

Requests: The applicant is requesting the following:

1) A variance from Section 1165.05(c)(2)(A) to allow a total of three signs, where one sign is the maximum permitted, and

2) A 34.13 square foot variance from the 100 square foot maximum sign area, to allow the total signage on site to be 134.13 square feet (Section 1165.05(c)(2)(C)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VII. MEETING MINUTES

A. MINUTES FROM MARCH 18, 2013 MEETING

VIII. OTHER BUSINESS

IX. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: JUNE 7, 2013
TO: KENT CITY BOARD OF ZONING APPEALS
FROM: HEATHER PHILE, DEVELOPMENT PLANNER
RE: STAFF REPORT FOR THE JUNE 17, 2013 BOARD OF ZONING APPEALS MEETING

The following cases appear on the agenda for the June 17, 2013 Board of Zoning Appeals meeting:

NEW BUSINESS

CASE NO.: BZ13-012

APPLICANT: RAMELLA'S PIZZERIA

SITE LOCATION: 114 West Erie Street

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

REQUESTED ACTION: The applicant is requesting the following:

- 1) A variance from Section 1165.05(d)(1)(B)(i) to allow a total of two wall signs, where one wall sign is the maximum permitted,
- 2) A variance from Section 1165.05(d)(1)(B)(iii) to allow three permanent window signs, where one permanent window sign is permitted, and
- 3) A 49 square foot variance from the 50 square foot maximum area for all signs, to allow the total signage on the building to be 99 square feet (Section 1165.05(d)(1)(A)).

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

TRAFFIC: The property is accessible from West Erie Street.

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

APPLICABLE CODE SECTIONS: 1165.05(d)(1)(B)(i), 1165.05(d)(1)(B)(iii), and 1165.05(d)(1)(A)

ANALYSIS:

This property is located at 114 West Erie Street and is currently zoned C-D: Commercial – Downtown. This property was previously home to Zeppe’s Pizza, Fat Billy’s Pizza, and LeDion’s Pizza.

The applicant is requesting variances to allow three window signs, an awning sign, and a building sign, a total of 5 signs altogether. The applicant has installed three permanent window signs, two on the front of the building and one on the east side of the building. An awning, with the company name and tag line, was also installed on the front of the building. Lighting was also added that illuminates the words on the awning. The applicant refaced and moved the existing internally lit building sign. The internally lit sign is 24 square feet in area. The applicant did not provide individual dimensions for any of the signs, but states that the total area for all of the signs is 99 square feet.

The City of Kent Zoning Code states that one building sign, one projecting sign, and one permanent window sign is permitted for each address in the C-D: Commercial – Downtown zone district. The total area permitted for all signage is 50 square feet.

It should be noted that a representative from the business did come into the Community Development office to inquire about the signage prior to installing any signage and before the business was opened. A copy of the signage chapter from the zoning code was given to the representative at this time. The signs and awning were installed without review from the zoning and building departments and permits have not been issued. The Architectural Review Board approved a Certificate of Appropriateness for the awning, building sign, and for two window signs. The Board suggested that the applicant remove one of the front window signs.

CASE NO.: **BZ13-013**

APPLICANT: **ADAMS SIGNS / AAMCO**

SITE LOCATION: 1610 South Water Street

STATUS OF APPLICANT: The applicant is the tenant and the sign company for the tenant of the property.

REQUESTED ACTION: The applicant is requesting the following:

- 1) A variance from Section 1165.05(c)(2)(A) to allow a total of three signs, where one sign is the maximum permitted, and
- 2) A 34.13 square foot variance from the 100 square foot maximum sign area, to allow the total signage on site to be 134.13 square feet (Section 1165.05(c)(2)(C)).

ZONING: This property is currently located in the C: Commercial Zone District.

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TRAFFIC: The property is accessible from South Water Street.

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

APPLICABLE CODE SECTIONS: 1165.05(c)(2)(A) and 1165.05(c)(2)(C)

ANALYSIS:

This property is located at 1610 South Water Street and is currently zoned C: Commercial. This property was previously home to a Meineke car repair facility.

The applicant is proposing to install two building signs and a pole sign for the new Aamco car repair facility. The Aamco logo sign measures 48 square feet in size and a permit has been issued for this sign, as it meets code. The applicant is also proposing to install a second building sign that will measure 49.38 square feet in size. The pole sign that is proposed will measure 36.75 square feet and will meet the 10 foot minimum setback from the right-of-way and will be under the maximum allowed height requirement.

The City of Kent zoning code states that in the Commercial district is allowed one sign up to 100 square feet in size. The applicant is proposing to install a total of three signs with a total of 134.13 square feet in size.

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

**KENT POLICE DEPARTMENT
MAY 2013**

	MAY 2012	MAY 2013	TOTAL 2012	TOTAL 2013
CALLS FOR SERVICE	1859	1768	8674	7824
FIRE CALLS	339	315	1771	1674
ARRESTS, TOTAL	179	192	1027	872
JUVENILE ARRESTS	15	13	75	46
O.V.I. ARRESTS	24	7	131	89
TRAFFIC CITATIONS	444	232	1738	1285
PARKING TICKETS	122	245	1247	1692
ACCIDENT REPORTS				
Property Damage	52	64	322	321
Injury	30	41	201	212
Private Property	9	8	47	31
Hit-Skip	10	11	60	61
OVI Related	3	4	14	17
Pedestrians	3	1	15	11
Fatals	2	0	7	5
Fatals	0	0	1	0
U.C.R. STATISTICS				
Homicide	0	0	0	0
Rape	1	0	2	2
Robbery	2	0	9	8
Assault Total	30	14	134	95
Serious	5	1	25	11
Simple	25	13	109	84
Burglary	18	14	54	52
Larceny	32	44	166	209
Auto Theft	1	1	7	8
Arson	0	1	2	3
TOTAL	84	74	374	377
CRIME CLEARANCES				
Homicide	0	0	0	0
Rape	1	0	2	0
Robbery	0	0	1	1
Assault Total	24	12	99	75
Serious	2	1	14	6
Simple	22	11	85	69
Burglary	3	3	11	8
Larceny	6	9	30	29
Auto Theft	0	0	2	6
Arson	0	0	0	1
TOTAL	34	24	145	120

M. J. [Signature]
6/11/13

**KENT CITY PLANNING COMMISSION
BUSINESS MEETING
JUNE 18, 2013**

**COUNCIL CHAMBERS
KENT CITY HALL
325 S. DEPEYSTER STREET
7:00 P.M.**

A G E N D A

I. CALL TO ORDER

II. ROLL CALL

III. READING OF PREAMBLE

IV. ADMINISTRATION OF OATH

V. CORRESPONDENCE

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. PC13-009 WENDI KOONTZ & CARLOS GONZALES
812-850 S. Water Street
Conditional Zoning Certificate & Site Plan Review**

The applicants are proposing a tattoo studio and commercial illustration business at 850 S. Water Street and residing in the attached house at 812 S. Water Street. The subject property is zoned R-C: High Density Multifamily-Commercial District.

- 1) Public Hearing**
- 2) Planning Commission Discussion/Action**

VIII. MEETING MINUTES: May 21, 2013

IX. OTHER BUSINESS

X. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: June 11, 2013
TO: Kent City Planning Commission
FROM: Jennifer Barone, PE, Development Engineer
RE: Staff Report for the June 18, 2013 Planning Commission Meeting

The following items appear on the agenda for the June 18, 2013 Planning Commission meeting:

NEW BUSINESS:

CASE NO: PC13-009

APPLICANT: Wendi Koontz & Carlos Gonzales

SITE LOCATION: 812-850 South Water Street

STATUS OF APPLICANT: The applicant has a purchase agreement for the property.

REQUESTED ACTION: Conditional Zoning Certificate and Site Plan Review and Approval for a tattoo/commercial illustration business

ZONING: R-C: High Density Multifamily – Commercial

TRAFFIC: The site is accessed from West Oak Street.

SURROUNDING LAND USES: The property is surrounded by commercial uses on the south & residential on the north, west and east sides.

APPLICABLE CODE SECTIONS: Chapters 1113 and 1137 of the Kent Codified Ordinances (KCO).

ANALYSIS:

PROJECT DESCRIPTION:

The applicants (husband & wife) are proposing a tattoo studio and commercial illustration business at 850 South Water Street while residing at the attached house at 812 South Water Street. Three tattoo rooms and two drawing/painting areas are proposed. The applicants are

the artists that will be performing the work with no additional artist planned at this time, although an occasional guest artist may visit in the future for limited time periods. One additional employee to serve as an assistant is also planned.

TRAFFIC/PARKING:

Six parking spaces are required by the code and four spaces are shown on the plan. The four spaces shown are not in an acceptable layout since maneuverability is limited. There is two (2) hour on-street parking available on the north side of West Oak Street.

UTILITIES:

Utilities are existing.

STORMWATER:

Storm water management is not required since this is an existing site.

SIGNAGE:

The applicant will be re-facing the existing sign.

LIGHTING/LANDSCAPING/DUMPSTER:

No additional lighting or landscaping is proposed. Some of the hedges maybe removed for client safety. The applicant plans to use trash cans, not a dumpster.

ARCHITECTURAL ADVISORY BOARD:

The Architectural Advisory Board did not review this project since it is an existing building.

VARIANCES:

A variance for a reduction in the required number of parking spaces may be required from the Board of Zoning Appeals (BZA).

RECOMMENDATION:

Staff is recommending approval contingent upon relief from the parking criteria by the BZA.

Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to approve this project, the following language may be used:

I move that in Case PC13-009, the Planning Commission approve the Conditional Zoning Certificate and Site Plan to operate a tattoo and commercial illustration business at 812-850 South Water Street subject to the following:

1. Technical Plan Review.
2. Obtaining a variance for a reduction in the required number of parking spaces from the Board of Zoning Appeals (BZA).
3. Inspections by the Health, Fire & Building Departments.

List of Enclosures for This Project:

1. Cover letter and plans received May 8, 2013.

cc: Bridget Susel, Community Development Director
Jim Bowling, City Engineer
Eric Fink, Assistant Law Director
Heather Phile, Development Planner
Applicant
PC Case File