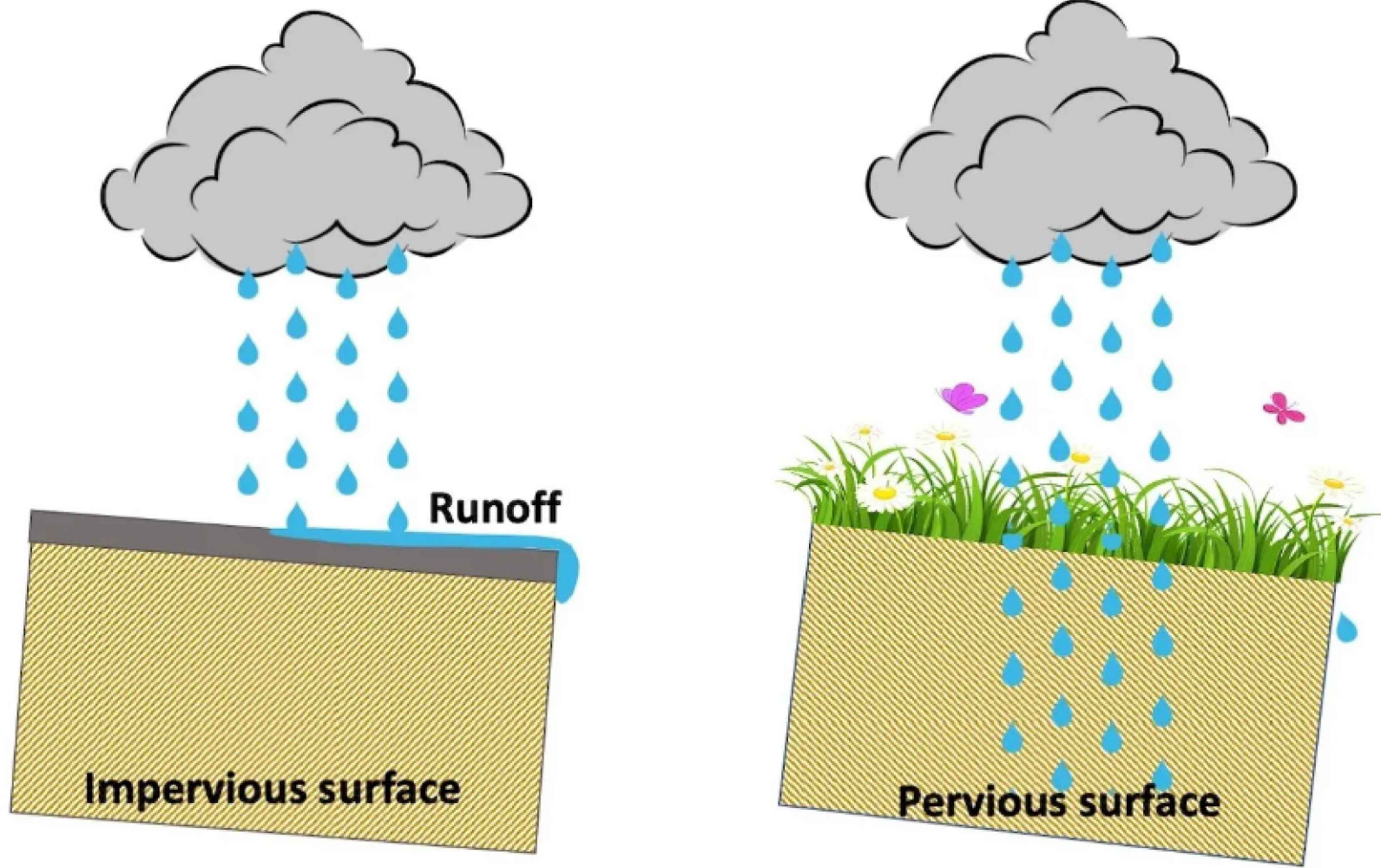
Does the landscaping proposed by the applicant meet the intent of this section?

N/A



PROPOSED LEGEND

- PROPERTY BOUNDARY = 53,006 SFT
- IMPERVIOUS AREA = 42,552 SFT (80%)
- PERVIOUS AREA = 10,454 SFT (20%)



IMPERVIOUS AREA REDUCTION
NEEDED TO MEET 70%
REQUIREMENT = 5,448 SFT

SQUARE TO SCALE

ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

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

Civic building type with business usage and A-3 occupancy. One story building with a second floor mechanical penthouse and gymnasium (gym to be used as separated, non-simultaneous occupancy when at maximum capacity). Construction type is IIB and automatic sprinklers. This is a membership based club for youths aged 5- to 18-years.

Total square footage: 22,513 sq ft

First floor square footage: 20,793 sq ft

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?

The lot is oddly shaped with an acute angle of 63.5 degrees where Vine Street and Portage Street intersect at its northwest corner. It is about 2.75 times wider on the north side than on the south side of the lot. This leaves an odd corner that is not conducive to a main entrance there due to the odd building shape that would be created. A bus cannot unload youths safely if the main entrance is located on a busy street. The building was sited at the northwest corner to occupy the corner per ordinance.

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?

The safety and security of all children/youths is becoming increasingly more difficult to ensure through ordinary means. No location or lot is particularly safer than another in an area zoned for usages by this age group. Therefore, increasing safety and security through design of entrances and minimizing the exposure of the occupants to a larger population through less transparency and less access is the current best action.

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

The ordinance does not allow the intended occupants (children/youths) to safely enter the building from a drive lane except by entering from the south parking lot. Creating more entrances along the perimeter and at the corner of the building along busy streets exposes the children to heavy traffic and unknown surveillance. This requires more security at each building opening, creating an undue burden on the owner and occupants, and even so, leaves children more vulnerable to danger.



Community Planning & Economic Development

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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?

A variance to allow the only public entrance to be from only the south parking lot is a minimum action that can meet the needs of the owner, occupants and public.

Will the granting of the variance negatively affect adjacent land?

This action does not negatively affect adjacent land.

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

The design is meeting the level of transparency required by ordinance even though this leaves more exposure than desired by the owners. The absence of a door on a busy street does not reduce the transparency that is the spirit of the 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?

Note: There will be a landscape design at the northwest corner to meet the 0-15' corner build-to zone requirements for that location. That design is not yet completed and is therefore absent from the submitted documents.

ZONING REQUIREMENTS

ZONING: FORM BASE

THE SITE IS ZONED LW-2 (LIVE WORK 2)

SETBACKS: SIDES - 0'

REAR - 5'

BUILD-TO ZONE: FRONT - 0-25'

CORNER - 0-15'

SIDE - 0-15'

REQUIRED BUILDING ENTRANCE: FRONT

PROPOSED BUILDING ENTRANCE: FRONT

REQUIRED OCCUPATION OF CORNER: YES

PROPOSED OCCUPATION OF CORNER: YES

MINIMUM FACADE TRANSPARENCY: 15% PER STREET FACING

FACADE = 15% X 2 STREETS = 30%

PROPOSED TRANSPARENCY: UNDETERMINED

REQUIRED MINIMUM HEIGHT: 1 STORY

PROPOSED MINIMUM HEIGHT: UNDETERMINED

REQUIRED MAXIMUM HEIGHT: 3 STORIES

PROPOSED MAXIMUM HEIGHT: UNDETERMINED

GROUND FLOOR HEIGHT REQUIREMENTS: 15'-30'

UPPER FLOOR HEIGHT REQUIREMENTS: 9'-14'

PROPOSED USE

ASSEMBLY

LOT TYPE

CIVIC

LOT COVERAGE

IMPERVIOUS: 80%

PERVIOUS: 20%

STREET TYPES

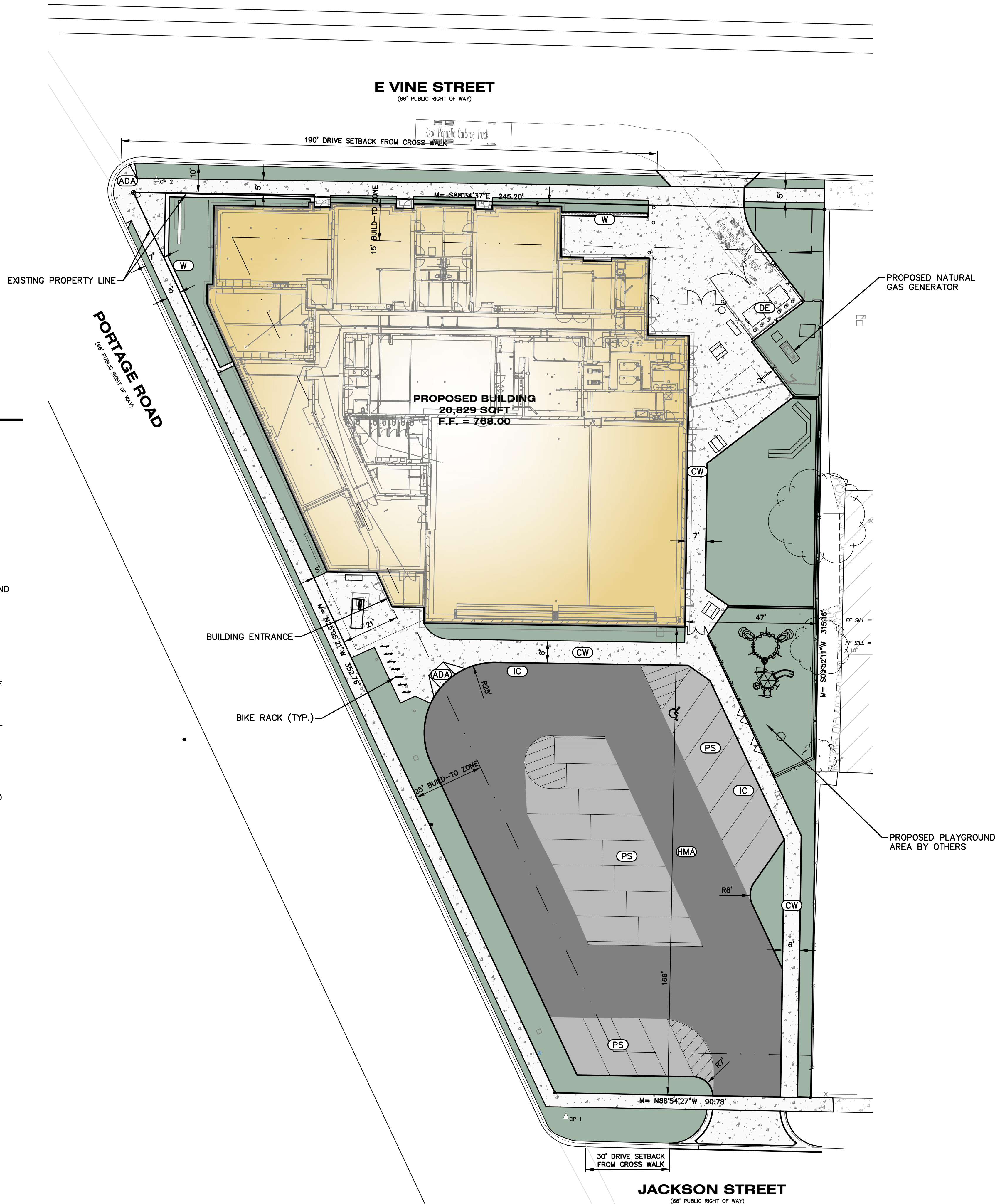
PORTAGE RD: NEIGHBORHOOD BUSINESS (NB)

VINE ST: COMMERCIAL BUSINESS (CB)

JACKSON ST: LOCAL NEIGHBORHOOD (LN)

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
- PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
- PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
- MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND THE CITY OF KALAMAZOO STANDARDS SPECIFICATIONS.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- CONTRACTOR SHALL NOTE THE RECENTLY COMPLETE PHASE I ESA, PHASE II ESA, AND BEA DOCUMENTS AND FOLLOW THE RECOMMENDATIONS OF THE DUE CARE PLAN (WHEN AVAILABLE) PREPARED BY ENVIROLOGIC. COPIES OF THESE DOCUMENTS ARE AVAILABLE FOR REVIEW.
- HANDLING, TESTING, AND DISPOSING OF ONSITE MATERIAL SHALL BE AS SPECIFIED IN THE DUE CARE PLAN (WHEN AVAILABLE).



SITE LEGEND

- HMA HMA PAVEMENT
- C4 C4 CURB AND GUTTER
- IC INTEGRAL CURB WALK
- CW CONCRETE WALK
- PS PARKING STRIPING (SEE ARCHITECT PLAN)
- DE DUMPSTER ENCLOSURE
- ADA PROPOSED ADA RAMP
- W PROPOSED WALL

LEGEND

- STANDARD-DUTY BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- HEAVY-DUTY CONCRETE
- PROPOSED BUILDING
- CURB AND GUTTER

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88

AS DERIVED FROM GPS

BM 1 EL = 769.88

SPIKE IN THE NORTH FACE OF UTILITY POLE ON THE EAST SIDE OF PORTAGE ROAD 134'± SOUTH OF E VINE ST.

BM 2 EL = 767.98

SPIKE IN NORTHEAST FACE OF UTILITY POLE ON THE SOUTHEAST CORNER OF THE PORTAGE ROAD, E VINE STREET INTERSECTION.

BM 3 EL = 768.31

SPIKE IN THE SOUTH FACE OF UTILITY POLE ON THE SOUTH SIDE OF E VINE ST 228'± EAST OF PORTAGE ROAD.



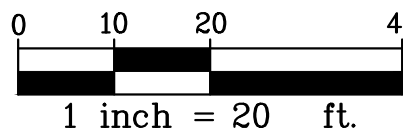
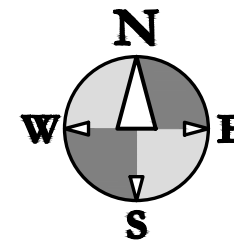
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269.552.4960 fax 269.552.4961
www.hurleystewart.com

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



PRELIMINARY
Not for construction

100% CD
ISSUED FOR
JANUARY 5, 2024
DATE

PROJECT TITLE
BOYS & GIRLS CLUB

OWNER
BOYS & GIRLS CLUB OF GREATER KALAMAZOO

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C 100
22-126.00

Kalamazoo, Michigan

DATE
JANUARY 5, 2024

TowerPinkster

Architecture · Engineering · Interiors

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FIRST FLOOR CODE COMPLIANCE PLAN
1/8" = 1'-0"

2015 MICHIGAN BUILDING CODE	
1. BUILDING AREA, OCCUPANCIES, AND BUILDING TYPES - <i>MBC CHAPTER 6</i>	
USE GROUP: B - BUSINESS (304.1) A-3 - ASSEMBLY	
CONSTRUCTION TYPE: IIB, NONCOMBUSTIBLE, 0-HR STRUCTURE (TABLE 601) AUTOMATIC SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING	
(TABLE 601 VALUES FOR IIB) EXTERIOR LOAD BEARING - 0 HR EXTERIOR NONLOAD BEARING - 0 HR STRUCTURAL FRAME - 0 HR STAIR ENCLOSED - 1 HR SHAFTS - 1 HR	
2. BUILDING AREAS, HEIGHT, FRONTAGE, AND INCREASE (506.3) - <i>MBC CHAPTER 5</i>	
BLDG. AREA NO. 1-TYPE IIB	GROUP B / A-3
STORIES 1	PERIMETER 1-22,513 (A-3)
AREA (ACTUAL) 607	PERIM AT OPEN YARDS 462
% OPEN 76	% INC 50
3. ALLOWABLE FLOOR AREA (506) - <i>MBC CHAPTER 5</i>	
BLDG. AREA NO. 1-TYPE IIB	ALLOW. STORIES 2
ALLOW. STORIES 2	ALLOW. HGT. 75' > ACTUAL
AREA (TABLE 506.3) 28,500 SF	TABULAR ALLOW. AREA (TABLE 506.3) 28,500 SF
% INCREASE 11,500 SF	INC. AREA 11,500 SF
ALLOW. AREA 33,250 SF	ALLOW. AREA 33,250 SF
4. OCCUPANT LOAD - <i>MBC CHAPTER 10</i>	
1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	
ACCESSORY STORAGE 300 GROSS	
ASSEMBLY WITHOUT FIXED SEATS 7 NET	
ASSEMBLY STANDING SPACE 5 NET	
ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS 15 NET	
BUSINESS AREAS 100 GROSS	
EDUCATIONAL CLASSROOMS 20 NET	
EDUCATIONAL SHOPS AND OTHER VOCATIONAL 50 NET	
MECHANICAL/ELECTRICAL ROOMS 200 GROSS	
RECEIVING/STORAGE ROOMS 300 GROSS	
KITCHENS COMMERCIAL 200 GROSS	
SEE CALCULATED OCCUPANCIES OUTLINED AT EACH BUILDING AREA	
5. PROTECTION FROM HAZARDS - <i>MBC CHAPTER 7</i>	
FIRE WALLS (SECTION 706.1) - EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED A SEPARATE BUILDING.	
6. FIRE / SMOKE DAMPERS AND DUCT PENETRATIONS (N/A MEANS NOT APPLICABLE) - <i>MBC CHAPTER 7</i>	
ITEM	FIRE DAMPER
1 HR FIRE BARRIER WALLS	NA
2 HR FIREWALL	NA
STAIR SHAFTS	NOTE 1
1 HR MECHANICAL SHAFTS	X
1 HR FLOOR ASSEMBLIES	X
THRU 1 NON RATED FL	NA
SMOKE RESISTIVE ROOMS	NA
NOTE 1: DUCT PENETRATIONS AND DAMPERS NOT PERMITTED	
* MUST MEET 717.5.2 EXCEPTION A5 TO VOID FIRE DAMPERS	
** DUCT THRU FLOOR ASSEMBLIES SHALL SEAL GAPS W/ NONCOMP FIRE SAFING	
*** SEAL PENETRATIONS WITH SMOKE RESISTIVE SEALANT (NO TRANSFER GRILLES)	
7. FIRE STOPPING AND SMOKE STOPPING - <i>MBC CHAPTER 7</i>	
FILL ALL HOLES AND JOINTS IN FIRE RATED PARTITIONS AND FLOOR ASSEMBLIES AROUND ALL MECHANICAL, PLUMBING, P.T.P.P., P.T.P.P., ELECTRICAL PENETRATIONS WITH FIRE RATED FIRE STOP MATERIALS PER SPECIFICATION IN DIVISION 7 AND PER ASTM E814. FILL GAPS BETWEEN TOP OF FIRE RATED WALLS AND FLOOR / ROOF DECKS ABOVE WITH FIRESTOPPING. SUBMIT FIRE STOP TEST REPORTS AND PRODUCT LITERATURE AS REQUESTED BY AUTHORITIES HAVING JURISDICTION. JAIL PENETRATIONS THROUGH SMOKE RESISTIVE / PARTITIONS SHALL BE SEALED SMOKE TIGHT WITH SMOKE RESISTIVE SEALANT. GAPS AROUND PENETRATIONS THRU NONRATED FLOOR ASSEMBLIES SHALL BE SEALED WITH NONCOMBUSTIBLE FIRE SAFING SECURED IN PLACE (MBC 714.4.1.2)	
8. FIRE ALARM & FIRE SPRINKLERED SYSTEMS - <i>MBC CHAPTER 8</i>	
PROVIDE FIRE ALARM SYSTEM THROUGHOUT BUILDING (DOT 2.3) WITH VOICE ALARMS EXCEPT AT MANUAL PULL STATIONS. FIRE SPRINKLERED AND FIRE ALARM SYSTEMS CONTRACTOR SHALL BE MICHIGAN CERTIFIED UNDER MICHIGAN ACT 144 AND SHALL SUBMIT SHOP DRAWINGS TO AUTHORITIES HAVING JURISDICTION FOR APPROVAL. CONTRACTOR CANNOT BID UNLESS CERTIFIED.	
ENTIRE BUILDING SHALL BE WITH FIRE SPRINKLERED SYSTEM IN ACCORDANCE WITH 2013 NFPA 13	
9. MEANS OF EGRESS - <i>MBC CHAPTER 10</i>	
MINIMUM REQUIRED EGRESS WIDTH (SECTION 1005) THE MEANS OF EGRESS WIDTH SHALL NOT BE LESS THAN REQUIRED BY THIS SECTION. THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS	
EGRESS WIDTH PER OCCUPANT SERVED (SECTION 1005.3) REFER TO LSC NOTES (MORE RESTRICTIVE)	
EGRESS CAPACITY GUIDELINES BASED ON 0.2 OCCUPANTS AT DOORS AND 0.3 OCCUPANTS AT STAIRS:	
36" (3') CLEAR DOOR: 165 OCCUPANTS MAX	
72" (6') CLEAR FIRE DOORS, NO MULLION: 335 OCCUPANTS MAX	
36" STAIR WIDTH: 120 OCCUPANTS MAX	
48" STAIR WIDTH: 160 OCCUPANTS MAX	
PANIC AND FIRE EXIT HARDWARE (SECTION 1010.1.10) DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.	
MEANS OF EGRESS LIGHTING: PROVIDE EMERGENCY EGRESS LIGHTING IN ALL MEANS OF EGRESS SPACES HAVING 2 OR MORE MEANS OF EGRESS, IN COMMON TOILET ROOMS AND AT EXTERIOR SIDE OF EXITS. PROVIDE PHOTOGRAPHIC PLAN CALCULATIONS OF LIGHTING LEVELS IN ACCORDANCE WITH 1006.3.5 TO AND REQUESTED BY AUTHORITIES HAVING JURISDICTION.	
MAXIMUM COMMON PATH OF TRAVEL IS 75 FEET WITHIN ASSEMBLY AND GROUP E (TABLE 1006.2.1) EXCEPT 100 FEET PERMITTED WITHIN STAFF BUSINESS AREAS WHEN FULLY SPRINKLERED WITH AUTOMATIC SPRINKLER SYSTEM (TABLE 1006.2.1). COMMON PATH FOR GROUP E IS MORE RESTRICTIVE THAN LSC.	
MAXIMUM CORRIDOR DEAD END TRAVEL: 50 FEET WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM (MBC 1020.4) EXCEPT 20 FEET IN ASSEMBLY OCCUPANCIES AND WITHOUT AN AUTOMATIC SPRINKLER SYSTEM (MBC 1020.4)	
EGRESS THROUGH INTERVENING SPACES (1016.2) NOT ALLOWED EXCEPT WHERE ADJOINING ROOMS ARE ACCESSORY TO ONE OR THE OTHER AND PROVIDE A DISCREET PATH OF EGRESS TRAVEL TO AN EXIT, OR AS PERMITTED BY LSC (REFER TO LSC NOTES)	
WHERE TWO EXITS, EXIT ACCESS DOORWAYS, OR EXIT ACCESS STAIRWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS (1007.1.1) - THE TWO ELEMENTS SHALL BE PLACED A DISTANCE APART NO LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED WHEN FULLY SPRINKLERED.	
BOILER, INCINERATOR AND FURNACE ROOMS. (1006.2.2.1) TWO EXIT ACCESS DOORWAYS ARE REQUIRED IN BOILER, INCINERATOR AND FURNACE ROOMS WHERE THE AREA IS OVER 500 SQUARE FEET. ... AND ANY FULL-FIRED EQUIPMENT EXCEEDS 400,000 BTU/H INPUT CAPACITY. ... WHERE EXIT ACCESS DOORWAYS ARE REQUIRED, ONE IS PERMITTED TO BE A FIXED LADDER OR AN ALTERNATING TREAD DEVICE. EXIT ACCESS DOORWAYS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE EQUAL TO ONE-HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE ROOM.	
TRAVEL DISTANCE LIMITATIONS - EXITS SHALL BE LOCATED ON EACH STORY SUCH THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL DOES NOT EXCEED THE DISTANCES GIVEN IN TABLE 1017.2 (SEE LSC NOTES)	
COMMON PATH OF TRAVEL (TABLE 1006.2.1) SHALL NOT EXCEED 75' FOR OCCUPANCIES UNDER 50. COMMON PATH OF EGRESS TRAVEL - THAT PORTION OF EXIT ACCESS WHICH THE OCCUPANTS ARE REQUIRED TO TRAVERSE BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE. PATHS THAT MERGE ARE COMMON PATHS OF TRAVEL. COMMON PATHS OF EGRESS TRAVEL SHALL BE INCLUDED WITHIN THE PERMITTED TRAVEL DISTANCE. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2) - OCCUPANCY E TRAVEL DISTANCE IS 250' W/ SPRINKLER SYSTEM	
CORRIDOR CONSTRUCTION (TABLE 1020.1) - E OCCUPANCY FULLY SPRINKLERED DOES NOT REQUIRE FIRE RESISTANCE RATING. CORRIDORS SHALL BE SMOKE RESISTANT PER 407.3 & 710.	
CORRIDOR WIDTH IN GROUP E OCCUPANCIES HAVING AN OCCUPANT LOAD OF 100 OR MORE SHALL HAVE A MINIMUM WIDTH OF 72 INCHES (TABLE 1020.2).	
MINIMUM NUMBER OF EXITS (TABLE 1006.3.1)	
1 TO 500 OCCUPANTS = 2 EXITS REQUIRED	
501 TO 1,000 OCCUPANTS = 3 EXITS REQUIRED	
1,000 AND OVER OCCUPANTS = 4 EXITS REQUIRED	
EVERY STUDENT OCCUPIED ROOM OVER 250 S.F. MUST HAVE A DOOR OR WINDOW TO THE EXTERIOR (14.2.11) EXCEPT: NOT REQUIRED IN FULLY SPRINKLERED BUILDINGS	
(1026.1) EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE. EXCEPTS PERMITTED PER 1026.1.1 TO ALLOW INTERIOR EXIT DISCHARGE.	
10. INTERIOR FINISHES - <i>MBC CHAPTER 8</i>	
ALL ROOMS / CORRIDORS / LOBBIES: CLASS C, EXCEPT WITHIN ENCLOSED STAIR EXITS TO HAVE CLASS B (TABLE 803.11)	

CODE COMPLIANCE KEY	
EGRESS SYMBOLS	
EGRESS ROOM	EGRESS EXIT NUMBER FROM ROOM OR SPACE
DOOR # EGRESS 100	MAXIMUM NUMBER OF OCCUPANTS PERMITTED BY EGRESS WIDTH
EXISTING TRAVEL DISTANCE TO EGRESS DOOR	ROOM OR SPACE EGRESS IS FROM
TRAVEL DISTANCE : 100'-0"	DIRECTION OF EGRESS
PERMITTED TRAVEL DISTANCE - 200'-0"	PERMITTED MAXIMUM TRAVEL DISTANCE PER CONDITION
FIRE SAFETY SYMBOLS	
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
AED	AUTOMATED EXTERNAL DEFIBRILLATOR (AED) RECESSED CABINET
MISC. NOTES & INFORMATION	
OL	= BUSINESS (B) OCCUPANCY = 3,458 SF
OL	= OCCUPANT LOAD
OLF	= OCCUPANT LOAD FACTOR
SF	= SQUARE FEET
DF	= DRINKING FOUNTAIN
15'-0"	= WHEELCHAIR TURNING DIAMETER
FIRE-RATING KEY	
DESIGNATION	PARTITION RATING
3 HOUR	PRIORITY 1
2 HOUR FIRE/SMOKE	PRIORITY 2
2 HOUR	PRIORITY 3
1 HOUR FIRE/SMOKE	PRIORITY 4
1 HOUR	PRIORITY 5
SMOKE RESISTANT	PRIORITY 6
1. ALL PENETRATIONS THROUGH A FIRE OR SMOKE RATED PARTITION SHOULD BE SEALED WITH AN APPROVED U.L. RATED PRODUCT.	
2. THE TOPS OF ALL FIRE RATED PARTITIONS SHALL BE SEALED TO THE CONTINUOUS STRUCTURE ABOVE WITH A U.L. RATED SYSTEM OR ASSEMBLY.	
3. WOOD BLOCKING IN FIRE-RATED PARTITIONS SHALL BE NON-COMBUSTIBLE TREATED WOOD.	
4. REFER TO SPECIFICATION U.L. RATING INFORMATION.	
5. FIRE-RATED WALLS ENDING INTO AN ACOUSTICAL DECK MUST HAVE THE FLUTES FILLED, REFER TO TOP OF WALL DETAIL AT ACOUSTIC DECK SHOWN ON THIS SHEET.	
• FOR MASONRY WALLS THE MASON SHALL FILL VOIDS AND FIRE SPRAY WITH UL LISTED MATERIAL.	
• FOR STUD WALLS USE FIRE SAFING AND FIRE CAULK.	
PLUMBING COUNTS (2018 MICHIGAN PLUMBING CODE)	
SEPARATED, NON-SIMULTANEOUS OCCUPANCY COUNTS	
A-3 OCCUPANCY ACTUAL LOAD = 499 MAXIMUM (MULTI-PURPOSE RM 101 UTILIZED EXCLUSIVELY)	
B OCCUPANCY DESIGN LOAD = 21 OCCUPANTS	
A-3 OCCUPANCY DESIGN LOAD = 422 OCCUPANTS (EXCLUDING MULTI-PURPOSE RM 101 - SEPARATED OCCUPANCY)	
REQUIRED PLUMBING FIXTURES (PER BUSINESS CLASSIFICATION)	
21 OCCUPANTS TOTAL / 2 = 11 (BUT 1 MAY BE SUBSTITUTED BY URINALS PER SECTION 419.2)	
MALE WATER CLOSETS = 1 PER 25	
FEMALE WATER CLOSETS = 1 PER 25	
MALE LAVATORIES = 1 PER 40	
FEMALE LAVATORIES = 1 PER 40	
DRINKING FOUNTAINS = 1 PER 100	
SERVICE SINKS = 1	
REQUIRED PLUMBING FIXTURES (PER ASSEMBLY CLASSIFICATION)	
499 OCCUPANTS / 2 = 250 OCCUPANTS PER SEX	
MALE WATER CLOSETS = 1 PER 165	
FEMALE WATER CLOSETS = 1 PER 165	
MALE LAVATORIES = 1 PER 200	
FEMALE LAVATORIES = 1 PER 200	
DRINKING FOUNTAINS = 1 PER 500	
SERVICE SINKS = 1	
TOTAL REQUIRED REQUIRED	
WATER CLOSETS = 8	
LAVATORIES = 6	
DRINKING FOUNTAINS = 4	
SERVICE SINKS = 2	
REQUIRED PLUMBING FIXTURES	
UNDERSINK WATER CLOSETS PROVIDED = 0 (0 OF WHICH ARE URINALS)	
UNDERSINK LAVATORIES PROVIDED = 2	
DRINKING FOUNTAINS = 4	
SERVICE SINKS = 2	
OVERHEAD COILING SECURITY GRILL TO BE UTILIZED FOR GROUP RESTROOM ONLY WHEN MULTI-PURPOSE RM 101 IS BEING USED INDEPENDENT AND EXCLUSIVE OF OTHER ROOMS. OVERHEAD COILING SECURITY GRILL WILL BE LOCKED 50 ROOM 101 OCCUPANTS CANNOT ACCESS CIRCULATION C103 AND ASSOCIATED ROOMS.	

THIS DRAWING SHEET IS INTENDED TO BE PLOTTED IN COLOR. IF THIS TEXT APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING



PROJECT TITLE
BOYS & GIRLS CLUBS NEW FACILITY

SHEET TITLE
MECHANICAL PENTHOUSE CODE
COMPLIANCE PLAN

DATE
JANUARY 5, 2024

Kalamazoo, Michigan

ISSUED FOR	DATE
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- GENERAL NOTES

1. REFER TO CODE COMPLIANCE PLAN FOR WALL RATING LINES.

2. REFER TO FLOOR FINISH PLANS FOR INTERIOR ELEVATION CALLOUTS.

3. REFER TO SHEET A 501 FOR WALL AND CEILING ACCESS PANEL INFORMATION.

4. ALL WALLS TO BE #11 - 8" CMU (U905) UNLESS NOTED OTHERWISE.
- KEYED NOTES - NEW CONSTRUCTION

1 1-HR FIRE-RATED SECOND FLOOR MECHANICAL ROOM ACCESS HATCH

2 OVERHEAD COILING GRILL

3 SECURITY CURTAIN OR GRILL TO PROTECT STUDENT BELONGINGS / CHECK IN ROOM

4 AED

5 GYM DIVIDER CURTAIN

6 ROOF LADDER

7 CLEAN OUT AT BASE FOR 10" STORM PIPING

8 STAINLESS STEEL WRAPPED COUNTER, REFER TO FSE FOR DETAILS

9 ROOFTOP SCREENING OF MECHANICAL EQUIPMENT - LOUVERED PRIVACY FENCING (REFER TO ELEVATIONS)

10 CHASE FOR CANOPY ROOF DRAIN, CLAD IN METAL TO MATCH CORRESPONDING CANOPY.

11 CANOPY ROOF DRAIN

12 WALL POCKET FOR SECURITY CURTAIN

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED FOR

DATE

PROJECT TITLE

BOYS & GIRLS CLUBS NEW FACILITY

OWNER

BOYS & GIRLS CLUBS OF GREATER KALAMAZOO

Kalamazoo, Michigan

SHEET TITLE

FIRST FLOOR PLAN

DATE

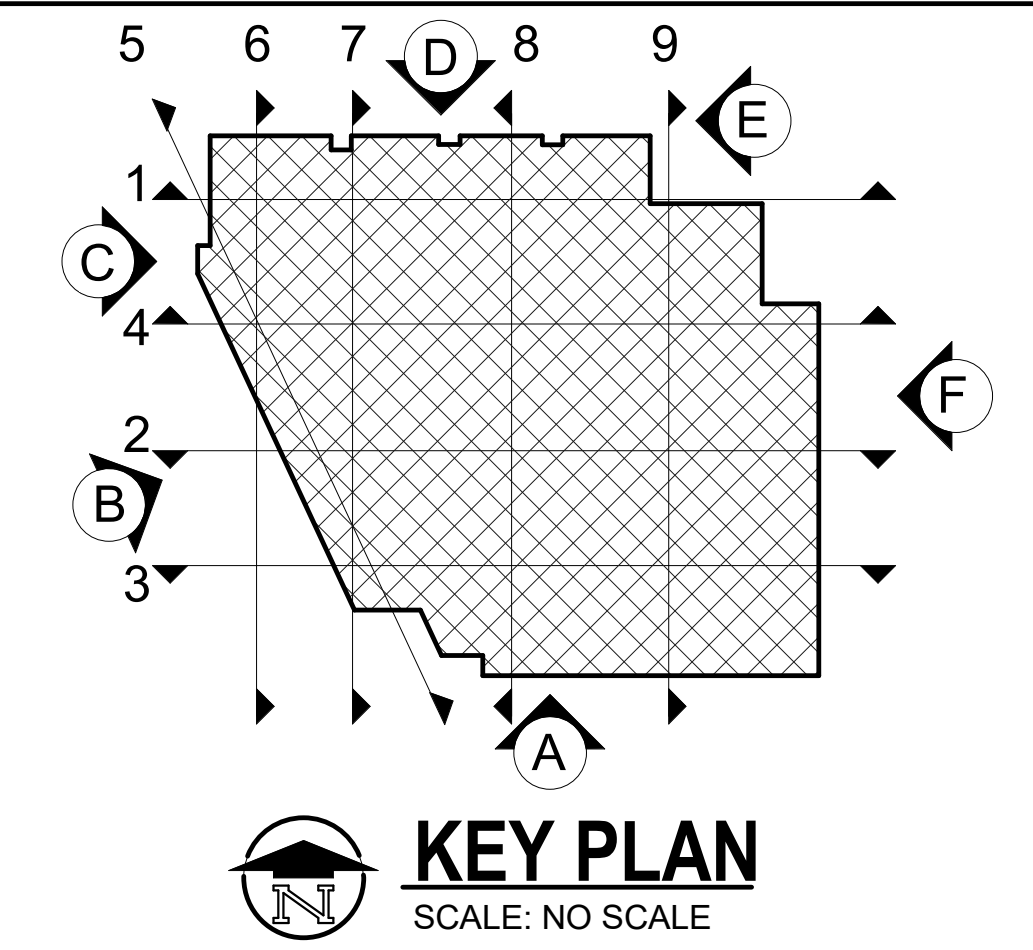
JANUARY 5, 2024

SHEET NUMBER

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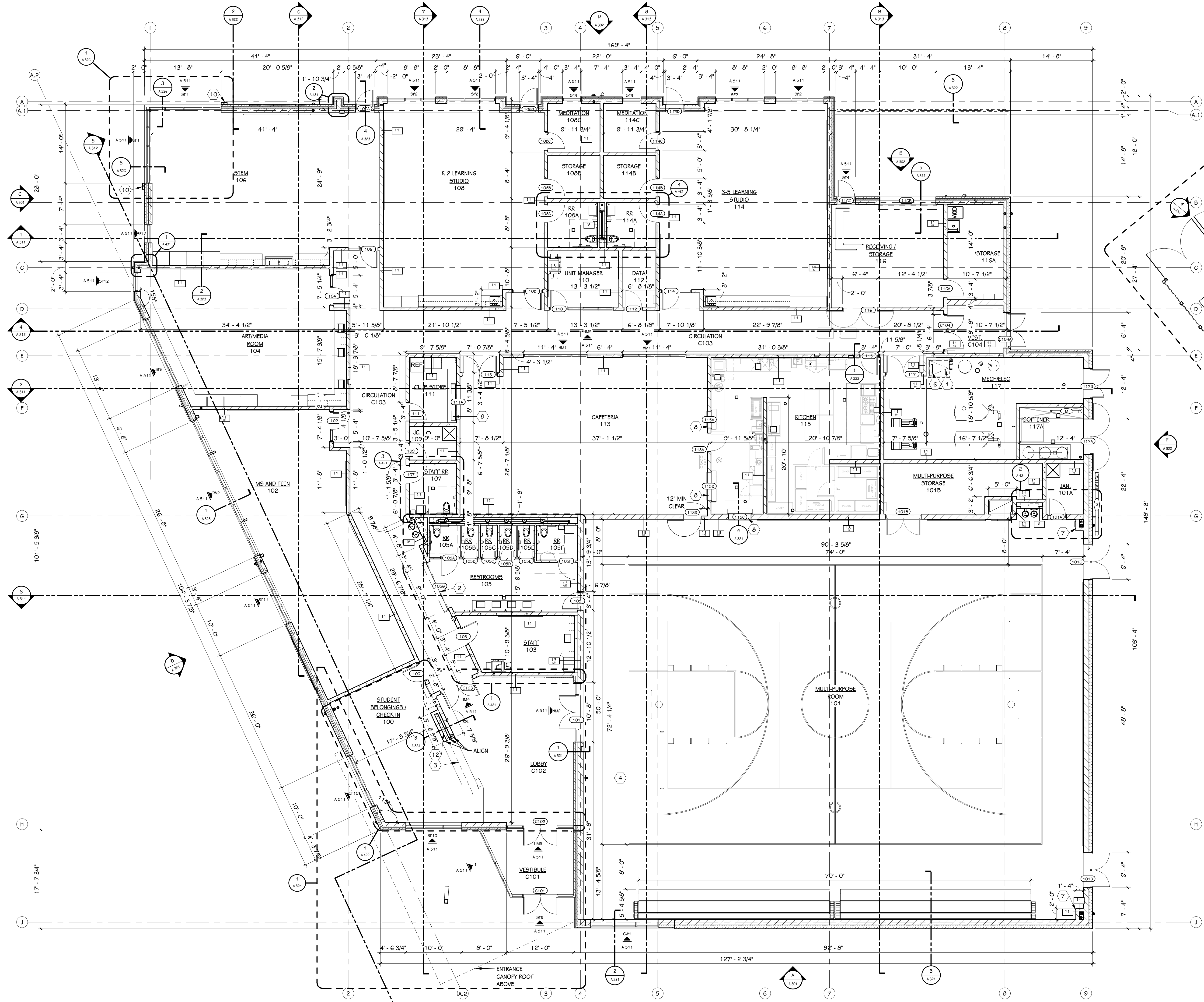
22-126

BOYS & GIRLS CLUB OF GREATER KALAMAZOO



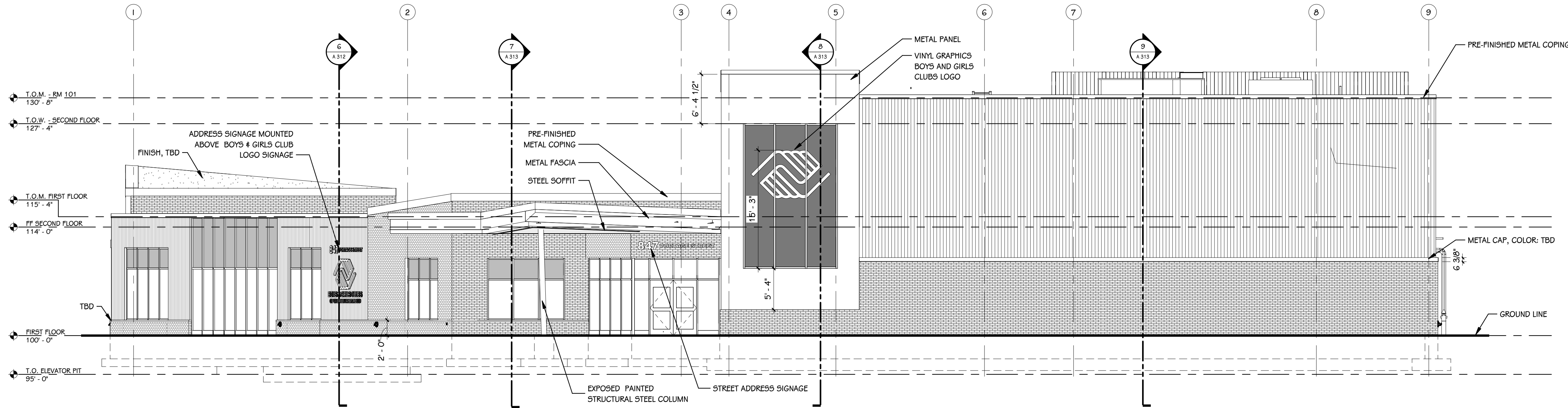
KEY PLAN

SCALE: NO SCALE

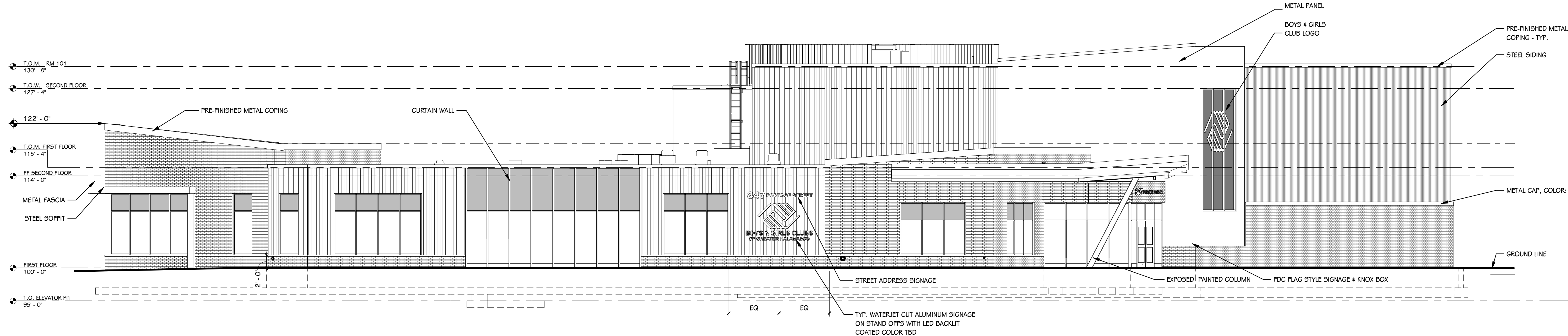


FIRST FLOOR PLAN

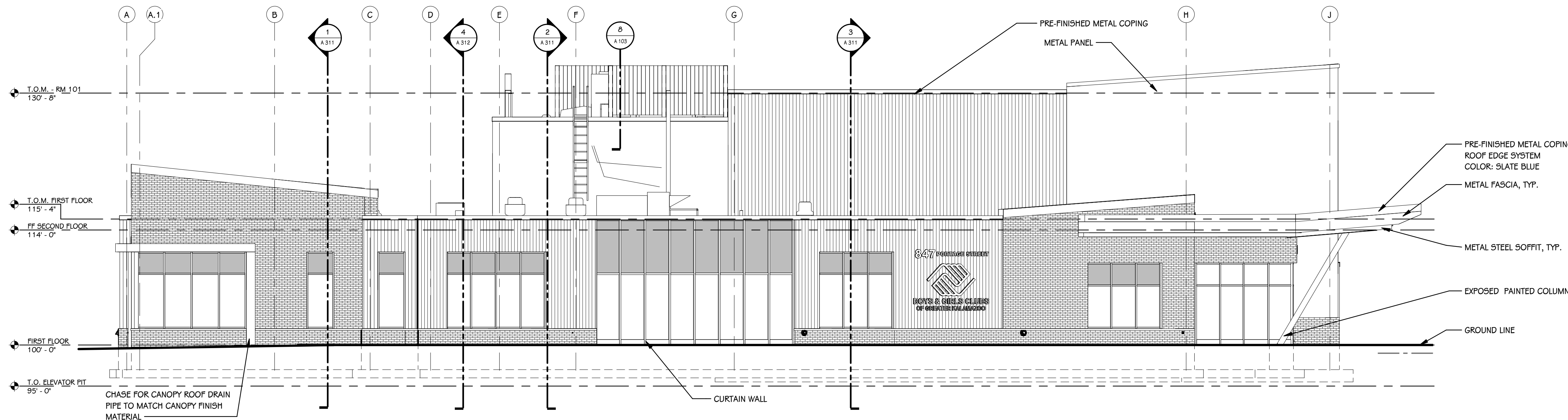
1/8" = 1'-0"



A SOUTH ELEVATION
1/8" = 1'-0"



D SOUTHWEST ELEVATION
1/8" = 1'-0"



C WEST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEY

- STEEL SIDING
BASIS OF DESIGN: MAC METAL ARCHITECTURAL HARRYWOOD
COLOR: CORK, MHGC 1780
- ACCEPTABLE SUBSTITUTE MANUFACTURER
QUALITY EDGE
VESTA STEEL SIDING - 5" WOODGRAIN PLANKS
COLOR: 482 GILDED GRAIN
- FORMED METAL WALL PANELS
BASIS OF DESIGN: CENTRIA, CONCEALED FASTENER PANELS
IW RAINSCREEN SERIES, IW-11A
COLOR: 9955 BLUE EFFECT COATINGS
- ACCEPTABLE SUBSTITUTE MANUFACTURER
MCELROY METALS
VISIONLINE F-SERIES WALL SYSTEM
COLOR: ROMAN BLUE
- BRICK 1
GLEN-GERY, MODULAR RUNNING BOND
COLOR: TITANIUM METALLIX
MORTAR: SOLOMON COLORS: WHITE 60H
- BRICK 2
TBD, RUNNING BOND
COLOR: OREGONIAN
MORTAR: TBD
- GLAZING (IG-1) - IN ALUMINUM STOREFRONT SYSTEMS
LOW-E COATED, CLEAR INSULATING GLASS
- GLAZING (IG-2) - IN ALUMINUM STOREFRONT SYSTEMS
PROPRIETARY COATED, BACK PAINTED, INSULATING
SPANDREL GLASS
- GLAZING (UG-1) - MULTI-PURPOSE ROOM EXTERIOR
IMPACT RESISTANT LAMINATED INSULATING GLASS
- ALUMINUM STOREFRONT SYSTEMS
TRIFAB VERSAGLASS 601 FRAMING SYSTEM
COLOR: BLACK ANODIZED
- CURTAIN WALL
KAWNEER CLEARWALL SYSTEM
COLOR: BLACK ANODIZED
- PRE-FINISHED METAL COPING - TYP. (CANOPY COPING DIFFERS)
ROOF EDGE SYSTEM
COLOR: MATTE BLACK
- METAL FASCIA - TYP.
MCELROY METAL MARQUEE-LOK PANELS
COLOR: BONE WHITE
- METAL STEEL SOFFIT - TYP.
MAC METAL ARCHITECTURAL HARRYWOOD VENTED
COLOR: CORK, MHGC 1780

CJ = CONTROL JOINT, COLOR: PLAIN NATURAL
EJ = BUILDING EXPANSION JOINT, COLOR:
SG = SPANDREL GLASS, COLOR: WARM GRAY

NOTE:
BUILDING TRANSPARENCY PORTAGE STREET: 55%
BUILDING TRANSPARENCY VINE STREET: 30%
MEASURED BETWEEN 2' TO 8' ABOVE GROUND LINE.

PROJECT TITLE
BOYS & GIRLS CLUBS NEW FACILITY

OWNER
BOYS & GIRLS CLUBS OF GREATER
KALAMAZOO

SHEET TITLE
EXTERIOR ELEVATIONS

Kalamazoo, Michigan

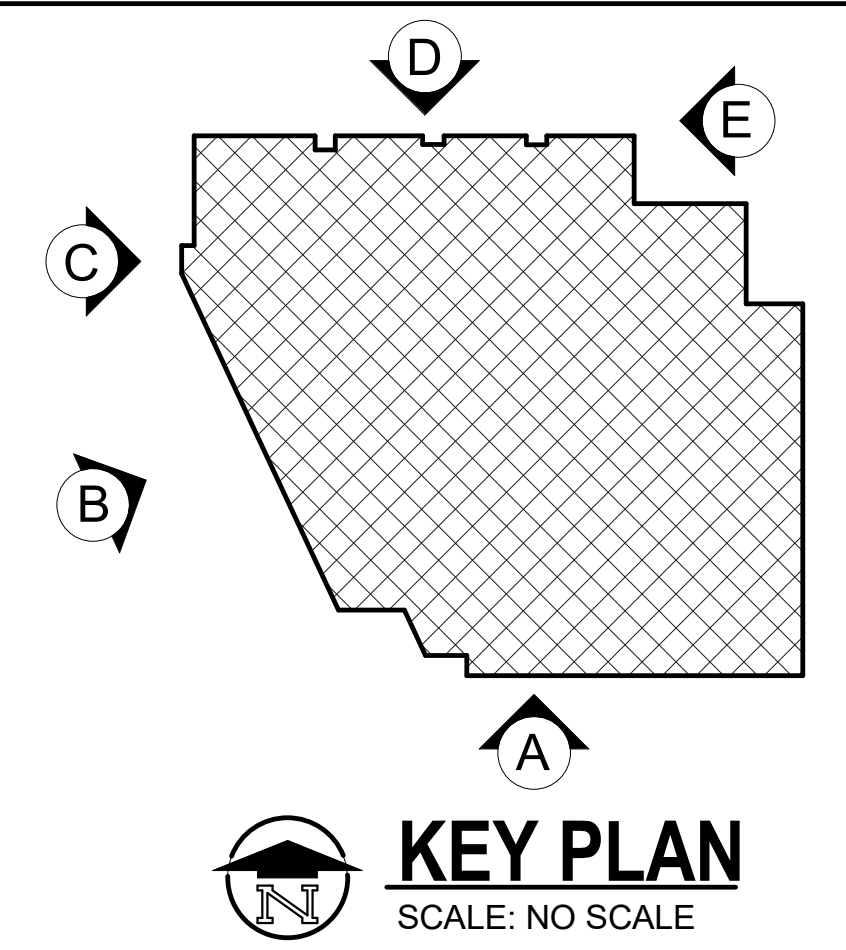
DATE
JANUARY 5, 2024

SHEET NUMBER
A 301
22-126

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED FOR DATE

BOYS & GIRLS CLUB OF GREATER KALAMAZOO





ISSUED FOR DATE

PROJECT TITLE
BOYS & GIRLS CLUBS NEW FACILITY

OWNER
BOYS & GIRLS CLUBS OF GREATER
KALAMAZOO

Kalamazoo, Michigan

SHEET TITLE
EXTERIOR ELEVATIONS

DATE
JANUARY 5, 2024

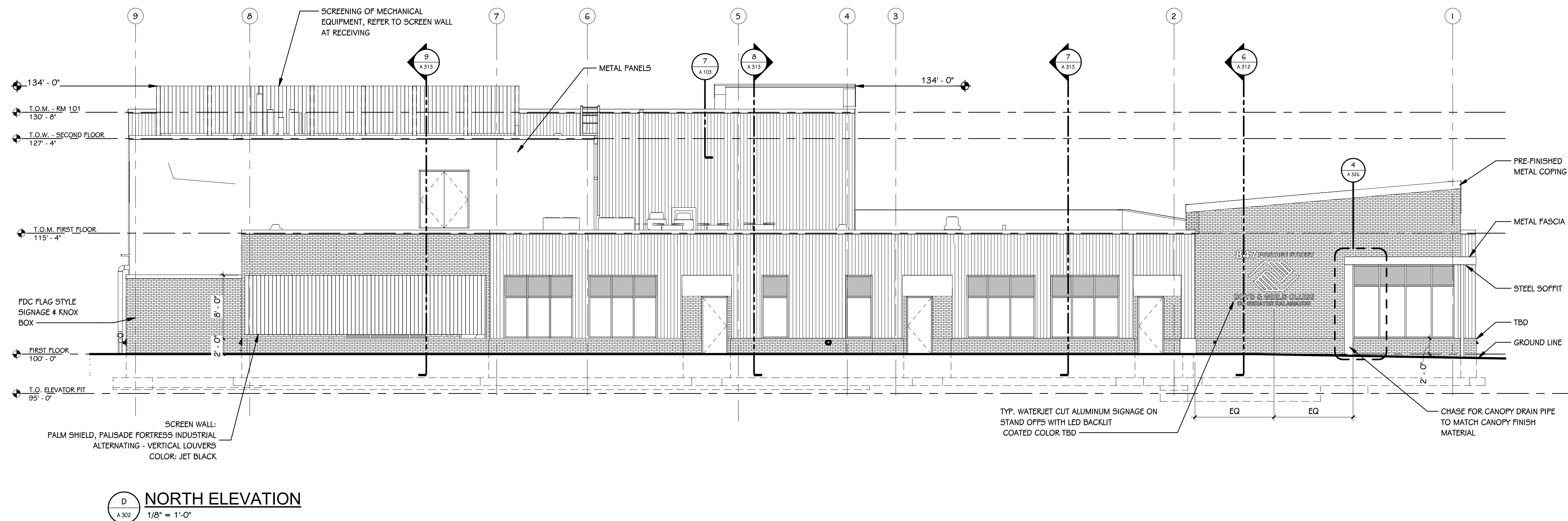
SHEET NUMBER
A 302
22-126

EXTERIOR ELEVATION KEY

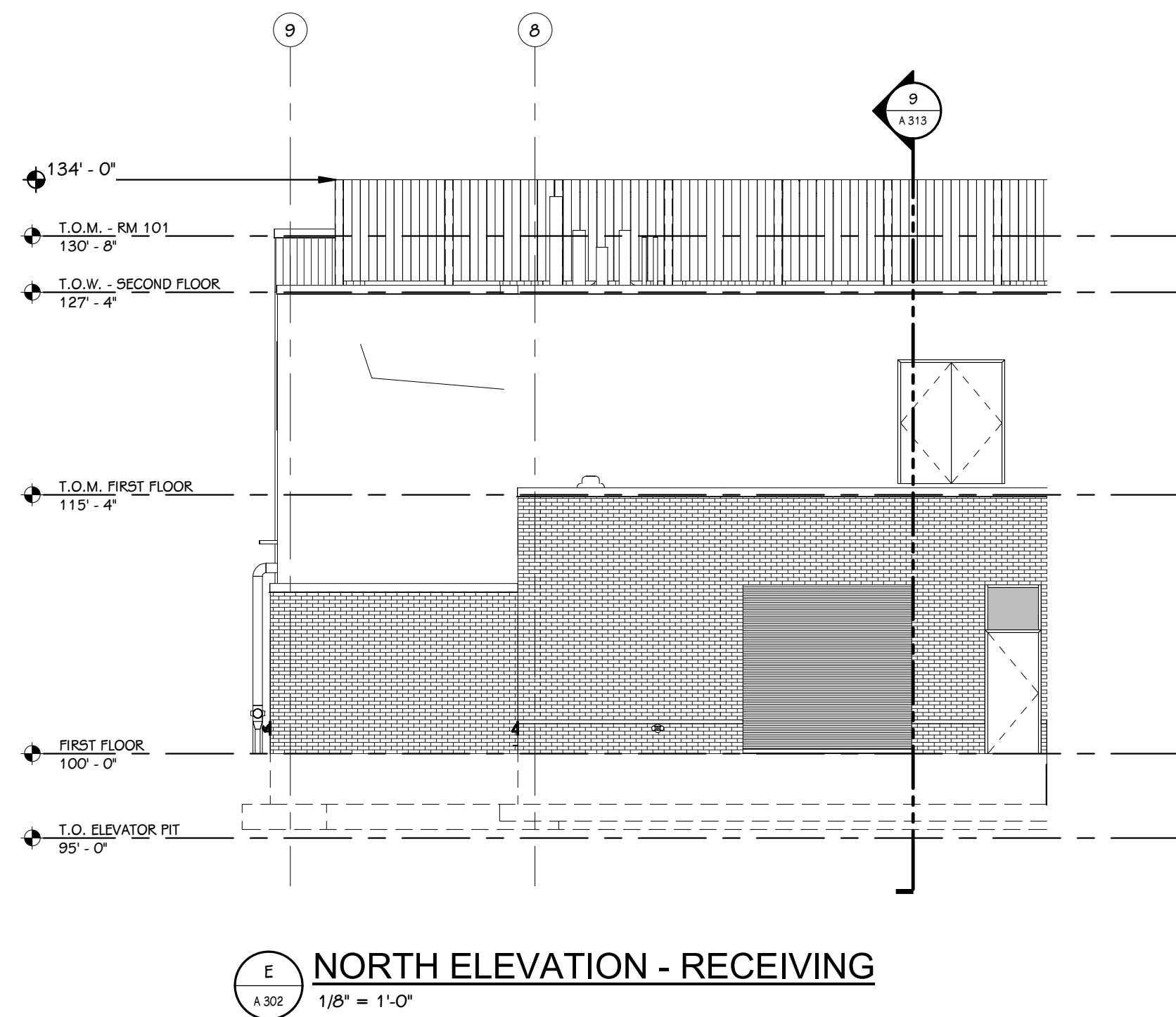
- STEEL SIDING
BASIS OF DESIGN: MAC METAL ARCHITECTURAL HARRYWOOD
COLOR: CORK, MHGC 1780
- ACCEPTABLE SUBSTITUTE MANUFACTURER
QUALITY EDGE
VESTA STEEL SIDING - 5" WOODGRAIN PLANKS
COLOR: 482 GILDED GRAIN
- FORMED METAL WALL PANELS
BASIS OF DESIGN - CENTRIA, CONCEALED FASTENER PANELS
IW RAINSCREEN SERIES, IW-11A
COLOR: 9955 BLUE EFFECT COATINGS
- ACCEPTABLE SUBSTITUTE MANUFACTURER
MCELROY METALS
VISIONLINE F-SERIES WALL SYSTEM
COLOR: ROMAN BLUE
- BRICK 1
GLEN-GERY, MODULAR RUNNING BOND
COLOR: TITANIUM METALLIK
MORTAR: SOLOMON COLORS: WHITE 60H
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TBD, RUNNING BOND
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LOW-E COATED, CLEAR INSULATING GLASS
- GLAZING (IG-2) - IN ALUMINUM STOREFRONT SYSTEMS
PROPRIETARY COATED, BACK PAINTED, INSULATING
SPANDREL GLASS
- GLAZING (LIG-1) - MULTI-PURPOSE ROOM EXTERIOR
IMPACT RESISTANT LAMINATED INSULATING GLASS
- ALUMINUM STOREFRONT SYSTEMS
TRIFAB VERSAGLAZE 601 FRAMING SYSTEM
COLOR: BLACK ANODIZED
- CURTAIN WALL
KAWNEER CLEARWALL SYSTEM
COLOR: BLACK ANODIZED
- PRE-FINISHED METAL COPING - TYP. (CANOPY COPING DIFFERS)
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COLOR: MATTE BLACK
- METAL FASCIA - TYP.
MCELROY METAL MARQUEE-LOK PANELS
COLOR: BONE WHITE
- METAL STEEL SOFFIT - TYP.
MAC METAL ARCHITECTURAL HARRYWOOD VENTED
COLOR: CORK, MHGC 1780

CJ = CONTROL JOINT, COLOR: PLAIN NATURAL
EJ = BUILDING EXPANSION JOINT, COLOR:
SG = SPANDREL GLASS, COLOR: WARM GRAY

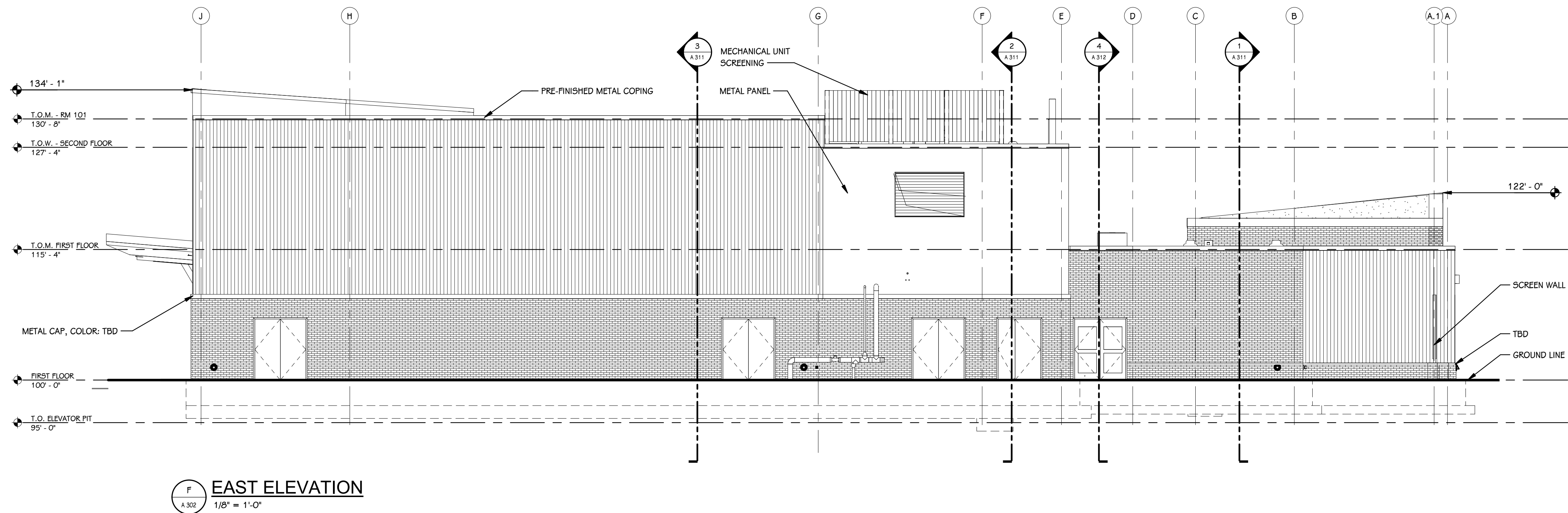
NOTE:
BUILDING TRANSPARENCY PORTAGE STREET: 55%
BUILDING TRANSPARENCY VINE STREET: 30%
MEASURED BETWEEN 2' TO 8' ABOVE GROUND LINE.



D NORTH ELEVATION
A 302 1/8" = 1'-0"

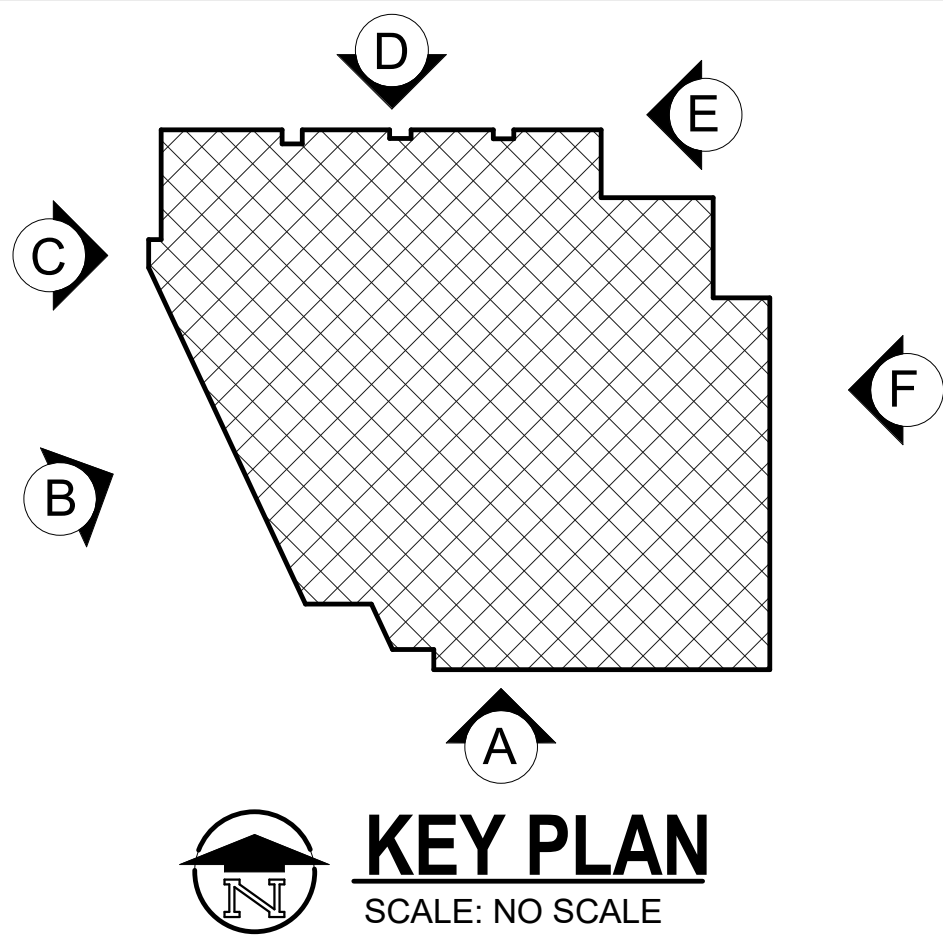


E NORTH ELEVATION - RECEIVING
A 302 1/8" = 1'-0"

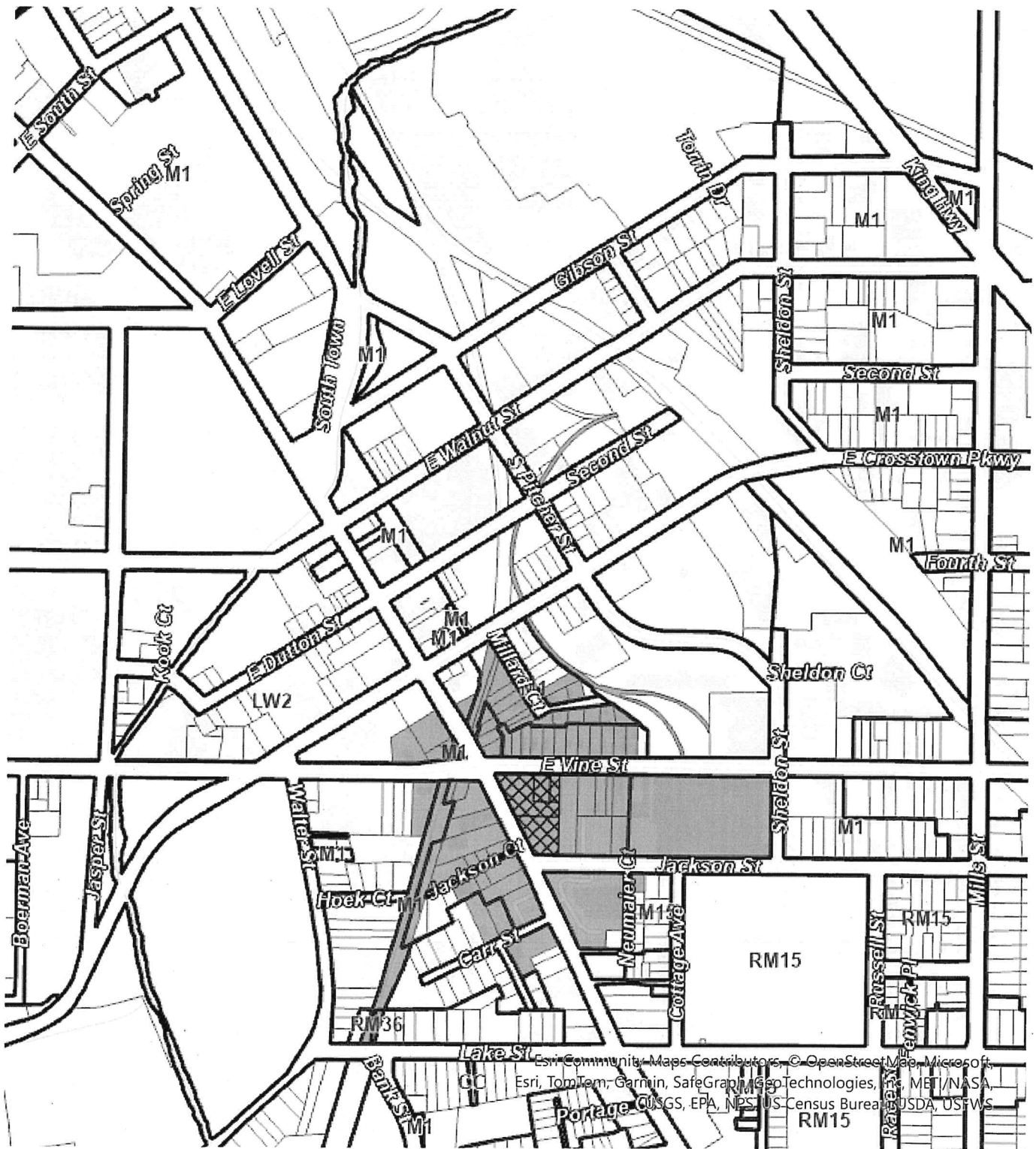


F EAST ELEVATION
A 302 1/8" = 1'-0"

BOYS & GIRLS CLUB OF GREATER KALAMAZOO



KEY PLAN
SCALE: NO SCALE



Parcels within 300' Mailing Radius 825 & 847 Portage/720 & 726 E Vine

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



0 220 440 880 ft



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **2/8/2024**

Item: **E.1.**

TO: Zoning Board of Appeals

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

DATE: February 8, 2024

SUBJECT: 2023 ZBA Annual Report

BACKGROUND:

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:
[Insert Strategic Goal text snippet]

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement
[Insert Community Engagement text snippet here]

Discussion:

Engagement/Communication Tools

FINDINGS:

Staff has made the following findings regarding this request:

RECOMMENDATION:



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **2/8/2024**

Item: **E.2.**

TO: Zoning Board of Appeals

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

DATE: February 8, 2024

SUBJECT: Election of Board Officers for 2024

BACKGROUND:

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

[Insert Strategic Goal text snippet]

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

[Insert Community Engagement text snippet here]

Discussion:

Engagement/Communication Tools

FINDINGS:

Staff has made the following findings regarding this request:

RECOMMENDATION: