



# 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*  
*Nick Sugar, Associate Planner*  
*Matthew Vazzana, Assistant City Attorney*

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Thursday, January 18, 2018

7:30 PM

Town Hall

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- I. Call to Order
- II. Oath of Office
- III. Election of Officers
- IV. Roll Call
- V. Identification, by Chairman, of Kris McMaster, City Planner; Nick Sugar, Associate Planner; and Matthew Vazzana, Assistant City Attorney.
- VI. Swearing in of Staff and Audience Addressing the Board.
- VII. Approval of Minutes
  - A. [BZBZ 12-14-17](#) MINUTES OF PREVIOUS BOARD OF ZONING & BUILDING APPEALS MEETING: December 14, 2017.  
*Attachments:* [BZBA Minutes 12-14-2017](#)
- VIII. Public Hearings - New Business
  - A. [BZBA 2018-01](#) A variance of five (5) feet from the required east side yard setback of eight (8) feet to allow for an addition resulting in a three (3) foot side yard setback, pursuant to Section 1205.07(d)(6)(B)(i) "Setbacks - Minimum Side Yard Setback"; 2] a variance of thirty-seven (37) feet from the required rear yard setback of forty (40) feet to allow for an existing detached garage to be converted to a master bedroom and bath resulting in a three (3) foot rear yard setback, pursuant to Section 1205.07(d)(6)(C)(i) "Setbacks - Rear Yard Depth"; 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 1205.07(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” of the City of Hudson Land Development Code.

The applicant is Rick Hawksley, Architect, 160 North Chestnut Street, Ravenna, OH 44240 and the owner is Jeffrey M. and Elizabeth J. Horomanski, 188 Hudson Street, Hudson, OH 44236 for the property at 188 Hudson Street, Hudson, OH 44236 in District 4 [Historic Residential Neighborhood].

Attachments: [BZBA 2018-01 Staff Report](#)

**B.**     [BZBA 2018-02](#)

A variance from the requirement to utilize public water and sewer in order 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 applicant is Jon Russell for Prestige Homes, 17 W Streetsboro St, Hudson, OH 44236. The property owner is Arthur Ray Dalton Trustee, 1808 Hines Hill Road, Hudson, OH 44236 for the property at 1808 Hines Hill Rd in District 2 [Rural Residential Conservation].

Attachments: [BZBA 2018-02 Staff Report](#)

**C.**     [BZBA 2018-03](#)

A variance of nine (9) feet from the required rear yard setback of one hundred (100) feet to allow for the construction of a commercial building resulting in a ninety-one (91) foot rear yard setback pursuant to Section 1205.11(e)(3)(C)(i), “Setbacks from Adjacent Residential Uses”; 2] a variance of ten (10) feet from the required west side yard setback of twenty-five (25) feet to allow for a parking lot resulting in a fifteen (15) foot side yard setback pursuant to Section 1205.11(e)(3)(B), “Minimum side yard setbacks” of the City of Hudson Land Development Code; and 3] a variance from the requirement to provide a public sidewalk on one (1) side of an abutting public street pursuant to Section 1205.11(e)(9)(B)(i) “Pedestrian Amenities/Linkages - Sidewalks” of the City of Hudson Land Development Code.

The applicant is Jason Kekic, 32145 Old South Miles Road, Solon, OH 44139 and the owner is Hudson South Development Company, PO Box 2262, Hudson, OH 44236 for the property at 1764 Georgetown Road in District 8 [Industrial/Business Park].

Attachments: [BZBA 2018-03 & 04 Staff Report](#)

**D.**     [BZBA 2018-04](#)

A variance of ten (10) feet from the required east side yard setback of twenty-five (25) feet to allow for a parking lot resulting in a fifteen (15) foot side yard setback, pursuant to section 1205.11(e)(3)(B) “Setbacks - Minimum Side Yard Setbacks”; and 2] a variance from the requirement to provide a public sidewalk on one (1) side of an abutting public street pursuant to Section 1205.11(e)(9)(B) “Pedestrian Amenities/Linkages - Sidewalks” of the City of Hudson Land Development Code.

The applicant is Jason Kekic, 32145 Old South Miles Road, Solon, OH 44139 and the owner is Hudson South Development Company, PO Box 2262, Hudson, OH 44236 for the property at 1800 Georgetown Road in District 8 [Industrial/Business Park].

Attachments: [BZBA 2018-03 & 04 Staff Report](#)

**IX. Other Business**

**X. 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.*