



**AGENDA**  
**KENTWOOD ZONING BOARD OF APPEALS**  
**KENTWOOD CITY HALL**  
**COMMISSION CHAMBERS**  
**4900 BRETON AVENUE, SE**  
**MAY 20, 2024, 7:00 P.M.**

1. Call to Order
2. Pledge of Allegiance (Derusha)
3. Roll Call
4. Declaration of Conflict of Interest
5. Approval of Minutes of April 15, 2024
6. Acknowledge visitors and those wishing to speak to non- agenda items.
7. Public Hearing

Appeal #V-24-03

Applicant: Jamie Goebel & Linda Martin Trust  
Location: 3640 Breton Avenue SE

Request: The applicant wishes to expand an existing non-conforming detached accessory structure; the zoning ordinance permits only one (1) detached accessory structure, there are two (2) on the property. Section 3.24.D.5. does not allow for the expansion of the non-conforming structure. The applicant is requesting a variance to permit the expansion of the non-conforming detached accessory structure.

Appeal #V-24-05

Applicant: Kenneth Karsten  
Location: 1431 Forest Hill Avenue SE

Request: The applicant wishes to construct a 585 square foot addition to their existing detached accessory building for a total area of 1,215 square feet. Section 3.15.D.2.a limits the size of the accessory building to 768 square feet in area. The requested variance is for a 447 square foot increase in area over the maximum permitted by ordinance.

Appeal #V-24-06

Applicant: Storage Five Kentwood LLC

Location: 1800 & 1900 44<sup>th</sup> Street SE

Request: The applicant wishes to develop a self-storage facility on the property. An adjacent property to the south is zoned R4 High Density Residential. The building will come to within 30.7 feet of the residential property line, Section 10.03.C.4 of the Zoning Ordinance requires a building setback of 100 feet. The applicant is requesting a reduction of 69.3 feet from the required building setback. Section 19.03.C requires a 50-foot landscape buffer adjacent to residential districts, the applicant is requesting that this requirement be waived.

8. Commissioners Comments

9. Adjournment