

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
3/2/2011	187 Currie-Hall	Property Maintenance	Lindsey	3	Roofing gutter and soffit has fallen off the roof. Digital photographs taken of the damage. An exterior property maintenance civil infraction warning letter sent to the owner of the property via certified mail. Will monitor for compliance. The certified warning letter was returned by the Postal Service. The address from the Portage County Auditor's website is no longer good. On 03-16-2011, the property was reinspected and the violation has been corrected. A more accurate address will be sought for any future violations from this landlord.
3/3/2011	323 College, East	Property Maintenance	East College Housing, L	5	The front porch steps are broken and crumbling and pose a safety hazard. There is yellow caution tape blocking off the steps. An exterior property maintenance violation letter sent to the owner of the property. Will monitor for compliance. Received a phonecall from Jim Hauch. He stated the steps have been replaced and the issue is resolved. The repair of the steps was verified and the issue is now resolved.
3/3/2011	227 College, East	Nuisance Material	S.M. Poulton	5	There is upholstered furniture not designed for outdoor use on the front porch of this house. An exterior property maintenance violation warning letter sent to the owner of the property via certified mail. Will monitor for compliance. Upon reinspection on 3-31-2011, the furniture has been removed. Issue resolved.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
3/3/2011	306 College, East	Property Maintenance	Dyer	5	There is upholstered furniture not designed for outdoor use on the front porch of this house. The house identification numbers are also missing from this two family house. An exterior property maintenance violation warning letter sent to the owner of the property via certified mail. Will monitor for compliance. On 03-14-2011, the couch is gone, but the house identification numbers are still missing, will continue to monitor for further compliance.
3/3/2011	334 Willow, South	Nuisance Material	Hauch	5	There is upholstered furniture not designed for outdoor use on the front porch of this house. An exterior property maintenance violation warning letter sent to the owner of the property via certified mail. Will monitor for compliance. Upon reinspection on 03-14-2100, the couch is now gone and the issue is resolved.
3/4/2011	140 Williams, East	Property Maintenance	140 East Williams St., L	5	Received a complaint regarding a broken garage door with a plank driven through the door. Upon investigation of the complaint, the door is in disrepair and photographs taken. There is also a pile of old tires in the driveway and the tires portion of the complaint was forwarded to the Health Department for resolution. A exterior property maintenance warning letter sent to the owner of the property via certified mail. Will monitor for compliance. Upon reinspection on 03-14-2011, the damaged garage door and the tires are gone. Issue is resolved.

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3/4/2011	212 Willow, North	Property Maintenance	Idone	5	Received this complaint from a neighbor via the Kent City Health Department. The complaint is for a detached roof gutter on the front of the house. The complainant is claiming the water runoff from this detached gutter is now running onto her property. Upon investigation of the complaint, the gutter is detached, but the water now runs to the lower roof where the gutter is still intact. An exterior property maintenance violation letter sent via certified mail to the owner of the property. Will monitor for compliance. Upon reinspection on 03-14-2011, the gutter has been repaired/replaced. Mr. Idone also provided a copy of the invoice from the contractor who fixed the problem. Issue is now resolved.
3/8/2011	215 Prospect, South	Property Maintenance	Van Gunten & Dubravka	2	Received a complaint via e-mail regarding possible illegal boarding house and property maintenance violations. Upon investigation of the complaint, the roofing gutter on the south roof edge is detached, so an exterior property maintenance warning letter sent to the owner of the property via certified mail. Investigation into illegal boarding house allegation will continue. Will monitor for compliance.

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3/8/2011	202 Prospect, South	Property Maintenance	Aurand	2	Received a complaint via e-mail regarding possible illegal boarding house and property maintenance violations. Upon investigation of the complaint, the roofing gutter on the south roof edge is detached, there is a rodent hole on the west roof soffit and an upholstered couch on the front porch, so an exterior property maintenance warning letter sent to the owner of the property via certified mail. Investigation will into illegal boarding house allegation will continue. Will monitor for compliance. Upon reinspection on 03-29-2011, there has been no effort to correct the cited items. A Civil Infraction Fine was sent to the owner of the property on 03-30-2011. Will monitor for compliance and/or payment of the Civil Infraction fine.
3/9/2011	503 Park	Property Maintenance	Tuel	1	This complaint arose from a tenant complaint regarding the interior gas service to the house. The tenant gave me permission to inspect the garage after it was noticed the roof had caved in. The garage is in total shambles and most of the roof has caved in, one of the garage doors has fallen in and the structure in general is unsafe and needs to be demolished. An exterior property maintenance civil infraction warning letter sent to the owner of the property via certified mail. A copy is also being left for the owner at the front desk of the Building Department should the owner arrive to the office. Will monitor for compliance. Property was informally re-inspected on 03-17-2011, there is no change in the property. Will continue to monitor for compliance. 3/24/11 Mr. Tuel obtained a demo permit for the garage and has been given 60 days to complete the work.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
3/10/2011	1292 Middlebury	Vehicle Issues	Callebs	2	Received this complaint via the Gov QA website. The complaint is for an abandoned vehicle behind the garage. This department does not handle vehicle issues and has been referred to the Police Department for resolution.
3/11/2011	230 Summit, East	Snow Violations	Krul	5	This complaint was reported as a man made snow complaint. Upon investigation of the complaint, the issue is how the neighbor has plowed their driveway and has pushed her landscape timbers, and is encroaching on her property. This complaint is more of a civil matter as the public right of way has not been effected by a man made accumulation. Complaint is unfounded.
3/14/2011	202 Main, East	Snow Violations	BFS RETAIL & COMM	5	This complaint was for a snow pile and for sidewalk parking. Upon investigation of the complaint, there is a snow pile but it does not impede pedestrian traffic. The issue of the parking on the sidewalk has been referred to the Police Department's Parking Compliance Officer. Complaint is unfounded.
3/15/2011	0 River Bend	Zoning Code Violation		1	Removed eight signs posted illegally in the public right of way.
3/17/2011	469 Sunrise	Illegal Use	Gilmore	2	Received this complaint regarding a possible illegal boarding house. The complainant stated there are several cars parked at this house and it seems as though there are a lot of parties on the weekend. I advised the complainant I will look into the allegation. She was further advised if there are parking or loud noise/party complaints she should contact the police. Will monitor.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
3/17/2011	1524 Water, South	Snow Violations	J&J Remlamp	3	Received this complaint regarding the plowing techniques at the Kent Lanes. The complainant was upset with the piles that were left on the public right of way sidewalk during this snow season. I advised her I would speak with the business manager regarding the snow pile complaint, but no enforcement action would take place due to the pile no longer being in existence.
3/29/2011	0 River Bend	Zoning Code Violation		1	Removed two signs posted illegally in the public right of way.
3/29/2011	0 Silver Meadows	Zoning Code Violation		2	Removed five signs posted illegally in the public right of way.
3/29/2011	505 Sunrise	Stormwater/Drainage	Bonath	2	Ms. Bonath recently installed a sump pump when the crock in her basement overflowed. There had not been a sump pump previously and the crock had never overflowed in the 11 years she has lived there. She thought the city utilities may be to blame.
3/29/2011	0 Sunset Way	Zoning Code Violation		1	There is no evidence of a problem with the city's utilities. Ms. Bonath was advised to have her drainage piping checked for clogs.
3/30/2011	538 Depeyster, South	Nuisance Material	Adams	5	Removed two signs posted illegally in the public right of way. There is upholstered furniture not designed for outdoor use on the front porch of this house. Went to rental office to advise staff of the violation. They stated this will be corrected ASAP. Will monitor for compliance. Upon reinspection on 3-31-2011, the furniture has been removed. Issue resolved.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
3/30/2011	532 Lincoln, South	Nuisance Material	Hauch	5	There is upholstered furniture not designed for outdoor use on the front porch of this house. Went to rental office to advise staff of the violation. They stated this will be corrected ASAP. Will monitor for compliance. Upon reinspection on 3-31-2011, the furniture has been removed. Issue resolved.
3/30/2011	300 Main, East	Nuisance Material	EAST MAIN ST HOUSI	5	There is upholstered furniture not designed for outdoor use on the front porch of this house. Went to rental office to advise staff of the violation. They stated this will be corrected ASAP. Will monitor for compliance. Upon reinspection on 3-31-2011, the furniture has been removed. Issue resolved.
3/30/2011	312 Main, East	Nuisance Material	KENT MAIN STREET H	5	There is upholstered furniture not designed for outdoor use on the front porch of this house. Went to rental office to advise staff of the violation. They stated this will be corrected ASAP. Will monitor for compliance. Upon reinspection on 3-31-2011, the furniture has been removed. Issue resolved.

CITY OF KENT
HEALTH BOARD MEETING
April 5, 2011 5:30 PM.
KENT CITY HEALTH DEPARTMENT OFFICES
325 S. DEPEYSTER STREET
KENT, OH 44240
Phone (330) 678-8109 Fax (330) 678-2082

AGENDA

- I. MINUTES March 8, 2011 Meeting

- II. OPEN COMMENTS

- III. REPORTS
 - A. Statistical Report for March 2011
 - B. Expenditures & Encumbrances March 2011
 - C. Commissioner's Report for March 2011

- IV. OLD BUSINESS

- V. NEW BUSINESS
 - A. Amending Health Board Resolution # 2010-1 to show the increase to fees submitted to the Ohio Health Department

- VI. EXECUTIVE SESSION

- VII. ADJOURN MEETING

If you require assistance to attend this meeting, please contact the Health Department at (330) 678-8109.

JBF/trr

cc: Health Board
City Manager
Clerk of Council
Health Staff
Mayor
News Media
Post
File

Kent City Health Department
 325 S. Depeyster Street
 Kent, Ohio 44240
 HEALTH BOARD MINUTES
 March 8, 2011

Members Present

Doug Wagener
 Pam Freeman
 John Gwinn
 Chris Woolverton
 Jack Amrhein

Absent

Susan Roxburgh

Others Present

John Ferlito

Health Board President John Gwinn called the Health Board meeting of March 8, 2011 to order at 6:30 p.m.

The minutes from the February 8, 2011 meeting were distributed and reviewed by the Health Board members prior to the meeting.

Motion: A motion was made by Doug Wagener and seconded by Pam Freeman to approve the February 8, 2011 minutes. No objections. The motion passed.

A Special Health Board meeting was held February 22, 2011 to discuss the Health Officer position and other related material. The minutes from the Special meeting were distributed and reviewed by the Health Board Members prior to the meeting

Motion: A motion was made by Doug Wagener and seconded by Jack Amrhein to approve the February 22, 2011 minutes from the Special Meeting. No objections. The motion passed.

Statistical Report for February 2011:

Expenditures and Encumbrances for February 2011:

<u>VENDOR</u>	<u>ITEM DESCRIPTION</u>	<u>AMOUNT</u>
Treasurer State of Ohio	Fee transmittal for Child Abuse and Family Violence Prevention for the month of January	\$1305.14
Ohio Div. of Real Estate	Fee transmittal for Burial permits issued during January.	\$75.00
Bissler & Sons	Indigent cremation services of the remains of Kent Resident Anna Sullivan	\$1000.00
Chem rx Service Inc.	Recalibration of Lab Balances	\$210.00
Bissler and Sons	Indigent cremation services for the remains of Kent Resident Floyd Fullen	\$1000.00
	TOTAL	\$3590.14

<u>Travel & Reimbursements</u>		
John Bradshaw	KSU - Tuition Reimbursement for class taken Aug 2010 through December 2010	\$1311.00
		\$1311.00

Motion: A motion was made by Pam Freeman and seconded by Doug Wagener to approve the Expenditures and Encumbrances for the month of February 2011. The motion passed.

Commissioner's Report

Liz Zorc provided the newly formatted job description, copies of job descriptions from Ravenna City and Portage County Health Departments for the Health Board's review.

Reminder: The Mayor of the City of Ravenna, Joe Bica Jr. has set a second meeting for March 8, 2011 at 6:00 p.m., at the Community Room at The new Ravenna High School on North Chestnut Street in Ravenna, Ohio to conduct a study on the feasibility of merging together the three health districts in Portage County.

In February 100 Food Service Operation Licenses, 28 Retail Food Establishment Licenses, 2 Mobile food operations and 18 Food Vending License were Renewed for 2011.

Old Business

None

New Business

John Ferlito stated that Kelly Engelhart is doing an analysis to see if there are environmental issues that would qualify Portage County to apply for grant money to improve Environmental Health. The money would be used County wide for studies and improvements to the water, air quality, and the reduction of air pollution. Kelly is looking for letters of support stating that Kent would participate in supplying data as it is available.

John Gwinn gave John Ferlito information about grant money available for a Health Impact Assessment to Foster Health in communities. It's a very short turn around time for the deadline.

John Gwinn stated that he had emailed Board Members regarding a Community Health Survey.

Motion: A motion was made to enter into executive session at 7:05 p.m. to discuss personnel matters. Motion was approved by roll call vote: Amrhein, Aye; Gwinn, Aye; Freeman, Aye; Woolverton, Aye; Wagener, Aye.

Motion: A motion was made to return from executive session at 7:25 p.m. discussions included the information regarding the Health Officer job description and characteristics with no other information to report. Motion was approved by roll call vote: Amrhein, Aye; Gwinn, Aye; Freeman, Aye; Woolverton, Aye; Wagener, Aye.

Motion: A motion was made by Chris Woolverton and seconded by Pam Freeman to adjourn the Health Board meeting of March 8, 2011. There was no objection. The meeting was adjourned.

Next Health Board Meeting will be April 5, 2011.

Approved:

John Gwinn, President

John Ferlito, Secretary

KENT HEALTH DEPARTMENT STATISTICAL REPORT 2011

	March 2011	YTD 2011	March 2010	YTD 2010
HEALTH DEPT. \$ COLLECTED				
FamAbuse fund	\$ 457.50	\$ 1,308.00	\$ 534.00	\$ 1,245.00
Vital Stats	\$ 2,592.50	\$ 7,412.00	\$ 3,026.00	\$ 7,055.00
Child Abuse	\$ 915.00	\$ 2,616.00	\$ 1,068.00	\$ 2,490.00
State VS	\$ 2,745.00	\$ 7,848.00	\$ 3,204.00	\$ 7,470.00
B Perm Rev	\$ 18.50	\$ 48.00	\$ 16.50	\$ 47.50
B Perm State	\$ 92.50	\$ 240.00	\$ 82.50	\$ 237.50
Food Estab.	\$ 2,604.00	\$ 11,386.00	\$ 2,509.25	\$ 10,028.25
Food Service	\$ 4,179.50	\$ 40,123.50	\$ 6,106.50	\$ 37,707.90
FSO Vending	\$ 112.00	\$ 616.00	\$ 179.00	\$ 627.00
Home Sewage	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Housing	\$ 3,435.00	\$ 14,320.00	\$ 3,125.00	\$ 13,410.00
Swim Pools	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
SolWst(Trks)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Tattoo Parlors	\$ 0.00	\$ 300.00	\$ 0.00	\$ 200.00
*Misc(Xerox, etc.)	\$ 0.00	\$ 23.00	\$ 30.00	\$ 33.00
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
**ST Subsidy	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL COLLECTED	\$ 17,151.50	\$ 86,240.50	\$ 19,880.75	\$ 80,551.15
TO STATE				
FamAbuse fund	\$ 443.79	\$ 1,268.81	\$ 517.96	\$ 1,207.58
Food Estabs	\$ 252.00	\$ 1,036.00	\$ 252.00	\$ 952.00
Bur.Permits	\$ 92.50	\$ 180.00	\$ 82.50	\$ 237.50
Child Abuse	\$ 887.55	\$ 2,537.52	\$ 1,035.96	\$ 2,415.30
State VS QTRLY	\$ 2,745.00	\$ 7,848.00	\$ 3,204.00	\$ 7,470.00
Food Service	\$ 422.00	\$ 3,386.00	\$ 476.00	\$ 3,304.00
Food Vendors	\$ 0.00	\$ 108.00	\$ 36.00	\$ 132.00
Swim Pools	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Wells	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 4,842.84	\$ 16,364.33	\$ 5,604.42	\$ 15,718.38
TOTAL ASSETS	\$ 12,308.66	\$ 69,876.17	\$ 14,276.33	\$ 64,832.77
+Admin fee to Vital Stats	\$ 41.16	\$ 41.16	\$ 48.06	\$ 112.08
-3% FamAbuse	\$ 13.71	\$ 13.71	\$ 16.02	\$ 37.38
-3% ChildAbuse	\$ 27.45	-\$ 56,715.04	\$ 32.04	\$ 74.70

STATISTICAL REPORT Cont.

March 2011

YTD 2011

March 2010

YTD 2010

INSPECTIONS

Animal Bites (2)	3	9	7	28
Complaints	55	110	95	143
Food Estabs	28	64	16	43
Food Service	51	182	63	187
FSO Vending	22	30	12	22
Home Sewage	0	0	0	0
Housing	131	330	123	287
Schools	0	9	16	16
Solid Waste	0	0	0	1
Swimming Pls	7	14	8	18
Septic Haul.	0	0	0	0
Tattoo Parlors	2	6	0	2
Other	0	0	0	0
TOTAL	299	754	340	747

PERMIT/lic.

Food Estabs	9	37	9	34
Food Service	14	118	17	118
FS Vending	5	23	6	22
Home Sewage	0	0	0	0
Housing	28	98	23	96
Solid Waste	0	0	0	0
Swim Pools	0	0	0	0
Septic Haul.	0	0	0	0
Tattoo Parlors	0	3	0	2
Other	0	0	0	0
TOTAL	56	279	55	272

MOSQ.CONT.

Sites Treat.	0	0	0	0
Adulticide	0	0	0	0
Tot Man Hrs	2	2	0	0

COMPLAINTS

Received	28	51	35	50
Abated	24	47	36	48

LEGAL COMPL.

Filed	0	1	0	0
Pre-trials	0	0	0	0
Trials	0	0	0	0

COMM.DISEASE

48 261 54 149

VNA CLINICS IMMUNIZATIONS

1 5 3 7

BIRTH/DEATH CERTS. ISSUED

302 869 356 830



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: APRIL 8, 2011
TO: KENT CITY BOARD OF ZONING APPEALS
FROM: HEATHER PHILE, DEVELOPMENT PLANNER *[Signature]*
RE: STAFF REPORT FOR THE APRIL 18, 2011 BOARD OF ZONING APPEALS MEETING

The following case appears on the agenda for the April 18, 2011 Board of Zoning Appeals meeting:

NEW BUSINESS

CASE NO.: BZ11-005

APPLICANT: C. Bailey Clegg

SITE LOCATION: 131 Columbus Street

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

REQUESTED ACTION: The applicant is requesting a variance from Section 1169.08, as it applied to legal, non-conforming uses, and where the cost of restoration is limited to 60 percent of the fair market value as determined by the Portage County Auditor's Office. The applicant is seeking a variance to the 60 limitation in order to allow future restoration, if needed, to 100 percent of the fair market value as determined by the Portage County Auditor's Office.

ZONING: This property is currently located in the C-D: Commercial – Downtown Zone District.

TRAFFIC: The property is accessible from Columbus Street.

SURROUNDING LAND USES: The property is bordered by other single family residential on the north, east, and west sides and by commercial uses on the south side.

APPLICABLE CODE SECTIONS: 1169.08

ANALYSIS:

This property is located at 131 Columbus Street and was previously used as a law office with dwelling space on the upper floors. This property is currently zoned C-D: Commercial – Downtown.

The applicant explains that he has lived in the home and operated a law office since purchasing the property in 1990. The law office has been removed and he is trying to sell the property as a single family home. The purchasers are currently renting the property from Mr. Clegg and would like to use this as their primary home. The purchasers of the property are having difficulties in gaining the residential home loan since this property is zoned commercial.

Therefore, the applicant is now requesting a variance to allow 100 percent of the fair market value as opposed to the 60 percent allowed in the code. This will allow the new owners to reconstruct any portion of the house if and when repairs will be needed, no matter what the cost of repairs or how much damage occurred.

CASE NO.: BZ11-006

APPLICANT: James Hauch

SITE LOCATION: 300 East Main Street

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

REQUESTED ACTION: The applicant is requesting the following:

- 1) A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)), and
- 2) A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)).

ZONING: This property is currently located in the C-R: Commercial – High Density Residential Zone District.

TRAFFIC: The property is accessible from East Main Street.

SURROUNDING LAND USES: The property is surrounded by similar multi-family residential and rooming house uses on the east, north, and west sides, and by commercial uses on the south side.

APPLICABLE CODE SECTIONS: 1167.04(a) and 1167.10(b)(2)

ANALYSIS:

This property is located at 300 East Main Street is currently zoned C-R: Commercial – High Density Residential. The property is currently a legal fraternity.

The property owner is requesting two variances for the reconstruction of the parking area behind the house at 300 East Main Street. PARTA is working with the property owner to improve the parking area for the fraternity house. The Central Gateway Multimodal Center will take some land from this property to develop the new transit facility. PARTA has agreed to assist the property owner with the variances, construction, and improvements of the new parking area to reduce the overall impact of the lost parking area. The existing parking area is

approximately 2985 square feet in size. Approximately 1670 square feet of the parking area will be taken by the new transit facility. To also make up for some of the loss, the applicant will connect this parking area with the parking area at 312 East Main Street, which he also owns. In order to reconstruct the parking area, the applicant is requesting two variances.

The first variance pertains to the driveway width. The minimum ingress/egress width for a driveway is 20 feet. The existing driveway is 10 feet in width. Therefore, a 10-foot variance is being requested.

The second variance is for relief from the rear yard landscaping strip. A 5-foot landscaping strip is required from the rear property line to the edge of the parking area. In order to maximize the use of the remaining land, the applicant is requesting that there be no landscaping between the parking area and the rear property line.

CASE NO.: **BZ11-007**

APPLICANT: James Hauch

SITE LOCATION: 312 East Main Street

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

REQUESTED ACTION: The applicant is requesting the following:

- 1) A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)),
- 2) A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)), and
- 3) A variance from the minimum number of parking spaces required for a multi-family dwelling to allow 10 spaces, where 13 is required (Section 1167.05(a)(2)).

ZONING: This property is currently located in the C-R: Commercial – High Density Residential Zone District.

TRAFFIC: The property is accessible from East Main Street.

SURROUNDING LAND USES: The property is surrounded by similar multi-family residential and rooming house uses on the east, north, and west sides, and by commercial uses on the south side.

APPLICABLE CODE SECTIONS: 1167.04(a), 1167.10(b)(2), and 1167.05(b)(2)

ANALYSIS:

This property is located at 312 East Main Street and currently zoned C-R: Commercial – High Density Residential. This property is currently a licensed rooming/boarding house.

The property owner is requesting three variances for the reconstruction of the parking area behind the house at 312 East Main Street. PARTA is working with the property owner to improve the parking area for the rooming/boarding house. The Central Gateway Multimodal Center will take some land from this property to develop the new transit facility. PARTA has agreed to assist the property owner with the variances, construction, and improvements of the new parking area to reduce the overall impact of the lost parking area. The existing parking area is approximately 3615 square feet in size. Approximately 285 square feet of the parking area will be taken by the new transit facility. To also make up for some of the loss, the applicant will connect this parking area with the parking area at 300 East Main Street, which he also owns. In order to reconstruct the parking area, the applicant is requesting three variances.

The first and second variances are the same as the request for 300 East Main Street. The first variance is for the width of the ingress/egress to be 10 feet instead of the required 20 feet. Since this parking area will be connected to the one at 300 East Main Street, there will be two 10 foot driveways into and out of the property. The second variance is for the rear yard landscaping strip between the parking area and the rear property line. The applicant is requesting that the parking area be allowed up to the rear property line with no landscaping.

The third variance pertains to the number of spaces required for the rooming/boarding house. The minimum number of spaces for this property is 13. After the land is taken for the PARTA facility, there will only be enough room to fit 10 spaces. Therefore, the applicant is requesting a variance to allow 10 spaces instead of the 13 that is required.

CASE NO.: BZ11-008

APPLICANT: James Hauch

SITE LOCATION: 230 East Main Street

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

REQUESTED ACTION: The applicant is requesting the following:

- 1) A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)), and
- 2) A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)).

ZONING: This property is currently located in the C-R: Commercial – High Density Residential Zone District.

TRAFFIC: The property is accessible from East Main Street.

SURROUNDING LAND USES: The property is surrounded by similar multi-family residential and rooming house uses on the east, north, and west sides, and by commercial uses on the south side.

APPLICABLE CODE SECTIONS: 1167.04(a) and 1167.10(b)(2)

ANALYSIS:

This property is located at 230 East Main Street and is currently zoned C-R: Commercial – High Density Residential. This property is currently a licensed rooming/boarding house.

The property owner is requesting two variances for the reconstruction of the parking area behind the house at 230 East Main Street. Like the previous two variance cases, PARTA is working with the property owner to improve the parking area for the rooming/boarding house. The Central Gateway Multimodal Center will take some land from this property to develop the new transit facility. PARTA has agreed to assist the property owner with the variances, construction, and improvements of the new parking area to reduce the overall impact of the lost parking area. The existing parking area is approximately 3605 square feet in size. Approximately 1065 square feet of the parking area will be taken by the new transit facility.

The first variance is asking for relief from the 20-foot minimum ingress/egress driveway to allow the driveway to be 10 feet in width. The driveway currently exists and there is little room to expand the drive between the house and the side property line.

The second variance is to allow the parking area to be at the rear property line, with no landscaping strip. The City of Kent Zoning Code states that a 5 foot landscaping strip is required between the parking area and the rear property line. The applicant is requesting to have no landscaping in order to maximize the remaining area between the transit facility and the existing rooming/boarding house.

CASE NO.: **BZ11-009**

APPLICANT: Bret Roberts

SITE LOCATION: 224 East Main Street

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

REQUESTED ACTION: The applicant is requesting the following:

- 1) A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)),
- 2) A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)), and
- 3) A variance from the minimum number of parking spaces required for a multi-family dwelling to allow 5 spaces, where 7 is required (Section 1167.05(a)(2)).

ZONING: This property is currently located in the C-R: Commercial – High Density Residential Zone District.

TRAFFIC: The property is accessible from East Main Street.

SURROUNDING LAND USES: The property is surrounded by similar multi-family residential and rooming house uses on the east, north, and west sides, and by commercial uses on the south side.

APPLICABLE CODE SECTIONS: 1167.04(a), 1167.10(b)(2), and 1167.05(b)(2)

ANALYSIS:

This property is located at 224 East Main Street and currently zoned C-R: Commercial – High Density Residential. This property is currently a licensed rooming/boarding house.

The property owner is requesting three variances for the reconstruction of the parking area behind the house at 224 East Main Street. Like the previous three variance cases, PARTA is working with the property owner to improve the parking area for the rooming/boarding house. The Central Gateway Multimodal Center will take some land from this property to develop the new transit facility. PARTA has agreed to assist the property owner with the variances, construction, and improvements of the new parking area to reduce the overall impact of the lost parking area. The existing parking area is approximately 3035 square feet in size. Approximately 2170 square feet of the parking area will be taken by the new transit facility.

The first variance pertains to the minimum ingress/egress driveway width. The City of Kent Zoning Code states that the minimum width for a driveway is 20 feet. The existing driveway is currently 10 feet, with little room to expand between the house and the side property line. Therefore, the applicant is requesting a 10-foot variance to allow the 10-foot driveway width.

The second variance is in regards to the 5-foot landscaping strip between the parking area and the rear property line. In order to maximize the area that is left between the home and the multi-modal facility, the applicant is requesting that there be zero landscaping between the parking area and the rear property line for the parking area.

The third variance pertains to the minimum number of required parking spaces for the existing rooming/boarding house. The minimum number of spaces required for this property is 7. The reconfigured parking area will have enough room for only 5 spaces.

cc: Applicants
Case files
Gary Locke, Community Development Director
Jennifer Barone, Development Engineer
Eric Fink, Asst. Law Director

AGENDA

CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARINGS & BUSINESS MEETING
APRIL 18, 2011
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. NEW BUSINESS

**A. BZ11-005 C. BAILEY CLEGG
131 COLUMBUS STREET**

Section: 1169.08

Request: The applicant is requesting a variance from Section 1169.08, as it applied to legal, non-conforming uses, and where the cost of restoration is limited to 60 percent of the fair market value as determined by the Portage County Auditor's Office. The applicant is seeking a variance to the 60 limitation in order to allow future restoration, if needed, to 100 percent of the fair market value as determined by the Portage County Auditor's Office.

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

**B. BZ11-006 JAMES HAUCH
300 EAST MAIN STREET**

Sections: 1167.04(a) and 1167.10(b)(2)

Requests: The applicant is requesting the following:

- 1) A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)), and

2) A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)).

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

**C. BZ11-007 JAMES HAUCH
312 EAST MAIN STREET**

Sections: 1167.04(a), 1167.10(b)(2), and 1167.05(a)(2)

Requests: The applicant is requesting the following:

1) A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)),

2) A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)), and

3) A variance from the minimum number of parking spaces required for a multi-family dwelling to allow 10 spaces, where 13 is required (Section 1167.05(a)(2)).

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

**D. BZ11-008 JAMES HAUCH
230 EAST MAIN STREET**

Sections: 1167.04(a) and 1167.10(b)(2)

Requests: The applicant is requesting the following:

1) A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)), and

2) A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)).

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

**E. BZ11-008 BRET ROBERTS
 224 EAST MAIN STREET**

Sections: 1167.04(a), 1167.10(b)(2), and 1167.05(a)(2)

Requests: The applicant is requesting the following:

1) A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)),

2) A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)), and

3) A variance from the minimum number of parking spaces required for a multi-family dwelling to allow 5 spaces, where 7 is required (Section 1167.05(a)(2)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VII. MEETING MINUTES

A. MEETING MINUTES FROM THE FEBRUARY 21, 2011 MEETING

B. MEETING MINUTES FROM THE MARCH 21, 2011 MEETING

VIII. ADJOURNMENT