



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

## REPORT

DATE July 10, 2015

TO: Board of Zoning and Building Appeals for  
Meeting Date July 16, 2015

FROM: Kris A. McMaster, Associate Planner  
Mark Richardson, Community Development Director

SUBJECT: **Appeals Docket 2015-05**

## Application

Variances to construct a garage with the garage door entrance facing the street.

## Site

Address: 5674 Humelsine Drive  
District: 1  
Applicant: Ron Mirman, Precision Siding  
Owner: Eric and Paige Mintz

## Adjacent

| <u>Location</u> | <u>District</u> | <u>Use</u>                |
|-----------------|-----------------|---------------------------|
| North           | 1               | Single Family Residential |
| South           | 1               | Single Family Residential |
| East            | 1               | Single Family Residential |
| West            | 1               | Single Family Residential |

## Comments

The subject of this hearing is the request for the following variances to permit the construction of a third car attached garage: 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 yard or from the rear.

These variances are requested pursuant to the City of Hudson Land Development Code Section 1205.04(d)(7)(C)(i), "Building Siting and Orientation-Private Garages", which states that doors of attached garages shall not face the street; and Appendix D, IV- 4(b)(3), "Architectural and Design Standards - Two Story Wing Type Structure" which states "In new construction, an attached garage may be located in a wing or in the main body, but must be entered from the side yard or from the rear".

The subject property is located in the Aaron Norton Estates Subdivision on subplot 47 in District 1. The property is surrounded by single-family homes on all sides. The house was built in 1986 and purchased by the owners in 2003. The applicant is requesting variances to add a third car front facing garage to match the existing two car front facing garage. The new garage addition is proposed to be 21' deep by 13' wide setback 18 inches from main mass of the existing two car garage. The garage addition will have 25 square feet of the 262 square feet located within an oil and gas easement, owned by the Sunoco Pipeline L.P. They have an Encroachment Agreement with Sunoco Pipeline L.P. to locate the structure within the easement that is currently being recorded in Summit County. The agreement allows the structure to be built in the easement and if it becomes necessary for Sunoco Pipeline L.P. to gain access to the pipeline for repair, maintenance, or for any other propose they may at the current owners and future owners cost and expense. Attached is the contract for your review.

The garage addition will allow the owner to have lawn equipment stored and space for personal storage. When the house was constructed zoning was under the former Township Resolution which allowed front entry garages. Thus most of the homes in the neighborhood have front facing garages. The Land Development Code was adopted in December of 1999 which requires that doors of attached garages shall not face the street. Staff believes the intent of the adopted code requiring a side entry garage is to achieve the goal of maintaining a high level of architectural quality. As stated in the Architectural and Design Standards, "Architectural quality does not refer to specific style or details, but to the general level of composition, materials, and design integrity". Typically today a garage addition would require the homeowner to construct a side or rear entry garage or a detached garage. The owner had an informal review with the Architectural and Historic Board of Review on April 8, 2015 for the garage front entry design from which the owner received a positive reaction to the submitted plan provided the Board of Zoning and Building Appeals approves the variances. Enclosed for your review are letters adjacent neighbors have signed in favor of the project.

The following documents regarding the property are attached for your review:

1. **May 20, 2015** - Application for BZBA and supplemental information of applicant's request.

Docket No. 2015-05

July 16, 2015

Page 3

2. **Aerial of site.**
3. **Photographs.**
4. **Site plan and elevation plans for the proposed structure.**
5. **June 30, 2015** - Encroachment Agreement with Sunoco Pipeline L.P.
6. **June 17, 2015** - Letter from Sue Erickson, Right-of-Way Specialist for Sunoco Pipeline L.P. confirming Encroachment Agreement with the Mintz's indicating it will be recorded with Summit County.
7. **April 8, 2015** - AHBR Minutes on informal design discussion.
8. **Letters from adjacent property owners in favor of the addition.**

Approval of the design of the front entry garage from the Architectural and Historic Board of Review would be required prior to the issuance of a zoning certificate.

cc: BZBA 2015-05  
Aimee Lane, Assistant City Solicitor  
Ron Mirman, Precision Siding  
Eric and Paige Mintz  
Keith Smith, Council Liaison  
Attachments



# Board of Zoning and Building Appeals Application

115 Executive Parkway, Suite 400 · Hudson, Ohio 44236-3004  
(330) 342-1790 · (330) 656-1753 · Fax (330) 342-1722  
[www.hudson.oh.us](http://www.hudson.oh.us)

Please make check amount payable to "City of Hudson" for the amount of \$250.00

Pursuant to the City of Hudson Land Development Code, the undersigned hereby submits attached information and requests a hearing before the Board of Zoning and Building Appeals for the following purpose(s):

(Please Circle Request)

"VARIANCE"

"NONCONFORMING USE"

"APPEAL"

Property Address: 5674 Humelsine Dr. Zoning District: 30 D-1

Explanation of Request and Justification:

We are asking for a variance to build a one car attached front loading garage addition onto the existing front loading garage, with the gas easement, sloping lot it is unreasonable to make a side loading or rear loading garage. We have sat in a open meeting with the zoning board + they approve of our proposal.

For a variance: Code requires \_\_\_\_\_ setback/sq. ft./height. Request is for \_\_\_\_\_ setback/sq. ft./height.

Year Property Purchased: 2003

Section(s) of the Land Development Code applicable to this application:

The undersigned certify that the information provided to the Board in and with this application is true and accurate and consent to employees and/or agents of the City of Hudson entering upon the premises of this application for purposes of inspection and verification of information pertaining to the application, and if this application is approved, to verify conformance to requirements and conditions of such approval.

Applicant: Ron Mirman AKRON 104 Property Owner: Eric + Paige Mintz

Address: 1384 Vane Ave 44310 Address: 5674 Humelsine Dr

Telephone: 330-633-7232 Telephone: 330-559-9269

Fax: 330-633-9583 Fax: N/A

E-Mail Precision Siding @ SBC @ bldg.com E-Mail Page 17 @ roadrunner.com

Applicant: state relationship (agent, attorney, contractor, other): \_\_\_\_\_

Applicant Signature Ron Mirman Date: 5-19-15

Property Owner Signature Paige Mintz Date: 05/19/15

Eric M. Mintz

05/19/15

(Staff use only)

Application No./Docket No. 2015-05

Hearing Date 6-18-15

Date Received 250.00

Fee Paid 5/20/15

FEMA Floodplain Y N (Initials)



# BOARD OF ZONING AND BUILDING APPEALS (BZBA)

## Application Supplemental Information

Application for property located at: 5674 Humelsine Dr.

Variances from the terms of this Code shall not be granted by the BZBA unless the application for variance demonstrates the following: "Exceptional or unusual conditions exist that are not common to other areas similarly situated and practical difficulty may result from strict compliance with any of the zoning standards, provided that such relief will not have the effect of nullifying or impairing the intent and purpose of these standards."

In determining "practical difficulty," the BZBA will consider the following factors:

- 1) The property in question (will/will not) yield a reasonable return and there (can/cannot) be a beneficial use of the property without the variance because: a side or rear loading garage is not feasible with the easement and constructing a driveway. Also the chimney on the house limits access for a rear loading garage.
- 2) The variance is (substantial/insubstantial) because: IT makes the best use of the property by utilizing and maximizing the concrete driveway to enter the addition. IT ALSO Architecturally is the best design for curb appeal.
  - a) Is the request the minimum amount necessary to make reasonable use of the property or structure(s)? this is the best use of the property as it will provide storage for lawn equipment + personal storage and omit the need for a rear storage barn and add value to the property.
- 3) Would the essential character of the neighborhood be substantially altered? Explain: We do not feel this would affect the neighborhood as this property is at the end of a cul-de-sac and there presently is a neighbor with a three car garage.
  - a) Would adjoining properties be negatively impacted? We do not feel that our proposal would be negative as neighboring homes are hundreds of feet away and the design is consistent with neighboring homes.
  - b) Describe how the adjacent properties will not be affected: as stated there is a lot of distance between the properties, and no neighbors to the rear.
- 4) Will this request adversely affect public services (mail, water, sewer, safety services, etc.)? NO
- 5) Did the owner of the property purchase the property with the knowledge of the zoning restrictions? NO
- 6) This situation cannot be feasibly solved by means other than a variance. Explain: NO, the easement and existing fireplace hinders other options that are not practical.
- 7) The spirit and intent behind the zoning requirement (would/would not) be observed and substantial justice (done/not done) by granting the variance because: We believe that the code change to not permitting front loading garages was intended for new home construction not to prevent existing homes with front loading garages to expand.
  - a) The circumstance leading to this request was not caused by current owner. It was caused by: the pre-existing condition of a front loading garage + this easement.
  - b) List any special circumstances peculiar to the property/lot (i.e. exceptional irregularity, narrowness, shallowness or steepness) these circumstances are: Combined with the easement the lot does slope towards the street. the easement prevents a side loading option + a rear loading option with the easement is not practical.

Signature

Page Ming Simmons

Date

5/19/15



City of Hudson, OH

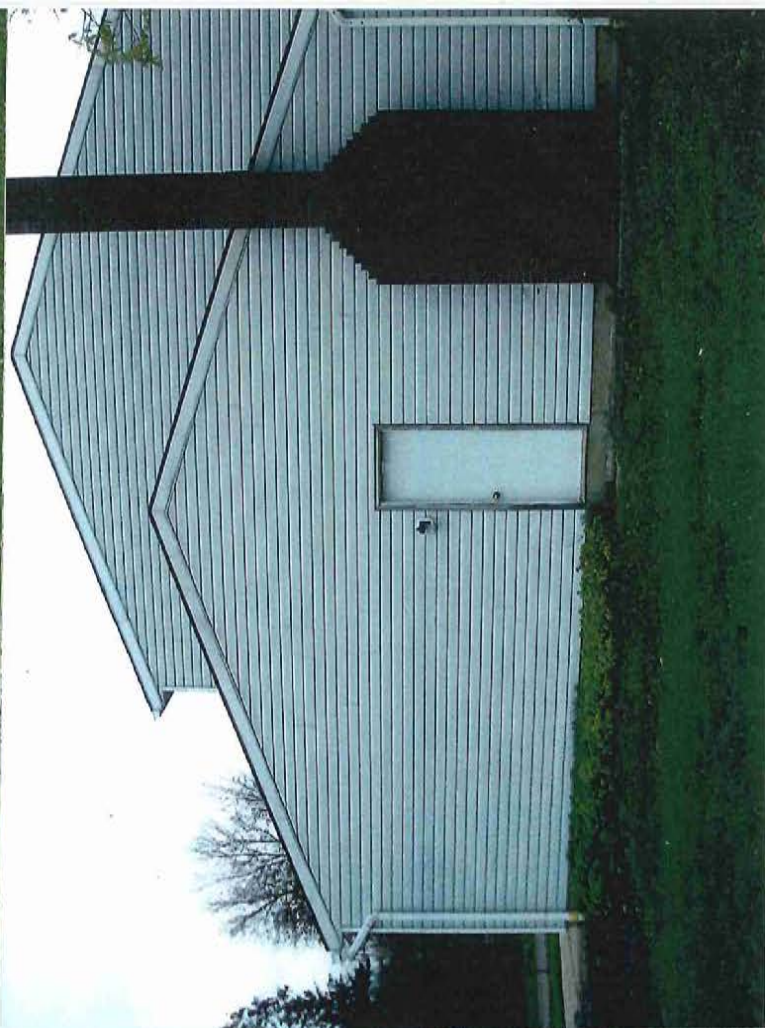


|               |                   |                   |                                     |  |
|---------------|-------------------|-------------------|-------------------------------------|--|
| Owner Name    | Mintz Eric M      | Legal Description | SV-AARON NORTON EST NO 3 LOT 47 ALL |  |
| Site Address  | 5674 HUMELSINE DR | Area              | 0.75                                |  |
| Parcel ID     | 3004255           | Council Ward      | Ward 3                              |  |
| Owner Address | 5674 HUMELSINE DR | Water Provider    | Stow Water                          |  |
| Owner City    | HUDSON            | Sewer Provider    | DOES                                |  |
| Owner State   | OH                | Electric Provider | First Energy                        |  |
| Owner ZIP     | 44236             | Water Rate        | NA                                  |  |
| Phone         |                   | Water Tap         | NA                                  |  |

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 82 feet  
6/19/2015







5674 HUMELSINE DRIVE,  
HUDSON  
SUMMIT COUNTY, OH  
13131 - 6" CLEVELAND SPUR  
ROW FILE: OD-054  
PARCEL ID: 3004255

This instrument prepared by: Susan S. Erickson  
and when recorded return to:  
Sunoco Pipeline L.P.  
Attn: Right-Of-Way Department  
525 Fritztown Road  
Sinking Spring, PA 19608

### ENCROACHMENT AGREEMENT

THIS AGREEMENT made and entered into this the 12 day of June, 2015, by and between SUNOCO PIPELINE L.P., a Texas limited partnership, hereinafter referred to as "SPLP", and Eric M. and Paige L. Mintz, with a mailing address of 5674 Humelsine Drive, Hudson, OH 44236, hereinafter referred to as "MINTZ".

#### WITNESSETH:

WHEREAS, pursuant to the terms of a certain Right-of-Way Agreement dated May 16, 1930, executed and delivered by John G. and Bertha E. Young to Sun Oil Line Company, and recorded in the Office for the Recording of Deeds in Summit County, Volume No. 1401, Page 445-446 ("Right-of-Way Agreement"), laid an six-inch (6") pipeline over, upon, under and across the lands of John G. and Bertha E. Young located in the City of Hudson, County of Summit, State of Ohio; and,

WHEREAS, pursuant to the terms of a certain Amendment to Right-of-Way Agreement dated December 5, 1975, by and between Edward and Evelyn J. Weinberger and Sun Pipe Line Company, and recorded in the Office for the Recording of Deeds in Summit County, Ohio, Volume 5723, Page 319, defined the easement as sixty-feet (60') in width, more specifically defined as 30' to each side of the centerline of the 6" pipeline; and,





WHEREAS, all right, title, interest, and estate originally granted to Sun Oil Line Company by the Right-of-Way Agreement are now owned by SPLP, and,

WHEREAS, MINTZ represents and warrants that they are the present owner of that certain tract of land described in a Survivorship Deed dated May 6, 2003 and recorded in Instrument 54869835, of the Recorder of Deeds for Summit County. Said tract of land is subject to the above described Rights-of-Way Agreement, and

WHEREAS, MINTZ desires to construct an addition, hereinafter referred to as "Improvements", which will (or portions of which will) encroach over, across or within SPLP's right-of-way and easement area as described below and shown on the attached "Exhibit A";

NOW THEREFORE, in consideration of the premises and the mutuality hereof it is agreed by and between the parties hereto as follows:

1. Except as hereinafter provided, MINTZ shall not construct nor permit others to construct any buildings, engineering works or other improvements, nor change the grade, within SPLP's right-of-way and easement, an area measuring 60 feet on each side of the centerline of SPLP'S existing six-inch pipeline.
2. SPLP hereby consents and agrees, insofar as it has the lawful right to do so, to the construction of said Improvements as limited and described above. Such Improvements shall not exceed a distance of five feet (5') onto the eastern boundary line of SPLP's 60-foot wide right-of-way and easement.
3. If in SPLP's opinion, it deems it necessary to remove any portion of said Improvements to gain access to its pipeline for repair, maintenance, or for any other purpose whatsoever, or in the exercising any rights granted to it by the above-described Right-of-Way Agreement, SPLP may, at its sole cost and expense and without notice first being given to MINTZ, remove all or any portion of said Improvements; and after SPLP has completed the work for which said Improvements were removed, MINTZ, agrees to replace same at its sole cost and expense. SPLP shall not be responsible or liable to MINTZ for any damage caused to said Improvements in the performance of the work above-described or from the placing of barricades and sealing off of MINTZ's land from the public use.
4. MINTZ, its successors and assigns covenant and agree to and shall at all times indemnify, protect, defend and save harmless SPLP from and against all cost or expense, including attorney's fees, resulting from any and all losses, damages, detriments, suits, claims, demands or charges which SPLP may directly or indirectly suffer, sustain or be subjected to by reason of or on account of the construction, use, maintenance, repair, alteration, renewal or removal of the aforesaid Improvements in, on or about the right-of-way and easement of SPLP whether such losses and damages be suffered or sustained by SPLP directly or by its employees, agents, servants, contractors or licensees, or be suffered or sustained by other persons or corporations representing MINTZ, their employees, servants, contractors, agents or others who seek to hold SPLP liable.

5. MINTZ, its agents, contractors, successor and assigns shall give SPLP not less than seventy-two (72) hours' notice prior to any proposed excavation, grading or construction over or near SPLP'S pipeline and/or its right-of-way and easement by contacting the Ohio Utilities Protective Service at 1-800-362-2764 or by dialing "811" and SPLP's Akron District Office at 234-231-7450.
6. It is understood and agreed that any rights acquired under the above-described Right-of-Way Agreement shall remain in full force and effect.
7. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto their successors and assigns.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

**REMAINDER OF PAGE LEFT INTENTIONALLY BLANK**



John McHargan  
Witness

Eric M. Mintz  
ERIC M. MINTZ

Paige L. Mintz  
PAIGE L. MINTZ

**SUNOCO PIPELINE L.P.**  
**By: Sunoco Logistics Partners Operations GP LLC**  
**its General Partner**

Matthew Clifford  
Witness

Karen R. McMillin  
By: Karen R. McMillin  
Title: Director – Right-of-Way (Attorney-in-Fact)

STATE OF Ohio

:

COUNTY OF Summit

:

§

ON this 12 day of June, 2015, before me, the subscriber, a Notary Public in and for said County, personally appeared ERIC M. AND PAIGE L. MINTZ, to me known to be the person(s) described in and who executed the foregoing instrument, and I having first made known to them the contents thereof, he did thereupon acknowledge that he/she/they signed, sealed and delivered the same as his free and voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

MICHELLE STEVENS  
Notary Public, State of Ohio  
Summit County  
My Commission Expires Mar. 21, 2016

Michelle Stevens  
Notary Public

STATE OF TEXAS

:

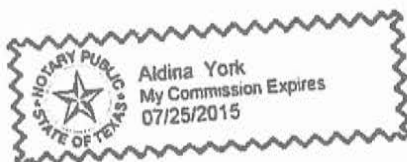
COUNTY OF Fort Bend

:

:

ON this 19<sup>th</sup> day of June, 2015, before me, the undersigned officer, personally appeared Karen R. McMillin, who acknowledged herself to be the Director, Right of Way (Attorney-in-Fact) of Sunoco Pipeline L.P., a Texas limited partnership, and further acknowledged that she, as such, being authorized to do so, executed the foregoing instrument as the act and deed of such company for the purposes therein contained by signing the name of such company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19<sup>th</sup> day of June, 2015.



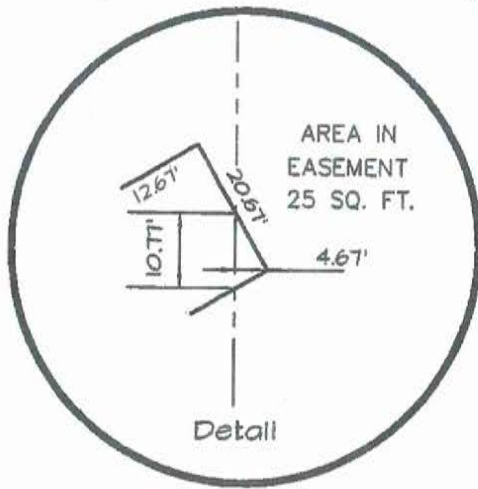
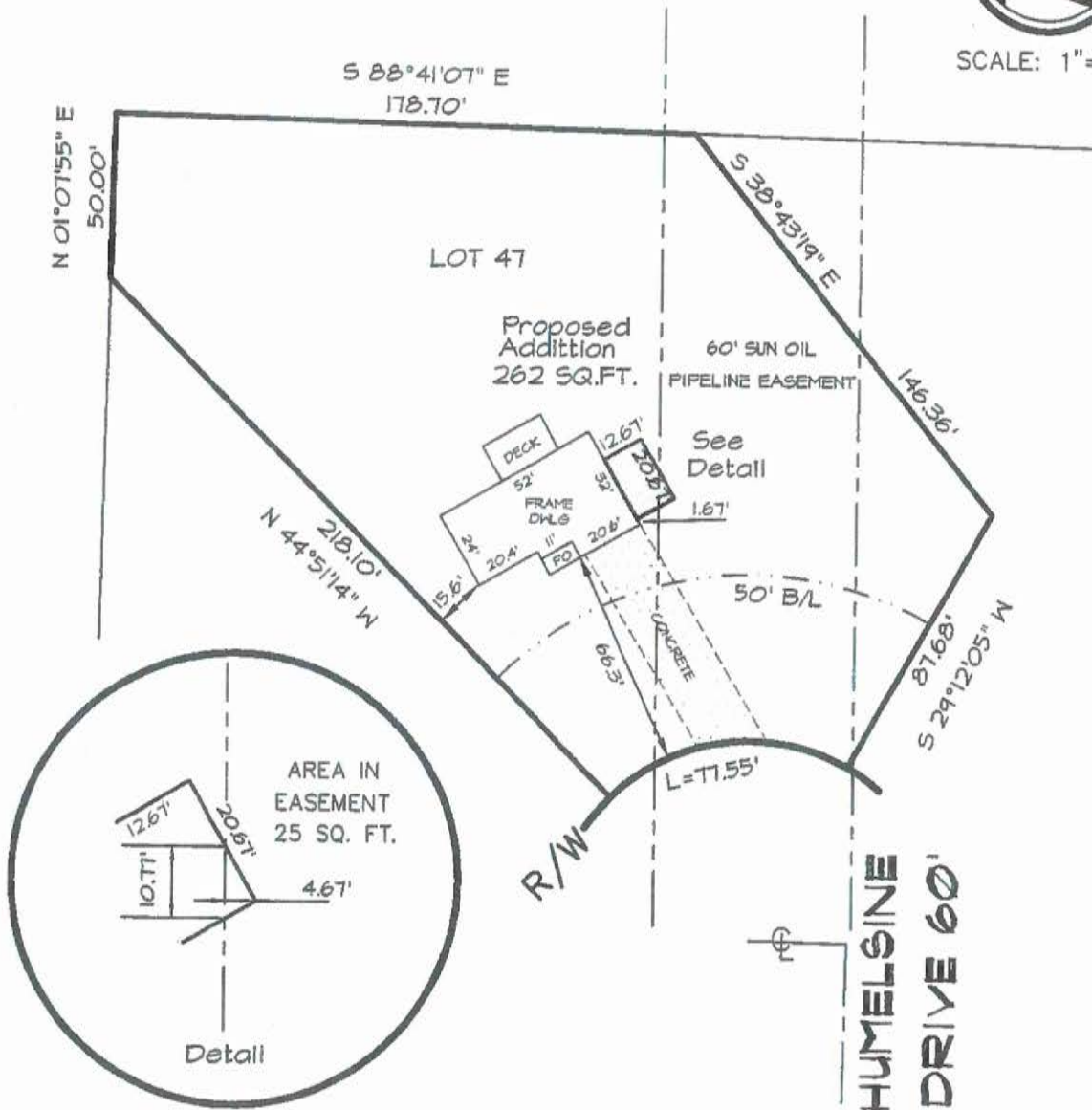
Aldina York  
Notary Public in and for the State of Texas



# EXHIBIT A



SCALE: 1"=50'



## EXISTING CONDITIONS

5674 HUMELSINE DRIVE-MINTZ  
LOT 47-AARON NORTON EST.3 PB:122 PG.42  
CITY OF HUDSON-SUMMIT COUNTY-OHIO



CAMPBELL &  
ASSOCIATES, INC.

Land Surveying  
3485 Fortuna Drive Ste 100  
Akron, Ohio 44321  
(330) 945-4117

JOB NO.

CF136000

SHEET 1 OF 1

**McMaster, Kris**

---

**From:** ERICKSON, SUSAN S <SSERICKSON@sunocologistics.com>  
**Sent:** Wednesday, June 17, 2015 1:53 PM  
**To:** McMaster, Kris  
**Cc:** Ron Mirman; Paige Mintz  
**Subject:** 5674 Humlsine Drive, Hudson, OH

Good afternoon, Kris –

Please accept this email as verification that Eric and Paige Mintz of 5674 Humelsine Drive, Hudson, OH, have entered into an Encroachment Agreement with Sunoco Pipeline L.P. for the purpose of building an addition on their existing house.

As soon as I receive the executed agreement, I will have it recorded with Summit County and provide you a copy for your records.

Please let me know if there's anything else you need –

Thanks in advance.

**Sue Erickson**

Right-of-Way Specialist  
Sunoco Pipeline L.P.  
525 Fritztown Road  
Sinking Spring, PA 19608  
office: 610-670-3290  
cell: 610-223-9975  
fax: 610-670-3488

[sserickson@sunocologistics.com](mailto:sserickson@sunocologistics.com)



**Sunoco Logistics**



**B. TMP-1193****5674 Humelsine Drive****Informal Discussion (addition of third front facing garage bay)**

Ron Mirman, the contractor, was present for the meeting. Two options for a proposed garage addition were presented. Mr. Mirman stated that the homeowners were requesting Plan A with a front facing garage door. The gas line easement was discussed as was the setback of the addition, the size of the lot, and the location of the chimney. The consensus of the Board was that Plan B, with a rear loading door, was acceptable as presented and Plan A would be acceptable if a variance were to be granted.

**C. TMP-1198****MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.****Attachments:**

March 11, 2015 AHBR Minutes DRAFT

May 23, 2012 AHBR Minutes DRAFT

**A motion was made by Mr. Drummond, seconded by Mr. Grant, that the March 11, 2015 minutes be approved.**

**The motion carried by the following vote:**

**Aye: 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Seiple**

**A motion was made by Ms. Marzulla, seconded by Mr. Drummond, that the May 23, 2012 minutes be approved.**

**The motion carried by the following vote:**

**Aye: 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Seiple**

May 17, 2015

To the City of Hudson  
Variance Committee

To whom it may concern,

We are aware that our neighbors at 5674 Humelsine Drive have applied to add a single car, front facing garage to their home. We are in favor of this addition and do not see how it would detract from our neighborhood.

Thank you for your attention.

Sincerely,



Jeff and Julie Alexander  
5596 Humelsine Drive  
Hudson, OH 44236





May 17, 2015

To the City of Hudson  
Variance Committee

To whom it may concern,

We are aware that our neighbors at 5674 Humelsine Drive have applied to add a single car, front facing garage to their home. We are in favor of this addition and do not see how it would detract from our neighborhood.

Thank you for your attention.

Sincerely,



Felicia Urbanek  
5608 Humelsine Drive  
Hudson, OH 44236



May 17, 2015

To the City of Hudson  
Variance Committee

To whom it may concern,

We are aware that our neighbors at 5674 Humelsine Drive have applied to add a single car, front facing garage to their home. We are in favor of this addition and do not see how it would detract from our neighborhood.

Thank you for your attention.

Sincerely,

Joseph & Christine Sikorski

Joseph and Christine Sikorski  
5645 Humelsine Drive  
Hudson, OH 44236



June 9, 2015

To the City of Hudson  
Variance Committee

To whom it may concern,

We are aware that our neighbors, Paige and Eric Mintz at 5674 Humelsine Drive, have applied to add a single car, front-facing garage to their existing home structure. We are in favor of this single car, front-facing garage addition, provided it will not negatively impact our neighborhood aesthetics and/or property value.

Please contact me with any questions. Thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to be "G. Garwood", with a stylized flourish at the end.

Gregory Garwood  
5618 Humelsine Drive  
Hudson, OH 44236  
330.671.4514





May 17, 2015

To the City of Hudson  
Variance Committee

To whom it may concern,

We are aware that our neighbors at 5674 Humelsine Drive have applied to add a single car, front facing garage to their home. We are in favor of this addition and do not see how it would detract from our neighborhood.

Thank you for your attention.

Sincerely,



Sylvia Himes  
5628 Humelsine Drive  
Hudson, OH 44236



May 17, 2015

To the City of Hudson  
Variance Committee

To whom it may concern,

We are aware that our neighbors at 5674 Humelsine Drive have applied to add a single car, front facing garage to their home. We are in favor of this addition and do not see how it would detract from our neighborhood.

Thank you for your attention.

Sincerely,



Gino and Mary Savarino  
2456 Cottager Drive  
Hudson, OH 44236



May 17, 2015

To the City of Hudson  
Variance Committee

To whom it may concern,

We are aware that our neighbors at 5674 Humelsine Drive have applied to add a single car, front facing garage to their home. We are in favor of this addition and do not see how it would detract from our neighborhood.

Thank you for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Pack", with a stylized, cursive script.

David Pack  
5659 Humelsine Drive  
Hudson, OH 44236



May 17, 2015

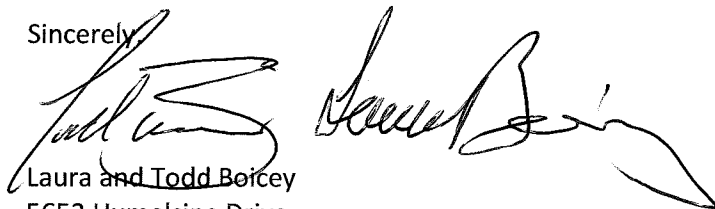
To the City of Hudson  
Variance Committee

To whom it may concern,

We are aware that our neighbors at 5674 Humelsine Drive have applied to add a single car, front facing garage to their home. We are in favor of this addition and do not see how it would detract from our neighborhood.

Thank you for your attention.

Sincerely,



Laura and Todd Boicey  
5652 Humelsine Drive  
Hudson, OH 44236

May 17, 2015

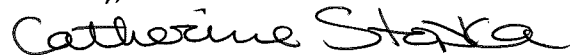
To the City of Hudson  
Variance Committee

To whom it may concern,

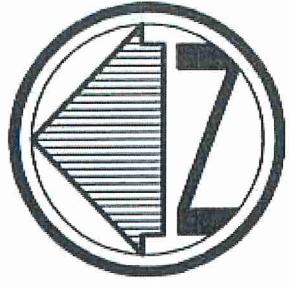
We are aware that our neighbors at 5674 Humelsine Drive have applied to add a single car, front facing garage to their home. We are in favor of this addition and do not see how it would detract from our neighborhood.

Thank you for your attention.

Sincerely,

A handwritten signature in black ink that reads "Catherine Stopka". The signature is written in a cursive, flowing style.

Cathy and Adam Stopka  
5666 Humelsine Drive  
Hudson, OH 44236



SCALE: 1"=50'

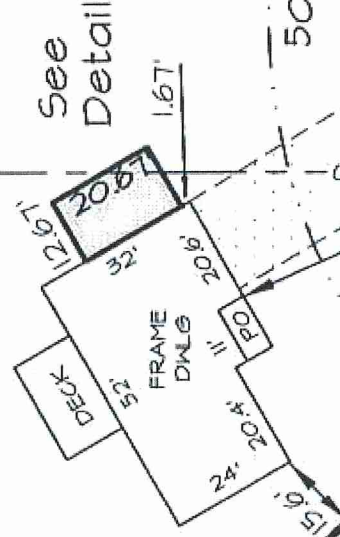
S 88°41'07" E  
178.70'

N 01°07'55" E  
50.00'

LOT 47

Proposed  
Addition  
262 SQ.FT.

60' SUN OIL  
PIPELINE EASEMENT



N 44°51'14" W  
218.10'

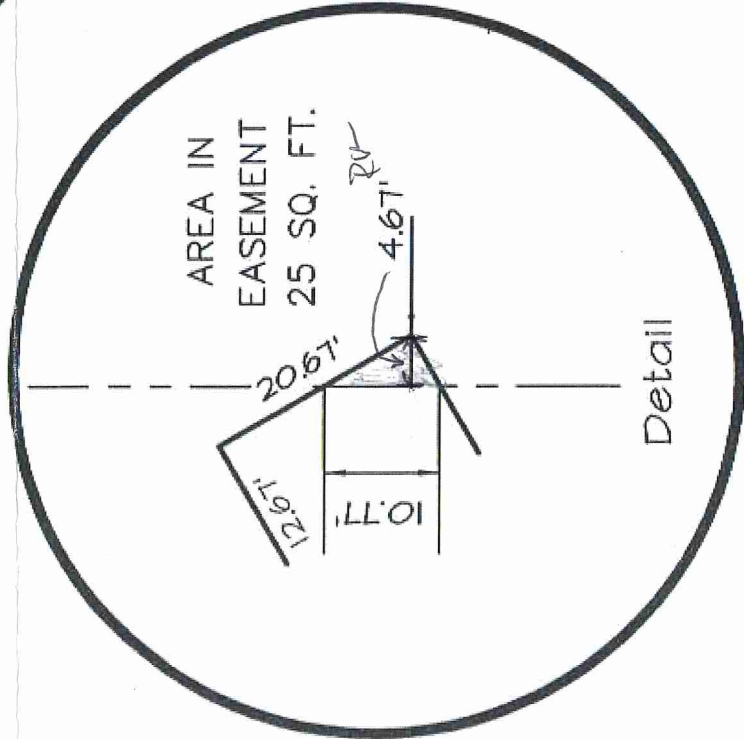
146.36'  
S 38°43'19" E  
87.68'  
S 29°12'05" W

50' B/L

CONCRETE

L=77.55'

HUMELSINE  
DRIVE 60'



### EXISTING CONDITIONS

5674 HUMELSINE DRIVE-MINTZ  
LOT 47-AARON NORTON EST.3 PB:122 PG.42  
CITY OF HUDSON-SUMMIT COUNTY-OHIO



CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying  
3485 Fortuna Drive Ste 100  
Akron, Ohio 44321  
(330) 945-4117

JOB NO.

CF136000

SHEET 1 OF 1



178.70'

Site Plan

Scale 1" = 20'

N

50'

LOT 47

85'

60' Sun Oil  
Pipeline Easement

Proposed Garage Addition

65'

Proposed  
Concrete Apron

146.36'

218.10'

20'  
1/2 Deck

44'

28'

15.6'

Covered  
Porch

66.3'

CONC  
DRIVE

16'

87.68'

Proposed Garage Addition For

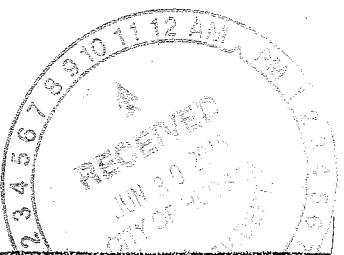
ERIC+Page Mintz

5674 Humelsine Dr.  
HUDSON, OH 44236

330-559-9269

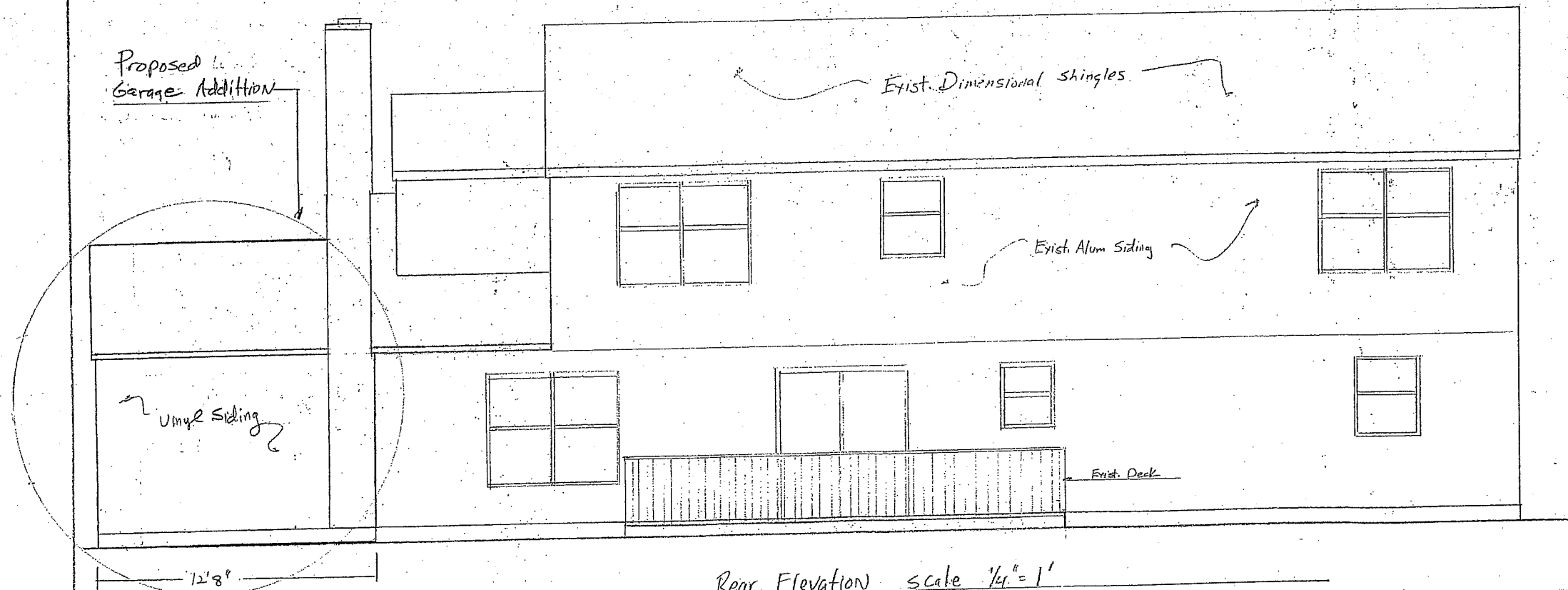
Parcel # 3004255

5674 Humelsine Dr.



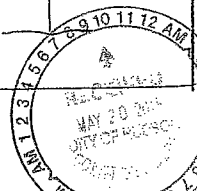


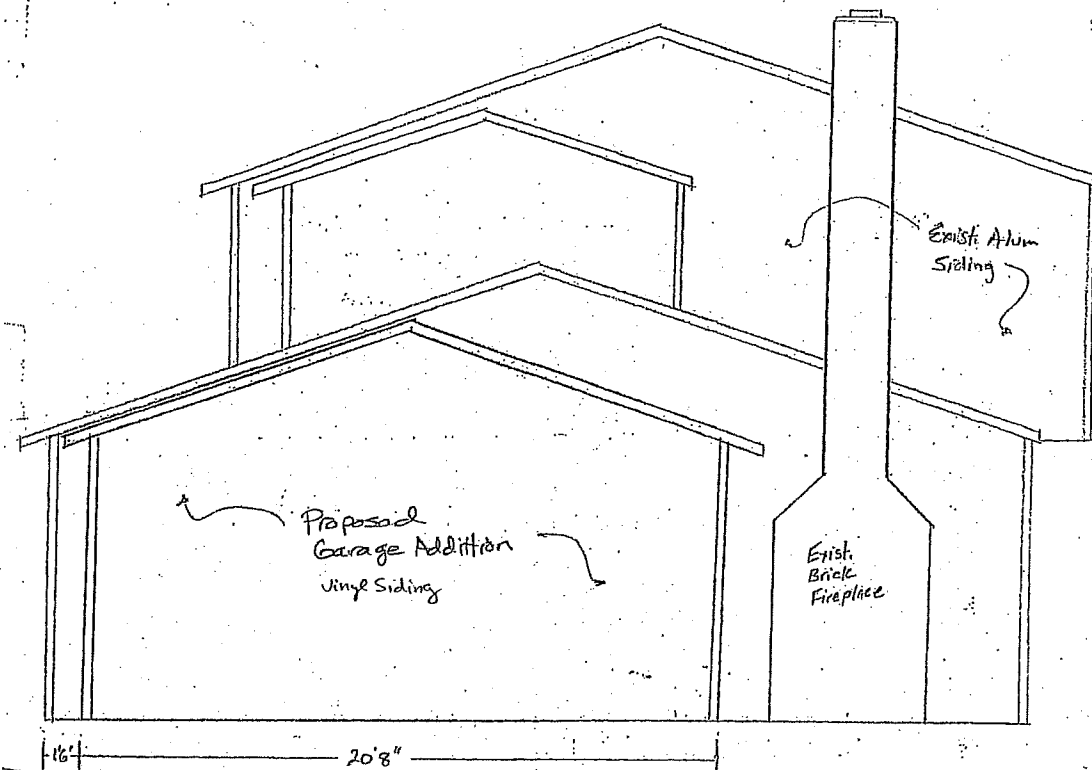
Front Elevation Scale  $\frac{1}{4}" = 1'$



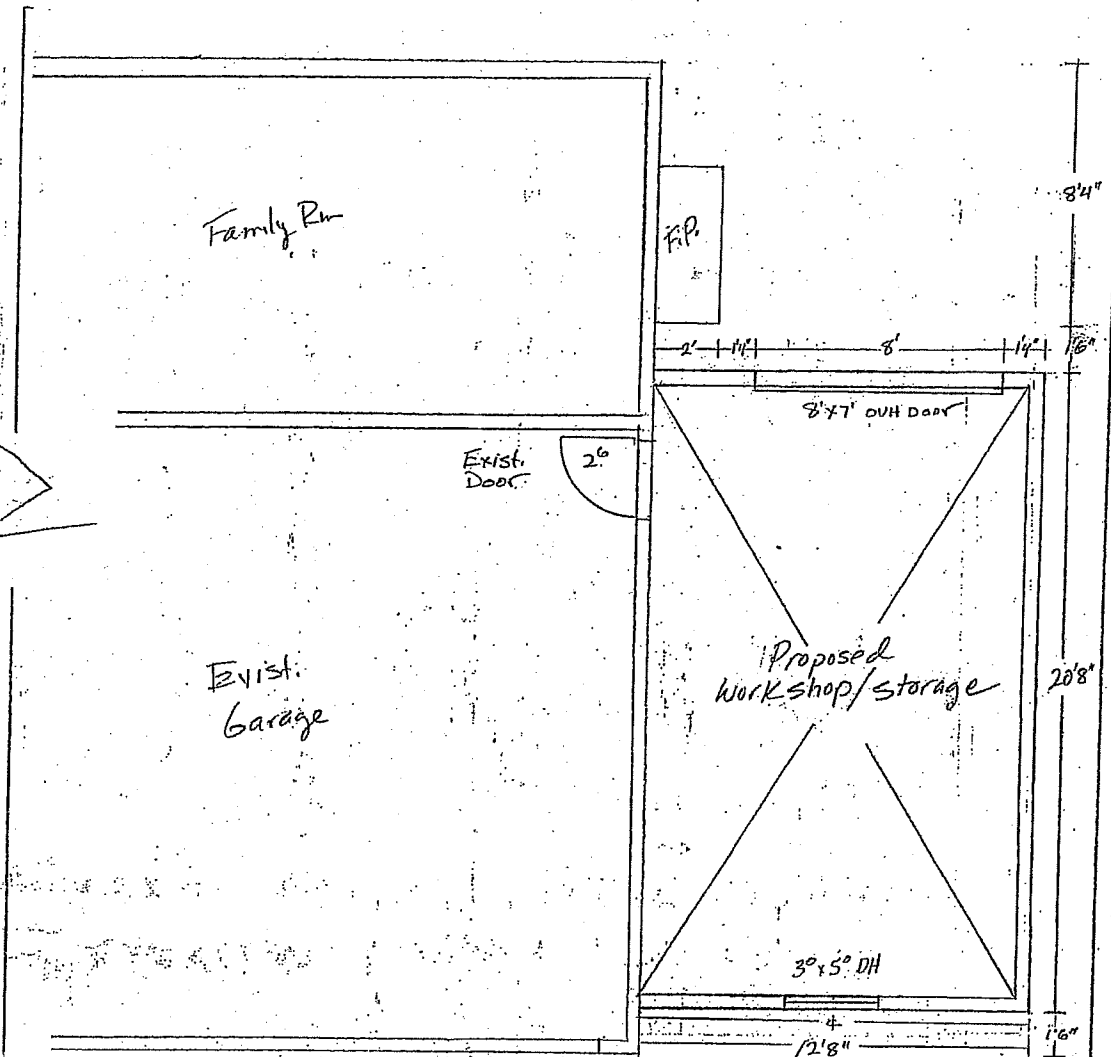
Rear Elevation Scale  $\frac{1}{4}" = 1'$

Proposed Garage Addition For  
 Eric & Paige Mintz  
 5674 Humelsine Dr  
 Hudson, OH 44136  
 Parcel # 3004255

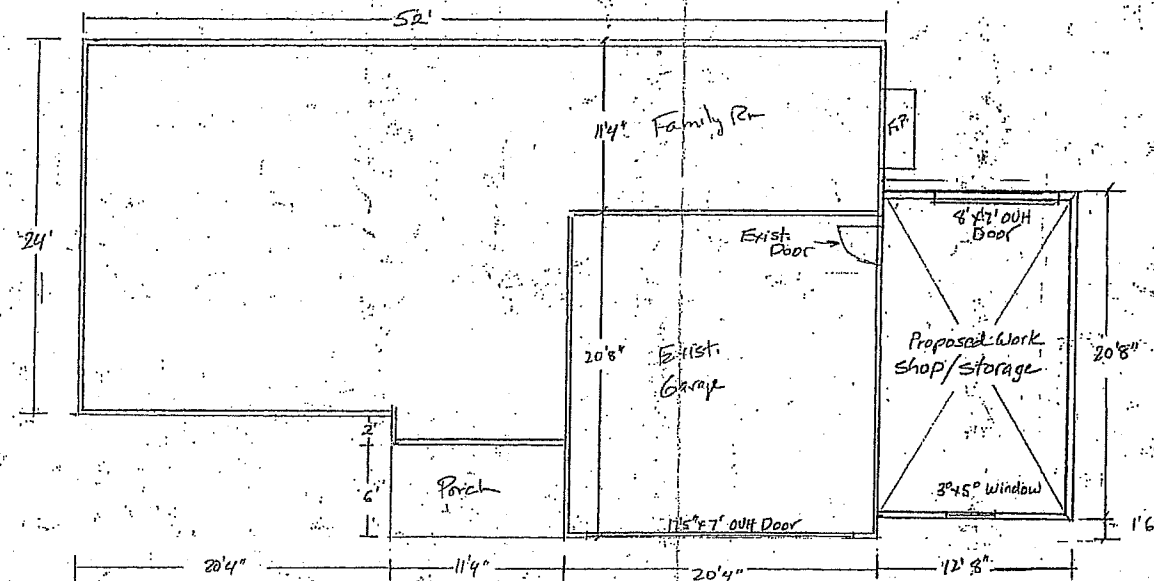




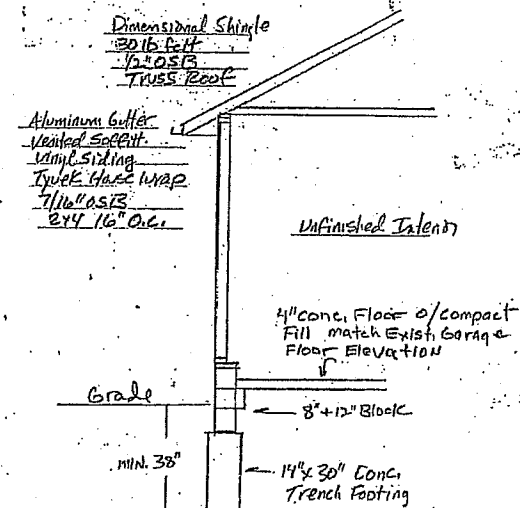
Right Side Elevation Scale 1/4" = 1'



Floor Plan Scale 1/4" = 1'



Entire First Floor Plan Scale 1/8" = 1'



Wall Section Scale 1/4" = 1'

Proposed Garage Addition For

Eric & Paige Mintz  
5674 Humelsine Dr.  
Hudson, OH 44236

