

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
July 27, 2026**

MEMBERS PRESENT: Randall Smith
Michelle Sahr
O'livia Kennedy
Robert Szygenda

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, Michelle Sahr, Robert Szygenda, and O'livia Kennedy were present.

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 participant(s) responded affirmatively.

V. OLD BUSINESS

**A. BZ26-006 HALLE TROUTMAN
636 Emich Drive**

The applicant is requesting the following variances:

- 1. A variance from Section 1106.10(A) to allow a 7-foot variance where 10 feet is the minimum requirement to allow a subordinate structure to be located 3 feet from the east property line.**
- 2. A variance from Section 1106.10(A) to allow a 6-foot variance where 15 feet is the minimum requirement to allow a subordinate structure to be located 9 feet from the principal structure.**

Ms. Cyrus presented the staff report. She explained that the property is located within the R-1: Low Density Residential Zoning District and is surrounded by residential uses on all sides. She stated that the applicant is requesting the variances because of the proposed construction of a new detached garage at the end of the existing driveway. She reported that the applicant stated that the variances are needed due to the configuration of the lot as it is a narrow lot with a wide house. Ms. Cyrus stated the Zoning Code requires that a subordinate structure be located 10 feet from the side property line and 15 feet from the principal structure.

Halle Troutman, 636 Emich Dr., stated that they would like to build a garage at the end of their existing driveway. She stated that their plan creates the need for variances as the side yard setback would be 3 feet and the distance to the house would be 9 feet.

Mr. Smith questioned if there is a reason that they can't move the garage 15 feet from the principal residence and what the rear setback would be if the garage set back farther.

Ms. Troutman stated that they have some additional space with regards to the rear placement but this plan helps limit the amount of extra concrete they would need to install. She added that they could probably move the garage back to meet the 15-foot setback from the house and still not be in danger of exceeding the 10-foot rear yard setback.

Mr. Smith questioned if there was a reason for the proposed 3-foot side yard setback.

Ms. Troutman stated that they have a patio that would be in the way if they tried to maintain a 10-foot side yard setback and also, they would not be able to pull straight into the garage from the existing driveway.

Ms. Susel stated that they confirmed on the Portage County Auditor's aerial site map that there is 81 feet to the rear property line so locating the proposed garage so it meets the 15 feet setback from the principal structure can be done without creating the need for a variance.

PUBLIC COMMENT

None.

BOARD OF ZONING OF APPEALS DISCUSSION

Mr. Smith stated that he doesn't see a particular hardship with regards to the request for the setback variance to the house because it can be met without a variance. He stated that he is okay with the 3-foot side yard setback as long as the neighbors don't have an issue with it.

Mr. Szygenda stated that he 100% agrees.

Ms. Sahr agreed and stated that they are looking at hardships and there doesn't really seem to be a hardship for the setback from the principal structure.

MOTION: *In case BZ26-006 applicant Halle Troutman, 636 Emich Dr., 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 7-foot variance where 10 feet is the minimum requirement to allow a subordinate structure to be located 3 feet from the east property line.*

Mr. Szygenda seconded the motion.

VOTE: *The motion was approved 4-0.*

MOTION: *In case BZ26-006 applicant Halle Troutman, 636 Emich Dr., Mr. Szygenda moved that the Board of Zoning Appeals grant the applicant's request for a variance from Section 1106.10(A) to allow a 6-foot variance where 15 feet is the minimum requirement to allow a subordinate structure to be located 9 feet from the principal structure.*

Ms. Kennedy seconded the motion.

VOTE: *The motion was denied 4-0.*

VI. MEETING MINUTES

MOTION: Ms. Kennedy moved to approve the May 18, 2026 Board of Zoning Appeals Meeting Minutes. Mr. Smith seconded the motion. The motion passed 3-0-1. Mr. Szygenda abstained.

MOTION: Mr. Smith moved to approve the June 15, 2026 Board of Zoning Appeals Meeting Minutes. Ms. Kennedy seconded the motion. The motion passed 4-0.

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

Ms. Sahr adjourned the meeting at 7:11 pm.