

GARAGE ADDITION FOR:
PAUL MILCETICH
7322 ARBORWOOD DRIVE
HUDSON, OHIO 44236



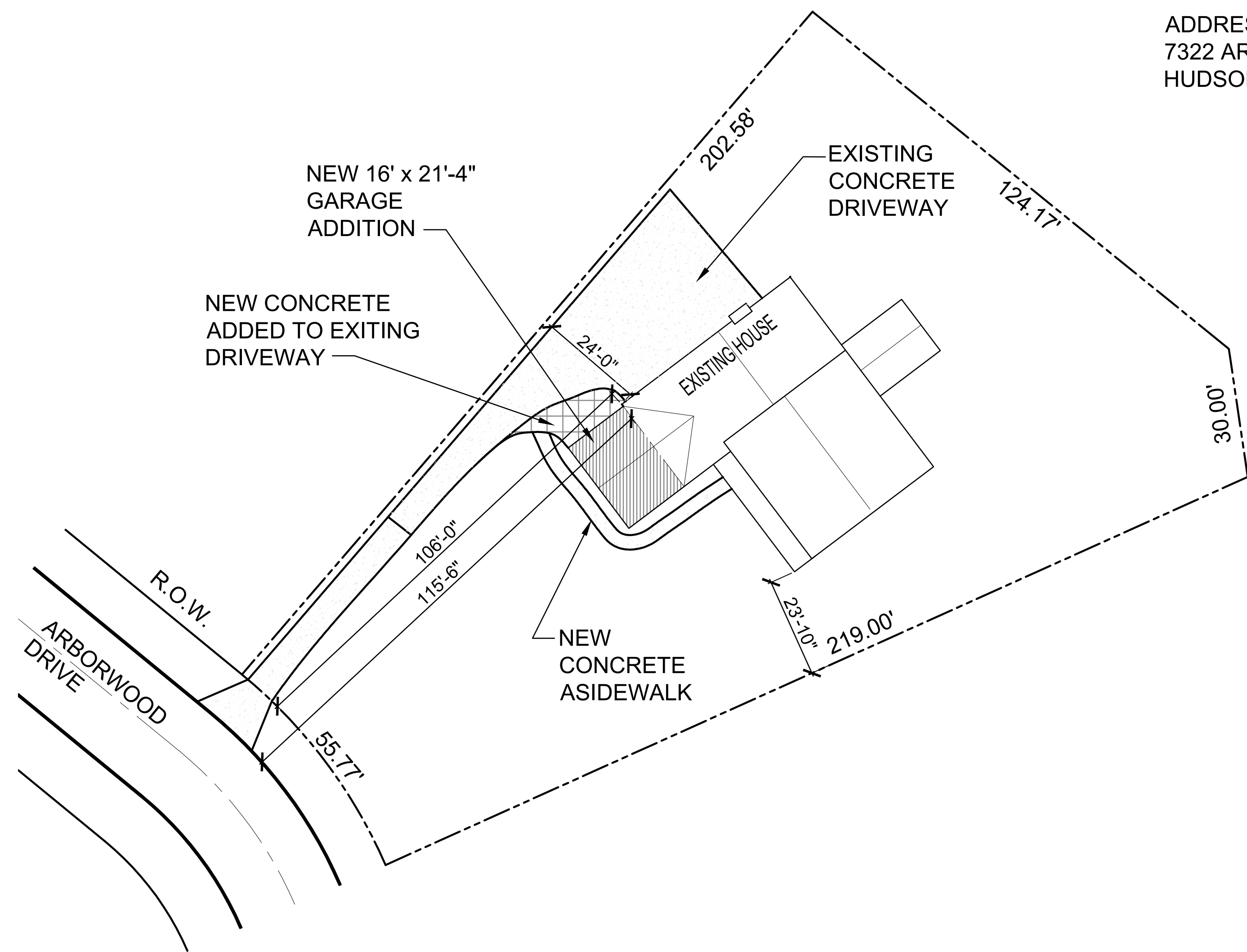
PHOTO 1



PHOTO 2



PHOTO 3



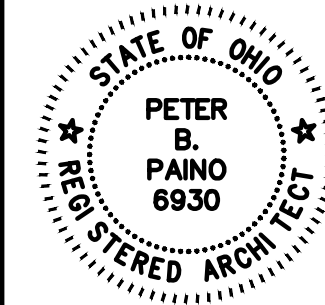
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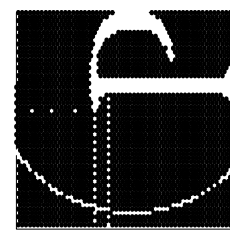
OWNERS:
PAUL MILCETICH

PARCEL #: 3001622

ADDRESS:
7322 ARBORWOOD
HUDSON, OHIO 44236



PAINO ASSOCIATES
ARCHITECTS & BUILDERS
1258 WINDWARD LANE KENT, OHIO 44240 (330) 673-7449



PLANS

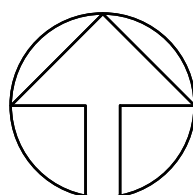
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REVISIONS		
Δ	DESCRIPTION	DATE

DATE: 07/09/2023

CS



NORTH

SITE PLAN
SCALE: 1" = 20'-0"

ROOF

- PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.
- 35 YEAR SEAL TAB ASPHALT ROOF SHINGLES, MATCH EXISTING GARAGE
- SYNTHETIC FELT UNDERLAYMENT
- $\frac{3}{4}$ " OSB SHEATHING WITH CLIPS
- ICE GUARD @ EAVES AND VALLEYS
- PROVIDE TIE DOWN @ WALL TOP PLATE
- R-49 BLOWN-IN INSULATION.

SOFFIT

- 5" ALUMINUM GUTTER
- ALUMINUM FASCIA W/2X6 SUB-FASCIA
- ALUMINUM SOFFIT TO MATCH EXISTING

EXTERIOR WALL

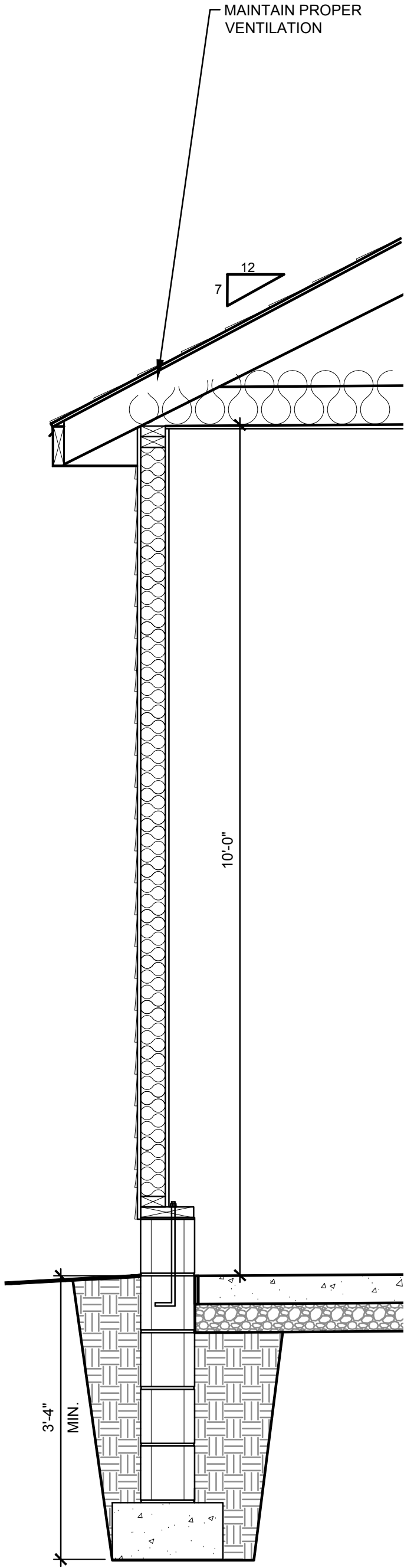
- DOUBLE 5" VINYL SIDING
- 2X4 WOOD FRAMING @ 16" O.C. W/FIRE BLOCKING AT 9'-0"
- 1/2" OSB SHEATHING
- 1/2" GYP. BRD.
- 5/8" GYP. BRD. ON CEILING
- R-15 INSULATION IN WALL

SLAB

- 4" CONC. SLAB
- 4" GRAVEL AND COMPACTED FILL.
- $\frac{1}{2}$ " FIBER EXPANSION JOINT

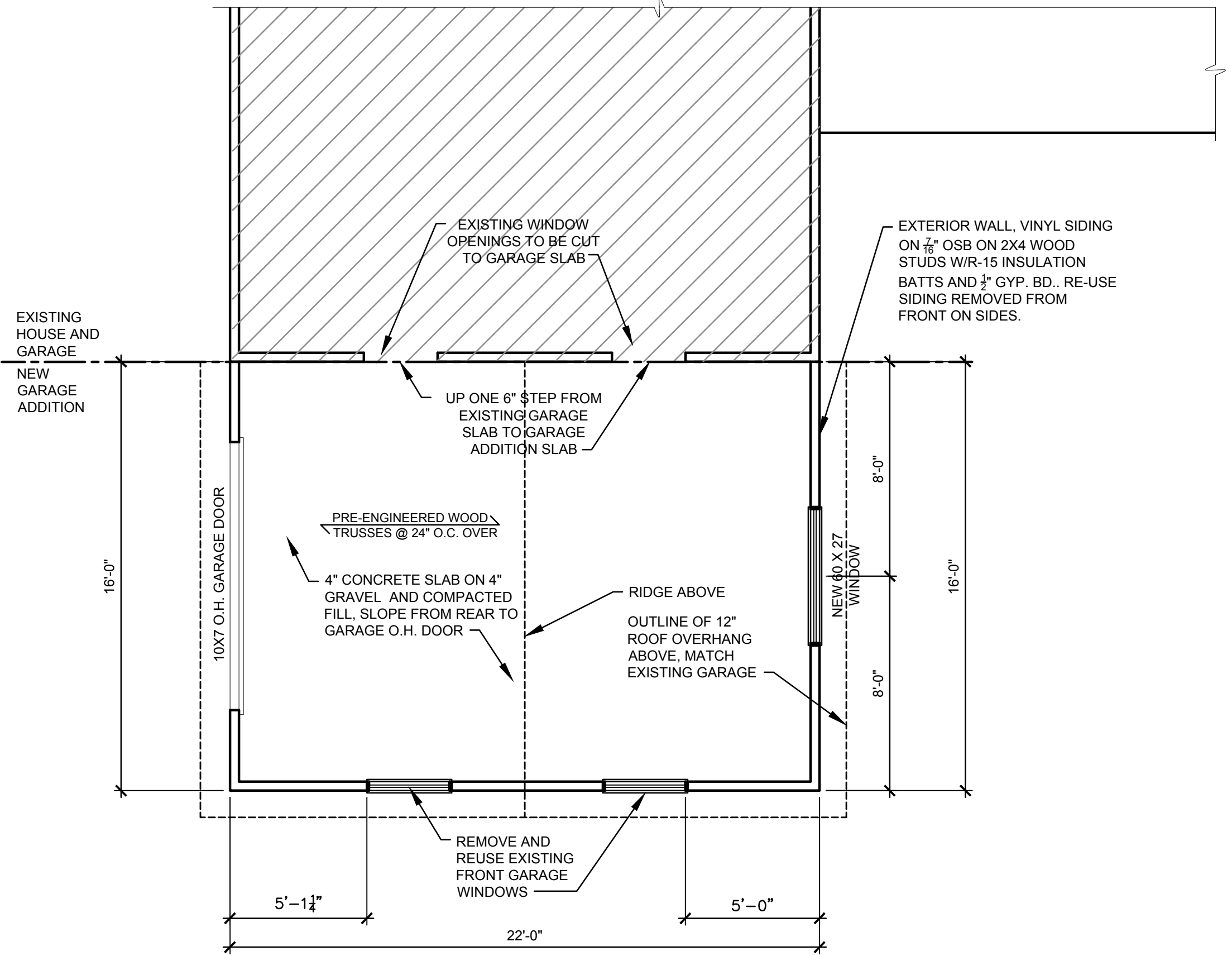
FOUNDATION

- 1/2" X 18" ANCHOR BOLTS@ 6'-0" O.C. AND 12" MAX FROM CORNERS (INSTALL STRAPS PER MANUFACTURERS SPECS)
- 8" CONCRETE BLOCK
- 2X8 TREATED WOOD SILL
- 16 X 8" CONTINUOUS CONCRETE FOOTING

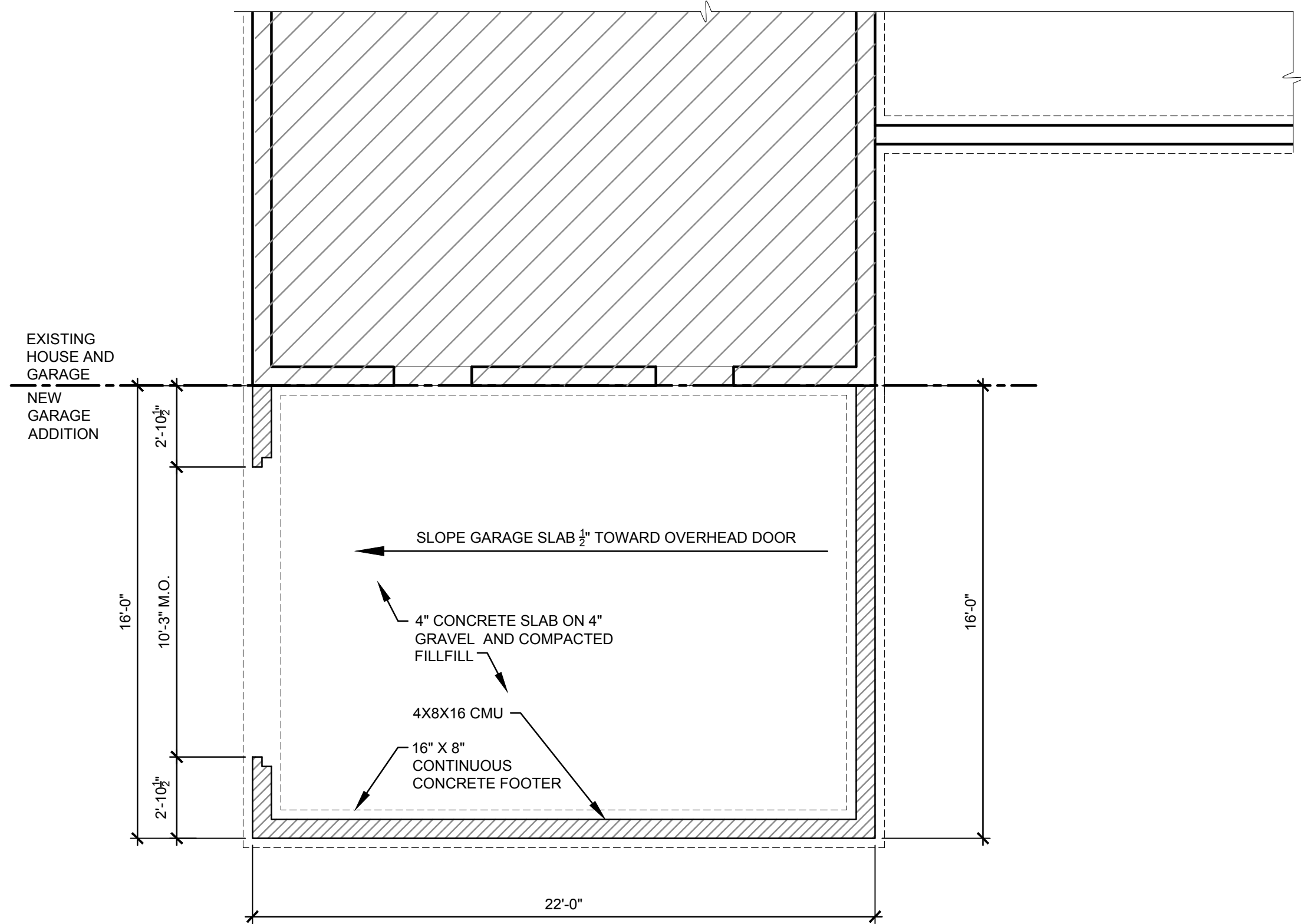


TYPICAL GARAGE WALL SECTION

SCALE: 3/4"=1'-0"



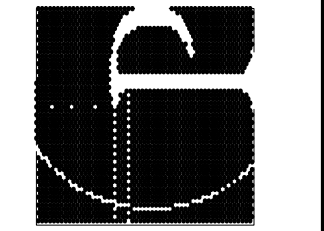
B FLOOR PLAN
A100 SCALE: 1/4"=1'-0"



A FOUNDATION PLAN
A100 SCALE: 1/4"=1'-0"



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PLANS

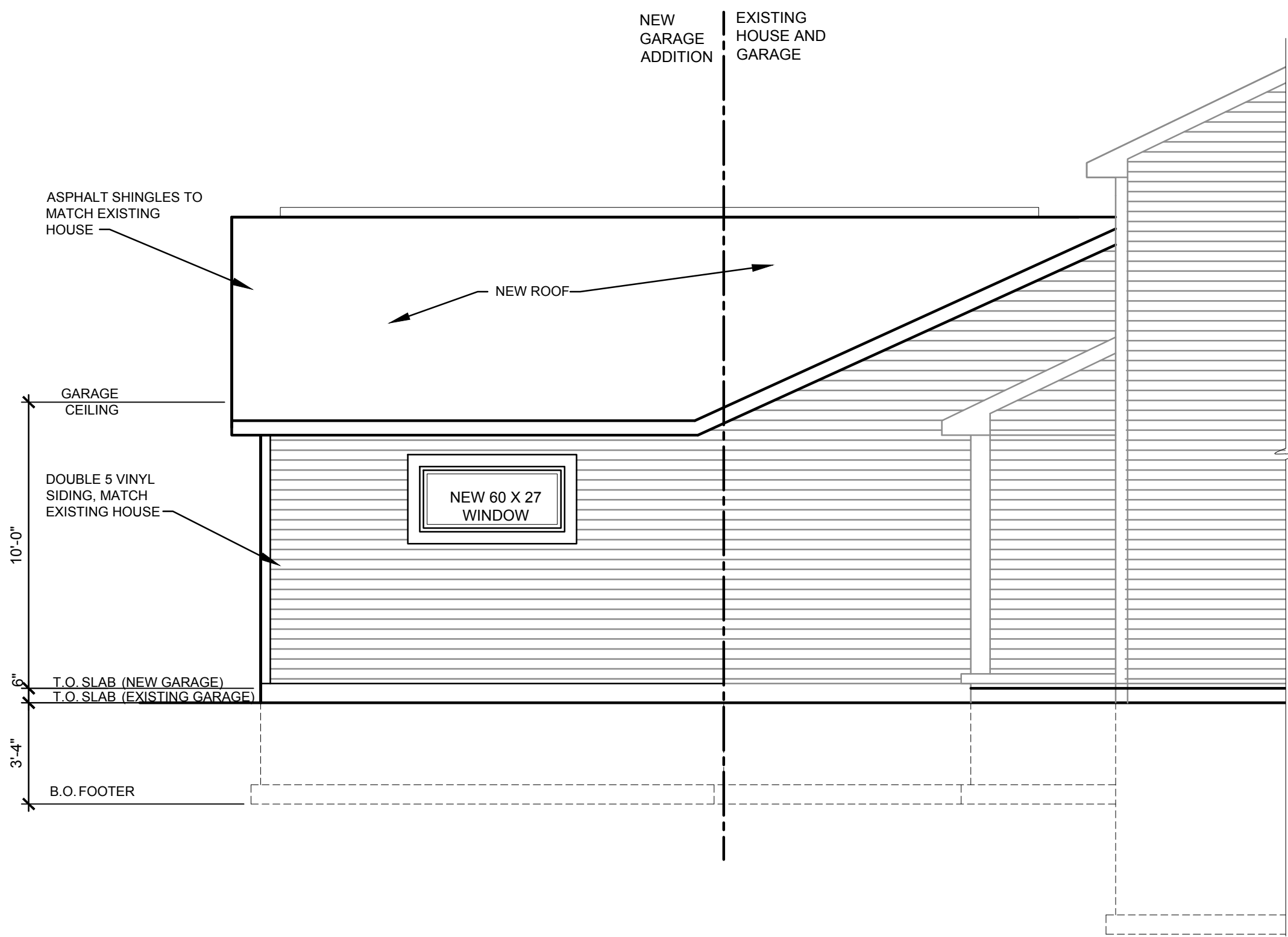
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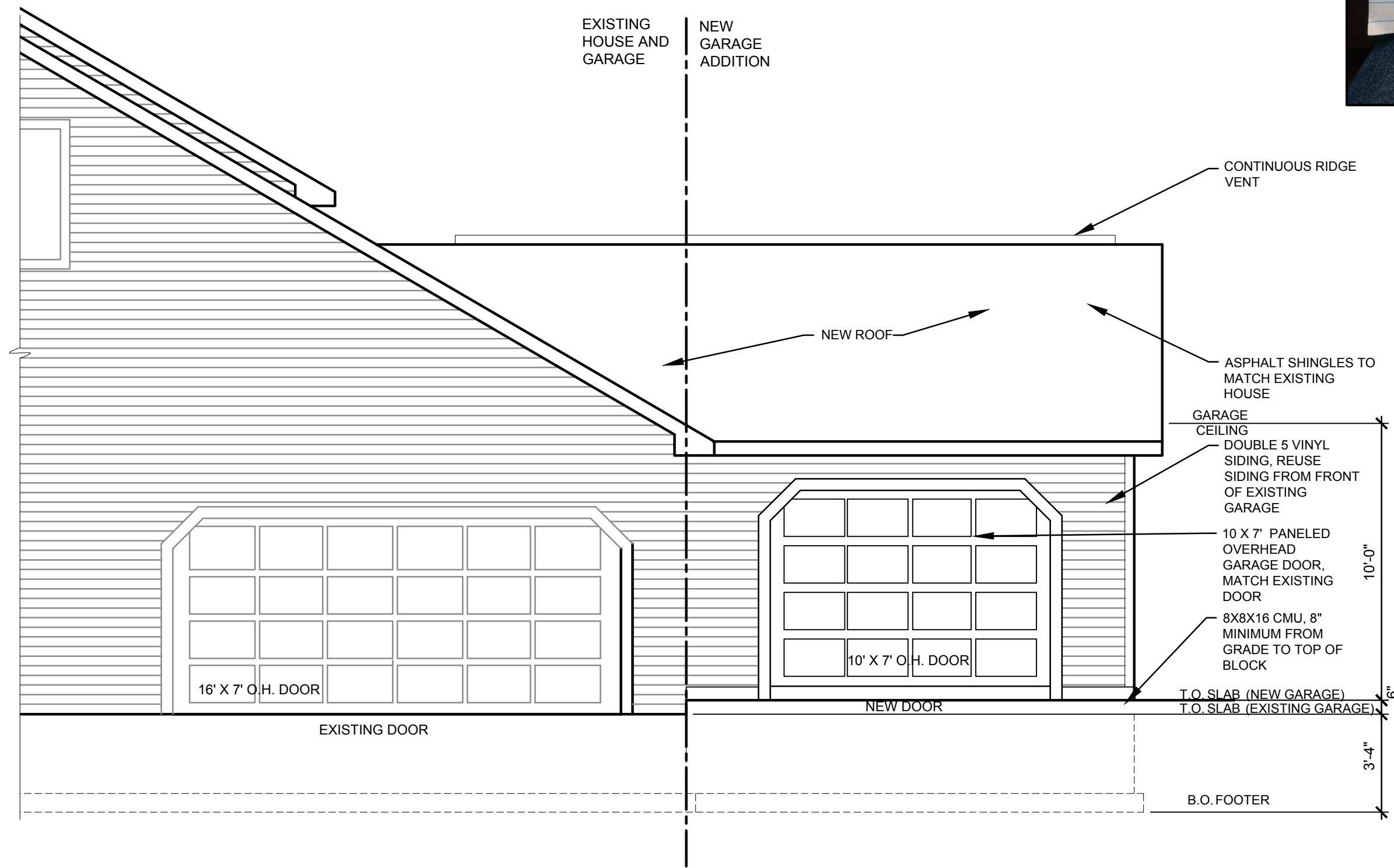
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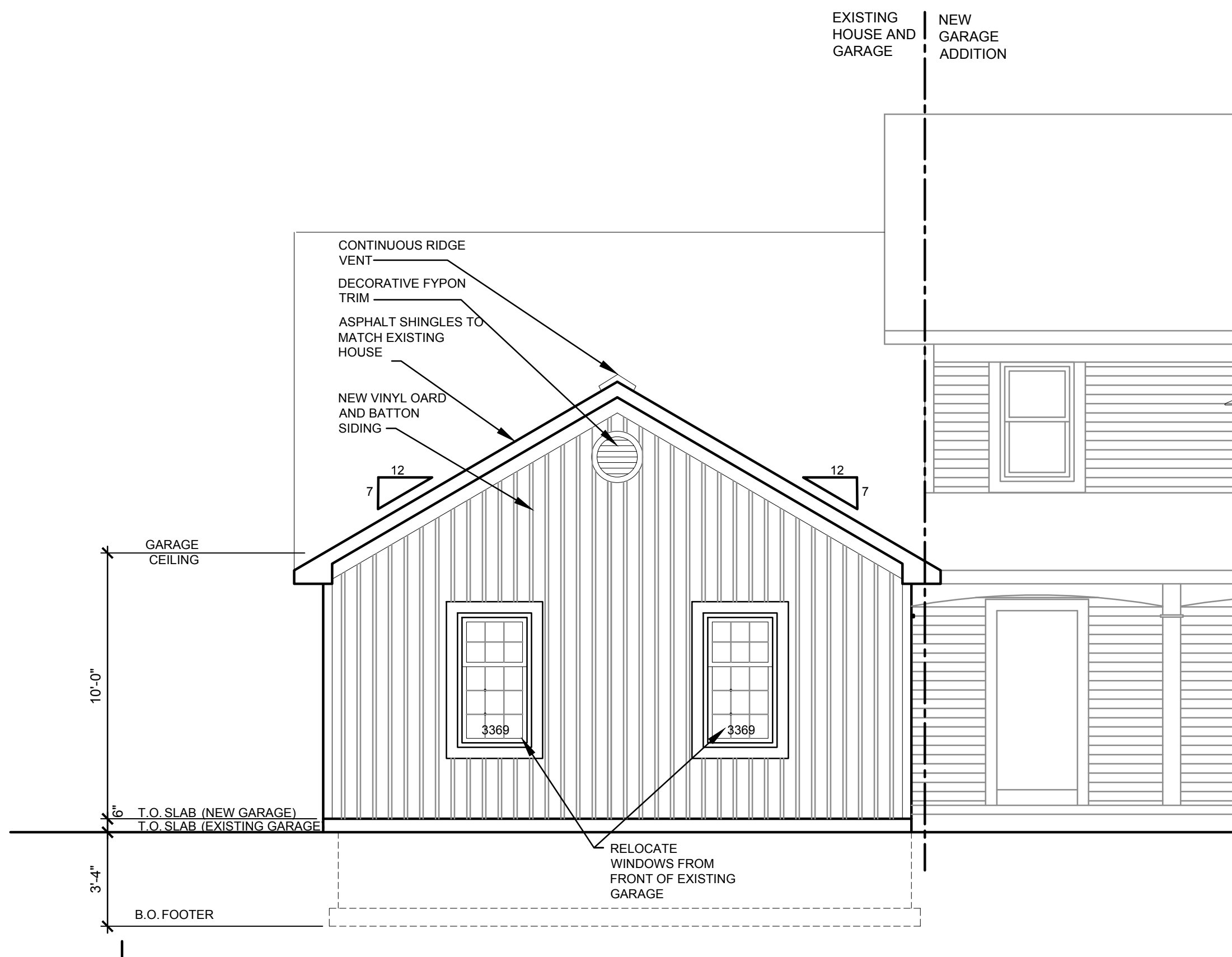
A100



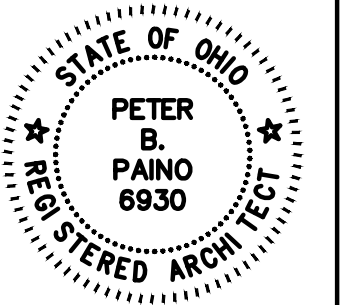
A SIDE ELEVATION (SOUTHEAST ELEVATION)
A200 SCALE: 1/4"=1'-0"



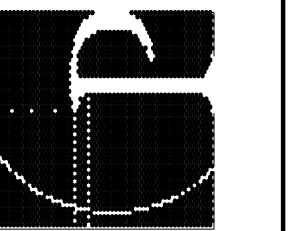
A SIDE ELEVATION (NORTHWEST ELEVATION)
A200 SCALE: 1/4"=1'-0"



A FRONT ELEVATION (SOUTHWEST ELEVATION)
A200 SCALE: 1/4"=1'-0"



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ELEVATIONS

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A200











Section I-2. - Principles

Without limiting the generality of the Planning and Zoning Code, the purpose of these Standards is to protect Hudson's character and to preserve a high-quality built environment throughout Hudson. Five principles are given below. These principles are a summary of the values that people in Hudson found to be most important in establishing the character of the city. These principles are policies that provide the foundation of both the Standards and the architectural review process. The Architectural and Historic Board of Review (AHBR) shall look upon these principles as a framework for making discretionary decisions.

a. The creation and maintenance of the "public realm" takes precedence over individual buildings.

The "public realm" is that space occupied both in physical and visual terms by the public. It is created by such elements as the parts of the building that are visible from the street, the front yard, the sidewalk, street trees and lighting, and the street itself.

The historic residential and institutional areas of the City strongly influence the character of Hudson. Although the architecture of this area is diverse, it is held together by a strongly defined "public realm". The Green is also part of the "public realm". In the historic village, the "public realm" is clearly delineated by the consistency of narrow streets, mature street trees, sidewalks and the setback of buildings. The rhythm of houses and side yards provides another dimension of unity. The "public realm" in all areas of Hudson needs to have similar delineation, although the particular dimensions and details are scaled to new kinds of buildings and lot patterns.

b. Buildings shall maintain a high level of architectural quality.

Architectural quality does not refer to specific style or details, but to the general level of composition, materials, and design integrity. These Standards are not meant to encourage or discourage any particular style of building within Hudson. Quality building design is a complicated matter which needs to balance many competing requirements.

c. The site plan and building shall respect the land and the environment in which they are placed.

An attractive city takes advantage of its natural setting. Buildings should be sited to minimize regrading and to take advantage of natural features, including mature trees. For the most part, environmental issues are covered by the City's Land Development Code.

d. There shall be architectural variety within a defined framework.

The historic village displays a high degree of variety in its buildings. The overall environment is nonetheless coherent because of the strength of the urban framework and a general uniformity of building scale. Variety within this coherent framework enriches the "public realm".

e. New buildings and alterations shall respect the existing context and framework.

The design of any building shall be judged in reference to its site and the character of its surroundings, not as an independent object. The site plan for all new buildings shall be prepared with a clear understanding of the framework that exists or is being created in a particular area, through development standards, zoning and other regulations.

Section I-3. - Coordination with zoning and development standards

The normal process of review for new building projects will require the applicant to satisfy zoning and development standards prior to being reviewed by the AHBR. Applicants are advised to review the Land Development Code. Many issues of design, especially siting, landscaping, direction of approach and building orientation may be determined under prior review.

Section II-1. - Approval and Discretion of the AHBR

a. Proposals which the AHBR determines comply with the Standards shall be approved. Without limiting the discretion of the AHBR to make judgements rendered in accordance with these Standards, in no case shall an applicant be required to make changes to a proposal which are not supported by these Standards. The AHBR may offer additional advice and suggestions, at its discretion; however, such advice shall be clearly stated as such.

b. In making architectural review decisions, the AHBR shall rely on the Standards and, where it is unclear that a project fulfills the Standards, the AHBR shall refer to the principles enumerated in Section I-2.

c. The AHBR may waive any requirement of these Standards in order to approve a proposed project, if the AHBR finds that the project fulfills the five principles enumerated in Section I-2, and meets one of the following conditions:

(1) The project is an exceptional design, meaning that it is either especially creative or it is designed in response to unique situation, such as a very difficult site or an unusual program requirement.

or

(2) Exceptional and unique conditions exist that create a practical difficulty in complying with the requirements of these Standards. The AHBR should consider the factors enumerated in as defined in the Land Development Code in determining "practical difficulty".

1204.03 VARIANCES.

Variances from the terms of this Code shall not be granted by the BZBA unless the application for variance demonstrates the following:

(a) Exceptional or unusual conditions exist that are not common to other areas similarly situated and practical difficulty may result from strict compliance with any of the zoning standards, provided that such relief will not have the effect of nullifying or impairing the intent and purpose of these standards. In determining "practical difficulty," the BZBA shall consider the following factors:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services such as water and sewer;
- (5) Whether the applicant purchased the property with knowledge of the requirement;
- (6) Whether the applicant's predicament can be obviated feasibly through some method other than a variance; and
- (7) Whether the spirit and intent behind the requirement would be observed and substantial justice done by granting the variance.

(b) No variance shall be granted if the submitted conditions or circumstances affecting the applicant's property are of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such conditions or situations.

(c) No variance shall be granted if doing so will have the potential to reduce the level of ecological integrity from the existing level to a lesser level as shown on any of the individual metrics or the undeveloped composite set forth in Appendix B to this Code, unless substantially mitigated.

(d) No variance shall be granted reducing the size of lots contained in an existing or proposed subdivision if it will result in an increase in the number of lots beyond the number otherwise permitted for the total subdivision, pursuant to the applicable zone District regulations.

(e) If authorized, a variance shall represent the least deviation from the regulations that will afford relief.

(f) In granting such variances, the BZBA may require such conditions as will, in its independent judgment, secure substantially the objectives of the standard so varied or modified.

(g) Under no circumstances shall the BZBA grant a variance to allow a use not permitted, or a use expressly or by implication prohibited under the terms of this Code for the zone district containing the property for which the variance is sought.

(h) No variance shall be granted to the maximum allowed building footprint area of each district's "Property Development/Design Standards" in Chapter 1205.

(Ord. 18-93. Passed 10-15-19.)

(1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; *The return would be the additional value of the home from a 2 car garage to a 3 car garage allowing vehicals to be inside a protective structure*

(2) Whether the variance is substantial; *2'-6"*

(3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance; *The current neighborhood has 9 out of 12 houses past the 18" rule with the house to the left approximatly 22' past the Milcetch home. To be honest it would fit right in, especialy with the Milcetch home having one of the largest setbacks on the street.*

(4) Whether the variance would adversely affect the delivery of governmental services such as water and sewer; *Not at all, the same pathway to the home as existing. The new garage addition does not interfere with any utilities.*

(5) Whether the applicant purchased the property with knowledge of the requirement; *Paul Milcetch (owner), On record at August 9th AHBR meeting stating he had no idea about variance when he moved in.*

(6) Whether the applicant's predicament can be obviated feasibly through some method other than a variance; and *homewner is not permitted to install a detached garage per HOA regualtions and there is no feasible way to aesthetically attach a garage other than the submitted drawings.*

(7) Whether the spirit and intent behind the requirement would be observed and substantial justice done by granting the variance. *No corrutable spirit intended. A growing family and expensive vehicals are the main reasons behind clients motives.Current garage does not allow for a full size SUV or Pickup.*