

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
JULY 18, 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. BZ16-012 PATRICK RYEL & KELLIE ROSSINI
502 MILLER AVENUE**

Section: 1161.14(a)

Request: The applicant is requesting a 9.5-foot variance from the 15-foot minimum setback from a main structure requirement to allow an accessory building to be 5.5 feet from the house (Section 1161.14(a)).

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

VII. NEW BUSINESS

**A. BZ16-013 LEWIS LAND PROFESSIONALS, INC.
1500 ST. CLAIR AVENUE**

Section: 1167.11(b)(1)

Request: The applicant is requesting an 18-foot variance from the 20-foot minimum landscaping strip between the parking area and right-of-way requirement to allow parking to be 2 feet from the St. Clair Avenue (Section 1167.11(b)(1)).

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

**B. BZ16-014 CITY OF KENT / CHARLES CORCORAN
418 NORTH MANTUA STREET**

Sections: 1135.04(b) and 1135.04(c)(3)

Request: The applicant is requesting the following:

- 1) An 8-foot variance from the 30-foot minimum rear yard setback requirement to allow a building addition to be constructed 22 feet from the rear property line (Section 1135.04(b)), and
- 2) A 2-foot variance from the 10-foot minimum rear yard setback requirement to allow a building addition to be constructed 8 feet from the side property line (Section 1135.04(c)(3)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

**C. BZ16-015 LRC DEVELOPMENT COMPANY
1005 EAST MAIN STREET**

Sections: 1145.04(a) and 1167.11(b)(1)

Request: The applicant is requesting the following:

- 1) A 9-foot variance from the 30-foot minimum front yard setback requirement to allow a new structure to be built 21 feet from the front property line along Luther Avenue (Section 1145.04(a)), and
- 2) A 12-foot variance from the 20-foot minimum landscaping strip between the parking area and right-of-way requirement to allow parking to be located 8 feet from Elmwood Drive (Section 1167.11(b)(1)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

**D. BZ16-016 STEVE & SUSAN MILESKE
244 COLUMBUS STREET**

Section: 1109.09(a)

Request: The applicant is requesting an appeal of the zoning inspector's decision to deny the property owners request for the City to determine that the use of the property at 244 Columbus Street as a duplex is a legal pre-existing use.

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

**E. BZ16-017 STEVE & SUSAN MILESKE
516 SOUTH LINCOLN STREET**

Section: 1109.09(a)

Request: The applicant is requesting an appeal of the zoning inspector's decision to deny the property owners request for the City to determine that the use of the property at 516 South Lincoln Street as a rooming house is a legal pre-existing non-conforming use.

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VIII. MEETING MINUTES

A. Minutes from the June 20, 2016 meeting

IX. OTHER BUSINESS

X. ADJOURNMENT