

**CITY OF KENT  
BOARD OF ZONING APPEALS  
PUBLIC HEARING & BUSINESS MEETING  
APRIL 15, 2019  
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. BZ18-007      ROBERTA CICCONE / ROCHELLE KLEIN  
403 CHERRY STREET / 1344 PINE STREET**

Sections:      1133.03(a)(1), 1133.04(b), 1133.04(c)

Requests:      The applicant is requesting the following variances for a lot split:

1344 Pine Street (Parcel A)

- 1) A 1797.06 square foot variance from the 8000 square foot minimum lot size with a single family dwelling to allow the new lot to be 6202.94 square feet (Section 1133.03(a)(1)),
- 2) A 23-foot variance from the 30-foot minimum rear yard setback requirement to allow the existing house to be 7 feet from the rear (South) property line (Section 1133.04(b)), and
- 3) A 5-foot variance from the 10-foot minimum side yard setback requirement to allow the existing house to be 5 feet from the side (West) property line (Section 1133.04(c)).

403 Cherry Street (Parcel B)

- 1) A 2324.13 square foot variance from the 8000 square foot minimum lot size with a single family dwelling to allow the new lot to be 5675.87 square feet (Section 1133.03(a)(1)),
- 2) A 21-foot variance from the 30-foot minimum rear yard setback requirement to allow the existing house to be 9 feet from the rear (West) property line (Section 1133.04(b)), and

- 3) A 4-foot variance from the 10-foot minimum side yard setback requirement to allow the existing house to be 6 feet from the side (North) property line (Section 1133.04(c)).
- 4) A 7-foot variance from the 10-foot minimum side yard setback to allow a new detached accessory building to be constructed 3 feet from the west side property line (Section 1161.14(a)), and
- 5) A 7-foot variance from the 10-foot minimum side yard setback to allow a new detached accessory building to be constructed 3 feet from the new east side property line (Section 1161.14(a)).

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

**B. BZ19-009      CITY OF KENT SERVICE DEPARTMENT  
SOUTHWEST PUMP STATION  
1296 MIDDLEBURY ROAD**

Section: 1171.01(a)(1)

Request: The applicant is requested a variance from Section 1171.01(a)(1) to allow a new pump station to be 2 feet from the front property line, where 100 feet minimum is required.

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

**VII. MEETING MINUTES**

**A. March 18, 2019 meeting minutes**

**VIII. OTHER BUSINESS**

**A. Dunkin Donuts / Bishara lawsuit update**

**IX. ADJOURNMENT**

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.