

**KENT CITY BOARD OF ZONING APPEALS
PUBLIC HEARING & REGULAR BUSINESS MEETING
FIRE DEPARTMENT TRAINING ROOM
320 SOUTH DEPEYSTER STREET
September 16, 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. BZ24-010 JULIE MELUCH
 1509 S. WATER STREET**

Section: 1107.15(B)

Request: 1. The applicant is requesting a variance from Section 1107.15(B) to allow a 17' and 2.23" by 20' 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. BZ24-013 CAROL HAAS / JAY Z CONSTRUCTION, LLC
130 N. PEARL STREET**

Sections: 1106.10(A) & 1103.10(E)

Request: 1. The applicants are requesting a variance from Section 1106.10(A) to allow a 4.5 foot variance where 10 feet is the minimum requirement to allow an accessory structure to be located 5.5 feet from the north property line.

2. The applicants are requesting a variance from Section 1106.10(A) to allow a 14-foot variance where 15 feet is the minimum requirement to allow an accessory structure to be located 1 foot from the principal building.

3. The applicants are requesting a variance from Section 1103.10(E) to allow a 30-foot variance where 45 feet is the minimum requirement to allow an addition to be located 15 feet from the front property line.

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

C. BZ24-014 MAYER ARCHITECTURAL GROUP / GRAVES WEST VIRGINA PROPERTIES

715 E. MAIN STREET

Sections: 11108.05(a) & 1108.05(d)

Request: 1. The applicants are requesting a variance from Section 1108.05(a) to allow a 9-foot variance where 20 feet is the minimum requirement to allow an 11-foot landscape buffer in the northeast corner of the property.

2. The applicants are requesting a variance from Section 1108.05(d) to allow a 4-foot 8-inch variance where 10 feet is the minimum requirement to allow a 5-foot 4-inch landscape buffer on the north side of the property.

3. The applicants are requesting a variance from Section 1108.05(d) to allow a 6-foot to 9-foot variance where 10 feet is the minimum requirement to allow a 1-foot to 4-foot landscape buffer on the west 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

May 20, 2024

July 15, 2024

August 19, 2024

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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