

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
FEBRUARY 15, 2016
7:00 PM
FIRE DEPARTMENT TRAINING ROOM
320 SOUTH DEPEYSTER STREET**

I. CALL TO ORDER

II. PLEDGE

III. ROLL CALL

IV. PREAMBLE

V. ADMINISTRATION OF THE OATH

VI. OLD BUSINESS

**A. BZ15-013 HALLMARK CAMPUS COMMUNITIES
1700 HOLLY DRIVE**

Section: 1145.04(b)

Request: The applicant is requesting a 31-foot variance from the 41-foot required rear yard setback to allow a new building to be constructed 10 feet from the rear property line (Section 1145.04(b)).

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

VII. NEW BUSINESS

**A. BZ16-002 DS ARCHITECTS / NEWMAN CENTER
1424 HORNING ROAD**

Section: 1147.04(c)

Request: The applicant is requesting a 22.83-Foot variance from the 25-foot minimum side yard setback requirement to allow an addition to be 2.17 feet from the side property line (Section 1147.04(c)).

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

**B. BZ16-003 DS ARCHITECTS / CITY OF KENT
200 EAST COLLEGE AVENUE**

Sections: 1146.04(a), 11135.04(a), 1146.03(c), 1135.03(f), 1167.05(b)(1), and 1171.01(8)

Requests: The applicant is requesting the following:

- 1) A 5-foot variance from the 0-foot front yard setback requirement to allow the new building to be constructed 5 feet from the front property line off of South Depeyster Street (Section 1146.04(a)),
- 2) A 44-foot variance from the 44-foot front yard setback requirement to allow the new building to be constructed 0 feet from the front property line off of Haymaker Parkway (Section 1135.04(a)),
- 3) A variance from Section 1146.03(c) to allow the construction of a new building with 0 percent frontage along South Depeyster Street, where the building should occupy a minimum of 70 percent of the street frontage,
- 4) A 16.5 percent variance from the 25 percent maximum lot coverage requirement to allow 41.5 percent lot coverage (Section 1135.03(f)),
- 5) A variance of 2 spaces from the 55 minimum parking space requirement to allow a total of 53 parking spaces (Section 1167.05(b)(1)), and
- 6) A variance from section 1171.01(8) to allow the new police station building to be adjacent to residential uses (Section 1171.01(8)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VIII. OTHER BUSINESS

IX. ADJOURNMENT