



# 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, Associate Planner*  
*Aimee Lane, Assistant City Solicitor*

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Thursday, May 21, 2015

7:30 PM

Town Hall

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- I. Call to Order
- II. Roll Call
- III. Identification, by Chairman, of Kris McMaster, Associate Planner, and Aimee W. Lane, Assistant City Solicitor.
- IV. Swearing in of Staff and Audience Addressing the Board.
- V. Approval of Minutes - March 19, 2015
- VI. PUBLIC HEARING
- VII. NEW BUSINESS

[BZBA 2015-02](#)

1) A variance to permit a front entry garage when the doors of attached garages are not permitted to face the street; and 2) A variance from the "Architectural and Design Standards", requiring attached garages to be entered from the side or rear pursuant to the City of Hudson Land Development Code Section 1205.04(d)(7)(C)(i), "Building Siting and Orientation-Private Garages", and Appendix D. IV-4(b)(3), "Architectural and Design Standards for the property at 1664 Sapphire Drive in District 1 [Suburban Residential Neighborhood].

The applicant and owner is Michael Furlong, 1644 Sapphire Drive, Hudson, OH 44236.

Attachments: [Staff report 5-21-15](#)

**BZBA 2015-03**

A variance of two (2) feet from the maximum fence height in the side yard of (4) feet above the elevation of the surface of the ground resulting in a six (6) foot fence in the side yard pursuant to the City of Hudson Land Development Code, Section 1206.03(a)(5)(A), "Accessory uses/Structures-Fences and Walls, Residential" for 2 High Street, Hudson, OH 44236.

The applicant and owner are Richard and Kimberly Nickerson, 2 High Street, Hudson, OH 44236 in District 4 [Historic Residential Neighborhood-Historic District].

Attachments: [Staff report 5-21-15](#)

**BZBA 2015-04**

The subject of the hearing is requests for the following: 1] A variance to the requirement that projecting signs may only be installed for ground floor occupants. The result would be a projecting sign for a second floor occupant. 2] A request for a seven (7) foot variance to the minimum requirement of 12 feet of ground floor frontage for an occupant to have a projecting sign. The result would be a ground floor frontage of five (5) feet. The variances are requested pursuant to the City of Hudson Land Development Code Section 1207.17(d)(1)(C), "Signs in Nonresidential Districts-Permitted Signs Attached to Buildings"; and Section 1207.17(d)(3)(A), "Signs in Nonresidential Districts-Projecting Signs".

The applicant is Estrela Consulting, LLC, 138 N. Main Street and the property owner is Perry L. Noe Trustee and Robert and Melba Bryer Trustees, 138 N. Main Street, Hudson, OH 44236 for the building located at 134 N. Main Street in District 5 [Village Core District-Historic District].

Attachments: [2015-04 Staff report 5-21-15](#)

**VII. OTHER BUSINESS****VIII. ADJOURNMENT**

*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.*