

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
November 17, 2025**

MEMBERS PRESENT: Michelle Sahr
Randall Smith
Robert Szygenda (arrived at 7:01)
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

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

MOTION: Mr. Smith moved to excuse Robert Szygenda and O'lvia Kennedy. Ms. Scarnecchia 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.

[Mr. Szygenda arrived at the meeting at 7:01 p.m. and his attendance was noted for the record]

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 participant(s) responded affirmatively.

V. OLD BUSINESS

None

VI. NEW BUSINESS

**A. BZ25-012 ADEL AL-SHERIFI
HARRIS STREET (PARCEL NO. 17-007-10-00-046-000)**

The applicant is requesting a variance from Section 1103.11(E) to allow for a 122 square foot variance where 12,000 square feet is the minimum requirement to allow for a two-family dwelling to be located on a lot that is 11,878 square feet.

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 build a two-family dwelling (duplex) on a vacant parcel. She explained that the parcel is 11,878 square feet, which is less than the minimum required lot size for a two-family dwelling of 12,000 square feet. She noted that the applicant states that he believes that the lot is suitable for the project and that the construction of a two-family dwelling will be a productive use for the property and will align with the intent of the Zoning Code. She stated that if the proposed variance is granted by the Board, the Community Development Department will grant an administrative variance for the front yard setback to be 20 feet instead of the required 35-foot front yard setback, pursuant to Section 1103.11 (F)(2) when all the following standards are met: A.) The average front yard setback of at least two (2) existing front yards on lots within two hundred (200) feet of the lot in question and within the same block and on the same side of the street, is less than the minimum front yard setback prescribed in the applicable zoning district; B.) The modified minimum front yard setback must not be less than the average front yard depth of the lots identified in Subsection (A), above, and C. The modified minimum front yard setback must not be less than twenty (20) feet in any district.

Adel Al-Sherifi, 526 Harris St., stated that he has constructed and renovated homes in the past. He stated that he owns the adjacent rental house to this lot, where he currently lives while his home is being constructed. He stated that he is proposing a two-bedroom, two-bath, 2-story, dwelling. He stated that the driveway will be in the rear yard.

Ms. Sahr stated that they are reviewing the hardship associated with building on the proposed lot. She stated that the 122 square feet doesn't seem to be a large area.

PUBLIC COMMENT

None

BOARD OF ZONING OF APPEALS DISCUSSION

No concerns or discussions were presented from the Board.

MOTION: In case BZ25-012 applicant Adel Al-Sherifi, Parcel #17-007-10-00-046-000, Ms. Scarnecchia moved that the Board of Zoning Appeals grant the applicant's request for a variance from Section 1103.11(E) to allow for a 122 square foot variance where 12,000 square feet is the minimum requirement to allow for a two-family dwelling to be located on a lot that is 11,878 square feet.

Mr. Szygenda seconded the motion.

VOTE: The motion passed 4-0.

VII. MEETING MINUTES

MOTION: *Mr. Smith moved to approve the July 21, 2025 meeting minutes*

Ms. Scarnecchia seconded the motion.

VOTE: *The motion passes 3-0-1. Mr. Szygenda abstained.*

MOTION: *Mr. Smith moved to approve the September 15, 2025 meeting minutes*

Mr. Szygenda seconded the motion.

VOTE: *The motion passes 3-0-1. Ms. Scarnecchia abstained.*

A voting quorum for the October 20, 2025 was not present and will be reviewed at 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 4-0.*

The meeting adjourned at 7:16.