

Agenda

Zoning Board of Appeals

City of Kalamazoo



Thursday, February 13, 2025

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES

1.

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA # 25-01-01: 1114 Division Street. Carl Wiggins, property owner, is requesting a variance from Appendix A, Chapter 4, 4.3 D 1, to authorize a building setback for an accessory structure (garage) of .5 feet where the required setback is a minimum of three (3) feet from a side property line for an accessory structure located in the rear yard.
2. ZBA #25-01-02: 1609 Whites Road. The Kalamazoo Country Club (CD-1909, LLC) is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the new pump house for the golf course irrigation system to encroach into a protected slope and protected slope setbacks.
3. ZBA #25-01-03: 3607, 3619 and 3625 W. Michigan Avenue. Interstate Capital Development, LLC is requesting a variance from Appendix A, Chapter 4, 4.2 Q 1. b) 1), to authorize the primary building façade (facing W. Michigan Ave.) to be 318 feet in length, where the Ordinance limits the primary façade to 200 feet for any multi-family residential building.
4. ZBA #25-02-04: 702 N. Burdick Street. The Ecumenical Center is requesting the following variances:
 1. A dimensional variance from Chapter 50-7.3 A (1), to authorize 6 bicycle parking spaces where 16 are required based on the maximum occupancy.
 2. A dimensional variance from Chapter 50-5.6, E (1)(c) 9, to authorize 80% impervious coverage on the site where the maximum for the LW-1 District is 70% impervious coverage.

3. A dimensional variance from Chapter 50-5.6, E (4)(b) 24, to authorize one entrance door on the street facing façade along N. Burdick Street, where two entrance doors are required.
4. A dimensional variance from Chapter 50-5.6, E (3) 19, to authorize no more than 30% of the occupied space (first 15 feet inside the building) along the N. Burdick Street frontage to utilize for a mechanical room, where storage rooms and utility rooms are not permitted in the occupied space.

E. DISCUSSION/ACTION ITEMS

F. REPORTS

G. ADJOURNMENT

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
December 12, 2024, 2024 - 7:00 p.m.
CITY COMMISSION CHAMBERS**

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

Members Absent: None

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

Chair Hohler called the meeting to order at 7:02 p.m.

Chair Hohler asked if there were any changes to the agenda and Mr. Eldridge noted there was additional public feedback.

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

APPROVAL OF MINUTES:

Ms. van den Hombergh moved to approve the minutes of September 12, 2024, as submitted, seconded by Mr. McReynolds.

The motion was approved by voice vote unanimously.

PUBLIC HEARINGS: Chair Hohler 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 three 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 1400 and 1401 Harrison Street/240, 300, 432, 510, 511, and 600 East Paterson Street/1421, 1500, 1807, and 1819 North Pitcher Street:

An application for dimensional variances to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Graphic Packaging International for 1400 and 1401 Harrison Street/240, 300, 432, 510, 511, and 600 East Paterson Street/1421, 1500, 1807, and 1819 North Pitcher Street, located in the Live Work-1 District (LW-1), Manufacturing-Limited (M-1), and Manufacturing-General (M-2). The applicants are requesting a dimensional variance from Chapter 50-7.2, to authorize an additional 82 off-street parking spaces which will allow a total of 805 off-street parking spaces. This is an increase from the dimensional variance granted on December 9, 2021, which increased the total off-street parking to 723 spaces. This requested increase of 82 spaces is for additional contractor parking for the company's Kalamazoo campus.

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

Eric Barkovich, of Hurley and Stewart located at 2800 South 11th Street, introduced the team: Todd Hurley of Hurley Stewart, Tim Carroll, John Patterson, Greg France, and Matt Munn, all Graphic Packaging representatives who were present to answer direct questions related to the mill. He started with a video presentation, created by Mr. Patterson, that explained how they will automate the facility to reduce their warehouse footprint, followed by a PowerPoint presentation. He showed a couple of renderings with the one on the right being north of the Paterson and Pitcher Street intersection, with a proposed parking lot on the east side. During his project summary, Mr. Barkovich stated the new warehouse to store large paper rolls produced at the plant, being transported from the east side of the plant, across Pitcher Street to the west side of the street to the automated warehouse. The warehouse will be located where 1421 North Pitcher, where the parking lot is presently. Onsite storage, in lieu of storage at multiple sites will reduce truck traffic and they will eventually have a new lot at the northeast corner of Pitcher and Paterson to centralize employee parking on the campus.

He then went on to discuss the project benefits and they are as follows: They want to simplify and reduce traffic from the lot on Prouty Street with centralized employee parking and create safer employee walking routes to building entrances, avoid employee and contractor spill over into the neighborhoods and make sure they have the parking they need during peak events such as the twice monthly machine outages and the annual shut down. He said the unusual conditions, such as the shape of the lot or, specifically, the structure, there are overlapping shifts and with employees coming while others are leaving, that doubles the number of employees on the campus at one time. He added that there are 75 contractors onsite per day and during the machine outages, there are an additional 100 contractors per day and during annual outages, over 300 extra contractors for a single shift. He reviewed the variance criteria and stated the special circumstances which aren't a result of actions of the applicant is that they are so close to the residential neighborhood to the west, they want to avoid contractor spillover during some of the peak events. The next criteria asked does the ordinance deprive the applicant of rights enjoyed by other property owners in the same zone district? Mr. Barkovich stated other property owners don't have outside contractor parking needs on the same scale that Graphic Packaging does, so they just want to reduce any potential parking spillover and make sure that Graphic has the onsite parking that they need. The next criteria asked 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. Mr. Barkovich stated they feel this is the

minimum action and they can always ask for more but this is the amount they feel is fair and will give Graphic what they need to provide parking in a safe manner, because during outages they are seeing that contractors are parking in undesignated, unsafe areas on the campus, sometimes potentially blocking emergency routes where a fire truck or ambulance can't get through. The next criteria is will it negatively affect adjacent land and he said this will have a positive effect by keeping parking on the campus. The next criteria is will the variance be generally consistent with the purpose and intent of the ordinance and he said the intent of the ordinance is to ensure parking needs are met off street and they want to prevent traffic and safety issues elsewhere on the campus and feel that adding the parking will have a positive impact overall and on the surrounding the campus.

Chair Hohler asked for staff comments, and they are as follows: Mr. Eldridge wanted to touch on a few points that were in the staff report. He reminded us that there was a prior parking variance granted by the board back in 2021 and it allowed up to 723 off-street parking spaces but since then the operation has grown and so has the number of contractors onsite, for periodic maintenance, that needs to be addressed to keep the street open for all of the truck traffic that comes through the area, and keep extra vehicles from being parked in the right of way, which is why staff was supportive of this in addition to the scale of this operation and the size of the facility, which covers about 100 acres. He added the fact that there are 350 employees and 75 contractors at any given point during the day, centralizing the parking toward the middle of campus makes sense for the reasons that were stated and moves it further away from the neighborhood and lessens the chance of vehicle spillover and parking in the neighborhood to the west, which is why staff is supportive of the additional 82 parking spaces.

Chair Hohler asked for comments from those in favor of the additional parking request only and Mr. Buddy Sasquach said that that area is home to one of the city's primary sites, called the Harrison facility and putting central parking on what appears to be on property already occupied by Graphics will hon parking needs for the facility, where the absence of it can cause confusion about which facility, which can lead to mix ups with the contractors from various facilities heading to the wrong ones.

Chair Hohler asked for comments against the request and there were none.

Chair Hohler asked if there were any call-in comments and there were none.

Chair Hohler closed the public hearing.

Chair Hohler asked if there were any questions or comments from the board and there were none.

FINDING OF FACT

Ms. van den Hombergh moved the Finding of Fact as follows for the first part of the variance request:

- 1.) The Finding of Fact for 1400 and 1401 Harrison Street/240, 300, 432, 510, 511, and 600 East Paterson Street/1421, 1500, 1807, and 1819 North Pitcher Street, dated November 27, 2024.

- 2.) 112 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, 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:

Graphic Packaging International is a facility that sits on 100 acres and they're requesting a dimensional variance to authorize an additional 82 parking spaces for off-street parking for a grand total of 805 parking spaces, which is an increase from the dimensional variance granted in 2021, which brought the total to 723 spaces. This request will not change the zoning classification of the properties. Eric Barkovich, of Hurley and Stewart Civil Engineering, spoke about the need for an automated warehouse, they're looking to expand the facility and modernize it. There are a lot of contractors and additional staff, and they want to eliminate the need for parking in the residential areas of the north side neighborhood. They are looking at 75 additional contractor parking spaces each day and that increases when they have outages, which increases the need for additional parking, staff, and maintenance. There is also a concern about first, second, and third shift overlap with 350 employees in addition to the 75 contractors. Staff spoke about the variance increase in 2021 and is in support. Buddy Sasquatch spoke in favor of the variance and brought up the fact that the city of Kalamazoo has the Harrison facility that butts up against Graphic Packaging and contractors that aren't familiar with the city, or how to get around it, get confused and park at the city of Kalamazoo's Harrison facility. No one spoke in opposition and there were no call-in comments.

Mr. Wark seconded the Finding of Fact.

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

Mr. Wark moved to approve the application for the dimensional variance, made by Graphic Packaging International for a dimensional variance from Chapter 50-7.2, to authorize an additional 82 off-street parking spaces which will allow a total of 805 off-street parking spaces, seconded by Ms. van den Hombergh.

Discussion:

Ms. van den Hombergh stated she would be in favor and thinks it's a good idea to approve this variance to keep the campus traffic out of the Northside neighborhood. She added that when Mr. Sasquatch spoke about the Harrison facility, it wasn't something she considered, and it makes sense so she will vote in favor.

Chair Hohler asked Mr. Eldridge to explain how staff came up with the allowable number of parking spaces and Mr. Eldridge stated there is a part in the report that spells it out, but he explained

that the number of parking spaces is calculated by using the number of employees on the largest shift, contractors, trainees and visitors, which brings the number to 341, they also account for the commercial office space, which is 90,000 square feet divided by 300 square feet, those are added together and per the ordinance, they add 10% on to that which is an additional 64 spaces. The variance in 2021 granted that number to be 723 and now they are asking for an additional 82. Chair Hohler asked if the applicant does the calculation, or the city and Mr. Eldridge said it was the applicant's calculation. Chair Hohler stated that the problem seems to be in the fluctuation of the number of contractors, why not use the highest number of contractors and Mr. Eldridge said the contractors aren't there every week and can't be counted as part of the largest, regular shift, Chair Hohler then asked if it can't be averaged out and Mr. Eldridge stated the ordinance isn't set up that way and is very specific regarding calculations based on workers and occupants.

Ms. Harrington asked how many times they have been before the board in the last four years regarding this issue Mr. Eldridge said once for this, and another time for an expansion. Ms. Harrington stated she recalls not wanting to vote yes that time but didn't see an alternative, and they are being speculative and right now they are saying this is awesome because it isn't encroaching on the northside neighborhood, where there are already layers upon layers of impact this company has already had on the northside neighborhood in a variety of different ways, but her fear is that because of what they're speculating about, why, if they only have 350 employees and 50 contractors right now, why are they asking for this? She said it feels disingenuous and wanted to say for the record that even though she is voting yes because she doesn't know what else to do, there seems to be, to her, something underhanded about this and she has concerns about its encroaching itself further upon the northside neighborhood. She stated she doesn't like how they are asking for the variance because it seems they are saying they are doing the residents of the northside a favor by not further encroaching upon it, even though they are. Todd Hurley said they did a study of the shifts for about four years and tried to get an accurate count of how many people went into each door and based their calculations on that, but they have 675 employees between the mill and cardboard plant, so the parking lot is for the west and north side of Pitcher, and was combined to have buildings surrounding the parking area and some can go to the west some can go to the north to get in to work. He said while they worked on that, the issue was also contractors parking wherever they wanted, sometimes in the neighborhood, so they added them into the calculations. He added that the moving of the parking lot was just a benefit of them tearing down the old plant because this is going where the old plant was, so this centralizes all the parking so everyone has a shorter distance to go, and it keeps them all safe and out of the neighborhood.

Mr. Wark said he will be voting yes as well and that he thinks it's great they are expanding, trying to consolidate, and pull everything in from the streets.

Chair Hohler said he doesn't share Ms. Harrington's suspicion because he understands all of the downstream effects of street parking and security, but he understands how she feels because he lives in an area where there seems to be an increase of truck traffic, they have been trying to keep off of the neighborhood streets and he will also vote in favor of the request based on the staff report.

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

Ms. Harrington read the application for 1421 North Pitcher Street:

An application for dimensional variances to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Graphic Packaging International for 1421 North Pitcher Street, located in the Live Work-1 District (LW-1), Manufacturing-Limited (M-1), and Manufacturing-General (M-2). The applicants are requesting 1) a dimensional variance for 1421 North Pitcher Street from Appendix A, Chapter 5, Table 5.2-1, to authorize a front building setback on Prouty Street of zero, where a 25-foot setback is required in the M-2 District, and 2) a dimensional variance for 1421 North Pitcher Street from Appendix A, Chapter 5, Table 5.2-1, to authorize a front building setback on North Pitcher Street of zero, where a 25-foot setback is required in the M-2 District. The building setback variances are for a new paper storage facility.

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.

Eric Barkovich spoke again on behalf of the applicant and stated that the video illustrated a lot of what is happening with the automated warehouse project and wanted to touch on the benefits of the project before going into the variance criteria. He stated this project will significantly reduce truck traffic around the city of Kalamazoo, it stores almost 42,000 tons of paper in the one building, which is 140 feet tall and takes up the majority of the north parking lot on the 1421 parcel and added that it would reduce over 100 trailers a day which is a significant reduction in traffic and emissions. He stated that he knows GPI is in the news frequently regarding the environment and this will help with that because it's a positive impact. He said there is a roll train crossing that takes paper rolls from the east side of the plant to the west side of the plant about 20 times a day which disrupts traffic on Pitcher Street, and this will eliminate that. He said there are 142 parking spaces on that parcel right now, in addition there are cars coming in on all three shifts, which creates noise, and there's light and glare and the addition of the building will reduce noise and the building will be fully quiet and there won't be many cars pulling in there every day.

He stated the criteria and reiterated the variance is for zero-foot setbacks on Pitcher and Prouty Streets on the northeast corner of the parcel. He said the north edge of the building will be 25 feet off the property line because the portion that's on the property line itself, is reserved for overhead conveyors in ground supports in the face of the building itself is pulled off of the Prouty property line. He stated that in 2008 there were multiple variances for similar requests that were granted, so the existing building on the parcel to the south is in a similar location, a portion of it is set back a few feet so they are requesting that this be placed on the property line. Mr. Barkovich said that the unusual condition is that the building being 140 feet tall is an unusual condition and because of that they want to place the building as far east as possible, away from all the residential properties and closer to Pitcher means further away from the neighborhood, in addition the overhead conveyors will cross Pitcher and to minimize that length by putting it further east. For Prouty Street, they want to put the building as far north as possible, away from the building to the south for reasons shown on the next slides. Special circumstances not the result of the applicant are that they want to provide a visual and sound barrier to the GPI campus, and they feel this building will do that. There will be less truck traffic, and emissions, in the area as stated before, and the warehouse will replace a parking lot that is a huge source of noise and lights. He said the ordinance deprives the applicant of rights enjoyed by other property owners in the same zoning district

because if you look at the M2 Zoning District there are a lot of buildings that are on the property line, or at least within the setback as is the case on Pitcher Street and the building to the south, that was approved in 2008, sits on the property line or slightly off of it, depending on which part of the building you're looking at. He said this is the minimum action which will make it possible to use the lot or structure in a manner that does not negatively impact the public because placing it any further to the west puts it closer to the neighborhood and for Prouty Street, maximizing the distance between the buildings allows for a wider drive aisle for emergency vehicles to get into the lot and circulate on the site from Pitcher to the north and it's easier for trucks turning into the property from Pitcher Street, and it keeps maintenance equipment for the building out of sight. He said granting the variance will not negatively affect adjacent land because when thinking about the placement of the building specifically, because it's placed to the east to maximize the distance on the parcel from the residential properties to the west, which is separated by the railroad and means they can maximize the amount of green space on the west side and any landscape screening, and there will be a screening wall as well, to screen the loading dock on plant nine to the south that currently exists. He stated there will be no impact to the right of way on Prouty Street which, again, allows for maintenance south of the building and reduces traffic, on Prouty, entering the existing lot and traffic will be reduced on Prouty by moving the parking lot to the southeast. He said granting the variance will be generally consistent with the purpose and intent of the ordinance because the intent for ordinance setbacks is safety, emergency access and space for utilities and as is the case on Pitcher Street, it helps with safety and access because there will be a convenient loop from west to north and if your entering off Pitcher, which all the trucks will, they'll be able to enter west and go to Prouty Street, where they will always exit to the east, back toward Pitcher Street. He added they are maximizing the area west of the building for the underground storm system and on Prouty Street, they will be maximizing the distance from the existing building, which mitigates fire risk for anything that could happen between the buildings and again, easier truck turns in the parking lot and a convenient loop for any emergency vehicles.

Chair Hohler asked for staff comments and Mr. Eldridge stated he wanted to compliment Graphic Packaging International for the community outreach they did regarding their projects, they sent out postcards with a QR code on it, which led to some informational videos and other information about this meeting, as well as the city mailings and added that is a possible reason the property owners have a better understanding of what is happening in that area. He stated there was one piece of feedback from a business that wanted to know what is going to happen to the utilities that run on the south side of Prouty Street, and will they be shifted to the north side of Prouty Street, or relocated someplace else, and Mr. Barkovich helped answer that question, the utilities will remain above ground or buried. He added there were concerns regarding traffic flow on Pitcher Street during construction and said if there are any temporary limitations, that would be handled by the city's public services department. He said there were concerns about the height of the building and in the M-2 District, which is the most intensive zone district, there are no height limits, so that can't be brought into tonight's discussion even though it's a large building and they are trying to mitigate that by moving it further to the east, but he wanted to mention that zone district has no height limit. He stated some of the practical difficulties and the most unique circumstance surrounding this was the size of the campus and the complexities of the operations that go on there, coupled with the improvements that are being made there, will remove the roll train, which stops traffic up to 20 times a day and will reduce the amount of semi-trailers traveling to and from the facility, roughly 100 per day. He added that this zone district requires a perimeter setback of 25 feet and because it is the most intensive manufacturing zone district, it assumes that in order to

protect neighboring properties, there should be a perimeter set back but because it's a parcel within the Graphic Packaging campus, the application for protection of an adjacent parcel isn't necessary and because of the development of this campus over 50 plus years, there are already numerous buildings built to the property line, or almost at a zero setback. Mr. Eldridge said what is proposed is not out of character with the other buildings Graphic Packaging already has on their campus and staff is in support of both variances and they should be discussed separately.

Chair Hohler asked for comments from those in favor and there were none.

Chair Hohler asked for comments from those against and there were two, Mr. Buddy Sasquach and Mr. Matthew Alferink of Wright Coating.

Mr. Sasquach said regarding the zero foot setback and the 25 foot setback, he isn't particularly opposed, except he would like the board to consider the design criteria that goes into the request and if it contains loading docks that are placed zero feet from the road, then a significant portion of business that is conducted that would be on Graphic Packaging property, namely the entrance and egress of the loading dock by large vehicles will be on the roadway, so instead of being like a train with a specified stop, is an arbitrary impediment to traffic because the trucks will be in the roadway while these trucks are maneuvering and it will take multiple passes at times, so if the design criteria for the zero setback includes loading docks, then it should be considered negatively because business will be conducted in the public roadway.

Mr. Alferink, the owner of Wright Coating, stated he understands the reason behind the project and it's great to do something with that level of automation and it's great that Graphic Packaging is growing in our community and as a business operator he can appreciate that, but his biggest concern isn't on the docket because it has to do with the height of the building and it being so close to the road across from them. He said their front office will be shaded because of the building from October through April so it will impact them because it will lessen their view to the south, which is where the sun comes from, and will be a negative experience for their employees and their customers. He said he heard the presenter talk about a visual sound barrier, and maybe that will have some impact from the eastern part of the campus, but he is questioning conveyor noise running in front of their building all the time, and it's running as close to their property as it can possibly run and that is right along the sidewalk but he isn't sure if that would be considered a negative impact since he isn't privy to the design. He added that the only real concern tonight regarding the set back is that with no setback there is no room for construction prepped on the north side of the building and they need all of Prouty to be available because it is the only exit for trucking for their building and blocking Prouty would be detrimental to Wright Coating because their entrance is on North Pitcher but their exit is on Prouty.

Chair Hohler asked for call in comments and there were none.

FINDING OF FACT

Mr. McReynolds moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 1421 North Pitcher Street, dated November 27, 2024.

- 2.) 112 notices of public hearing were sent, and one response was received.
- 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:

There were no call ins and there was discussion regarding the overhead conveyor, traffic, safety, and utilities. Also, many of the buildings were on the property lines due to previous variances and this one will be consistent with previous ones.

Ms. Haan seconded the Finding of Fact.

Chair Hohler asked Attorney Bear if it's necessary to specifically mention the items in the application and the staff report are included in the finding of fact or is it assumed, and Attorney Bear said it is important to mention it. Mr. Eldridge pointed out that everything pertaining to the request is on the general script and is all inclusive. Mr. McReynolds read item one for the finding of fact.

Ms. Haan, again, seconded the Finding of Fact.

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

Ms. van den Hombergh moved to approve 1), a dimensional variance for 1421 North Pitcher Street from Appendix A, Chapter 5, Table 5.2-1, to authorize a front building setback on Prouty Street of zero, where a 25-foot setback is required in the M-2 District, seconded by Mr. Wark.

Discussion:

Chair Hohler asked Mr. Barkovich about the mention of where the construction prep and staging will be done, and Mr. Barkovich asked Mr. Patterson to speak about that. Mr. Patterson stated that that will take place on another area of the property and the construction will be done in modules and said inside the structure there's steel racking and the ends of the building have steel structures, which hold the rigidity of the building, and between the two end structures there's racking where the paper rolls are stored. He added the racking materials are constructed in modules and will be constructed on site, which will be lifted up to the building while it is being constructed, and they will be building from the north to the south. He said they wanted wider spacing between the two buildings so the trucks can maneuver more easily. Chair Hohler asked if they will be blocking the street and Mr. Patterson said there will be times when the street will have to be blocked, but they will work with the city for proper procedures, but that will mostly be for the tunnels over the road, which will also be built in modules. He stated those will be built in place, including the conveyors inside and the siding, they then lift everything up in one lift, so the intent is to minimize the impact to the surrounding roadways. He added this is the typical construction method of the design team they're working with, to build the conveyors in modules, lift them up, put them onto the structure

that supports them, then move to the next module, which will be scheduled. He stated that the conveyors over their own property will be done on their property, but they will build from the north toward their own building. Chair Hohler asked him to show him on the map and Mr. Patterson pulled up the map and showed him where north is on the map, pointed to Prouty and said the first structure that will go up will be the conveyor structures on the north, then they will start the building construction with the rack structure and will continue the rack structure, toward their own property, to the south. Chair Hohler stated that it wouldn't be practical to put anything on the street once they start and Mr. Patterson answered no and that the tunnel conveyors he was pointing out are approximately 30 feet above the roadway and the edge of the tunnel, going straight down, will be the property line and the building itself will be backwards, the width of the tunnel. Chair Hohler asked how wide the tunnel and Mr. Patterson stated that it is approximately 25 feet, which is the width of the setback and that the face of the building is 25 feet back from the property, and what's encroaching on the setback is the tunnel which is 30 feet in the air and the legs that support it and added that they intend to have only half of the legs that are shown on this rendering. Chair Hohler asked Mr. Patterson to speak to concerns regarding the loading docks and Mr. Patterson stated there are no new loading docks in this building but they will be putting two loading docks adjacent to the eight loading docks they currently have off Pitcher. He then pulled up a picture of plant nine and pointed out the two loading docks that must remain because that is scrap material that is put on the truck and sent to the plant across the street twice a day. Mr. Patterson said one of the reasons they wanted to move the buildings to the north to get the conveyors at the property line, was to widen that space so that when the two trucks come in from Pitcher Street, they will have a nice wide turn to be able to pull in the alleyway between the two buildings and back up to the two loading docks that are shown. He added when they leave, they will come out past the green space on the left to an entrance on Prouty, turn right and go back to a Graphic facility and keep a nice flow so they don't block traffic when trucks are entering or leaving this property. Chair Hohler asked what would happen if the board said no and Mr. Patterson stated they would have to move the building down, which would make the space between the two buildings very narrow, 25 to 30 feet between the two buildings, which wouldn't be good for fire protection, in addition to creating an issue for the truck that has to drive through that narrow alleyway, and make the turnaround, which they now have a smaller radius to back up to the two docks. Mr. Patterson added that Hurley and Stewart have done a good job of analyzing the turn radiuses on the property and have made it so a 50-foot trailer can make these turnarounds with no problem.

Ms. van den Hombergh wanted to state for the record that she agrees with Mr. Alferink, and she feels he has a valid point with the issue of the sun and to be in the dark for seven months, for employees and customers. She said it's on record what the consequence would be if the building were moved and she's not too keen on having zero setback for any type of building, but she does understand with the zoning that they can build to whatever height. Ms. van den Hombergh added that we want to see businesses grow and expand and she understands that this is a good thing for Kalamazoo, but she's not sure that with the zero set back and the sun issue would there be anything that the board could do because as they grow and expand, what if there are more trucks on that street? She stated that they are saying what their intent is but as we move forward in 50 or 20 years, what is the impact of this expansion going to be on those roads and for the residents on the north side? She said maybe Mr. Eldridge could better speak to this, but she has concerns about what that may look like and then we get into a situation where all of these changes have taken place with all of these trucks and conveyors, and now they find themselves in the middle of something, and now what do they do? She wanted to go on record as saying that.

Ms. Harrington agreed with Ms. van den Hombergh and stated that when these cases come before the board, she always feels like she's in an ethical conundrum because this is the United States and when people own property here, no matter how they've acquired it, we don't always do things based on our values, but it's your property which is why she voted yes for the first issue, but your rights end where somebody else's begin, but she thinks it's an imposition on their neighbors with auditory intrusions, layers of sightlines, and the speculative issue mentioned by Ms. van den Hombergh, what our goals are. She added that, unfortunately, many times when we're thinking about our self-interests in this capitalist social construct, and not saying this is their values, but sometimes people that don't have to care don't and it has layers implications on others, including other people that are doing business, and the board has listened to the due diligence and staff support, in spite of what has been said in the news about the impact about the air quality and the impact of Graphic Packaging, which could be considered a trespass. She stated city staff is lauding Graphic Packaging for their outreach, sending out QR codes with the video, but Graphic still didn't do anything to mitigate the risk for their closest neighbor who has to be in the dark for seven months and he's here saying he doesn't want that to happen and Graphic didn't compensate for that, which is indicative of a lot of things for her, so she won't be in support of this variance.

Chair Hohler wanted to know if it was possible to make the building taller, to allow for the amount of square footage and remove a part of the building that's on Prouty in order to push the building back to meet the setback requirements and Mr. Patterson said the need is based on their need and production capacity, so 41,000 is the minimum needed to eliminate the truck traffic to these other facilities and the height of the building is at the maximum of the capability of the equipment and the reason it's so high is because they can't go wider. Chair Hohler asked if they could go wider and Mr. Patterson said they could, but they would have to do storm water collection and it would have to have a facility on the property, and they would have to make room for that by moving the building also, and that storm water facility would be in the driving path of where the trucks would come in and back up so that's in that location and they're also trying to make room to put some green space along the west property line, which is at the railroad tracks, they're also trying to put green space along the property line to shield some of the private property on the other side of the railroad tracks.

Ms. Harrington asked if this is the only place they can put the building on the property and Mr. Patterson said this was the only place that was cost effective due to the cost of the conveying system because the paper is across the street to which Ms. Harrington said so instead of Graphic incurring that cost, the community now has to because while it's convenient for them, it will impact the community.

Mr. Eldridge asked to speak and said they weren't here to discuss the height of the building and if the conveyor system wasn't attached to the north side of the building, facing Prouty Street, they wouldn't be there asking for a variance for that frontage because the building is set back 25 to 30 feet from the front property line, so the 14 story building is permissible in this zone district and Chair Hohler added there would still be some building on the ground level, such as the uprights, but not just a sheer 140 foot wall, is what Mr. Eldridge is trying to say and Mr. Eldridge said that's pretty much what you would have, the conveyor system is roughly three stories tall, so what is extending into the setback is only three stories tall, and the building itself goes up an additional 11 stories so what he's trying to say is if the conveyor was put somewhere else, they wouldn't be

asking for a variance. He added that the part of the building that is concerning to them, they can legally place it where they're proposing to place it. Chair Hohler said he understands but to Ms. Harrington's point, just because of the height of the building isn't before them doesn't mean they can't consider it when voting on the variance and Ms. Harrington said she thought the role of setbacks, or at least an aspect, is to provide for sightlines and asked isn't that why setbacks exist in the first place and Mr. Eldridge said yes but for this manufacturing zone district, it was more to mitigate the impact of heavy industrial uses on surrounding properties, which it's why there is a perimeter setback of 25 feet and the manufacturing application is a little different than a commercial building being constructed for retail space. Ms. Harrington asked if he was saying that in an industrial landscape that the sight line aspect is not as important as it would be in a residential and commercial district and Mr. Eldridge said yes because in the lesser intensive M-1 zone district there can be a zero setback, but when you get into the M-2, then it's a 25 foot perimeter setback.

Ms. Haan asked if it's really ok to consider height even though it's not on the table and Chair Hohler said if it's something that makes you less charitable when considering your vote then you can, you just don't voice it.

Ms. Harrington asked if there is something in the code that specifically states height can't be considered or is it something that is done because it has always been done and Mr. Eldridge stated there is no height limit in the M-2 zone district, so it boils down to looking at the criteria when there is any doubt on how to evaluate a case.

Ms. Haan said her other question is if they were set back, how much would the shade impact the neighbor and Mr. Hurley said they put the conveyor on the north side of the building for that reason and Wright Coatings traffic patterns are similar to what they are proposing because they exit on the west side of the building, and they will be exiting there as well, so they tried to line up those two areas which requires that to get pushed over as well.

Mr. Wark wanted to know if the board declined the zero setback, would the building still be the same height and Mr. Hurley said yes. Mr. Wark stated that the only thing the board would be doing by not approving the setback would be to affect the trucks and emergency vehicles from getting in there and Mr. Hurley said yes and there won't be any doors on Pitcher and that's part of the reason they wanted to move the buildings to the corners, so they can have activity on the property, away from the general public. He added there will be a lot less truck activity on the property than there is now and right now there are 130 parking spots that turn over two or three times a day and the building would cast a shadow, but that would happen anyway.

Chair Hohler asked if they could move the building west, closer to the railroad tracks, and swing the conveyor onto Pitcher Street so that they won't need the variance and Mr. Hurley stated they don't want to ask for a setback variance just because and a lot of thought has gone into how this is going to work, they're just trying to explain that they feel the benefits of doing the zero foot setback is justifiable and they think it improves other aspects of the property, other than the height of the building, which wouldn't change anyway. Mr. Barkovich added as far as shifting it west, it creates a pinch point in the southwest corner of the parking lot where trucks are currently coming in and reversing into the loading docks and for any emergency vehicles that would need to get back there as well and the closer the building is to the loading dock, it makes that pinch point less safe. Chair

Hohler said he isn't asking it to be moved to the south and Mr. Barkovich stated south and west would be moving it in the same direction.

Mr. Wark asked them to show him on the map where Wright Coating is located, which is north of the property, Mr. Wark said most of the sun comes from the south and the west, Mr. Hurley agreed and added that especially this time of year the sun is pretty far down in the south and moving the building back 25 feet will still end in the same result. Chair Hohler stated that this time of year the sun sits so low in the sky that it will be behind the building all day and Wright Coating is in shadow six months out of the year but his question was if they could shift things around, regardless of height, they wouldn't need to be there. Ms. Harrington stated that no matter what they do, it will negatively impact the neighbor and Chair Hohler said that's what the neighbor thinks.

Ms. van den Hombergh stated maybe Mr. Eldridge can help, but she still has concerns, and she doesn't like the zero-setback allowing the building so close to the road, she then asked to go back to rendering that showed the loading docks. She referred to the items on the bottom of the picture and asked what they were being used for and Mr. Hurley stated those are the columns holding up the conveyor belt system and pointed out on the rendering the 140 foot structure, the part of the building that is at zero feet, and another part that is about five feet back, and the building, which is 25 feet back. Ms. van den Hombergh asked if the cursor (shown on the screen) is right at the road, Mr. Hurley said yes, so she asked what the square items at the bottom by the road are and Mr. Hurley stated they are the steel columns holding up the conveyor system that's covered. She said she wanted to revisit because there are legitimate concerns about traffic backups and from her seat, it looks like doors. Mr. Hurley added for this to even work, they had to get an aerial easement and added there are several areas in downtown Kalamazoo that require building to the right of way, and it just makes everything line up and all of the activities can take place behind the building and said they spent six months on it. Ms. van den Hombergh stated that she, like Ms. Harrington, wanted to be sure she is 100% clear on that part. Ms. van den Hombergh wanted to speak about the sun and the height of the conveyor system and Mr. Hurley said the building is already back to where they can build it but in theory they are only asking that the conveyor system be at the zero foot setback and the point he was trying to make is that it is also an aerial easement so he supposed they can apply for one of those.

Ms. Harrington wanted to be clear that the request is so that their process within their system can be completed with more ease in spite of the fact that it would be an impediment to their neighbor in a variety of ways and Mr. Hurley said they are asking for the zero setback for safety reasons and so that all of the activity can take place behind and to the south of the building and added that the fire marshal is in favor because he really wanted the access around the back of the building and out to Prouty, and moving the building to the east would allow the trucking activity for this building and Wright Coating to operate as it does today.

Mr. Eldridge suggested that Mr. Hurley share one of the PowerPoint images with the board and explained they worked several years with the city to come up with a campus master plan. Mr. Hurley showed the image of the proposed building, which also showed the access drives into both Graphic Packaging and Wright Coating and pointed out the negative effects of moving the building, adding that at that point some of the activity would have to move to Pitcher Street, he also showed how far back the building is from the road and also pointed out where the overhead conveyor system is located. Chair Hohler remarked that the conveyor system is just a tunnel and

Mr. Hurley agreed, then Chair Hohler asked how wide the conveyor system is and Mr. Hurley pointed out a wider part of the conveyor that's 15 feet from the property line, and an even wider part that almost butts up to the property line and Chair Hohler said that if the conveyor could go anywhere else, they wouldn't need the approval with respect to Prouty Street and Mr. Hurley agree. He showed an area on the drawing that shows the only accessible door into the building is for maintenance to get in and out, then he pointed out the access area that the fire marshal looked at and added that the best part was moving the parking lot to another location and automating the new building.

Chair Hohler reminded that the motion and the second was to approve the dimensional variance related to the setback on Prouty Street and Ms. Harrington stated that one of the criteria is that granting the variance will not adversely affect adjacent land in a material way.

Mr. Wark wanted to comment that this is a variance for a setback and because of the safety issues that have come up, he will vote for the variance, Ms. van den Hombergh agreed.

Ms. Harrington asked Mr. Wark to repeat what he said, and he restated his reasons for approving the zero setback, most of all being that the fire marshal came and approved the space between the buildings, he added that for him it has nothing to do with the height of the building or the neighbor. Mr. Eldridge added that the maneuvering lane will be 48 feet wide and if the building is moved, that space will be cut in half and that wouldn't work for the turn radius of a fire truck or a tractor trailer.

Ms. van den Hombergh wanted to know if this is approved and because the neighbor is already in the shade and with the height, can Mr. Eldridge speak to that and he said that he doesn't think 25 feet is going to make a huge difference, given that it is a 140-foot-tall building.

Motion for the dimensional variance was approved by a five to zero roll call vote with Chair Hohler, Ms. Haan, Mr. McReynolds, Ms. van den Hombergh, and Mr. Wark voting yes, and an abstention by Ms. Harrington.

Mr. Wark moved to approve the application for dimensional variances, made by Graphic Packaging International for 2) a dimensional variance for 1421 North Pitcher Street from Appendix A, Chapter 5, Table 5.2-1, to authorize a front building setback on North Pitcher Street of zero, where a 25-foot setback is required in the M-2 District. The building setback variances are for a new paper storage facility, seconded by Mr. McReynolds

Motion for the dimensional variance was approved by roll call vote of five to zero with Chair Hohler, Ms. Haan, Mr. McReynolds, Ms. van den Hombergh, and Mr. Wark all voting for the variance, with one abstention by Ms. Harrington.

OTHER BUSINESS:

Meeting on the go Master Plan 2035 and acknowledgement of the Zoning Board of Appeals schedule for 2025.

The Zoning Board of Appeals schedule for 2025 was approved by voice vote.

Mr. Eldridge explained for the viewing audience this meeting on the go is to collect feedback on the MasterPlan 2035. The board will be discussing various city improvements and their approval, or disapproval, of these items.

Ms. Haan and Ms. Harrington presented Meeting on the Go for Imagine Kalamazoo 2035. Each board member received a packet of topics and Ms. Haan went over the rules of the meeting. The topics included: Kalamazoo's changes and challenges, defining a healthier and happier city, how can Kalamazoo become healthier and happier, and partnerships and community. Ms. Harrington asked if participation in these activities should be from the point of view of a Zoning Board of Appeals board member, or a constituent and Mr. Eldridge stated he has seen it done as both. Ms. Haan explained that the groups' priorities need to be recorded and turned in to the city.

ADJOURNMENT:

The meeting was adjourned at 9:49 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: **2/13/2025**

Item: **D.1.**

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner/ Deputy Director of CPED
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: February 13, 2025

SUBJECT: ZBA # 25-01-01: 1114 Division Street. Carl Wiggins, property owner, is requesting a variance from Appendix A, Chapter 4, 4.3 D 1, to authorize a building setback for an accessory structure (garage) of .5 feet where the required setback is a minimum of three (3) feet from a side property line for an accessory structure located in the rear yard.

BACKGROUND:

The property at 1114 Division Street is in the RM-15 District. The property is improved with a 1,282 square foot single-family home constructed in 1902. The property is 33 feet in width with a depth of 96 feet. The driveway is a shared driveway with an established easement. However, most of the driveway used by the two property owners is on 1114 Division Street as the original easement is very close to the neighbor's house. The property did not have any accessory buildings in the rear yard until the Fall of 2023, when a prefabricated detached accessory building was delivered to the site. This 10-foot by 18-foot structure does not require a building permit as it is less than 200 square feet, but it must meet the required building setbacks which include a three (3) foot setback from the side and rear property lines for accessory structures in the rear yard.

A complaint was received in the Spring of 2024, regarding the new accessory structure being almost on the side property line. Measurements confirmed that the new accessory structure is 6 inches from the side property line and 3 feet from the rear property line. The neighbor's garage is legal nonconforming at one foot from the side property line. A zoning violation notice was sent to the property owner requiring the new accessory structure be moved to comply with the building setback. The property owner, Mr. Wiggins, contacted staff and indicated that movement of the accessory structure 2.5 feet from the side property line would not allow him to drive straight into the garage as the rear corner of the house would then obstruct the pathway. Mr. Wiggins then applied for the variance to keep the accessory structure in the current location. Staff has taken field measurements and observed the garage could be turned and placed on an angle in the rear yard for ease of access and to meet the required setbacks.

STRATEGIC VISION ALIGNMENT:

Strategic Goal and Master Plan Impact:

This property is residential, which is in alignment with both zoning and the 2025 Master Plan Future Land Use Plan.

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, dated December 23, 2024, were sent to the property owners and occupants within 300 feet. A notice was also sent to the 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 is not applicable to other land or structures in the same zone district.

There are no special circumstances or conditions that are peculiar to the land or structure.

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

The circumstances are the result of the actions of the applicant as the accessory structure was placed out of compliance with the Zoning Code in this location by the applicant in the Fall of 2023.

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 does not deprive the owner of right enjoyed by others. The Ordinance requires all accessory structures to meet the three-foot setback from the

side property line when located in the rear yard. The structure can be placed to both meet the Code and provide direct access.

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.

No, this request is not the minimum action which will make use of the property that is not contrary to the Ordinance. There is a conforming alternative which should be considered.

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

The granting of the variance may affect adjacent land as it will place the accessory structure closer than three feet to the property line and result in two accessory structures approximately 21 inches apart.

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

The granting of the variance will not be consistent with the Ordinance as the accessory structure can be relocated in the rear yard and meet the building setbacks.

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 criterion is not applicable to the requested building setback variance.

RECOMMENDATION:

Staff does not support the granting of this variance as it does not meet the above review criteria. There is a conforming alternative.



Community Planning & Economic Development

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Rec. 11/22/24
PLS

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: CARL MICHAEL WIGGINS	Mailing Address: 1114 DIVISION ST.	
City: KALAMAZOO	State: MICHIGAN	ZIP Code: 49001
Phone: 269 366 0912	Email:	Preferred Contact: ☐ Email ☒ Phone
PROPERTY OWNER INFORMATION		
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.		
Name: SAME AS ABOVE	Mailing Address:	
City:	State:	ZIP Code:
Phone:	Email:	Preferred Contact: ☐ Email ☐ Phone
PROPERTY INFORMATION		
Property Address(s): SAME AS ABOVE		
Parcel Identification Number(s): 06-23-333-003	Zone District (kalamazoo.org/maps): RM-15	
TYPE OF REQUEST		
☐ Dimensional Variance from Chapter(s) _____, Section(s) _____	☐ Appeal of an Administrative Decision	
☐ Use Variance to allow _____	☐ Interpretation of Zoning Ordinance, Chapter(s) _____, Section(s) _____	
☒ Natural Features Protection Variance	☐ Temporary Use Approval	
Reason for Request: TO ALLOW PLACEMENT OF OUTBUILDING		
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: Carl M. Wiggins		Date: 11-22-2024
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 POSITION OF THE OUTBUILDING WAS FOR ACCESS TO PARK A CAR INTO. IF I MOVE IT 2' TO THE RIGHT I WON'T HAVE ACCESS FOR A CAR. I CANNOT PARK A CAR IN THE DRIVEWAY BECAUSE IT IS A EASEMENT FOR ME AND MY NEIGHBOR. THE STREET PARKING IS 40 YARDS AWAY. I AM A 100% DISABLED VETERAN AND HAVE TROUBLE WALKING.

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?

YES MY BUILDING IS METAL AND DOES NOT BURN AND TO MY KNOWLEDGE TO CODE IS SO A FIRE DOES NOT SPREAD TO ADJACENT PROPERTY. SO MY BUILDING WOULD BE A DETURENT OF A FIRE SPREADING TO MY PROPERTY

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?

NO, THE HOUSE IS 120 YEARS OLD, DRIVEWAY IS SHARED, HOUSE IS CLOSE TO SOUTH PROPERTY LINE LIMITING ACCESS TO GARAGE

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

YES NEIBORS WOOD GARAGE IS RIGHT ON MINE AND HIS PROPERTY LINE THATS IN VIOLATION OF THE SAME CODE YOU WANT TO ENFORCE ON ME!



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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?

YES

Will the granting of the variance negatively affect adjacent land?

NO

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

YES

Additional Criteria for Variance Requests for Required Landscaping

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

YES

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

YES



View Looking Down Shared Driveway



Measurement from Adjacent Garage



View of Rear Yard from Driveway

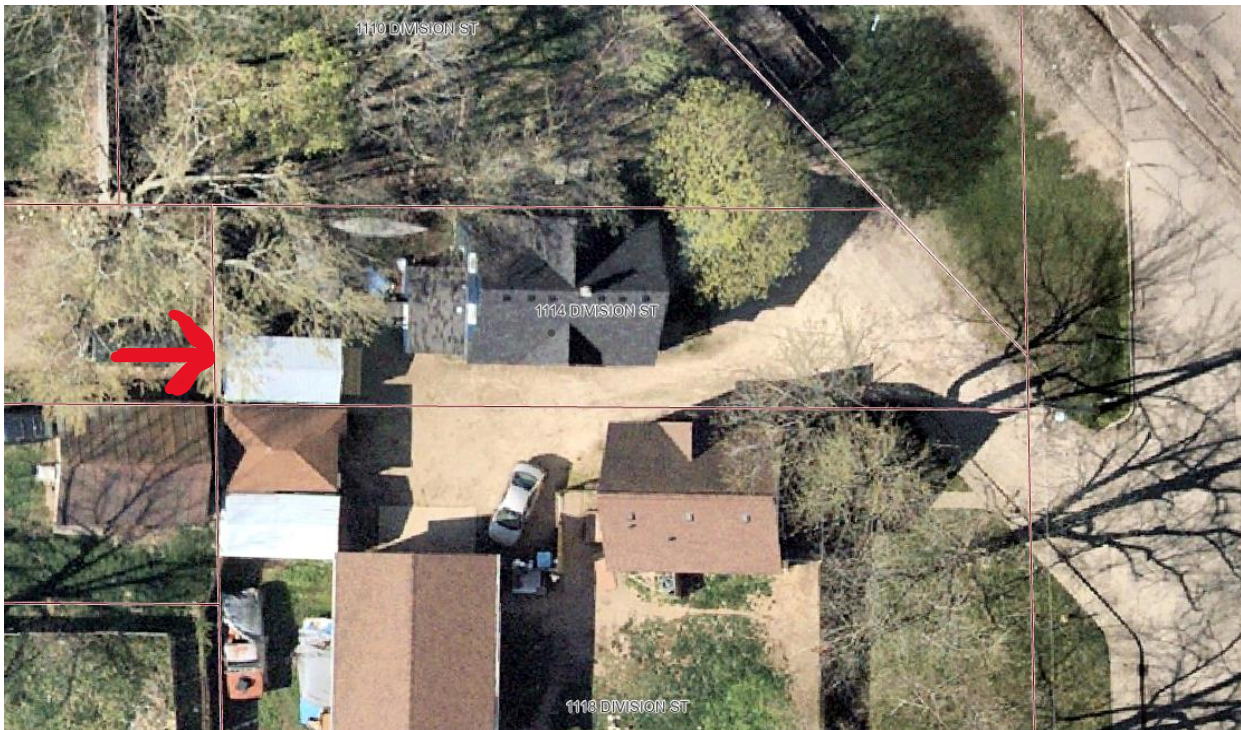


Additional View of Rear Yard

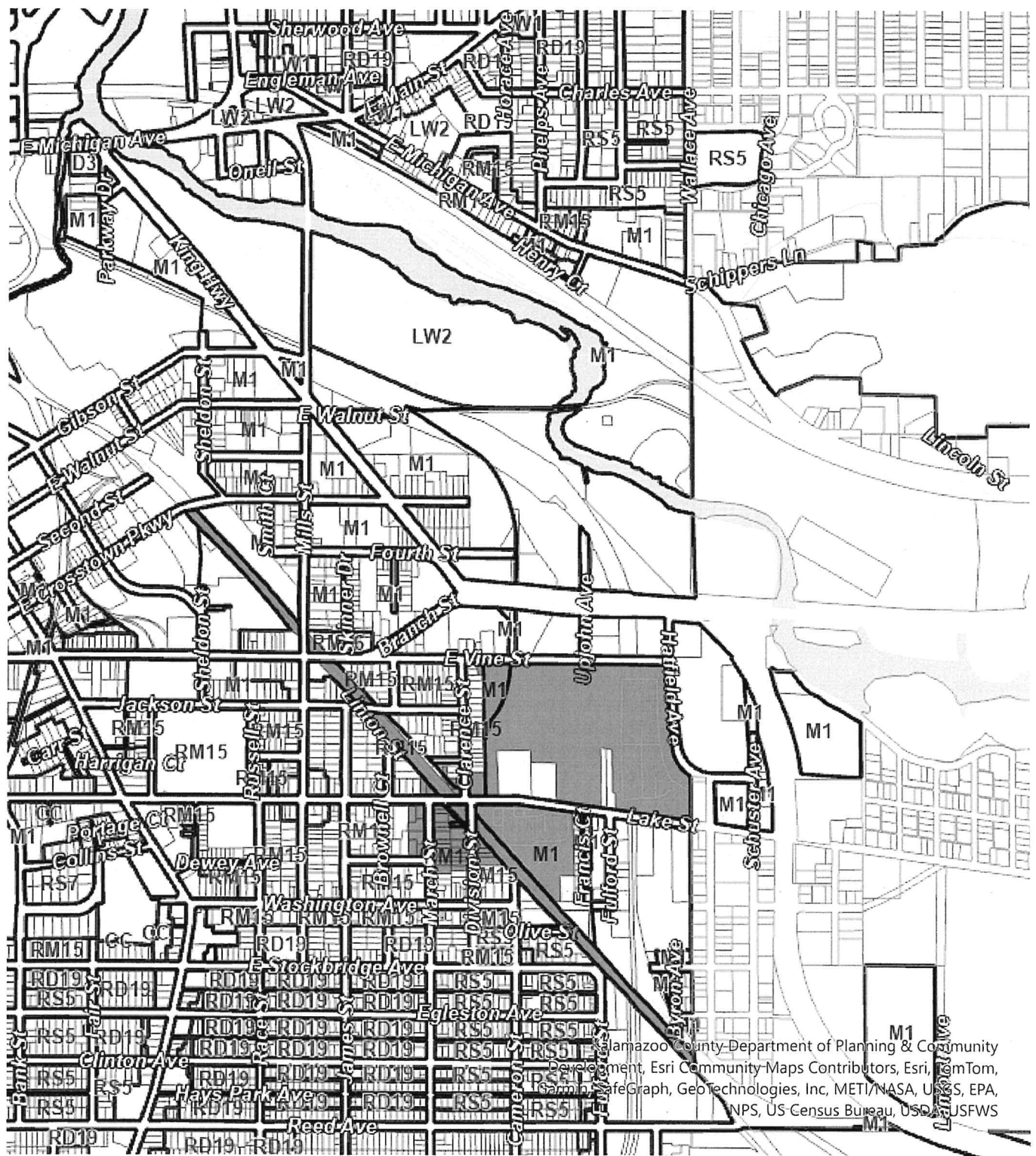
1114 Division Street



2023 Aerial View (No Garage)



2024 Aerial View (New Garage Shown in Image)



Parcels within 300' Mailing Radius 1114 Division St

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



0 420 840 1,680 ft



Zoning Board of Appeals Staff Report

Date: **2/13/2025**

Item: **D.2.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner/Deputy Director of CPED
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: February 13, 2025

SUBJECT: ZBA #25-01-02: 1609 Whites Road. The Kalamazoo Country Club (CD-1909, LLC) is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the new pump house for the golf course irrigation system to encroach into a protected slope and protected slope setbacks.

BACKGROUND:

The project is located at the Kalamazoo Country Club, 1609 Whites Road, in the RS-5 District and Natural Features Protection Overlay. The proposed project is a new 30-foot by 40-foot pump house building. The current pump house cannot meet the needs of the future site development; as a result, a new and larger pump is planned. The prior location selected and granted an NFP variance on March 14, 2024, has proven problematic. Due to the lack of depth in the lake along the northwest side, the irrigation line would need to extend further into the lake. Additionally, a sanitary sewer line was discovered near the selected location and the directional boring under the adjacent trees would be more logistically challenging than originally understood. The revised location is next to the current pump house. The footprint of the building is 1,200 square feet, about double the size of the original planned pump house. This will disturb a protected slope and slope setbacks, but no protected trees or critical root zones will be impacted.

This application went before the Natural Features Protection Review Board on December 10, 2024. At that meeting, the design team for the developer noted why a new location was being pursued and the reduced impact of this new location on the natural features. The pump house will be partially recessed within the slope, minimizing the height of the building. KCC has worked directly with the State of Michigan (Department of Environment Great Lakes and Energy) on the new permit to construct and operate the new pump. The NFP Review Board unanimously approved a recommendation to the Zoning Board of Appeals supporting the granting of this variance.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan Impact:

This project aligns with the Strategic Goals of Complete Neighborhoods as the Kalamazoo Country Club provides recreational amenities that area residents can utilize with a club membership. This project will not change the use of the subject property.

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, dated December 23, 2024 were sent to the property owners and occupants within 300 feet. A notice was also sent to the Oakwood Neighborhood Association. It should further be noted that the a public hearing notice was sent to surrounding residents before the NFP Review Board Meeting on December 10, 2024.

Engagement/Communication Tools:

Newspaper, mailings and applicant outreach.

FINDINGS:

Staff has made the following findings regarding this request:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property at 1609 Whites Road will continue to be used for outdoor recreation use (golf course) in the future, which is a permitted use in the RS-5 District. However, the pump house is a necessary element of maintaining the golf course. Without the pump house there would be no means for irrigation for the course during the summer months.

The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

This is the minimum action that will allow the irrigation for the current golf course to continue and have capacity for the future expansion. The revised location will impact only protected slope and slope setback, but not the protected trees or critical root zones like the request approved in March of 2024. Further, because this side of the lake is slightly deeper there will be shorter pipes extending from the shore and no directional boring is needed to tunnel under trees. This new pump house will be able to irrigate the entire KCC facility from the northeast side of Whites Lake.

It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The development team reviewed with the NFP Review Board the new location proposed. The prior approved location turned out to be near a sanitary sewer line and the direct boring under the trees was going to be more challenging than originally anticipated. This new location next to the original pump house will have less impact on the natural features. The overall changes proposed for this parcel include increasing the greenspace by removing 3.3 acres of impervious surfaces with 500 feet of White Lake and an additional 2.6 acres of impervious surfaces outside this protected area. Further, permits from the city and EGLE are required before this new pump house can be put in operation

The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

The water efficiency of the new irrigation system will be greatly improved with more sprinkler heads and be more precise in the allocation of water on the golf course. It was further mentioned that they hope to use less water with the system even though the new pump is larger, and the golf course is being expanded.

RECOMMENDATION:

Staff recommends approval of the variance as it meets the review criteria and is supported by the NFP Review Board.

Zoning Board of Appeals Application



Submitted on	11 December 2024, 10:46AM
Receipt number	44
Related form version	14

Introduction

Have you scheduled a pre-application meeting?	Yes
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Applicant Information

Name	John Fulling
Organization (if applicable)	Kalamazoo Country Club
Email Address	john@kalamazoocc.com
Phone Number	2699989748
Address	1609 Whites Rd, Kalamazoo, MI 49008, USA Map (42.2550072, -85.6059763)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

Property Address	1609 Whites Rd, Kalamazoo, MI 49008, USA Map (42.25453988805715, -85.60643236074644)
Parcel Identification Number	06-33-112-001
Zone District	RS-5
Type of Request	Natural Features Protection
Application Fee	\$300.00
Project Description & Reason for Request	Requesting a variance for protected slopes inside the 500' line around Whites Lake. Purpose is to build a new pump house to replace old (existing) pump house. New pump house will be immediately adjacent to existing. Also requesting same protected slope disturbance variance to

lightly disturb existing protected slope area for the purposes of removing approximately 5.9 acres of existing impermeable surface and add back 10+ acres of naturalized and native area where there was both impermeable surfaces and mowed turf. Maps attached.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances	Water Resources Protected Slopes
What variances are you requesting from the requirements for these natural features?	Building a 30' x 40' building (pump station) on a slope more than 20%, within 500' of a water resource. Also, light disturbance of slopes more than 20% within 500' of a water resource for the purposes of removing 3.3 acres of existing impermeable surfaces and adding back 10+ acres of native and naturalized area. Note: 5.9 acres total impermeable to be removed but 3.3 acres are within the 500' line.
Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?	Yes, a larger pump station is required and there are constraints on where this building can be located.
Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?	Yes, locating immediately adjacent to the existing and minimizing protected feature disruption.
How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?	This building location is the least impactful to the public good and was chosen solely using the intent and purpose of the NFP. The removal of impermeable surface and renovation of former impermeable surface and mowed turf into 10+ acres of native and naturalized area within the 500' of the water resource is a significant environmental improvement to the protected area and benefit to the public good.
Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?	The requested relief is almost all for the purposes of conservation and green development. Elimination of impervious surfaces, addition of 10+ acres of native and naturalized vegetation around the lake and on protected slopes, reduced runoff, increased stabilization, improved infiltration, etc. etc.

Supporting Documents

Supporting Documents	Fescue add 1-a.png 500' line slide 2.png Pump stations old-new.png Native compare.png impervious eliminate.png Screenshot 2024-12-09 at 2.46.50PM.png Screenshot 2024-12-04 at 11.39.28AM.png Pump location change.png
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Submit

Your Signature	
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[Uploaded signature image: signature_email_version_copy.jpg](#)



Proposed Location 1
(Previously Approved)

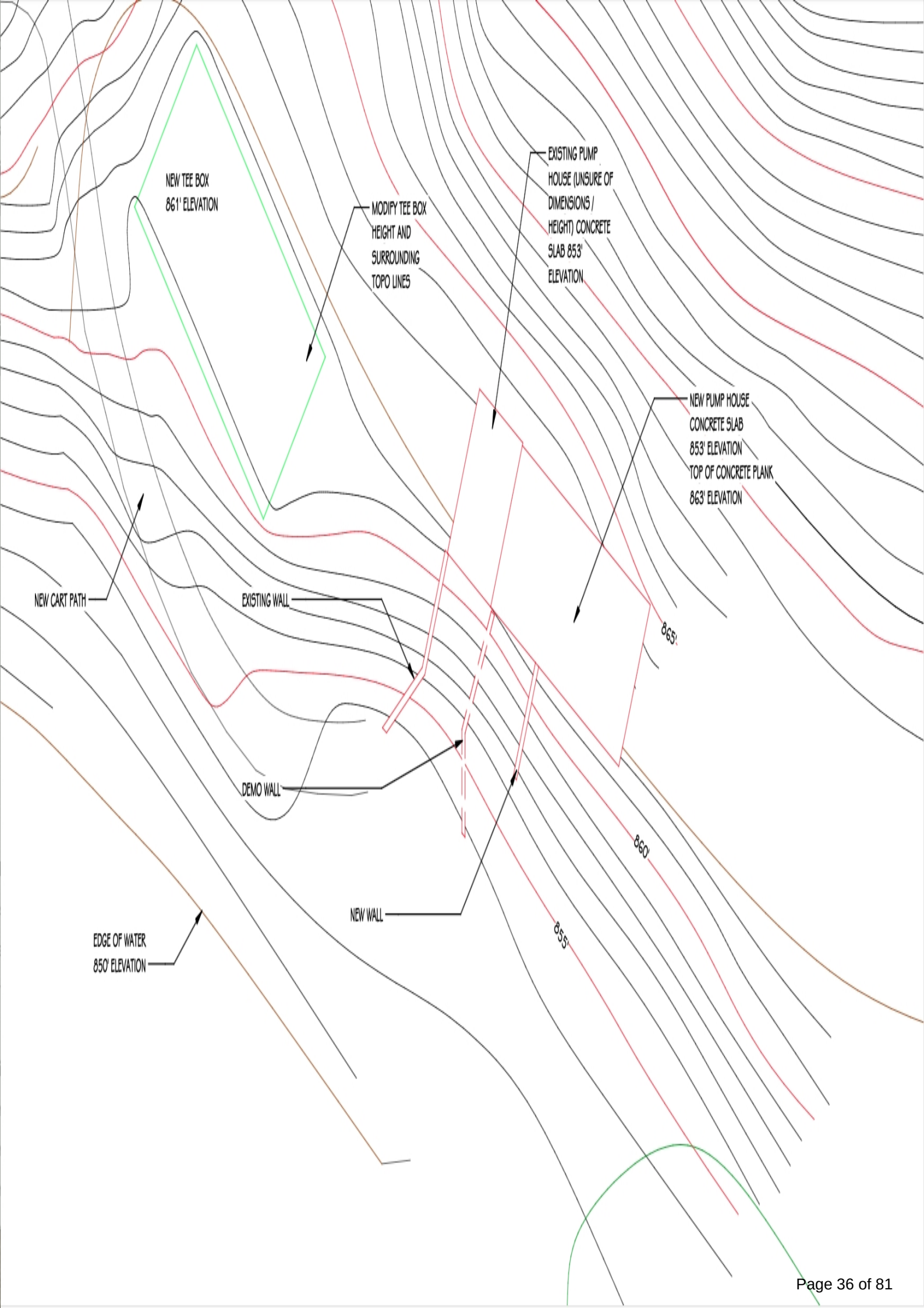
New Proposed Location

Existing
Pump
Station

New Pump Station

Existing 14" suction line
Remove

2 new 12" suction lines
Add



NEW TEE BOX
861' ELEVATION

MODIFY TEE BOX
HEIGHT AND
SURROUNDING
TOPO LINES

EXISTING PUMP
HOUSE (UNSURE OF
DIMENSIONS /
HEIGHT) CONCRETE
SLAB 853'
ELEVATION

NEW PUMP HOUSE
CONCRETE SLAB
853' ELEVATION
TOP OF CONCRETE PLANK
863' ELEVATION

NEW CART PATH

EXISTING WALL

DEMO WALL

NEW WALL

EDGE OF WATER
850' ELEVATION



PROJECT INFORMATION
PROJECT: Kalamazoo Country Club
CLIENT: Kalamazoo Country Club
DATE: 06/01/2019
DRAWN BY: M. J. Gaudin
CHECKED BY: M. J. Gaudin
SCALE: AS SHOWN
SHEET NO.: 25 OF 25



PROJECT INFORMATION
PROJECT: Kalamazoo Country Club
CLIENT: Kalamazoo Country Club
DATE: 06/01/2019
DRAWN BY: M. J. Gaudin
CHECKED BY: M. J. Gaudin
SCALE: AS SHOWN
SHEET NO.: 25 OF 25



PROJECT INFORMATION
PROJECT: Kalamazoo Country Club
CLIENT: Kalamazoo Country Club
DATE: 06/01/2019
DRAWN BY: M. J. Gaudin
CHECKED BY: M. J. Gaudin
SCALE: AS SHOWN
SHEET NO.: 25 OF 25

NO.	DATE	DESCRIPTION	BY	CHECKED
1	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin
2	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin
3	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin
4	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin
5	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin
6	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin
7	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin
8	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin
9	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin
10	06/01/2019	PERMIT	M. J. Gaudin	M. J. Gaudin

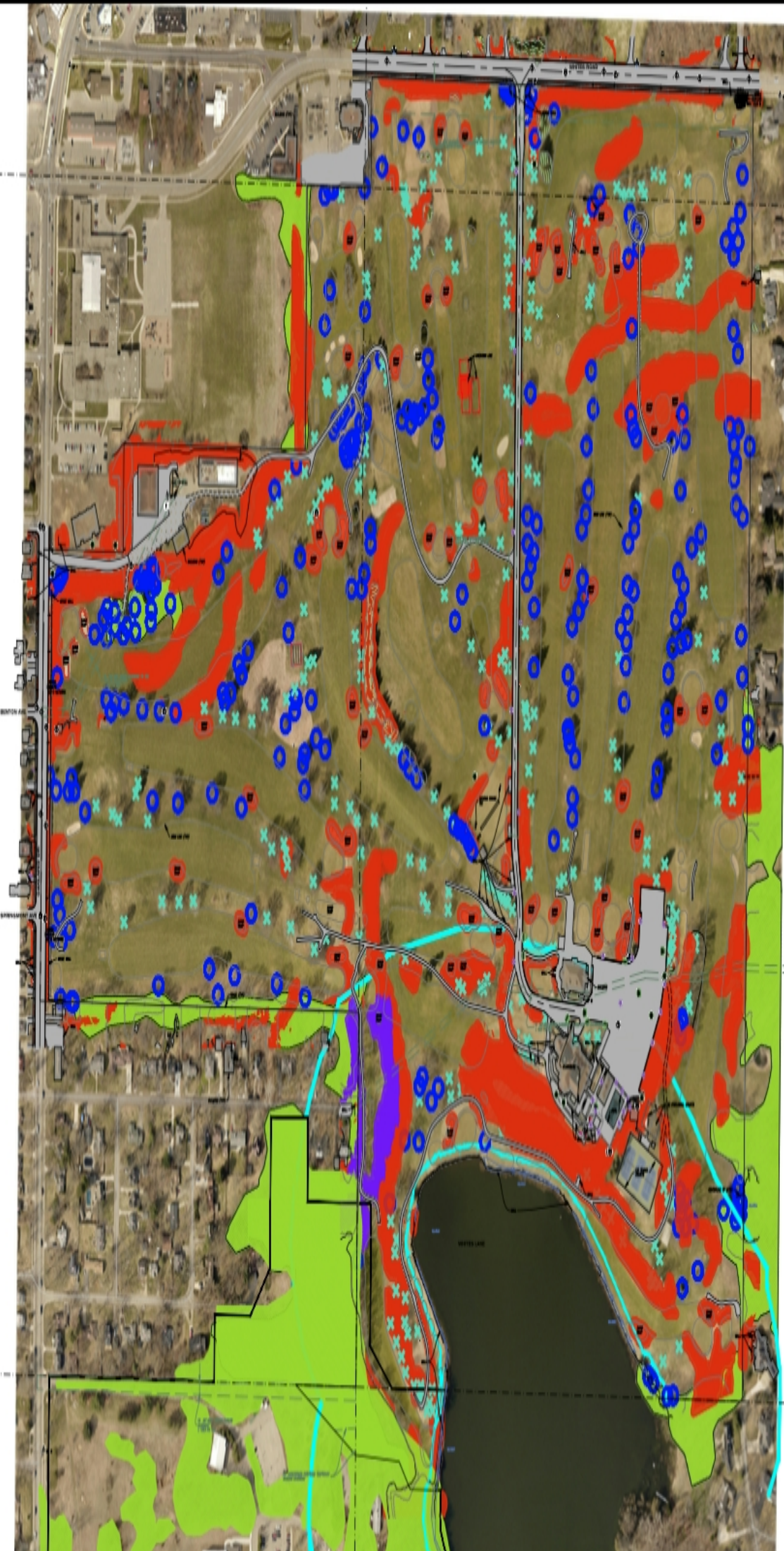
PROJECT INFORMATION
PROJECT: Kalamazoo Country Club
CLIENT: Kalamazoo Country Club
DATE: 06/01/2019
DRAWN BY: M. J. Gaudin
CHECKED BY: M. J. Gaudin
SCALE: AS SHOWN
SHEET NO.: 25 OF 25

NATURAL FEATURES LEGEND

- MANAGED SLOPES GREATER THAN 20% (RED)
- WIDENING OF RETRACT AT TOP/BOTTOM OF MANAGED SLOPE (RED)
- NATIVE SLOPES GREATER THAN 20% (RED)
- WIDENING OF RETRACT AT TOP/BOTTOM OF NATIVE SLOPE (RED)
- WIDENING GREATER THAN 1/2 ACRE (GREEN)
- 20 FOOT BUFFER FROM WATER FEATURES (CYAN)
- 20 FOOT BUFFER AREA FROM WATER FEATURES (CYAN)
- TREE TO BE REMOVED (20%) (BLUE X)
- TREE TO BE SAVED (20%) (BLUE O)

NET QUANTITIES

- MANAGED SLOPES GREATER THAN 20% WITH RETRACT (10,140 SF, 1.8 ACRES)
- WIDENING MANAGED SLOPES GREATER THAN 20% WITH RETRACT (10,140 SF, 1.8 ACRES)
- NATIVE SLOPES GREATER THAN 20% WITH RETRACT (10,140 SF, 1.8 ACRES)
- WIDENING NATIVE SLOPES GREATER THAN 20% WITH RETRACT (10,140 SF, 1.8 ACRES)
- WIDENING GREATER THAN 1/2 ACRE (10,140 SF, 1.8 ACRES)
- 20 FOOT BUFFER FROM WATER FEATURES (10,140 SF, 1.8 ACRES)
- 20 FOOT BUFFER AREA FROM WATER FEATURES (10,140 SF, 1.8 ACRES)
- TREE TO BE REMOVED (10,140 SF, 1.8 ACRES)
- TREE TO BE SAVED (10,140 SF, 1.8 ACRES)





500' line

20%+ slopes

Property line

DELIVERED BY
4/10/2019



***Eliminate 5.9 acres
Impervious Surface***



Eliminate 3.32 acres Impermeable Surface

Add 177,080 sf
Fine Fescue
&
Native

Add 86,922 sf
Fine Fescue
&
Native

Add 176,054 sf
Fine Fescue
&
Native

Add 10.1 Acres Fine Fescue & Native Tall Grasses

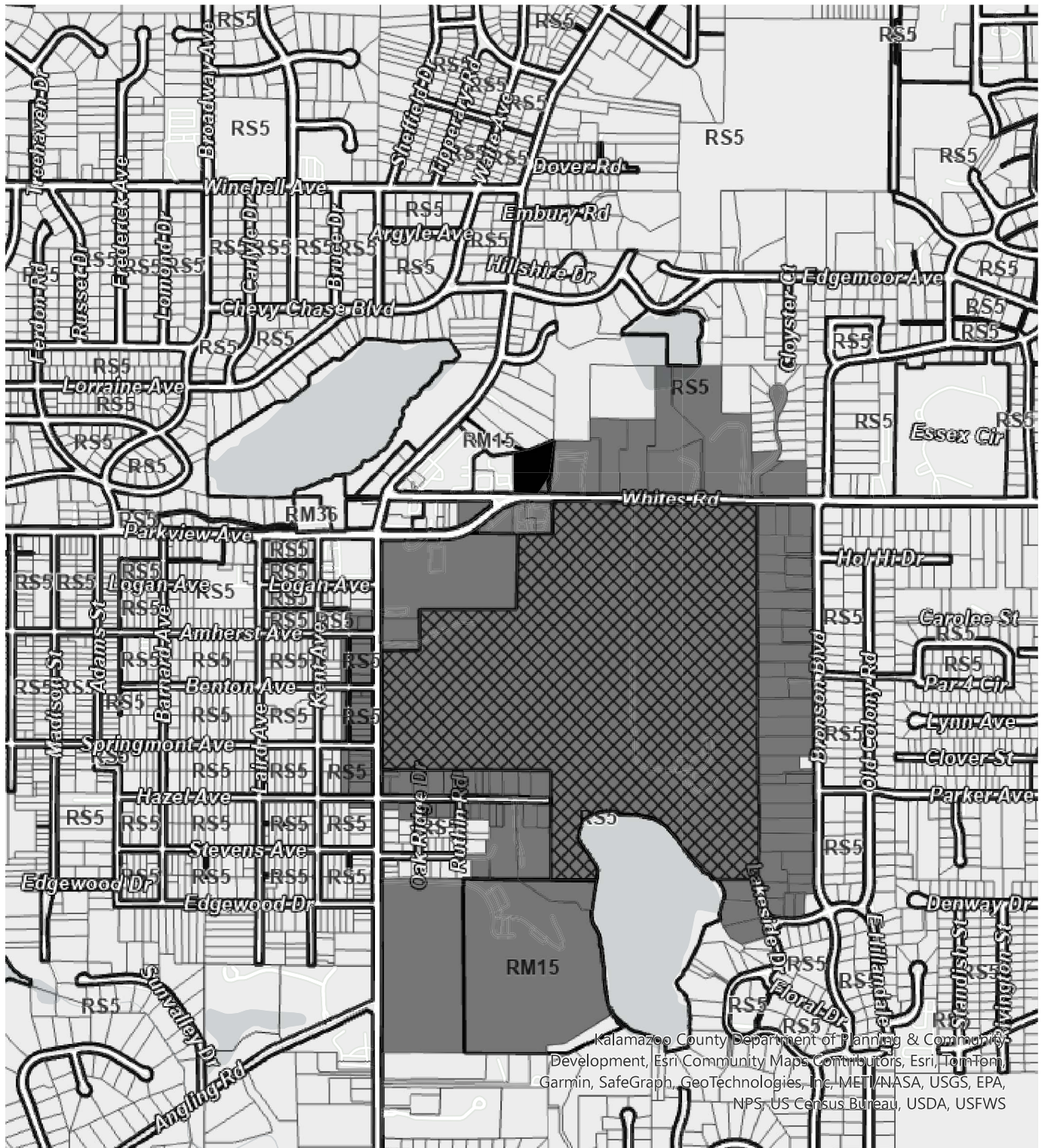


Existing "Native" Area
110,420 sq ft. (2.53A)

VS

New "Native" Area
1,355,500 sq ft. (31.12A)

Whites Lake



Parcels within 300' Mailing Radius 1609 Whites Rd



0 420 840 1,680 ft



Zoning Board of Appeals Staff Report

Date: **2/13/2025**

Item: **D.3.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner / Deputy Director of CPED
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: February 13, 2025

SUBJECT: ZBA #25-01-03: 3607, 3619 and 3625 W. Michigan Avenue. Interstate Capital Development, LLC is requesting a variance from Appendix A, Chapter 4, 4.2 Q 1. b) 1), to authorize the primary building façade (facing W. Michigan Ave.) to be 318 feet in length, where the Ordinance limits the primary façade to 200 feet for any multi-family residential building.

BACKGROUND:

The project is located on West Michigan Avenue near the Western Michigan University campus, in the RM-15 District and the Natural Features Protection Overlay (NFP). It should be noted that these properties totaling over 9 acres were part of the large-scale city-initiated rezoning completed in October of 2023. These properties were previously zoned Community Commercial (CC).

The project will redevelop a vacant and blighted former long-term care facility (nursing home), including the demolition of the current building and significant site preparation for on-site stormwater management. The project provides 235 apartment units, a pool, a basketball court, a pickleball court, and other amenities toward the center of the site.

The preliminary plans prepared in 2022 revealed the need for two NFP variances. On October 20, 2022, the Zoning Board of Appeals approved the following Natural Features Protection variances: 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the development proposed 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 slope and slope setback area; and 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 G, to authorize the removal of 71.7% of woodlands (an increase of 21.7%). These approvals were conditioned on the future site plan showing a native seed mix, grasses, and trees being planted on the south slope of the new stormwater retention basin. The project has been slowly working through site plan review and recently obtained approval for Brownfield Redevelopment funding.

The updated set of plans received in 2024 includes elevation views of the building. Through

staff review, it was determined that the multi-family standards in Appendix A, had been overlooked. Due to the fact this is not a mixed-use development all applicable standards from Appendix A, Chapter 4, 4.2 Q, apply to this project. The project will meet all the multi-family standards except the length of the primary façade. The primary façade proposed is 318 feet; the Appendix A standards limits the primary façade to 200 feet. The intent of this requirement is to break up large facades, encourage the inclusion of more architectural features on each building, and improve the appearance of the multi-family developments from the public street.

The applicant has devised a design for all 235 units within one building that surrounds a central courtyard with amenity space. The site is flag shaped with the property frontage being roughly half the width of the rear portion of the site. The elevation of the site is highest along the street frontage and then drops down as the parcel runs south. The building is proposed to be located over 200 feet from the front property line and approximately 100 feet of façade extending west will be obscured from view as it will be to the south of (and behind) the existing gas station on W. Michigan Avenue.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan Impact:

This property is zoned for multiple family and the use is supported through the 2025 Master Plan Future Land Use Plan.

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, dated December 23, 2024, were sent to the property owners and occupants within 300 feet. There is no active neighborhood association for the Knollwood Neighborhood.

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 is not applicable to other land or structures in the same zone district.

The special circumstances are related to the irregular shape of the project site and the existence of defined natural features. This flag-shaped lot limits what can be placed along the frontage. The building is significantly setback from the street; facade design will have little impact on those traveling West Michigan Avenue. Additionally, the development cannot be located further to the rear of the site due to the prevalence of natural features in that area. Therefore, the center of the site is where the apartments must be concentrated and the applicant cannot build a taller building as what is proposed is already at the maximum permitted height of three stories.

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

The site conditions are pre-existing and have not been created by the applicant.

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.

Holding the applicant to the required primary facade length would result in the building layout being elongated and extended further south which would impact more natural features.

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 is the minimum action that will allow for the redevelopment of the site resulting in 235 new housing units.

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

The granting of the variance will not adversely affect adjacent land. If the redevelopment moves forward stormwater management will be vastly improved and the blighted building the neighbors have had to look at for years will be removed.

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

The granting of this variance will be consistent with the intent of the Ordinance as the facade visible from the public street will be approximately 218 feet and remaining primary facade will be occluded from view.

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 criterion is not applicable to the requested variance.

RECOMMENDATION:

Staff supports the granting of this variance as it meets the above review criteria.



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo-city.org

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: Interstate Capital - Greg Dilone		Mailing Address: 105 Lincoln St
City: Mount Clemens	State: MI	ZIP Code: 48043
Phone: 313.461.8673	Email: greg@interstate-cap.com	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: Kalamazoo Realty Holdings, LLC		Mailing Address: 40600 Ann Arbor Rd. E. Ste. 201
City: Ann Arbor	State: MI	ZIP Code: 48170
Phone:	Email: simi@hallmark-living.com	Preferred Contact: ☒ Email ☐ Phone
PROPERTY INFORMATION		
Property Address(s): 3607, 3619, 3625 W Michigan Ave, Kalamazoo, MI 49006		
Parcel Identification Number(s): 06-19-454-001 06-19-454-002 06-19-463-001		Zone District (kalamazoo-city.org/maps): CC
TYPE OF REQUEST		
☒ Dimensional Variance from Chapter(s) <u>App A, Section(s) Ch. 4, 4-2 Q (b) - Facades</u>		
☐ Appeal of an Administrative Decision		
☐ Interpretation of Zoning Ordinance, Chapter(s) _____, Section(s) _____		
☐ Use Variance to allow _____		
☐ Natural Features Protection Variance		
☐ Temporary Use Approval		
Reason for Request: Allow for length of a primary facade to be greater than 200-ft as shown on site plan.		
ATTACHMENTS		
☐ \$ <u>300</u> 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: 12.11.24
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 site is proposed to be redeveloped as an apartment complex. The existing site will be demolished and cleaned up to allow for redevelopment. The development is planned to have several amenity upgrades such as a pool, pool house, and sport areas.

The building line that faces north is approximately 318-ft as shown in the attached site plan. The request is to allow for the building layout/primary facade length of 318-ft as shown on the site plan.

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 existing parcel is unique in shape (flag lot). The length of the front property line is 316-ft and is skewed along W. Michigan Avenue.

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 building configuration is dictated by site constraints (configuration of parcel, elevation changes/protection of steep slopes and NFP features).

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

The requirement should not apply given the shape of the proposed building and the unique shape of the existing parcel.

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?

The amount of building facade perpendicular to the street frontage is limited to approximately 122-ft and meets the intent of the ordinance. See site plan.

Will the granting of the variance negatively affect adjacent land?

Due to the unique shape of the site and the building placement which is 296-ft from the street at its nearest point, there will be no negative impacts to adjacent properties.

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

Yes, the proposed redevelopment will meet the intent of the ordinance for the primary facade. The length of the facade facing the street frontage is approximately 122-ft due to the uniqueness of the parcel shape and building layout/location.

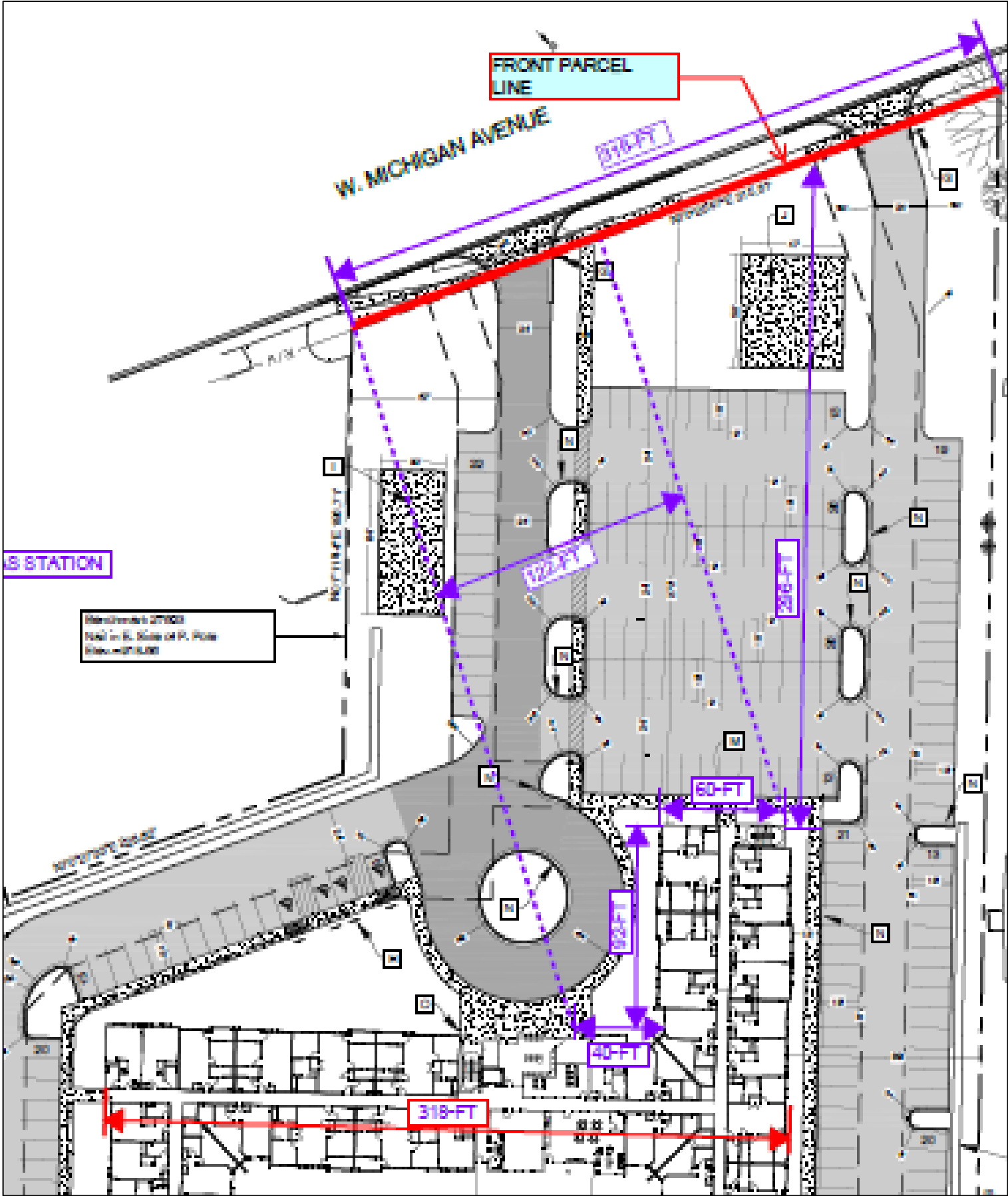
Additional Criteria for Variance Requests for Required Landscaping

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

Landscaping requirements are intended to be met. Existing site features will be preserved where possible. We have received approvals from NFP for variance and site plan review.

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

Landscaping requirements are intended to be met. The project is currently in the site plan review process and will be resubmitted to City staff for final review.



SITE DATA

- PROPERTY INFORMATION:
PARCEL #S: PARCEL 1: 06-19-463-001
PARCEL 2: 06-19-454-002
PARCEL 3: 06-19-454-001
SITE AREA: 411,971 SF (9.46 AC)
OWNER: KALAMAZOO REALTY HOLDINGS, LLC
40600 ANN ARBOR RD. E. STE. 201
ANN ARBOR, MI 48170
- ZONING:
PROPERTY CURRENTLY ZONED:
RM-15, RESIDENTIAL, MULTI-DWELLING
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: CN-1 - COMMERCIAL, NEIGHBORHOOD &
RS-5 - RESIDENTIAL, SINGLE DWELLING
SOUTH: CC - COMMUNITY COMMERCIAL
EAST: RM-15 - RESIDENTIAL, MULTI-DWELLING
WEST: CN-1 - COMMERCIAL, NEIGHBORHOOD; PUD
PROPOSED LAND USE = MULTI-UNIT DWELLING
"VARIANCE TO ALLOW RESIDENTIAL OCCUPANCY IN THE
GROUND LEVEL FACING ROAD FRONTAGE"
- SETBACKS
FRONT = 20'
SIDES = 20'
REAR = 5'
- PARKING:
REQUIRED PARKING PER ORDINANCE
STUDENTS: 2 PARKING SPACES PER UNIT
75 STUDENT UNITS * 2 = 150 SPACES
MULTI-FAMILY: 1 PARKING SPACE PER UNIT
160 MULTI-FAMILY UNITS * 1 = 160 SPACES
TOTAL PARKING REQUIRED (MAX 10% REQ):
MIN OF 310 SPACES AND MAX OF 341 SPACES
PROPOSED PARKING:
STANDARD (9'X18') 321
ADA COMPLIANT 8
TOTAL 329
- BUILDING:
THREE-STORY - 235 UNIT
UNIT MIX PLANNED FOR:
118 - STUDIO
79 - 1 BEDROOM
36 - 2 BEDROOM
MAXIMUM HEIGHT: 35-FT
MIN. LOT AREA: 4,000 SFT
MIN. LOT AREA PER DWELLING UNIT: 1,500 SFT
MIN. LOT WIDTH: 33-FT
- IMPERVIOUS AREA:
231,213 SFT / 411,971 SFT = 56%
MAXIMUM IMPERVIOUS AREA = 60%
DWELLING UNIT DENSITY:
235 UNITS / 9.46 AC = 24.8 UNITS/AC

SITE PLAN NOTES

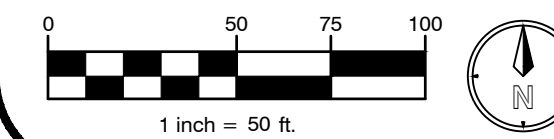
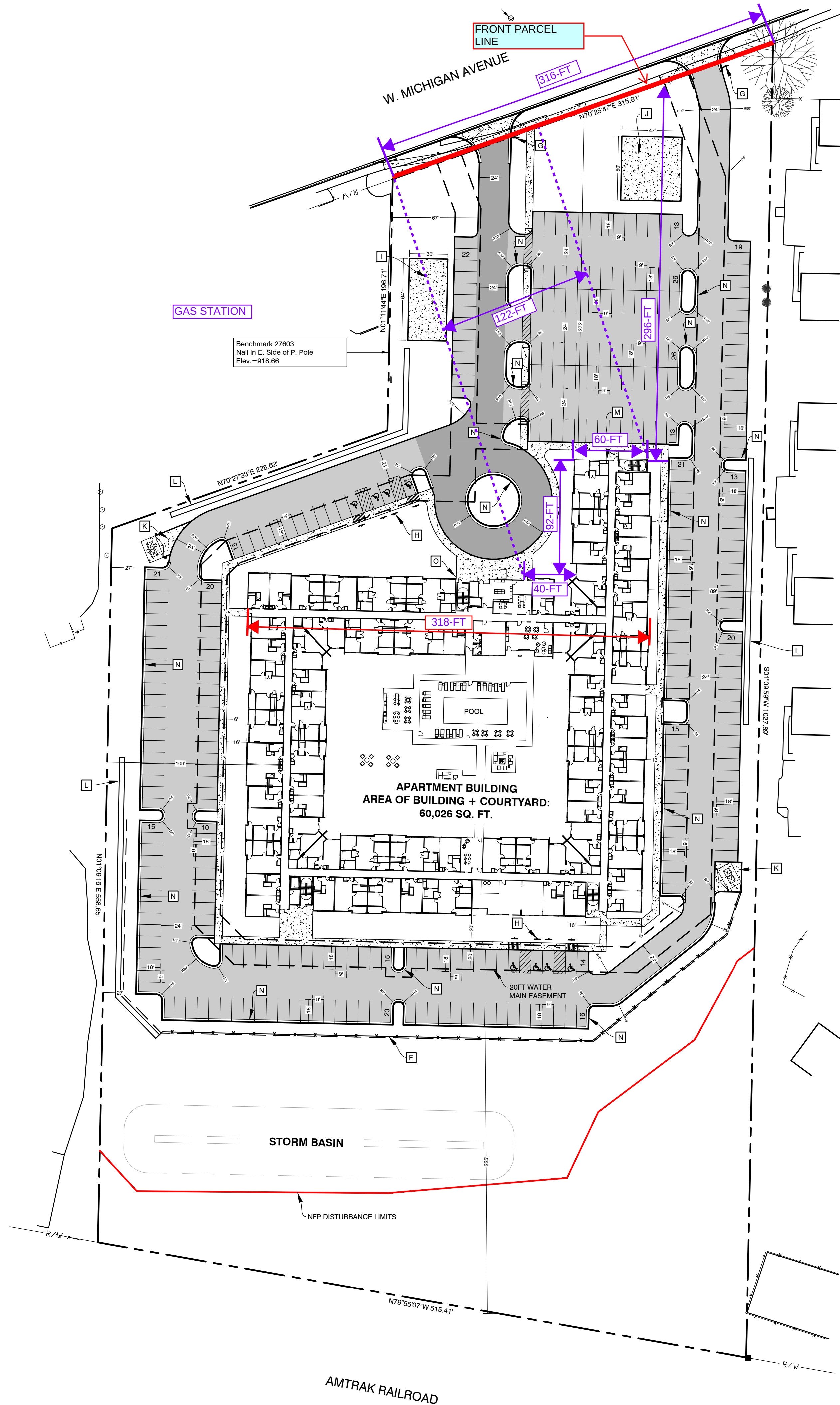
- [A] BITUMINOUS PAVEMENT (SEE DETAIL, SHEET C5.0)
[B] INTEGRAL CURB/WALK (SEE DETAIL, SHEET C5.0)
[C] AT-GRADE RAMP (SEE GRADING PLAN)
[D] DOWNSPOUT (TYP.)
[E] 4" PAINTED PARKING LOT MARKING/ STRIPING (TYP.)
[F] 6" VINYL COATED CHAIN LINK FENCE (SEE ARCH PLANS)
[G] STOP SIGNS (2)
[H] ADA SIGNS (8) (SEE DETAIL, SHEET C5.0)
[I] PICKLEBALL COURT
[J] BASKETBALL COURT
[K] 6" CONCRETE PAD/LOADING AREA FOR 18' x 18' (MIN.)
DUMPSTER. AREA FOR (2) STD DUMPSTER (SEE DETAIL
SHEET).
[L] REDI-ROCK GRAVITY RETAINING WALL OR APPROVED
EQUAL.
[M] 24-INCH ADDRESS NUMBERS ON BLDG. COORDINATE
WITH CITY OF KALAMAZOO FIRE DEPARTMENT.
[N] CONCRETE CURB & GUTTER (SEE DETAIL SHEET)
[O] KNOX BOX, SEE NOTES THIS SHEET.

KNOX BOX & ADDRESSING REQUIREMENTS

- CONTACT CITY OF KALAMAZOO FIRE DEPARTMENT TO COORDINATE AT
269-337-8260.
- INSTALLATION OF KNOX BOX. THE SIZE SHALL BE A "3200" SERIES OR LARGER.
THE VAULT SHALL BE MOUNTED UNOBSTRUCTED AND VISIBLE APPROXIMATELY
FIVE FEET (60") FROM GROUND LEVEL NEAR A MAIN ACCESS DOOR. DEVICES
MAY ONLY BE PURCHASED AT [HTTPS://WWW.KNOXBOX.COM](https://www.knoxbox.com). FURTHER
INFORMATION IS AVAILABLE AT
[HTTPS://KALAMAZOOPUBLICSAFETY.ORG/FIRE/MARSHAL/](https://kalamazoopublicsafety.org/fire/marshal/)
- THE ADDRESS NUMBERS AND STREET NAME SHALL CONTRAST WITH THEIR
BACKGROUND.
- ADDRESS NUMBERS SHALL BE AT LEAST 24" HIGH.
- ADDRESS LETTERS INDICATING STREET NAMES SHALL BE 6" TO 24", HEIGHT TO
BE APPROVED.
- BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY
LEGIBLE AND VISIBLE FROM ANY STREET OR ROAD FRONTING THE PROPERTY.
- THOSE PROPERTIES FRONTING MORE THAN ONE STREET OR ROAD SHALL
IDENTIFY THE ADDRESS BY BOTH NUMBER AND STREET NAME ON EACH SIDE OF
ROAD FRONTAGE.

GENERAL NOTES

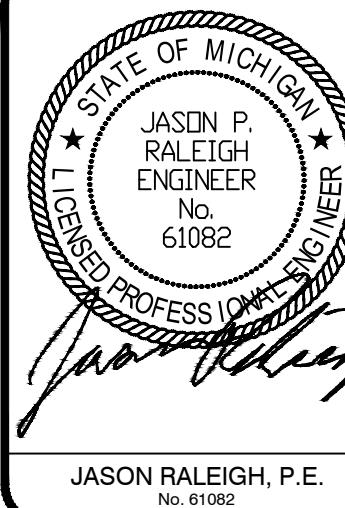
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR
TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME
APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION
OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF
ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN
MAY OCCUR.
- ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB.
CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH
SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN.
NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING
AT 1/4" PER FOOT ON ENTRY WALK.



LEGEND

- HEAVY DUTY PAVEMENT
(SEE DETAIL ON C5.0)
- LIGHT DUTY PAVEMENT
(SEE DETAIL ON C5.0)
- CONCRETE PAVEMENT AND SIDEWALK
(SEE DETAIL ON C5.0)

PLANS PREPARED BY:

DRAWN: BD/EAG
CHECKED: JPR/WLP

No.	ISSUED FOR:	DATE	BY
1	PRE-SITE PLAN REVIEW	02/07/2023	WP
2	VARIANCE	03/14/2023	WP
3	PRE-SITE PLAN RESUBMITTAL	03/27/2023	WP
4	PRE-SITE PLAN RESUBMITTAL	10/19/2023	WP
5	SITE PLAN SUBMITTAL	03/15/2024	WP

REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT OF PROVIDER OF AR ENGINEERING - 2024

OVERALL SITE LAYOUT
KALAMAZOO MULTIFAMILY
KALAMAZOO REALTY HOLDINGS, LLC
3625 W MICHIGAN
SECTION 19, T2S, R11W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
23169001DATE
03/15/2024

SHEET NUMBER

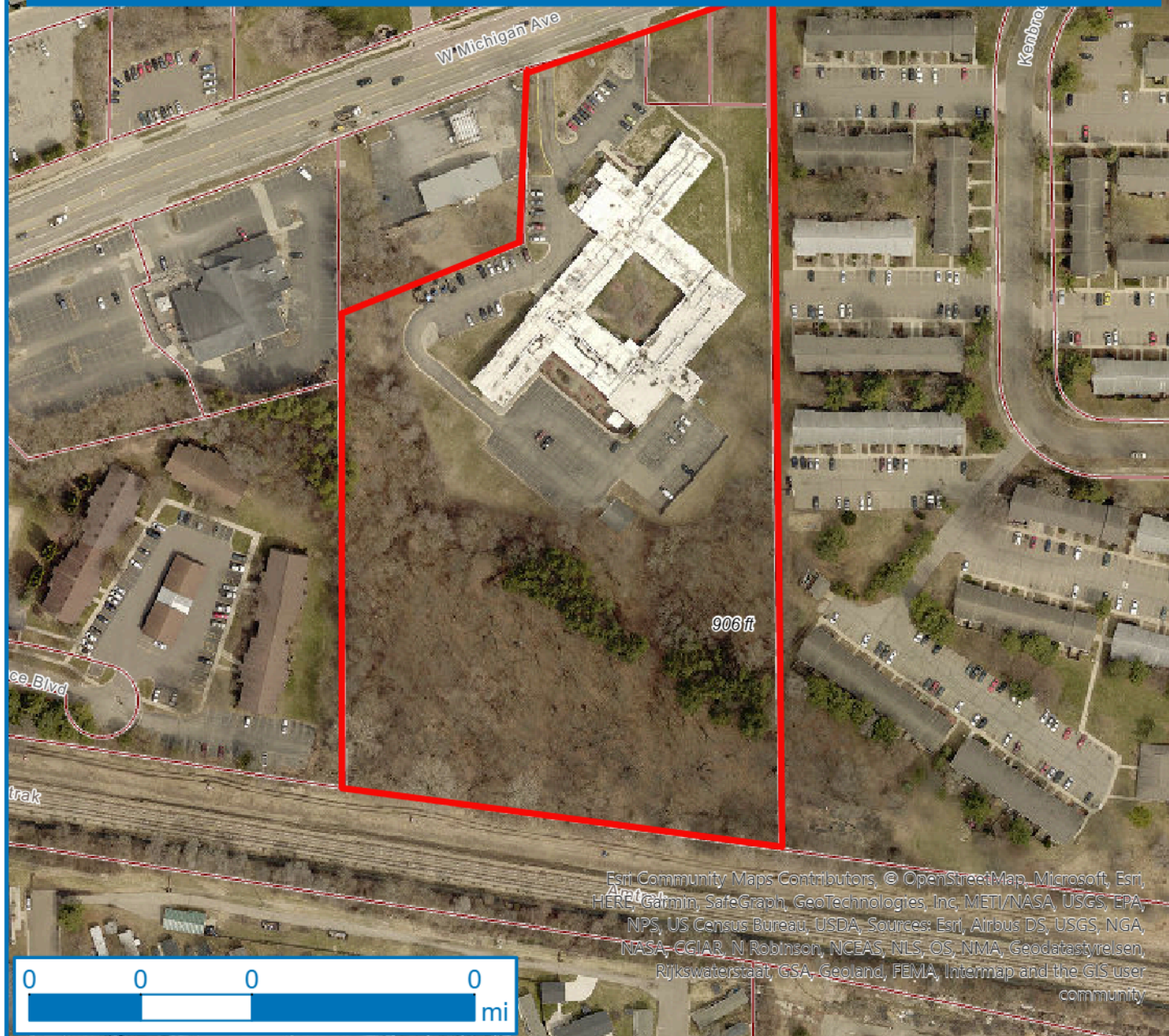
C2.0



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: MOSTROM & ASSOC., INC.



Aerial View



LEGEND

— Override 1

PARCEL MAP

□ Parcel

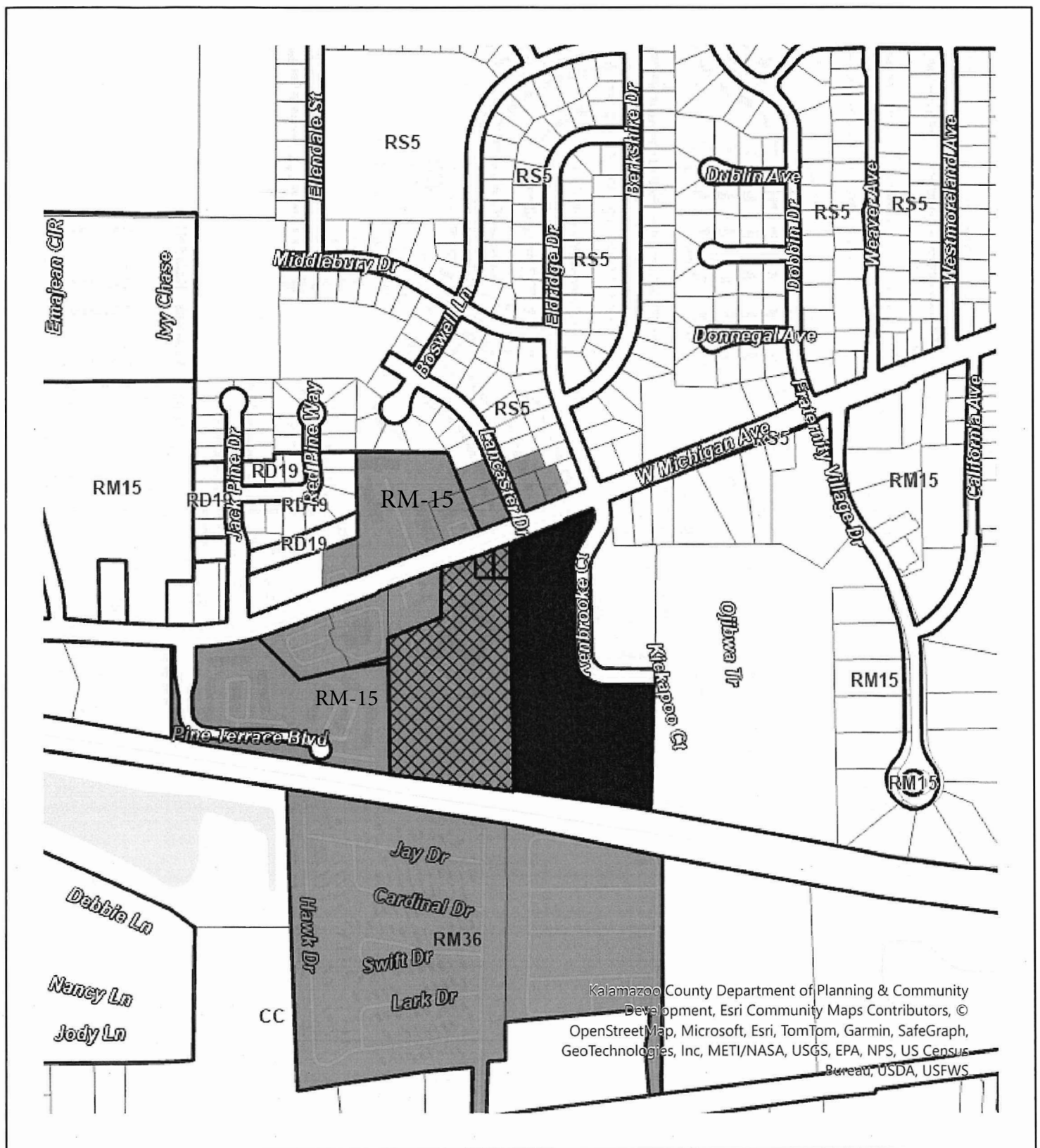
Address

GENERAL INFORMATION

□ City Boundary



City of
Kalamazoo,
3/31/2023



Parcels within 300' Mailing Radius 3607, 3619, & 3625 W Michigan Ave

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



0 220 440 880 ft



Zoning Board of Appeals Staff Report

Date: **2/13/2025**

Item: **D.4.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner/Deputy Director of CPED
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: February 13, 2025

SUBJECT: ZBA #25-02-04: 702 N. Burdick Street. The Ecumenical Center is requesting the following variances:

1. A dimensional variance from Chapter 50-7.3 A (1), to authorize 6 bicycle parking spaces where 16 are required based on the maximum occupancy.
2. A dimensional variance from Chapter 50-5.6, E (1)(c) 9, to authorize 80% impervious coverage on the site where the maximum for the LW-1 District is 70% impervious coverage.
3. A dimensional variance from Chapter 50-5.6, E (4)(b) 24, to authorize one entrance door on the street facing façade along N. Burdick Street, where two entrance doors are required.
4. A dimensional variance from Chapter 50-5.6, E (3) 19, to authorize no more than 30% of the occupied space (first 15 feet inside the building) along the N. Burdick Street frontage to utilize for a mechanical room, where storage rooms and utility rooms are not permitted in the occupied space.

BACKGROUND:

The Ecumenical Senior Center is located at 702 N. Burdick Street in the LW-1 District. The existing building is a 4,000 square foot one-story structure. The proposed project will result in a 16,000 square foot, two-story building meeting the built-to zone standards of the LW-1 District on this 'L' shaped corner lot. The new building will be fully sprinkled with an elevator. Exterior improvements will include additional landscaping, defined outdoor patio area, transit van loading space plus 29 off-street parking spaces, enhanced storm water detention, and additional landscaping. Due to the unique shape of the parcel, location of existing utilities and the function of the new building, the following variances have been requested for this project.

Bicycle Parking: The calculation for the bike parking spaces is 1 per 50 persons at maximum occupancy for an assembly use, which is what the community center is considered by the building code. Given the size of the new building, the total required number is 16. A variance of ten bike parking spaces is being requested, leaving six spaces to cover staff and any seniors who travel by bicycle.

Impervious Lot Coverage: The existing site is at 89.6% impervious coverage. The LW-1 District requires a maximum of 70% impervious coverage. The project team has designed the site in a way that reduces the impervious coverage down to 80% while adding landscaping, patio space, and upgrading stormwater management to the site. A variance of 10% is being requested for the proposed redevelopment project.

Entrances: The street-facing facades of the proposed building on E. North Street and N. Burdick Street are required to have one entrance door for each 60 feet. For the N. Burdick Street frontage, two entry doors are required, but one of the two doors is for a utility room, which cannot be counted to meet this requirement. A variance to provide one of the two required entrances on Burdick Street is requested; the project meets the entrance requirements on North Street.

Occupied Space Restriction: The applicant is also requesting a variance from the occupied space restriction for the N. Burdick Street frontage. The utilities on the N. Burdick Street frontage impact the occupied space requirement as the building is required to have a utility room near where the utilities enter the building. Further, the project team has limited the impact on the occupied space to 30% of the N. Burdick Street frontage, leaving 70% for active program space for seniors in compliance with the Ordinance.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Neighborhood Plan Impact:

This project aligns with the complete neighborhood goal as the new Ecumenical Center will provide additional senior-focused programs and services in the Northside Neighborhood and surrounding area. This also touches on the Northside Neighborhood plan regarding providing residents with needed local resources and services.

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, dated December January 29, 2025, were sent to the property owners and occupants within 300 feet. A notice was also sent to the Northside Association for Community Development.

Engagement/Communication Tools:

Newspaper, mailings and applicant outreach.

FINDINGS:

Staff has made the following findings regarding the dimensional variance for bicycle parking:

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 special circumstance linked to this request is that the 'assembly' classification for calculating bike parking does not well align with the land use - a senior community center. The facility will seldom reach the maximum occupancy calculated by the building code for the site. Secondly, many of its patrons are seniors with limited mobility; the project has made provisions for improved transit and shared transportation access for their visitors. The Ecumenical Center project is requesting to provide six bike parking spaces for employees and those patrons who are able to use a bicycle to access the facility.

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

The bike parking table within the Zoning Ordinance does not have a senior facility category specifically. 'Assembly' is used to determine the quantity of spaces, 1 per 50 persons at maximum occupancy. Assembly is a widely defined use which could apply to a theater, concert hall, religious assembly, or community center. It does not take into account an assembly use focused on seniors, who are more likely to have limited mobility, which is a unique circumstance.

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 literal interpretation and enforcement of the terms of the Ordinance would not deprive the applicant of rights commonly enjoyed by others, however, the nature of the land use makes this a special circumstance.

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.

The granting of the variance will not be contrary to the public interest as the Ecumenical Center is providing multiple modes of transportation for patrons, with sidewalks, planned bike parking, off-street vehicular parking and shuttle bus service.

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

The granting of variance will not adversely impact the adjacent properties. The senior living facility to the north and east will also have bike parking and a connected public sidewalk network to the Ecumenical Center.

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

The granting of the variance will be consistent with the intent of the ordinance by providing bicycle parking for staff and multiple other options for the senior patrons.

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 criterion is not applicable to the requested variance.

Staff has made the following findings regarding the dimensional variance for impervious coverage:

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 redevelopment of this property will reduce the existing impervious coverage from 89.6% to 80%; this brings the site closer to compliance with the standards of Live Work 1 (LW1). The project also includes site upgrades, including storm water detention, landscaping and green space.

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

The unique shape of this corner lot and high impervious coverage is not the result of actions of the applicant. The applicant is taking steps to reduce the total impervious coverage for this project.

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 provisions of the Ordinance do make redevelopment more difficult as the impervious coverage is currently nonconforming at 89.6%. This higher level of impervious coverage also aligns more closely with the former zoning of the site, which was the CC District. The developer understands the LW1 District requires more greenspace and is working toward this goal with the reduction in impervious coverage and increased landscaping.

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.

The granting of this variance is the minimum action that will allow for the redevelopment and upgrade of the site to improve the functionality of the site.

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

The granting of the variance, which will allow for 80% impervious coverage as compared with the 70% required, will not adversely impact the adjacent developed properties as there are a few nearby properties that have an even higher impervious coverage.

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

The granting of the variance is consistent with the intent of the Ordinance to provide adequate storm water management and other upgrades for this commercial site.

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 criterion is not applicable to the requested variance.

Staff has made the following findings regarding the dimensional variance for the entrance:

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 unique circumstance is the function of the facility planned for this site. This facility will offer services for seniors, many of whom have limited mobility. The proximity of the parking and shuttle bus drop off to the entrance of the building is significant in this design. The building is positioned at the front corner of this 'L' shaped lot. The parking to the east of the building makes the N. Burdick Street frontage less advantageous as an entrance point. Further, due to the utilities coming in to the building off of N. Burdick Street, the northwest corner of the building is the logical location for the utility room and FDC (fire service access). There is an exterior door for the utility room, but this does not count towards the required entrances, leaving only one exterior door as compliant.

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

The applicant has operated programs for seniors on this site for a long time. The parking lot and building access have always been on the east side of the building, which will continue with the redevelopment of the site due to the shape of the lot with the large open area east of the proposed building footprint. The applicant is not looking to change the existing configuration of the site.

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 provisions of the Ordinance would require an additional entrance door to be added to the N Burdick Street facade. This additional entrance door could be added. However, the applicant has stated that there is little activity on this site of the building due to the parking lot on the east side of the building and shuttle drop off on North 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.

The applicant has stated that this is the minimal action that will allow this project to move forward and provide a functional layout for entrance door locations for their clientele near the parking lot and shuttle drop off.

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

The granting of this variance will not adversely impact adjacent properties as the outward appearance reveals two visible doors from the N. Burdick Street frontage.

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

The granting of this variance will be consistent with the intent of the Ordinance to provide for entrances on street facing facades for current building use and future re-use.

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 criterion is not applicable to the requested variance.

Staff has made the following findings regarding the dimensional variance for the occupied space:

1. That the literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant for all practical purposes from using the property for a permitted use is identified by the Zoning Ordinance, which is a right commonly enjoyed by other land in the same zone district.

The applicant has stated that the utility room placement in the occupied space locates the FDC connection in closer proximity to a fire hydrant and this location aligns with where the utilities will extend off N. Burdick Street to the building. Staff views this use of occupied space (even though this is only 30% of the occupied space) as unnecessary as this utility room can be located elsewhere in the building.

2. That there is an unnecessary hardship based on special circumstances or conditions that are peculiar to the land or structure for which the use variance is sought that is not applicable to other land or structures in the same zone district.

The hardship cited by the applicant is the utility location in N. Burdick Street right of way, making this location ideal for bringing the utilities into the building.

3. That the special circumstances are not the result of the actions of the applicant.

The utilities will be brought into the building from the N. Burdick Street frontage. However, the placement of the utility room can be along the exterior of the building or placed elsewhere in the structure.

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 request will have a limited impact on the occupied space and the street facing facade as only 30% will be utilized for the utility room.

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

The granting of the use variance will not adversely affect adjacent properties.

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

The granting of the variance will not be consistent with the Ordinance as only 70% of the occupied space on the N. Burdick Street side of the building will be used in a conforming manner.

RECOMMENDATION:

Staff recommends approval of the dimensional variances for bicycle parking, impervious coverage and entrances as each meet the review criteria. Staff does not support the use variance for the portion of the occupied space on the N. Burdick Street frontage as it does not meet 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 29, 2025

RE: ZBA #25-02-04
702 N. Burdick Street
Parcel #: 06-015-187-010

Dear Property Owner:

An application for variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals for the Ecumenical Center, 702 N. Burdick Street, in the Live Work-1 District (LW-1).

The applicant is requesting the following variances for the project:

1. A dimensional variance from Chapter 50-7.3 A (1), to authorize 6 bicycle parking spaces where 16 are required based on the maximum occupancy.
2. A dimensional variance from Chapter 50-5.6, E (1)(c) 9, to authorize 80% impervious coverage on the site where the maximum for the LW-1 District is 70% impervious coverage.
3. A dimensional variance from Chapter 50-5.6, E (4)(b) 24, to authorize one entrance door on the street facing façade along N. Burdick Street, where 2 entrance doors are required.
4. A dimensional variance from Chapter 50-5.6, E (3) 19, to authorize no more than 30% of the occupied space (first 15 feet inside the building) along the N. Burdick Street frontage to utilize for a mechanical room, where storage rooms and utility rooms are not permitted in the occupied space.

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

The meeting will be held on Thursday, February 13, 2025, 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



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo-city.org

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: Abonmarche Byce		Mailing Address: 306 S. Kalamazoo Mall
City: Kalamazoo	State: MI	ZIP Code: 49007
Phone: 269-381-6170	Email: mhoman@abonmarche.com	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: Timothy Barnes		Mailing Address: 702 N. Burdick St.
City: Kalamazoo	State: MI	ZIP Code: 49007
Phone: 269-381-9750	Email: director@ecumenicalsc.com	Preferred Contact: ☒ Email ☒ Phone
PROPERTY INFORMATION		
Property Address(s): 702 N. Burdick St., Kalamazoo, MI 49007		
Parcel Identification Number(s): 06-15-187-010		Zone District (kalamazoo-city.org/maps): LW-1, Civic
TYPE OF REQUEST		
☒ Dimensional Variance from Chapter(s) 50, Section(s) <u>Article 5, 7</u>	☐ Appeal of an Administrative Decision	
☒ Use Variance to allow <u>mechanical room on N. Burdick facade</u>	☐ Interpretation of Zoning Ordinance, Chapter(s) _____, Section(s) _____	
☐ Natural Features Protection Variance	☐ Temporary Use Approval	
Reason for Request: Project demand anticipated to exceed applicable impervious coverage standard for LW-1 Civic use, to not meet applicable bicycle parking standards, and reduced entrance doors on North Burdick Street Facade. Use variance for mechanical room located on North Burdick Street facade in the northwest corner of building.		
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.	
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>		
SIGNATURE		
Signature of Applicant: Maghan Homan		Date: Digitally signed by Maghan Homan DN: C=US, E=mhoman@abonmarche.com, CN=Maghan Homan Date: 2025.01.14 10:32:22-05'00'
Signature of Owner (if different than applicant): <u>Tim Barnes</u>		Date: 1/14/2025

January 28, 2025

City of Kalamazoo Zoning Board of Appeals
Peter C. Eldridge, Assistant City Planner
Community Planning & Economic Development (CPED)
245 North Rose Street, Suite 100
Kalamazoo, Michigan 49007
Phone: (269) 337-8806

Re: Ecumenical Senior Center Renovation & Addition
702 N. Burdick Street, Kalamazoo, MI 49007
Variance Request to the Zoning Board of Appeals
ACI Project No: 21100109

Dear Mr. Eldridge,

Abonmarche Bryce submits this letter on behalf of the Ecumenical Senior Center as supporting documentation to the submitted Application Request to the Zoning Board of Appeals. The planned Senior Center renovation is proposed on the existing 0.53 acre site, consisting of a new senior center facility within the City of Kalamazoo's Live Work 1 (LW-1) – Civic use zoning district.

Under City of Kalamazoo Zoning Ordinance, Chapter 50 Zoning Ordinance requirements for Lot Type Development, LW-1 zoning district, the proposed project scope proposes to target the permitted Civic Lot Type Development standards; however, will require approval of three (3) dimensional variances and one (1) use variance to applicable development standards to make the project come together.

We kindly request that the City ZBA exercise their reasonable flexibility in granting approval of four (4) necessary variances to support the proposed development, summarized below.

- 1. Dimensional Variance Request to Chapter 50, Article 7 Parking & Loading Regulations, 50-7.3 Required Minimum Bicycle Parking;** requesting approval of proposed bicycle parking in quantities below the minimum requirement. According to Ordinance Table 7.3-1 Required Minimum Bicycle Parking Table, the applicable parking standards for the Assembly Use is 1 space per 50 persons and Office Use is 1 space per 7 employees, with the project currently requiring 16 bicycle spaces.

The maximum occupancy of this building is not anticipated to be reached frequently. This standard also does not take into consideration the typical use of the senior center facility and that most patrons may have limited mobility. The space limitations for the site also provide a constraint for providing the required bicycle parking stalls. Given the anticipated use of the site, we propose additional ADA

parking spaces and Transit Van Barrier Free Loading and Off-Loading space. The ESC currently operates (2) transit vans offering transportation to and from the facility and other services locations. We propose a total of 6 bicycle parking spaces to provide the anticipated low volume of bicycle users with parking.

We request approval of the proposed site layout and bicycle parking counts, proposing 6 bicycle parking spaces to accommodate office staff with a reduced amount of patrons that may chose to bike to the venue. We feel the request to be very reasonable with consideration to typical anticipated building use and associated bicycle parking use needs. A reduction in the bicycle parking requirement would provide more room on site for additional opportunities for patrons and additional ADA parking availability, transit van loading zones, as well as reducing the percentage of impervious coverage.

- 2. Dimensional Variance Request from Chapter 50, Article 5. Zoning Standards: Lot Types, 50-5.6 Lot Type Standards, E. Lot Type: Civic, Item (1) (c) Lot Coverage;** requiring maximum 70% impervious coverage, with 10% paver coverage, for a total of 85% impervious coverage. We request relief from the Lot Type permitted impervious coverage standard to allow for 80% impervious coverage, 3.6% pavers, resulting in a total impervious coverage of 83.6%. This impervious coverage is a significant reduction from the existing impervious coverage of approximately 89.6%. While impervious coverage still exceeds the maximum allowed for the Civic Lot Type, we believe the overall reduction in proposed impervious coverage will be beneficial to the property and will not negatively impact adjacent properties.

Please note that the project is providing a below grade stormwater detention system and filtering system to both slow and filter the stormwater that is released to the municipal storm water system.

- 3. Dimensional Variance Request from Chapter 50, Article 5. Zoning Standards: Lot Types, 50-5.6 Lot Type Standards, E. Lot Type: Civic, Item (4) (b) Entrance;** requesting approval of a deviation from the ordinance for a reduction in number of entrances required on the North Burdick façade of the building. The current ordinance requires 1 entrance per 60 feet of building frontage, but due to the nature of the proposed, there is a requirement in a deviation from this requirement.

Due to the patron and visitor access control and facility security requirement, the main entrance is off of the East, off-street parking area with barrier free parking spaces and transit van drop-off, as well as utilities and fire safety measures, the mechanical room must be located on this façade of the building – in the Northwest corner. It is within favorable proximity to the existing fire hydrant, providing an excellent location for the Fire Department Connection. This is also a very advantageous location to bring gas into the building and electrical utilities onto the site. Currently, mechanical rooms are not permitted on this façade, and therefore the mechanical room access door does not count as one of the entrances required. There are two doors proposed, one directly opens into the mechanical/IT



room and the other directly opens into the multi-purpose room of the senior center facility, which opens to the north. The main building entrance is located on the East façade of the building, adjacent to the parking lot, making access easier for patrons. The Burdick Street façade showcases large windows that enhance the appearance of the frontage, following the spirit of the storefront appearance of the Live Work district.

4. Use Variance Request from Chapter 50, Article 5. Zoning Standards: Lot Types, 50-5.6 Lot Type Standards, E. Lot Type: Civic, Item (3) Occupied Space Restrictions;

requesting deviation from occupied space restriction for the northwest corner of proposed building to permit a 15-foot-deep mechanical room to be located on the North Burdick Street façade of the building. This type of use is not currently permitted in the Live-Work 1: Civic district and the location of this mechanical room is limited to this specific corner of the building. Numerous required utilities will be accessing the building and site from this location as well as the Fire Department Connection (FDC). The FDC is required to be located within 100 feet of a fire hydrant, and this corner permits such without neglecting the use requirements of the building. This corner will also serve as the connection point for the domestic and fire suppression water line(s), gas, and electric connections. Other locations have been considered and have been deemed infeasible with the intended use of the building, given there is limited area for building and parking placement on the small, L-shaped site. Granting this variance would assist with the dimensional variance request for façade entrances, permitting the mechanical room door to be allowed as one of the two required for this façade.

We kindly request that the ZBA approve the submitted Variance Request Application, authorizing the proposed Ecumenical Senior Center to proceed with processes for Site Plan Review and Approval. We are confident the planned development will contribute beneficially to the local community and surrounding stakeholders while maintaining the intent of the City of Kalamazoo Ordinance requirements for the LW-1 Zoning District. Granting these variances will not negatively impact the neighborhood and will still generally follow the spirit of all ordinances in question. Every effort has been made to design the site in compliance with all other applicable regulations, which include ADA accessibility, building height requirements, and set back requirements. In granting the adjustment, a site that is more functional and usable will be possible while still adhering to the spirit of the ordinance and any other regulations.

Sincerely,

ABONMARCHE BYCE

Maghan Homan
Civil Engineer



ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

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

Ecumenical Senior Center Renovation & Addition, providing new facilities for patrons. Improvements include complete demolition of existing senior center facility, new 2-story, 16,000 sf senior center facility, including new outdoor patio space, improved parking, and improved ADA facilities. Improvements will also be made to existing storm drainage system and stormwater management, reduced impervious coverage, new streetscaping and landscaping in compliance with City of Kalamazoo standards. We are seeking variance for a reduction in bicycle parking requirements, from the occupancy-based, ordinance-required 16 bicycle parking spaces to 6 bicycle spaces.

Please see attached Site Plan for additional project details and specific information pertaining to this variance request.

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 existing senior center has outlived its use and ownership wants to expand to offer more activities for local senior citizens. The small lot size provides limitations on the space available on site to satisfy the desired use of ownership and required zoning constraints. The limited lot size provides challenges with providing ample vehicular parking, bicycle parking, building space, and outdoor activity space while also reducing impervious coverage.

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?

Typical building use is not anticipated to require maximum building occupancy to be reached frequently. Occupancy-based parking ordinance provides a challenge to accommodating regular use in relation to assumed use. The anticipated use of the site will not likely have frequent bicycle users due to its senior membership base and therefore not likely to require the full amount of required bicycle parking. Ownership also provides a shuttle service to a significant number of its members who require transportation, as well as two city bus stops located directly adjacent to the property. There are also plans for a proposed senior living development to be located on the same block, within limited walking distance for ambulatory patrons.

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

Other property owners, where the current ordinance parking tables are better aligned with development type, are allowed to determine reasonable parking accommodations to meet business need.

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?

The proposed development is consistent with the spirit of the ordinance and development intent for the Live-Work 1 District; to promote a wide mix of commercial and residential uses in a scale and with a building form that is compatible with Kalamazoo neighborhoods and corridors. The Ecumenical Senior Center can provide activities and amenity space for local residents to enjoy. A reduction in the bicycle parking requirement will not negatively impact the public given the use of the site. Ample bicycle parking for employees and/or patrons that wish to use this mode of transportation will be provided. Granting this variance would allow the property owner to have more use of the limited property space that will not go to waste with unused bicycle accommodations.

Will the granting of the variance negatively affect adjacent land?

Granting of the variance will not negatively affect adjacent land. The development as a whole will bring beneficial results to Northside community residents, and adjacent property owners and stakeholders.

While impervious coverage exceeds the code-permitted maximum, overall impervious coverage will be reduced from existing amounts, therefore improving the runoff situation of the property. Reducing bicycle parking will also reduce the required impervious area. Proposed development as a whole will improve the appearance of the exiting senior center site and provide appealing outdoor spaces for patrons.

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

The proposed development, even with consideration to the requested dimensional deviations from the City's Zoning Ordinance, maintains the spirit and general development intent of the ordinance and future land use development plans to the maximum extent feasible. The new senior center adheres to the Live-Work Civic use of the site. This new center will provide many enrichment accommodations for local seniors.

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



ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

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

Ecumenical Senior Center Renovation & Addition, providing new facilities for patrons. Improvements include complete demolition of existing senior center facility, new 2-story, 16,000 sf senior center facility, including new outdoor patio space, improved parking, and improved ADA facilities. Improvements will also be made to existing storm drainage system and stormwater management, reduced impervious coverage, new streetscaping and landscaping in compliance with City of Kalamazoo standards. We are seeking variance for an increase in ordinance-required impervious coverage from the required maximum stated in the ordinance of 70% impervious pavement and 10% semi-pervious pavers to 80% impervious coverage and 3.6% pavers.

Please see attached Site Plan for additional project details and specific information pertaining to this variance request.

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 existing senior center has outlived its use and ownership wants to expand to offer more activities for local senior citizens. The small L-shaped lot size provides limitations on the space available on site to satisfy the desired use of ownership and required zoning constraints. The limited lot size provides challenges with providing ample vehicular parking, bicycle parking, building space, and outdoor activity space while also reducing impervious coverage.

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?

Overall, proposed development will be an improvement on the existing impervious conditions on site from a total existing impervious coverage of approximately 89.6% to a total proposed impervious coverage of 83.6% (3.6% of which are semi-pervious pavers). Ownership is attempting to improve the overall runoff condition of the site while still maintaining the needs of the proposed senior center. Adequate parking (both vehicular and bicycle) needs to be provided to service patrons and employees.

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

The ordinance does not deprive the applicant of rights enjoyed by other property owners in the same district for this particular variance request.

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?

The proposed development is consistent with the spirit of the ordinance and development intent for the Live-Work 1 District; to promote a wide mix of commercial and residential uses in a scale and with a building form that is compatible with Kalamazoo neighborhoods and corridors. The Ecumenical Senior Center can provide activities and amenity space for local senior residents to enjoy. An overall reduction in impervious coverage will not negatively impact the public given the use of the site. Holding ownership to the 70% impervious pavement coverage will reduce the on-site vehicular parking available on site, therefore reducing the number of patrons available to utilize the new senior center facility.

Will the granting of the variance negatively affect adjacent land?

Granting of the variance will not negatively affect adjacent land. The development as a whole will bring beneficial results to Northside community residents, and adjacent property owners and stakeholders.

While impervious coverage exceeds the code-permitted maximum, overall impervious coverage will be reduced from existing amounts, therefore improving the runoff situation of the property. Reducing bicycle parking will also reduce the required impervious area. Proposed development as a whole will improve the appearance of the exiting senior center and provide appealing outdoor spaces for patrons.

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

The proposed development, even with consideration to the requested dimensional deviations from the City's Zoning Ordinance, maintains the spirit and general development intent of the ordinance and future land use development plans to the maximum extent feasible.

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



ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

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

Ecumenical Senior Center Renovation & Addition, providing new facilities for patrons. Improvements include complete demolition of existing senior center facility, new 2-story, 16,000 sf senior center facility, including new outdoor patio space, improved parking, and improved ADA facilities. Improvements will also be made to existing storm drainage system and stormwater management, reduced impervious coverage, new streetscaping and landscaping in compliance with City of Kalamazoo standards. We are seeking variance for a reduction in the required entrance/egress doors on the North Burdick street-facing facade. Please see attached Site Plan and architectural sketches for additional project details and specific information pertaining to this variance request.

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 existing senior center has outlived its use and ownership wants to expand to offer more activities for local senior citizens. The small L-shaped lot size provides limitations on the space available on site to satisfy the desired use of ownership and required zoning constraints. The limited lot size provides challenges with providing ample vehicular parking, bicycle parking, building space, landscaping, and outdoor activity space while also reducing impervious coverage. This lot configuration limitation prohibits the main building entrance from being on one of the street-facing facades to better accommodate the needs of the patrons. The main entrance to be used by patrons and visitors is accessed by the covered, off-street, barrier free parking spaces and the barrier free transit van loading area.

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?

Due to the nature and configuration of the site, there are limitations to how the building and parking can be located. This limits the owner to balancing their needs with complying to zoning requirements by requiring the owner to use the street facing facade as an entrance while an entrance that is adjacent to their parking will help and reduce the distance required for patrons to access the facility. Additionally, requiring the owner to provide more entrance/egress doors to amenity spaces poses issues to facility security and functionality.

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

The ordinance does not deprive the applicant of rights enjoyed by other property owners in the same district for this particular variance request.



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

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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?

The proposed development is consistent with the spirit of the ordinance and development intent for the Live-Work 1 District; to promote a wide mix of commercial and residential uses in a scale and with a building form that is compatible with Kalamazoo neighborhoods and corridors. The Ecumenical Senior Center can provide activities and amenity space for local senior residents to enjoy. A reduction in the required number of entrance doors on the Burdick Street facade will not negatively impact the public. This reduction does not inhibit the structure and lot from meeting the overall spirit of the ordinance.

Will the granting of the variance negatively affect adjacent land?

Granting of the variance will not negatively affect adjacent land. The development as a whole will bring beneficial results to Northside community residents, and adjacent property owners and stakeholders.

While the North Burdick Street is required to have two entrance/egress doors on the street-facing facade, the overall intent of this street-facing frontage will still fulfill the needs of the ordinance by providing a visible, appealing facade for the community. Proposed development as a whole will improve the appearance of the exiting senior center property and provide appealing outdoor spaces for patrons.

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

The proposed development, even with consideration to the requested dimensional deviations from the City's Zoning Ordinance, maintains the spirit and general development intent of the ordinance and future land use development plans to the maximum extent feasible.

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

ZONING BOARD OF APPEALS

USE VARIANCE REVIEW SHEET

General Information

Project Description (may also provide on a separate sheet):

Ecumenical Senior Center Renovation & Addition, providing new facilities for patrons. Improvements include complete demolition of existing senior center facility, new 2-story, 16,000 sf senior center facility, including new outdoor patio space, improved parking, and improved ADA facilities. Improvements will also be made to existing storm drainage system and stormwater management, reduced impervious coverage, new streetscaping and landscaping in compliance with City of Kalamazoo standards. We are seeking a use variance for a mechanical room to be located on the northwest corner of the building, within the required occupied space along the street-facing frontage of the building.

Review Criteria for Use Variances

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

Does the Ordinance deprive the applicant from using the property for a permitted use, which is a right enjoyed by other property owners in the same zone district?

The ordinance does deprive the applicant from using the property for a permitted use enjoyed by other property owners in the same district for this use requirement. The location of the mechanical room is necessary for the fire safety and utility connection into the building, which is only feasible from the North Burdick facade, while still providing a single patron and visitor secured access point in proximity to barrier free parking, mass transit, and ESC provided van transit access.

Is there a hardship that is unique to the land or structure that is not applicable to other land or structures in the same zone district?

The location of the mechanical room is required for certain utilities to access the building, given this is the only feasible corner at which these utilities can easily access the site without impeding on other site requirements. The Fire Department Connection is also located on this building corner, within the 100 foot required proximity from the hydrant. The domestic water will also be accessed from this corner, along with gas and electric connections. These connections are required to directly enter the building and cannot be routed below the foundations to an internal mechanical room.

Are the special circumstances created by actions of the applicant?

There are no special circumstances created by actions of the applicant. The need arises from the functional operational requirements of the building. The location of the mechanical room in the northwest corner allows for efficient, effective, safe and secure building and site design. The configuration of the property limits the placement of necessary amenities such as parking, barrier free accessibility which also limits the placement of the main building entrance.

Will the granting of the variance be the minimum action necessary for the use of the land or structure that will meet the spirit of this Ordinance?

This is the minimum action necessary for the use of the structure that will meet the spirit of the ordinance. The required frontage of the roughly 15 foot deep mechanical room will take up less than 30% of the Burdick Street facade. Most of this street-facing facade will provide ample architectural windows to improve the visual appeal of the rest of the Burdick Street facade and the small corner mechanical room will not impact the rest of the intent of the ordinance.

Will the granting of the variance negatively affect adjacent land?

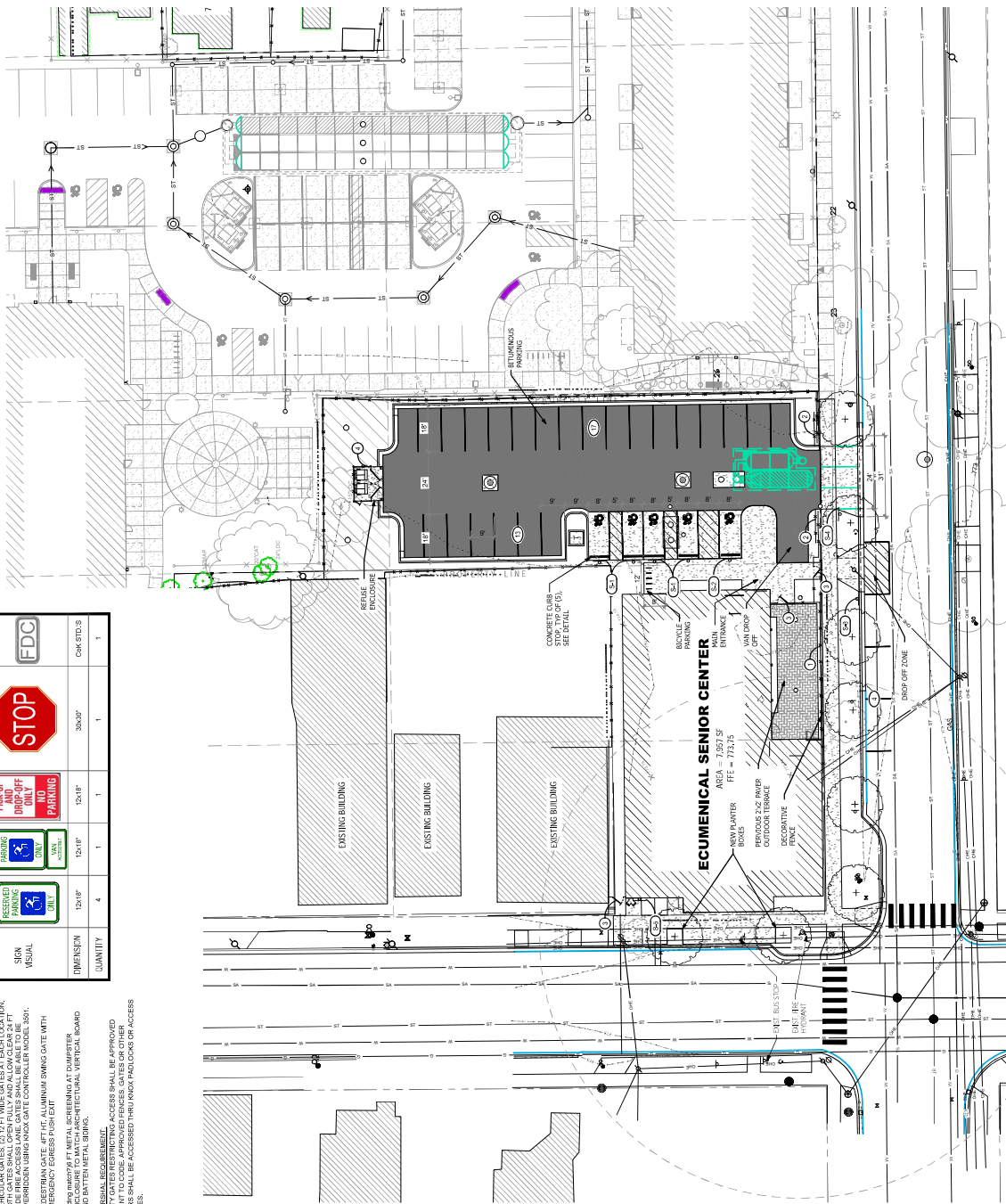
Using this building corner for a mechanical room will not negatively affect adjacent land. There is no anticipated increase in noise pollution, building use, or anything that could create a disturbance to local property owners.

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

Granting the variance will allow the owner to fulfill the utility connection needs of the building, provide them with a compliant location for the required Fire Department Connection, and will not negatively impact the adjacent properties nor will it negatively impact adjacent property owners. Additionally, granting the variance will allow for the safe and secured access to the facility and will promote efficient and operational functionality.

SITE DATA:

- | SIGN SCHEDULE | | | | |
|---------------|----|--------|--------|--------|
| MARK | 54 | 52 | 53 | 54 |
| SCN | 54 | 52 | 53 | 54 |
| VISUAL | 54 | 52 | 53 | 54 |
| DISPENSE | 4 | 12x18" | 12x18" | 30x40" |
| QUANTITY | 1 | 1 | 1 | 1 |



ZONING	LWS-WORK - 1 - SMC
PARCEL NO.	86-19-070
DEVELOPMENT AREAS	
PARCEL	0.8 ACROSS 23.315 SF (0.02%) 23.315 SF
EXISTING IMPROVEMENTS	
PROPOSED IMPROVEMENTS	IMPROVED 15'X10' SF PARKING 0.00% 155 SF TOTAL IMPROVEMENT 0.00% 155 SF TOTAL GREENSPACE 18.46% 19,446 SF TOTAL MAX. REQUIRED OFF-STREET PARKING 18.46% 3,870 SF MAX. REQUIRED OFF-STREET PARKING ASSEMBLY THEATER)
OFF-STREET PARKING SPACES	1 PER 1 PERSON @ MAX OCCUPANCY 9,000 SF/15 SE = 60 PERSONS = 213 SPACES
OFFICE	
1 PER 300 SQ FOOT SPACE	
4,000 SF/300 SF	14 SPACES
MAXIMUM PARKING SPACES	227 SPACES
PROVIDED PARKING	
OFF-STREET PARKING SPACES	30 SPACES
0.438 SPACES	
CHURCH STREET PARKING SPACES	4 SPACES
TOTAL AVAILABLE PARKING SPACES	34 SPACES
OWNER PROVIDED SHUTTLE SERVICE	14 PERSONS
MIN. REQUIRED BICYCLE PARKING	
ASSEMBLY THEATER)	
1 PER 10 PERSONS @ MAX OCCUPANCY	
9,000 SF/15 SE = 60 PERSONS =	14 SPACES
OFFICE	
1 PER 1 EMPLOYEES	2 SPACES
13 MIKE O'BRYEN	18 SPACES
TOTAL REQUIRED BICYCLE PARKING	5 SPACES
PROVIDED BICYCLE PARKING	

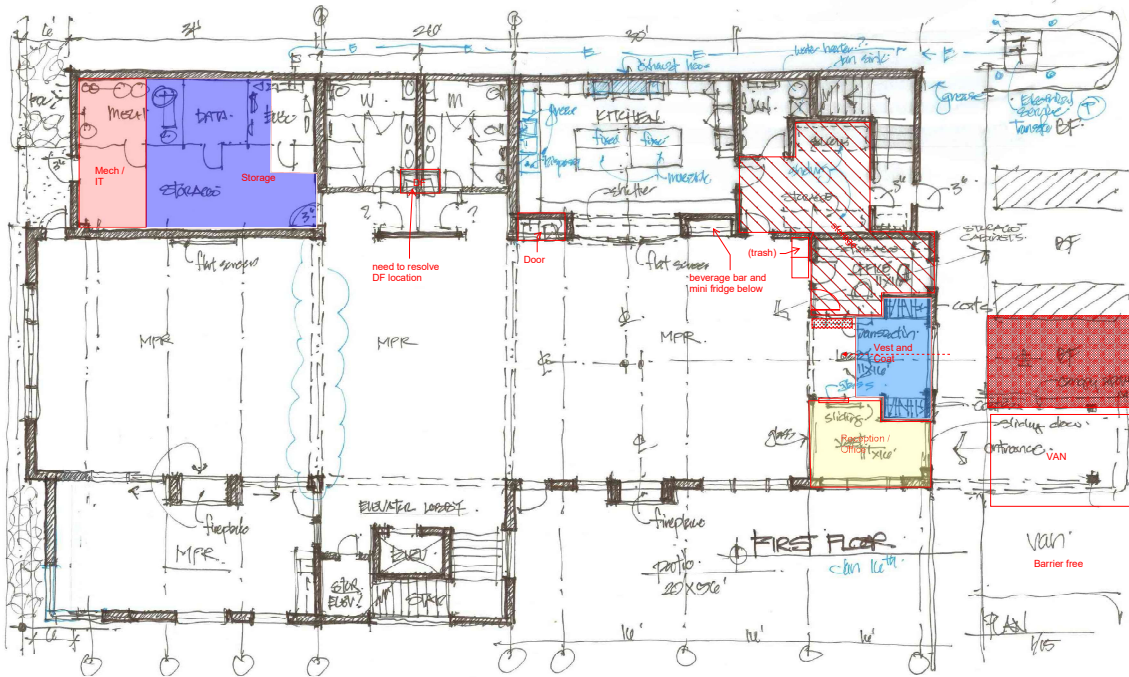
LEGEND:

- [illegible]

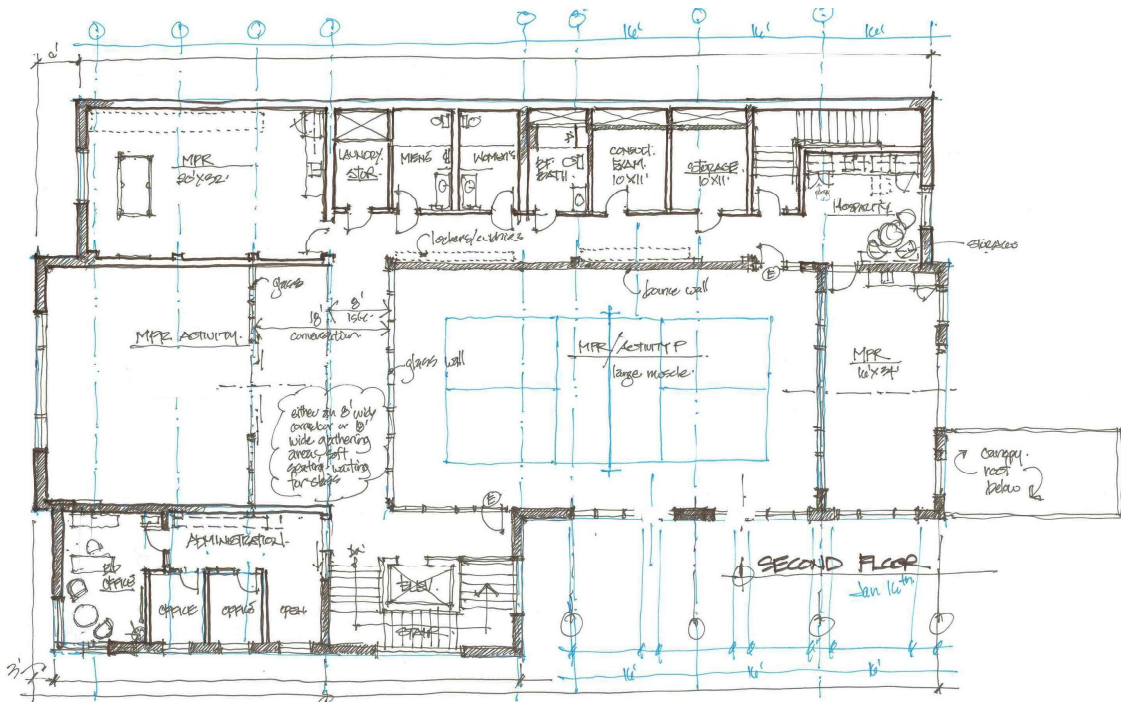
GRAPHIC SCALE



1 inch = 20 ft,



Revised 1st Floor Plan Proposed
Scale 1/8" = 1'-0"



Revised 2nd Floor Plan Proposed
Scale 1/8" = 1'-0"

