

**KENT CITY BOARD OF ZONING APPEALS
PUBLIC HEARING & REGULAR BUSINESS MEETING
FIRE DEPARTMENT TRAINING ROOM
320 SOUTH DEPEYSTER STREET
May 20, 2024
7:00 P.M.**

I. CALL TO ORDER

II. ROLL CALL

III. PREAMBLE

IV. ADMINISTRATION OF THE OATH

V. OLD BUSINESS

VI. NEW BUSINESS

**A. BZ24-004 RANDALL SMITH
 310 ELMWOOD DRIVE**

Section: 1107.15(b)

Request: 1. The applicant is requesting a variance from Section 1107.15(b) to allow an existing 25.5' x 9.5' driveway bump out to remain where the driveway must be of equal width from the traveled portion of the public or private road right-of-way to the driveway terminus.

2. The applicant is requesting a variance from Section 1107.15(b) to allow a 39.5' x 9.5' bump out to be installed where the driveway must be equal width from the traveled portion of the public or private road right-of-way to the driveway terminus.

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

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.

**B. BZ24-005 RIVERWOOD CHAPEL/ SIGNS 330
1407 FAIRCHILD AVENUE**

Section: 1110.06(E)

Request: In accordance with Section 1110.06(E) the applicants are requesting a substitution of nonconforming use for the alteration and enlargement of two (2) existing monument signs.

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

**C. BZ24-006 RASCAL HOUSE / MPG ARCHITECTS
1630 E. MAIN STREET**

Sections: 1109.09(D)(6) and 1108.05(D)(a)

Request: 1. A variance from Section 1109.09(D)(6) to allow a 10-foot variance where 10 feet is the minimum requirement to allow a monument sign to be constructed 0 feet from the public right-of-way line.

2. A variance from Section 1108.05(D)(a) to allow a 10-foot variance where 10 feet is the minimum requirement to eliminate the required 10-foot landscape buffer to the east side of the property.

3. A variance from Section 1108.05(D)(a) to allow a 10-foot variance where 10 feet is the minimum requirement to eliminate the required 10-foot landscape buffer to the south side of the property.

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

VII. MEETING MINUTES

April 1, 2024

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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