

Continued to
4-21-16



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

BOARD OF ZONING AND BUILDING APPEALS APPLICATION

Please make check amount payable to "City of Hudson" for the amount of \$250.00.

Pursuant to the City of Hudson Land Development Code, the undersigned hereby submits attached information and requests a hearing before the Board of Zoning and Building Appeals for the following purposes(s):

(Please Circle Request) "VARIANCE" "NONCONFORMING USE" "APPEAL"

Property Address: 434 N. Main St. - S/L 4 Lighton Zoning District: 4 Historic Dist.

Explanation of Requests and Justification:

Applicant is proposing to build an 1860's replica of a Greek Revival style home and wishes to pull the home forward to match the front line of the existing historical home to the north (left).
The current 50' front building line only leaves a 38' deep building window and does not allow enough room to fit. The only portion of the home in the new setback will be the 8' front porch.

For a variance: Code requires 50' setback/sq. ft./height. Request is for a 42' setback/sq. ft. height, therefore requesting a 8' setback/sq. ft./height. variance to the front building line

Year Property Purchased: Purchase dependent upon variance approval

Sections(s) of the Land Development Code applicable to this application:

The undersigned certify that the information provided to the Board in and with this application is true and accurate and consent to employees and/or agents of the City of Hudson entering upon the premises of this application for purposes of inspection and verification of information pertaining to the application, and if the application is approved, to verify conformance to requirements and conditions of such approval.

Applicant: Justin Kapela Property Owner: Samer Yousef

Address: 44 Clinton St. Hudson, 44236 Address: 434 N. Main St. - Hudson (S/L 4 Lighton)

Telephone 330-554-1803 Telephone: 740-364-8595

E-Mail: justin.kapela@gmail.com E-Mail: yousefs@owenscorning.com

Applicant: state relationship (agent, attorney, contractor, other): Potential Lot Owner

Applicant Signature: [Signature] Date: 3-23-16

Property Owner Signature: _____ Date: _____

(Staff use only)
Application No./Docket No. 2016-04 Hearing Date: 4-21-16

Date Received: 3-23-16 Fee Paid: _____ FEMA Floodplain Y N _____ (Initials)

BOARD OF ZONING AND BUILDING APPEALS (BZBA)

Application Supplemental Information

Application for property located at: S/L 4 Lighton - N. Main St. - Hudson

Variations from the terms of this Code shall not be granted by the BZBA unless the application for variance demonstrates the following: *“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 will consider the following factors:**

1) The property in question (~~will~~will not) yield a reasonable return and there (~~can~~cannot) be a beneficial use of the property without the variance because: _____

The current 38' deep buildable window does not allow enough room to fit the adequate proportions required to build an authentic Greek Revival home.

2) The variance is (~~substantial~~insubstantial) because: _____

Many homes along 91 are closer than this to the street, including the historical Lighton house to the left.

a) Is the request the minimum amount necessary to make reasonable use of the property or structure(s)?

Yes, this is the minimum amount necessary to match the front of the Lighton house to the left.

3) Would the essential character of the neighborhood be substantially altered? Explain: _____

No, because the architectural design is the exact style that fits Hudson and homes like this are closer to 91

a) Would adjoining properties be negatively impacted: No, not all.

b) Describe how the adjacent properties will not be affected: _____

This new front building line does not bring the house closer to the side neighbors and therefore does not effect them.

4) Will this request adversely affect public services (mail, water, sewer, safety services, etc.)? No, not all.

5) Did the owner of the property purchase the property with the knowledge of the zoning restrictions? _____

Applicant will only purchase this property if the variance is granted.

6) This situation cannot be feasibly solved by means other than a variance. Explain: _____

No, there is no other way to fit this style of home on this property

7) The spirit and intent behind the zoning requirement (~~would~~would not) be observed and substantial justice (~~done~~not done) by granting the variance because: _____

This authentic Greek Revival home is the best possible home that could be built on this lot to compliment the historical nature of Hudson's Main St.

a) The circumstance leading to this request was not caused by current owner. It was caused by: _____

The applicant wanting to have a home built on this lot that will become an example that authentic traditional homes can still be built.

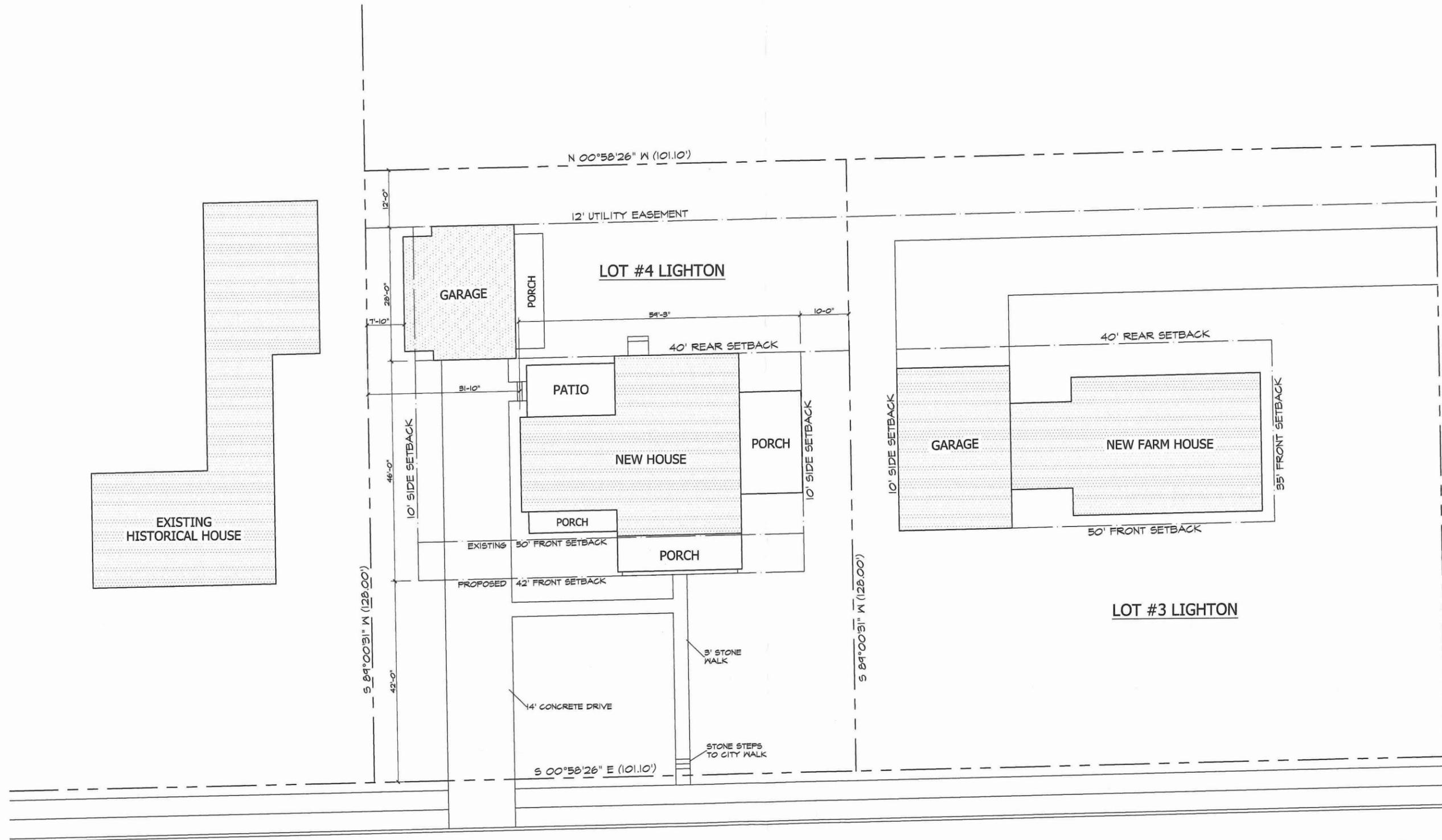
b) List any special circumstances peculiar to the property/lot (i.e. exceptional irregularity, narrowness, shallowness or steepness) these circumstances are: _____

Note: Applicant requires that any approved variance per this application is only for his design presented to be built and the variance not to be granted to the "lot" for any other potential lot owners or current owner.

Signature: _____



Date: 3-23-16



NORTH MAIN ST. (66' R/W)

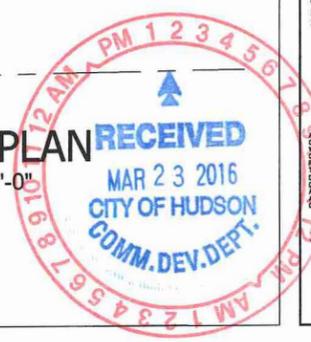
LIGHTON GREEK REVIVAL
434 N. MAIN STREET (S/L 4 LIGHTON)
HUDSON, OH. 44236
SITE PLAN

DATE
2016-02-11 LAYOUT PLANS
2016-02-17 VARIANCE SUBMITTAL

3-23-16



SITE PLAN RECEIVED
MAR 23 2016
CITY OF HUDSON
COMM. DEV. DEPT.



COPYRIGHT 2016
NO DESIGN OR VARIANCE APPLICABLE HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF J. KAPELA DESIGNS, INC. AND
ORDERED SOLELY BY J. KAPELA DESIGNS, INC.
REGARDLESS OF THEIR BEING PAID FOR BY
THE CLIENT OR BUILDER. THE DESIGN,
DRAWINGS AND / OR PLANS MAY NOT BE
REPRODUCED, COPIED, REPRODUCED OR SOLD TO
ANYONE WITHOUT THE WRITTEN CONSENT OF
J. KAPELA DESIGNS, INC.

JOB # 1614

S101

FIRST FLOOR NOTES

Reference sections 1061.3 and chapter 44 of the Residential Code of Ohio

GENERAL:

- ALL WALLS ARE DIMENSIONED STUD-TO-STUD.
- ALL INTERIOR WALLS ARE 3 1/2", EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
- ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED.
- SEE PLANS FOR HEADERS IN ALL OPENINGS FOR EXTERIOR AND LOAD BEARING WALLS.
- ALL FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT.
- ALL POSTS (■) SHALL BE A MINIMUM OF (3)2x4's OR (2)2x6's UNLESS NOTED OTHERWISE & DEPENDENT ON WALL THICKNESS
- POINT LOADS ARE REPRESENTED BY (●)

SMOKE & CARBON DETECTORS:

ALL SMOKE & CARBON DETECTORS SHALL BE HARDWIRED & INTERCONNECTED WITH A BATTERY BACK-UP. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING PER RCO SECTIONS 314.3 AND 315.1.

FIREPLACES:

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2013 RCO AND INSTALLED PER THE ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THE ROUGH-OPENING DIMENSIONS FOR ALL PRE-FAB FIREPLACES WITH THE ACTUAL UNIT TO BE INSTALLED, PRIOR TO FRAMING.

WINDOWS:

- ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.
- WINDOWS WITHIN 36" HORIZONTALLY & 60" VERTICALLY OF A TUB OR SHOWER MUST BE TEMPERED.
- WINDOWS WITH SILLS LOWER THAN 18" MUST BE TEMPERED.

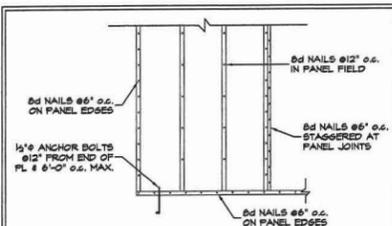
EGRESS REQUIREMENTS:

- MAXIMUM SILL HEIGHT ABOVE FLOOR.....44"
- MINIMUM NET CLEAR OPENING HEIGHT.....24"
- MINIMUM NET CLEAR OPENING WIDTH.....20"
- MINIMUM NET CLEAR OPENING SQUARE FEET.....5.7
- MINIMUM NET CLEAR OPENING SQ. FT. GRADE LEVEL.....5.0
- REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR OPNG.

STAIR REQUIREMENTS:

- MINI. STAIR WIDTH EXCLUDING WALL HANDRAIL.....3'-0"
- MINIMUM TREAD DEPTH.....9"
- MAXIMUM RISER HEIGHT.....8 1/4"
- MAXIMUM VARIANCE IN RISER HEIGHT.....3/8"
- MINIMUM NOSING PROJECTION.....1"
- MINIMUM HEADROOM HEIGHT AT STAIR ANGLE.....6'-8"
- MINIMUM / MAXIMUM HANDRAIL HEIGHT.....34" / 38"
- MAXIMUM BALUSTER SPACING (CLEAR OPENING).....<4"
- MINIMUM GUARDRAIL HEIGHT AT STAIRS.....34"
- MINIMUM GUARDRAIL HEIGHT AT DECKS & BALCONIES.....36"
- MAXIMUM HAND GRIP WIDTH.....2 1/4"
- MINIMUM DISTANCE BETWEEN WALL AND HANDRAIL.....1 1/2"

SEE SHEET C101 FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES



METHOD CS-WSP (602.10.4)

- THIS IS FOR ALL EXTERIOR WALLS OF THE HOME U.N.O.
- EXTERIOR BRACED WALLS ARE ALL TO ALL BE CONTINUOUSLY SHEATHED WITH MIN 3/4" OSB OR PLYWOOD PER CODE.
- ATTACH PER TABLE 602.3(3)
- CONTINUOUSLY SHEATH PER SECTION 602.10.4.2
- MIN. PANEL LENGTHS PER TABLE 602.10.5
- PER TABLE 602.10.1.3 BRACED WALL LINE SPACING 80 FT. MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO

BRACED WALL PANELS (NOT TO SCALE)



FIRST FLOOR PLAN
S: 1/4" = 1'-0"

FIRST FLOOR:	1376.00	S.F.
SECOND FLOOR:	1324.00	S.F.
TOTAL SQ. FEET:	2700.00	S.F.



CONTACT:
J. KAPELA DESIGNS, Inc.
44 Clinton St. Hudson, Oh. 44238
330.850.1949
www.jkapela.com

DATE:
2016-02-11 LAYOUT PLANS
2016-02-17 VARIANCE SUBMITTAL

3-23-16

COPYRIGHT 2016
ALL DESIGN & DRAWING APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF J. KAPELA DESIGNS, INC. AND
SHALL BE THE PROPERTY OF J. KAPELA DESIGNS, INC.
REGARDLESS OF THEM BEING PAID FOR BY
THE CLIENT OR BUILDER. THE DESIGN,
DRAWING AND / OR PLANS MAY NOT BE
COPIED, REPRODUCED, COPIED OR SOLD TO
ANY OTHER BUILDER, DESIGNER, ENGINEER,
ARCHITECT OR PERSON WITHOUT THE WRITTEN
CONSENT OF J. KAPELA DESIGNS, INC.

JOB # 1614

A103

SECOND FLOOR NOTES

Reference sections 1061.3 and chapter 44 of the Residential Code of Ohio

GENERAL:

- ALL WALLS ARE DIMENSIONED STUD-TO-STUD.
- ALL INTERIOR WALLS ARE 3 1/2", EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
- ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED.
- SEE PLANS FOR HEADERS IN ALL OPENINGS FOR EXTERIOR AND LOAD BEARING WALLS.
- ALL FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT.
- ALL POSTS (■) SHALL BE A MINIMUM OF (3)2x4's OR (2)2x6's UNLESS NOTED OTHERWISE & DEPENDENT ON WALL THICKNESS
- POINT LOADS ARE REPRESENTED BY (●)

SMOKE & CARBON DETECTORS:

ALL SMOKE & CARBON DETECTORS SHALL BE HARDWIRED & INTERCONNECTED WITH A BATTERY BACK-UP. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING PER RCO SECTIONS 314.3 AND 315.1.

FIREPLACES:

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2013 RCO AND INSTALLED PER THE ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THE ROUGH-OPENING DIMENSIONS FOR ALL PRE-FAB FIREPLACES WITH THE ACTUAL UNIT TO BE INSTALLED, PRIOR TO FRAMING.

WINDOWS:

ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.

WINDOWS WITHIN 36" HORIZONTIALLY & 60" VERTICALLY OF A TUB OR SHOWER MUST BE TEMPERED.

WINDOWS WITH SILLS LOWER THAN 18" MUST BE TEMPERED.

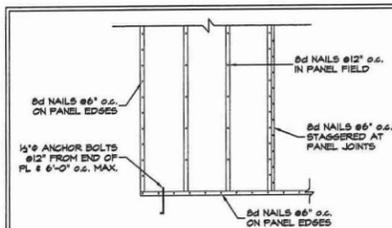
EGRESS REQUIREMENTS:

MAXIMUM SILL HEIGHT ABOVE FLOOR.....	44"
MINIMUM NET CLEAR OPENING HEIGHT.....	24"
MINIMUM NET CLEAR OPENING WIDTH.....	20"
MINIMUM NET CLEAR OPENING SQUARE FEET.....	5.7
MINIMUM NET CLEAR OPENING SQ. FT. GRADE LEVEL.....	5.0
REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR OPNG.	

STAIR REQUIREMENTS:

MINI. STAIR WIDTH EXCLUDING WALL HANDRAIL.....	3'-0"
MINIMUM TREAD DEPTH.....	9"
MAXIMUM RISER HEIGHT.....	8 1/4"
MAXIMUM VARIANCE IN RISER HEIGHT.....	3/8"
MINIMUM NOSING PROJECTION.....	1"
MINIMUM HEADROOM HEIGHT AT STAIR ANGLE.....	6'-8"
MINIMUM / MAXIMUM HANDRAIL HEIGHT.....	34" / 38"
MAXIMUM BALUSTER SPACING (CLEAR OPENING).....	<4"
MINIMUM GUARDRAIL HEIGHT AT STAIRS.....	34"
MINIMUM GUARDRAIL HEIGHT AT DECKS & BALCONIES.....	36"
MAXIMUM HAND GRIP WIDTH.....	2 1/4"
MINIMUM DISTANCE BETWEEN WALL AND HANDRAIL.....	1 1/2"

SEE SHEET C101 FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES



METHOD CS-WSP (602.10.4)

- THIS IS FOR ALL EXTERIOR WALLS OF THE HOME U.L.O.
- EXTERIOR BRACED WALLS ARE ALL TO ALL BE CONTINUOUSLY SHEATHED WITH MIN 3/4" OSB OR PLYWOOD PER CODE.
- ATTACH PER TABLE 602.3(3)
- CONTINUOUSLY SHEATH PER SECTION 602.10.4.2
- MIN. PANEL LENGTHS PER TABLE 602.10.5
- PER TABLE 602.10.1.5 BRACED WALL LINE SPACING 60 FT. MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO

BRACED WALL PANELS (NOT TO SCALE)



SECOND FLOOR PLAN
S: 1/4" = 1'-0"



CONTACT:
J. KAPELA DESIGNS, Inc.
44 Clinton St. Hudson, Oh. 44236
330.850.1949
www.jkapela.com

LIGHTON GREEK REVIVAL
434 N. MAIN STREET (SAL. 4 LIGHTON)
HUDSON, OH. 44236
SECOND FLOOR PLAN

DATE:
2016-02-11 LAYOUT PLANS
2016-02-17 VARIANCE SUBMITTAL

3-23-16

COPYRIGHT 2016
ALL DESIGN & DRAWING APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF J. KAPELA DESIGNS, INC. AND
OWNED SOLELY BY J. KAPELA DESIGNS, INC.
REGARDLESS OF THEM BEING PAID FOR BY
THE CLIENT OR BUILDER. THE DESIGN,
DRAWINGS AND / OR PLANS MAY NOT BE
COPIED, REPRODUCED, COPIED, OR
REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF J. KAPELA DESIGNS, INC.

JOB # 1614

A104