

**AGENDA**  
**KENTWOOD ZONING BOARD OF APPEALS**  
**KENTWOOD CITY HALL**  
**CITY COMMISSION CHAMBERS**  
**JANUARY 21, 2019, 7:00 P.M.**

1. Call to Order
2. Pledge of Allegiance (Al Lipner)
3. Roll Call
4. Approval of Minutes of December 17, 2018
5. Acknowledge visitors and those wishing to speak to non- agenda items.
6. Public Hearing

Appeal #V-18-15 (tabled from the December 17, 2018 meeting)

Applicant: GR AT. LLC  
Location: 4316 Sparks Drive, SE

Request: The applicant wishes to construct a 4-story hotel with a building height of 59 feet. The abutting property to the north is zoned RPUD-1 High Density Residential PUD. Section 8.03.B.1 of the Kentwood Zoning Ordinance limits the building height to 2-stories or 30 feet, whichever is lower, in a commercial property abutting a residential district. The requested variance is to permit a hotel with a building height of 4-stories and 59 feet, an increase in height of 2-stories and 29 feet over the maximum allowed by ordinance.

Appeal #V-18-16 (tabled from the December 17, 2018 meeting)

Applicant: GR AT. LLC  
Location: 4316 Sparks Drive, SE

Request: The applicant wishes to construct a hotel on the site. In order to develop the site as proposed, the following variances would be required:

Part A- Section 8.03.B.1: Prohibits parking within the required front yard setback. Parking encroaches 10 feet into the required front yard setback.

Part B- Section 15.04.O.1: Requires a 25-foot wide greenbelt along the front lot line. A driveway encroaches 19 feet into the required greenbelt.

Part C- Section 15.04.O.4: Requires buffer zone B (width of 20 feet plus vegetation) along the north lot line. A driveway encroaches 9 feet into the required greenbelt.

Part D- Sections 8.03.C.2 & 17.06.C: Require a 20-foot wide greenbelt along the north lot line. A driveway encroaches 9 feet into the required greenbelt.

Part E- Section 19.03.C.4: Requires a 20-foot wide buffer zone along the north lot line and a 10-foot wide buffer zone along the east lot line. A driveway encroaches 9 feet into the required buffer zone along the north lot line and parking comes up to the east lot line.

The requested variances are: 1) reduction of 10 feet to the front yard parking setback, 2) permit a driveway to encroach 19 feet into the required front yard greenbelt, 3) permit a driveway to encroach 9 feet into the required buffer zone/greenbelt along the north lot line, and 4) eliminate the required 10-foot buffer zone along the east lot line.

7. Adjournment