

AGENDA
KENTWOOD ZONING BOARD OF APPEALS
KENTWOOD CITY HALL
CITY COMMISSION CHAMBERS
JANUARY 15, 2018, 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance (Monica Sparks)
3. Roll Call
4. Approval of Minutes of
5. Acknowledge visitors and those wishing to speak to non- agenda items.
6. Public Hearing

Appeal #V-18-01

Applicant: Mark Brighton
Location: 5080 Rum Creek

Request: The applicant wishes to retain an existing detached accessory building for a total of three accessory structures (an attached garage and two detached accessory buildings) on the property. Section 3.15.D.1 limits the number of attached or detached garages or accessory buildings in combination to no more than two. The requested variance is to permit a third accessory building on the property.

Appeal#V-18-02

Applicant: Midway RV Center
Location: 5590 Division Avenue, SE

Request: The applicant wishes to expand the existing building by 10,400 square feet (an increase of 49 percent). Based on the size of the building expansion, Section 23.02.01 of the Division Avenue Form Based Code requires that the project comply with the Division Avenue Form Based Code sign requirements which permits only a freestanding monument sign at this location and prohibits a sign from being located within the utility easement along Division Avenue. The applicant wishes to retain the existing freestanding pylon

sign which is located within a utility easement along Division Avenue. The requested variance is waive the requirement to comply with Section 23.02.01 and permit the existing sign to be retained.

Appeal#V-18-03

Applicant: Midway RV Center
Location: 5590 Division Avenue, SE

Request: The applicant wishes to expand the existing building by 10,400 square feet (an increase of 49 percent). Based on the size of the building expansion, Section 23.02.01 of the Division Avenue Form Based Code requires that the project comply with the Division Avenue Form Based Code building façade and façade landscape requirements. The existing building does not comply with the requirements for a sloped roof and parapet, a cornice expression line, a recessed entry door, a 18” to 24” high storefront base, a 16” to 32” pilaster or wall surface every 20 to 40 feet, a metal canopy without column supports, and a 5-foot wide sidewalk from the public sidewalk to the building entrance. The requested variance is waive the requirement to comply with Section 23.02.01 and retain the existing building façade and not install a connection to the public sidewalk.

7. Adjournment