




Kent Parks & Recreation Department

497 Middlebury Road Kent, Ohio 44240 (330) 673-8897 FAX: (330) 673-8898

TO: Dave Ruller, Jim Silver
FROM: John Idone 
DATE: January 28, 2016
RE: Kent Parks & Recreation Donation

* M E S S A G E *

Kent Parks & Recreation Department has received a donation of \$2950.00 from Betty Lang for the Walter Lang Trailhead of The Portage Hike and Bike Trail located in Riverbend. A matching donation in the amount of \$2,950.00 is pledged from the Rotary Foundation. A new entrance sign, landscaping, trail map and park benches will be installed along with a bronze tablet with bio information on Dr. Lang.

Mrs. Lang's check has been forwarded to Budget and Finance and will be held until Council formally accepts the donations. The Rotary funds will be received later this spring. Please request the necessary authorization from City Council for both of these donations. Your attention to this matter is sincerely appreciated.

PC: Budget & Finance
Linda Jordan, Clerk of Council
Kent Parks & Recreation Board



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT Building Services Division

To: Dave Ruller
City Manager

From: Bridget Susel
Community Development Director *B.S.*

Date: February 4, 2016

RE: Monthly Permit and Zoning Complaint Report – January 2016

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

Permit Revenue Summary Report

Payment Date Range 01/01/16 - 01/31/16

Summary Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type ARB-ARCHITECTURAL REVIEW BOARD						
ARB SIGN REVIEW - SIGN REVIEW FOR ARCHITECTURAL REVIEW BOARD		2	0	100.00	.00	100.00
Permit Type ARB-ARCHITECTURAL REVIEW BOARD Totals						
2			0	\$100.00	\$0.00	\$100.00
Permit Type BZA-BOARD OF ZONING APPEALS						
BZA - BOARD OF BUILDING APPEALS		2	0	100.00	.00	100.00
Permit Type BZA-BOARD OF ZONING APPEALS Totals						
2			0	\$100.00	\$0.00	\$100.00
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL						
3% BBS - 3% BBS		4	0	28.85	.00	28.85
COM-ELEC REPAIR - Commercial Electric Repair/Remodel		2	0	261.65	.00	261.65
COM-ELEC SERVICE - Commercial Electric Service Replacement		2	0	700.00	.00	700.00
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals						
8			0	\$990.50	\$0.00	\$990.50
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL						
1% BBS - 1% BBS		6	0	3.20	.00	3.20
RES-ELEC REPAIR - Residential Electric Remodel/Repair		2	0	100.00	.00	100.00
RES-ELEC ADD - Residential Electric Addition		1	0	50.00	.00	50.00
RES-ELEC NEW - Residential Electric New		1	0	100.00	.00	100.00
RES-ELEC OWN SRV - Residential Electric Owner Occupied Service		2	0	70.00	.00	70.00
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL Totals						
12			0	\$323.20	\$0.00	\$323.20
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL						
BOND-EXCAVATION - EXCAVATION BOND		1	0	4,313.89	.00	4,313.89
EXCAVATION - EXCAVATION		5	0	100.00	.00	100.00
W-TAP 2" - WATER TAP 2"		1	0	1,232.50	.00	1,232.50
W-TAP 4" - WATER TAP 4"		1	0	300.00	.00	300.00
WATER CL2 - WATER CHLORINATION BASE FEE		1	0	150.00	.00	150.00
WATER CL2 > 1000 - WATER CHLORINATION GREATER THAN 1000 FT		1	0	150.00	.00	150.00
WATER FEE - WATER FEE		1	0	25.00	.00	25.00
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL Totals						
11			0	\$6,271.39	\$0.00	\$6,271.39
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL						
EXCAVATION - EXCAVATION		3	0	60.00	.00	60.00
SEWER RES - SEWER RESIDENTIAL		1	0	25.00	.00	25.00
WATER FEE - WATER FEE		2	0	50.00	.00	50.00
WATER MISC PARTS - WATER MISC PARTS		1	0	20.00	.00	20.00
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL Totals						
7			0	\$155.00	\$0.00	\$155.00
Permit Type EXISTING COMM-EXISTING COMMERCIAL						
3% BBS - 3% BBS		1	0	6.80	.00	6.80
COM-BUILD REPAIR - Commercial Building Repair/Remodel		1	0	226.70	.00	226.70
PLAN REVIEW <= 3 - Plan Review for 3 or Less Reviews		4	0	506.25	.00	506.25
Permit Type EXISTING COMM-EXISTING COMMERCIAL Totals						
6			0	\$739.75	\$0.00	\$739.75

Permit Revenue Summary Report

Payment Date Range 01/01/16 - 01/31/16

Summary Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type EXISTING RES-EXISTING RESIDENTIAL						
1% BBS - 1% BBS		1	0	.79	.00	.79
RES-BUILD ADD 1 - Residential Building Addition- Single Family		1	0	79.00	.00	79.00
Permit Type EXISTING RES-EXISTING RESIDENTIAL Totals						
		2	0	\$79.79	\$0.00	\$79.79
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION						
3% BBS - 3% BBS		1	0	4.86	.00	4.86
COM-SUPR SYS ADD - Commercial Suppression Systems Addition		1	0	161.95	.00	161.95
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		2	0	150.00	.00	150.00
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION Totals						
		4	0	\$316.81	\$0.00	\$316.81
Permit Type HVAC COMM-HVAC COMMERCIAL						
3% BBS - 3% BBS		3	0	7.15	.00	7.15
COM-HVAC REPAIR - Commercial HVAC Repair/Remodel		1	0	138.35	.00	138.35
COM-HVAC REPLACE - Commercial HVAC Replacement		2	0	100.00	.00	100.00
Permit Type HVAC COMM-HVAC COMMERCIAL Totals						
		6	0	\$245.50	\$0.00	\$245.50
Permit Type HVAC RES-HVAC RESIDENTIAL						
1% BBS - 1% BBS		5	0	3.05	.00	3.05
1% BBS OVERRIDE - 1% BBS OVERRIDE		1	0	.35	.00	.35
RES-HVAC NEW - Residential HVAC New		2	0	200.00	.00	200.00
RES-HVAC OWN RPL - Residential HVAC Owner Occupied Replacement		4	0	140.00	.00	140.00
Permit Type HVAC RES-HVAC RESIDENTIAL Totals						
		12	0	\$343.40	\$0.00	\$343.40
Permit Type PC-PLANNING COMMISSION						
FIRE-REVIEW INSP - FIRE DEPT REVIEW & INSPECTION		1	0	100.00	.00	100.00
PC - PLANNING COMMISSION		2	0	200.00	.00	200.00
Permit Type PC-PLANNING COMMISSION Totals						
		3	0	\$300.00	\$0.00	\$300.00
Permit Type PLUMB COMM-PLUMBING COMMERCIAL						
3% BBS - 3% BBS		3	0	21.09	.00	21.09
COM-PLUMB REPAIR - Commercial Plumbing Repair/Remodel		2	0	100.00	.00	100.00
CRES-PLUMB REPAIR - Commercial Residential Plumbing Repair/Remodel		1	0	50.00	.00	50.00
CRES-PLUMB SQ FT - Commercial Residential Plumbing Square Footage		1	0	552.95	.00	552.95
Permit Type PLUMB COMM-PLUMBING COMMERCIAL Totals						
		7	0	\$724.04	\$0.00	\$724.04
Permit Type PLUMB RES-PLUMBING RESIDENTIAL						
1% BBS - 1% BBS		9	0	5.35	.00	5.35
RES-PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement		1	0	35.00	.00	35.00
RES-PLUMB REPAIR - Residential Plumbing Repair/Remodel		6	0	300.00	.00	300.00
RES-PLUMBING NEW - Residential Plumbing New		2	0	200.00	.00	200.00
Permit Type PLUMB RES-PLUMBING RESIDENTIAL Totals						
		18	0	\$540.35	\$0.00	\$540.35
Permit Type SUBDIVISION-SUBDIVISION						
MIN SUB PLAT - MINOR SUBDIVISION PLAT		1	0	30.00	.00	30.00

Permit Revenue Summary Report

Payment Date Range 01/01/16 - 01/31/16

Summary Listing

Fee Code	Permit Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	Permit Type SUBDIVISION-SUBDIVISION Totals						
			1	0	\$30.00	\$0.00	\$30.00
	Permit Type ZONING-ZONING						
	COM-ZONING PSIGN - Commercial Zoning Permanent Signs		1	0	50.00	.00	50.00
	COM-ZONING TSIGN - Commercial Zoning Temporary Signs		1	0	25.00	.00	25.00
	RES-ZONING - Residential Zoning Fence Pool Etc		1	0	25.00	.00	25.00
	RES-ZONING ADD - Residential Zoning Addition		1	0	25.00	.00	25.00
	Permit Type ZONING-ZONING Totals						
			4	0	\$125.00	\$0.00	\$125.00
	Grand Totals						
			105	0	\$11,384.73	\$0.00	\$11,384.73

Permit Revenue Summary Report

Payment Date Range 01/01/16 - 01/31/16
Detail Listing

City of Kent

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
ARB-ARCHITECTURAL REVIEW BOARD						
Permit Type ARB-ARCHITECTURAL REVIEW BOARD	ARB SIGN REVIEW - SIGN REVIEW FOR ARCHITECTURAL REV	2	0	100.00	.00	100.00
Date	Transaction Type	Permit Number	Issued To	Amount		
01/05/2016	Payment Monies Received	ARB16-001	EACH + EVERY	50.00		
01/05/2016	Payment Monies Received	ARB16-002	THE LOCAL	50.00		
				\$100.00		
Permit Type ARB-ARCHITECTURAL REVIEW BOARD Totals				\$100.00	\$0.00	\$100.00
BZA - BOARD OF ZONING APPEALS						
Permit Type BZA-BOARD OF ZONING APPEALS	BZA - BOARD OF BUILDING APPEALS	2	0	100.00	.00	100.00
Date	Transaction Type	Permit Number	Issued To	Amount		
01/05/2016	Payment Monies Received	BZ16-001	PENTAPOINT PROPERTIES LTD	50.00		
01/21/2016	Payment Monies Received	BZ16-002	DS ARCHITECTS	50.00		
				\$100.00		
Permit Type BZA-BOARD OF ZONING APPEALS Totals				\$100.00	\$0.00	\$100.00
ELECTRICAL COMM-ELECTRICAL COMMERCIAL						
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL	3% BBS - 3% BBS	4	0	28.85	.00	28.85
Date	Transaction Type	Permit Number	Issued To	Amount		
01/05/2016	Payment Monies Received	2016-00000004	R B THOMAS ELECTRIC	1.50		
01/05/2016	Payment Monies Received	2016-00000005	K C ELECTRIC LLC	4.15		
01/05/2016	Payment Monies Received	2016-00000006	K C ELECTRIC LLC	3.70		
01/21/2016	Payment Monies Received	2016-00000040	THOMPSON ELECTRIC	19.50		
				\$28.85		
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals				28.85	.00	28.85
COM-ELEC REPAIR - Commercial Electric Repair/Remodel						
Permit Type COM-ELEC REPAIR - Commercial Electric Repair/Remodel	COM-ELEC REPAIR - Commercial Electric Repair/Remodel	2	0	261.65	.00	261.65
Date	Transaction Type	Permit Number	Issued To	Amount		
01/05/2016	Payment Monies Received	2016-00000005	K C ELECTRIC LLC	138.35		
01/05/2016	Payment Monies Received	2016-00000006	K C ELECTRIC LLC	123.30		
				\$261.65		
Permit Type COM-ELEC REPAIR - Commercial Electric Repair/Remodel Totals				261.65	.00	261.65
COM-ELEC SERVICE - Commercial Electric Service Replacement						
Permit Type COM-ELEC SERVICE - Commercial Electric Service Replacement	COM-ELEC SERVICE - Commercial Electric Service Replacement	2	0	700.00	.00	700.00
Date	Transaction Type	Permit Number	Issued To	Amount		
01/05/2016	Payment Monies Received	2016-00000004	R B THOMAS ELECTRIC	50.00		
01/21/2016	Payment Monies Received	2016-00000040	THOMPSON ELECTRIC	650.00		
				\$700.00		
Permit Type COM-ELEC SERVICE - Commercial Electric Service Replacement Totals				700.00	.00	700.00
ELECTRICAL RES-ELECTRICAL COMMERCIAL RESIDENTIAL						
Permit Type ELECTRICAL RES-ELECTRICAL COMMERCIAL RESIDENTIAL	1% BBS - 1% BBS	6	0	3.20	.00	3.20
Date	Transaction Type	Permit Number	Issued To	Amount		
01/11/2016	Payment Monies Received	2016-00000015	SPEELMAN ELECTRIC INC.	.50		
01/12/2016	Payment Monies Received	2016-00000020	CIANCI ELECTRIC	.35		
				.35		
Permit Type ELECTRICAL RES-ELECTRICAL COMMERCIAL RESIDENTIAL Totals				3.20	.00	3.20

Payment Date Range 01/01/16 - 01/31/16

Detail Listing

Fee Code	Permit Type	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
1% BBS - 1% BBS	ELECTRICAL RES-ELECTRICAL RESIDENTIAL							
	Transaction Type	Permit Number	Issued To	6	0	3.20	.00	3.20
	Payment Monies Received	2016-00000023	WESTPORT ELECTRIC INC				Amount	
	Payment Monies Received	2016-00000024	THREE-D ELECTRIC LLC				.50	
	Payment Monies Received	2016-00000025	OTT ELECTRICAL SERVICES INC.				1.00	
	Payment Monies Received	2016-00000029	SPEELMAN ELECTRIC INC.				.35	
							.50	
							\$3.20	
RES-ELEC REPAIR - Residential Electric Remodel/Repair	Transaction Type	Permit Number	Issued To	2	0	100.00	.00	100.00
	Payment Monies Received	2016-00000023	WESTPORT ELECTRIC INC				Amount	
	Payment Monies Received	2016-00000029	SPEELMAN ELECTRIC INC.				50.00	
							50.00	
							\$100.00	
RES-ELEC ADD - Residential Electric Addition	Transaction Type	Permit Number	Issued To	1	0	50.00	.00	50.00
	Payment Monies Received	2016-00000015	SPEELMAN ELECTRIC INC.				Amount	
							50.00	
							\$50.00	
RES-ELEC NEW - Residential Electric New	Transaction Type	Permit Number	Issued To	1	0	100.00	.00	100.00
	Payment Monies Received	2016-00000024	THREE-D ELECTRIC LLC				Amount	
							100.00	
							\$100.00	
RES-ELEC OWN SRV - Residential Electric Owner Occupied	Transaction Type	Permit Number	Issued To	2	0	70.00	.00	70.00
	Payment Monies Received	2016-00000020	CIANCI ELECTRIC				Amount	
	Payment Monies Received	2016-00000025	OTT ELECTRICAL SERVICES INC.				35.00	
							35.00	
							\$70.00	
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL Totals						\$323.20	\$0.00	\$323.20
BOND-EXCAVATION - EXCAVATION BOND	Transaction Type	Permit Number	Issued To	1	0	4,313.89	.00	4,313.89
	Payment Monies Received	2016-00000006	METIS CONSTRUCTION SERVICES				Amount	
							4,313.89	
							\$4,313.89	
EXCAVATION - EXCAVATION	Transaction Type	Permit Number	Issued To	5	0	100.00	.00	100.00
	Payment Monies Received	2015-00000045	PRECISION ENGINEERING				Amount	
	Payment Monies Received	2015-00000003	KENT INVESTMENT PARTNERS, LLC				20.00	
	Payment Monies Received	2015-00000004	KENT INVESTMENT PARTNERS, LLC				20.00	
	Payment Monies Received	2016-00000004	DOMINION EAST OHIO GAS				20.00	

Fee Code	Permit Type	Excavation	Date	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	ENGINEERING COM-ENGINEERING COMMERCIAL									
	EXCAVATION - EXCAVATION		01/21/2016	Payment Monies Received	2016-00000006	5	Issued To METIS CONSTRUCTION SERVICES	100.00	Amount 20.00 \$100.00	100.00
	W-TAP 2" - WATER TAP 2"									
	EXCAVATION - EXCAVATION		01/21/2016	Payment Monies Received	2016-00000006	1	Issued To METIS CONSTRUCTION SERVICES	1,232.50	Amount 1,232.50 \$1,232.50	1,232.50
	W-TAP 4" - WATER TAP 4"									
	EXCAVATION - EXCAVATION		01/21/2016	Payment Monies Received	2016-00000006	1	Issued To METIS CONSTRUCTION SERVICES	300.00	Amount 300.00 \$300.00	300.00
	WATER CL2 - WATER CHLORINATION BASE FEE									
	EXCAVATION - EXCAVATION		01/21/2016	Payment Monies Received	2016-00000006	1	Issued To METIS CONSTRUCTION SERVICES	150.00	Amount 150.00 \$150.00	150.00
	WATER CL2 > 1000 - WATER CHLORINATION GREATER THAN 1000 FT									
	EXCAVATION - EXCAVATION		01/21/2016	Payment Monies Received	2016-00000006	1	Issued To METIS CONSTRUCTION SERVICES	150.00	Amount 150.00 \$150.00	150.00
	WATER FEE - WATER FEE									
	EXCAVATION - EXCAVATION		01/21/2016	Payment Monies Received	2016-00000006	1	Issued To METIS CONSTRUCTION SERVICES	25.00	Amount 25.00 \$25.00	25.00
	Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL Totals									
						11		\$6,271.39	\$0.00	\$6,271.39
	ENGINEERING RES-ENGINEERING RESIDENTIAL									
	EXCAVATION - EXCAVATION		01/12/2016	Payment Monies Received	2016-00000005	3	Issued To MAYES AND SONS PLUMBING CO KLINE & KAVALLI ANTHONY DRAGO PLUMBING	60.00	Amount 20.00 20.00 20.00 \$60.00	60.00
	EXCAVATION - EXCAVATION		01/26/2016	Payment Monies Received	2016-00000007					
	EXCAVATION - EXCAVATION		01/28/2016	Payment Monies Received	2016-00000009					
	SEWER RES - SEWER RESIDENTIAL									
	EXCAVATION - EXCAVATION		01/12/2016	Payment Monies Received	2016-00000005	1	Issued To MAYES AND SONS PLUMBING CO	25.00	Amount 25.00 \$25.00	25.00

Permit Revenue Summary Report

Payment Date Range 01/01/16 - 01/31/16
Detail Listing

City of Kent

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
ENGINEERING RES-ENGINEERING RESIDENTIAL						
Permit Type	WATER FEE - WATER FEE					
Date	01/26/2016	2	0	50.00	.00	50.00
Transaction Type	Payment Monies Received	Permit Number	Issued To	Amount	Amount	
	01/28/2016	2016-00000007	KLINE & KAVALI	25.00	25.00	
		2016-00000009	ANTHONY DRAGO PLUMBING	25.00	25.00	
				\$50.00	\$50.00	
WATER MISC PARTS - WATER MISC PARTS						
Permit Type						
Date	01/28/2016	1	0	20.00	.00	20.00
Transaction Type	Payment Monies Received	Permit Number	Issued To	Amount	Amount	
		2016-00000009	ANTHONY DRAGO PLUMBING	20.00	20.00	
				\$20.00	\$20.00	
ENGINEERING RES-ENGINEERING RESIDENTIAL Totals						
		7	0	\$155.00	\$0.00	\$155.00
EXISTING COMM-EXISTING COMMERCIAL						
Permit Type	3% BBS - 3% BBS					
Date	01/21/2016	1	0	6.80	.00	6.80
Transaction Type	Payment Monies Received	Permit Number	Issued To	Amount	Amount	
		2015-00000831	DEVILLE DEVELOPMENTS	6.80	6.80	
				\$6.80	\$6.80	
COM-BUILD REPAIR - Commercial Building Repair/Remodel						
Permit Type						
Date	01/21/2016	1	0	226.70	.00	226.70
Transaction Type	Payment Monies Received	Permit Number	Issued To	Amount	Amount	
		2015-00000831	DEVILLE DEVELOPMENTS	226.70	226.70	
				\$226.70	\$226.70	
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews						
Permit Type						
Date	01/05/2016	4	0	506.25	.00	506.25
Transaction Type	Payment Monies Received	Permit Number	Issued To	Amount	Amount	
	01/21/2016	2015-00000699	TROY CONSTRUCTION	37.50	37.50	
	01/21/2016	2015-00000831	DEVILLE DEVELOPMENTS	337.50	337.50	
	01/21/2016	2015-00000831	DEVILLE DEVELOPMENTS	18.75	18.75	
	01/21/2016	2015-00000831	DEVILLE DEVELOPMENTS	112.50	112.50	
				\$506.25	\$506.25	
EXISTING COMM-EXISTING COMMERCIAL Totals						
		6	0	\$739.75	\$0.00	\$739.75
EXISTING RES-EXISTING RESIDENTIAL						
Permit Type	1% BBS - 1% BBS					
Date	01/26/2016	1	0	.79	.00	.79
Transaction Type	Payment Monies Received	Permit Number	Issued To	Amount	Amount	
		2016-00000037	WESTERN RESERVE CONTRACTORS	.79	.79	
				\$0.79	\$0.79	
RES-BUILD ADD 1 - Residential Building Addition- Single Family						
Permit Type						
Date	01/26/2016	1	0	79.00	.00	79.00
Transaction Type	Payment Monies Received	Permit Number	Issued To	Amount	Amount	
		2016-00000037	WESTERN RESERVE CONTRACTORS	79.00	79.00	
				\$79.00	\$79.00	
EXISTING RES-EXISTING RESIDENTIAL Totals						
		2	0	\$79.79	\$0.00	\$79.79

Payment Date Range 01/01/16 - 01/31/16

Detail Listing

Fee Code	Permit Type	Transaction Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
3% BBS - 3% BBS	FIRE SUPPRESSION-FIRE SUPPRESSION							
01/21/2016	Payment Monies Received			1 Permit Number 2015-00000758	0 Issued To S A COMUNALE	4.86	.00	4.86
							Amount 4.86	
							\$4.86	
	COM-SUPR SYS ADD - Commercial Suppression Systems Addition							
01/21/2016	Payment Monies Received			1 Permit Number 2015-00000758	0 Issued To S A COMUNALE	161.95	.00	161.95
							Amount 161.95	
							\$161.95	
	PLAN REVIEW <= 3 - Plan Review for 3 or Less Reviews							
01/21/2016	Payment Monies Received			2 Permit Number 2015-00000758	0 Issued To S A COMUNALE	150.00	.00	150.00
01/21/2016	Payment Monies Received			2 Permit Number 2015-00000758	0 Issued To S A COMUNALE	150.00	.00	150.00
							Amount 37.50	
							112.50	
							\$150.00	
	Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION Totals					\$316.81	\$0.00	\$316.81
3% BBS - 3% BBS	HVAC COMM-HVAC COMMERCIAL							
01/05/2016	Payment Monies Received			3 Permit Number 2016-00000003	0 Issued To ALL COMFORT HEATING & COOLING INC	7.15	.00	7.15
01/11/2016	Payment Monies Received			3 Permit Number 2016-00000009	0 Issued To BINKS HEATING & COOLING COMPANY	7.15	.00	7.15
01/21/2016	Payment Monies Received			3 Permit Number 2016-00000031	0 Issued To SAL'S HEATING & COOLING	7.15	.00	7.15
							Amount 4.15	
							1.50	
							1.50	
							\$7.15	
	COM-HVAC REPAIR - Commercial HVAC Repair/Remodel							
01/05/2016	Payment Monies Received			1 Permit Number 2016-00000003	0 Issued To ALL COMFORT HEATING & COOLING INC	138.35	.00	138.35
							Amount 138.35	
							\$138.35	
	COM-HVAC REPLACE - Commercial HVAC Replacement							
01/11/2016	Payment Monies Received			2 Permit Number 2016-00000009	0 Issued To BINKS HEATING & COOLING COMPANY	100.00	.00	100.00
01/21/2016	Payment Monies Received			2 Permit Number 2016-00000031	0 Issued To SAL'S HEATING & COOLING	100.00	.00	100.00
							Amount 50.00	
							50.00	
							\$100.00	
	Permit Type HVAC COMM-HVAC COMMERCIAL Totals					\$245.50	\$0.00	\$245.50
1% BBS - 1% BBS	HVAC RES-HVAC RESIDENTIAL							
01/11/2016	Payment Monies Received			5 Permit Number 2016-00000011	0 Issued To GREER HEATING & AIR CONDITIONING	3.05	.00	3.05
01/11/2016	Payment Monies Received			5 Permit Number 2016-00000014	0 Issued To CROWN HEATING & COOLING INC	3.05	.00	3.05
01/21/2016	Payment Monies Received			5 Permit Number 2016-00000030	0 Issued To JENNINGS HEATING CO INC	3.05	.00	3.05
01/21/2016	Payment Monies Received			5 Permit Number 2016-00000032	0 Issued To BRANDON HEATING & AIR CONDITIONING	3.05	.00	3.05
							Amount .35	
							1.00	
							.35	
							.35	

Payment Date Range 01/01/16 - 01/31/16

Detail Listing

Fee Code	Permit Type	Transaction Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
1% BBS - 1% BBS	HVAC RES-HVAC RESIDENTIAL	Payment Monies Received		5	0	3.05	.00	3.05
01/28/2016				Permit Number 2016-00000048	Issued To ECHOLS HEATING & AIR CONDITIONING INC	Amount 1.00	Amount \$3.05	
1% BBS OVERRIDE - 1% BBS OVERRIDE		Payment Monies Received		1	0	.35	.00	.35
01/28/2016				Permit Number 2015-00000890	Issued To EAST OHIO FURNACE CO INC	Amount .35	Amount \$0.35	
RES-HVAC NEW - Residential HVAC New		Payment Monies Received		2	0	200.00	.00	200.00
01/11/2016				Permit Number 2016-00000014	Issued To CROWN HEATING & COOLING INC	Amount 100.00	Amount 100.00	
01/28/2016				Permit Number 2016-00000048	Issued To ECHOLS HEATING & AIR CONDITIONING INC	Amount 100.00	Amount \$200.00	
RES-HVAC OWN RPL - Residential HVAC Owner Occupied Replacement		Payment Monies Received		4	0	140.00	.00	140.00
01/11/2016				Permit Number 2016-00000011	Issued To GREER HEATING & AIR CONDITIONING	Amount 35.00	Amount 35.00	
01/21/2016				Permit Number 2016-00000030	Issued To JENNINGS HEATING CO INC	Amount 35.00	Amount 35.00	
01/21/2016				Permit Number 2016-00000032	Issued To BRANDON HEATING & AIR CONDITIONING	Amount 35.00	Amount 35.00	
01/28/2016				Permit Number 2015-00000890	Issued To EAST OHIO FURNACE CO INC	Amount 35.00	Amount \$140.00	
				Permit Type	HVAC RES-HVAC RESIDENTIAL Totals	\$343.40	\$0.00	\$343.40
3% BBS - 3% BBS	PC-PLANNING COMMISSION	Payment Monies Received		1	0	100.00	.00	100.00
01/26/2016				Permit Number pc16-005	Issued To B. PERFECT CONSTRUCTION	Amount 100.00	Amount \$100.00	
PC - PLANNING COMMISSION		Payment Monies Received		2	0	200.00	.00	200.00
01/21/2016				Permit Number PC16-004	Issued To GATEWAY TOWING & RECOVERY	Amount 100.00	Amount 100.00	
01/26/2016				Permit Number pc16-005	Issued To B. PERFECT CONSTRUCTION	Amount 100.00	Amount \$200.00	
				Permit Type	PC-PLANNING COMMISSION Totals	\$300.00	\$0.00	\$300.00
3% BBS - 3% BBS	PLUMB COMM-PLUMBING COMMERCIAL	Payment Monies Received		3	0	21.09	.00	21.09
01/11/2016				Permit Number 2016-00000012	Issued To H JACK'S PLUMBING AND HEATING	Amount 1.50	Amount 1.50	
01/21/2016				Permit Number 2016-00000028	Issued To KLINE & KAVALI	Amount 18.09	Amount 18.09	

Permit Revenue Summary Report

Payment Date Range 01/01/16 - 01/31/16

Detail Listing

Fee Code	Permit Type	PLUMB COMM-PLUMBING COMMERCIAL	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
3% BBS - 3% BBS	01/26/2016	Payment Monies Received	2015-00000376	3	Issued To KLINE & KAVALI	0	21.09	.00	21.09
								Amount 1.50	
								\$21.09	
COM-PLUMB REPAIR - Commercial Plumbing Repair/Remodel									
	01/11/2016	Payment Monies Received	2016-00000012	2	Issued To H JACK'S PLUMBING AND HEATING	0	100.00	.00	100.00
	01/26/2016	Payment Monies Received	2015-00000376		KLINE & KAVALI			Amount 50.00	
								50.00	
								\$100.00	
CRES-PLUMB RPAIR - Commercial Residential Plumbing									
	01/21/2016	Payment Monies Received	2016-00000028	1	Issued To KLINE & KAVALI	0	50.00	.00	50.00
CRES-PLUMB SQ FT - Commercial Residential Plumbing Square Footage									
	01/21/2016	Payment Monies Received	2016-00000028	1	Issued To KLINE & KAVALI	0	552.95	.00	552.95
Permit Type PLUMB COMM-PLUMBING COMMERCIAL Totals									
				7		0	\$724.04	\$0.00	\$724.04
Permit Type PLUMB RES-PLUMBING RESIDENTIAL									
1% BBS - 1% BBS	01/11/2016	Payment Monies Received	2016-00000010	9	Issued To GAREAU PLUMBING INC	0	5.35	.00	5.35
	01/11/2016	Payment Monies Received	2016-00000013		APPC PLUMBING SERVICES			Amount .50	
	01/12/2016	Payment Monies Received	2016-00000016		TROY'S PLUMBING, LLC			.50	
	01/12/2016	Payment Monies Received	2016-00000017		COUNTRYSIDE PLUMBING INC			1.00	
	01/12/2016	Payment Monies Received	2016-00000018		ABC PLUMBING & DRAIN			.50	
	01/12/2016	Payment Monies Received	2016-00000019		APPC PLUMBING & DRAIN			.50	
	01/12/2016	Payment Monies Received	2016-00000033		APPC PLUMBING SERVICES			.35	
	01/21/2016	Payment Monies Received	2016-00000034		KLINE & KAVALI			.50	
	01/21/2016	Payment Monies Received	2016-00000039		GRABILL PLUMBING & HEATING INC			1.00	
								\$5.35	
Permit Type PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement									
	01/21/2016	Payment Monies Received	2016-00000033	1	Issued To APPC PLUMBING SERVICES	0	35.00	.00	35.00
Permit Type PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement									
	01/21/2016	Payment Monies Received	2016-00000033					Amount 35.00	
								\$35.00	

Permit Revenue Summary Report

Payment Date Range 01/01/16 - 01/31/16

Detail Listing

Fee Code	Fee Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
PLUMB RES-PLUMBING RESIDENTIAL							
RES-PLUMB REPAIR - Residential Plumbing Repair/Remodel			6	0	300.00	.00	300.00
Date	Transaction Type	Issued To			Amount		
01/11/2016	Payment Monies Received	GAREAU PLUMBING INC			50.00		
01/11/2016	Payment Monies Received	APPC PLUMBING SERVICES			50.00		
01/12/2016	Payment Monies Received	TROY'S PLUMBING, LLC			50.00		
01/12/2016	Payment Monies Received	ABC PLUMBING & DRAIN			50.00		
01/12/2016	Payment Monies Received	ABC PLUMBING & DRAIN			50.00		
01/21/2016	Payment Monies Received	KLINE & KAVALL			50.00		
					\$300.00		
RES-PLUMBING NEW - Residential Plumbing New							
RES-PLUMBING NEW - Residential Plumbing New			2	0	200.00	.00	200.00
Date	Transaction Type	Issued To			Amount		
01/12/2016	Payment Monies Received	COUNTRYSIDE PLUMBING INC			100.00		
01/21/2016	Payment Monies Received	GRABILL PLUMBING & HEATING INC			100.00		
					\$200.00		
PLUMB RES-PLUMBING RESIDENTIAL Totals							
			18	0	\$540.35	\$0.00	\$540.35
SUBDIVISION-SUBDIVISION							
MIN SUB PLAT - MINOR SUBDIVISION PLAT			1	0	30.00	.00	30.00
Date	Transaction Type	Issued To			Amount		
01/05/2016	Payment Monies Received	KENT INVESTMENT PARTNERS, LLC			30.00		
					\$30.00		
SUBDIVISION-SUBDIVISION Totals							
			1	0	\$30.00	\$0.00	\$30.00
ZONING-ZONING							
COM-ZONING PSIGN - Commercial Zoning Permanent Signs			1	0	50.00	.00	50.00
Date	Transaction Type	Issued To			Amount		
01/21/2016	Payment Monies Received	LAAD SIGN AND LIGHTING			50.00		
					\$50.00		
ZONING-TSIGN - Commercial Zoning Temporary Signs							
COM-ZONING TSIGN - Commercial Zoning Temporary Signs			1	0	25.00	.00	25.00
Date	Transaction Type	Issued To			Amount		
01/07/2016	Payment Monies Received	PSYCHIC READER			25.00		
					\$25.00		
ZONING - Residential Zoning Fence Pool Etc							
RES-ZONING - Residential Zoning Fence Pool Etc			1	0	25.00	.00	25.00
Date	Transaction Type	Issued To			Amount		
01/21/2016	Payment Monies Received	R & T FENCE CO.			25.00		
					\$25.00		
ZONING ADD - Residential Zoning Addition							
RES-ZONING ADD - Residential Zoning Addition			1	0	25.00	.00	25.00
Date	Transaction Type	Issued To			Amount		
01/26/2016	Payment Monies Received	WESTERN RESERVE CONTRACTORS			25.00		
					\$25.00		

Permit Revenue Summary Report

Payment Date Range 01/01/16 - 01/31/16

Detail Listing

Fee Code	Permit Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	Permit Type	ZONING-ZONING	4	0	\$125.00	\$0.00	\$125.00
		Totals	105	0	\$11,384.73	\$0.00	\$11,384.73
		Grand Totals					

Case by Inspector Report

Date Type: Open Date

From Date: 01/01/2016 - To Date: 01/31/2016

Case Type	Case Number	Status/Priority	Description	Case Date	Resolution Date	Open Period in Days	Reported By	Location
Inspector: UNSHELTERED STORAGE-DEBRIS	Paul Bauer 2016-000000002	COMPLIED	trash can stored in front yard	01/05/2016	01/06/2016	1	Laura Mazur	330 PLEASANT AVE KENT, OH 44240
PROPERTY MAINTENANCE	2016-000000003	NO VIOLATION	downspout discharge onto sidewalk	01/05/2016	01/05/2016	0	WebQA	539 FRANKLIN AVE KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000004	COMPLIED	mattress on Walnut walk	01/06/2016	01/13/2016	7	Paul J. Bauer	254 W ELM ST KENT, OH 44240
PARKING IN YARD	2016-000000005	COMPLIED	egress across yard	01/07/2016	01/12/2016	5	Marla A. Dunn	350 HARRIS ST KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000006	COMPLIED	junk couch on curb, litter	01/07/2016	01/08/2016	1	Paul J. Bauer	960 SILVER MEADOWS BLVD KENT, OH 44240
UNSHELTERED STORAGE-VEHICLE	2016-000000007	COMPLIED	vehicle in lot w/ exp temp tags (1/15) and on blocks	01/07/2016	01/28/2016	21	Paul J. Bauer	948 SILVER MEADOWS BLVD KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000009	COMPLIED	trash on tl	01/07/2016	01/08/2016	1	Paul J. Bauer	1314 CAROL DR KENT, OH 44240
PROPERTY MAINTENANCE	2016-000000010	COMPLIED	duplex, lacks premise ID, car parked in yard	01/08/2016	01/11/2016	3	Paul J. Bauer	1253 ELNO AVE KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000011	COMPLIED	trash on tl	01/08/2016	01/11/2016	3	Paul J. Bauer	245 STARR AVE KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000012	COMPLIED	spilled garbage in yard	01/08/2016	01/11/2016	3	Paul J. Bauer	129 N DEPEYSTER ST KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000013	COMPLIED	trash, garbage in yard and on tl	01/08/2016	01/27/2016	19	Paul J. Bauer	1588 SUMMIT ST KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000014	COMPLIED	trash cans on tl	01/11/2016	01/12/2016	1	Paul J. Bauer	720 PAULUS KENT, OH 44240
PROPERTY MAINTENANCE	2016-000000015	COMPLIED	squirrels in walls	01/11/2016	01/29/2016	18	Karen Karchick	612 W MAIN ST KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000016	COMPLIED	trash on tl	01/12/2016	01/13/2016	1	Paul J. Bauer	215 STARR AVE KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000017	COMPLIED	couch on tree lawn	01/12/2016	01/14/2016	2	Paul J. Bauer	1153 SILVER MEADOWS BLVD KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000018	COMPLIED	mattress on tl	01/12/2016	01/15/2016	3	Paul J. Bauer	1022 SILVER MEADOWS BLVD KENT, OH 44240
UNSHELTERED STORAGE-VEHICLE	2016-000000020	COMPLIED	beige Town & Country van exp 9/15	01/13/2016	02/03/2016	21	Paul J. Bauer	136 W ELM ST KENT, OH 44240

Case by Inspector Report

Date Type: Open Date

From Date: 01/01/2016 - To Date: 01/31/2016

Case Type	Case Number	Status/Priority	Description	Case Date	Resolution Date	Open Period In Days	Reported By	Location
PROPERTY MAINTENANCE	2016-000000021	NO VIOLATION	foundation gaps	01/13/2016	01/13/2016	0	Chritinia	130 WELM ST KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000023	COMPLIED	pool table on fl	01/14/2016	01/26/2016	12	Paul J. Bauer	441 SPAULDING KENT, OH 44240
UPHOLSTERED FURNITURE OUTDOORS	2016-000000024	COMPLIED	couch on front porch	01/14/2016	01/22/2016	8	Paul J. Bauer	932 HUDSON RD KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000025	COMPLIED	bags of trash on front porch	01/14/2016	01/21/2016	7	Paul J. Bauer	302 WELM ST KENT, OH 44240
PARKING IN YARD	2016-000000026	COMPLIED	driving blwn driveways across the grass	01/15/2016	01/26/2016	11	Merla A. Dunn	1409 LOOP RD KENT, OH 44240
UNSHELTERED STORAGE-VEHICLE	2016-000000027	COMPLIED	red van, gray neon w/out pills	01/15/2016	02/01/2016	17	Paul J. Bauer	735 AKRON BLVD KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000028	COMPLIED	mattresses	01/15/2016	01/26/2016	11	Paul J. Bauer	419 SILVER MEADOWS BLVD KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000029	COMPLIED	bags of garbage	01/15/2016	02/03/2016	19	Paul J. Bauer	780 AKRON BLVD KENT, OH 44240
UNSHELTERED STORAGE-DEBRIS	2016-000000030	COMPLIED	furniture on fl	01/15/2016	01/20/2016	5	Paul J. Bauer	333 CHERRY ST KENT, OH 44240
UNSHELTERED STORAGE-VEHICLE	2016-000000034	COMPLIED	blk Jeep w/ flats	01/20/2016	02/01/2016	12	Paul J. Bauer	1187 NORWOOD ST KENT, OH 44240
Paul Bauer Totals:		27 Case(s)						
Inspector:	Jen Barone							
ENGINEERING SITE	2016-000000036	COMPLIED	DOWNSPOUT PIPE BROKEN & EROSION NEAR SIDEWALK	01/21/2016	01/21/2016	0	CENTRAL MAINTENANCE	140 E OAK ST KENT, OH 44240
ENGINEERING SITE	2016-000000037	REFERRED TO ANOTHER DEPT	798 SILVER MEADOWS - SANITARY CONNECTION TO ADJACENT LINE	01/21/2016	01/21/2016	0	CENTRAL MAINTENANCE	978 SILVER MEADOWS BLVD KENT, OH 44240
ENGINEERING SITE	2016-000000038	COMPLIED	SUMP PUMP DISCHARGING ONTO PAVEMENT	01/21/2016	01/21/2016	0	Jonathan Haines	1639 MORRIS RD KENT, OH 44240
ENGINEERING SITE	2016-000000039	COMPLIED	SUMP DISCHARGING ONTO PAVEMENT	01/21/2016	01/21/2016	0	ANON	415 RELLIM DR KENT, OH 44240
Jen Barone Totals:		4 Case(s)						
Inspector:	Paul Bauer		gas water heater faulty					130 WELM ST KENT,

Case by Inspector Report

Date Type: Open Date

From Date: 01/01/2016 - To Date: 01/31/2016

Case Type	Case Number	Status/Priority	Description	Case Date	Resolution Date	Open Period In Days	Reported By	Location
BUILDING CODE	2016-000000041	COMPLIED	venting	01/19/2016	02/03/2016	15	Robert L. Niizsche	OH 44240
Paul Bauer Totals:								
		1 Case(s)						
Inspector:								
ENGINEERING SITE	Jen Barone 2016-000000042	REFERRED TO ANOTHER DEPT	SIDEWALK HEAVING	01/21/2016	01/21/2016	0	ANON	402 WELM ST KENT, OH 44240
ENGINEERING SITE	2016-000000043	NO VIOLATION	FLOODING	01/21/2016	01/21/2016	0	KIM KOST	611 W GRANT ST KENT, OH 44240
ENGINEERING SITE	2016-000000044	COMPLIED	APRON REPLACED WITHOUT A PERMIT	01/21/2016	01/21/2016	0	BOB CLIMES, ENGINEERING	222 BOVMAN DR KENT, OH 44240
ENGINEERING SITE	2016-000000045	COMPLIED	SITE DISTANCE BARRIER	01/21/2016	01/21/2016	0	ANON	805 E MAIN ST KENT, OH 44240
Jen Barone Totals:								
		4 Case(s)						
Inspector:								
PARKING IN YARD	Paul Bauer 2016-000000049	COMPLIED	car in fr yard	01/21/2016	01/26/2016	5	Paul J. Bauer	350 DODGE ST KENT, OH 44240
UPHOLSTERED FURNITURE OUTDOORS	2016-000000052	COMPLIED	trash on tl	01/21/2016	01/26/2016	5	Paul J. Bauer	532 N WILLOW ST KENT, OH 44240
UNSHALTERED STORAGE-DEBRIS	2016-000000053	COMPLIED	trash on tl	01/26/2016	01/28/2016	2	Paul J. Bauer	442 CRAIN AVE KENT, OH 44240
UNSHALTERED STORAGE-DEBRIS	2016-000000054	COMPLIED	large amt of trash, not in hard container, litter	01/27/2016	01/29/2016	2	Paul J. Bauer	520 S LINCOLN ST KENT, OH 44240
ZONING-ROOMING HOUSE	2016-000000055	NO VIOLATION	possible rooming house-- 4 cars in drive	01/27/2016	01/27/2016	0	Paul J. Bauer	814 MAE ST KENT, OH 44240
UNSHALTERED STORAGE-DEBRIS	2016-000000056	COMPLIED	trash bags not in hard container	01/27/2016	02/04/2016	8	Paul J. Bauer	1580 E SUMMIT ST KENT, OH 44240
BUILDING CODE	2016-000000057	NO VIOLATION	parking lot lights out	01/27/2016	01/27/2016	0	Jeff at FD from Thomas Straw	5956 HORNING RD KENT, OH 44240
PROPERTY MAINTENANCE	2016-000000059	NO VIOLATION	furnace malfunction	01/18/2016	01/28/2016	10	Veronica Wright	800 FRANKLIN AVE KENT, OH 44240
UNSHALTERED STORAGE-DEBRIS	2016-000000060	COMPLIED	mattress on tl	01/28/2016	02/01/2016	4	Paul J. Bauer	324 S WILLOW ST KENT, OH 44240
UNSHALTERED STORAGE-DEBRIS	2016-000000061	COMPLIED	recycle bins spilled on tree lawn	01/28/2016	01/28/2016	0	Paul J. Bauer	147 CRAIN AVE KENT, OH 44240
Paul Bauer Totals:								
		10 Case(s)						
Grand Totals :								
		46 Case(s)						

City of Kent

Case by Inspector Report

Date Type: Open Date

From Date: 01/01/2016 - To Date: 01/31/2016

Case Type	Case Number	Status/Priority	Description	Case Date	Resolution Date	Open Period In Days	Reported By	Location
-----------	-------------	-----------------	-------------	-----------	-----------------	---------------------	-------------	----------

**CITY OF KENT
BOARD OF ZONING APPEALS
PUBLIC HEARING & BUSINESS MEETING
FEBRUARY 15, 2016
7:00 PM
FIRE DEPARTMENT TRAINING ROOM
320 SOUTH DEPEYSTER STREET**

I. CALL TO ORDER

II. PLEDGE

III. ROLL CALL

IV. PREAMBLE

V. ADMINISTRATION OF THE OATH

VI. OLD BUSINESS

**A. BZ15-013 HALLMARK CAMPUS COMMUNITIES
1700 HOLLY DRIVE**

Section: 1145.04(b)

Request: The applicant is requesting a 31-foot variance from the 41-foot required rear yard setback to allow a new building to be constructed 10 feet from the rear property line (Section 1145.04(b)).

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

VII. NEW BUSINESS

**A. BZ16-002 DS ARCHITECTS / NEWMAN CENTER
1424 HORNING ROAD**

Section: 1147.04(c)

Request: The applicant is requesting a 22.83-Foot variance from the 25-foot minimum side yard setback requirement to allow an addition to be 2.17 feet from the side property line (Section 1147.04(c)).

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

**B. BZ16-003 DS ARCHITECTS / CITY OF KENT
200 EAST COLLEGE AVENUE**

Sections: 1146.04(a), 11135.04(a), 1146.03(c), 1135.03(f), 1167.05(b)(1), and 1171.01(8)

Requests: The applicant is requesting the following:

- 1) A 5-foot variance from the 0-foot front yard setback requirement to allow the new building to be constructed 5 feet from the front property line off of South Depeyster Street (Section 1146.04(a)),
- 2) A 44-foot variance from the 44-foot front yard setback requirement to allow the new building to be constructed 0 feet from the front property line off of Haymaker Parkway (Section 1135.04(a)),
- 3) A variance from Section 1146.03(c) to allow the construction of a new building with 0 percent frontage along South Depeyster Street, where the building should occupy a minimum of 70 percent of the street frontage,
- 4) A 16.5 percent variance from the 25 percent maximum lot coverage requirement to allow 41.5 percent lot coverage (Section 1135.03(f)),
- 5) A variance of 2 spaces from the 55 minimum parking space requirement to allow a total of 53 parking spaces (Section 1167.05(b)(1)), and
- 6) A variance from section 1171.01(8) to allow the new police station building to be adjacent to residential uses (Section 1171.01(8)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VIII. OTHER BUSINESS

IX. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: FEBRUARY 5, 2016

TO: KENT CITY BOARD OF ZONING APPEALS

FROM: HEATHER PHILE, DEVELOPMENT PLANNER

RE: STAFF REPORT FOR THE FEBRUARY 15, 2016 BOARD OF ZONING APPEALS MEETING

The following cases appear on the agenda for the February 15, 2016 Board of Zoning Appeals meeting:

OLD BUSINESS

CASE NO.: BZ15-013

APPLICANT: HALLMARK CAMPUS COMMUNITIES

SITE LOCATION: 1700 Holly Drive

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

REQUESTED ACTION: The applicant is requesting a 29-foot variance from the 39-foot required rear yard setback to allow a new building to be constructed 10 feet from the rear property line (Section 1145.04(b)).

ZONING: This property is currently located in the R-4: Multi-family Residential and C-R: Commercial – High Density Multi-family Residential Zoning Districts.

TRAFFIC: The property is accessible from Horning Road to Holly Drive.

SURROUNDING LAND USES: The property is surrounded by residential uses on all sides.

APPLICABLE CODE SECTION: 1145.04(b)

ANALYSIS:

This project involves multiple parcels, some in the City, and others within Franklin Township. The parcels that are within the city limits is located at 1700 Holly Drive and is zoned C-R: Commercial – High Density Multi-family residential, with a small strip of property zoned R-4: Multi-family residential (Holly Drive). This property south of Holly Park Apartments and currently has a vacant single family dwelling. The parcels that are within Franklin Township will be used for parking for the proposed project, as well as be available for park and ride opportunities. There will be access to East Main Street through an easement between the former CVS 930 Overholt Rd., Kent, Ohio 44240 • (330) 678-8108 fax (330) 678-8030 • www.KentOhio.org

Page 2
Board of Zoning Appeals Staff Report
February 15, 2016 meeting

property and Sheetz. The two parcels will remain separated, but tied together through a deed restriction. The applicant will go before the Planning Commission for site plan approval and conditional zoning certificate for rooming house on October 6, 2015.

The applicant is proposing to construct three new three-story buildings that will house 98 units total, with 362 beds. The units will be a mixture of four bedroom and two-bedroom units, with the majority being four bedroom units. There will be green space and a community center that will have an exercise room, computers, and other amenities for the residents.

The applicant is requesting a variance from the rear yard setback to allow Building 2 to be constructed 10 feet from the property line. They explain that since the parcel has an irregular shape, the building placement in this location would make the most logical sense, with room for parking and for enough clearance for traffic to travel through the site.

Upon review of the application and site plan, it was also discovered that the entry sign will not meet the zoning regulations. The proposed sign will be located at the entrance to the site on Horning Road. The sign as it was presented will be 64.75 square feet in size, where 40 square feet is the maximum allowed for an entry sign.

UPDATE

The applicant has modified the overall size of the entry sign, which will now meet the code. The rear yard setback was re-reviewed and the agenda and staff report have been updated to read the correct variance request.

February 2, 2016 UPDATE

The applicant's request at the Franklin Township Zoning Appeals was denied, therefore this project is on hold with the City until further notice.

NEW BUSINESS

<u>CASE NO.:</u>	BZ16-002
<u>APPLICANT:</u>	DS ARCHITECTS / NEWMAN CENTER
<u>SITE LOCATION:</u>	1424 Horning Road
<u>STATUS OF APPLICANT:</u>	The applicant is the architect for the owner of the property.
<u>REQUESTED ACTION:</u>	The applicant is requesting a 22.83-Foot variance from the 25-foot minimum side yard setback requirement to allow an addition to be 2.17 feet from the side property line (Section 1147.04(c)).
<u>ZONING:</u>	This property is currently located in U: University Zoning District.
<u>TRAFFIC:</u>	The property is accessible from Horning Road.
<u>SURROUNDING LAND USES:</u>	The property is surrounded by a church on the north side and KSU on the east, south, and west sides.
<u>APPLICABLE CODE SECTION:</u>	1147.04(c)

ANALYSIS:

This property is located at 1424 Horning Road and is home to the Newman Center. The property is currently zoned U: University.

The applicant is requesting to build a couple of addition to the existing building, including extending the foyer to create a new entrance. The existing building currently sits 16 feet, 10 inches from the side property line. The new addition to the foyer will put the building 2 feet, 2 inches from the side property line.

The City of Kent zoning code states that in the University district, the minimum side yard setback is 25 feet. Therefore, the applicant is requesting a variance to allow the new addition to be constructed closer to the side property line.

<u>CASE NO.:</u>	BZ16-003
<u>APPLICANT:</u>	DS ARCHITECTS / CITY OF KENT
<u>SITE LOCATION:</u>	200 East College
<u>STATUS OF APPLICANT:</u>	The applicant is the architect for the owner of the property.
<u>REQUESTED ACTION:</u>	The applicant is requesting the following: <ol style="list-style-type: none">1) A 5-foot variance from the 0-foot front yard setback requirement to allow the new building to be constructed 5 feet from the front property line off of South Depeyster Street (Section 1146.04(a)),2) A 44-foot variance from the 44-foot front yard setback requirement to allow the new building to be constructed 0 feet from the front property line off of Haymaker Parkway (Section 1135.04(a)),3) A variance from Section 1146.03(c) to allow the construction of a new building with 0 percent frontage along South Depeyster Street, where the building should occupy a minimum of 70 percent of the street frontage,4) A 16.5 percent variance from the 25 percent maximum lot coverage requirement to allow 41.5 percent lot coverage (Section 1135.03(f)),5) A variance of 2 spaces from the 55 minimum parking space requirement to allow a total of 53 parking spaces (Section 1167.05(b)(1)), and6) A variance from section 1171.01(8) to allow the new police station building to be adjacent to residential uses (Section 1171.01(8)).
<u>ZONING:</u>	This property is currently located in the R-4: Multi-family Residential and C-D: Commercial – Downtown Zoning Districts.
<u>TRAFFIC:</u>	The property is accessible from South Depeyster Street, East College Avenue, and Tonkin Court.

SURROUNDING LAND USES: The property is surrounded by a church on the south, the KSU Hotel and Conference Center on the north, the Kent Fire Department on the west side, and mixed residential uses on the east side.

APPLICABLE CODE SECTIONS: 1146.04(a), 1135.04(a), 1146.03(c), 1135.03(f), 1167.05(b)(1), and 1171.01(8).

ANALYSIS:

This property is located at the Southeast corner of Haymaker Parkway and South Depeyster Street. The property was formerly 15 residential houses, many of which were rooming/boarding houses. The parcels will be resurveyed and combined into one parcel prior to constructing the new building. The new parcel straddles two zoning districts; C-D: Commercial – Downtown and R-4: Multi-family residential.

The applicant is proposing to construct a 33,750 square foot building that will be the City's new police station. The building will have two levels and will span the corner of Haymaker Parkway and South Depeyster Street. The building will be in two zoning districts. In order to construct a functional and practical police station, and meet two different zoning district regulations, a number of variances will be needed.

The first variance request is a front yard setback to allow the building to have a setback off of the front property line on South Depeyster Street. This part of the building is within the C-D district, and the front yard setback is zero. There are a number of reasons that the building needs to be pulled away from the street and therefore, creating a setback along South Depeyster Street. In order to have a functional drive for the sally port, the building needs to be set back off the street. This elevation of the building will house the jail and it is in the best interest for all to have the building pulled away from the street. The applicant also explains that the building will line up with the church on the south and with the Hotel to the north. Allowing the building to be back off of the street will also create a safer corner.

The project will also need a variance from the front yard setback off of Haymaker Parkway. The minimum setback is 30 feet plus one foot for every two feet of building over 2 stories. The building is proposed to be 47 feet tall, so the setback is calculated as 44 feet. The applicant is proposing to construct the building right at the property line, with a zero setback. The building will have overhangs from the upper floors that will jut out to the property line. The applicant explains that the topography change from the street to the rear of the lot is over 20 feet. Pushing the building back would create issues with the ADA accessibility to the building from the street and the parking area.

The zoning code states that a building in the C-D district needs to occupy 70 percent of the street frontage. The proposed building is not on the property line and a variance is required. The hardships for this variance are similar to the front setback variance request in that the building will be safer for everyone if it is constructed off of the property line.

The maximum lot coverage for buildings and pavement in the R-4 district is 25 percent. With the new building, parking area, sidewalk, and driveways, the total area that is covered is 41.5 percent. The lot coverage requirement only pertains to the R-4 zoning district. Most of the new parcel is within the R-4 zoning district, and only the portion that lies within that district was calculated. The applicant points out that when they calculated all of the structures and drives that were previously there, this building and the pavement will have less coverage than all of them combined.

Page 5
Board of Zoning Appeals Staff Report
February 15, 2016 meeting

The project will need a variance for two parking spaces. A total of 55 spaces are required per the zoning code. A total of 53 spaces are proposed, which includes covered parking spaces for the police vehicles and handicapped spaces.

The final variance request is from the conditional uses chapter 1171, number 8 that states that such a use shall be located away from residential uses. The applicant explains that the building's positioning on the parcel allows for some green space to separate the residential uses from the police station building. The green space will allow for a transition of the commercial uses to the rooming house / residential uses.

cc: Applicant
Case file
Jennifer Barone, Development Engineer
Bridget Susel, Community Development Director
Eric Fink, Asst. Law Director