



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: December 11, 2024
TO: KENT CITY BOARD OF ZONING APPEALS
FROM: KAILYN CYRUS, DEVELOPMENT PLANNER
RE: STAFF REPORT FOR THE DECEMBER 16, 2024, BOARD OF ZONING APPEALS MEETING

The following cases; appears on the agenda for December 16, 2024, Board of Zoning Appeals meeting:

NEW BUSINESS

CASE NO.: BZ24-017

APPLICANT: SCOTT FLYNN / RICHARD & KIMBERLY RICHARDS

SITE LOCATION: 1312 N. Mantua Street

STATUS OF APPLICANT: The applicants are the owners of the property and a representative.

REQUESTED ACTION: The applicants are requesting a variance from Section 1103.11(E) to allow a 15-foot variance where 30 feet is the minimum requirement to allow a principal building to be located 15 feet from the rear property line.

ZONING: The property is located within the R-3: High Density Residential Zoning District.

TRAFFIC: Access is from N. Mantua Street and Needham

SURROUNDING LAND USES: The property is surrounded by residential uses on all sides.

APPLICABLE CODE SECTION(S): 1103.11(E)

ANALYSIS:

The applicants own the parcel at 1312 N. Mantua Street and two parcels behind it at 429 Needham Avenue in which they reside. The applicants are proposing a lot split and consolidation, taking land from the parcel at 1312 N. Mantua Street and consolidating it with the property at 429 Needham Ave. The applicants state that this is needed as they would prefer to have more land at their residential property than at their business property. This would allow them to build a subordinate structure on their residential parcel without the need for variances.

The proposed lot split and consolidation put the current commercial building 15 feet from the property line. The City of Kent Zoning Code requires that all principal structures in the R-3 be located 30 feet from the rear property line.

The Board of Zoning Appeals may grant, grant with conditions, or deny the variance application.

- a. Should the Board of Zoning Appeals wish to **GRANT** the applicants' request for the variances for the property located at 1312 N. Mantua Street, the following language may be used:

- 1. I move that, in case BZ24-017, applicants Scott Flynn / Richard and Kimberly Richards, the Board of Zoning Appeals grant the applicants' request for a variance from Section 1103.11(E) to allow a 15-foot variance where 30 feet is the minimum requirement to allow a principal building to be located 15 feet from the rear property line.***

<u>CASE NO.:</u>	BZ24-018
<u>APPLICANT:</u>	CORDAVE PROPERTIES
<u>SITE LOCATION:</u>	1335 W. Main Street
<u>STATUS OF APPLICANT:</u>	The applicant is the owner of the property.
<u>REQUESTED ACTION:</u>	The applicant is requesting a variance from Section 1106.10(A) to allow a 9-foot variance where 15 feet is the minimum requirement to allow a subordinate structure to be located 6 feet from the principal building.
<u>ZONING:</u>	The property is located within the IC-R: Intensive Commercial Residential Zoning District.
<u>TRAFFIC:</u>	Access is from W. Main Street
<u>SURROUNDING LAND USES:</u>	The property is surrounded by residential uses to the north and west and commercial uses to the east and south.

APPLICABLE CODE SECTION(S): 1106.10(A)

ANALYSIS:

The applicant proposes to construct a 22-foot by 28-foot subordinate structure to allow for extra storage of shipments needed to maintain the Custom Shirts and Sportswear Business. The applicant states that due to the size and nature of the property there is not enough space to construct the subordinate structure within the regulation of the City of Kent Zoning Code.

The proposed subordinate structure is located 6 feet from the principal structure. The City of Kent Zoning Code requires subordinate structure to be located 15 feet from the principal structure.

The Board of Zoning Appeals may grant, grant with conditions, or deny the variance application.

- a. Should the Board of Zoning Appeals wish to **GRANT** the applicant's request for a variance for the property located at 1335 W. Main Street, the following language may be used:

- 1. I move that, in case BZ24-018, applicant Cordave Properties, the Board of Zoning Appeals grant the applicant's request for a variance from Section 1106.10(A) to allow a 9-foot variance where 15 feet is the minimum requirement to allow a subordinate structure to be located 6 feet from the principal building.***

cc: Applicants
Case files
Tim Sahr, Development Engineer
Eric Fink, Asst. Law Director
Bridget Susel, Community Development Director