

— O H I O —  
**HUDSON**

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

DATE April 14, 2017

TO: Board of Zoning and Building Appeals for  
Meeting Date April 20, 2017

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

SUBJECT: **Appeals Docket 2017-08**

**Application**

Variances to allow construction of a house.

**Site**

Address: 2084 Ravenna Street  
District: 3-Outer Village Residential Neighborhood  
Applicants: Nicholas & Hashhoni Hisczak  
John Carse  
Owner: James A. and Pamela A. Johnson

**Adjacent**

| <u>Location</u> | <u>District</u> | <u>Use</u>                |
|-----------------|-----------------|---------------------------|
| North           | 3               | Single Family Residential |
| South           | 3               | Single Family Residential |
| East            | 2/3             | Single Family Residential |
| West            | 3               | Norfolk Southern Railroad |

**Comments**

The subject of this hearing is a request for variances 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 the City of Hudson Land Development Code, Section 1207.11(b)(1), "Adequate Public Facilities-General Standards-Water/Wastewater".



The subject property is approximately 6 acres in size located in District 3. The property is surrounded by single family homes on all sides. The Norfolk Southern Railroad is to the south of the property. The property surrounding this property and including this property has been in the family since the 1850's and the subject piece of property has been owned by James and Pamela Johnson since December 12, 2007. The request is to permit a water well and septic system to be available at the time of occupancy. Code requires all new development to use public utilities at the time of occupancy. The closest availability is located at S. Hayden Parkway, approximately 230 feet from the property as shown in red and blue on the attached city map. The applicant has submitted a complete review from Summit County Public Health indicating the property has received approval for a septic system. Mr. Carse, the applicant, has submitted total costs from two contractors estimating the cost for the sewer line to be \$75,650 and the water line to be \$46,500. The applicant has indicated the driveway will be moved over to the west 10 feet. Approximately 360 feet of the total 543-foot length of the driveway to the proposed house will be upgraded. Staff notes that there is a gas well and tank battery on the property in the south east corner that will share the driveway for access. The gas well and tank battery setbacks are shown on the proposed house location with respect to setbacks.

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

1. **March 23, 2017**-Application for BZBA and supplemental information of applicant's request.
2. Aerial of site including the closest location of the water (blue) and sanitary lines (red).
3. Summit County Public Health Site & Soil Evaluation application Approval.

Approval of the design of the house from the Architectural and Historic Board of Review will be required prior to the issuance of a zoning certificate.

cc: BZBA 2017-08  
Matthew Vazzana, Assistant City Solicitor  
John Carse  
Nicholas & Hashhoni Hisczak  
James A. and Pamela A. Johnson  
Beth Bigham, Council Liaison

Attachments



## BOARD OF ZONING AND BUILDING APPEALS APPLICATION

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 purposes(s):

(Please Circle Request) (2) "VARIANCE" "NONCONFORMING USE" "APPEAL"

Property Address: 208~~84~~ Ravenna Street Zoning District: R-3

Explanation of Requests and Justification:

Variance #1 For a Water Well vs. City Water <sup>+ Sewer</sup>  
 Variance #2 Use of a Flag Lot w/ 60' frontage  
 #3 Septic System on Site

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

Year Property Purchased: ~~2006~~ 2007

Sections(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 the application is approved, to verify conformance to requirements and conditions of such approval.

Applicant: Nicholas & Hashbani Hisczak Property Owner: James & Pamela Johnson

Address: 10135 Meadow Ridge Drive Address: 4636 Route 307 East  
Streetsboro, Ohio 44241 Geneva, Ohio 44041

Telephone 440-364-5777 Telephone: 440-813-5445

E-Mail: hahisczak@hotmail.com E-Mail: Keniseerv@hotmail.com

Applicant: state relationship (agent, attorney, contractor, other): Buyer

Applicant Signature: [Signature] Date: 5/23/2017

Property Owner Signature: [Signature] Date: 3-14-17  
Pamela L Johnson 3/14/17

(Staff use only)

Application No./Docket No. \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Date Received: 3/23/17 Fee Paid: 250.00 FEMA Floodplain CC 2017-08 Y N (Initials)



**BOARD OF ZONING AND BUILDING APPEALS (BZBA)**

**Application Supplemental Information**

Application for property located at:

2084 Ravenna Street.

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: Hudson will not allow  
The use of the lot without variances.  
We Have Septic approval from S.C.H.D.
- 2) The variance is (substantial/substantial) because: It is the minimum needed to  
use the lot.
  - a) Is the request the minimum amount necessary to make reasonable use of the property or structure(s)?  
yes
- 3) Would the essential character of the neighborhood be substantially altered? Explain: No
- a) Would adjoining properties be negatively impacted? NO
- b) Describe how the adjacent properties will not be affected: There already is a  
gas well access road in same location and future  
home will produce more taxes
- 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: City Water line  
is too far away.
- 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: Only use of Property
  - a) The circumstance leading to this request was not caused by current owner. It was caused by:  
Hudson Zoning Changed after Purchased in  
1946
  - b) List any special circumstances peculiar to the property/lot (i.e. exceptional irregularity, narrowness, shallowness or steepness) these circumstances are: Flag Lot.

Signature

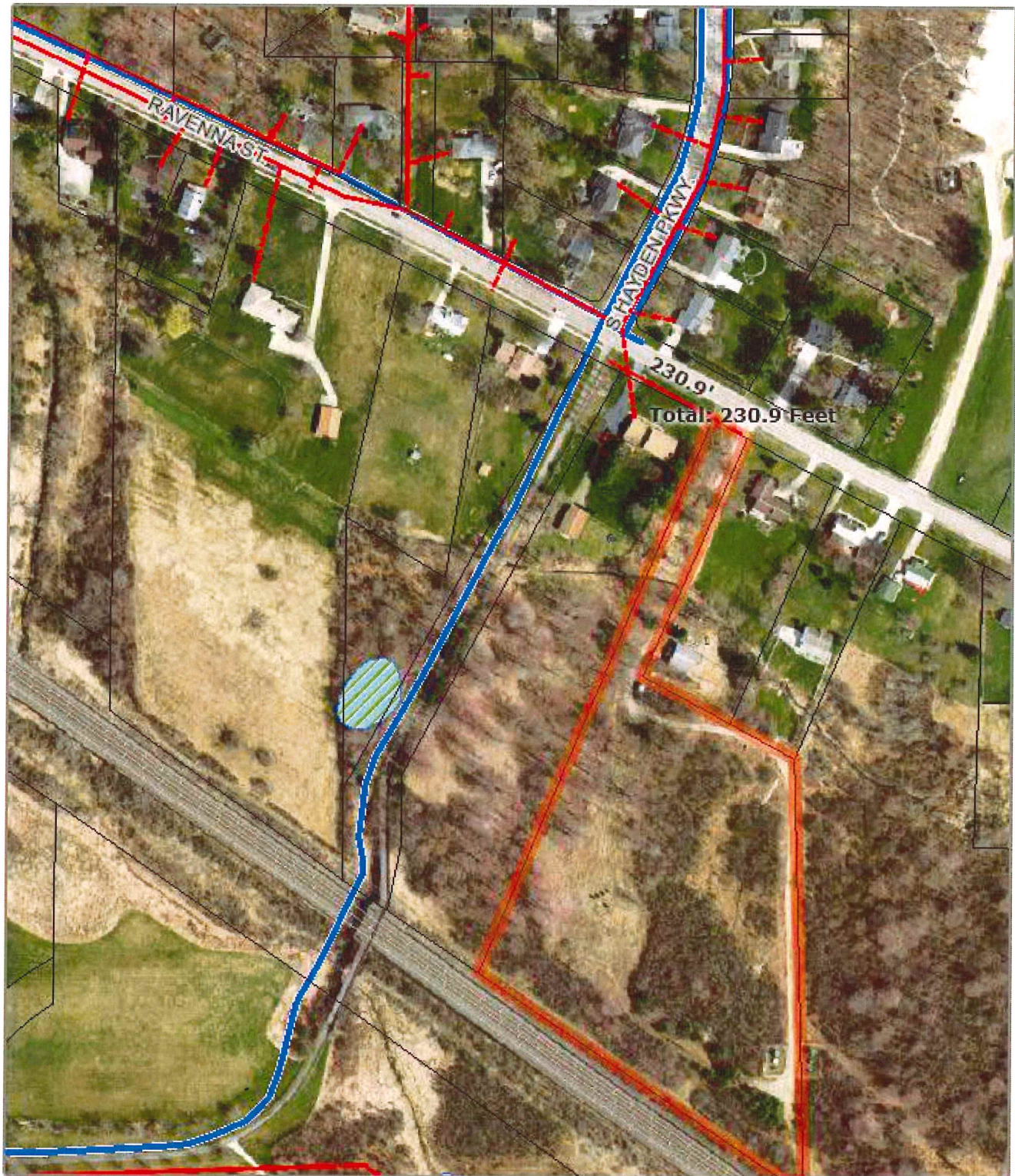
Pamela L Johnson

Date

3/14/17



City of Hudson, OH



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 = 219 feet  
3/24/2017



# New Driveway All



January 16, 2017



Disclaimer:  
The data displayed in this map are provided as a public service for informational purposes only. The County of Summit and its GIS staff, with reasonable care, have made every effort to assure the accuracy of the map and the data provided. However, we make no guarantee regarding the correctness, accuracy or completeness of the data. No information on this site is intended to serve as professional advice. Such information should be sought from a professional licensed to practice such profession in the State of Ohio. Moreover, the County of Summit and its GIS staff do not assume responsibility arising from the misuse or misinterpretations of the data. Users of the map accept all risk.



## Driveway update 2017 South End



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

February 18, 2017

- **Override 1**

Override 2  Override 3  Override 5  Parcels

0 0.004 0.008 0.016 mi

**Disclaimer:**  
The data displayed in this map are provided as a public service for informational purposes only. The County of Summit and its GIS staff, in whole or in part, make no effort to assure the accuracy of the map and the data provided. However, we make no guarantee as to the accuracy, correctness, accuracy or completeness of the data. No information on this site is intended to serve as professional advice (e.g., legal, medical, surveying, engineering, etc.) advice. Such professional advice should be sought from a State of Ohio licensed professional in the County of Summit and its GIS staff do not assume responsibility arising from the misuse or misinterpretations of the data. Users of the map accept all risk.



McMaster, Kris

---

**From:** John & Debbie Carse <carsereal@aol.com>  
**Sent:** Thursday, March 23, 2017 5:37 PM  
**To:** McMaster, Kris  
**Subject:** Water Lines & Sewer Lines near 2084 Ravenna  
**Attachments:** Water Lines at Front.pdf; Sewer Map.pdf; Distance from Ravenna to garage doors.pdf

Kris McMaster  
Hudson

The following is why we need the Variances for Well water ( About \$ 8,500.00 ) and Septic System ( \$18,000.00+ )

Two contractors said that any sanitary sewer line as shown would cost:

|                                |   |             |
|--------------------------------|---|-------------|
| 250' Sanitary Sewer x \$100.00 | = | \$25,000.00 |
| 1 Man Hole \$2,500.00          | = | 2,500.00    |
| Engineering & as Built         | = | 8,500.00    |
| Permits & Fees                 | = | 4,000.00    |
| Surveying                      | = | 3,500.00    |
| Grinder Pump                   | = | 10,000.00   |
| Trenching                      | = | 3,500.00    |
| Wiring                         | = | 650.00      |
| Sewer Total                    | = | 57,650.00   |

Same two contractors said the Water Line would cost:

|                        |   |             |
|------------------------|---|-------------|
| 225' 8" water main     | = | \$22,500.00 |
| Fire Hydrant           | = | \$ 2,500.00 |
| Engineering & as Built | = | 6,500.00    |
| Permits & Fees         | = | 4,000.00    |
| Line Valve             | = | 1,800.00    |
| Vault Box              | = | 2,000.00    |
| Trenching              | = | 3,500.00    |
| 1" Water line 550'     | = | 3,200.00    |
| Water Total            | = | 46,000.00   |

Any additional information please let me know.

Thank you Kris for all your help and suggestions

John J. Carse.



# SUMMIT COUNTY PUBLIC HEALTH

1867 West Market Street • Akron, Ohio 44313 • 330-926-5600 • Fax 330-923-6436

## SITE & SOIL EVALUATION APPLICATION

|  |   |                        |  |
|--|---|------------------------|--|
| Job Site Address: <b>2086 Ravenna Road</b>                   |   | Zip Code: <b>44236</b> | Parcel ID: <b>30-01415</b>                   |
| Parcel acreage: <b>5.9+ acres</b>                            | Parcel dimensions: <b>300' x 658' x 508' x 590'</b> |                        | Township/Village/City: <b>City of Hudson</b> |
| Applicant: <b>James Johnson</b>                              |   | Phone:                 |  |
| Mailing Address: <b>4636 Route 307 E, Geneva, Ohio 44041</b> |   |                        |  |

|  |               |
|--|---------------|
| <b>Site Review:</b>  | <b>FEE:</b>   |
| <input type="checkbox"/> Update for expired approval/Transfer of approval/Project or plan changes  | \$180         |
| <input checked="" type="checkbox"/> Lot Evaluation: Review of an existing parcel and completed soil evaluation paperwork to determine the ability to support the installation of a STS in compliance with OAC 3701-29  | \$430         |
| <input type="checkbox"/> Minor lot split: Review of completed soil evaluation paperwork and proposal to subdivide an existing parcel into five or less building lots using a STS in compliance with code. I certify that citing a STS on the proposed lot(s) will not violate the prohibitions in the Environmental Health Code, SCHD. | \$430 per lot |
| <input type="checkbox"/> Major Subdivision Review: Review of a proposal to develop more than five building lots using STS in compliance with code. An individual lot evaluation will also be necessary prior to individual lot approval.   | See Staff     |
| <input type="checkbox"/> Replacement Evaluation: Review of completed soil evaluation for the replacement of a STS or major STS components.   | \$120         |
| <input type="checkbox"/> Type 2,3, or 4 GWRS: Review of proposed system siting and completed soil evaluation   |               |
| <input type="checkbox"/> Type 1 GWRS: Review of completed soil evaluation and citing of system   | \$60          |
| <b>Soil Evaluation:</b>  | <b>FEE:</b>   |
| <input checked="" type="checkbox"/> Lot Evaluation   | \$240         |
| <input type="checkbox"/> Replacement HSTS or SFOSTS  | \$60          |
| <input type="checkbox"/> Type 3 or 4 GWRS  | \$180         |

|  |  |
|--|--|
| <b>Proposed Project Information:</b>   |  |
| <input checked="" type="checkbox"/> One-Family   | Total number of bedrooms: <b>4</b> . The design of the HSTS for the proposed project is based in part on the potential occupancy of the dwelling. <u>A bedroom</u> is any room that can practically be used as a bedroom including a home office, den, library, etc. Square footage of the dwelling unit <b>2450</b> . |
| <input type="checkbox"/> Two-Family  |  |
| <input type="checkbox"/> Three-Family  |  |
| <input type="checkbox"/> SFOSTS  | For Small Flow Onsite STS (SFOSTS) include detail project information.   |
| <input type="checkbox"/> Size & type of dwelling has not yet been determined, evaluation request is only for general suitability of the parcel.  |  |
| Water Source: <input type="checkbox"/> "City" water <input checked="" type="checkbox"/> Private Water System ( <input checked="" type="checkbox"/> Well <input type="checkbox"/> Cistern <input type="checkbox"/> Hauled Water Storage Tank <input type="checkbox"/> Spring)   |  |
| I understand that any approval or disapproval issued by the Health District is based on the information I have provided. I further understand that <i>any change in this information may result in voiding approval made by this Department</i> . Transfer of application and/or review of project changes are subject to a fee. See additional instruction on the reverse side of this form. Application fee is non-refundable! |  |
| Signature of Applicant: <i>[Signature]</i>   | Date: <b>8-30-2016</b>   |

|   |  |
|---|--|
| <b>Health District Use Below This Line:</b>   |  |
| <i>(valid for 1 year):</i> <input checked="" type="checkbox"/> See approved stamped site plan. <input type="checkbox"/> Soils data attached   |  |
| <input type="checkbox"/> The parcel is <u>approved</u> for the proposed project submitted with this application and meets the <u>minimum</u> requirements.  |  |
| <input checked="" type="checkbox"/> A specific project has not been proposed, but the parcel appears to be capable of supporting a project with a design flow of <b>480</b> gallons of wastewater flow per day. While this approval may be adequate for lot split requirements, it is <u>not</u> suitable for zoning & building permits. A final project approval requires an update application and fee. |  |
| <input type="checkbox"/> A soil absorption system is not feasible for this lot due to unsuitable soils and/or inadequate area, see attached letter and NPDES application for details on obtaining a authorization from Ohio EPA to discharge and then a SCHD permit.  |  |
| <input type="checkbox"/> <b>DISAPPROVED:</b>  |  |
| <input type="checkbox"/> Application is incomplete or inaccurate, see notes and reapply. <input type="checkbox"/> Proposed project does not meet code requirements  |  |
| <div style="display: flex; justify-content: space-between;"> <div> <b>NOTES:</b> <i>Not approved for a 4 bedroom home. Detailed plans must be submitted for project approval</i><br/> <i>[Signature]</i><br/> Inspector's Signature: </div> <div> Date: <b>9/9/16</b> </div> </div>   |  |
| Site visit date(s): <b>9/8/16</b>   | <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check #: <b>2947</b> <b>9-2-16</b> <b>SC</b><br>Date received: |

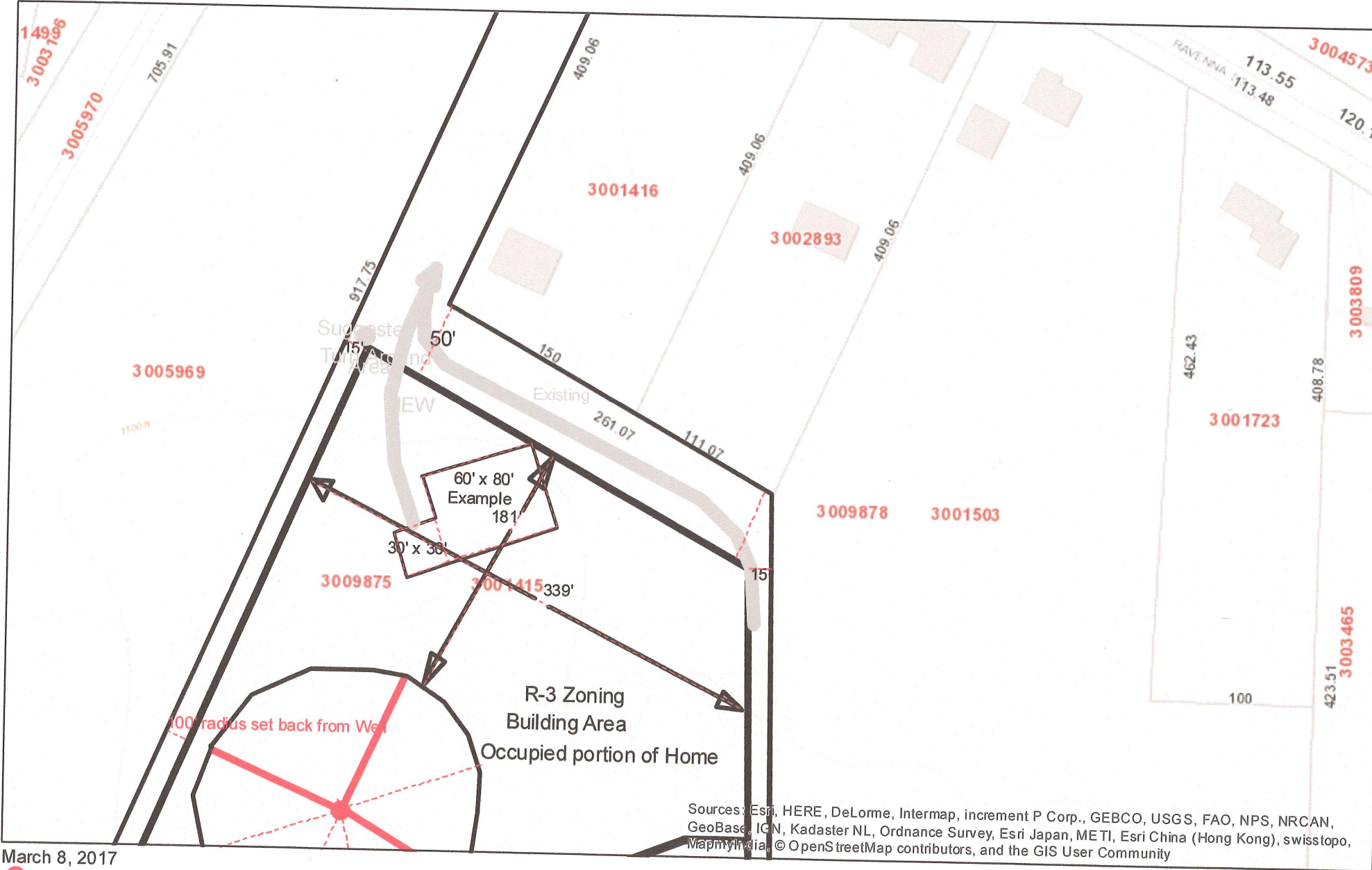
**Approval means that the proposed project appears to be *feasible* for the siting of a STS or GWRS. A design plan must be submitted for review prior to project approval or issuance of a permit to install or alter. **THIS DOCUMENT IS NOT A PERMIT****

**46070**

*[Signature]*

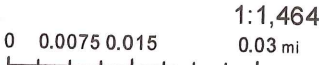


Building Area for 3001415



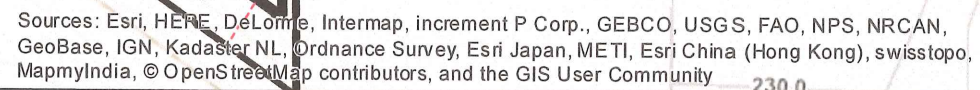
- March 8, 2017
- Override 1
  - Override 2
  - Override 3
  - Override 4
  - Override 5
  - Override 6
  - Override 7
  - Override 8
  - Override 9
  - Override 10

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, Mapbox, © OpenStreetMap contributors, and the GIS User Community



Disclaimer:  
The data displayed in this map are provided as a public service for informational purposes only. The County of Summit and its GIS staff, with reasonable care, have made every effort to assure the accuracy of the map and the data provided. However, we make no guarantee as to the correctness, accuracy or completeness of the data. No information on this site is intended to serve as professional advice (e.g., legal, medical, surveying, engineering, etc.) or a device. Such information should be sought from a professional licensed to practice such profession in the State of Ohio. Moreover, the County of Summit and its GIS staff do not assume responsibility arising from the misuse or misinterpretations of the data. Users of the map accept all risk.

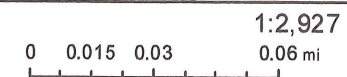




 Override 1
  Override 2
  Override 5
  Parcels

 Override 2
  Override 3
  Override 6

 Override 1
  Override 4
  Override 7



**Disclaimer:**  
The data displayed in this map are provided as a public service for informational purposes only. The County of Summit and its GIS staff, with or without the aid of third parties, have made every effort to ensure the accuracy of the data and the data displayed on this map. However, the County of Summit does not warrant the correctness, accuracy or completeness of the data. No information on this site is intended to serve as professional advice in legal, medical, surveying, engineering, etc., advice. Such information should be sought from a professional licensed to practice such profession in the State of Ohio. Moreover, the County of Summit and its GIS staff do not assume responsibility for any errors or misstatements or misinterpretations of the data. Users of the map accept all risk.



