



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

DATE: February 7, 2018

TO: City of Hudson Planning Commission
Meeting Date of January 10, 2018

FROM: Kris McMaster, City Planner
Greg Hannan, Community Development Director

SUBJECT: Site Plan Review for 1764 and 1800 Georgetown Road
Parcels #30-07922 and #30-07923

ZONING: District 8: Outer Village Residential Neighborhood

PC Case No: 2018-2628

Project Introduction

Application has been received for proposed construction of two office buildings located on Georgetown Road. The two spec buildings proposed includes 10,606 square feet of warehouse and 7,000 square feet of office space each having a total square footage of 18,106.

The subject property and adjacent areas to the east, west and north are within District 8- Industrial/Business Park and to the south is single family residential on East Sapphire Street located approximately 105 feet from parcel "H" southern property line and approximately 20 feet from parcel "I" west property line.

The following information is attached to this report.

1. Preliminary comment letter from Kris, McMaster, City Planner, dated December 19, 2017.
2. Architectural rendering and landscape plan submitted by Green Line Design, received January 16, 2018.
3. Site Plan submitted by Hejduk-Cox Associates, Inc. received January 16, 2018.
4. BZBA Decisions, dated January 18, 2018 for approved setback and sidewalk variances.
5. Letters from Thomas Sheridan, Assistant City Manager and City Engineer, dated February 5, 2018 and January 11, 2018 regarding proposed site.
6. Memorandum from Shawn Kasson, Fire Marshal, dated February 5, 2018.

Applicable Zoning District Standards, Section 1205

Staff compared the proposal to applicable zoning district standards. We comment on the following:

Land Use: The development consists of two spec office buildings each building having 18,106 square feet. Buildings are being built as spec basis with no tenant proposed. The applicant would be required to submit for approval of future tenants, once known.

Setbacks: Approval from the Board of Zoning and Building Appeals (BZBA) was granted to Parcel "H" for the following variances: 1] A variance of ten (10) foot from the required west side yard setback of twenty-five (25) feet to allow for a parking lot resulting in a fifteen (15) foot side yard setback; and 2] A variance of nine (9) feet from the required rear yard setback of one hundred (100) feet resulting in a ninety-one (91) rear yard setback. Approval from the BZBA were granted to Parcel "H" for a variance of ten (10) foot from the required east side yard setback of twenty-five (25) feet to allow for a parking lot resulting in a fifteen (15) foot side yard setback.

Sidewalks: A variance was granted by the BZBA from the requirement to provide a public sidewalk on one (1) side of an abutting public street with conditions as noted in Mr. Sheridan, Assistant City Manager and City Engineer's attached letter date January 11, 2018. The recommendation is for the developer to provide cash in lieu of the sidewalk at a cost determined based on current State of Ohio prevailing wage rates and also the City of Hudson estimate of the cost to install the sidewalk along the south side of Georgetown Road. The funds shall be approved by the City and used for new sidewalk in the City of Hudson as part of the next available annual sidewalk program.

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to applicable zoning district standards. We comment on the following:

Vegetation Protection: Silt fencing and limits of disturbance needs to be depicted on the site plan.

Wetland/Stream Corridor Protection: There are no applicable wetlands or stream present on the site. There is a retention pond between the two parcels.

Landscaping: Landscape plan indicates appropriate areas to accommodate the necessary front yard, street trees, perimeter parking lot standards. The applicant will be required to have mounded landscaping to screen the adjacent neighbors to the south per condition of the BZBA variance to the rear yard setback.

Exterior lighting: Plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).

Parking: Adequate stalls have been proposed for this use based on the anticipated office and warehouse uses.

	# of Parking spaces required	# of parking stalls	# of landbanded stalls	Total # of Parking Spaces
Parcel "H"	30	58	13	71
Parcel "I"	30	56	13	69

Engineering: City Engineer Thom Sheridan has submitted a preliminary review letter dated February 5, 2018. Mr. Sheridan comments on several items noting approvals for Summit Soil and Water and the Ohio EPA Notice of Intent, Summit County Building Standards, Summit County DSSS, Utility Bureau approval.

Fire Department: Shawn Kasson, Fire Marshal has submitted comments per attached letter dated February 5, 2018 on the following items: Knox Boxes must be furnished on both buildings; equipment must be protected from vehicle impact in an approved manner with (6" curb with setback or bollards) for the natural gas meters, ground mounted electrical transformers (if provided) and generators (if provided).

Industrial Design: The architectural design will be reviewed by the subcommittee for compliance with Section 1207.18(h) with a recommendation forwarded to the Planning Commission. The design is proposed with the same color of brick with accents as the adjacent buildings on the street. The design subcommittee is scheduled to meet on February 12, 2018 before the Planning Commission to complete its review and forward a recommendation.

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

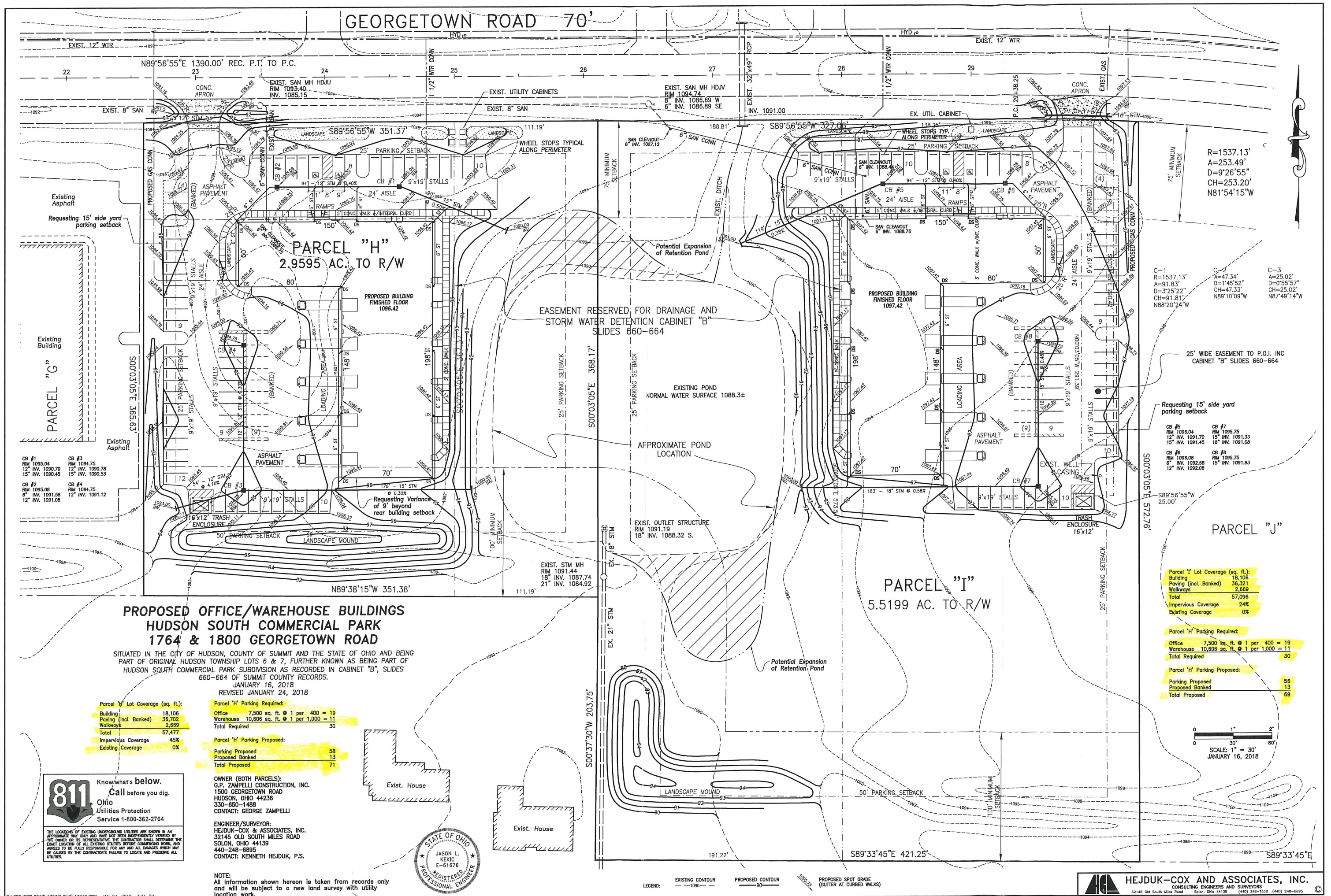
Required PC Action, Chapter 1203.09(g)(3)

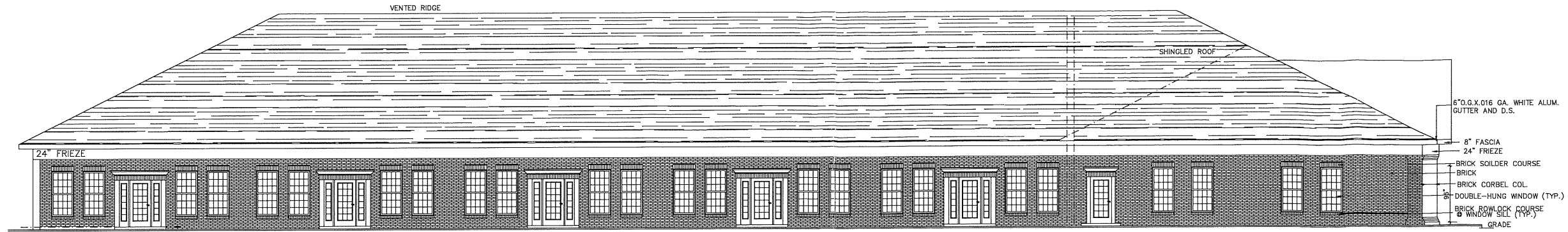
The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review stands. All decisions of the Commission shall be based on finds of fact related to the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

Recommendation

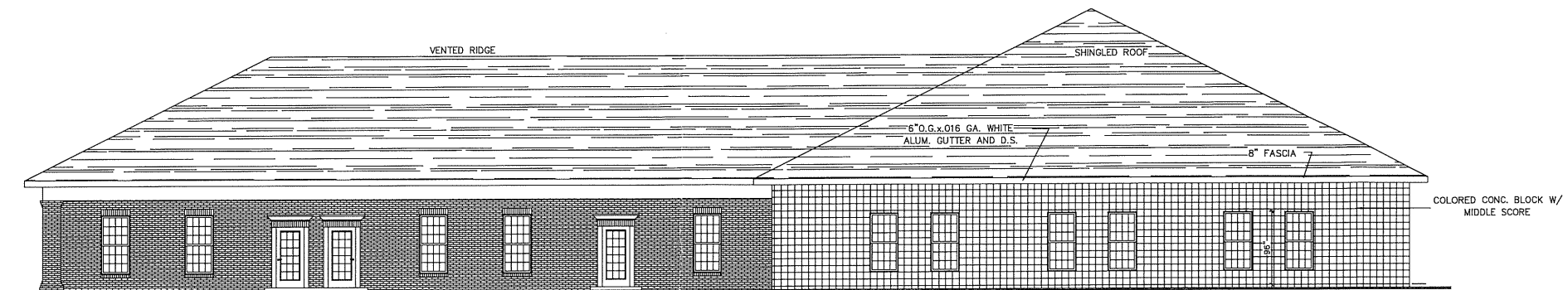
Approved the site plans in Case 2018-2628 for Parcels #30-07922 and #30-07923, located at 1764 and 1800 Georgetown Road according to plans received January 16, 2018 with the following conditions:

1. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
2. The comments of Assistant City Manager-City Engineer, Thom Sheridan, must be addressed per the February 5, 2018 correspondence.
3. The comments of Fire Marshall Shawn Kasson must be addressed per the February 5, 2018 correspondence.
4. Planning Commission accepts the recommendation of the Design Subcommittee for Development in District 6 and 8 and approved the project.
5. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
6. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clear or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

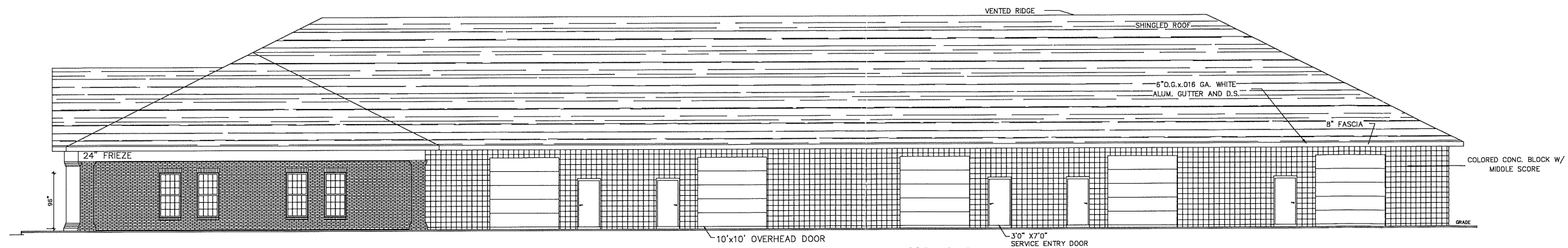




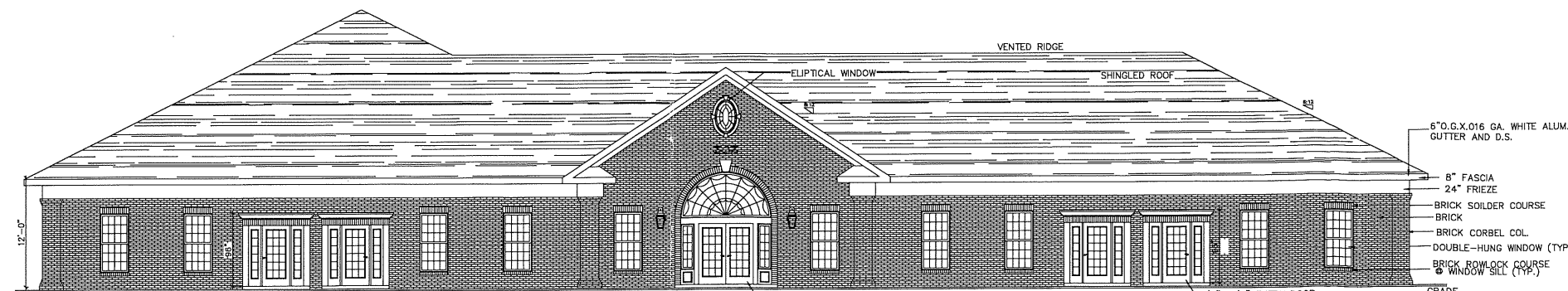
SIDE ELEVATION
NO COURT YARD SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
INSIDE COURT YARD SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

HUDSON SOUTH COMMERCIAL PARK
1764 & 1828 A THRU J GEORGETOWN ROAD
HUDSON, OHIO 44235

BUILDING ELEVATIONS



DRAWN BY:
GREEN LINE DESIGN
1865 ARNDALE DR.- STE C
STOW, OHIO 44224
PHONE: 330-688-9500

DATE: JAN. 24, 2018
REVISED -

GL18-02

2GT

BUILDING FLOOR PLAN

HUDSON SOUTH COMMERCIAL PARK
1764 & 1828 A HWY 1 GEORGETOWN ROAD
HUDSON, OHIO 44236

DRAWN BY:
GREEN LINE DESIGN
1850 STATE OF OHIO - SITE C
1850 STATE OF OHIO - SITE C
PHONE: 330-688-5500
FAX: 330-688-5501
DATE: JAN 24, 2018
REVISED:



GL18-02

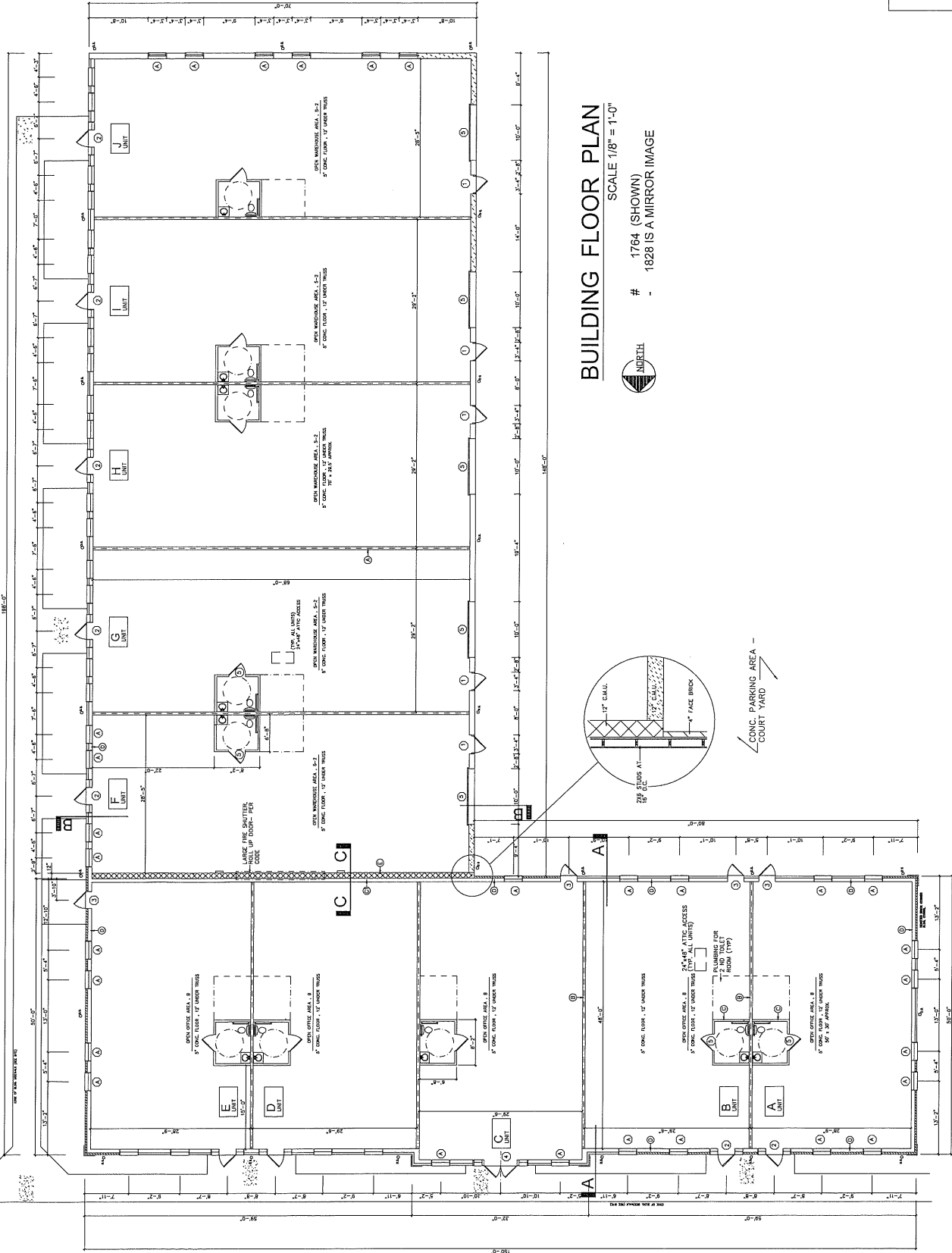
3GT

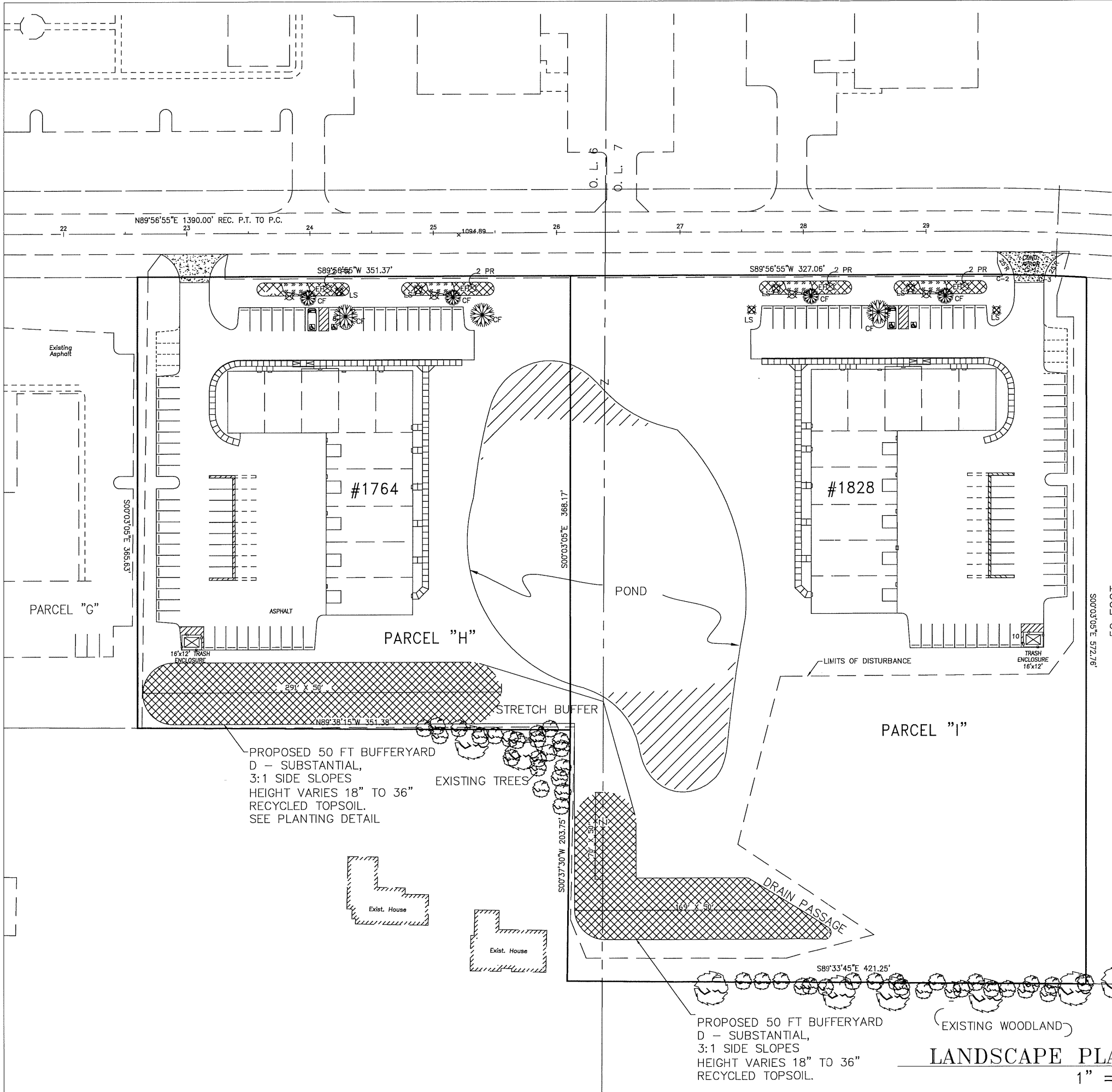
1-24-2018 - FOR CITY OF HUDSON PLANNING COMMISSION

BUILDING FLOOR PLAN

SCALE 1/8" = 1'-0"

1764 (SHOWN)
1828 IS A MIRROR IMAGE





PLANT LIST:				
SCIENTIFIC NAME	COMMON PLANT NAME	QTY.	SIZE AT PLANTING	SYMBOL
EUONYMU FORTUNI EMERALD N GOLD EUONYMUS	EMERALD N GOLD	12	CLUMP #2	EF
JUNIPERUS HORIZONTALIS "WILTONII"	BLUE RUG JUNIPER	12	6"HGT., 2'6" O.C.	JH
-SPIRAEA JAPONICA OR -SPIRAEA X	SPIREA - LITTLE PRINCESS OR -GOLDMOUND	12	18" TO 24" HT. B&B	PR
EUONYMUS ALATA "COMPACTA"	DWARF BURNING BUSH	12	18" TO 24" HT. B&B	EA
TAXUS CUSPIDATA "CAPITATA"	UPRIGHT JAPANESE JUNIPER	12		TC
CORNUS FLORIDA	FLOWERING DOGWOOD (UNDERSTORY)	30	1 1/2 " CAL.	CF
LIQUIDAMBER STYRACIFLUA	SWEET GUM (CANOPY)	18	1 1/2 " CAL.	LS
PINUS STROBUS	WHITE PINE (EVERGREEN)	30	3' TALL	PS
	EXISTING TREES/WOODLAND AS INDICATED	N/A	N/A	

ALL PLANTINGS SHALL BE PLANTED IN ACCORDANCE TO STANDARDS ESTABLISHED BY THE AMERICAN LANDSCAPING ASSOCIATION AND / OR SPECIFICATIONS ESTABLISHED BY THE CITY OF HUDSON

LEGEND
LIMITS OF DISTURBANCE
ORANGE PROTECTION FENCE

INDICATES GRASS AREAS , ALSO
INDICATES BUFFER YARDS WITH MULCH AREAS

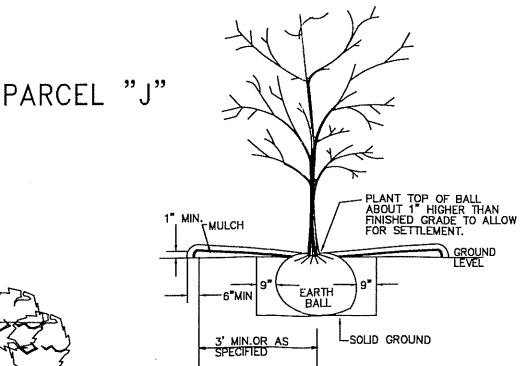
100 FOOT SECTION

PER 100 FOOT SECTION:
2.4 CANOPY TREES
4.8 UNDER-STORY TREES
10.8 SHRUBS
4.8 EVERGREENS/CONIFERS
MIXED WOODCHIP/GRASS COVER
TOTAL LENGTH: 530 FEET

PLANT QTY'S IN BUFFERYARDS:
13 CANOPY TREES
25 UNDER-STORY TREES
57 SHRUBS
25 EVERGREENS/CONIFERS

PROPOSED BUFFERYARD D
(SUBSTANTIAL)

TYPICAL 100 FOOT SECTION
3:1 SIDE SLOPES
HEIGHT VARIES 18" TO 36"
RECYCLED TOPSOIL



PLANTING ON LEVEL GROUND
PLANTING DETAIL
N.T.S.
ALL PLANTING AND INSTALLATION TO PER AMERICAN STANDARDS FOR NURSERY STOCK

HUDSON SOUTH COMMERCIAL PARK
1764 & 1828 A THRU J GEORGETOWN RD
HUDSON , OHIO 44236

LANDSCAPE PLAN



DATE:
JAN. 24 - 2018
DRAFTING BY:
J.A.T.

GREEN LINE
DESIGN, LLC
1865 ARNDAL RD. - STE C
STOW , OHIO 44224
PROJECT MANAGER:
GORDON COSTLOW
PHONE 330-688-9500

GL-02ST-LANDSCAPING

4L





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

DATE: December 19, 2017

TO: Jason Kekic

FROM: Kris McMaster, City Planner, Community Development

SUBJECT: Preliminary Site Plan Review for parcels #30-07922, 30-07923 on Georgetown Road

Project Introduction

Application has been submitted for preliminary site plan review for construction of two multi-tenant office buildings located on two parcels on Georgetown Road.

Staff offers the following preliminary comments.

Assumptions/Observations:

1. The proposed development consists of two office buildings approximately 18,106 square foot each building,
2. The site is in the zoning District 8 with the office buildings to north, east and west and residential use to the south.
3. The buildings are being proposed on a spec basis with uses proposed in the future per District 8 allowance and submittal of a use certificate application.

Site Plan Conformance with LDC Standards:

Section 1205.11: District 8 Regulations

1. Setbacks: Front yard setback a minimum of 50 feet, Rear yard a minimum of 100 feet from the lot line of the adjacent residentially zoned property and side yard a minimum of 25 feet. The existing building on Parcel "I" appears to conform to setback requirements. Building on Parcel "H" encroaches into the rear yard setback by approximately 7.5 feet. Residential housing in approximately 100' south of parcel "H" and 15' from parcel "I".
2. Parking: Parking areas must be setback 25 feet from the public right of way and 50' from the rear yard from a residential district. The submitted preliminary plan for the building on parcel "H" encroaches into the west side setback and on parcel "I" encroaches into the east side setback. Both parcels would require a 15' foot side yard parking variance.
3. Loading Areas: Loading areas are shown on site plan. not indicated on the site plan.

4. Pedestrian Amenities: Sidewalks are required by regulations to be at least five (5) feet wide on one side of an abutting public street with connection to building. Staff can review this requirement further.

Section 1207.18: Development and Site Plan Standards

1. The limits of disturbance should be noted on the plans.
2. Wetland protection: No suspect areas were observed at or adjacent to the subject property.
3. Impervious surface coverage: Maximum impervious surface coverage of 75% is permitted for development within Districts 6 and 8. The proposed plan appears to comply with the applicable requirement; however, a summary table must be added indicating the existing and proposed impervious surface coverage.
4. Landscaping:
 - i. Front yard landscaping: The development shall incorporate at least 10% (10) of the front yard setback with a mix of trees, shrubs, and planting beds.
 - ii. Perimeter parking landscaping: 10 foot depth landscaping must be incorporated between the street and the parking areas.
 - iii. Bufferyard: Bufferyards are not applicable on the north, east and west sides as the property is adjacent to District 8 zoned land. Bufferyard "D" (25 feet, substantial) is applicable to the adjacent residential development to the south and southwest.
 - iv. Interior island landscaping: Interior landscaping is required for parking areas in excess of 6,000 square feet or 20 spaces. The current layout would not require interior plantings as the parking areas are broken down into several smaller lots ranging from four to 18 spaces. Proposed plan is acceptable.
 - v. Screening of service structures and equipment such as shown for trash enclosures is acceptable.
5. Stormwater Management: Existing pond expansion design to be reviewed by City of Hudson Engineering Department.
6. Vehicular Access/Driveway Curb Cuts Acceptable: Properties are proposed to have their own driveway curb.
7. Parking
 - i. Count: Facilities are required to provide one space for each employee on the shift with the highest number of employees for office. Office use requires one space for each 400 square feet of floor area and warehouse use requires one space for every 1,000 square feet. The application should include a brief statement regarding the anticipated parking demands. Parcel "H" indicates 71 parking spaces including two handicapped and Parcel "T" indicates 69 parking spaces including two handicapped.
 - ii. Paving: Parking areas shall be paved with asphalt or concrete surface. Submitted plan shows gravel except for handicapped spaces.
 - iii. Wheel stops or continuous curbs shall be provided at each parking area.
 - iv. Stall dimensions: Parking layout should be in compliance with Section 1207.12 (K). Code requires stall dimensions to have a 19 foot depth proposal indicated a depth of 18 feet.
 - v. Exterior lighting: a lighting plan including photometrics should be submitted for any proposed lighting prior to issuance of a zoning certificate.

8. Traffic Analysis: The need for a traffic impact analysis will be determined by the City Engineer.
9. Design Review Committee for District 6 and 8: Since this is an administrative review, the architectural design is required to review the application by the subcommittee for compliance with Section 1207.18(h).

Applicable Approval Procedure:

Step	Meeting	Fee
Planning Commission Meeting	Planning Commission Submittal by 1/16/18 for the 2/12/18 Meeting	\$2500.00



ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

Date: February 5, 2018

To: Kris McMaster, City Planner, Community Development

From: Thomas J. Sheridan, P.E., P.S., Asst. City Manager - City Engineer

Re: 1764-1800 Georgetown Road - Preliminary Engineering Review

The City of Hudson Engineering Department has reviewed the conceptual plans and are **APPROVED AS NOTED** below.

Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

The City of Hudson Engineering Department has the following comments:

Approvals that will be needed prior to the City of Hudson Engineering Acceptance include:

1. Summit Soil and Water and the Ohio EPA Notice of Intent, if applicable. The site appears to be disturbing over 1.01 acres based on the limits of the improvements.
2. Summit County Building Standards shall review the building structures.
3. Summit County DSSS shall review and approve the sanitary sewer for this site.
4. Akron City Utility Bureau shall review and approve the waterline service and connections for this site.
5. US Army Corp. of Engineers for any wetland disturbed near the existing pond.

Comments to Designer to review prior to final development approval:

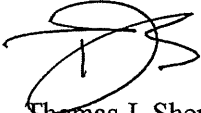
1. The City of Hudson Engineering Standards will be reviewed as part of the improvement plan submittal of the project design. Note: Section 5 of the Engineering Standards - The storm water runoff shall be designed for the 25-year post-developed storm to be detained to the 1-year pre-developed storm for this site, due to the flooding in the downstream areas adjacent to this site, per the City. The designer shall also check the existing downstream storm structure(s) drainage route to the northside of Sapphire Drive to determine if the existing system has the capacity for the development's calculated storm discharges. Also review the flood path requirements of Section 5 on the emergency overflows for the detention ponds for this site and make any applicable changes, as needed.
2. The storm water for these sites shall be discharged to the pond, provided the elevations of the will not cause flooding to the office developments from the pond.

3. All fire lines shall be inspected by the Summit County Dept. of Building Standards and the Hudson Fire Department from the existing utility to the building.
4. The ditch line along the northside of the proposed developed lots shall be positively graded from the new driveways to the culvert entering the storm pond. Maintain 1% min. slope.
5. A long-term maintenance agreement will be required for the revised storm water pond.

The City will perform a complete and thorough review when the complete set of improvement plans and reports that are submitted to the City at a future date and the City reserves the right to add to these comments as needed.

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to be 'TJ Sheridan', written over a horizontal line.

Thomas J. Sheridan, P.E., P.S.
Hudson Asst. City Manager - City Engineer

C: File.



ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

Date: January 11, 2018

To: Mr. Nicholas Sugar – AICP, Associate Planner

From: Mr. Thomas J. Sheridan, PE, PS – Asst. City Manager – City Engineer

RE: Zampelli Parcel H & I – Proposed Site Plans

Dear Mr. Sugar:

The City Engineering Staff has reviewed the preliminary plan submitted for the Zampelli Company Buildings located at Parcel H and I on the south side of Georgetown Road and below we have the following comments pertaining to the storm pond setback and proposed sidewalk.

Drainage Pond Setbacks:

The City Engineering Department has reviewed the possible option to encroach the existing detention pond setback area with the building and parking lots. The pond will be expanded and the drainage pond routinely floods with storm runoff during various rain events up to and including the 100-year storm event from the commercial development. The City Engineering Department does not recommend that the setback area be built upon with any buildings or parking areas due to the potential flooding of this area.

Proposed sidewalk:

The City Engineering Department has reviewed the requirement for a sidewalk along the south side of Georgetown Road adjacent to the two developed parcels H & I. We have inspected the roadway and have found no other sidewalk is located on Georgetown Road. The Engineering Department recommends that the developer not construct a sidewalk along this portion of Georgetown Road and instead recommends the developer be required to provide cash in lieu of the construction of the sidewalk prior to the issuance of the zoning certificate. The cost of the sidewalk shall be reviewed and approved by the City Engineer based on current State of Ohio prevailing wage rates and also the City of Hudson estimate of the cost to install the sidewalk along the south side of Georgetown Road, adjacent to the right-of-way line of Parcel H & I. The funds shall be approved by the City and used for new sidewalk in the City of Hudson as part of the next available annual sidewalk program.

If you have any questions, please contact me.

Respectfully,

C: Andrew McAviney – Engineering Dept.
File



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: February 5, 2018
TO: Kris McMaster, City Planner
FROM: Shawn Kasson, Fire Marshal SK
SUBJECT: 1764 and 1800 Georgetown Road

I have reviewed the 01/24/18 revision of the site plan for the proposed buildings at 1764 and 1800 Georgetown Road dated . Upon review I have the following comments:

- Knox Boxes must be furnished and installed in approved locations on both buildings.
- The following equipment must be protected from vehicle impact in an approved manner (6" curb with setback or bollards):
 - Natural gas meters
 - Ground mounted electrical transformers (If provided)
 - Generators (If provided)

Please contact me with any questions.



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BOARD OF ZONING AND BUILDING APPEALS

APPEALS DOCKET NO 2018 -04 1800 GEORGETOWN ROAD VARIANCE 2

VIA CERTIFIED MAIL DECISION

Based on the evidence presented to the Board by the applicant Mr. Jason Kekic, 32145 Old South Miles Road, Solon OH, 44139 and the owner Mr. George Zampelli of Hudson South Development Company, PO Box 2262, Hudson OH 44236 for the property at 1800 Georgetown Road in District 8 [Industrial/Business Park]. A public hearing was held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio, 44236 at 7:30 p.m., on Thursday, January 18, 2018, the Board of Zoning and Building Appeals hereby grants:

A variance from the requirement to provide a public sidewalk on one (1) side of an abutting public street pursuant to Section 1205.11(e)(9)(B)(i) "Pedestrian Amenities/Linkages - Sidewalks" of the City of Hudson Land Development Code.

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals grants the variance with the following condition:

The conditions outlined in the January 11, 2018 letter from Assistant City Manager Thom Sheridan be followed, specifically the conditions imposed through the section referencing the proposed sidewalk plans.

1. The Board Finds and Concludes:

1. The property in question will yield a reasonable return and there can be a beneficial use of the property without the variance.
2. The variance is insubstantial because this and the adjoining properties would be the only sidewalks on Georgetown Road.
3. The essential character of the neighborhood would not be substantially altered and adjacent properties would not suffer a substantial detriment as a result of this variance.
4. The variance would not adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).

5. The applicant purchased the property without knowledge of the zoning restriction.
6. The applicant's predicament feasibly cannot be resolved through other alternatives than the subject variance with certain conditions attached.
7. The spirit and intent behind the zoning requirement would be observed and substantial justice would be done by granting the variance.

Dated: January 18, 2018

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS

David Lehman, Chairman

Joe Campbell – Executive Assistant

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the January 18, 2018 meeting.

Failure of an applicant to commence substantial construction or action with regard to the variance approval within one (1) year of receiving approval of the variance and to complete such construction within two (2) years of receiving approval of the variance shall automatically render the decision of the BZBA null and void, pursuant to Section 1203.08 (3), "Variances – Lapse".



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BOARD OF ZONING AND BUILDING APPEALS

APPEALS DOCKET NO 2018 -04 1800 GEORGETOWN ROAD VARIANCE 1

VIA CERTIFIED MAIL DECISION

Based on the evidence presented to the Board by the applicant Mr. Jason Kekic, 32145 Old South Miles Road, Solon OH, 44139 and the owner Mr. George Zampelli of Hudson South Development Company, PO Box 2262, Hudson OH 44236 for the property at 1800 Georgetown Road in District 8 [Industrial/Business Park]. A public hearing was held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio, 44236 at 7:30 p.m., on Thursday, January 18, 2018, the Board of Zoning and Building Appeals hereby grants:

A variance of ten (10) feet from the required east side yard setback of twenty-five (25) feet to allow for a parking lot resulting in a fifteen (15) foot side yard setback, pursuant to section 1205.11(e)(3)(B) "Setbacks - Minimum Side Yard Setbacks".

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals grants the variance with the following conditions:

1. Lighting in the rear will be restricted so as not to impact the neighbors to the south and be only post lights as stated by the applicant.
2. The applicant will be required to do mounding and screening as determined as appropriate by the City Engineer's office.

The Board Finds and Concludes:

1. The property in question can yield a reasonable return and there can be a beneficial use of the property without the variance since this is a feasible way to have comparable buildings on the site.
2. The variance is insubstantial since it only for the side yard setback to the parking lot with no impact on the neighbors to the south.
3. The essential character of the neighborhood would not be substantially altered and will possibly improve the neighborhood by allowing the building of comparable buildings on the two lots.

4. The variance would not adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).
5. The applicant purchased the property without knowledge of the zoning restriction.
6. The applicant's predicament feasibly cannot be resolved through other alternatives without the requested variance.
7. The spirit and intent behind the zoning requirement would be observed and substantial justice would be done by permitting the construction of this building since the development of these properties is a benefit to Georgetown Road, a benefit to the City tax base and will result in no negative impact to the neighbors and the property owner is actually building a smaller building than would be permitted on this larger lot.

Dated: January 18, 2018

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS

David Lehman, Chairman

Joe Campbell – Executive Assistant

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the January 18, 2018 meeting.

Failure of an applicant to commence substantial construction or action with regard to the variance approval within one (1) year of receiving approval of the variance and to complete such construction within two (2) years of receiving approval of the variance shall automatically render the decision of the BZBA null and void, pursuant to Section 1203.08 (3), "Variances – Lapse".



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BOARD OF ZONING AND BUILDING APPEALS

APPEALS DOCKET NO 2018 -03 1764 GEORGETOWN ROAD VARIANCE 1 & 2

VIA CERTIFIED MAIL DECISION

Based on the evidence presented to the Board by the applicant Mr. Jason Kekic, 32145 Old South Miles Road, Solon, OH 44139 and the owner, Mr. George Zampelli of Hudson South Development Company, PO Box 2262, Hudson, OH 44236 for the property at 1764 Georgetown Road in District 8 [Industrial/Business Park]. A public hearing was held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio, 44236 at 7:30 p.m., on Thursday, January 18, 2018, the Board of Zoning and Building Appeals hereby grants:

A variance of nine (9) feet from the required rear yard setback of one hundred (100) feet to allow for the construction of a commercial building resulting in a ninety-one (91) foot rear yard setback pursuant to Section 1205.11(e)(3)(C)(i), "Setbacks from Adjacent Residential Uses"; 2] a variance of ten (10) feet from the required west side yard setback of twenty-five (25) feet to allow for a parking lot resulting in a fifteen (15) foot side yard setback pursuant to Section 1205.11(e)(3)(B), "Minimum side yard setbacks" of the City of Hudson Land Development Code

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals grants the variances with the following conditions:

1. Lighting in the rear will be restricted and be only post lights as stated by the applicant.
2. The applicant will be required to do mounding and screening as determined as appropriate by the City Engineer's office.

The Board Finds and Concludes:

1. The property in question may not yield a reasonable return and there may not be a beneficial use of the property without the variances since the applicant has expressed a desire to build mirror image buildings, compatible with other buildings in the neighborhood.

2. The variances are insubstantial, while the rear yard setback is the more sensitive to the neighbors to the south this rear yard setback variance is only nine feet of the one hundred feet required setback which is less than ten percent of the requirement. The side yard setback is from a retaining pond.
3. The essential character of the neighborhood would not be substantially altered and adjoining properties will not suffer a detriment since the rear yard setback variance is less than ten percent.
4. The variances would not adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).
5. The applicant purchased the property without knowledge of the zoning restriction.
6. The applicant's predicament feasibly cannot be resolved through other alternatives without the requested variances.
7. The spirit and intent behind the zoning requirement would be observed and substantial justice would be done by permitting the construction of this building since the development of these properties is a benefit to Georgetown Road, a benefit to the City tax base and the impact to the neighbors in minimal, less than ten percent variance.

Dated: January 18, 2018

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS

David Lehman, Chairman

Joe Campbell – Executive Assistant

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the January 18, 2018 meeting.

Failure of an applicant to commence substantial construction or action with regard to the variance approval within one (1) year of receiving approval of the variance and to complete such construction within two (2) years of receiving approval of the variance shall automatically render the decision of the BZBA null and void, pursuant to Section 1203.08 (3), "Variances – Lapse".



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

BOARD OF ZONING AND BUILDING APPEALS

APPEALS DOCKET NO 2018 -03 1764 GEORGETOWN ROAD VARIANCE 3

VIA CERTIFIED MAIL DECISION

Based on the evidence presented to the Board by the applicant Mr. Jason Kekic, 32145 Old South Miles Road, Solon, OH 44139 and the owner Mr. George Zampelli of Hudson South Development Company, PO Box 2262, Hudson, OH 44236 for the property at 1764 Georgetown Road in District 8 [Industrial/Business Park]. A public hearing was held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio, 44236 at 7:30 p.m., on Thursday, January 18, 2018, the Board of Zoning and Building Appeals hereby grants:

A variance from the requirement to provide a public sidewalk on one (1) side of an abutting public street pursuant to Section 1205.11(e)(9)(B)(i) "Pedestrian Amenities/Linkages - Sidewalks" of the City of Hudson Land Development Code.

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals grants the variance with the following condition:

1. The conditions outlined in the January 11, 2018 letter from Assistant City Manager/City Manager Thom Sheridan be followed, specifically the conditions imposed through the section referencing the proposed sidewalk plans.

The Board Finds and Concludes:

1. The property in question will yield a reasonable return and there can be a beneficial use of the property without the variance.
2. The variance is insubstantial because this and the adjoining properties would be the only sidewalks on Georgetown Road.
3. The essential character of the neighborhood would not be substantially altered and adjacent properties would not suffer a substantial detriment as a result of this variance.
4. The variance would not adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).

5. The applicant purchased the property without knowledge of the zoning restriction.
6. The applicant's predicament feasibly cannot be resolved through other alternatives than the subject variance with certain conditions attached.
7. The spirit and intent behind the zoning requirement would be observed and substantial justice would be done by granting the variance.

Dated: January 18, 2018

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS

David Lehman, Chairman

Joe Campbell – Executive Assistant

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the January 18, 2018 meeting.

Failure of an applicant to commence substantial construction or action with regard to the variance approval within one (1) year of receiving approval of the variance and to complete such construction within two (2) years of receiving approval of the variance shall automatically render the decision of the BZBA null and void, pursuant to Section 1203.08 (3), "Variances – Lapse".