



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, City Planner

Nicholas Sugar, Associate Planner

Matthew Vazzana, Assistant City Attorney

Thursday, May 17, 2018

7:30 PM

Town Hall

- I. **Call to Order**
- II. **Roll Call**
- III. **Identification, by Chairman, of Kris McMaster, City Planner; Nick Sugar, Associate Planner; and Matthew Vazzana, Assistant City Attorney.**
- IV. **Swearing in of Staff and Audience Addressing the Board.**
- V. **Public Hearings - New Business**

BZBA 2018-13 A request for a variance to allow an accessory structure detached garage to be located in the side yard when code permits accessory structures to be located only in the rear yard pursuant to Section 1205.06(d)(9)(D)(ii), "Building Siting and Orientation - Private Garages" of the City of Hudson Land Development Code.

The applicant is Paul Palumbo for Palumbo Renovations, 6556 Stone Road, Hudson, OH 44236 and the property owners are Kevin M. and Lori Nelson, 72 Clairhaven Road, Hudson, OH 44236 for the property at 72 Clairhaven Road in District 3 [Outer Village Residential Neighborhood].

Attachments: [BZBA 2018-13 Staff Report](#)

[BZBA 2018-14](#)

A request for a variance from the requirement to utilize public water in order to have a water well on the property to construct a new house pursuant to Section 1207.11(b)(1), "Adequate Public Facilities-Water/Wastewater" of the City of Hudson Land Development Code.

The applicant is Karen McBee for Alexandra Fine Homes, Inc., 1184 Bell Road, Chagrin Falls, OH 44022 and the property owners are William I., III and Cassandra L. Markwell, 62 Fox Trace Lane, Hudson, OH 44236 for the property at 2222 E. Streetsboro Street in District 3 [Outer Village Residential Neighborhood].

Attachments: [BZBA 2018-14 Staff Report](#)

[BZBA 2018-15](#)

A request to allow a parcel of land to be subdivided into three parcels. The parcels will be separated by a zoning district boundary. Two of the parcels will be located in District 7: Outer Village Commercial Corridor. The third parcel will be located in District 3: Outer Village Residential Neighborhood. The two commercial parcels will each require the following variances from the Land Development Code: 1] a variance of 1.2 acres of lot area from the required minimum lot size of 2.5 acres resulting in a lot area of 1.3 acres; 2] a variance of one hundred fifteen (115) feet from the required minimum lot depth of four hundred (400) feet resulting in a lot depth of two hundred eighty-five (285) feet; 3] a variance of forty-three (43) feet from the required lot width requirement of two hundred fifty (250) feet resulting in a lot width of two hundred seven (207) feet; 4] a variance of fifty (50) feet from the required minimum rear yard parking setback of fifty (50) feet resulting in a zero setback; 5] a variance of sixty (60) percent from the maximum impervious surface coverage requirement of sixty (60) percent resulting in a one hundred (100) percent impervious surface coverage pursuant to Sections 1205.10(e)(2) "Property Development/Design Standards - Minimum Lot Size", Section 1205.10(e)(4) "Property Development/Design Standards - Minimum Lot Depth", 1205.10(e)(3) "Property Development/Design Standards - Minimum Lot Width", 1205.10(e)(6)C "Property Development/Design Standards - Minimum Rear Yard Setback, 1207.01(a)(3) "Maximum Impervious Surface Coverage - All Other Non-Residential Uses" of the City of Hudson Land Development Code.

The applicant is Brian Uhlenbrock for Neff and Associates, 6405 York Road, Parma Heights, OH 44130 and the owner is M7 Realty LLC, 28450 Lorain Rd, North Olmsted, OH 44070 for the property at 5715/5735 Darrow Road in Districts 7 [Outer Village Commercial Corridor and Office Overlay Zone] and 3 [Outer Village Residential Neighborhood].

Attachments: [BZBA 2018-15 Staff Report](#)

VI. Other Business**VII. 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.