

**CITY OF KENT  
BOARD OF ZONING APPEALS  
PUBLIC HEARING & BUSINESS MEETING  
AUGUST 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. NEW BUSINESS**

**A. BZ16-018a ALDEN KENT PROJECT, LLC  
1456 EAST SUMMIT STREET**

Section: 1109.09(a)

Request: The applicant is requesting an appeal of City's determination of required parking spaces for the proposed multi-family residential project.

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

**B. BZ16-018b ALDEN KENT PROJECT, LLC  
1456 EAST SUMMIT STREET**

Section: 1167.05

Request: The applicant is requesting a 63 parking space variance from the 437 total number of on-site parking spaces that are required to allow a total of 374 parking spaces for the proposed multi-family residential project and existing church at 1456 Summit Street (Section 1167.05).

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

**C. BZ16-019 SCOTT FLYNN / SHERYL CARPENTER  
217 ORCHARD & 209 – 211 STANDING ROCK AVENUE**

Sections: 1133.03(a)(3), 1133.04(c), 1133.03(b)(3), 1133.03(a)(2), and 1133.03(c)

Requests: The applicants are requesting the following:

- 1) A 15,376.3 square foot variance from the 28,000 square foot minimum lot size to allow a new lot (217 Orchard) to be created for a multi-family structure to have a lot size of 12,623.7 square feet (Section 1133.03(a)(3)),
- 2) An 8-foot variance from the 10-foot minimum side yard setback to allow the building at 217 Orchard to be 2 feet from the new side property line (Section 1133.04(c)),
- 3) An 11.65-foot variance from the 100-foot minimum lot width at the building line to allow a new lot (217 Orchard) to be 88.35 feet wide at the building line (Section 1133.03(b)(3)),
- 4) A 3270.6 square foot variance from the 12,000 square foot minimum lot size to allow a new lot (209-211 Standing Rock) to be created for a two-family structure to have a lot size of 8729.4 square feet (Section 1133.03(a)(2)), and
- 5) A 27.42-foot variance from the 50-foot minimum lot frontage to allow a new lot (209-211 Standing Rock) to have 22.58 feet of frontage on Orchard Street (Section 1133.03(c)).

**1. Public Comment**

**2. Board of Zoning Appeals Discussion / Action**

**D. BZ16-020      ANDREW LANIER  
141 CRAIN AVENUE**

Section: 1161.27(a)

Request: The applicant is requesting a variance from Section 1161.27(a) to construct a turnaround off of the driveway.

**1. Public Comment**

**2. Board of Zoning Appeals Discussion / Action**

**E. BZ16-021      JOEL & SHANNON CARACCIOLO  
324 NORTH MANTUA STREET**

Section: 1122.05(a)

Request: The applicant is requesting a 3248.2 square foot variance from the 10,000 square foot minimum lot size to allow a single family home to be converted to a rooming house with a lot size of 6751.8 square feet (Section 1122.05(a)).

**1. Public Comment**

**2. Board of Zoning Appeals Discussion / Action**

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**VII. OTHER BUSINESS**

**A. Meeting procedures and policies**

**VIII. ADJOURNMENT**