

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
SEPTEMBER 19, 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**

Sections: 1135.03(b)(3), 1171.01(22)(a-f), and 1171.01(37)(h)

Requests: The applicant is requesting the following:

- 1) A 55-foot variance from the 100-foot minimum lot width at the building line to allow a new multi-family project to have a lot width of 45 feet along Holly Drive (Section 1135.03(b)(3)),
- 2) A variance from Section 1171.01(22)(a-f) to allow the proposed project to not have a courtyard, and
- 3) A variance from Section 1171.01(37)(h) to allow 9'x18' size parking spaces instead of 200 sq. ft. parking spaces, at the rate of 1 parking space per bedroom, and to allow the parking spaces to be closer than 20 feet from the proposed structures.

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VII. NEW BUSINESS

**A. BZ16-022 RICHARD & LINDA ZUCCA
1571 ELIZABETH COURT**

Section: 1129.04(a)

Request: The applicant is requesting an 11-foot variance from the 45-foot minimum front yard setback requirement to allow a

new

home to be constructed 34 feet from the front property line (Section 1129.04(a)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

**B. BZ16-023 JO LEIGH LYONS
907 CRAIN AVENUE**

Section: 1161.21(a)

Request: The applicant is requesting a variance from Section 1161.21(a) to allow 16 feet of 6-foot high fencing in the front yard.

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

**C. BZ16-024 CITY OF KENT PARKS DEPARTMENT
300 STOW STREET**

Sections: 1171.01(1), 1127.04(a), and 1167.11(a)

Requests: The applicant is requesting the following:

- 1) A 91-foot variance from the 100-foot activity setback requirement to allow a parking area to be 9 feet from the front property line along Stow street (Section 1171.01(1)),
- 2) A 91-foot variance from the 100-foot minimum front yard setback to allow the parking lot to be 9 feet from the front property line (Section 1127.04(a)), and
- 3) A variance to allow parking within the front yard setback (Section 1167.11(a)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VIII. MEETING MINUTES

A. Minutes from the July 18, 2016 meeting

B. Minutes from the August 15, 2016 meeting

IX. OTHER BUSINESS

A. Pursuant to Planning Commission request, discussion of BZA Member's rationale for vote in BZ16-018a

X. ADJOURNMENT