

**KENT CITY BOARD OF ZONING APPEALS  
PUBLIC HEARING & REGULAR BUSINESS MEETING  
FIRE DEPARTMENT TRAINING ROOM  
320 SOUTH DEPEYSTER STREET  
June 16, 2025  
7:00 P.M.**

**I.     CALL TO ORDER**

**II.    ROLL CALL**

**III.   PREAMBLE**

**IV.    ADMINISTRATION OF THE OATH**

**V.     NEW BUSINESS**

**BZ25-005     HASENSTAB ARCHITECTS / ENTERPRISE PLASTICS  
                  1500 ENTERPRISE WAY**

**Section:**     1106.12(A) & 1103.22(E)

**Request:**     1. A variance from Section 1106.12(A) to allow a 6-foot-tall fence  
                  in the front yard where 4 feet is the maximum allowable height.

                  2. A variance from Section 1103.22(E) to allow a 20-foot variance  
                  where 50 feet is the minimum requirement to allow an addition to  
                  be located 30 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**

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.

**BZ25-006      COREY WINGEN  
1480 RIVER EDGE DRIVE**

**Section:** 1106.10(A)(2)

**Request:** 1. A variance from Section 1106.10(A)(2) to allow a subordinate structure to be located in front of the primary structure where subordinate structures must not be located in front of the primary structure.

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

**BZ25-007      SEAN MERCER  
500 E. SCHOOL STREET**

**Section:** 1106.10(A) & 1103.11(E)

**Request:** 1. A variance from Section 1106.10(A) to allow an existing subordinate structure to be located on a parcel without a principal building where subordinate structures cannot exist on a parcel without a primary structure. (Parcel B)

2. A variance from Section 1106.10(A) to allow a 6-foot 8-inch variance where 10 feet is the minimum requirement to allow a subordinate structure to be located 3 feet 4 inches from the west property line. (Parcel B)

3. A variance from Section 1106.10(A) to allow a 7-foot 4-inch variance where 10 feet is the minimum requirement to allow a subordinate structure to be located 2 feet 8 inches from the east property line. (Parcel C)

4. A variance from Section 1103.11(E) to allow an 8-foot variance where 30 feet is the minimum requirement to allow a principal structure to be located 22 feet from the rear property line. (Parcel C)

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

**BZ25-008      KLABEN PROPERTY MANAGEMENT  
1180 W. MAIN STREET**

1. A variance from Section 1107.12(B)(2) to allow a 15.5-foot to 12-foot variance where 20 feet is the minimum requirement to allow a landscape strip to be between 4.5 feet and 8 feet in width. (S. Francis St.)

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

**VI.      MEETING MINUTES**

April 21, 2025  
May 19, 2025

**VII.     OTHER BUSINESS**

**VIII.   ADJOURNMENT**