



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT



DATE: SEPTEMBER 5, 2008
TO: KENT CITY BOARD OF ZONING APPEALS
FROM: HEATHER PHILE, DEVELOPMENT PLANNER
RE: STAFF REPORT FOR THE SEPTEMBER 15, 2008 BOARD OF ZONING APPEALS MEETING

The following cases appear on the agenda for the September 15, 2008 Board of Zoning Appeals meeting:

OLD BUSINESS

CASE NO.: BZ07-009

APPLICANT: Charles Feld

SITE LOCATION: 312 South Willow Street

STATUS OF APPLICANT: The applicant is the owner of the property.

REQUESTED ACTION: The applicant is requesting the following:

- 1) A 1200 square foot variance from the 10,000 square foot minimum lot size requirement to allow a rooming/boarding house with a lot size of 8800 square feet. (Section 1135.03(a)(3)) and
- 2) A 45-foot variance from the 100-foot minimum lot width at the building line to allow a lot width of 55 feet (Section 1135.03(b)(3)).

ZONING: This property is currently located in an R-4: Multi-family Residential Zone District.

TRAFFIC: The property is accessible from South Willow Street.

SURROUNDING LAND USES: The property is surrounded by other licensed Rooming/Boarding houses on the north, east, and west sides and by a duplex on the south.

APPLICABLE CODE SECTIONS: 1135.03(a)(3) and 1135.03(b)(3)

ANALYSIS:

The property at 312 South Willow Street is currently zoned R-4: Multi-family Residential and is currently a single-family dwelling. The applicant would like to convert the single family dwelling into a rooming/boarding house for up to four unrelated residents. Rooming/boarding houses are Conditionally Permitted in the R-4 zone district. In order to convert the property to a rooming/boarding house, the applicant is requesting a Conditional Zoning Certificate from the Planning Commission, who reviewed this case on June 5, 2007. The Commission voted to approve the application, with conditions, and they also recommended the Board of Zoning Appeals approve the variances.

The Board of Zoning Appeals denied two of the five variances that were requested in June of 2007. The applicant had appealed the Board's decision to the Common Pleas Court. The Court has overturned the Board's decision and requested the Board re-hear the variances that were denied and change the denials to approvals. The two variances that are being re-heard are: the lot size and the lot width at the building line.

RECOMMENDATION:

The Court has requested that we re-open the case and approve the last two variance requests.

cc: Applicant
Case file
Gary Locke, Community Development Director
Eric Fink, Asst. Law Director

AGENDA

CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARINGS & BUSINESS MEETING
SEPTEMBER 15, 2008
7:00PM
COUNCIL CHAMBERS – KENT CITY HALL
325 SOUTH DEPEYSTER STREET

- I. CALL TO ORDER
- II. PLEDGE
- III. ROLL CALL
- IV. PREAMBLE
- V. ADMINISTRATION OF THE OATH
- VI. OLD BUSINESS

A. BZ07-009 CHARLES FELD / CITY OF KENT
312 SOUTH WILLOW STREET

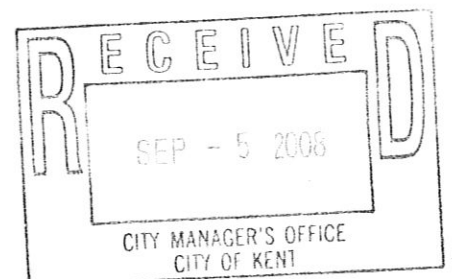
Sections: 1135.03(a)(3) and 1135.03(b)(3)

Requests: The applicant is requesting the following:

1. A 1200 square foot variance from the 10,000 square foot minimum lot size requirement to allow a rooming/boarding house with a lot size of 8800 square feet (Section 1135.03(a)(3)), and
2. A 45-foot variance from the 100-foot minimum lot width at the building line to allow a rooming/boarding house to be located on a 55-foot wide lot (Section 1135.03(b)(3)).

1. Public Comment
2. Board of Zoning Appeals Discussion / Action

- VII. NEW BUSINESS – NONE
- VIII. ADJOURNMENT



NOTICE OF PURCHASE OF NATURAL GAS
FOR COMMUNITIES IN THE DOMINION EAST OHIO GAS AREA
September 4, 2008

Completion of purchase from December-May at \$10.88/mcf.

A week ago, I communicated with you that we had locked down gas prices for your residents for October and November 2008 at \$10.98/mcf.

I also indicated that we had purchased 50% of the gas for December 2008 - May 2009. Because Gustav caused little disruption and the market dipped further today, we were able to combine our previous purchases with a very favorable rate to arrive at a blended rate of \$10.88/mcf through the end of May. These prices are significantly less than the prices just two months ago which exceeded \$16/mcf. This price also compares favorably with last winter season's NOPEC DEO price of \$9.99/mcf, taking into account the very substantial energy price run up since then.

Again, you need to remind your residents that our job at NOPEC is to protect them from high gas prices. We believe we have done that for this winter. Should they find a lower price, they can leave NOPEC at no charge at any time. You should also caution them, however, that should they make a mistake and wish to come back to NOPEC, the process could take several months. If your residents should have any questions, please refer them to our call center at 1.888.848.7914.



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

Building Services Division

To: Dave Ruller
City Manager

From: Gary Locke
Community Development Director *GL*

Date: September 8, 2008

RE: Monthly Permit and Zoning Complaint Report



Attached are the monthly reports per council's request. If you have questions or require further information, please let us know.

BUILDING PERMIT REPORT - AUGUST 2008

(KCO 147-04)

SUMMARY

<u>Permit Type</u>	<u>Number Approved</u>	<u>Current Year to Date</u>	<u>Previous Year to Date</u>
Building	19	116	171
Electric	19	116	157
HVAC	15	68	87
Plumbing	15	70	100
Engineering	8	69	46
Subdivisions	5	13	10
Zoning	13	87	78
Total:	<u>94</u>	<u>539</u>	<u>649</u>

<u>Permit Type</u>	<u>Account Code</u>	<u>Fees Collected</u>	<u>Current Year to Date</u>	<u>Previous Year to Date</u>
Park Fee	10633513	505.00	2,485.00	4,220.00
Building	00135201	2,277.37	17,463.61	20,541.78
Electric	00135202	442.25	4,810.35	7,329.25
HVAC	00135204	695.00	2,800.00	4,700.00
Plumbing	20235203	684.00	3,252.65	5,196.51
Total:		<u>\$4,603.62</u>	<u>\$30,811.61</u>	<u>\$41,987.54</u>

State 3% Fee		28.46	251.43	379.97
State 1% Fee		23.82	81.29	106.42
Contractor Licenses		450.00	3,750.00	3,700.00
Zoning		395.00	8,084.16	5,530.62
Fence Permits		100.00	600.00	700.00
Signs		270.00	905.00	460.00
Board Application Fees		0.00	1,000.00	2,400.00
Postage		124.32	1,181.69	1,713.70
Miscellaneous		1,044.00	2,641.65	1,908.96
Sewer Permits		170.00	945.00	3,575.00
Sewer Utilization		8,253.00	33,168.00	46,177.50
Storm Sewer		325.00	2,025.00	3,420.00
Street Excavation		180.00	1,420.00	1,560.00
Water Meters		2,741.00	12,843.50	12,932.00
Water Permit		100.00	775.00	2,525.00
Water Utilization		3,465.00	13,915.00	19,387.50
Bond		9,441.95	71,865.86	75,254.00
Site Plan Construction		42.75	6,932.14	35.60
Plan Review		567.45	10,822.76	15,178.04
Improvement Inspection Fee		3,148.20	5,964.12	1,788.34
Chlorination		750.00	3,150.00	1,500.00
Waterline Construction		0.00	4,500.00	0.00
Storm Excavation		0.00	0.00	0.00
Grading Permits		0.00	85.00	132.90
Plat Review		0.00	155.00	340.00
Lot Split		0.00	30.00	0.00
Frontage Fee		0.00	131.25	0.00
Total:		<u>\$31,619.95</u>	<u>\$187,222.85</u>	<u>\$200,705.55</u>
Grand Total:		<u>\$36,223.57</u>	<u>\$218,034.46</u>	<u>\$242,693.09</u>

Permit Payments Listing by Jurisdiction

From: 8/1/08 To: 8/31/08

			Value	Fee	BBS	Total
Existing Commercial						
Kent						
EC-2008-06-4	FIRE SUPPRESSION REPLACEMENT	8/13/2008				
	REPLACE FIRE SUPPRESSION IN KITCHEN HOOD		\$2,400.00	\$161.25	\$.00	\$162.15
	1400 N MANTUA ST					
EC-2008-07-2	BACKUP GENERATOR	8/19/2008				
	REPLACE BACK UP GENERATOR		\$215,100.00	\$408.50	\$.00	\$412.88
	203 N DEPEYSTER ST					
EC-2008-08-1	CHANGE IN USE FOR SKULLZ SALON	8/13/2008				
	CHANGE IN USE FOR SKULLZ SALON		\$.00	\$45.00	\$.00	\$45.00
	830 N MANTUA ST					
EC-2008-08-2	DEMO DETACHED GARAGE	8/19/2008				
	DEMO DETACHED GARAGE		\$.00	\$110.00	\$.00	\$110.30
	931 E MAIN ST					
EC-2008-08-3	REREVIEW FEE	8/28/2008				
	REREVIEW FEE		\$.00	\$225.00	\$.00	\$225.00
	154 E MAIN ST					
	144 E MAIN ST					
	138 E MAIN ST					
	<u>Total for Kent</u>		\$217,500.00	\$949.75		\$955.33
	<u>Total for Existing Commercial Permits</u>		\$217,500.00	\$949.75		\$955.33

Electric, Commercial

Kent

ELC-2008-08-1	ELECT, AT&T	8/13/2008				
	CONNECT ELECTRIC FOR AT&T VRAD CABINET		\$.00	\$25.00	\$.00	\$25.75
	491 MIDDLEBURY RD					
ELC-2008-08-2	ELECT, AT&T VRAD	8/13/2008				
	CONNECT ELECTRIC FOR AT&T VRAD CABINET		\$.00	\$25.00	\$.00	\$25.75
	506 N WILLOW ST					
ELC-2008-08-3	ELECT, GAS WELL SERVICE	8/14/2008				
	INSTALL SERVICE FOR GAS WELL		\$.00	\$25.00	\$.00	\$25.75
	5694 RHODES RD					
	<u>Total for Kent</u>		\$.00	\$75.00		\$77.25
	<u>Total for Electric, Commercial Permits</u>		\$.00	\$75.00		\$77.25

Electric, Residential

Kent

ELR-2008-07-15	ELECT, SERVICE	8/5/2008				
	REPAIR SERVICE		\$.00	\$24.75	\$.00	\$25.00
	1536 STATESMAN PL					

Permit Payments Listing by Jurisdiction

From: 8/1/08 To: 8/31/08

			Value	Fee	BBS	Total
Electric, Residential						
Kent						
ELR-2008-07-16	ELECT, 3RD FLOOR FINISH	8/7/2008				
	INSTALL ELECTRIC FOR 3RD FLOOR FINISH		\$.00	\$25.00	\$.00	\$25.25
	308 E SUMMIT ST					
ELR-2008-08-1	ELECT, SWIMMING POOL	8/13/2008				
	INSTALL ELECTRIC FOR SWIMMING POOL		\$.00	\$25.00	\$.00	\$25.25
	1073 HOLLISTER ST					
ELR-2008-08-2	ELECT, ALTERATION FOR FIRE	8/13/2008				
	PERFORM ELECTRICAL ALTERATIONS/REPAIR FOR		\$.00	\$30.00	\$.00	\$30.30
	418 LONGMERE					
ELR-2008-08-3	ELECT, BATHROOM	8/19/2008				
	INSTALL ELECTRIC FOR BATHROOM		\$.00	\$25.00	\$.00	\$25.25
	730 BERYL DR					
ELR-2008-08-4	ELECT, NEW RESIDENCE	8/22/2008				
	ELECT, NEW RESIDENCE		\$.00	\$50.00	\$.00	\$50.50
	879 HIGHRIDGE LN					
ELR-2008-08-5	ELECT, NEW RESIDENCE &	8/22/2008				
	ELECT, NEW RESIDENCE & TEMPORARY		\$.00	\$75.00	\$.00	\$75.75
	891 HIGHRIDGE LN					
ELR-2008-08-6	ELECT, NEW RESIDENCE	8/28/2008				
	INSTALL ELECTRIC IN NEW RESIDENCE		\$.00	\$50.00	\$.00	\$50.50
	1299 SHERI DR					
ELR-2008-09-2	ELECT, FIRE REPAIR	8/11/2008				
	REPAIR ELECTRIC DUE TO FIRE DAMAGE		\$.00	\$62.50	\$.00	\$63.13
	208 LAKE ST					
	<u>Total for Kent</u>		\$.00	\$367.25		\$370.93
	<u>Total for Electric, Residential Permits</u>		\$.00	\$367.25		\$370.93

Existing Multi-Family

Kent

EM-2008-07-1	PITCHED ROOF OVER EXISTING FLAT	8/5/2008				
	CONSTRUCT PITCHED ROOF OVER EXISTING FLAT		\$.00	\$310.82	\$.00	\$315.64
	501 LAKE ST					
	<u>Total for Kent</u>		\$.00	\$310.82		\$315.64
	<u>Total for Existing Multi-Family Permits</u>		\$.00	\$310.82		\$315.64

Engineering, Commercial

Kent

Permit Payments Listing by Jurisdiction

From: 8/1/08 To: 8/31/08

		Value	Fee	BBS	Total
ENGC-2008-02-4	KSU - GREEK VILLAGE	8/5/2008			
Extend sanitary sewer and provide water/sanitary services		\$0.00	\$11,678.40	\$0.00	\$11,678.40
1375 W CAMPUS CENTER DR					
ENGC-2008-07-7	CURB & WALK REPLACEMENT	8/4/2008			
		\$0.00	\$20.00	\$0.00	\$20.00
S LINCOLN					
E MAIN ST					
ENGC-2008-07-9	WATER METER	8/6/2008			
1 1/2" WATER METER		\$0.00	\$375.00	\$0.00	\$375.00
182 SHAW DR					
ENGC-2008-08-3	BOND FOR GREEK VILLAGE	8/12/2008			
BOND FOR GREEK VILLAGE		\$0.00	\$6,241.95	\$0.00	\$6,241.95
1375 W CAMPUS CENTER DR					
ENGC-2008-08-4	AT&T VRAD UTILITY (PROJECT LIGHT	8/25/2008			
Installation of a utility box and conduit		\$50,000.00	\$20.00	\$0.00	\$20.00
410 LONGMERE DR					
ENGC-2008-09-2	WATER METER	8/8/2008			
WATER METER		\$0.00	\$300.00	\$0.00	\$300.00
1154 W MAIN ST					
	<u>Total for Kent</u>	\$50,000.00	\$18,635.35		\$18,635.35
	<u>Total for Engineering, Commercial Permits</u>	\$50,000.00	\$18,635.35		\$18,635.35

Engineering, Residential

Kent

ENGR-2008-08-1	SIDEWALK & APRON REPLACEMENT	8/13/2008			
REPLACE SIDEWALK & APRON		\$0.00	\$20.00	\$0.00	\$20.00
210 COLUMBUS ST					
ENGR-2008-08-2	APRON & SIDEWALK REPLACEMENT	8/13/2008			
REPLACE APRON & SIDEWALK		\$0.00	\$20.00	\$0.00	\$20.00
551 VALLEYVIEW DR					
ENGR-2008-08-3	APRON & SIDEWALK REPLACEMENT	8/13/2008			
REPLACE APRON & SIDEWALK		\$0.00	\$20.00	\$0.00	\$20.00
219 S WILLOW ST					
ENGR-2008-08-5	SANITARY CONNECTION	8/25/2008			
CONNECT TO SANITARY		\$0.00	\$45.00	\$0.00	\$45.00
1098 MONROE FALLS RD					
	<u>Total for Kent</u>	\$0.00	\$105.00		\$105.00
	<u>Total for Engineering, Residential Permits</u>	\$0.00	\$105.00		\$105.00

Existing Residential

Kent

Permit Payments Listing by Jurisdiction

From: 8/1/08 To: 8/31/08

		Value	Fee	BBS	Total
ER-2008-07-12	DECK	8/4/2008			
CONSTRUCT 12' X 12' UNCOVERED DECK IN REAR		\$3,500.00	\$75.00	\$.00	\$75.50
1366 NICHOLAS DR					
ER-2008-07-13	3rd FLOOR (ATTIC) FINISH	8/4/2008			
FINISH 3RD FLOOR ATTIC		\$10,000.00	\$57.50	\$.00	\$58.08
308 E SUMMIT ST					
ER-2008-07-14	ATTACHED GARAGE	8/6/2008			
CONSTRUCT A 3-CAR ATTACHED GARAGE		\$.00	\$88.40	\$.00	\$89.03
1531 STATESMAN					
1529 STATESMAN					
ER-2008-07-15	DORMER ADDITION	8/7/2008			
CONSTRUCT DORMER ADDITION ON HOUSE		\$4,000.00	\$29.80	\$.00	\$30.10
532 PIONEER AVE					
ER-2008-07-16	BATHROOM REMODEL	8/7/2008			
CONSTRUCT 2 BATHROOMS OUT OF ONE EXISITING		\$19,000.00	\$30.00	\$.00	\$30.30
730 BERYL DR					
ER-2008-07-17	DECK	8/8/2008			
CONSTRUCT REAR DECK		\$4,200.00	\$75.00	\$.00	\$75.50
673 STONEWATER DR					
ER-2008-07-19	DECK	8/11/2008			
CONSTRUCT DECK		\$4,100.00	\$75.00	\$.00	\$75.50
1104 MONROE FALLS RD					
ER-2008-07-20	FOUNDATION WALL REBUILD	8/14/2008			
REBUILD FOUNDATION WALL		\$10,000.00	\$25.00	\$.00	\$25.25
709 STINAFF EXTENSION ST					
ER-2008-08-1	DEMO DETACHED GARAGE	8/22/2008			
DEMO DETACHED GARAGE		\$.00	\$110.00	\$.00	\$110.10
703 FRANKLIN AVE					
ER-2008-08-3	SHED	8/28/2008			
CONSTRUCT SHED IN READ YARD PER PLAN		\$2,200.00	\$57.00	\$.00	\$57.32
1185 NORWOOD					
	<u>Total for Kent</u>	\$57,000.00	\$622.70		\$626.68
	<u>Total for Existing Residential Permits</u>	\$57,000.00	\$622.70		\$626.68

Heating, Commercial

Kent

HVACC-2008-07-2	HVAC, REPLACEMENT HEAT & A/C	8/6/2008			
REPLACE BASEMENT HEAT & A/C		\$.00	\$50.00	\$.00	\$51.50
121 E MAIN ST					
HVACC-2008-07-3	HVAC, ROOF TOP UNIT	8/6/2008			
REPLACE ROOF TOP UNIT		\$.00	\$50.00	\$.00	\$51.50

Permit Payments Listing by Jurisdiction

From: 8/1/08 To: 8/31/08

			Value	Fee	BBS	Total
Heating, Commercial						
Kent						
121 E MAIN ST						
HVACC-2008-07-4	HVAC, HEAT & A/C REPLACEMENT	8/6/2008				
REPLACE HEAT & A/C			\$.00	\$50.00	\$.00	\$51.50
133 E MAIN ST						
	<u>Total for Kent</u>		\$.00	\$150.00		\$154.50
	<u>Total for Heating, Commercial Permits</u>		\$.00	\$150.00		\$154.50

Heating, Residential

Kent

709 STINAFF EXTENSION ST						
HVACR-2008-07-7	FURNACE REPLACEMENT	8/8/2008				
REPLACE FURNACE			\$.00	\$30.00	\$.00	\$30.30
879 HIGHRIDGE LN						
HVACR-2008-08-1	HVAC, NEW RESIDENCE	8/13/2008				
INSTALL HVAC FOR NEW RESIDENCE			\$.00	\$50.00	\$.00	\$50.50
911 HIGHRIDGE LN						
HVACR-2008-08-2	HVAC, NEW RESIDENCE	8/13/2008				
INSTALL HVAC IN NEW RESIDENCE			\$.00	\$50.00	\$.00	\$50.50
404 WOODARD						
HVACR-2008-08-3	HVAC, REPLACEMENT	8/13/2008				
REPLACE HVAC			\$.00	\$30.00	\$.00	\$30.30
993 EDGEWATER CIR						
HVACR-2008-08-4	HVAC, NEW RESIDENCE	8/13/2008				
INSTALL HVAC IN NEW RESIDENCE			\$.00	\$50.00	\$.00	\$50.50
631 VINE ST						
HVACR-2008-08-5	HVAC, REPLACE HEAT & AIR	8/13/2008				
REPLACE HEAT & AIR			\$.00	\$60.00	\$.00	\$60.60
985 EDGEWATER CIR						
HVACR-2008-08-6	HVAC, NEW RESIDENCE	8/13/2008				
INSTALL HVAC IN NEW RESIDENCE			\$.00	\$50.00	\$.00	\$50.50
615 TALLMADGE RD						
HVACR-2008-08-7	HVAC, REPLACE HEAT & AIR FOR	8/14/2008				
REPLACE HEAT & AIR FOR DUPLEX			\$.00	\$120.00	\$.00	\$121.20
892 HIGHRIDGE LN						
HVACR-2008-08-8	HVAC, NEW RESIDENCE	8/18/2008				
HVAC, NEW RESIDENCE			\$.00	\$50.00	\$.00	\$50.50
418 LONGMERE DR						
HVACR-2008-08-9	HVAC, REPLACE HEAT & ADD A/C	8/19/2008				
REPLACE HEAT & ADD AIR CONDITIONING			\$.00	\$55.00	\$.00	\$55.55

Permit Payments Listing by Jurisdiction

From: 8/1/08 To: 8/31/08

	Value	Fee	BBS	Total
<u>Total for Kent</u>	\$.00	\$545.00		\$550.45
<u>Total for Heating, Residential Permits</u>	\$.00	\$545.00		\$550.45

New Residential

Kent

NR-2008-07-1	NEW RESIDENCE	8/26/2008			
CONSTRUCT NEW RESIDENCE		\$107,829.00	\$3,655.80	\$.00	\$3,658.46
822 STONEWATER DR					
NR-2008-07-2	NEW RESIDENCE	8/26/2008			
CONSTRUCT NEW RESIDENCE		\$98,814.00	\$3,591.95	\$.00	\$3,593.97
891 HIGHRIDGE LN					
NR-2008-07-3	NEW RESIDENCE	8/14/2008			
CONSTRUCT NEW RESIDENCE		\$189,990.00	\$4,445.35	\$.00	\$4,448.31
1299 SHERI DR					
<u>Total for Kent</u>		\$396,633.00	\$11,693.10		\$11,700.74
<u>Total for New Residential Permits</u>		\$396,633.00	\$11,693.10		\$11,700.74

Plumbing, Commercial

Kent

PC-2008-07-1	PLUMB, WATER METER	8/11/2008			
INSTALL WATER METER		\$.00	\$39.00	\$.00	\$40.17
1154 W MAIN ST					
PC-2008-08-1	PLUMB, REMODEL FOR SKULLZ	8/19/2008			
PLUMB REMODELING FOR SKULLZ SALON		\$.00	\$58.00	\$.00	\$59.74
830 N MANTUA ST					
PC-2008-08-2	PLUMB, ADDITION	8/26/2008			
PLUMB ADDITION		\$.00	\$170.00	\$.00	\$175.10
1111 W MAIN ST					
PC-2008-08-3	PLUMB, PHOENIX PROJECT	8/26/2008			
PLUMB PHOENIX PROJECT		\$.00	\$110.00	\$.00	\$113.30
154 E MAIN ST					
144 E MAIN ST					
138 E MAIN ST					
<u>Total for Kent</u>		\$.00	\$377.00		\$388.31
<u>Total for Plumbing, Commercial Permits</u>		\$.00	\$377.00		\$388.31

Plumbing, Residential

Kent

PR-2008-08-1	PLUMB, HOT WATER TANK	8/13/2008			
REPLACEMENT OF HOT WATER TANK		\$.00	\$39.00	\$.00	\$39.39
645 YACAVONA DR					

Permit Payments Listing by Jurisdiction

From: 8/1/08 To: 8/31/08

		Value	Fee	BBS	Total
Plumbing, Residential					
Kent					
PR-2008-08-2	PLUMB, NEW RESIDENCE	8/13/2008			
PLUMB NEW RESIDENCE		\$.00	\$50.00	\$.00	\$50.50
993 EDGEWATER CIR					
PR-2008-08-3	PLUMB, NEW RESIDENCE	8/13/2008			
PLUMB NEW RESIDENCE		\$.00	\$50.00	\$.00	\$50.50
985 EDGEWATER CIR					
PR-2008-08-4	PLUMB, BATHROOM	8/13/2008			
PLUMB BATHROOM ADDITION/REMODEL		\$.00	\$59.00	\$.00	\$59.59
730 BERYL DR					
PR-2008-08-5	PLUMB, NEW RESIDENCE	8/15/2008			
PLUMB NEW RESIDENCE		\$.00	\$50.00	\$.00	\$50.50
892 HIGHRIDGE LN					
PR-2008-08-6	PLUMB, ALTERATIONS	8/29/2008			
PLUMB ALTERATIONS		\$.00	\$59.00	\$.00	\$59.59
241 WHITTIER					
	<u>Total for Kent</u>	\$.00	\$307.00		\$310.07
	<u>Total for Plumbing, Residential Permits</u>	\$.00	\$307.00		\$310.07

SUBDIVISON

Kent

SD-2008-08-1	STONE WATER DRIVE R/W	8/26/2008			
DEDICATION OF CITY R/W		\$.00	\$.00	\$.00	\$.00
STONEWATER DR					
	<u>Total for Kent</u>	\$.00	\$.00		\$.00
	<u>Total for SUBDIVISON Permits</u>	\$.00	\$.00		\$.00

Zoning

Kent

Z-2008-07-12	FENCE PERMIT	8/4/2008			
INSTALL 5' FENCE ALONG SIDE YARD AND 6' FENCE		\$.00	\$25.00	\$.00	\$25.00
508 ROOSEVELT AVE					
Z-2008-07-14	REFACE POLE SIGN	8/5/2008			
REFACE EXISTING POLE SIGN		\$.00	\$25.00	\$.00	\$25.00
830 N MANTUA ST					
Z-2008-07-17	NEW WALL SIGN	8/7/2008			
INSTALL 5'10" X 8'4" WALL SIGN		\$.00	\$25.00	\$.00	\$25.00
227 FRANKLIN AVE					

Permit Payments Listing by Jurisdiction

From: 8/1/08 To: 8/31/08

			Value	Fee	BBS	Total
Zoning						
Kent						
Z-2008-07-18	SIGN PERMITS	8/11/2008				
INSTALL 6 NEW BUILDING SIGNS PER PLANS 1111 W MAIN ST			\$.00	\$150.00	\$.00	\$150.00
Z-2008-08-1	TEMPORARY SIGN PERMIT	8/12/2008				
INSTALL TEMPORARY SIGN FROM 8/18/08 UNTIL 203 E SUMMIT ST			\$.00	\$10.00	\$.00	\$10.00
Z-2008-08-10	TEMPORARY SIGN PERMIT	8/29/2008				
TEMPORARY SIGN PERMIT FROM 8/29/08 UNTIL 1456 E SUMMIT RD			\$.00	\$10.00	\$.00	\$10.00
Z-2008-08-11	FENCE PERMIT	8/29/2008				
INSTALL CHAIN LINK FENCE IN REAR YARD PER PLAN 1037 VERONA AVE			\$.00	\$25.00	\$.00	\$25.00
Z-2008-08-2	TEMPORARY SIGN	8/14/2008				
INSTALL TEMPORARY SIGN UNTIL 11/5/08 141 E MAIN ST			\$.00	\$20.00	\$.00	\$20.00
Z-2008-08-3	FENCE PERMIT	8/22/2008				
INSTALL 4' VINYL FENCE PER PLAN 464 S FRANCIS			\$.00	\$25.00	\$.00	\$25.00
Z-2008-08-4	CHANGE IN USE	8/27/2008				
CHANGE FROM SINGLE FAMILY TO DUPLEX 804 S DEPEYSTER ST			\$.00	\$45.00	\$.00	\$45.00
Z-2008-08-6	FENCE PERMIT	8/27/2008				
INSTALL 6' VINYL FENCE IN REAR AND SIDE YARD 1027 NORWOOD ST			\$.00	\$25.00	\$.00	\$25.00
Z-2008-08-7	TEMPORARY SIGN PERMIT	8/27/2008				
TEMPORARY SIGN PERMIT FROM 8/14/08 UNTIL 1207 W MAIN ST			\$.00	\$10.00	\$.00	\$10.00
Z-2008-08-8	TEMPORARY SIGN PERMIT	8/27/2008				
TEMPORARY SIGN PERMIT FROM 8/23/08 UNTIL 1209 W MAIN ST			\$.00	\$10.00	\$.00	\$10.00
Z-2008-08-9	TEMPORARY SIGN PERMIT	8/27/2008				
TEMPORARY SIGN PERMIT FROM 8/22/08 UNTIL 1195 W MAIN ST			\$.00	\$10.00	\$.00	\$10.00
	<u>Total for Kent</u>		\$.00	\$415.00		\$415.00
	<u>Total for Zoning Permits</u>		\$.00	\$415.00		\$415.00
	Total for all permit types:		\$721,133.00	\$34,552.97		\$34,605.25

City of Kent Community Development Department July 2008 Complaints

Comply Y/N	Complaint	#	Street	Ownership*	Owner	Complaint Date	Date Inspected	Deadline	Notes
	high grass & weeds		W. College	o	Port. Co. Commissioners	8/21/08	8/21/2008	8/26/2008	Weeds in excess of 30", call made, not abated, letter sent.
	high grass & weeds	536	Miller	-	State of Ohio	8/21/08	8/21/2008	8/21/2008	Prior notice given, referred to Bower.
	high grass & weeds	214	S. Willow	r	Joshua Greene	8/22/08	8/22/2008	8/22/2008	Prior notice given, referred to Bower.
	high grass & weeds	220	S. Willow	r	Joshua Greene	8/22/08	8/22/2008	8/22/2008	Prior notice given, referred to Bower.
	structure	447	Stinaff	o	David Moon	8/22/08	8/22/2008		Garage is in advanced state of decay.
	smoke complaint	503	Overlook	o	Dean DePerro	8/22/08	8/22/2008	8/22/2008	Complaint about smoke from neighbor's fire pit. Fire Department has addressed issue. Will monitor.
	nuisance furniture	645	Mae	r	Daniel Hills	8/25/08	8/25/2008		Couch on right of way, notified health dept.
	nuisance furniture	652	Mae	r	Mary Maxwell	8/25/08	8/25/2008		Couch on right of way, notified health dept.
	nuisance furniture	814	Mae	r	Adam Rubin	8/25/08	8/25/2008		Couch on right of way, notified health dept.
y	fallen tree limb	216	University	r	PTA, LLC	8/25/08	8/25/2008		Contacted owner, advised. Contractor to remove limb today and inspect for damage. Follow up on 8-26-08 reveals tree limb is gone.
	high grass & weeds	1320	Franklin	v	JP Morgan Chase Bank	8/27/08	8/27/2008	9/1/2008	Weeds in excess of 30", letter sent.
	illegal fraternity house	302	University	r	David Adams	8/27/08	8/27/2008		Spoke with property manager, R. Money penny regarding illegal use. He stated he will have the residents remove the Greek letters and graffiti. Will monitor compliance.
	right of way	709	W. Main		Marymac, LLC	8/28/08	8/28/2008	8/28/2008	Signage removed from public right of way.
	right of way	219	N. Willow		Todd Fisher	8/28/08	8/28/2008	8/28/2008	Signage removed from public right of way.
	right of way		W. Main			8/28/08	8/28/2008	8/28/2008	Signage removed from public right of way.
	high grass & weeds	227	Franklin		BEBE LTD	8/28/08	8/28/2008	9/2/2008	Weeds in excess of 36", letter sent.
	zoning	133	N. Willow	r	Diana Byrum	8/28/08	8/28/2008		Interviewed resident. Claims only two reside at house. Four cars in driveway. Will monitor.

*Ownership: o = owner occupied r = rental v = vacant

City of Kent Community Development Department July 2008 Complaints

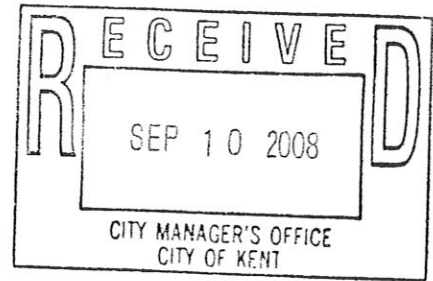
Complai nt Date	Date Inspected	Deadline	Notes
8/13/08	8/13/2008		Called DeGeorge regarding status of architect plans to update house. Left VM. Will follow up. Architect and owner have called. Will expedite the plans for compliance to zoning conditions.
8/14/08	8/14/2008	8/14/2008	Notified service department about large pile of trash along side of house.
8/4/08	8/4/2008	8/22/2008	Missing gutter from front slope of house. James Lerer called, stated repair will be completed by 08222008. Repair completed on 08192008.
8/4/08	8/4/2008	8/22/2008	Missing gutters on multiple slopes of roof. Spoke with owner, she is requesting more time to accommodate insurance adjuster and contractor's schedules. Owner will advise when work is completed.
8/18/08	8/18/2008	8/23/2008	Grass is approx. 18", letter sent.
8/18/08	8/18/2008		Toyota in driveway with expired tags, referred to Dana Frazier.
8/19/08	8/19/2008		Gutter hanging off building, crumbling concrete block, overspray? Spoke with GM, he will address building condition with VP. Will follow up.
8/19/08	8/19/2008		One truck in driveway. Spoke with neighbor, no problems with her. She states Stone has a diesel truck, but it doesn't bother her. Will monitor.
8/20/08	8/20/2008	8/27/2008	Couches in yard. Letter sent to owner.
8/20/08	8/20/2008	8/27/2008	Couches on porch. Letter to owner.
8/20/08	8/20/2008	8/27/2008	Chairs on porch. Letter to owner.
8/20/08	8/20/2008	8/27/2008	Couch on porch. Letter to owner.
8/20/08	8/20/2008	8/27/2008	Futon on porch. Letter to owner.
8/20/08	8/20/2008	8/27/2008	Couch on porch. Letter to owner.
8/20/08	8/20/2008	8/27/2008	Couch in yard. Letter to owner.
8/20/08	8/20/2008	8/20/2008	Signage removed from public right of way.

**City of Kent Community Development Department
July 2008 Complaints**

Comply Y/N	Complaint	#	Street	Ownership*	Owner	Complai nt Date	Date Inspected	Deadline	Notes
	right of way		Whitehall			8/1/08	8/1/2008	8/1/2008	Removed sign from right of way.(4)
	right of way		Morris			8/1/08	8/1/2008	8/1/2008	Removed sign from right of way.(4)
	right of way		S. Water			8/1/08	8/1/2008	8/1/2008	Removed sign from right of way.(3)
Y	high grass & weeds	133	W. Hall	r	Tyrone Tuel	8/1/08	8/1/2008	8/9/2008	Grass is approx. 24", letter sent.
	unsheltered storage	1150	Leonard	r	Steve Mileski	8/4/08	8/4/2008	8/22/2008	Large brush pile, truck caps and indoor furniture in backyard.
	high grass & weeds	963	Bruce	-	White Oak Hills	8/6/08	8/6/2008	8/6/2008	Prior growing season notice given, referred to Bower.
	high grass & weeds	973	Bruce	-	White Oak Hills	8/6/08	8/6/2008	8/6/2008	Prior growing season notice given, referred to Bower.
	high grass & weeds	121	W. College		Portage County Comm.	8/6/08	8/6/2008	8/11/2008	Called and left message for abatement.
	high grass & weeds	1101	Summit Gardens		Delrob, Inc.	8/6/08	8/6/2008	8/6/2008	Called mgmt. company, advised.
	zoning	132	N. Chestnut		Theodore Stone	8/11/08	8/11/2008		Possible business being run from home.
	unsheltered storage	1508	Vine		Abell Properties LLC	8/11/08	8/11/2008		Vehicle in front yard, unsheltered storage. Notified PD about vehicle, letter will be sent regarding the unsheltered storage in yard.
	unregistered cars	1106	Jessie	o	Harold Gonzalez	8/11/08	8/11/2008		Notified KPD of vehicles, they will handle.
No	high grass & weeds	1120	Jessie	o	Raghav Mehta	8/11/08	8/11/2008	8/11/2008	Prior notice given, referred to Bower.
No	high grass & weeds	1340	Fairchild	r	Plymale Children Trust	8/12/08	8/12/2008	8/17/2008	Grass is approx. 36", letter sent.
Y	nuisance furniture	563	Francis	r	Chester Rhodes	8/13/08	8/13/2008	8/18/2008	Couch in front of house, letter sent.
Y	high grass & weeds	220	S. Willow	r	Joshua Greene	8/13/08	8/13/2008	8/13/2008	Grass is approx 18", notified tenant.
	side yard parking	220	S. Willow	r	Joshua Greene	8/13/08	8/13/2008	8/13/2008	Advised tenant they need to move car. Letter sent to owner.
	zoning	220	S. Willow	r	Joshua Greene	8/13/08	8/13/2008	8/13/2008	Tenant claims only two people living there, will follow up with another visit. Second visit on 08142008, same cars present. Only one car in driveway the last two days(8-19-08).
	zoning	231	S. Willow	r	Terrence/Paula Messersmith	8/13/08	8/13/2008	8/13/2008	Complainant claims there are three unrelated people in house. House is vacant, no sign of tenants.

**City of Kent
Income Tax Division**

August 31, 2008



Income Tax Receipts Comparisons

Monthly Receipts

Total receipts for the month of August, 2008	\$757,512
Total receipts for the month of August, 2007	\$778,963
Total receipts for the month of August, 2006	\$720,086

Year-to-date Receipts and Percent of Total Annual Receipts Collected

	<u>Year-to-date Actual</u>	<u>Percent of Annual</u>
Total receipts January 1 through August 31, 2008	\$7,256,872	
Total receipts January 1 through August 31, 2007	\$7,133,761	66.92%
Total receipts January 1 through August 31, 2006	\$6,899,867	66.89%

Year-to-date Receipts Through August 31, 2008 - Budget vs. Actual

<u>Year</u>	<u>Annual Budgeted Receipts</u>	<u>Year-to-date Actual Receipts</u>	<u>Percent Collected</u>	<u>Percent Remaining</u>
2008	\$ 10,650,000	\$ 7,256,872	68.14%	31.86%

Comparisons of Total Annual Receipts for Previous Five Years

<u>Year</u>	<u>Total Receipts</u>	<u>Percent Change From Prior Year</u>
2003	\$ 9,858,755	0.80%
2004	\$ 9,725,496	-1.35%
2005	\$ 10,305,381	5.96%
2006	\$ 10,315,429	0.10%
2007	\$ 10,660,344	3.34%

Submitted by Bh G RLQ, Director of Budget and Finance

2008 CITY OF KENT, OHIO
Comparison of Income Tax Receipts
for Month Ended August 31, 2008

Monthly Receipts				Comparisons	
Month	2006	2007	2008	Amount	Percent Change
January	\$ 996,745	\$ 987,236	\$ 1,014,300	\$ 27,064	2.74%
February	715,709	768,642	816,920	48,278	6.28%
March	716,118	757,546	877,824	120,278	15.88%
April	1,340,831	1,346,584	1,239,907	(106,677)	-7.92%
May	737,775	723,424	773,184	49,760	6.88%
June	769,621	801,943	852,034	50,091	6.25%
July	902,983	969,423	925,191	(44,232)	-4.56%
August	720,086	778,963	757,512	(21,451)	-2.75%
September	726,720	790,013			
October	1,060,706	1,036,336			
November	747,652	774,843			
December	880,483	925,391			
Totals	\$ 10,315,429	\$ 10,660,344	\$ 7,256,872		

Year-to-Date Receipts				Comparisons	
Month	2006	2007	2008	Amount	Percent Change
January	\$ 996,745	\$ 987,236	1,014,300	\$ 27,064	2.74%
February	1,712,454	1,755,878	1,831,220	75,342	4.29%
March	2,428,572	2,513,424	2,709,044	195,620	7.78%
April	3,769,403	3,860,008	3,948,951	88,943	2.30%
May	4,507,178	4,583,432	4,722,135	138,703	3.03%
June	5,276,799	5,385,375	5,574,169	188,794	3.51%
July	6,179,782	6,354,798	6,499,360	144,563	2.27%
August	6,899,867	7,133,761	7,256,872	123,112	1.73%
September	7,626,587	7,923,774			
October	8,687,294	8,960,110			
November	9,434,946	9,734,953			
December	10,315,429	10,660,344			
Totals	\$ 10,315,429	\$ 10,660,344			

2008 CITY OF KENT, OHIO
Comparison of Income Tax Receipts from Kent State University
for Month Ended August 31, 2008

Monthly Receipts				Comparisons	
Month	2006	2007	2008	Amount	Percent Change
January	\$ 302,309	\$ 314,973	\$ 328,155	\$ 13,182	4.19%
February	280,053	286,113	304,739	18,626	6.51%
March	294,956	307,993	359,268	51,275	16.65%
April	323,523	342,472	324,465	(18,007)	-5.26%
May	291,294	308,937	321,356	12,419	4.02%
June	293,407	304,326	321,029	16,703	5.49%
July	230,064	281,361	304,549	23,188	8.24%
August	285,544	302,157	320,946	18,789	6.22%
September	270,481	282,966			
October	342,903	321,719			
November	314,109	326,890			
December	313,437	328,024			
Totals	\$ 3,542,080	\$ 3,707,931	\$ 2,584,507		

Year-to-Date Receipts				Comparisons	
Month	2006	2007	2008	Amount	Percent Change
January	\$ 302,309	\$ 314,973	\$ 328,155	\$ 13,182	4.19%
February	582,362	601,086	632,894	31,808	5.29%
March	877,318	909,079	992,162	83,083	9.14%
April	1,200,841	1,251,551	1,316,627	65,076	5.20%
May	1,492,135	1,560,488	1,637,983	77,495	4.97%
June	1,785,542	1,864,814	1,959,012	94,198	5.05%
July	2,015,606	2,146,175	2,263,561	117,386	5.47%
August	2,301,150	2,448,332	2,584,507	136,175	5.56%
September	2,571,631	2,731,298			
October	2,914,534	3,053,017			
November	3,228,643	3,379,907			
December	3,542,080	3,707,931			
Totals	\$ 3,542,080	\$ 3,707,931			

2008 CITY OF KENT, OHIO
Comparison of Income Tax Receipts from Kent State University
for Month Ended August 31, 2008

Comparisons of Total Annual Receipts for Previous Five Years

<u>Year</u>	<u>Total Receipts</u>	<u>Percent Change</u>
2003	\$ 3,288,771	3.07%
2004	\$ 3,371,065	2.50%
2005	\$ 3,452,767	2.42%
2006	\$ 3,542,080	2.59%
2007	\$ 3,707,931	4.68%