

OSHTEMO CHARTER TOWNSHIP ZONING BOARD OF APPEALS

MINUTES OF MEETING HELD FEBRUARY 3, 1997

Agenda

WHITEGATE APARTMENTS/COMMERCIAL SPACE - VARIANCE REQUEST

A meeting was conducted by the Oshtemo Charter Township Zoning Board of Appeals on Monday, February 3, 1997, commencing at approximately 3:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

MEMBERS PRESENT: Brian Dylhoff, Chairperson
 David Bushouse
 Thomas Brodasky
 William Saunders
 Lara Meeuwse

MEMBERS ABSENT: None

Also present were Rebecca Harvey, Township Planning and Zoning Department, Patricia R. Mason, Township Attorney, and three (3) other interested persons.

CALL TO ORDER

The meeting was called to order at 3:00 p.m.

MINUTES

The Board considered the minutes of the meeting of January 20, 1997. The change suggested by Ms. Harvey was noted. Mr. Brodasky moved to approve the minutes as amended. Ms. Meeuwse seconded the motion, and the motion carried unanimously.

WHITEGATE APARTMENTS/COMMERCIAL SPACE - VARIANCE REQUEST

The Board next considered the application of Eric Antisdale, representing Medallion Management, Inc., for variance approval from the sign setback standards established by Section 76.125 of the Zoning Ordinance. The subject site is located at the northeast corner of West Michigan and Whitegate Lane and is within the "C" Local Business District Zoning classification.

The report of the Planning and Zoning Department is incorporated herein by reference.

The applicant was present, along with Jim Buse of Treva Reed Music. Mr. Antisdale said the customers accessing the site have a problem seeing the location of the commercial uses. He noted that there is a sign located on the building but, because of the position of landscaping on an adjacent site and the position of the building on the site, it was difficult to see. There was also a problem in that a part of the building was used for residential purposes, and therefore it was difficult for customers of the commercial portion of the property to identify the businesses therein. Mr. Buse said his business gets about half a dozen calls per day trying to find the location even though the customers have been given directions. He felt that more signage was needed to allow his business to grow. He noted that a freestanding sign, if located in conformance with the Ordinance, would be in the middle of the parking lot. Therefore, a variance was sought so as to locate a freestanding sign "closer to the road." He felt that there were other signs in the area which were closer to the road than the proposed sign. In response to questioning by Ms. Meeuwse, he cited the Universal Images sign.

Ms. Meeuwse questioned the applicant with regard to the wall signage and whether the wall signage could be relocated or redesigned to make the site more visible. The applicant stated he did not feel that changing the wall signage would cure the problem. The applicant felt that there was a uniqueness in that the building and parking lot had already existed prior to the adoption of the Ordinance and, therefore, there were limitations on where a freestanding sign could be placed. He said that there was a vacant parcel between his site and the corner of the intersection, and on this vacant parcel there was a tree which "blocked visibility." He felt variance was appropriate in that the proposed location would comply with the setbacks in effect at the time the property was developed.

The Chairperson stated he felt that the wall signage could be altered to make it more effective. There was discussion of the fact that the proposed signage would include signage for Whitegate Apartments, the dance studio and the music store.

Mr. Brodasky questioned the applicant as to whether signage could be relocated onto the façade of the balcony, and the applicant stated that he felt this would be difficult in that the balconies are rented to the "residents" for their use.

Mr. Saunders questioned the applicant as to the dimensions of the signage, and the applicant responded that the sign would be 4' x 8', two sided, and was proposed to be located approximately 39' from the edge of the road, at the edge of the parking lot.

There was some discussion as to the precise proposed location, and Ms. Harvey noted that the Board was not empowered to allow signage to be placed within the road right-of-way. Therefore, the applicant would be limited to placing the sign in the approximate 1' space between the right-of-way and the parking lot on the site.

The Chairperson questioned the location of the Universal Images sign, and Ms. Harvey stated that the Township is currently working with that site to relocate the sign.

It was noted that the Bayberry Pointe sign location pre-exists the Ordinance. Ms. Harvey stated that the Home Builders Association had been granted a variance with regard to signage on West Michigan but that the Performance Auto sign was in compliance with the Ordinance. The sign for Red Roof Inn was a prior lawful nonconforming sign.

There was discussion of the green area/lawn near the building, and Ms. Meeuwse suggested that a sign could be placed in this location.

Mr. Saunders inquired whether the applicant had any extra parking so that a parking space could be used for signage.

There was no public comment, and the public hearing was closed.

Mr. Bushouse also discussed relocating the wall signage to be more effective, suggesting that it be mounted outside of the balcony so as to be more visible.

After further discussion, Mr. Saunders noted that he would not be opposed to granting a variance to allow a sign to be placed in compliance with the setbacks that were in effect at the time the development was established. Ms. Meeuwse stated that she would be opposed to such a variance and that there would be other options which would better comply with the Ordinance. She would prefer placement on the balcony or in the lawn area in front of the building to the east or west side thereof. The Chairperson concurred and stated that he would be willing to grant a variance from the Whitegate setbacks to allow placement in a lawn area near the front of the building. He was not in favor of granting the variance from the West Michigan setback in that he was concerned that placing a sign in this location would block the visibility of traffic pulling out of Whitegate onto West Michigan. Mr. Bushouse stated that he did not feel it would be feasible to locate a sign on the west lawn area in that the visibility of the sign would be limited by the trees along Whitegate.

The applicant proposed locating a sign midway between the entrance points to the building, in the greenspace area. It was noted that this location would require a slight variance from the Whitegate setbacks but would comply with the West Michigan setback. The Chairperson stated that he was in favor of this type of variance due to the limited placement options available to the applicant. Other Board members agreed.

Mr. Saunders moved to grant a variance of up to 5' from the Whitegate setback requirements to allow for the placement of a freestanding sign at the midpoint between the entrances of the building in the lawn/greenspace area. He reasoned that there were some visibility limitations due to existing vegetation and trees, that there were limited placement options due to the layout of the parking area and buildings and based upon the fact that the site was designed and developed before the adoption of existing setbacks.

Mr. Brodasky seconded the motion, and the motion carried unanimously 4:1, with Ms. Meeuwse voting in opposition.

OTHER BUSINESS

There was discussion of the proposed joint meeting with the Township Board and the Planning Commission.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:30 p.m.

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

By: _____
Brian Dylhoff, Chairperson

By: William Saunders
William Saunders

By: Thomas Brodasky
Thomas Brodasky

By: Lara Meeuwse
Lara Meeuwse

By: David Bushouse
David Bushouse

Minutes Prepared:
February 4, 1997

Minutes Approved:
2-24-97

AGENDA: _____

DATE: February 3, 1997

MINUTES: ZBA

SENT: March 20, 1997

ZBA

- Lara M.
 - Dave B.
 - Bill S.
 - Brian
 - Tom B.
- } 2-24-97

PEOPLE

Eric Antisdale
834 King Hwy., Suite 100
Kalamazoo, MI 49001

Home Builders Association
5700 West Michigan
Kalamazoo, MI 49009

PC

- Marvin
- _____ Lara
- Ken H.
- Millard
- Ted C.
- Wilfred

Oshtemo Business Association
P.O. Box 1
Oshtemo, MI 49077

TB

- Fred
- _____ Dave B.
- _____ Marvin
- Norm

OFFICE

- Becky
- Bob
- Marci
- Lois
- Ron
- Tony
- Jim
- _____ Attorney's
- _____ Index
- Elaine

Total



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

NOTICE

OSHTEMO TOWNSHIP ZONING BOARD OF APPEALS

February 3, 1997
3:00 p.m.

AGENDA

1. Call to Order
2. Approval of Minutes
- January 20, 1997
3. Variance Request - *Whitegate Apartments/Commercial Space*

Eric Antisdale, representing Medallion Management Inc., requests Variance Approval from the sign setback standards established by Section 76.125, Zoning Ordinance.

Subject site is located at the northeast corner of West Michigan and Whitegate Lane (Lot 5, Whitegate Square) and is within the "C" District. (3905-25-188-050)

4. Other Business
5. Adjourn

**** REMINDER**

February 18, 1997 Joint Township Board/Planning Commission/Zoning
Board of Appeals Meeting

AGENDA: ZBA
MINUTES: _____

DATE: February 3, 1997
SENT: January 27, 1997

ZBA

Lara M.
 Dave B.
 Bill S.
 Brian
 Tom B.

PC

Anna R.
 Marvin
Lara
 Ken H.
 Millard
 Ted C.
 Wilfred

TB

Fred

ZBA Dave B.

PC Marvin

Norm

OFFICE

Becky
 Bob
 Marci
 Lois
 Ron
 Tony
 Jim
 Attorney's
Index
 Elaine

Total

PEOPLE

Eric Antisdale
834 King Hwy, Suite 100
Kalamazoo, MI 49001
41 Labels

Dave Person
Kalamazoo Gazette
P.O. Box 2007
Kalamazoo, MI 49003

Home Builders Association
5700 West Michigan
Kalamazoo, MI 49009

Oshtemo Business Association
P.O. Box 1
Oshtemo, MI 49077

Stanley Rakowski
7151 West "G" Avenue
Kalamazoo, MI 49009

Fred Langeland
Balkema Sand & Gravel
1500 River Street
Kalamazoo, MI 49001

Cripps Fontaine Excavating
7729 Douglas Avenue
Kalamazoo, MI 49004



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

To: Zoning Board of Appeals

Meeting Date: 2-3-97

From: Planning & Zoning Department

Agenda Item: #3

Applicant: Eric Antisdale
Representing Medallion Management Inc.

Property In Question: Northeast corner of West Michigan/Whitegate Lane - 5040
West Michigan (Lot 5, Whitegate Square)

Reference Vicinity Map

Zoning District: "C" Local Business District

Request: Variance Approval - 35 Ft/105 Ft Sign Setback Requirement

Ordinance Section(s): Section 76.125 - Commercial Sign Standards

Planning & Zoning Department Report:

Background Information

- Section 76.125 sets forth the following sign standards for the subject site (ie. lots located within the "C" Local Business District and abutting 2 public streets):

1 Sign Serving West Michigan

- : 60 sq ft maximum sign size
- : 20 ft maximum sign height
- : 35 ft setback from r.o.w. of West Michigan
- : 105 ft setback from r.o.w. of Whitegate Lane
- : 10 ft setback from side/rear property lines

1 Sign Serving Whitegate Lane

- : 30 sq ft maximum sign size
- : 20 ft maximum height
- : 35 ft setback from r.o.w. of Whitegate Lane
- : 105 ft setback from r.o.w. of West Michigan
- : 10 ft setback from side/rear property lines

Reference Plot Plan

- Applicant requests variance approval from the sign setback standards so as to permit the placement of a single 32 sq ft sign approximately * ft from the right-of-way of West Michigan and approximately * ft from the right-of-way of Whitegate Lane.

Reference Sign Design and Plot Plan

(* Specific sign location proposal to be presented at the 2-3-97 ZBA meeting)

Department Review

Reference Standards of Approval of a NonUse Variance ('practical difficulty' criteria).

1. *Conformance Unnecessarily Burdensome*

: Are reasonable options for compliance available?

- Can the proposed sign be located in compliance with setback standards?
(Reference Plot Plan)
- Can the sign be 'redesigned' to provide the necessary visibility in compliance with setback standards?

: Does reasonable use of the property exist with a denial of the variance?

- The subject site is currently occupied by commercial/multiple family land use.
- Section 76.135 permits wall signage within the "C" District.

A 28 sq ft wall sign ('Music') is currently affixed to the south wall of the building on the subject site.

2. Substantial Justice

: Consider past decisions in similar requests. (Since 1984 Ordinance)

3-3-86	DeVisser	Denied
* 8-4-86	Movie Outpost	Granted
2-2-87	A & B	Denied
11-2-87	Fetzer	Granted
* 12-7-87	Crystal Circle	Denied
* 11-7-88	Four Seasons	Granted
7-10-89	Deep Sea	Granted
7-10-89	Summer Ridge	Denied
9-11-89	Bertolissi	Denied
* 10-2-89	Home Builders	Granted
3-4-91	Clayton Estates	Denied
* 6-5-95	Vanderwheele	Granted
6-26-95	Breckenridge	Denied
11-6-95	Midwest Auto	Denied
* 8-5-96	Migala	Granted
* 12-16-96	Springwood Hills	Denied

The reasoning supporting the sign setbacks that were granted generally included the following:

- unique existing features limited placement
- visibility limitations caused by adjoining parcels
- alignment with signs along the corridor
- compliance with other applicable setbacks

: Consider sign placement on area parcels to determine the streetscape character of the area/corridor. Note the following sign locations:

- Universal Images (Lot 7) - 35 ft from centerline 11th Street
- Bayberry Pointe (Lot 8) - 33 ft from centerline 11th Street
- West Hills - 60 ft from centerline West Michigan
- Red Roof Inn - 50 ft from centerline West Michigan
- Analytical Testing - 45 ft from centerline 11th Street
- Performance Auto (rear sign) - 90 ft from centerline West Michigan
- Home Builders Assoc. - 60 ft from centerline West Michigan (Variance)

3. Unique Physical Circumstances

: There are no unique physical circumstances on the subject property preventing

compliance with Ordinance setback standards.

4. Self-Created Hardship

: Whitegate Square was recorded in 1977; the subject site was developed in 1978.

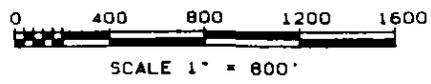
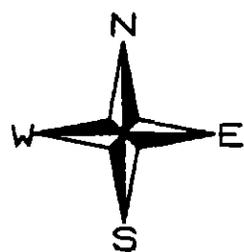
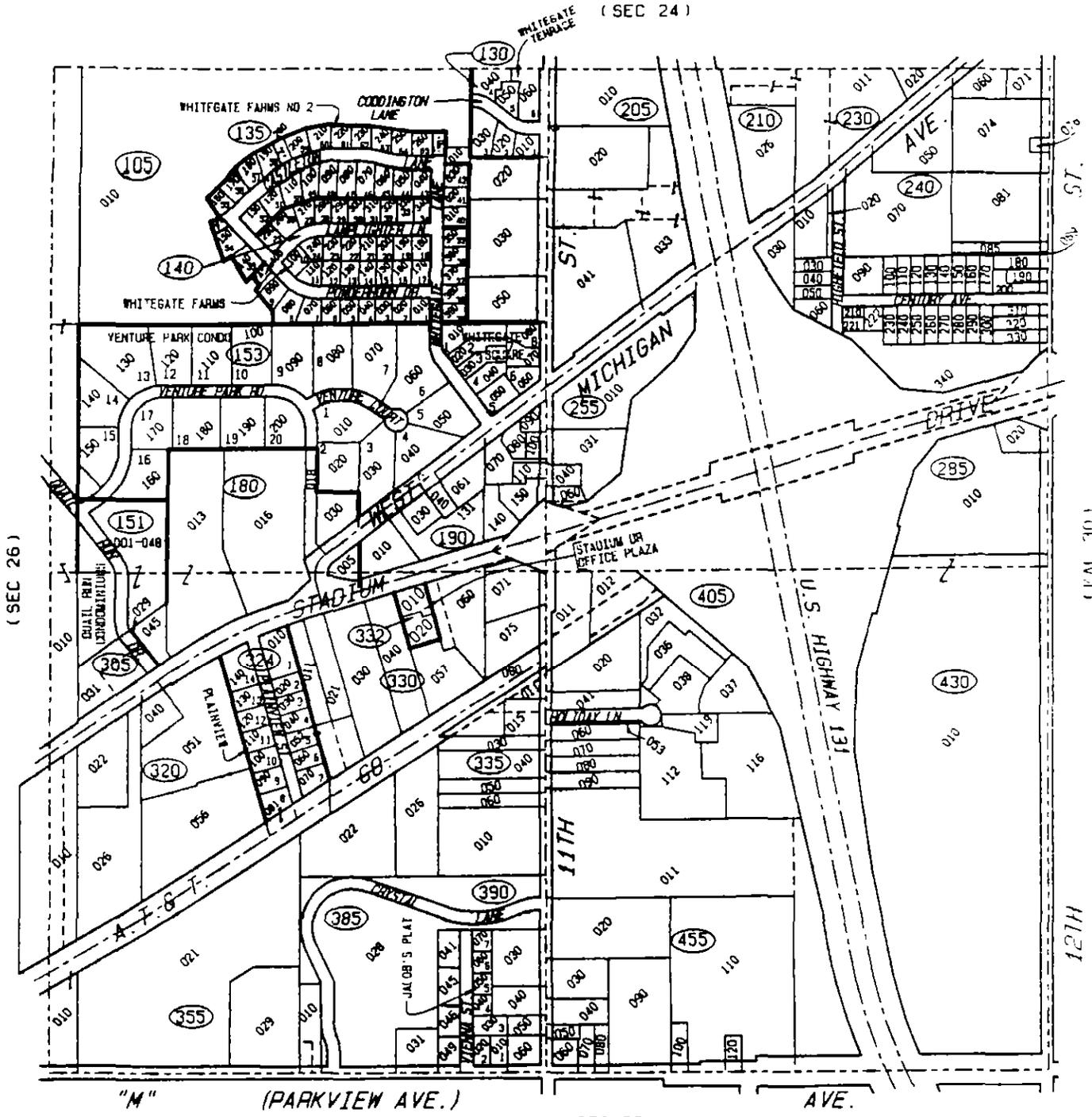
The current sign setback standards were adopted in 1984. The zoning ordinance in effect at the time the property was developed (1977/1978) set forth the following sign setback standards:

- : 50 ft setback from centerline of West Michigan
- : 50 ft setback from centerline of Whitegate Lane
- : 0 ft setback from side/rear property lines

The proposed sign location complies with the sign setback standards in effect at the time the property was established and developed.

5. Will the spirit of the Ordinance be observed, the public health, safety, and welfare secured, and substantial justice done if the variance was granted?

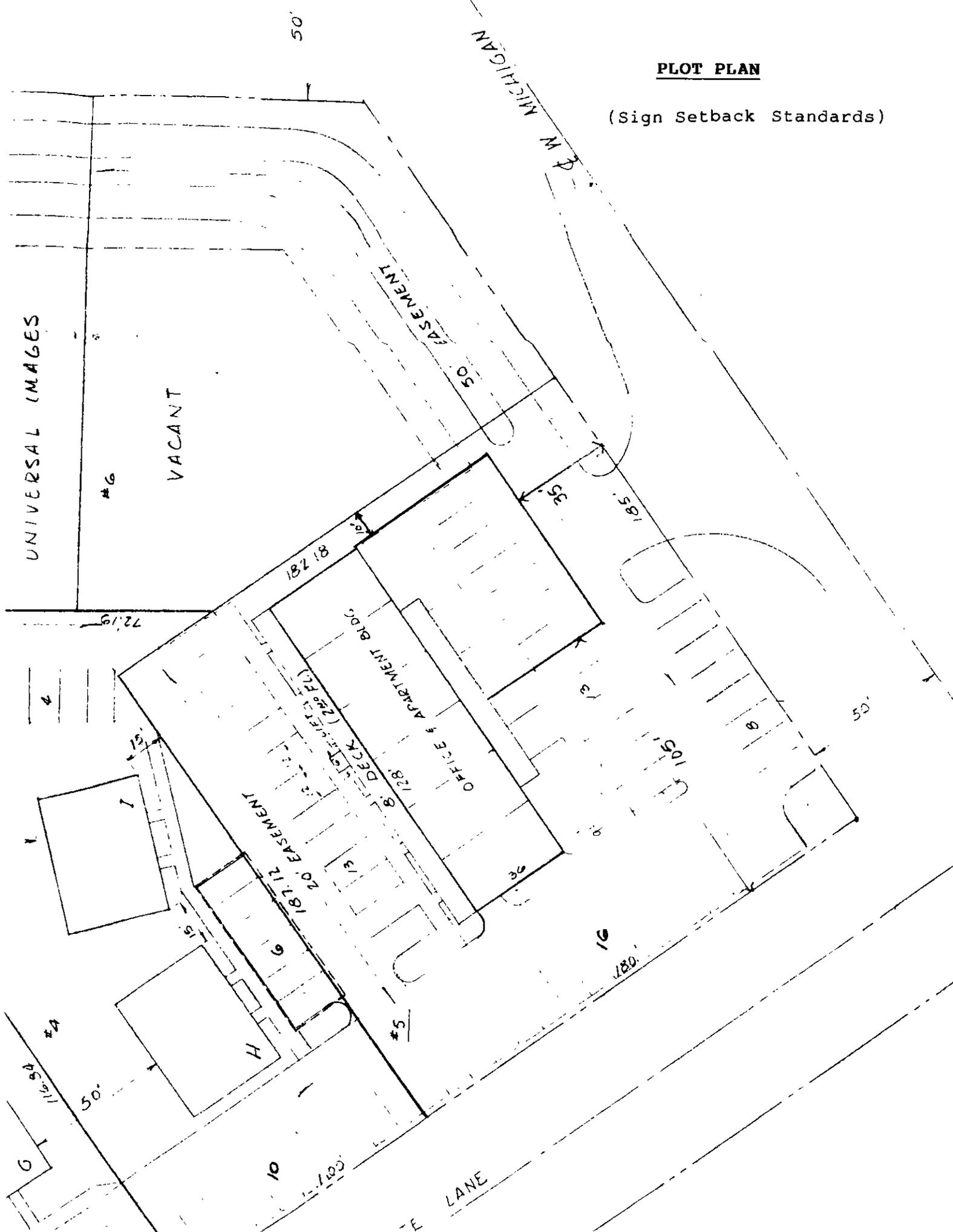
SECTION 25

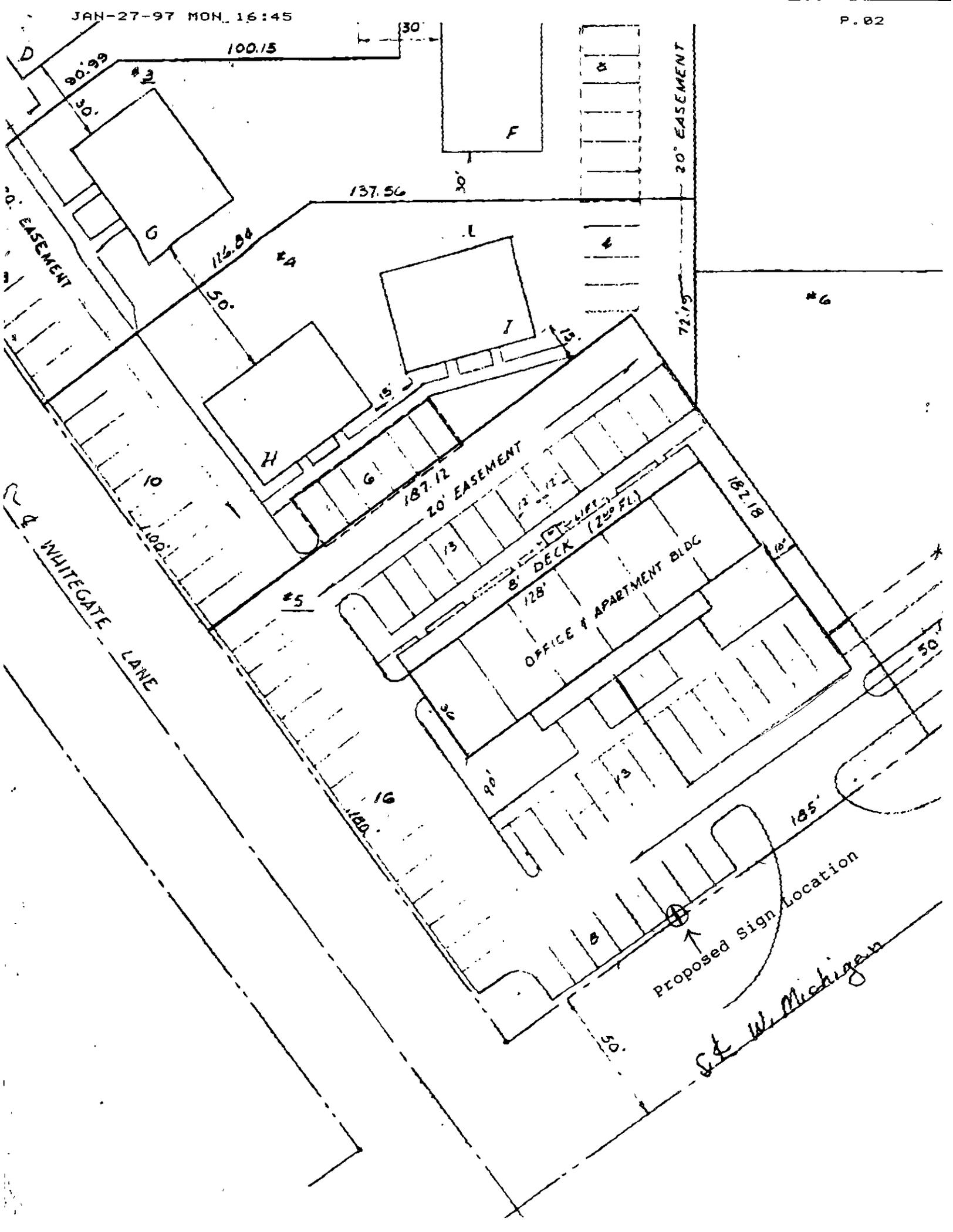


DATE: AUGUST 25, 1993
 REVISED DATE: MARCH 8, 1996
 PRINTED DATE: MARCH 21, 1996

PLOT PLAN

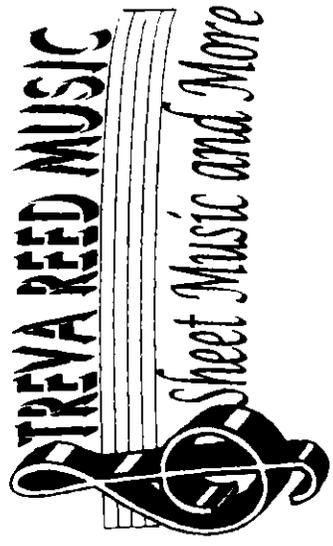
(Sign Setback Standards)





4'-0" x 8'-0" FLAT WOOD SIGN 2 SIDED w/ POST & FRAME

White Gate Apts.



La Piqué
DANCE STUDIO



NSIGS
DESIGN

3-3-86 DeVisser Landscape

After general discussion, Mr. Greenberg moved that the Board deny the requested sign size and sign setback variances. Mr. Greenberg stated as reasons for his motion the fact that there had been no showing of hardship that would justify the requested variances and the fact that it is possible for the applicant to use the property and establish a sign in compliance with the Zoning Ordinance without hardship. Mr. Vuicich further noted that compliance with the Zoning Ordinance restrictions would not unreasonably prevent the owner from using the property for a permitted purpose or render conformity with such restrictions unnecessarily burdensome. He indicated that he did not believe there was any unfair hardship justifying the granting of a variance.

After further discussion, Mr. Vuicich seconded the motion and the motion passed unanimously.

8-4-86 Jeff Sauer (Movie Outpost)

After further general discussion, Mrs. Brown moved that the Board grant a variance from the sign setback requirement so as to allow the Movie Outpost sign to be located at the same location as the Wally's sign on the subject site, directly above the Wally's sign, with the pole holding the Movie Outpost sign being lined up with the south post of the Wally's sign. Mrs. Brown further moved that as a condition to the grant of such a variance, the applicant be required to remove the existing Movie Outpost sign on the site.

In response to a question from the Township Attorney it was noted that the reason for such a variance was that the sign would not be visible from adjoining streets if a setback variance were not granted. The motion was seconded by Mr. Greenberg and passed unanimously.

2-2-87 A+B Industrial Services

Mr. Vuicich then made the motion to deny the request for a variance for the following reasons: (1) That the standards were not met for granting the variance in that it did not present any practical difficulty on the applicant for complying with the sign requirements; (2) that a simple location sign for the street number of the company could be made in the location desired by the applicant; and (3) he was concerned for the precedent that would be set in the area by granting such a variance; and (4) that the situation was a self-created one in that they had determined that the sign needed to go in this location as opposed to complying with the ordinance. Mr. Hamilton seconded and the motion passed 4 - 1 with Mr. Block voting against.

11-2-87 Fetzer Foundation

Lois Brown then made the motion, seconded by Stanley Rakowski to grant a variance so the setback would be 35 feet from the right-of-way line and be consistent with other signage in the area. The reasons for granting the variance would be because of the unique circumstances and the size and setback requirements in relationship to the building and to the signage. The motion passed 3-0.

12-7-87 Crystal Circle

George Vuicich then made the motion to deny the variance request for reasons that there was no hardship that was evident and he did not see that this site had any unique circumstance that had been brought to the attention of the Board and that the granting of a variance of this type would set a precedent for the rest of the village area. The motion was seconded by Stanley Rakowski and carried unanimously 4-0.

11-7-88 Four Seasons

Mr. Rakowski then made a motion to grant the applicant a 10' variance for the placement of the sign as measured from Atlantic Avenue, noting that all the setbacks would be met from 9th Street. The reasons for the motion were that the 9th Street setbacks were essential due to increased safety concerns and that these would be complied with; [and that the sign would not be placed in the parking lot, but close by] that a 10' variance would allow sign placement as close to compliance as possible, without going into the parking lot; and that the parking lot presented a unique circumstance preventing compliance with the setback requirement. The motion was seconded by Ms. Brown and carried 4-0.

7-10-89 Deep Sea Aquariums

Ms. Brown then made a motion to grant a 25' variance from the sign setback requirements on Quail Run pursuant to Section 76.125, on the basis that if the sign had to meet the requirements it would not be seen, and that by granting the variance the sign would be in alignment with other signs on West Michigan Avenue. The side yard setback, and the sign setback requirements for West Michigan had been met. Further, the Board recognized the unique shape of the parcel and the fact that if the sign were required to meet all setback requirements it would be blocked by the mound on the neighboring Toyota dealership property. Strict compliance would thus be unnecessarily burdensome to the applicant. The motion was seconded by Mr. Rakowski and carried 4-0.

7-10-89 Summer Ridge

Mr. Vuicich then made a motion to deny the variance request for the reasons that strict compliance would not be unnecessarily burdensome to the applicant; that there were other locations for the sign which would be in compliance with the ordinance; that the Board did not find that the parcel had any unique circumstances; and that the situation was self-created because the applicant wanted to place a particular sign at the proposed location.

The motion was seconded by Ms. Brown and carried 4-0.

9-11-89 PRC Bertolissi

Mr. Vuicich then made a motion to deny the request for a setback variance of 10 feet for the following reasons:

1. That the Board found conformance with the ordinance would not be unnecessarily burdensome on the applicant.
2. That the Board found the property did not create a unique circumstance which would warrant a variance from the setback requirements.
3. That the request was self-created.

The motion was seconded by Mr. Ballo and carried unanimously.

10-2-89 Home Builders Association

Next the Board considered the variance from the sign setback requirements and Mr. Rakowski made a motion that the applicants be given no more than a 25' variance from Venture Avenue and no variance from West Michigan, with the sign to be located in the "second sod" area closest to the building and near the sidewalk. The motion was seconded by Mr. Vuicich and carried 3-1 with Chairman Block voting "no".

3-4-91 Clayton Estates

Ms. Branch moved to deny the variances requested for the following reasons:

- (1) That the location and design of the existing sign were self created, and therefore the hardship was self created;
- (2) That compliance was not unnecessarily burdensome in that the applicant had other design options;
- (3) That there was no other precedent for the variance, therefore, substantial justice would not require the variance;
- (4) There were no unique circumstances justifying the variance.

The motion was seconded by Mr. Rakowski. The motion carried unanimously.

6-5-95 Vanderweele

Ms. Branch moved to grant the variance with the following reasoning:

(1) That compliance would be unnecessarily burdensome in that there was not sufficient room on the site to move a free-standing sign into a position in compliance with Ordinance requirements. Further, the option of wall signage was not aesthetically pleasing in that it would be covering major portions of the architecture of the building and would not be in character with the village.

(2) That substantial justice would not weigh in favor of denying the variance in that there were differences between this application and that of Crystal Circle. Further, a variance would be in keeping with the character of the area.

(3) That, as to unique circumstances, it was noted that there was limited visibility due to area signage; however, the physical limitations of the site were again recognized.

(4) That the hardship was not self-created in that the building is in existence.

(5) That the spirit of the Ordinance would weigh in favor of granting the variance in that to grant this variance would allow for the retention of the character of the area.

Mr. Miller seconded the motion, and the motion carried unanimously.

6-26-95 Breckenridge Estates

After further discussion, Mr. Brodasky moved to deny the variance with the following reasoning:

(1) That compliance was not unnecessarily burdensome. There was no practical difficulty in filling the small depression. Further, the likely building location on lot #4 would be quite a ways away, approximately 200' to the west; and substantial screening would remain in the way of natural vegetation.

(2) That substantial justice would require denial of the variance, given the history of the Board with regard to sign setback variances.

(3) That no unique circumstances existed which would decrease visibility. Further, there were no substantial trees which could be retained by granting the variance. Finally, the topography was not extreme but merely a slight depression. Thus, there were no physical circumstances which could not be easily remedied.

(4) That the hardship was self-created in that the location of the sign was at the discretion of the developer.

Mr. Saunders seconded the motion, and the motion carried unanimously.

11-6-95 Midwest Collision Center

Mr. Brodasky reviewed the criteria for nonuse variance, first stating that the compliance was not unnecessarily burdensome in that there were reasonable options available to the applicant for placement of the sign in compliance with Ordinance requirements. Additionally, he felt substantial justice required denial of the variance in that no variance of this magnitude had been granted except in very extreme cases. He felt the hardship was self-created and that there were no unique circumstances, i.e., no physical limitations on the subject site, which prevented compliance. He also felt that the spirit and intent of the Ordinance would be served by denial. Mr. Brodasky, therefore, moved to deny the variance. Mr. Saunders seconded the motion. The motion carried unanimously.

8-5-96 Migala Law Office

Mr. Brodasky moved to grant the variance with the limitation that the sign not exceed 6' in height. He reasoned as follows:

(1) That conformance was unnecessarily burdensome in that a sign could not be located at the site out of the existing parking area, which would comply with the Ordinance setback standards.

(2) That substantial justice would favor granting the variance in that the sign would be in character with the Village Focus Area Development Plan and that other similar applications had been granted.

(3) That, as to unique physical circumstances, the existing parking lot and size of the parcel limit the location options for free-standing signs.

(4) That the hardship was not self-created in that the subject site and the building/paving arrangement of the site predate the adopted signage and setback standards.

(5) That the spirit of the Ordinance would be observed and the public health, safety and welfare secured if the variance was granted. Again, consistency with the Village Focus Area Development plan was cited. Further, the proposed sign location would bring the free-standing signage on the site in greater compliance with setback standards.

Ms. Meeuwse seconded the motion, stating that, in her opinion, the proposed sign achieved the objectives of the Village Focus Area Development Plan. Upon a vote on the motion, the motion carried unanimously.

12-16-96 Springwood Hills Subdivision

Mr. Saunders moved to deny the variance in that it was unnecessary because the applicant could comply with the setback requirements. He said that the denial would still allow reasonable use of the property and the sign would still be visible from Almena Drive. In addition, he said that substantial justice would not warrant the granting of the variance since they had rarely granted variances of this ~~kind~~ magnitude. He said there was nothing unique about the property and, again, that the sign could be located outside of the setback area and still be visible. He said he felt that the granting of a variance would violate the spirit of the Ordinance as well.

The Chairperson asked that the motion include some additional Board comments, including the fact that the intersection could be lighted and that the street name could be added to the cross-street signs on Almena Drive. Mr. Saunders agreed to the friendly amendment. Mr. Brodasky seconded the motion. The Chairperson called for discussion and, hearing none, called for a vote. The motion carried unanimously.



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
 616-375-4260 FAX 375-7180 TDD 375-7198

REQUEST FOR ZONING BOARD OF APPEALS MEETING

Date 1/9/97 Present Zoning Sign Set-back Fee \$100

Land Owner Dr. Robert Fabi

Address 1535 Gull Rd., Suite ^{OK} Phone 616-343-1264

Person Making Request Eric Antisdale

Address 834 King Hwy. Suite 100 Phone 616-381-0350

Interest In Property Medallion Management Inc.

Real Estate Agent representing the owner

Size of Property Involved Whitegate Apartments + Commercial
space, Inverway Court -

Reason for Request Request variance for minimum
sign set back. Due to the configuration
of the building + the parking lot,
the placement of the sign can not
meet existing code.

RECEIVED

1/10/97

Fabi/Antisdale

3905-25-188 - 010 Blasius
020 Jones
030 Larrick
040 Phalen
050 Fabi
060 Schluckebier
070 Johnson
080 Stone

25-142- 030 BFB Partners
050 Shay

25-140- 010 Williams
020 Morrison
160 Befus
170 Kloosterman
360 Mayer
370 Ekema
380 Campbell
390 Miller

25-153- 040 Red Cross No 0
050 " " No 0
060 " " No 0
070 " " No 0

25-190- 061 Loveless
070 Troff
080 Herder

3905-25-190-090 Haase
100 Schlukebin (Rep) 0
110 Bianco

25-205-041 West Hills

25-255-010 Red Roof
031 B+G Realty

Eric Antisdale
834 King Highway
Kalamazoo, MI 49001

25-188-070
JOHNSON TIMOTHY & LINDA
2005 INVERWAY COURT
KALAMAZOO MI 49009

Dr. Robert Fabi
1535 Gull Road
Kalamazoo, MI 49001

25-188-080
STONE BARBARA
3739 GREENLEAF CIRCLE
KALAMAZOO MI 49008

25-188-010
BLASIUS ROGER TRUSTEE
9218 ARROWHEAD DRIVE E
SCOTTS MI 49088

25-188-080
OCCUPANT
2004 INVERWAY COURT
KALAMAZOO, MI 49009

25-188-010
OCCUPANT
2014 /2020/2062 INVERWAY COURT
KALAMAZOO, MI 49009

25-142-030
US DEPARTMENT OF HUD
MULTI NOTES PRO #047-94002
BFB PARTNERS
PO BOX 44804
WASHINGTON D C 20026

25-188-020
JONES GARRET & JANET
4745 6 1/2 MILE ROAD
BATTLE CREEK MI 49017

25-142-030
OCCUPANT
1842 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-188-020
OCCUPANT
2026 /2056 INVERWAY COURT
KALAMAZOO, MI 49009

25-142-050
SHAY JOHN H & DONNA M
149 NORTH LINDOW DRIVE
BATTLE CREEK MI 49017

25-188-030
LARRICK CARL R
3329 TIBET AVENUE
KALAMAZOO MI 49004

25-142-050
OCCUPANT
1976 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-188-030
OCCUPANT
2032 /2050 INVERWAY COURT
KALAMAZOO, MI 49009

25-140-010
WILLIAMS RICHARD III
5629 POWDERHORN DRIVE
KALAMAZOO MI 49009

25-188-040
PHALEN DENNIS & NANCY
338 CARDINAL
BLOOMINGDALE, IL 60108

25-140-020
MORRISON RITA A
5647 POWDERHORN DRIVE
KALAMAZOO MI 49009

25-188-040
OCCUPANT
2038 /2044 INVERWAY COURT
KALAMAZOO, MI 49009

25-140-160
BEFUS DANIEL P & JANICE D
5648 POWDERHORN DRIVE
KALAMAZOO MI 49009

25-188-050
FABI ROBERT A & JOSIANE
7355 OAK SHORE DRIVE
PORTAGE MI 49002

25-140-170
KLOOSTERMAN DAVID A & GAIL M
5630 POWDERHORN DRIVE
KALAMAZOO MI 49009

25-188-050
OCCUPANT
5534 /5540 WEST MICHIGAN
KALAMAZOO, MI 49006

25-140-360
MAYER DAVID L & LINDA A
1937 WHITEGATE LANE
KALAMAZOO MI 49009

25-188-060
SCHLUKEBIR JOHN A & KATHLEEN S
450 PRETTY LAKE HEIGHTS
KALAMAZOO MI 49009

25-140-370
EKEMA RONALD D
1955 WHITEGATE LANE
KALAMAZOO MI 49009

25-140-380
CAMPBELL DAVID P
1973 WHITEGATE LANE
KALAMAZOO MI 49009

25-140-390
MILLER NORMAN J & MARIE E
1991 WHITEGATE LANE
KALAMAZOO MI 49009

25-153-040
AMERICAN NATIONAL RED CROSS
516 WEST SOUTH STREET
KALAMAZOO MI 49007

25-153-040
OCCUPANT *Returned*
5645 VENTURE COURT
KALAMAZOO, MI 49009

25-190-061
LOVELESS JEAN
5617 WEST MICHIGAN
KALAMAZOO MI 49009

25-190-070
TROFF MS & STANCATI RF & NC
1030 EDGEMOOR
KALAMAZOO MI 49008

25-190-070
OCCUPANT
5567 WEST MICHIGAN
KALAMAZOO, MI 49009

25-190-080
HERDER SCOTT D
5561 WEST MICHIGAN
KALAMAZOO MI 49009

25-190-090
HAASE DOUGLAS A & AEHU A
2156 SOUTH 11TH STREET
KALAMAZOO MI 49009

25-190-100
SERDEL LORRAINE/SERDEL DENNIS
SCHLUKEBIR JOHN & KATHLEEN
450 PRETTY LAKE HEIGHTS
KALAMAZOO MI 49009

25-190-100
OCCUPANT
2204 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-190-110
BIANCO KAREN S
2240 SOUTH 11TH STREET
KALAMAZOO MI 49009

25-205-041
WEST HILLS ENT INC
2001 SOUTH 11TH STREET
KALAMAZOO MI 49009

25-255-010
RED ROOF KALAMAZOO WEST CO
TAX DEPARTMENT
4355 DAVIDSON ROAD
HILLIARD OH 43026

25-255-010
OCCUPANT
5425 WEST MICHIGAN
KALAMAZOO, MI 49009

25-255-031
B & G REALTY INC
250 EAST WISCONSIN AVENUE
MILWAUKEE, WI 53203

25-255-031
OCCUPANT
2203 SOUTH 11TH STREET
KALAMAZOO, MI 49009