



City of Hudson, Ohio

CD Meeting Agenda - Final Board of Zoning & Building Appeals

David Lehman, Chair
John Dohner, Vice Chair
Robert Drew
Frederick Jahn
Louis Wagner

Kris McMaster, Associate Planner
Aimee Lane, Assistant City Solicitor

Thursday, April 21, 2016

7:30 PM

Town Hall

I. Call to Order

II. Roll Call

III. Identification, by Chairman, of Mark Richardson, Community Development Department Director, Kris McMaster, Associate Planner, and Aimee W. Lane, Assistant City Solicitor.

IV. Swearing in of Staff and Audience Addressing the Board.

V. Approval of Minutes

A. [BZBA 3-17-16](#) MINUTES OF PREVIOUS BOARD OF ZONING AND BUILDING APPEALS MEETING 3-17-16.

Attachments: [BZBA Minutes March 17, 2016](#)

VI. PUBLIC HEARINGS - OLD BUSINESS

A. [BZBA 2016-04](#) A variance of eight (8) feet from the required front yard setback of fifty (50) feet to allow a house resulting in a forty-two (42) foot front yard setback pursuant to Section 1205.07(d)(6)(D), "Setbacks-Arterial Setbacks" and Section 1207.04(k)(1) (A), "Landscaping Requirements for "Front Yard/Front Setbacks", of the City of Hudson Land Development Code.

The applicant is Justin Kapela for J. Kapela Designs, 44 Clinton Street, Hudson, OH 44236 and the owner is Samer T. Yousef and Doaa Abou Sharbin, 38 Elmcreek Way, Aurora, OH 44202 for the property located at 434 N. Main Street in District 4 [Historic Residential Neighborhood-Historic District].

Attachments: [BZBA 2016-04 Staff Report](#)

[BZBA 2016-04 Variance of 8' front yard setback revised design 3.23.16](#)

Legislative History

3/17/16

Board of Zoning & Building Appeals

continued

VII. PUBLIC HEARINGS - NEW BUSINESS

- B.** [BZBA 2016-10](#) (1) An appeal of the Community Development Director's determination that cremation services were voluntarily discontinued pursuant to Section 1206.05(e)(3) of the Land Development Code and, therefore, a request to resume cremation services at the property requires BZBA approval for an enlargement of a nonconforming use; and (2) in the alternative, an application for an enlargement of a nonconforming use to resume cremation services at the property pursuant to the standards set forth in Section 1206.05(e)(1) of the Land Development Code. The applicant is Christopher J. Meager, Esq., 75 E. Market Street, Akron, Ohio 44308 and the property owner is Friends of Pet Cemetery Association, Dan Kalk, President, located on Walters Road, Parcel No. 3003773, Hudson, Ohio 44236 in District 2 [Rural Residential Conservation].

Attachments: [BZBA 2016-10 Staff report](#)

VIII. OTHER BUSINESS**IX. ADJOURNMENT**

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The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.