

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
JULY 17, 2017
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. BZ17-007 JOSHUA BLATT
VACANT LOT ON WILSON AVENUE
(BETWEEN 132 AND 206)**

Section: 1161.14(b)

Request: The applicant is requesting a 3-foot variance from the 5-foot minimum rear yard setback for a substandard lot to allow a detached garage to be constructed 2 feet from the rear property line (Section 1161.14(b)).

VII. NEW BUSINESS

**A. BZ17-009 JENNIFER KOLB
745 FAIRCHILD AVENUE**

Section: 1133.04(b)

Request: The applicant is requesting a 12.2-foot variance from the 30-foot minimum rear yard setback to allow an addition to be 17.8 feet from the rear property line (Section 1133.04(b)).

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

**B. BZ17-010 TERRANCE MESSERSMITH
1209 & 1209 ½ SOUTH WILLOW STREET EXTENSION**

Section: 1109.09(a)

Request: The applicant is appealing the zoning inspector's decision to deny the applicant's request to grant the property at 1209 & 1209 ½ South Willow Street Extension a certificate of pre-existing, non-conforming use as a duplex.

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

C. BZ17-011

CITY OF KENT

VACANT LOTS ON GOUGLER AVENUE AND NORTH MANTUA STREET

Section: 1171.01(a)(8)

Request: The applicant is requesting a variance from Section 1171.01(a)(8) to allow a governmentally owned public facility (parking area) to be located adjacent to residential uses. The parking area will be located on the following parcels: 17-025-10-00-080-000, 17-025-10-00-059-000, 17-025-10-00-079-000, 17-025-10-00-061-000, AND 17-025-10-00-059-002.

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VIII. MEETING MINUTES

A. June 19, 2017 meeting minutes

IX. OTHER BUSINESS

X. ADJOURNMENT

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.