



# 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*

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Thursday, August 17, 2017

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 Matthew Vazzana, Assistant City Attorney.**

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

**V. Approval of Minutes**

**A. [BZBA 7-20-2017](#) MINUTES OF PREVIOUS BOARD OF ZONING & BUILDING APPEALS MEETING: JULY 20, 2017**

*Attachments:* [BZBA Minutes July 20, 2017](#)

**VI. Public Hearings - New Business**

- A. [BZBA 2017-14](#)** A variance of six (6) feet from the required east side yard setback of fifteen (15) feet to allow for an addition resulting in a nine (9) foot east side yard setback; 2] a variance of fifteen (15) feet from the required west side yard setback of fifteen (15) feet to allow for the existing detached garage to be attached to the new two story addition resulting in the existing garage to have a zero west side setback, the above variances pursuant to Section 1205.06(d)(5)(D)(i), "Minimum Side Yard Setback"; 3] and 4] variances from the requirement that doors for attached garages are not permitted to face the street to allow a two-door garage door entrance to face the street pursuant to Section 1205.06(d)(9)(D)(i), "Building Siting and Orientation-Private Garages", and Appendix D, III-1(a)(4), "Architectural and Design Standards-General Standards for all buildings"; and 5] a variance of two feet, eight inches (2' 8") from the maximum fence height in the side yard of four (4) feet resulting in a six (6) foot brick fence and a six foot, 8 inch (6' 8") brick pier post and gate pursuant to Section 1206.03(a)(5)(A), "Accessory Uses/Structures-Fences and Walls, Residential" of the City of Hudson Land Development Code.

The applicant is Rick Hawksley, Architect, P.O. Box 664, Kent, OH 44240 and the owner is RLR Investment Partners, LLC., 7941 Ravenna Street, Hudson, Ohio 44236 for the property at 147 Hudson Street in District 3 [Outer Village Residential Neighborhood].

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

**B. [BZBA 2017-15](#)**

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 William Gotts, 56 Lake Forest Drive, Hudson, OH 44236 and the owner is Hudson Lake Forest, LLC., 8950 Cypress Waters Blvd., Coppell, TX 75019 for the property at 7321 Darrow Road, Hudson, OH 44236 in District 1 [Suburban Residential Neighborhood].

Attachments: [BZBA Staff Report 8-11-2017](#)

**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.*