

**CITY OF KENT  
BOARD OF ZONING APPEALS  
PUBLIC HEARING & BUSINESS MEETING  
October 18, 2021**

**MEMBERS PRESENT:** Paul Sellman  
Jona Burton  
Dave Mail  
Debbie Douglas (arrived late)

**STAFF PRESENT:** Bridget Susel, Community Development Director  
Eric Fink, Assistant Law Director  
Heather Heckman, Development Planner

**I. CALL TO ORDER**

Mr. Sellman called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**III. ROLL CALL**

Jona Burton, Dave Mail, and Paul Sellman were present. Debbie Douglas arrived late.

**III. PREAMBLE**

The Board of Zoning Appeals, Kent citizens serving without pay, hear evidence at public meetings both in support of and in opposition to an applicant's request before rendering a decision. Generally, the Board will decide to approve or deny each requested application at the meeting that it hears the testimony. Some decisions may be continued for further review. Once a decision has been made, the case is closed for the Board, as there is no provision in the code for the Board to reopen a case. If the petitioner disagrees with the findings of the Board, there are only two proper procedures. One is to resubmit a revision of the request that is more compatible with the code and the second is to file an appeal in the Common Pleas Court. Anyone interested in appealing a decision of the Board is advised to seek private legal counsel.

**IV. ADMINISTRATION OF OATH**

Ms. Susel stated that there isn't a need for the Administration of Oath as the applicant has asked for a continuance for the only case on the agenda.

**V. NEW BUSINESS**

**A. BZ21-025 VALERIE LANDIS  
409 WEST GRANT STREET**

**Request:** The applicant is requesting the following:  
1) A variance from Section 1106.10(a)(2) to allow a new detached accessory structure to be in front of the main structure, and  
2) A variance from Section 1107.15 to allow a new driveway to be of unequal width from the street to the terminus.

Ms. Susel stated that the applicant has met with Staff to review the variance requests. She stated that the applicant has requested a continuance until the November 15, 2021 meeting, as she is going to meet with her contractor to develop a new plan. Ms. Susel stated that a new public hearing notice will be required as well as a new application.

**PUBLIC COMMENTS**

None.

**BOARD OF ZONING OF APPEALS DISCUSSION**

None.

**MOTION:** In Case BZ21-025, Valerie Landis, 409 W. Grant St., Mr. Burton moved that the Board of Zoning Appeals grant a continuance until the next public meeting.

**Mr. Mail seconded the motion.**

[Ms. Douglas arrived during the vote. Ms. Susel updated her with regards to the case.]

**VOTE:** The motion carried 4-0.

Ms. Susel explained the process to the members of the public. She stated that staff explained to the applicant that the variances granted by the Board need to be at the minimum as it pertains to the Zoning Code. She stated that the applicant has proposed a modification to the original request that will still require variances but the variance requests will be more minimized. She stated that once the new application is received, new public notices will go out to the neighbors and in the newspaper as per the 15 day public notice requirement. She stated that if the applicant is not ready for the next public meeting, she may request another continuance at that meeting.

**VI. MEETING MINUTES**

**MOTION:** Mr. Burton moved that the Board of Zoning Appeals approve the September 20, 2021 Minutes as submitted. Ms. Douglas seconded the motion. The motion carried 4-0.

**VII. OTHER BUSINESS**

None.

**VIII. ADJOURNMENT**

**MOTION:** Mr. Mail moved to adjourn the meeting. The motion was seconded by Ms. Douglas. The motion carried 4-0.

The meeting adjourned at 7:08 pm.