

O H I O

# HUDSON

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

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DATE: November 4, 2015

TO: City of Hudson Planning Commission for November 9, 2015 Meeting

FROM: Greg Hannan, City Planner  
Mark Richardson, Community Development Director

SUBJECT: Conditional Use Review for 86 Owen Brown Street  
Saint Herman's of Alaska Eastern Orthodox Church – Conditional Use Request

ZONING: District 3 – Outer Village Residential Neighborhood

PC Case No: 2015-30

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### **Project Introduction**

Application has been received for Saint Herman's of Alaska Eastern Orthodox Church to occupy a 1,976 square foot tenant space at 86 Owen Brown Street. The proposed improvements include minor renovations to the interior of the tenant space to establish a worship area with seating for 56 persons and associated gathering spaces. The subject property and adjacent areas to the south and west are located within District 5 Village Core District with adjacent areas to the north within District 4 Historic Residential Neighborhood. The site is adjacent to Windstream Communications to the west, a multi-tenant office building to the south, and a mix of open areas and single family development along Owen Brown Street to the north and east.

The following information is attached to this report.

1. Floor plan and use description submittal from the applicant, received October 16, 2015.
2. Aerial photograph of the subject property with the tenant space noted.
3. Preliminary Comment letter, prepared by City Planner Greg Hannan, dated October 30, 2015.
4. Comment letter from Shawn Kasson, Fire Marshal, dated October 29, 2015.

### **Applicable Use Regulations, Section 1206**

The proposed place of religious worship is permitted as a conditional use within District 5. Staff understands the scale of the proposed use includes lease of 1,976 sq ft of the existing building with a seating capacity of 56 patrons and no exterior alterations proposed to the building or site.

The application is subject to compliance with the general conditional use standards of Section 1206.02 and the following standards specific to places of religious worship:

1. The only dwelling on the property, if one is provided, shall be for the priest, deacon, minister, or rabbi associated with the place of worship, or for a facility manager, caretaker, or maintenance person, and related family.
11. The parking area for the use shall be a minimum of 50 feet from adjacent properties used for residential purposes.
12. Safe areas for pick-up and discharge of persons shall be provided.

Staff notes the proposed scale of the use within the existing developed property is in compliance with the applicable standards.

**Applicable Zoning Development and Site Plan Standards, Section 1207**

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

Parking: The existing multi-tenant facility at 80-86 Owen Brown Street contains 52 on-site spaces with the library parking lot (75 spaces) and the city valet parking lot (50 spaces) additionally located within approximately 300 feet. Places of religious worship are required to provide one space for each four seats in the place of assembly. The submitted floor plan notes a seating capacity of 56 seats requiring 14 spaces. The previous antique store tenant required a minimum of 8 spaces. The proposed church use represents a minor increase in parking count for the tenant space; however, the site contains adequate parking as the peak hours for the church will be Sunday mornings when the other tenants will be closed or at a significantly reduced capacity.

**Findings:**

The staff finds that the application complies with the purposes and intent of the code and community plans, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.04 except as discussed above and recommended below.

**Required PC Action, Chapter 1203.09(g)(3)**

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

**Recommendation**

Approve the application for Conditional Use request for Saint Herman's of Alaska Eastern Orthodox Church at 86 Owen Brown Street per Case No. 2015-30 according to plans submitted October 16, 2015.

CITY OF HUDSON

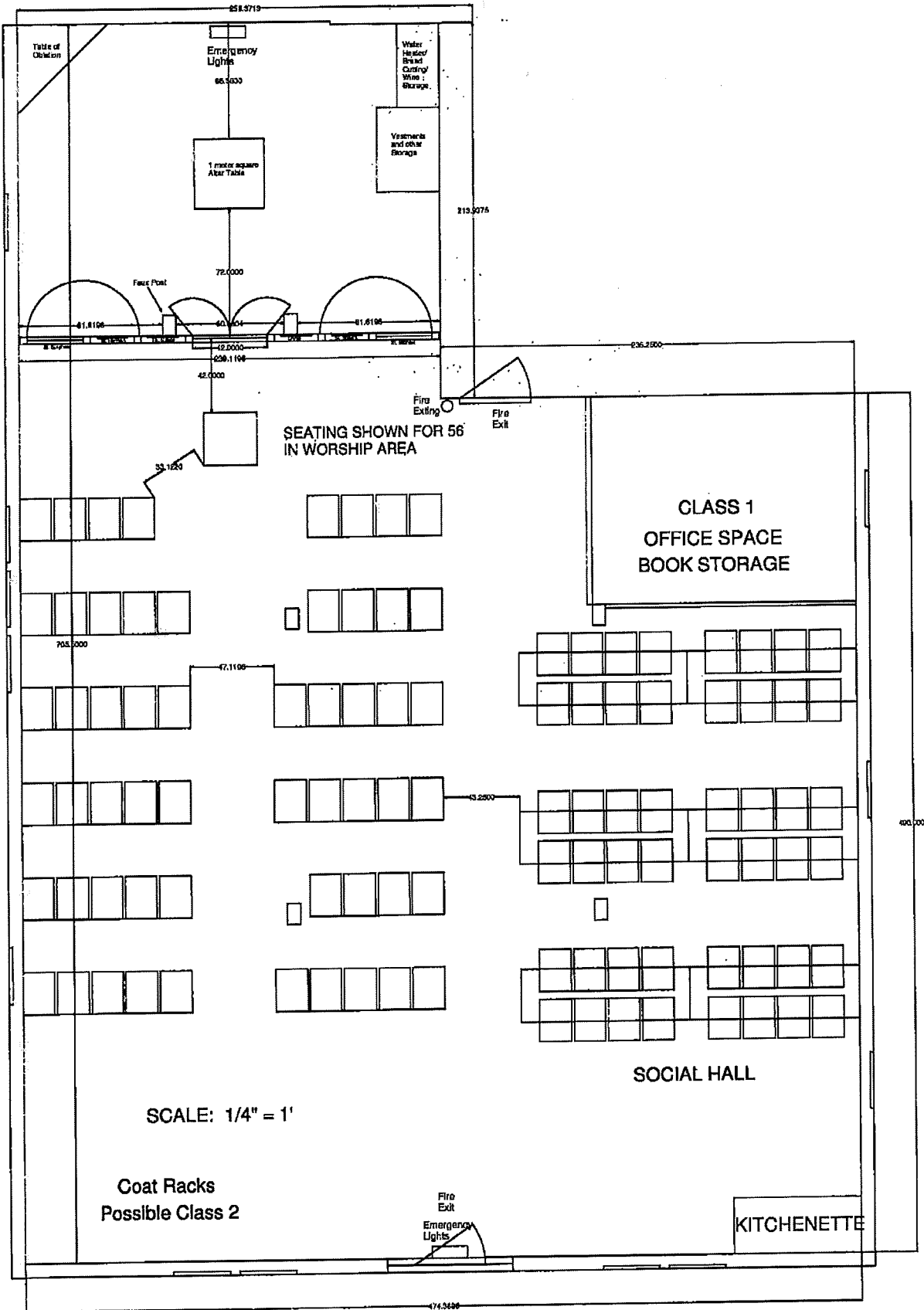
USE DESCRIPTION

(ATTACHMENT TO THE APPLICATION FOR A ZONING CERTIFICATE FOR A CHANGE OF USE)

1. What is the name of the business? St. Herman of Alaska Eastern Orthodox Church
2. Briefly describe the activities that will occur in the space to be occupied by the business; for example, is the business retail, office, service or another kind of activity. Also please describe the specific product or service to be rendered; for example, women's clothing, insurance office, or shoe repair.  
Eastern Orthodox Christian worship services, with education and post services social.
3. What is the square footage that the business will occupy? 1,986 sq. feet
4. Describe the days of the week the business be open and the hours of operation approximate by 6-10 hours each week among Sunday mornings 9:00-noon; Saturday evenings 6:00-7:00; and Wednesday 6:30-8:00.
5. What is the number of full-time employees at this location? - 0 -
6. What is the total annual payroll related to these full-time employees? - 0 -
7. What is the number of full-time employees to be hired over the next 36 months? - 0 -
8. What is the total annual payroll related to these full-time employees? - 0 -
9. What is the total investment in building improvements for the business? 17,500.00
10. What best describes the status of the business?
  - This is the first location for this business
  - The business is being relocated from inside of Hudson
  - The business is being relocated from outside of Hudson
  - There are other locations for this business outside of Hudson

Please provide contact information for the business if it is different from the zoning certificate application form.

Name David J. Lewis, Pres. St. Herman  
 Address 7 Tanager Driv  
 City, State, Zip Hudson, OH 44236  
 Phone 330-310-4880  
 Email djl618@gmail.com



SEATING SHOWN FOR 56  
IN WORSHIP AREA

CLASS 1  
OFFICE SPACE  
BOOK STORAGE

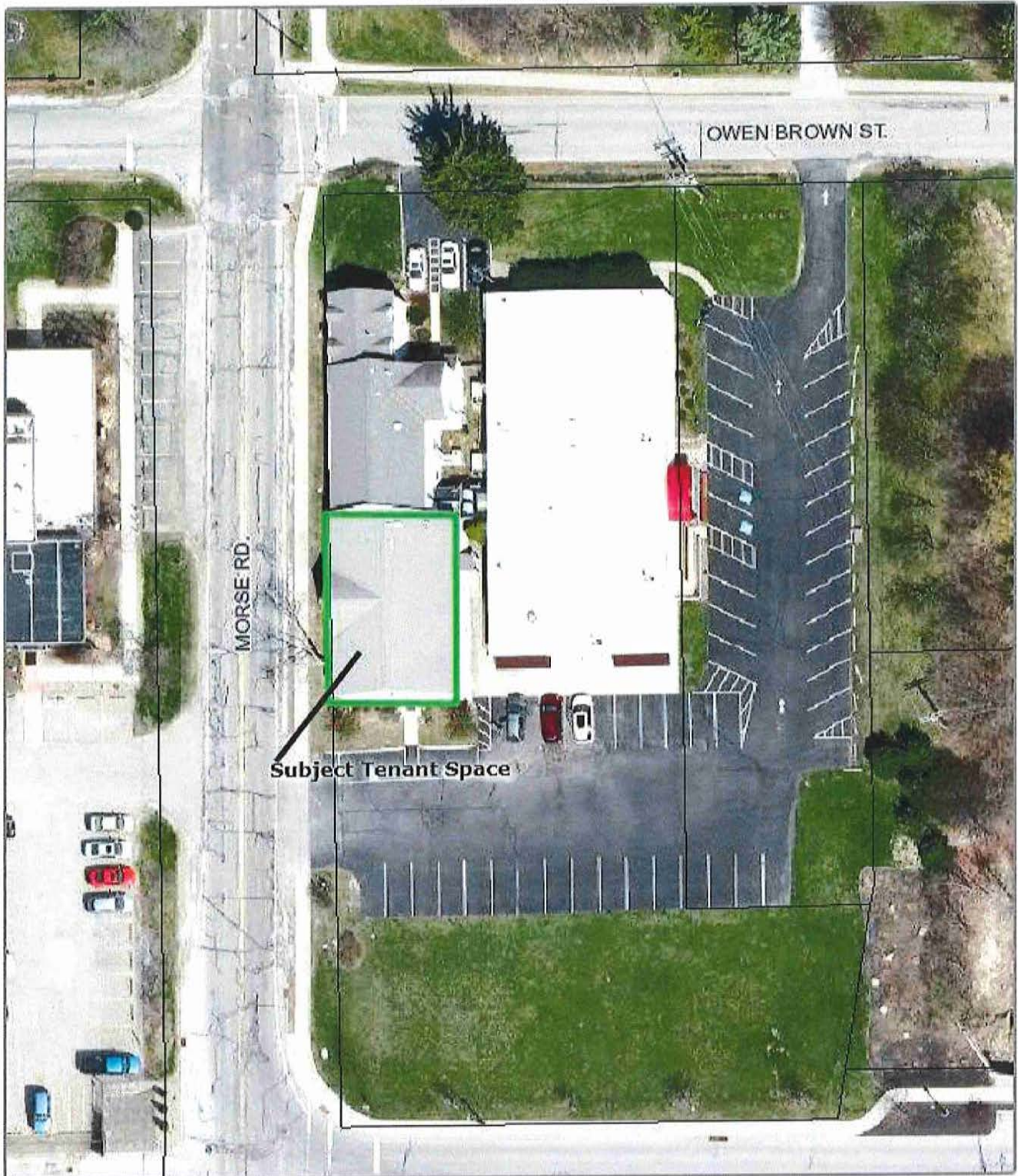
SOCIAL HALL

SCALE: 1/4" = 1'

Coat Racks  
Possible Class 2

KITCHENETTE

City of Hudson, OH



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
**1 inch = 50 feet**  
10/30/2015

— O H I O —  
**HUDSON** 

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

October 28, 2015

David J Lewis  
7 Tanager Drive  
Hudson, Ohio 44236

RE: PC 2015-30 Conditional Use for 86 Owen Brown Street

Mr. Lewis -

Thank you for your submission of the conditional use application for St Herman's of Alaska Eastern Orthodox Church to be located at 86 Owen Brown Street. The application has been scheduled for the Planning Commission (PC) agenda for the November 9, 2015 meeting. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). Additionally I am available to meet and review the comments at your convenience.

**Chapter 1205 District Regulations** 1205.04 District 5: Village Core District

The proposed place of religious worship is permitted as a conditional use. Staff understands the scale of the proposed use includes lease of 1,976 sq ft of the existing building, a seating capacity of 56 patrons, with no exterior alterations proposed.

**Section 1206 Use Regulations**

The application is subject to compliance with the general conditional use standards of Section 1206.02 and the following standards specific to places of religious worship:

1. The only dwelling on the property, if one is provided, shall be for the priest, deacon, minister, or rabbi associated with the place of worship, or for a facility manager, caretaker, or maintenance person, and related family.
11. The parking area for the use shall be a minimum of 50 feet from adjacent properties used for residential purposes.
12. Safe areas for pick-up and discharge of persons shall be provided.

Staff notes the proposed scale of the use within the existing developed property is in compliance with the applicable standards.

## **Section 1207 Zoning Development and Site Plan Standards**

Parking: Places of religious worship are required to provide one space for each four seats in the place of assembly. The submitted floor plan notes a seating capacity of 56 seats requiring 14 spaces. The existing site contains 52 spaces. The site contains adequate parking as the peak hours for the church will be Sunday mornings when other site tenants are closed or at a reduced capacity.

**Fire Department:** Staff has forwarded the plans to Fire Marshall Shawn Kasson for comment.

**Building Permit:** A building permit is required from the Summit County Department of Building Standards for the facility change of use and for any proposed interior alterations. Plan submittal can be made at this time; however, the permit cannot be released until a Use Certificate is issued by the City of Hudson.

Please contact me for any assistance I can provide.

Sincerely,



Gregory P. Hannan, AICP  
City Planner

CC: Mark Richardson, Community Development Director



SHAWN KASSON  
Fire Marshal

[skasson@hudson.oh.us](mailto:skasson@hudson.oh.us)  
(330) 342-1869

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M E M O R A N D U M

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**DATE:** October 29, 2015  
**TO:** Greg Hannan, City Planner  
**FROM:** Shawn Kasson, Fire Marshal SK  
**SUBJECT:** Saint Herman of Alaska Church – 86 Owen Brown Street – MPC Case #2015-30

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I have reviewed the change of use application for Saint Herman of Alaska Church – 86 Owen Brown Street. Upon review I have the following comments:

**City of Hudson Land Development Code Compliance**

I understand that that the proposed use is a conditional use in this zoning district. HFD has no objection to the approval of the conditional use.

**Ohio Building Code Compliance**

The subject tenant space is presently approved for the Business Group B occupancy classification per the Certificate of Occupancy issued by Summit County Division of Building Standards (SCDBS) on 09/14/99. The proposed use as a place of worship would be a change to the Assembly Group A-3 occupancy classification. A Certificate of Occupancy for the change in use/occupancy must be obtained from SCDBS.

**Ohio Fire Code Compliance**

Upon issuance of the Certificate of Occupancy by SCDBS, HFD will conduct a fire safety inspection of the tenant space to determine compliance with the pertinent requirements of the Ohio Fire Code.

Please contact me with any questions.