



AGENDA
KENTWOOD ZONING BOARD OF APPEALS
KENTWOOD CITY HALL
COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
OCTOBER 16, 2023, 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Declaration of Conflict of Interest
5. Approval of Minutes of September 18, 2023
6. Acknowledge visitors and those wishing to speak to non- agenda items.
7. Public Hearing

Appeal #V-23-10 The applicant has requested tabling to August 21, 2023 to September 18, 2023 to October 16, 2023, now to the November 20, 2023 meeting

Applicant: Church of Jesus Christ of Latter-day Saints
Location: 2400 Forest Hill Avenue, SE

Request: The applicant wishes to construct a 112-foot high spire as part of a proposed temple. Section 3.03.A of the Kentwood Zoning Ordinance limits the height of the spire to 50-feet. The requested variance is for an increase in height of 77-feet to the maximum height permitted by the Zoning Ordinance.

Appeal #V-23-14

Applicant: Midwest Sign Company
Location: 4483 Kalamazoo Avenue, SE

Request: The applicant wishes to replace an existing freestanding sign with a new sign in the same location. The existing sign is setback approximately ten (10) feet from the front property line. Section 5.03.E requires a minimum setback of twenty-five (25) feet from the front property line. The requested variance is for a reduction of fifteen (15) feet to the required setback.

Appeal #V-23-15

Applicant: William & Ava Grover
Location: 1035 – 60th Street, SE

Request: The applicants wish to construct a home with a 1,035 square foot attached garage. Section 3.15.D.2.a limits the size of the attached garage to 768 square feet in area. The requested variance is for an increase in area of 267 square feet over the maximum permitted by ordinance.

Appeal #V-23-16

Applicant: Craig Baker
Location: 3851 Model Court, SE

Request: The applicant wishes to establish a vehicle repair facility on the property. The property has forty-four (44) feet of frontage on Model Court, which is a collector street. Section 15.04.E.3 of the Zoning Ordinance requires a minimum frontage of one-hundred (100) feet and Section 15.04.E.4 requires that the lot abut an arterial street. The requested variances are for a reduction of fifty-six (56) feet to the required lot width and to waive the requirement that the lot abut an arterial street.

Appeal #V-23-17

Applicant: Jennifer Scott
Location: 5236 Madison Avenue, SE

Request: The applicant wishes to place a detached carport in the front yard setback two (2) feet from the front lot line. Sections 3.15.C.1.a and 3.16.C.7 of the Zoning Ordinance require that the structure be located in the rear yard, and Section 5.03.B requires a front yard building setback of twenty-five (25) feet. The requested variances are to permit an accessory structure in the front yard and for a reduction of twenty-three (23) feet to the required front yard setback.

Appeal #V-23-18

Applicant: Darryl Wilson
Location: 2101 Creekridge Drive, SE

Request: The applicant wishes to construct a 1,290 square foot detached accessory building in the side yard; the structure would also constitute a third (3rd) accessory building. Section 3.15.D.1 of the Zoning Ordinance permits only two (2) accessory buildings, Section 3.15.D.2.a limits the size of the accessory building to 960 square feet

Agenda - Zoning Board of Appeals

October 16, 2023

Page 3

in area, and Sections 3.15.C.1.a and 3.16.C.7 require that the structure be located in the rear yard. The requested variances are for a third (3rd) accessory building, an increase in area of 330 square feet, and to permit an accessory structure in the side yard.

8. Commissioners Comments

9. Adjournment