



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
Matthew Vazzana, Assistant City Attorney

Thursday, April 20, 2017

7:30 PM

Town Hall

I. Call to Order

II. Roll Call

III. Identification, by Chairman, of Kris McMaster, Associate Planner, and Matthew Vazzana, Assistant City Attorney.

IV. Swearing in of Staff and Audience Addressing the Board.

V. Approval of Minutes

A. [BZBA 3-16-17](#) MINUTES OF PREVIOUS BOARD OF ZONING & BUILDING APPEALS MEETING, MARCH 16, 2017.

Attachments: [BZBA Minutes March 16, 2017](#)

VI. Public Hearings - New Business

A. [BZBA 2017-07](#) Two variances to permit a second wall sign: 1] a variance to the requirement permitting only one (1) building sign per ground floor occupant frontage to allow two (2) building signs per ground floor occupant frontage; and 2] a variance of two hundred and seventy-seven (277) square feet for a second business wall sign when the maximum permitted sign area is two hundred (200) square feet resulting in a sign of four hundred and seventy-seven (477) square feet. The variances are sought pursuant to Land Development Code Sections 1207.17(d)(1), "Signs in Nonresidential Districts-Maximum Number and Area of Permanent Signs Attached to Buildings", and Section 1207.17(d)(2)(D), "Signs in Nonresidential Districts-Large Building Setbacks".

The applicant is GPS Group, Mike Rubin, 520 South Main Street #2531, Akron, OH 44311 and the owner is JoAnn Store LLC, 5381 Darrow Road, Hudson, OH 44236 for the property at 5555 Darrow Road in District 8 Industrial/Business Park.

Attachments: [BZBA 2017-07 Staff Report 4-14-2017](#)

B. [BZBA 2017-08](#)

Variance request from the requirement to utilize public water and sewer to have a water well and septic system 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 applicants are Nicholas & Hashhoni Hisczak, 10135 Meadow Ridge Drive, Streetsboro, OH 44241 and John Carse, 7339 Darrow Road, Hudson, OH 44236. The property owner is James and Pamela Johnson, 4636 Route 307 East, Geneva, OH 44041 for the property at 2084 Ravenna Street in District 3 Outer Village Residential Neighborhood.

Attachments: [BZBA 2017-08 Staff Report 4-14-2017](#)

VII. Other Business

VIII. 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.