

Agenda

Zoning Board of Appeals



City of Kalamazoo

Thursday, July 9, 2026

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES

1. Approval of minutes from the Zoning Board of Appeals meeting on May 14, 2026

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #26-02-07: 132 W. Cork Street. Statewide Rentals, LLC is requesting the following:
 - 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex with a 24-foot wide shared driveway encroaching into the protected slope 27.78% (2,683.4 square feet) from street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
 - 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex with shared driveway which will encroach 21.20% (655 square feet) into the 12.5-foot protected slope setback, where the protected slope setback is not to be encroached upon.
2. ZBA# 26-02-04: 114 W. Cork Street. Statewide Rentals, LLC is requesting:
 - 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will encroach into the protected slope 6.68% (292 square feet), where protected slopes with a grade greater than 20% are not to be encroached upon.
 - 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will encroach 51.6% (316 square feet) into the 12.5-foot protected slope setback, where the protected slope setback is not to be encroached upon.
3. ZBA #26-02-03: 112 W. Cork Street. Statewide Rentals, LLC is requesting:

- 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will encroach into the protected slope 2.38% (50 square feet), where protected slopes with a grade greater than 20% are not to be encroached upon.
 - 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will encroach 20.2% (240 square feet) into the 12.5-foot protected slope setback, where the protected slope setback is not to be encroached upon.
4. ZBA #26-07-10: 151 S. Rose Street. Valley City Signs on behalf of 151 S. Rose Street, LLC, is requesting a dimensional variance from Chapter 50-9.5, to authorize four wall signs that exceed the maximum size permitted per wall sign of 200 square feet. The applicant is looking to replace the sign panels on the roof enclosure with two 385.78 square foot wall signs facing east and west and two 210.69 square foot signs facing north and south.
 5. ZBA#26-07-11: 1617 N. Drake Road. Kalamazoo County Event Center Authority is requesting a dimensional variance from Chapter 50-9.5, to authorize wall signs on the proposed Youth Sports Center that exceed the maximum size permitted for wall signs in this residential zone district of 24 square feet. The applicant is proposing wall signs only on the east and west walls of the facility. The east wall of the building will face the parking lot and have multiple entrances. The east wall will have the name of the facility at 941.5 square feet, signage over the sports medicine clinic suite entrance of 174.1 square feet, and signage over the entrance for the turf field of 134.4 square feet. The west wall facing US-131 will have the name of the facility at 728.8 square feet and large block letters that spell out KALAMAZOO of 1,203.3 square feet.

E. DISCUSSION/ACTION ITEMS

F. REPORTS

G. ADJOURNMENT