

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
JUNE 21, 2021
7:00 PM**

Due to the COVID-19 pandemic and the State of Ohio's Department of Health order, the Board of Zoning Appeals meeting will be held virtually.

Any public comments regarding the projects listed below should be submitted by emailing the Development Planner at phileh@kent-ohio.org no later than 10:00 a.m. on Monday, June 21, 2021 in order to have comments be part of the official meeting minutes and records.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PREAMBLE
- IV. ADMINISTRATION OF THE OATH
- V. NEW BUSINESS

**A. BZ21-011 AUDREY & DAVID KESSLER
1638 SOUTH LINCOLN STREET**

Sections: 1129.04(a) and 1129.04(c)

Requests: The applicants are requesting the following:

- 1) A 3-foot variance from the 45-foot minimum front yard setback requirement to allow an addition to be constructed 42 feet from the front property line (Section 1129.04(a)), and
- 2) A 7-foot variance from the 12-foot minimum side yard setback requirement to allow an addition to be constructed 5 feet from the side property line (Section 1129.04(c)).

- 1. Public Comment**
- 2. Board of Zoning Appeals Discussion / Action**

**B. BZ21-012 JUSTIN & MARINA SAUNDERS
710 VINE STREET**

Sections: 1133.03(b)(1), 1133.03(c), 1133.04(a), and 1133.04(c)

Requests: The applicants are requesting the following:

- 1) A 9-foot variance from the 50-foot minimum lot width at the building line to rebuild a dwelling on a 41-foot wide lot (Section 1133.03(b)(1)),
- 2) A 9-foot variance from the 50-foot minimum lot frontage to rebuild a dwelling on a lot with 41 feet of frontage (Section 1133.03(c)),

- 3) A 13-foot variance from the 35-foot minimum front yard setback requirement to rebuild a dwelling 22 feet from the front property line (Section 1133.04(a)), and
- 4) A 5-foot variance from the 10-foot minimum side yard setback requirement to rebuild a dwelling 5 feet from the side property line (Section 1133.04(c)).

- 1. Public Comment**
- 2. Board of Zoning Appeals Discussion / Action**

**C. BZ21-016 CITY OF KENT
319 SOUTH WATER STREET**

Sections: 1146.03(c), 1146.04(a), and 1165.05

Requests: The applicant is requesting the following:

- 1) A 40 percent variance from the 70 percent minimum lot frontage to allow a new building to occupy 30 percent of the frontage along day street (Section 1146.03(c)),
- 2) A 14 percent variance from the 70 percent minimum lot frontage to allow a new building to occupy 56 percent of the frontage along haymaker parkway (Section 1146.03(c)),
- 3) A 6-foot variance from the zero front yard setback requirement to allow a new building to be constructed 6 feet from the front property line (Day Street) (Section 1146.04(a)),
- 4) A 19-foot variance from the zero front yard setback requirement to allow a new building to be constructed 19 feet from the front property line (Water Street) (Section 1146.04(a)), and
- 5) A 44 square foot variance from the 50 square foot maximum total area for all signs to allow a total of 94 square feet for all building signage (Section 1165.05).

- 1. Public Comment**
- 2. Board of Zoning Appeals Discussion / Action**

**D. BZ21-013 DAVID ADAMS
554 SOUTH LINCOLN STREET**

Section: 1109.10(b)

Request: In accordance with Section 1109.10(b), the applicant is requesting an appeal from the community development department's decision to deny a certificate of non-conforming use to allow the property to be recognized as a duplex and to allow up to three unrelated residents in one unit of the duplex.

- 1. Public Comment**
- 2. Board of Zoning Appeals Discussion / Action**

**E. BZ21-014 DAVID ADAMS
544 SOUTH LINCOLN STREET**

Section: 1109.10(b)

Request: In accordance with Section 1109.10(b), the applicant is requesting an appeal from the community development department's decision to deny a certificate of non-conforming use to allow up to three unrelated residents in one unit of the duplex.

- 1. Public Comment**
- 2. Board of Zoning Appeals Discussion / Action**

**F. BZ21-015 DAVID ADAMS
558 SOUTH LINCOLN STREET**

Section: 1109.10(b)

Request: In accordance with Section 1109.10(b), the applicant is requesting an appeal from the community development department's decision to deny a certificate of non-conforming use to allow the property to be recognized as a duplex and to allow up to three unrelated residents in one unit of the duplex.

- 1. Public Comment**
- 2. Board of Zoning Appeals Discussion / Action**

VI. MEETING MINUTES

A. May 17, 2001 meeting minutes

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Any person who requires an auxiliary aid or service for effective communication or a modification of policies and procedures to participate in any City or City Council public meeting or event should contact the Community Development Department at (330)678-8108. Any request for auxiliary aid or other accommodation should be made as soon as possible, but no later than forty-eight hours prior to the event.