

AGENDA
KENTWOOD ZONING BOARD OF APPEALS
KENTWOOD CITY HALL
CITY COMMISSION CHAMBERS
APRIL 16, 2018, 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance (Darius Quinn)
3. Roll Call
4. Approval of Minutes of January 15, 2018
5. Acknowledge visitors and those wishing to speak to non- agenda items.
6. Public Hearing

Appeal #V-18-05

Applicant: BMBD, LLC (Blake Beusse)

Location: 3560, 3576, and 3596 – 36th Street, SE

Request: The applicant wishes to develop the property for industrial use. As proposed, the development would provide a 20-foot wide landscaped buffer along the south property line and parking would be located within 20 feet of the south and east property lines. Section 19.03.C.4 of the Zoning Ordinance requires a minimum 50-foot wide landscaped buffer along the south property line and Section 19.03.D.5 of the Zoning Ordinance requires a minimum 45-foot parking setback from the adjacent residential district to the south and the adjacent residential use to the east. The requested variances are for a reduction of 30 feet to the required landscape buffer adjacent to the south property line and a 25-foot reduction in the minimum parking setback from the south and east property lines.

Appeal #V-18-06

Applicant: Property Owner Tim Murray

Location: 4350-40th Street, SE

Request:

The applicant wishes to development the property for industrial use. As proposed, the development would provide a finished façade along 12% (30 feet) of the west side wall and 0% (0 feet) of the east side wall of a building whose north wall faces 40th Street. Section 10.03.C.1 of the Zoning Ordinance requires a minimum 20% finished treatment of the side walls adjacent to street facing wall. The requested variances are for a 40% (20 feet) reduction of the finished treatment on the west wall and a 100% (50 feet) reduction of the finished treatment on the east wall.

7. Adjournment