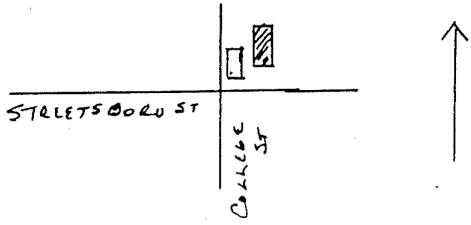
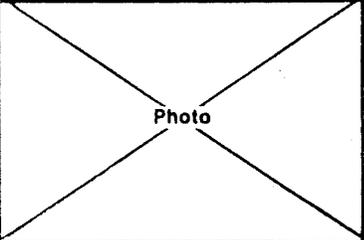
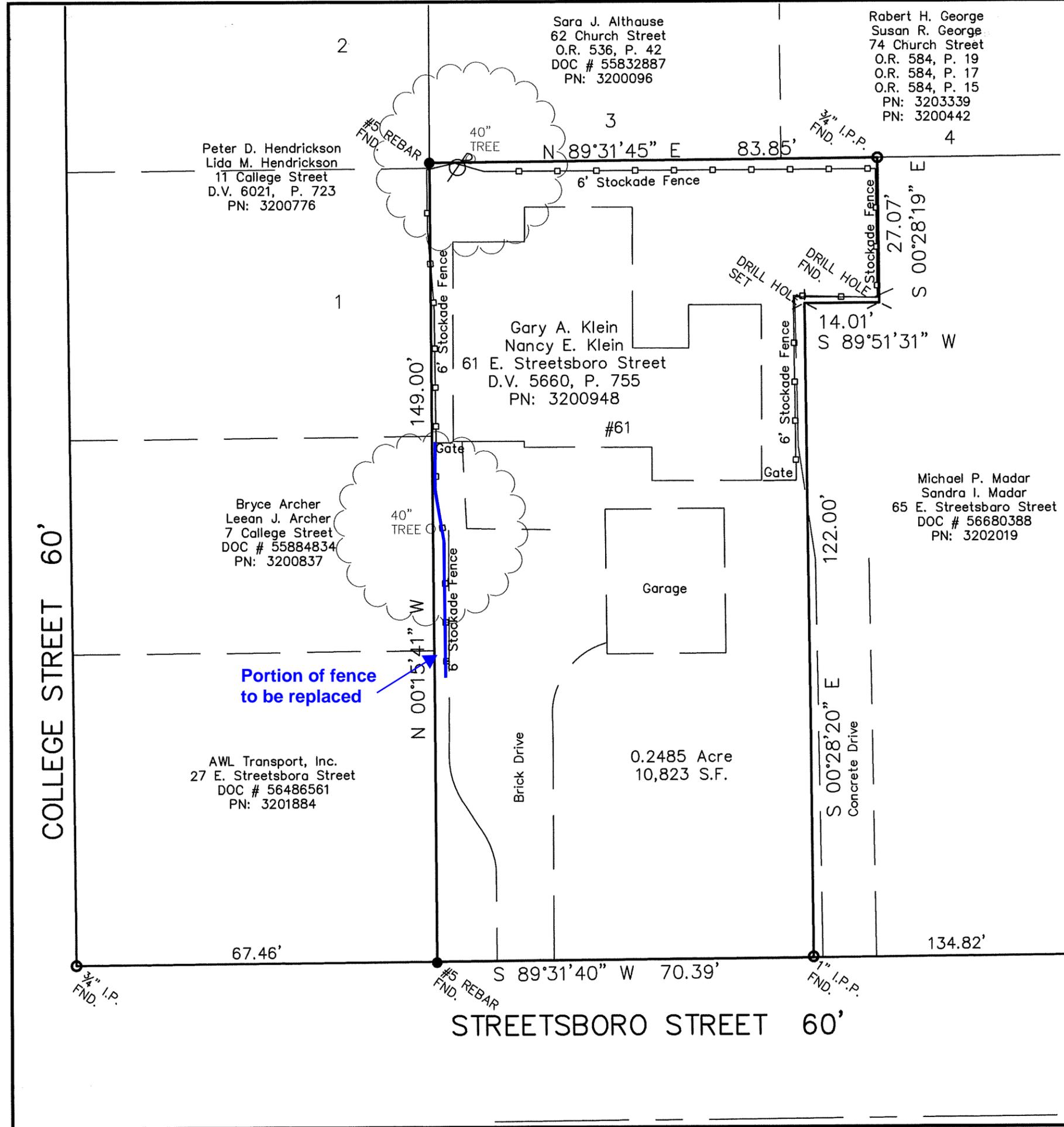
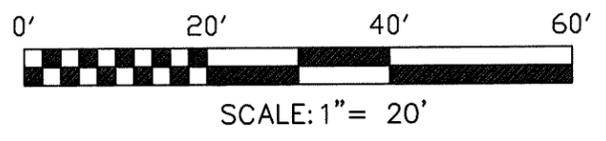


OHIO HISTORIC INVENTORY

<p>1. No.</p> <p>2. County Summit</p> <p>3. Location of Negatives HHA 33-33</p>	<p>4. Present Name(s) Residence, G. Klein</p> <p>5. Other Name(s)</p>	
<p>6. Specific Location 61 Streetsboro Street</p> <p>7. City or Town If Rural, Township & Vicinity Hudson</p> <p>8. Site Plan with North Arrow</p>  <p>9. Coordinates Lat. _____ Long. _____ U.T.M. Reference 17 465327 4565310 Zone Easting Northing</p> <p>10. Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/></p> <p>11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>15. Name of Established District Hudson Local Historic District</p>	<p>16. Thematic Category D</p> <p>17. Date(s) or Period c. 1940</p> <p>18. Style or Design no academic style</p> <p>19. Architect or Engineer</p> <p>20. Contractor or Builder</p> <p>21. Original Use, if apparent BARN</p> <p>22. Present Use residence</p> <p>23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24. Owner's Name & Address, If known G. Klein 61 Streetsboro St. Hudson 44236</p> <p>25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>26. Local Contact Person or Organization Hudson Heritage Association</p> <p>27. Other Surveys in Which Included</p>	<p>28. No. of Stories 2</p> <p>29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>30. Foundation Material brick facing</p> <p>31. Wall Construction wood frame</p> <p>32. Roof Type & Material gable, asph shingle</p> <p>33. No. of Bays Front 3 Side 2</p> <p>34. Wall Treatment drop siding</p> <p>35. Plan Shape irreg</p> <p>36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/></p> <p>37. Condition Interior _____ Exterior good</p> <p>38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>41. Distance from and Frontage on Road 50' 70'</p>
<p>42. Further Description of Important Features Wide frieze board incorporating windows. Pedimented door cornice, with pilasters. 6/6 double hung windows.</p> <p style="text-align: right;">33-33</p>		
<p>43. History and Significance</p>		
<p>44. Description of Environment and Outbuildings Residential area of historic houses; heavy traffic.</p>		
<p>45. Sources of Information Summit County Tax Assessment Records Personal inspection</p>		<p>46. Prepared by L Newkirk, F Barlow</p> <p>47. Organization HHA</p> <p>48. Date 49. Revision Date(s)</p>



GRID NORTH
OHIO COORDINATE SYSTEM
NORTH ZONE, NAD 83



- LEGEND**
- IRON PIN FND. (I.P.)
 - ◐ PINCHED TOP IRON PIN FND. (I.P.P.)
 - MON. BOX FND.
 - STONE FOUND
 - #5 REBAR FND.
 - #5 REBAR SET (CAPPED - "KALSTROM, P.S. 6302")
 - ⊥ DRILL HOLE
 - STOCKADE FENCE



THIS SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN OHIO ADMINISTRATIVE CODE CHAPTER 4733-37. THIS PLAT WAS PREPARED IN JUNE, 2022 BY KALSTROM SURVEYING & MAPPING, LLC.

Daniel C. Kalstrom PS 6/15/2022

DANIEL C. KALSTROM, PROFESSIONAL SURVEYOR (REG. NO. 6302)

DATE	6/10/22
CHECKED	ACK
DRAWN	DCK
SCALE:	1"=20' HOR.
DWG. NO.	9224-B
61 E. STREETSBORO ST. HUDSON, OHIO 44236	
LOT 18, PROPERTY SUBDIVISION PLAT BOOK 88, PAGE 63 SUMMIT COUNTY, OHIO	
BOUNDARY SURVEY SITE PLAN	
KALSTROM SURVEYING & MAPPING, LLC (330)865-8459	PROJ. NO. 1279

Proposed Fence Elevation



Measurements shown are actual panel height, actual panel width and actual picket width

Existing Photos



Previous 6-foot High Fence











COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

BOARD OF ZONING AND BUILDING APPEALS

APPEALS DOCKET NO 2022-645 61 E. STREESBORO STREET VARIANCE

VIA CERTIFIED U.S. MAIL DECISION

Based on the evidence presented to the Board by the applicant Gary Klein, 61 E. Streetsboro Street, Hudson, Ohio 44236 for the property at 61 E. Streetsboro Street, (Permanent Parcel #3200948) in District 4 [Historic Residential Neighborhood] A public hearing was held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio, 44236 at 7:30 p.m., on Thursday, July 21, 2022, the Board of Zoning and Building Appeals hereby grants the following:

A variance request of two (2) feet from the maximum fence height in the side yard of four (4) feet above the elevation of the surface of the ground, resulting in a height of six (6) feet to permit construction of a fence pursuant to section 1206.03(a)(5) "Accessory Uses/Structures – Fences and Walls, Residential" of the City of Hudson Land Development Code.

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals grants the variances requested.

The Board finds and concludes;

1. The property in question will yield a reasonable return and there can be a beneficial use of the property without the variance.
2. The requested variance is substantial as the 6-foot-high fence represents a 50% increase over the 4 foot maximum height requirement.
3. The essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer a substantial detriment as a result of the variance. The character the of the neighborhood will remain the same as the existing fence has been up since 1969; however, it will be improved as it will be a new fence.
4. The variances would not adversely affect the delivery of governmental services.

5. The existing regulations were not in affect when the applicant purchased the property in 1969. The current Land Development Code regulations were adopted in 1999.
6. The applicant's predicament feasibly cannot be resolved through some other method other than granting the variances as there is a walnut tree that has roots that would impact any landscaping privacy plantings that would be installed.
7. The spirit and intent behind the zoning requirement would be observed and substantial justice would be done by granting the variance. The proposed 6-foot-high fence would be in the rear yard of the adjacent property owners, where a 6-foot-high fence is typically allowable.

Dated: July 21, 2022

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS



John Dohner, Chairman



Amanda Davey, Associate Planner
(Acting Executive Assistant)

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the July 21, 2022 meeting.

Failure of an applicant to obtain the necessary zoning certificate with regard to the variance approval within one year of receiving approval of the variance shall automatically render the decision of the BZBA null and void., pursuant to Section 1203.07 (e), "Variances – Lapse".

