

AGENDA
KENTWOOD ZONING BOARD OF APPEALS
KENTWOOD CITY HALL
CITY COMMISSION CHAMBERS
FEBRUARY 18, 2019, 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance (Michelle McCloud)
3. Roll Call
4. Approval of Minutes of January 21, 2109
5. Acknowledge visitors and those wishing to speak to non- agenda items.
6. Public Hearing

Appeal #V-19-01

Applicant: JVB LLC
Location: 5432 Division Ave SE

Request: Part A: The applicant wishes to construct a drive-thru restaurant on the site. The primary building wall will have a width of 51.58 feet; Section 23.05.11.A.2 of the Division Avenue Form Based Code requires a minimum width of 69.16 feet (50% of the lot width).

The requested variance is for a reduction of 17.58 feet from the minimum required width of the primary wall.

Part B: The property owner wishes to erect a 48.27 sq. foot monument sign with a height of 8.83' (8' 10") and width of 7.83' (7' 10") for a single tenant building. Section 23.07.16 limits the sign to 12 square feet in area and to a maximum height of 4 feet and maximum width of 3 feet. Section 23.07.17 limits the maximum allowable sign area for the property at 24 square feet (for a multi-tenant building).

The requested variances are for increases in area (36.27 square feet), height (4.83 feet), and width (4.83 feet) for a single tenant monument sign; in addition, a variance for an

increase of 24.27 square feet in area above the maximum allowable sign area is requested.

7. Adjournment