



# 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, July 16, 2015

7:30 PM

Town Hall

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**I. Call to Order/Roll Call**

**II. Identification, by Chairman, of Kris McMaster, Associate Planner, and Aimee W. Lane, Assistant City Solicitor.**

**III. Swearing in of Staff and Audience Addressing the Board.**

**IV. Approval of Minutes 6-18-15**

**V. PUBLIC HEARING**

**VI. OLD BUSINESS**

- A. [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](#)

[2015-03 - 2 High Street staff report 7-10-15](#)

Legislative History

5/21/15 Board of Zoning & Building Appeals continued

**VII. NEW BUSINESS****A. [BZBA 2015-05](#)**

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-Two Story Wing Type”.

The applicant is Ron Mirman, 1384 Vane Ave., Akron, Ohio 44310 and the owner is Eric and Paige Mintz, 5674 Humelsine Drive, Hudson, OH 44236 in District 1 [Suburban Residential Neighborhood].

**Attachments:** [2015-05 5674 Humelsine Drive staff report 7-10-15](#)

**B. [BZBA 2015-07](#)**

1] A variance of fifty (50) feet from the required stream corridor setback of fifty (50) feet resulting in a zero setback for an enclosed porch and deck addition pursuant to Section 1207.03(e)(i), “Wetland/Stream Corridor Protection-Stream Corridor Setbacks” for disturbances related to controlling erosion along the stream bank; and 2] A variance from the prohibited activity of disturbance, including clearance of vegetation, within a stream corridor setback pursuant to Section 1207.03(c), “Prohibited Activities” of the City of Hudson Land Development Code.

The applicant is Brandon Hayes, 2862 State Route 303, Mantua, OH 44255 the owners are Jeffery and Lindsay Sirak, 5890 Nicholson Drive, Hudson, OH 44236 in District 3 [Outer Village Residential Neighborhood].

**Attachments:** [2015-07 5890 Nicholson staff report 7-10-15](#)

**C. [BZBA 2015-09](#)**

[1] A variance to the requirement, for each listed “Area”, which prohibits the disturbance, filling, draining, dredging or altering of any areas, including vegetation within stream corridors, wetlands and their setbacks pursuant to Section 1207.03(c), “Prohibited Activities”; and

[2] A variance to the requirement that all buildings, accessory structures, and parking areas or lots shall be set back at least fifty (50) feet horizontally (map distance), from the delineated edge of a wetland pursuant to Section 1207.03(e)(2), “Setback-Wetlands”:

[a] **Area “1”**- A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;

[b] **Area “2”**- A variance of 25 ft from the required 50 ft wetland setback to install the road way and required utilities;

[c] **Area “3”**- A variance of 30 ft from the required 50 ft wetland

setback to install the required roadway, utilities and landscaping;

[d] **Area “4”**- A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;

[e] **Area “5”**- A variance of 50 ft from the required 50 ft wetland setback resulting in a zero setback for construction of a gazebo within the Open Space Area for the use of the Homeowners of the development; and

[f] **Area “6”** - A variance of 20 ft from the required 50 ft wetland setback for construction of a home and grading on subplot #1.

The applicant is L.D.A. Land Group, LLC, 6683 Olde Eight Road, Peninsula, Ohio 44264 for the property owner Christine Driver located at 7738 Darrow Road in District 1 [Suburban Residential neighborhood].

Attachments: [2015-09 7738 Darrow Road staff report 7-10-15](#)

**D. [BZBA 2015-08](#)**

A variance of thirteen (13) feet to the minimum rear yard setback of fifty (50) feet for a garage addition resulting in a structure being thirty-seven (37) feet from the rear property line pursuant to Sections 1205.04(d)(5)(D)(i), “Setbacks: Rear Yard Setbacks-Principal Structure: 50 feet” of the City of Hudson Land Development Code.

The applicant is John and Patricia Caputo and the owner is Patricia Caputo, 7400 Valerie Lane, Hudson, Ohio 44236 in District 1 [Suburban Residential Neighborhood].

Attachments: [2015-08 7400 Valerie Lane staff report 7-10-15](#)

**VIII. OTHER BUSINESS**

**IX. 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.*