

Meeting Date:  
November 21, 2024

Location:  
61 Sussex Rd

Parcel Number  
3200045

Request  
A variance request for a  
front-facing garage

Applicant:  
Steve Hanna

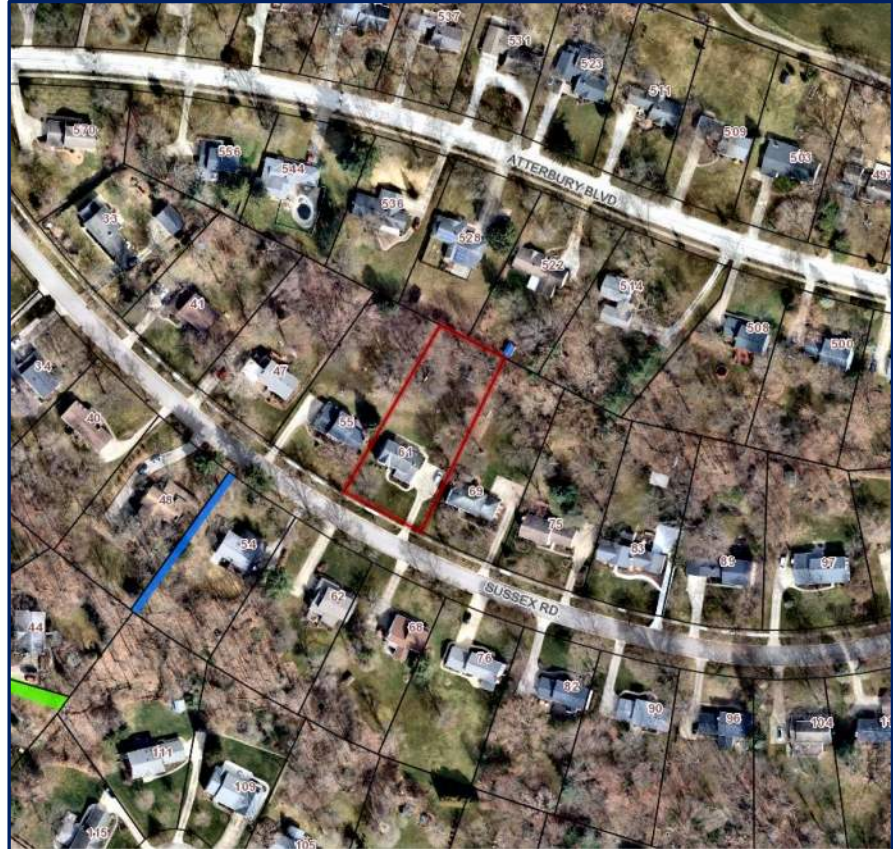
Property Owner:  
Eric and Ashley Long

Zoning:  
D3 – Outer Village  
Residential Neighborhood

Case Manager:  
Lauren Coffman,  
Associate Planner

**Contents**

- Application, 11-5-2024
- Site Plan, 11-5-2024
- Elevations, 11-5-2024
- Site Photos 11-5-2024



**Location Map, City of Hudson GIS**

**Request:**

The subject of this hearing is a variance request to allow the construction of a forward-facing garage when the Land Development Code prohibits doors of private attached garages to face the street pursuant to section 1205.06(d)(9)(D)(1), “Property Development/Design Standards – Building siting and orientation” of the City of Hudson Land Development Code.

**Adjacent Development:**

The site is adjacent to residential development to the north, south, east and west.

**Project Background**

The property is located in District 3 – Outer Village Residential Neighborhood and is situated on Sussex Rd. The lot is approximately 0.59 acres, and the owners purchased the property in 2019.

The applicant is requesting to construct a 23 ft 6 in x 26 ft (613 square foot) forward-facing two (2) car garage addition on the property. The existing side facing garage would be converted into a first-floor bedroom with a bathroom and mud room. The City of Hudson’s Land Development Code has the following regulation relative to the orientation of garage doors on a property –

- *1205.06(d)(9)(D)(1) – Building siting and orientation: Doors of attached garages shall not face the street*

The applicant is requesting a variance to allow the construction of a forward-facing garage when the Land Development Code prohibits doors of private attached garages to face the street.

The applicant states that the addition of the proposed attached garage would create additional square footage and allow for interior renovations to accommodate their family’s needs for ADA accessibility. Additionally, the applicant states that the garage addition would provide a loading/unloading area, as well as a ramp leading up to the main floor living spaces.

**Considerations**

Section 1204.03 of the Land Development Code describes the standards for review of variance requests. These standards are listed below, along with staff findings to assist in your determination. All findings are subject to additional testimony presented to the Board during the public hearing:

**1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variances:**

The property in question will yield a reasonable return and there can be beneficial use of the property without the variance as the property in question currently has an existing two (2) car attached garage and has sufficient room to construct a rear-loading two (2) car attached garage on the property.

**2. Whether the variance is substantial:**

The variance would represent a 100% deviation from the code requirement.

**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 variances:**

Staff notes the following:

- The property is approximately 0.59 acres and is adjacent to residential development to the north, south, east, and west
- Staff notes the existence of other street-facing garages within the neighborhood; however, the majority of these homes were constructed prior to the establishment of the Land Development Code in 1999. Staff notes the applicant has prepared the attached study map documenting existing street-facing garages.
- Staff notes existing garages on Sussex Road are predominantly two (2) car side or rear loading garages.

**4. Whether the variance would adversely affect the delivery of governmental services such as water and sewer:**

The variance would not adversely affect the delivery of governmental services.

**5. Whether the applicant purchased the property with knowledge of the requirements.**

The owners purchased the property with knowledge of the requirements in 2019.

**6. Whether the applicant's predicament can be obviated feasibly through some method other than a variance:**

Staff notes the applicant could construct a rear-loading two (2) car attached garage to meet all Land Development Code regulations and lessen the impact of the proposed project on the adjacent property owners. Another alternative would be to construct a detached front-facing garage with a minor open-air breezeway connection.

**7. Whether the spirit and intent behind the requirement would be observed and substantial justice done by granting the variance.**

The Board of Zoning and Building Appeals shall weigh the above factors, along with given testimony in order to make this determination.

### Additional Approvals

The proposal would also require the following:

- A design review with the Architectural and Historic Board of Review.
  - The Architectural Design Standards state attached garages shall not face the street except for new development with a front yard depth of 130 feet or more.
  - Staff notes the proposal was submitted informally to the AHBR at the October 9, 2024, meeting.
  - Generally, the AHBR comments were favorable to the proposed project if a variance was given. Some of the Board members stated that they understand other houses in the neighborhood currently have forward facing garages, but suggested the applicant further explore a rear-loading garage option.
- Administrative site plan approval

## 24-1195

Board of Zoning and  
Building Appeals (BZBA)

Status: Active

Submitted On: 10/23/2024





### Primary Location

61 SUSSEX RD  
Hudson, OH 44236

### Owner

LONG ERIC  
SUSSEX RD 61 HUDSON, OH  
44236

### Applicant

 Steve Hanna  
 937-307-9220  
 steve@cadysacks.com  
 4277 Laura Marie Drive  
Waynesville, OH 45068

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## Applicant and Property Owner Information

Applicant Relationship to Property Owner:\*

Contractor

Company Name:

Father in law / father

Property Owner Name\*

Eric & Ashley Long

Property Owner's E-Mail:\*

elong@trinitypension.com

Property Owner Phone Number\*

330-612-3304

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## Type of Hearing Request

Type of Request:\*


Variance

Year Property Purchased\*


2019

Code Required Regulation (please indicate feet, s.f. or height)\* 

Section 1205.06 of the Land Development Code (Zoning) D. Private garages. 1. Doors of attached garages shall not face the street.

Requested Variance (please indicate the amount of the variance in feet, s.f. or height)\* 

Requested variance would permit a street-facing garage door in the proposed attached garage.

Resulting Set-Back (please indicate feet, s.f. or height)\* 

The front of the proposed garage would be 65 ft set back from the street.

Explanation of Request and Justification:\*

### The Circumstances:

- Home purchased in 2019; Eric & Ashley Long
- 2<sup>nd</sup> child, Hayden, Born June 2020
- In 2021 Hayden was diagnosed with an extremely rare genetic disorder; he is currently non-mobile and non-verbal

### First-floor ADA living accommodations are necessary

- Size and geometry of the lot prevent a side entry garage
- Construction costs + accessibility requirements lead to decision to repurpose the existing garage space, rather than constructing an attached ADA living suite
- Existing garage located in front of house - optimal access interior & exterior
- Professionals in assisted living contributed to ADA suite design, which includes optimized functionality & direct EMS access
- The replacement garage will provide a loading / unloading area and a ramp up to the main floor living spaces, out of the weather, at a fraction of the cost of a Suite addition.

### Street-facing garage door violates Zoning & Architectural Design Standards

- The new garage is being positioned behind the front of the existing house significantly (15 ft), to soften the look from the street.
- Actual garage door selection to be submitted to AHBR for approval
- All materials and color selections for the addition will match the existing house

\*\*\* Front entry garages are prevalent throughout their neighborhood today

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# Supplemental Information for Determining Practical Difficulty

**The property in question will yield a reasonable return and there can be a beneficial use of the property with the variance because:\***

*The improved property will yield a significant value increase as main floor bedroom suites and/or in-law suites are in high demand in today's real estate market.*

**The variance is**

insubstantial

**Describe why the variance is substantial or insubstantial\***

*This variance should not be considered substantial as 35% of the homes along Sussex Road and Atterbury Blvd have street-facing garage doors; this is not introducing something to the neighborhood that does not already exist.*

**Would the essential character of the neighborhood be substantially altered?\***

no

**Explain why the request is the minimum amount necessary to make reasonable use of the property or structure(s):\***

*The proposed design, and subsequent reason for the variance, adds the minimum footprint to the property in the most cost-efficient manner to achieve the need-based adjustments to the home for the special needs of the family.*

**Would adjoining properties be negatively impacted?\***

no

**Describe how the adjacent properties will not be affected.\***

1. All property set-back requirements (front, rear, and side yard) will be maintained.
2. The addition of the garage with the street-facing garage door will compliment the home located diagonally across the street.

**Will this request adversely affect public services  
(mail, water, sewer, safety services, etc.)**

no

**The situation cannot be feasibly solved by means other than a variance. Explain:\***

*The option exists to rearrange the proposed design and create a rear-entry garage. This option would result in significant cost increases AND result in a less than optimal ADA arrangement.  
The proposed design includes efficient ADA entry and egress to and from the ADA suite.*

**The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Explain below:**

It is the belief of the applicants that Zoning and Architectural controls / standards are intended to help the citizens of Hudson maintain and increase the value of their properties, by ensuring that the esthetic value and charm of the communities are not adversely affected by changes that are out of character with the existing communities, etc.  
The approval of this variance would not introduce a unique feature nor infringe on any of the defined zoning property set-backs or right-of-ways.  
The approval of this variance would allow the implementation of an architectural feature that 35% of the homes in the immediate neighborhood enjoy today.  
Substantial justice would in fact be done by granting this variance request.

**The circumstance leading to this request was not caused by current owner. It was caused by:\***

The uncontrollable family circumstances of the current homeowner have lead to the need for this variance request.  
The nature of the family circumstances coupled with this specific variance request, make this a compelling case for approval.

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

The width of the lot and the current placement of the house does not allow / support the new garage having a side entry.

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## BZBA Meeting Information

The following persons are authorized to represent this application with respect to all matters associated with the project\*

Steve Hanna, Eric Long, Ashley Long, Ron Long

By checking this box, I do hereby certify that I am authorized to represent the property owner and to accept any conditions that the Board may impose.\*



By checking this box, I do hereby certify that the information to the City of Hudson in and with this application is true and accurate and consents 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 this application is approved, to verify conformance to requirements and conditions of such approval. I acknowledge that City reviews or approvals do not absolve the subject property from deed restrictions, easements, or homeowner association covenants, restrictions, or regulations regarding structures and uses on the property.\*



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## Board Meeting Date

 AHBR



 BZBA





🔒 Planning Commission



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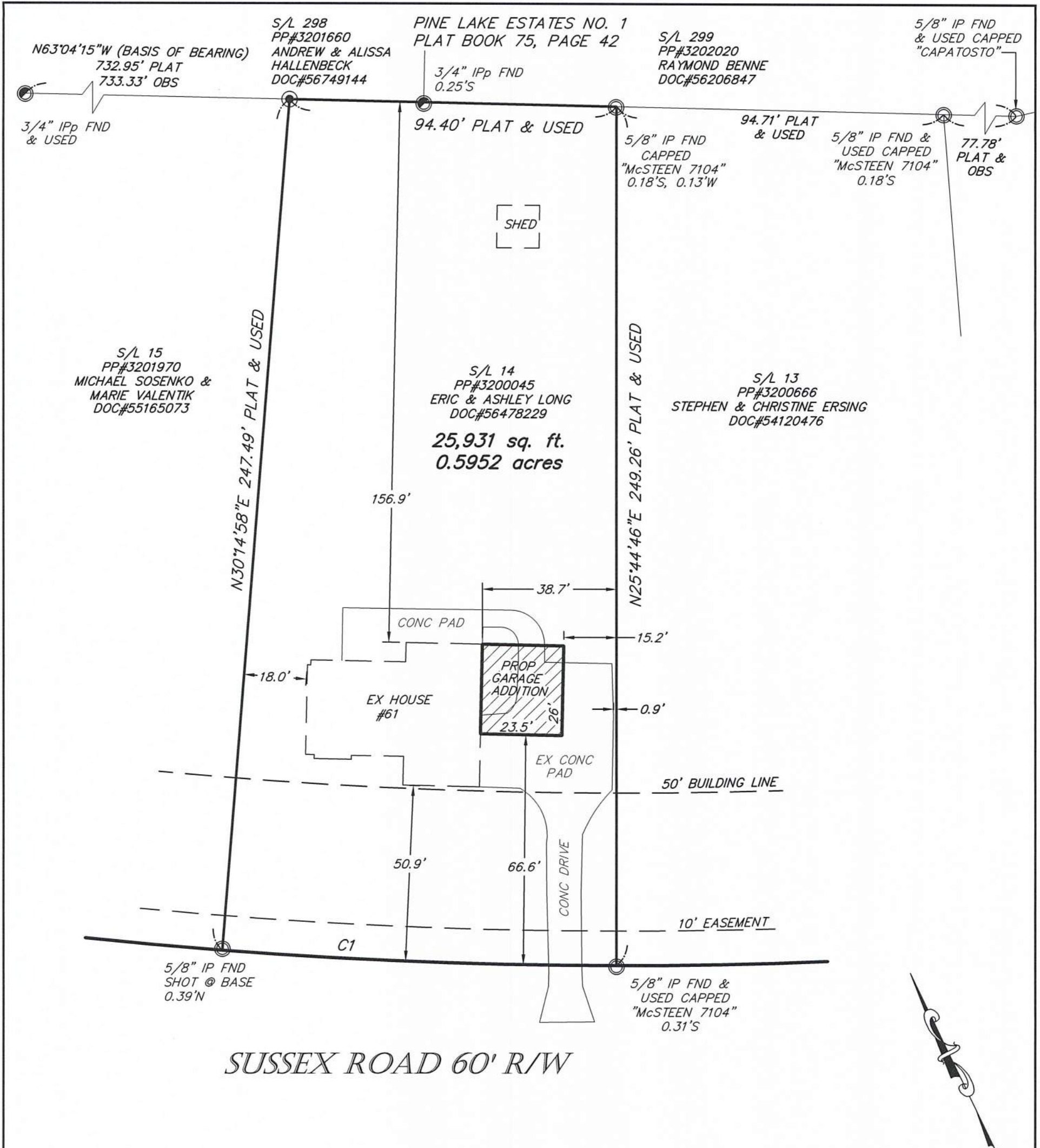
## Internal

🔒 Company Name

🔒 Variances

🔒 Meeting Date

🔒 District



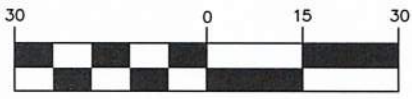
SUSSEX ROAD 60' R/W



I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STAN LOCH DATE 10-25-2024  
REG SURVEYOR #8249

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

BEARINGS ARE PER THE NORTHERLY LINE OF SUBLLOT NOS. 12-18 (N63°04'15"W) PER THE PINE LAKES ESTATES NO. 2 SUBDIVISION AS RECORDED IN PLAT BOOK 76, PAGES 33-35 OF THE SUMMIT COUNTY PLAT RECORDS AND ARE USED TO DENOTE ANGLES ONLY.

REFERENCES:  
LAKE FOREST SUBDIVISION PLAT BOOK 38, PAGE 49-63  
PINE LAKE ESTATES NO. 1 SUBDIVISION PLAT BOOK 75, PAGE 42  
PINE LAKE ESTATES NO. 2 SUBDIVISION PLAT BOOK 76, PAGE 33-35

LEGEND  
 ○ = IRON PIN FND  
 ● = IRON PIPE FND  
 ⊙ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH 8249"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
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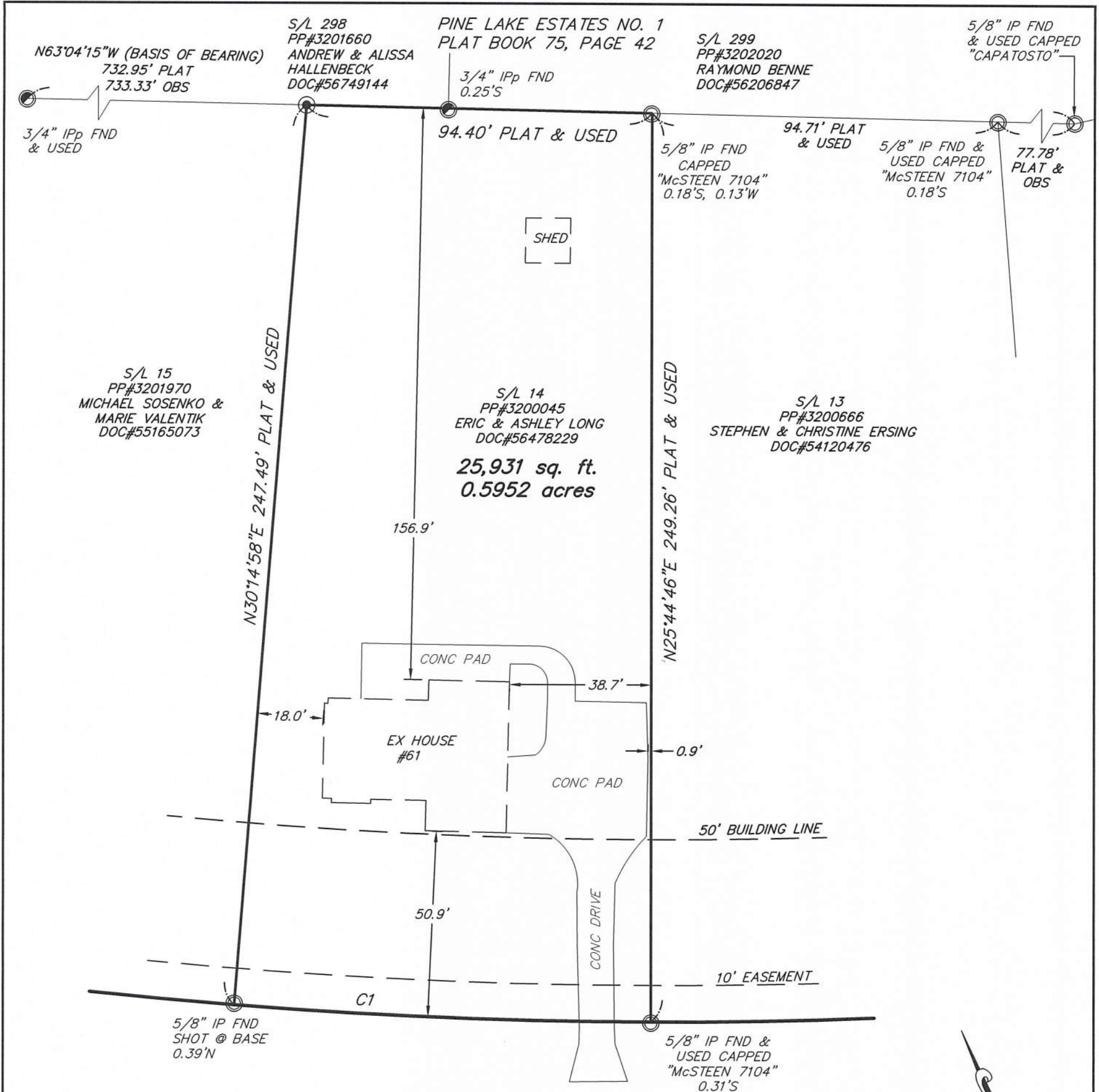
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DRAWN BY: CL	DATE: 10/25/2024
CHECKED BY: SRL	DRAWING NO.: 20244030
JOB NO.: 20244030	SHEET: 1 OF 1

5425 WARNER ROAD - SUITE 12  
VALLEY VIEW, OHIO 44125  
440-602-9071 FAX 216-369-0259

**ENGINEERING + SURVEYING**  
Civil Engineering + Land Surveying

BOUNDARY SURVEY & ZONING EXHIBIT  
FOR STEVE HANNA  
61 SUSSEX ROAD  
S/L 14 PINE LAKE ESTATES NO.2  
PLAT BOOK 76, PAGE 33-35  
CITY OF HUDSON  
SUMMIT COUNTY, STATE OF OHIO

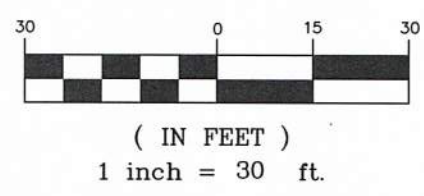
NO.	DATE	DESCRIPTION	BY



SUSSEX ROAD 60' R/W



GRAPHIC SCALE



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 PLAT BOOK 76, PAGE 33-35

**LEGEND**  
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 ⊙ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH 8249"

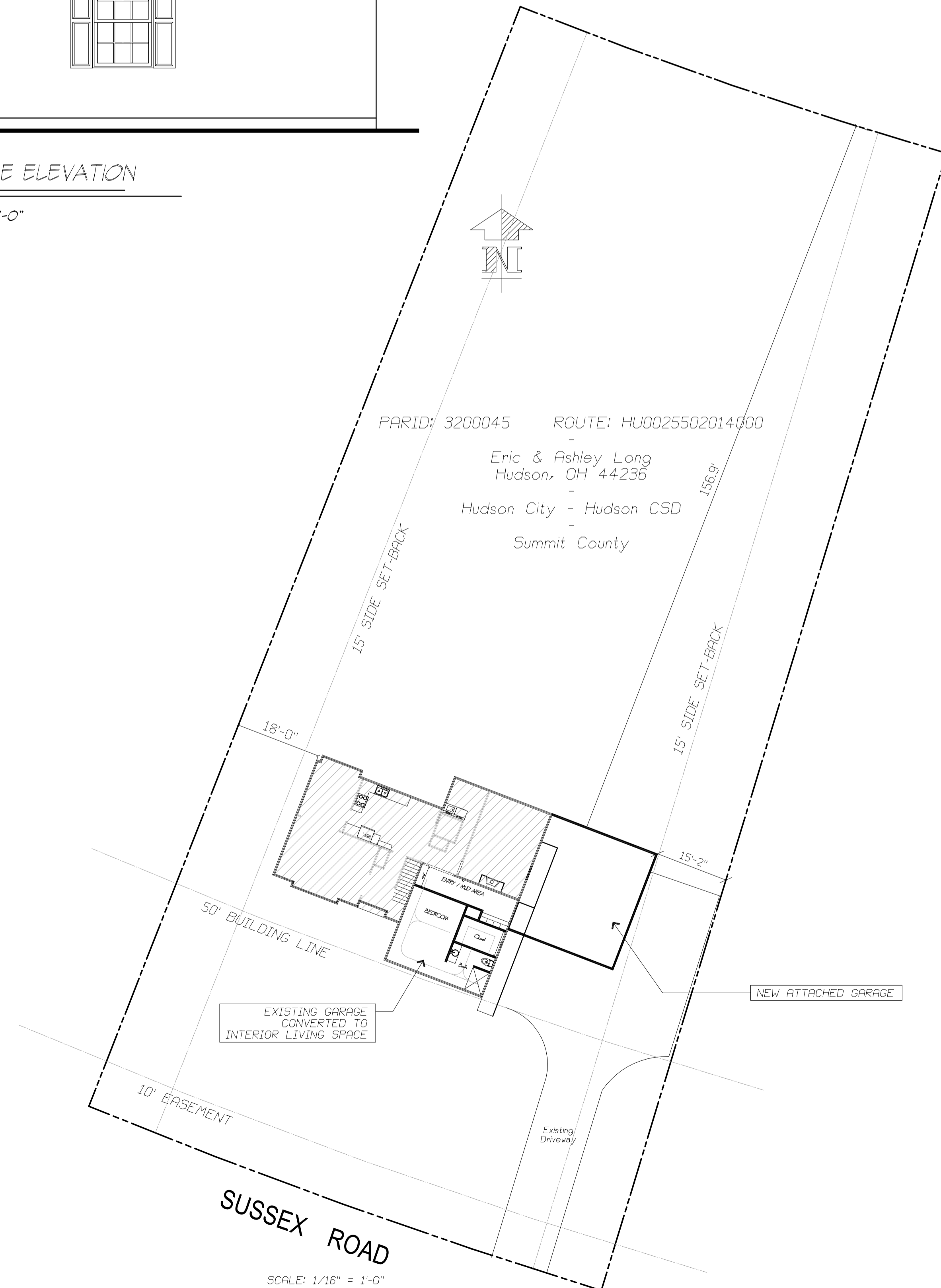
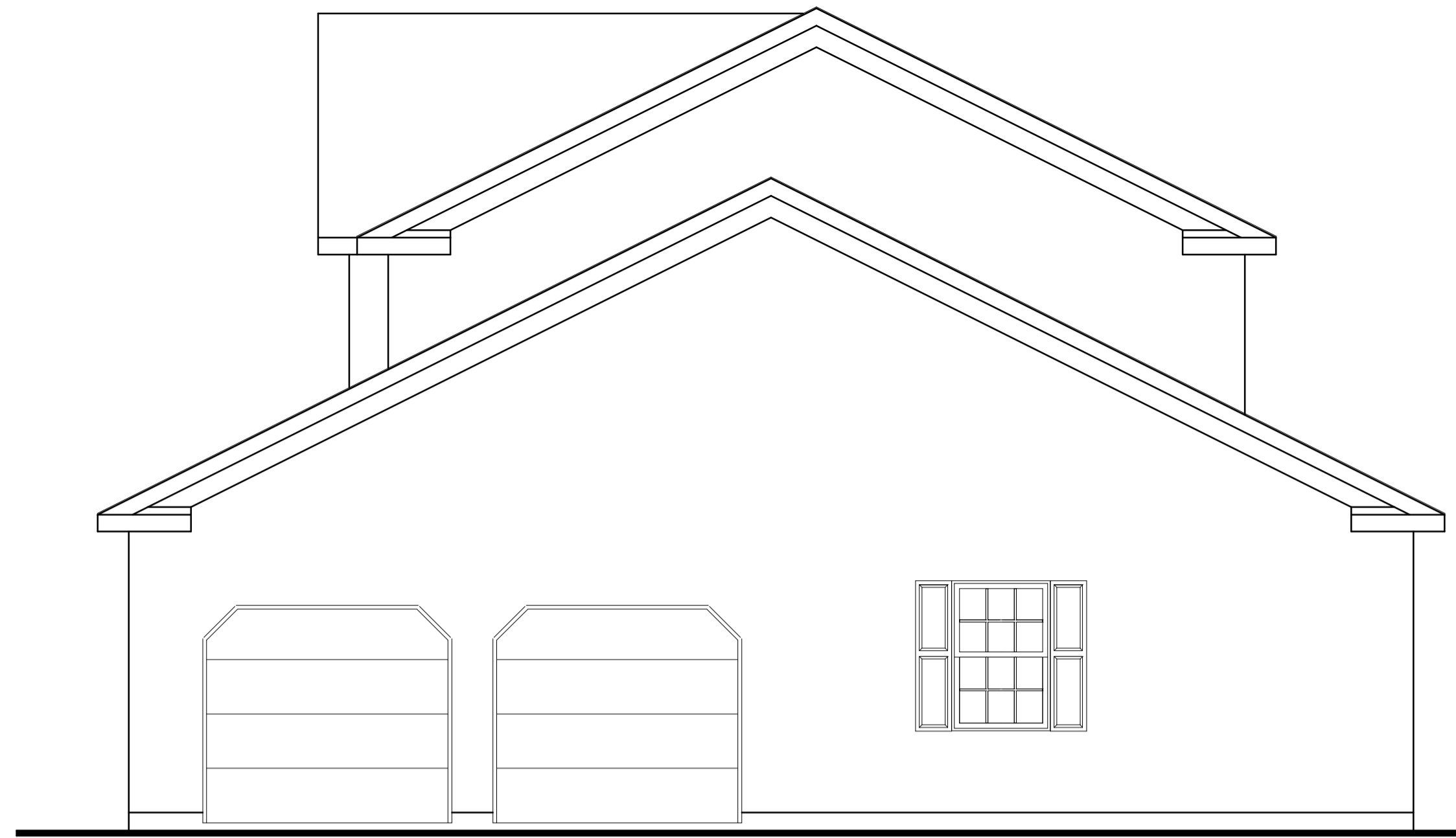
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10.23.2024  
 STAN LOCH DATE  
 REG SURVEYOR #8249

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HORIZ. SCALE: 1"=30'	VERT. SCALE:	5425 WARNER ROAD - SUITE 12 VALLEY VIEW, OHIO 44125 440-602-9071 FAX 216-369-0259	<b>BOUNDARY SURVEY</b> FOR <b>STEVE HANNA</b> 61 SUSSEX ROAD S/L 14 PINE LAKE ESTATES NO.2 PLAT BOOK 76, PAGE 33-35 CITY OF HUDSON SUMMIT COUNTY, STATE OF OHIO			
DRAWN BY: CL	DATE: 10/23/2024	 <b>ENGINEERING + SURVEYING</b> Civil Engineering + Land Surveying				
CHECKED BY: SRL	DRAWING NO.: 20244030					
JOB NO.: 20244030	SHEET: 1 OF 1					

NO.	DATE	DESCRIPTION	BY



REVISION DATE BY

Remodeling & Garage Addition  
for the LONG Family



VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AND REPORT ALL DISCREPANCIES.

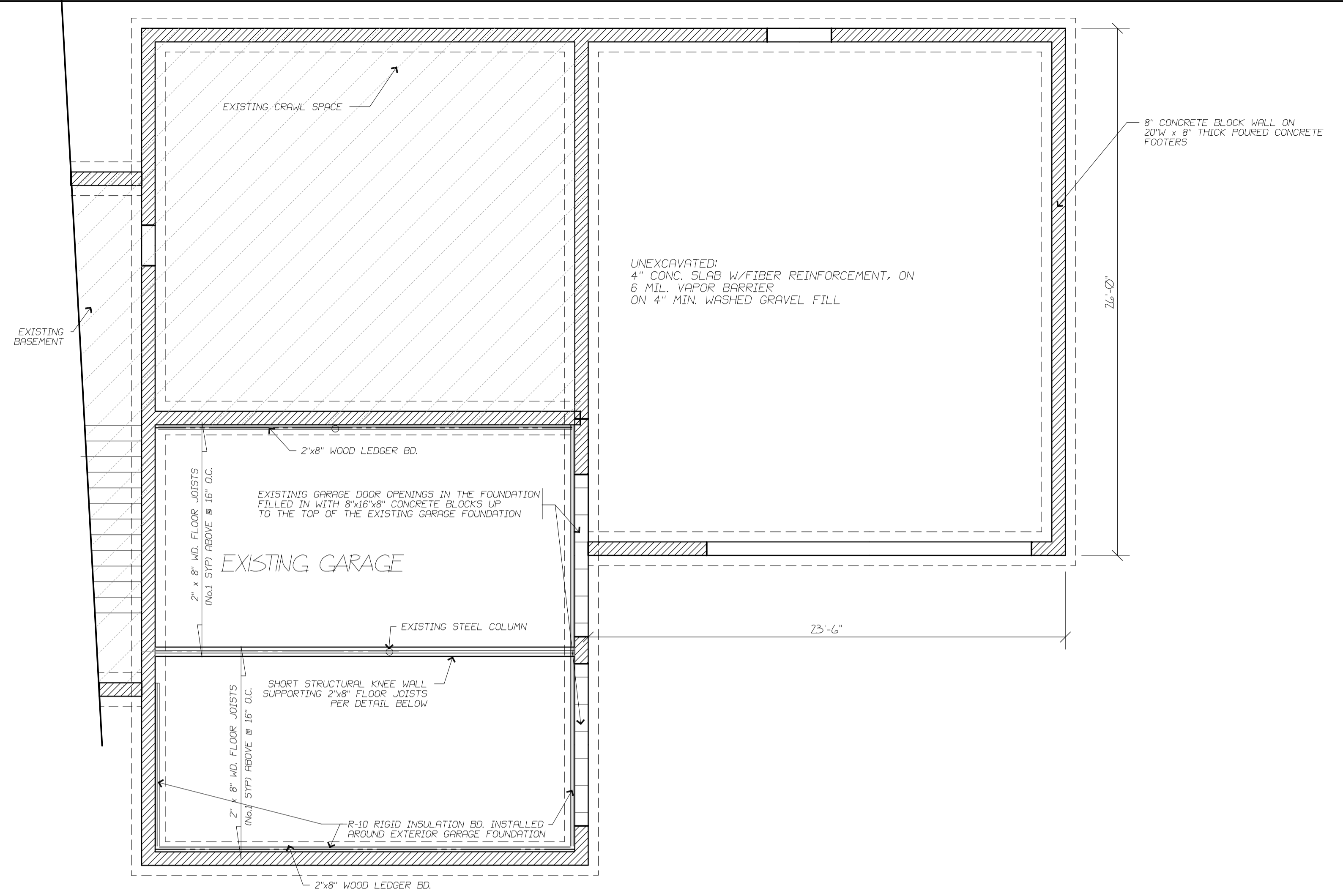
PROJECT: Remodeling & Garage Addition  
LOCATION: 61 Sussex Road  
Hudson, OH 44236  
Wayne Township  
Summit County

DRAWN BY: SH CHECKED BY: SH APPROVED BY:

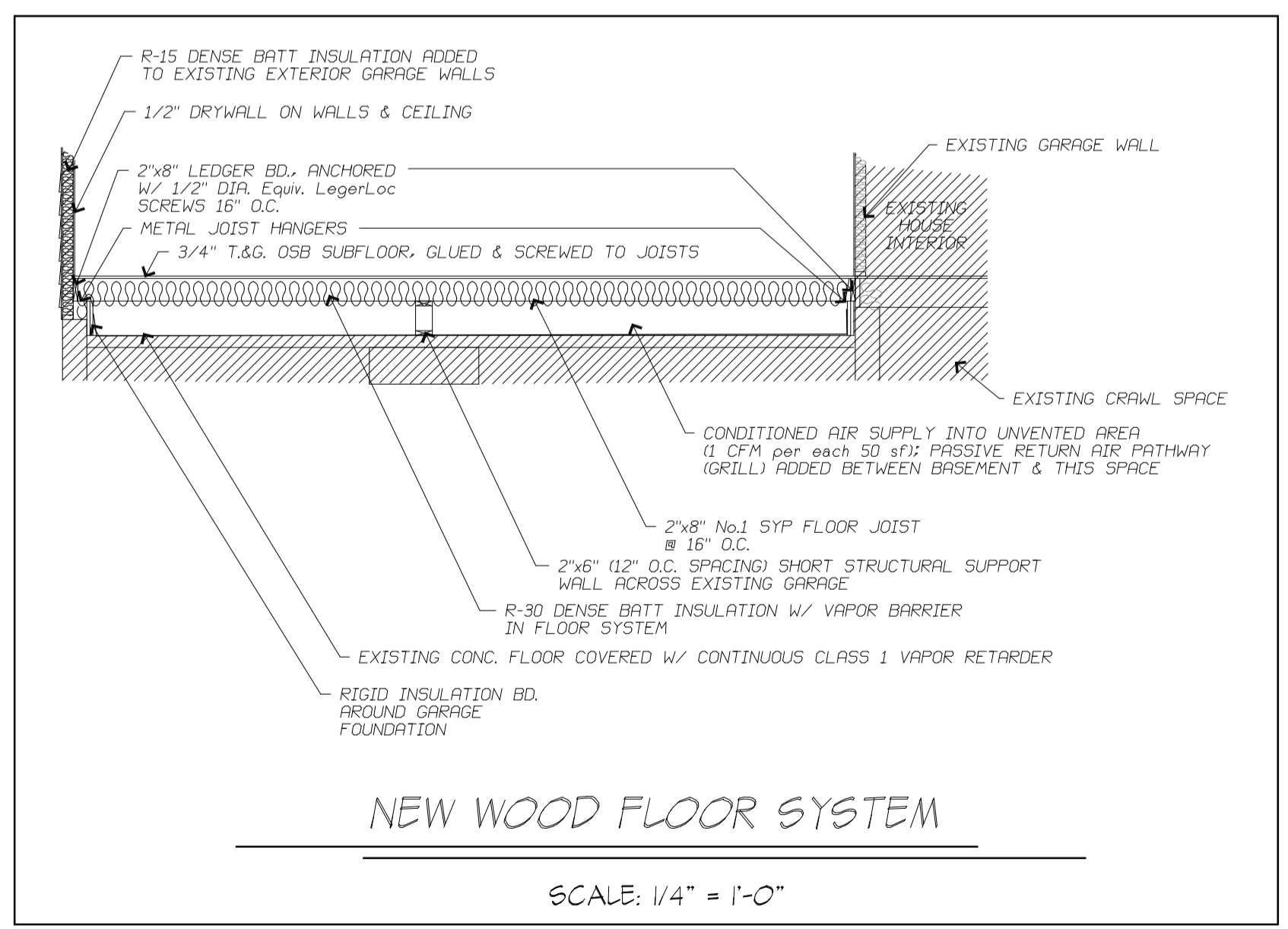
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SCALE: AS NOTED DRAWING No: A-1  
DATE: 10-23-2024  
JOB No: REVISION No:

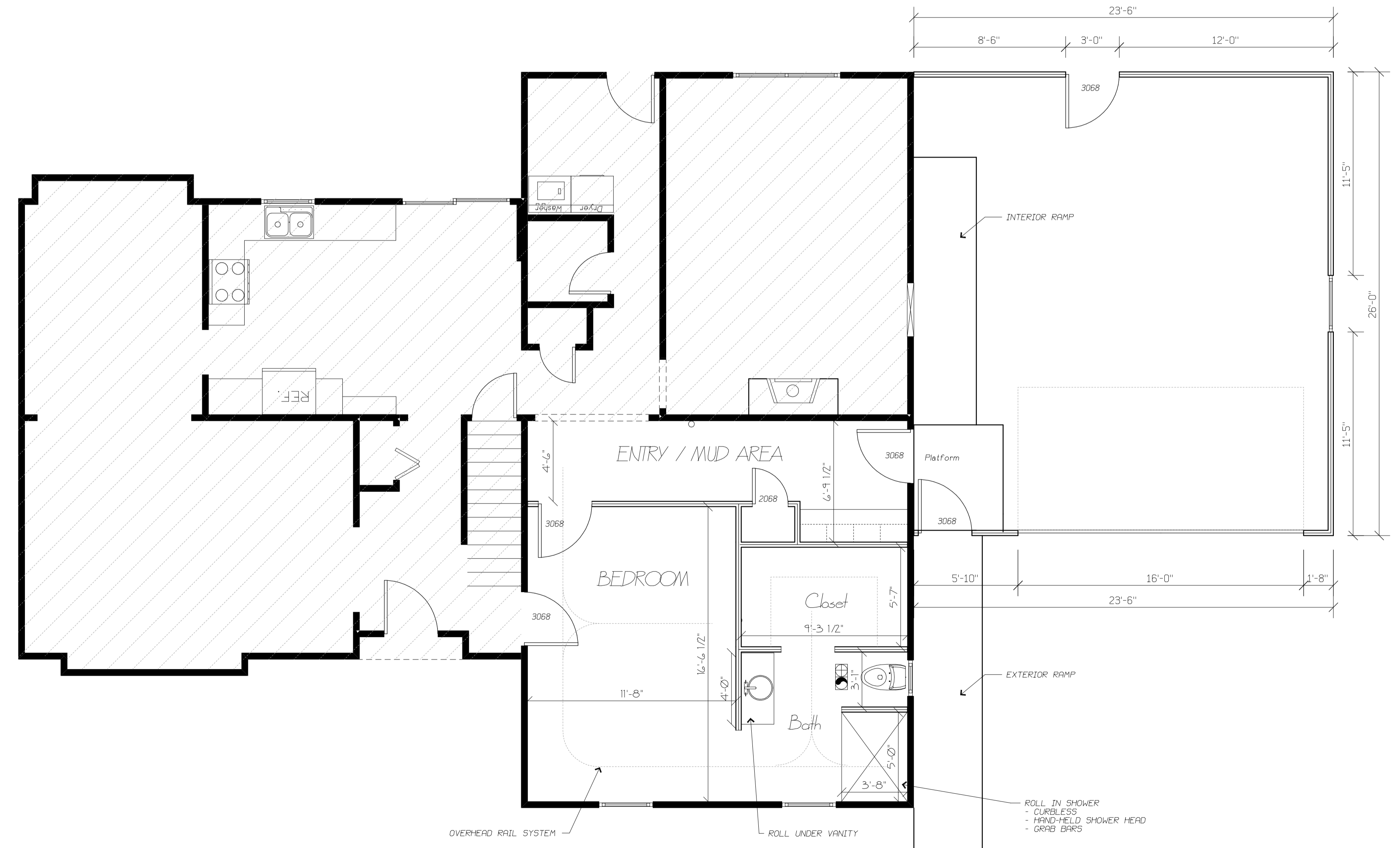
Remodeling & Garage Addition  
for the LONG Family



**MODIFIED - FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**NEW WOOD FLOOR SYSTEM**  
SCALE: 1/4" = 1'-0"



**MODIFIED - FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



steve@cadyshacks.com  
Mobile: 937-307-9220

VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AND REPORT ALL DISCREPANCIES.

PROJECT: Remodeling & Garage Addition  
LOCATION: 61 Sussex Road  
Hudson, OH 44236  
Wayne Township  
Summit County

DRAWN BY: SH CHECKED BY: SH APPROVED BY:

DRAWING TITLE: MODIFIED FLOOR & FOUNDATION PLANS

SCALE: 1/4" = 1'-0" DRAWING No. A-2  
DATE: 10-23-2024 REVISION No.



MODIFIED - FRONT ELEVATION

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

EXTERIOR RAMP, ALL COMPOSITE DECKING COVERED W/ ALUMINUM RAILING  
 DECORATIVE 16W x 8H O.H. GARAGE DOOR

ALL MATERIALS AND COLOR SELECTIONS WILL MATCH THE EXISTING DESIGN AND COLORS OF THE HOUSE

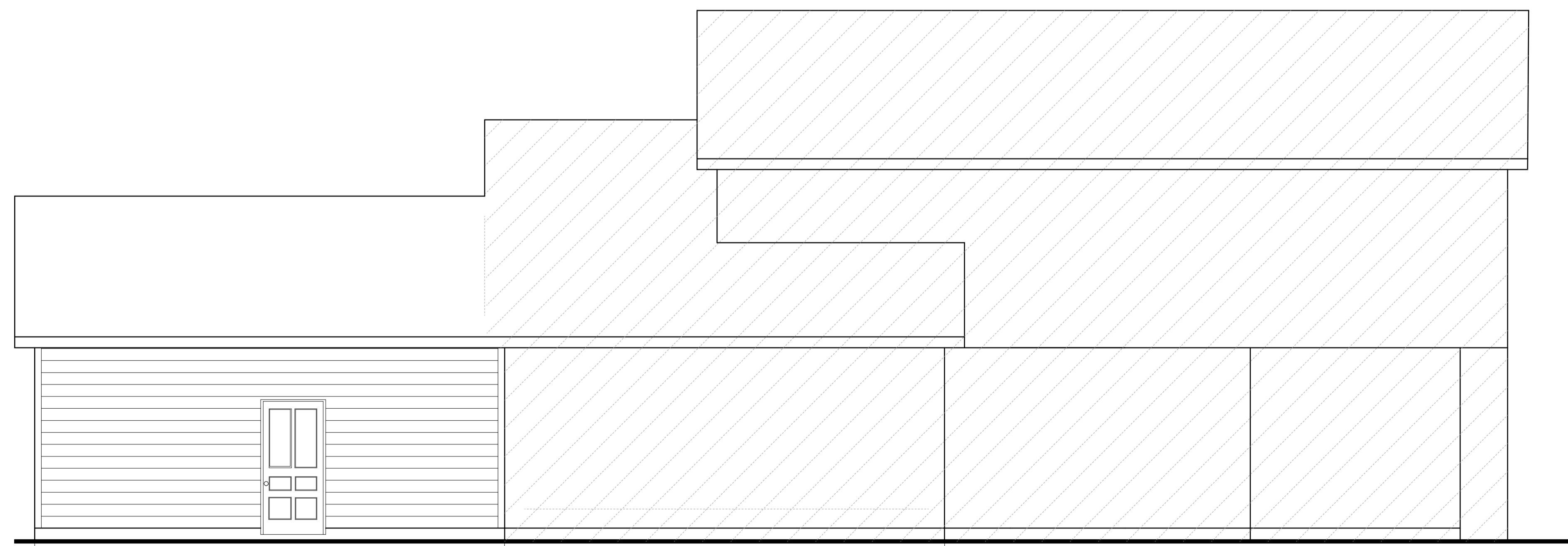


MODIFIED - RIGHT SIDE ELEVATION

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

EXTERIOR RAMP: TREATED LUMBER STRUCTURE COVERED W/ COMPOSITE DECKING & ALUMINUM RAILING  
 EXISTING GARAGE CONVERTED TO INTERIOR LIVING SPACE

ALUMINUM SIDING TO MATCH EXISTING HOUSE



MODIFIED - REAR ELEVATION

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

NEW CONCRETE BLOCK FOUNDATION WALL ON POURED CONCRETE FOOTERS

EXISTING HOUSE CRAWL SPACE

Remodeling & Garage Addition for the LONG Family



steve@cadyshacks.com  
 Mobile: 937-307-9220

VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AND REPORT ALL DISCREPANCIES.

PROJECT: Remodeling & Garage Addition  
 LOCATION: 61 Sussex Road Hudson, OH 44236 Wayne Township Summit County

DRAWN BY: SH CHECKED BY: SH APPROVED BY:

DRAWING TITLE: MODIFIED ELEVATIONS

SCALE: AS NOTED DRAWING No: A-3  
 DATE: 10-23-2024  
 JOB No: REVISION No:



Over 30% of the homes in their neighborhood (along Sussex Road and Atterbury Blvd.) have street-facing garage doors.



















