

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
May 19, 2025**

MEMBERS PRESENT:

Michelle Sahr
Randall Smith
Laura Scarnecchia
O'livia Kennedy

STAFF PRESENT:

Bridget Susel, Director
Kailyn Cyrus, Zoning and Grants Coordinator

I. CALL TO ORDER

Ms. Sahr called the meeting to order at 7:00 p.m.

II. ROLL CALL

Michelle Sahr, Laura Scarnecchia, O'livia Kennedy, and Randall Smith were present. Robert Szygenda was absent.

MOTION: Mr. Smith moved to excuse Robert Szygenda. Ms. Scarnecchia seconded the motion. The motion passed unanimously.

III. PREAMBLE

The Board of Zoning Appeals, Kent citizens serving without pay, hear evidence at public meetings both in support of and in opposition to an applicant's request before rendering a decision. Generally, the Board will decide to approve or deny each requested application at the meeting that it hears the testimony. Some decisions may be continued for further review. Once a decision has been made, the case is closed for the Board, as there is no provision in the code for the Board to reopen a case. If the petitioner disagrees with the findings of the Board, there are only two proper procedures. One is to resubmit a revision of the request that is more compatible with the code and the second is to file an appeal in the Common Pleas Court. Anyone interested in appealing a decision of the Board is advised to seek private legal counsel.

IV. ADMINISTRATION OF OATH

Ms. Susel instructed members of the audience, wishing to be heard on any of the cases presented at this meeting, to raise their right hand. She administered the oath. The participants responded affirmatively.

V. OLD BUSINESS

**A. BZ25-002 JULIE MELUCH
1509 S. WATER STREET**

Ms. Susel explained that the applicant has not yet provided the additional materials and the Board's vote was to only continue the case until this meeting. She requested a motion to continue the case until a time at which the applicant provides the information.

MOTION: In Case BZ25-002, applicant Julie Meluch, 1509 S. Water St., Mr. Smith moved that the Board of Zoning Appeals continue the case until after the applicant provides the appropriate materials.

Ms. Kennedy seconded the motion.

VOTE: The motion passed 4-0.

VI. NEW BUSINESS

**B. BZ25-004 TIMOTHY STOVER, JR
235 HARRIS STREET**

The applicant is requesting:

- 1. A variance from Section 1106.10(A) to allow a 3-foot variance where 15 feet is the minimum requirement to allow a subordinate structure to be located 12 feet from the principal building.**
- 2. A variance from Section 1106.10(A) to allow an 8-foot variance where 10 feet is the minimum requirement to allow a subordinate structure to be located 2 feet from the west property line.**

Ms. Cyrus presented the staff report. She explained that the property is located within the R-3: High Density Residential Zoning District and is surrounded by residential uses on all sides. She stated that the applicant is proposing to construct a carport at the end of his driveway which he needs in order to keep his car safe from the elements. She explained that the applicant states he is unable to build a full-sized garage due to the configuration of the lot and because his lot is narrow and that the house is too close to the property line.

Tim Stover, Jr., 235 Harris St., owner, stated that he lives in a high density neighborhood and his lot is only 60 feet wide with the house situated 2 feet from the neighbor's drive. He provided photos to the Board and explained that he has widened the driveway and installed a small, permitted shed. He stated that the proposed carport is made of metal so there isn't a fire hazard. He stated that he was denied a permit for a rear yard garage years ago due to being too close to the public alley that extends behind the house. He stated that the rear property area near the alley is still a parking area for his work vehicles but he would like to have an area near the house for the metal carport for his personal vehicle. He stated that there isn't anywhere else that he can build a garage.

Ms. Sahr questioned if he was placing the carport over the existing driveway.

Mr. Stover stated that he is.

PUBLIC COMMENT

None

BOARD OF ZONING OF APPEALS DISCUSSION

Mr. Smith questioned when the street improvements were completed. He questioned if when the area was designed, that the thought was that the parking in the drives and garages would come in from the back.

Ms. Susel stated that the current improvements to Harris Street were done a couple of summers ago. She further explained that the original design back many years ago when the alley was installed was a through-way for emergency vehicles rather than for rear access to residential properties abutting the alley. In current times, people have more cars now than when Harris St. was first constructed and the South End region has some of the City's oldest housing so on-site parking is minimal on most properties. She stated that this alley, like other alleys in the City, is not the easiest to traverse and the alleys tend not to be improved or maintained well.

Mr. Stover stated that the alley is in really bad condition and he doesn't want to keep some of his better vehicles back there. He added that some kids that cut through there were egging his work vehicles along with other mischief.

Ms. Susel added that alleys are dedicated right of ways for the City, but they are the lowest priority with regards to maintenance.

Ms. Sahr stated that the hardship is that it is an existing house on a small lot with limited options for a carport. She stated that she appreciates that he is installing a metal carport to alleviate the fire concern.

MOTION: *In Case BZ25-004, applicant Timothy Stover, Jr. 235 Harris St., Mr. Smith moved that the Board of Zoning Appeals grant the applicant's request for a variance from Section 1106.10(A) to allow a 3-foot variance where 15 feet is the minimum requirement to allow a subordinate structure to be located 12 feet from the principal structure.*

Ms. Kennedy seconded the motion.

VOTE: *The motion passed 4-0.*

MOTION: *In Case BZ25-004, applicant Timothy Stover, Jr., 235 Harris St., Ms. Kennedy moved that the Board of Zoning Appeals grant the applicant's request for a variance from Section 1106.10(A) to allow an 8-foot variance where 10 feet is the minimum requirement to allow a subordinate structure to be located 2 feet from the west property line. Mr. Smith seconded the motion.*

VOTE: *The motion passed 4-0.*

VII. MEETING MINUTES

The review of the April 21, 2025 Meeting Minutes will be continued until the next meeting due to a lack of a voting quorum.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Ms. Sahr adjourned the meeting at 7:16pm.