

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
DECEMBER 17, 2018
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. BZ18-015 ANDRA FRESCURA
 126 SOUTH PEARL STREET**

Sections: 1133.03(a)(2), 1133.03(b)(2), and 1133.04(a)

Requests: The applicant is requesting the following:

- 1) A 2400 square foot variance from the 12,000 square foot minimum lot size to allow a duplex to be located on a parcel that is 9600 square feet (Section 1133.03(a)(2)),
- 2) A 15-foot variance from the 75-foot minimum lot width at the building line requirement to allow a duplex to be located on a 60-foot wide parcel (Section 1133.03(b)(2)), and
- 3) A 20-foot variance from the 35-foot minimum front yard setback to allow a building addition to be 15 feet from the front property line along the Alley (Section 1133.04(a)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

**B. BZ18-016 JOHN BURNELL
 1022 MASON AVENUE**

Section: 1161.14(a)

Request: The applicant is requesting a 4.42-foot variance from the 10-foot minimum rear yard setback to allow an accessory building to be 5.58 feet from the rear property line (Section

1161.14(a)).

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

**C. BZ18-017 DS ARCHITECTS
1625 SOUTH WATER STREET**

Section: 1171.14(a)(8)

Request: The applicant is requesting a variance from Section 1171.01(a)(8) to allow a proposed Dunkin' Donuts to be located next to residential uses.

- 1. Project Introduction and report by Staff**
- 2. Applicant presentation**
- 3. Questions of Applicant and Staff by the Board**
- 4. Hearing of Public Testimony by the Board**
- 5. Closing of Public Comment Hearing by the Board**
- 6. Follow-up/additional questions by the Board for Staff and Applicant**
- 7. Final Applicant Comments**
- 8. Discussion by the Board**
- 9. Action by the Board**

VII. MEETING MINUTES

A. October 15, 2018 meeting minutes

VIII. OTHER BUSINESS

IX. 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.