

CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
October 20, 2025

MEMBERS PRESENT: Randall Smith
O'livia Kennedy
Laura Scarnecchia

STAFF PRESENT: Bridget Susel, Director
Kailyn Cyrus, Zoning and Grants Coordinator

I. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

II. **ROLL CALL**

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

MOTION: Ms. Kennedy moved to excuse Robert Szygenda and Michelle Sahr. Mr. Smith seconded the motion. The motion passed 3-0.

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**

None

VI. NEW BUSINESS

**A. BZ25-011 ALEX BELACK
557 SUZANNE DRIVE**

The applicant is requesting a variance from Section 1103.10(E) to allow an 11-foot 6-inch variance where 45 feet is the minimum requirement to allow an addition to be located 33 feet and 6 inches from the front property line.

Ms. Cyrus presented the staff report. She explained that the property is located within the R-2: Medium Density Residential Zoning District and is surrounded by residential uses on the north, west, and south, and the Stonewater Fields to the east. She stated that the applicant is proposing to add a covered porch to the front of the house and it will extend 8 feet and 6 inches into the front yard. She stated that the front of the house is currently located 42 feet from the front property line, which is already within the front yard setback. She added that the proposed addition will be 33 feet and 6 inches from the front property line and requires a variance.

Alex Belack, 557 Suzanne Dr., stated that he would like to add a porch that would extend 8.5 feet into the front yard, making the variance request for 11 feet and 6 inches because the house already sits 3 feet into the front yard setback.

Mr. Smith questioned if the porch was covered.

Mr. Belack stated that the porch will have an A-frame roof.

Ms. Susel and Ms. Cyrus explained that the setback requirement applies when a porch is covered, but if a porch is open, it can extend into the front yard setback without needing a variance.

PUBLIC COMMENT

None

BOARD OF ZONING OF APPEALS DISCUSSION

Mr. Smith stated that he doesn't have an issue with the variance.

MOTION: In case BZ25-011 applicant Alex Belack, 557 Suzanne Dr., Mr. Smith moved that the Board of Zoning Appeals grant the applicant's request for a variance from Section 1103.10(E) to allow an 11-foot 6-inch variance where 45 feet is the minimum requirement to allow an addition to be located 33 feet and 6 inches from the front property line.

Ms. Kennedy seconded the motion.

VOTE: The motion passed 3-0.

VII. MEETING MINUTES

A voting quorum was not present, so the approval of the minutes was continued to a future meeting.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

MOTION: *Mr. Smith moved to end the meeting. Ms. Kennedy seconded the motion.
The motion passed 3-0.*

The meeting adjourned at 7:07.