

**KENT CITY BOARD OF ZONING APPEALS
PUBLIC HEARING & REGULAR BUSINESS MEETING
FIRE DEPARTMENT TRAINING ROOM
320 SOUTH DEPEYSTER STREET
July 15, 2024
7:00 P.M.**

I. CALL TO ORDER

II. ROLL CALL

III. PREAMBLE

IV. ADMINISTRATION OF THE OATH

V. OLD 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.

VI. NEW BUSINESS

**A. BZ24-007 ALAN BALDWIN
721 BERKELEY STREET**

Section: 1106.10(B)(2)

Request:

1. The applicant is requesting a variance from Section 1106.10(B)(2) to allow a 1-foot variance where 5 feet is the minimum requirement to allow an accessory structure to be located 4 feet from the rear property line on a substandard lot.
2. The applicant is requesting a variance from Section 1106.10(B)(2) to allow a 3-foot variance where 5 feet is the minimum requirement to allow an accessory structure to be located 2 feet from the east side property line on a substandard lot.

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

**B. BZ24-008 JOAN KNAPP
1602 S. LINCOLN STREET**

Section: 1106.12(A)

Request: The applicant is requesting a variance from Section 1106.12(A) to allow a 6-foot-tall fence to be constructed where 4 feet is the maximum height allowed.

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

**C. BZ24-009 PAUL DITCHEY
 466 HARVEY STREET**

Section: 1107.15(b)

Request: 1. The applicant is requesting a variance from Section 1107.15(b) to allow a new addition to an existing bump out to be extended 1 foot to the south side of the property where the driveway must be equal width from the traveled portion of the public or private right-of-way to the terminus.

2. The applicant is requesting a variance from Section 1107.15(b) to allow a new addition to an existing bump out to be extended 2 feet to the east side of the property where the driveway must be equal width from the traveled portion of the public or private right-of-way to the terminus.

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

VII. MEETING MINUTES

May 20, 2024

VIII. OTHER BUSINESS

IX. ADJOURNMENT