

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
MAY 20, 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. BZ19-010 GPD GROUP / AT&T
1127 WEST MAIN STREET**

Sections: 1171.01(a)(1)

Requests: The applicant is requesting the following variances from Section 1171.01(a)(1) to allow a monopole and the associated utility equipment to be up to 3 feet from the side property line, where 100 feet minimum is required.

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

**B. BZ19-011 RICK HAWKSLEY
101 CRAIN AVENUE**

Section: 1155.02(a)(7)(e), 1167.09(a), and 1167.11(b)(1)

Request: The applicant is requesting the following:

- 1) A variance from Section 1155.02(a)(7)(e) to allow a new bottling plant to be 85 feet from a residential district, where 100 feet is required,
- 2) A variance from Section 1167.09(a) to allow the parking lot to remain gravel where hard surface is required,
- 3) A variance from Section 1167.11(b)(1) to allow a landscaping strip of 5 feet in the front yard, where 20 feet is required.

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

**C. BZ19-012 AMIRA OMRAN, INC.
706 SOUTH WATER STREET**

Section: 1137.04(a), 1137.04(b), 1137.04(c)(3)

Request: The applicant is requesting the following:

- 1) An 11-foot, 5-inch variance from the 30-foot minimum front yard setback requirement to allow a new building to be 18-feet, 7-inches from the front property line (West Hall Street) (Section 1137.04(a)),
- 2) A 27-foot, 10-inch variance from the 30-foot minimum rear yard setback requirement to allow a new building to be 2-feet, 2-inches from the rear (south) property line (Section 1137.04(b)), and
- 3) A 5-foot variance from the 10-foot minimum side yard setback requirement to allow a new building to be 5-feet from the side (west) property line (Section 1137.04(c)(3)).

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

**D. BZ19-013 ROBERT BAUMANN
909 FRANKLIN AVENUE**

Section: 1122.05(a)

Request: The applicant is requesting a 4,881.7 square foot variance from the 10,000 square foot minimum lot size requirement to allow the conversion of a single family house to a rooming house for up to 4 unrelated persons on a 5,118.3 square foot lot (Section 1122.05(a)).

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

VII. MEETING MINUTES

A. April 15, 2019 meeting minutes

VIII. OTHER BUSINESS

IX. ADJOURNMENT

as soon as possible, but no later than forty-eight hours prior to the event.