

**KENT CITY BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
FIRE DEPARTMENT TRAINING ROOM
320 SOUTH DEPEYSTER STREET
NOVEMBER 20, 2023
7:00 P.M.**

I. CALL TO ORDER

II. ROLL CALL

III. PREAMBLE

IV. ADMINISTRATION OF THE OATH

V. NEW BUSINESS

**A. BZ23-014 RICK HAWKSLEY, RUTH & JOE CULLUM
 434 STOW STREET**

Section: 1103.08(E)

Request: A variance from Section 1103.08(E) to allow a 90-foot variance where 100 feet is the minimum requirement to allow a principal building to be constructed 10 feet from the front property line.

1. Staff Presentation of Case
2. Applicant Presentation of Case
3. Public Comment
4. Board of Zoning Appeals Discussion/ Action

**B. BZ23-015 AKERS SIGN & THE UNITED METHODIST CHURCH OF KENT
 1435 EAST MAIN STREET**

Section: 1110.06(E)

Request: In accordance with Section 1110.06(E) the applicant is requesting a substitution of nonconforming use for the alteration and parts replacement of an existing electronic messaging center sign.

1. Staff Presentation of Case
2. Applicant Presentation of Case
3. Public Comment
4. Board of Zoning Appeals Discussion/ Action

**C. BZ23-016 SUSAN MORRISON & TRAVIS WHISMAN
 305-307 S. CHESTNUT**

Section: 1106.08(F)

Request: A variance from Section 1106.08(F) to allow a deck to project 8 feet into the pre-existing nonconforming front yard setback of 14 feet.

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.

1. Staff Presentation of Case
2. Applicant Presentation of Case
3. Public Comment
4. Board of Zoning Appeals Discussion/ Action

**D. BZ23-017 HUMP & HUSTLE LLC, NORTH WATRE BREWING CO
101 E. CRAIN AVENUE**

Section: 1108.05(D)(b)

Request: 1. A variance from Section 1108.05(D)(b) to eliminate the required 20-foot landscape buffer in the rear where it abuts the I: Industrial District.

2. A variance from Section 1108.05(D)(b) to eliminate the required 20-foot landscape buffer to the west side where it abuts the railroad.

1. Staff Presentation of Case
2. Applicant Presentation of Case
3. Public Comment
4. Board of Zoning Appeals Discussion/ Action

**E. BZ23-018 BRIDGET TIPTON & PAUL ORGAN
234 S. WATER STREET**

Sections: 1110.06(E) & 1109.09(D)(6)

Requests: 1. In accordance with Section 1110.06(E) the applicants are requesting a substitution of nonconforming use for a pole sign.

2. A variance from Section 1109.09(D)(6) to allow an 8-foot 3-inch variance where 10 feet is the minimum requirement to allow a pole sign to be located 1-foot 9-inches from the right of way.

1. Staff Presentation of Case
2. Applicant Presentation of Case
3. Public Comment
4. Board of Zoning Appeals Discussion/ Action

VI. OTHER BUSINESS

None

VII. MEETING MINUTES

- August 21, 2023
- October 16, 2023

VIII. ADJOURNMENT