

***Brimfield Township
Board of Zoning Appeals***

1333 Tallmadge Road, Kent, Ohio 44240
330.678.0739 Office - 330.678.6626 Fax
mhlad@brimfieldohio.gov

VIRTUAL PUBLIC HEARING

Wednesday, July 15, 2020

7:00 pm

AGENDA

- Call to Order
- Roll Call

Scott Etling ___ Bruce Knippenberg ___ Vince Murdocco ___ Ed Shetty ___
Sean Phillips_____

Alternates: William Kremer ___ Clayton Popik_____

Michael Hlad, Economic Development Director/Zoning Inspector _____

Jendy Miller, Zoning Secretary _____

Mark Guidetti, L.P.A. – Brimfield Township Legal Consultant

Brian Gardner – Brimfield Township IT Director

- Approval of : January 2020 BZA Minutes
- February 2020 BZA Minutes
- June 2020 BZA Minutes
- Accept Agenda
- Swearing in of applicants and commenters

APPLICATIONS:

Zoning Conditional Use Application:

Applicant: Delta Builders

Owner: Omni Brimfield, LLC

Address: Overlook Condominiums at Pleasant Lakes, Kent, OH 44240

Parcel: 04-021-20-00-004-000 Zoned: R-4

Conditional Use Request: Applicant's previously approved Conditional Use Permit expired per **Resolution Section 200.09 A & B**. Applicant requesting to complete development with 5 units off Chauncey Lane and 20 additional units on Ledge Court. Applicant has submitted new request for Conditional Use Permit as required.

Zoning Variance Application:

Applicant: Delta Builders

Owner: Omni Brimfield, LLC

Address: Overlook Condominiums at Pleasant Lakes, Kent, OH 44240

Parcel: 04-021-20-00-004-000 Zoned: R-4

Variance Request: Requesting Variance for front setback from 50 feet per **Resolution Section 400.10 B56-L4** to 36 feet front setback. Variance of 14 feet requested.

Zoning Variance Application:

Applicant: Delta Builders

Owner: Omni Brimfield, LLC

Address: Overlook Condominiums at Pleasant Lakes, Kent, OH 44240

Parcel: 04-021-20-00-004-000 Zoned: R-4

Variance Request: Requesting Variance for building separation from 35 feet per **Resolution Section 400.10 B56-L5** to 15 feet building separation. Variance of 20 feet requested.

Zoning Conditional Use Application:

Applicant: Brimfield Township

Owner: Brimfield Township Trustees

Address: Kelso Drive

Parcel: 04-032-00-00-054-006 Zoned: T-C

Conditional Use Request: Applicant Requesting Conditional Use to create soccer field on property for public and private use.

Zoning Resolution Section 308.01 Town Center District - Uses not covered come before the Board of Zoning Appeals for ruling

Zoning Conditional Use Application:

Applicant: J-RS Development LLC c/o Joe Scaccio

Owner: J-RS Development LLC

Address: Highway View Dr, Kent, OH 44240

Parcel: 04-038-30-00-004-000 Zoned: T-C

Conditional Use Request: Applicant Requesting Conditional Use for Mini-Self Storage Unit

Zoning Resolution Section 309.02 B-12 Town Center District: Uses not covered come before the Board of Zoning Appeals for ruling and Section 400.10 Review Criteria for Conditional Uses B-52 Mini Storage Facilities

Zoning Variance Application:

Applicant: Benjamin Morgan

Owner: Benjamin Morgan

Address: 1559 Tallmadge Rd, Kent, OH 44240

Parcel: 04-031-00-00-008-000 Zoned: T-C

Variance Request: Applicant requests variance to keep garage on property with no principal building -**Zoning Resolution Sec. 308.02 A f: Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the T-C Zoning District**

Zoning Variance Application:

Applicant: Jason Laney

Owner: Jason Laney

Address: 333 Eckwood Dr, Kent, OH 44240

Parcel: 04-017-10-00-016-000 Zoned: R-3

Variance Request: Applicant requests rear setback variance of 7.5 feet for garage -**Zoning Resolution Sec. 305.03 Area, Yard and Height Requirements (r-3 District) F: Minimum Rear Yard Depth: 25 feet.**

Zoning Conditional Use Application:

Applicant: Biltmore Healthcare LLC

Owner: Jensmiller Properties LTD

Address: State Route 43 Kent, OH

Parcel: 04-005-00-00-039-000 Zoned: G-C

Conditional Use Request: Applicant requesting a second extension on original Conditional Use Permit for nursing home to be constructed on State Route 43 and Meloy Road in Kent, Ohio. **Original Conditional use was granted December 28, 2018, an extension was granted by BZA on October 16, 2019 for 6 months expiring on July 23, 2020.**

Zoning Conditional Use Application:

Applicant: Brian Reeder- Reeder Architects Inc

Owner: Joroma Inc

Address: 330 Tallmadge Rd Kent, OH 44240

Parcel: 04-038-30-00-006-000 Zoned: G-C

Conditional Use Request: Applicant requests Conditional Use for Animal Hospital Veterinary Offices and Clinics **Zoning Resolution 309.02 B-22 "Uses not covered come before the Board of Zoning Appeals for ruling"**.

- **Good of the Order:**
- **Set Next Meeting: To Be Determined**
- **Adjourn**