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, March 17, 2016 | **7:30 PM** | **Town Hall**

I. Call to Order

II. Roll Call

III. Identification, by Chairman, of Kris McMaster, Associate Planner, and Aimee W. Lane, Assistant City Solicitor.

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

V. Election of Officers

VI. Approval of Minutes

A. BZBA 12-17-15 **MINUTES OF PREVIOUS BOARD OF ZONING AND BUILDING APPEALS MEETING 12-17-15.**

Attachments: December 17, 2015

VII. PUBLIC HEARING

VIII. NEW BUSINESS

A. BZBA 2016-02 A variance of three (3) feet from the required fifteen (15) foot rear yard setback to allow an existing accessory structure-pergola to be located at a twelve (12) foot rear yard setback pursuant to Section 1205.04(d)(5)(D)(iii), "Rear Yard Setbacks-Other Accessory structures" of the City of Hudson Land Development Code.

The applicant and owner is Brian and Lisa Britton, 5229 Towbridge Drive, Hudson, Ohio 44236 for the property located at 5229 Towbridge Drive in District 1 [Suburban Residential Neighborhood].

Attachments: BZBA 2016-02 Staff Report

B. BZBA 2016-03

A variance of nine (9) feet from the required front yard setback of one hundred (100) feet to allow an addition with a porch resulting in the house at a ninety-one (91) foot front yard setback pursuant to Section 1205.06 (d)(5)(C)(iii), "Minimum Front Yard Setback-Lots Fronting Arterial Roads" of the City of Hudson Land Development Code.

The applicant and owner is Christopher and Suzanne Schenkenberger, 162 S. Main Street, Hudson, Ohio 44236 for the property located at 162 S. Main Street in District 3 [Outer Village Residential Neighborhood].

Attachments: BZBA 2016-03 Staff Report

C. 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

D. BZBA 2016-06

A variance of fourteen (14) feet from the required rear yard setback of fifty (50) feet to allow an addition resulting in a thirty-six (36) foot rear yard setback pursuant to Section 1205.06(d)(5)(E)(i), "Setbacks: Minimum Rear Yard Setbacks-Principal Structure" of the City of Hudson Land Development Code.

The applicant and owner is Irudhayaraj and Althea Premraj, 26 Keswick Drive, Hudson, Ohio 44236 for the property located at 26 Keswick Drive in District 3 [Outer Village Residential Neighborhood].

Attachments: BZBA 2016-06 Staff Report

E. BZBA 2016-07

To allow a corner parcel of land to be subdivided into two parcels to construct a single family residential home on each parcel. The variances requested are:

House "A" fronting West Streetsboro Street: 1] A variance of ten (10) feet from the minimum front yard setback of thirty-five (35) feet resulting in a house at a twenty-five (25) foot front yard setback pursuant to Section 1207(d) (6)(A)(i). "Front yard Setbacks"; Section 1205.07(d)(6)(D), "Setbacks-Arterial Setbacks" and Section 1207.04(k)(1)(A), "Landscaping requirements for "Front Yard/Front Setbacks"; **2]** A variance of ten (10) feet from the minimum side yard setback of thirty-five (35) feet resulting in a house twenty-five (25) feet from the street side not designated as "front" pursuant to Section 1205.07(d)(6)(B)(vi), "Minimum Side Yard Setback-Corner Lots"; and **3]** A variance of twenty-six (26) feet to the minimum rear yard depth of forty (40) feet resulting in a house at a fourteen (14) foot rear depth setback pursuant to Section 1205.07(d)(6)(C)(i), "Minimum Rear Yard Depth" of the City of Hudson Land Development Code.

House "B" fronting Lennox Road: 4] A variance of fifteen (15) feet from the minimum front yard setback of thirty-five (35) feet resulting in a house at a twenty (20) foot front yard setback pursuant to Section1205.07(d)(6)(A)(i), " Minimum Front Yard Setback"; **5]** A variance of twenty (20) feet to the minimum rear yard depth of forty (40) feet resulting in a house at a twenty (20) foot rear depth setback pursuant to Section1205.07(d)(6)(C)(i), "Minimum Rear Yard Setback; and **6]** A variance of four (4) feet to the required twenty-five (25) feet for a side-facing attached garage resulting in a side facing garage at a twenty-one (21) foot setback pursuant to the 1205.07(d)(6)(B)(iv), "Side-Facing Attached Garage" of the City of Hudson Land Development Code.

The applicant is Joseph Matava, Architect for Peninsula Architects, 1775 Main Street, Peninsula, Ohio 44264 for the property owner, Melissa M. Ickes, 5267 Case Ave., Lyndhurst, Ohio 44124 for the property at 185 W. Streetsboro Street, Hudson, Ohio 44236 in District 4 [Historic Residential Neighborhood].

Attachments: BZBA 2016-07 Staff Report

IX. OTHER BUSINESS

X. 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.