



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

REPORT

DATE August 11, 2017

TO: Board of Zoning and Building Appeals for
Meeting Date August 17, 2017

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

SUBJECT: **Appeals Docket 2017-15**

Application

Variance to allow construction of a new house with a water well.

Site

Address: 7321 Darrow Road
District: 1-Suburban Residential Neighborhood
Applicant: William Gotts
Owner: Hudson Lake Forest 6 LLC

Adjacent

<u>Location</u>	<u>District</u>	<u>Use</u>
North	1	Single Family Residential
South	1	Darrow Park
East	1	Darrow Park
West	2	Single Family Residential

Comments

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

The subject property is located in District 1. To the north, east and west are single family homes. To the south is Darrow Park. The existing house on the property was built in 1870. The property owners purchased the property in July of 2017. The owners are proposing to demolish the existing house on the property and construct a new home. The owner has indicated that the existing home on the property has a water well that they would like to maintain as their water source to the property. Code requires any new development to use public utilities. The applicant has submitted an estimate provided by WCGOTTS Holdings, LLC. to extend a water line along Darrow Road to connect to the available water line at Herrick Park Drive, for a estimated cost of \$32,632. Staff requested Assistant City Engineer, Bradley Kosco to review the estimated cost for installation of a water line. Mr. Kosco replied by an e-mail that in his opinion the cost estimate would be in the more "realistic" range of \$350,000-\$400,000 to extend an 8" water main and would be higher to install a 16" water main. This would be a much greater cost difference than the estimated \$32,632.

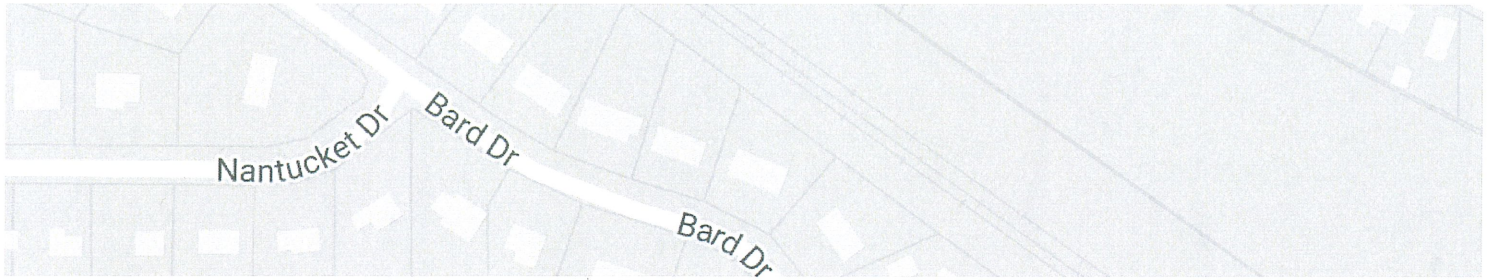
The following documents regarding the property are attached for your review:

1. **July 19, 2017**-Application for BZBA and supplemental information of applicant's request.
2. **Aerial of site.**
3. **Site plan.**
4. **Photographs.**
5. **Cost of estimate from WCGOTTS Holding, LLC.**
6. **August 9, 2017**-E-mail from Brad Kosco, Assistant City Engineer.

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

cc: BZBA 2017-15
Matthew Vazzana, Assistant City Attorney
William Gotts
Hudson Lake Forest 6 LLC
Beth Bigham, Council Liaison

Attachments



Applicant

William Gotts

☎ 440-836-2431

@ wcgotts@gmail.c...

56 Lake Forest Dr

Hudson, OH

441236

Location

7321 DARROW RD , Hudson, OH

Ward 4

Owner

District 1

HUDSONLAKEFOREST6 LLC

8950 Cypress Waters Blvd

Coppell, TX 75019

Applicant and Property Owner Information

Applicant Relationship to Property Owner: *

Property Owner

Property Owner's E-Mail: *

wcgotts@gmail.com

Company Name: *

HUDSONLAKEFOREST6, LLC

Type of Hearing Request

Type of Request: *

Year Property Purchased *

Variance

2017

Code Required Set-Back (please indicate feet, s.f. or height) * ⓘ

not applicable

Requested Variance (please indicate the amount of the variance in feet, s.f. or height) * ⓘ

Requesting to maintain current well water on property.

Resulting Set-Back (please indicate feet, s.f. or height) * ⓘ

Not applicable

Explanation of Request and Justification: *

Requesting a variance to maintain current well water on property as city/county public water is not available. This variance is being requested to allow a new construction home to be built on property. Variance is for water only as we would tie into public sewer available at the street.

Supplemental Information for Determining Practical Difficulty

The property in question will yield a reasonable return and there can be a beneficial use of the property with the variance because: *

The variance would provide the only water source for the new home.

The variance is

substantial

Describe why the variance is substantial or insubstantial *

Well water is the only option at this property location.

Explain why the request is the minimum amount necessary to make reasonable use of the property or structure(s): *

Well water is all that is available at this property location.

Would the essential character of the neighborhood be substantially altered? *

no

Would adjoining properties be negatively impacted? *

no

Describe how the adjacent properties will not be affected. *

We would simply be maintaining the existing well that is already on the property for a water source.

Will this request adversely affect public services (mail, water, sewer, safety services, etc.)

no

The situation cannot be feasibly solved by means other than a variance. Explain: *

City water is not available at the street or nearby streets.

The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Explain below:

?

The circumstance leading to this request was not caused by current owner. It was caused by: *

New construction building codes

7/20/2017

List any special circumstances particular to the property/lot (i.e.: exceptional irregularity, narrowness, shallowness or steepness) these circumstances are: *

?

Public Meeting Information

Meeting Date *

08/17/2017

Person representing Property Owner at Public Meeting *

William Gotts

The property owner has acknowledged and agreed that the above representative can speak on their behalf at the public hearing. *

✓

By checking this box, I do hereby certify that the information to the City of Hudson in and with this application is true and accurate and consents 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. I acknowledge that City reviews or approvals do not absolve the subject property from deed restrictions, easements, or homeowner association covenants, restrictions, or regulations regarding structures and uses on the property. *

✓

Internal

Company Name

Variances

Meeting Date

District

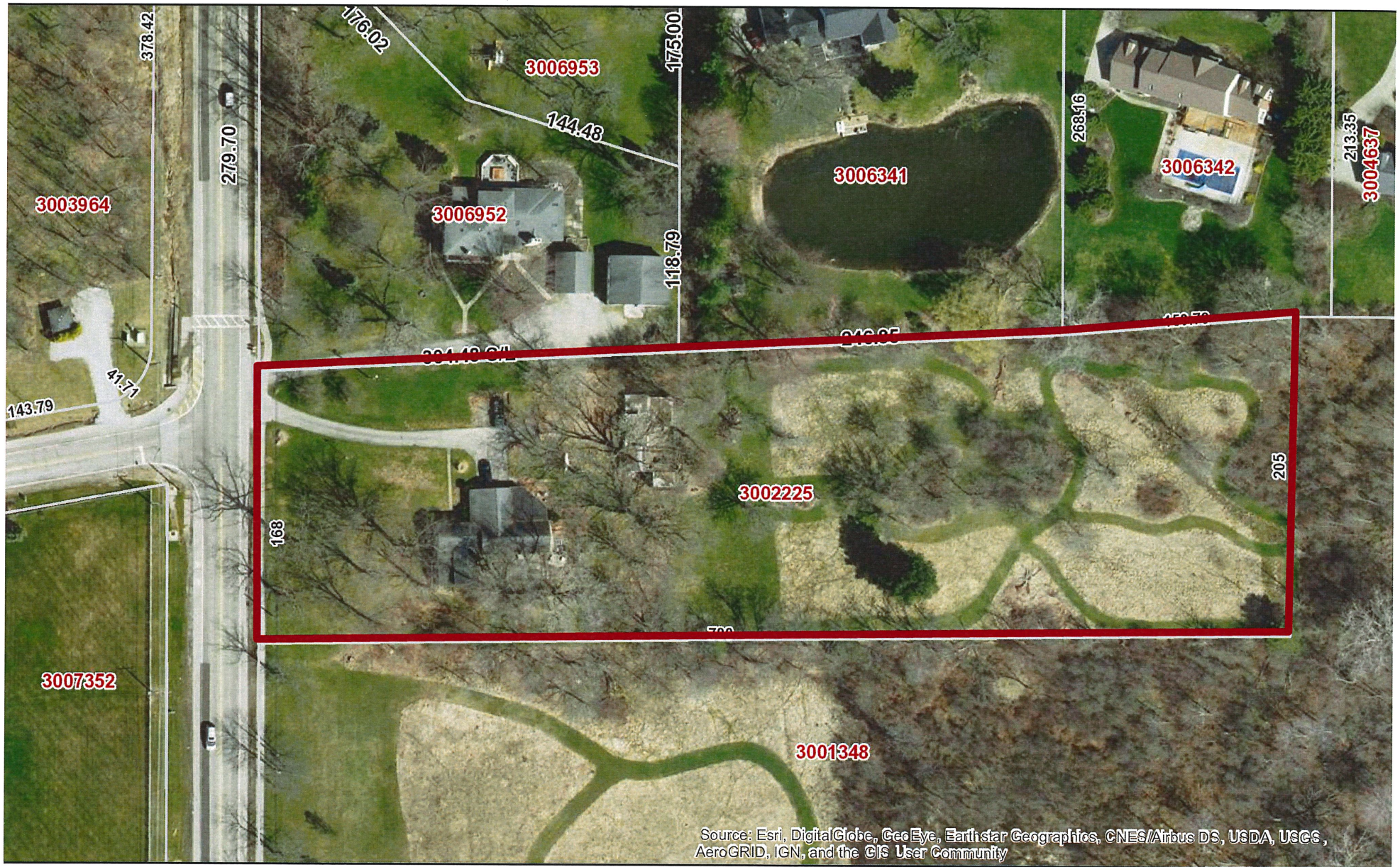
City of Hudson, OH



Owner Name	Hudsonlakeforest6 Llc	Legal Description	LOT 86 E OF DARROW RD 3.000A	
Site Address	7321 DARROW RD	Area	2.87	
Parcel ID	3002225	Council Ward	Ward 4	
Owner Address	56 LAKE FROEST DR	Water Provider	Well Water	
Owner City	HUDSON	Sewer Provider	Septic System	
Owner State	OH	Electric Provider	City of Hudson	
Owner ZIP	44236	Water Rate	Akron Water District	
Phone		Water Tap	Akron Water District	

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 = 169 feet
7/21/2017



July 7, 2017

Selected Parcel
 Attribute Selection
 Parcel Labels
 Parcels

0 0.0075 0.015 0.03 mi
 1:1,397



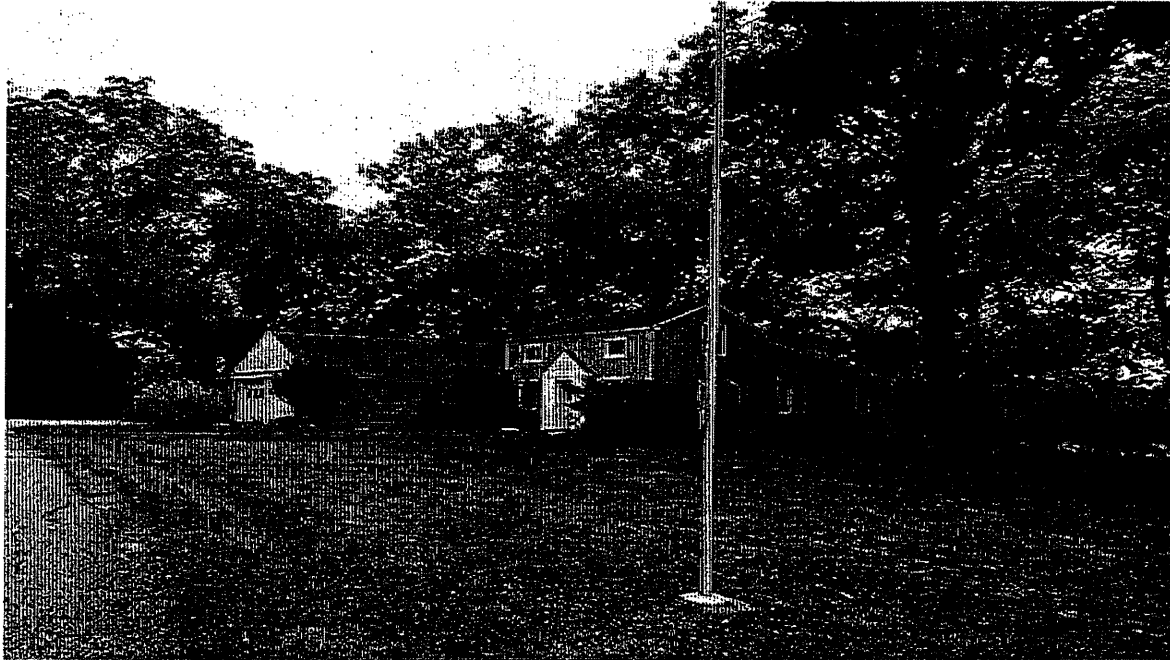
Disclaimer:
 The data displayed in this map are provided as a public service for informational purposes only. The County of Summit and its staff have made every effort to assure the accuracy of the map and the data provided. However, we make no guarantee regarding the correctness, accuracy or completeness of the information. No information on this site is intended to serve as a substitute for professional (i.e., 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 the misuse or misinterpretations of the data. Use the map at your own risk.



CAMPBELL &
ASSOCIATES, INC.
Land Surveying

(330) 945-4117
Fax: (330) 945-4140
3485 Fortuna Drive
Suite 100
Akron, OH 44312
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



Made for and at the instance of N/A and/or Ohio Real Title Agency

Street Address: 7321 Darrow Road, Hudson, Ohio

New Owner: Hudson Lake Forest 6, LLC

Present Owner: Nationstar

Client Order No: 72584

Date: July 05, 2017

This is to declare, that on July 5, 2017 we made an inspection of the premises standing in the name of Nationstar situated at City of Hudson, County of Summit, State of Ohio, and at the time of such inspection we found no one available.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:

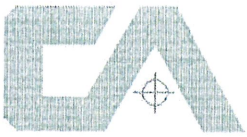
None Apparent

2. Disputed boundaries and encroachments:

None Apparent

3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:

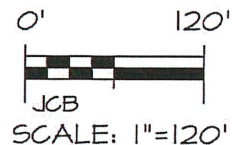
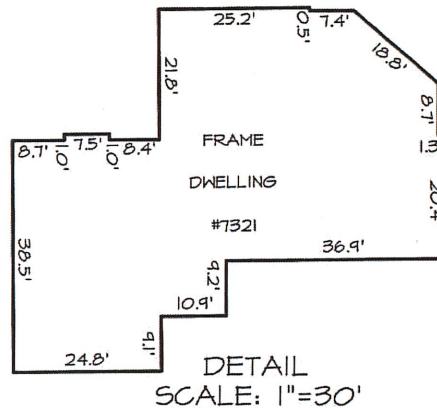
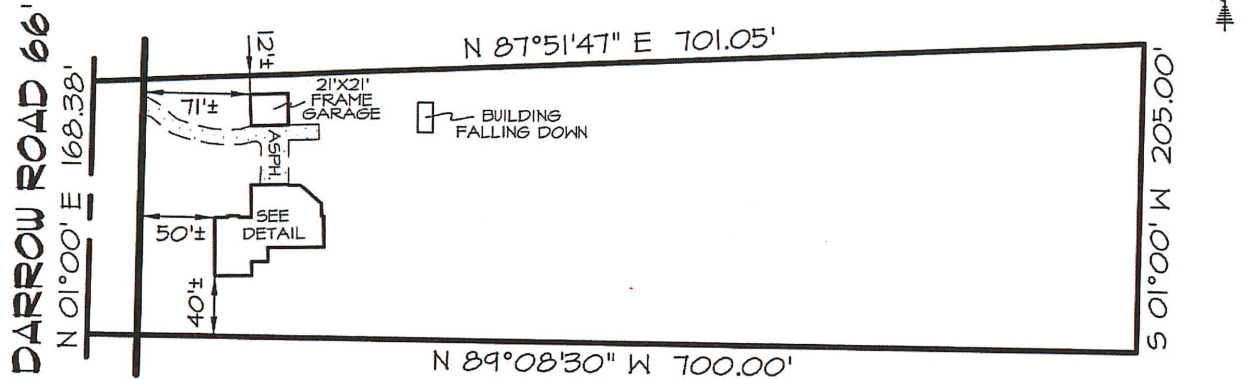
None Apparent



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<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



Note: Building ties $\pm 2.0'$

Address 7321 Darrow Road

State of Ohio, County of Summit

City of Hudson, Ohio

New Owner Hudson Lake Forest 6, LLC

Part of Lot 86 in Hudson Twp.

Plat Book:

Client Order No. 72584

Date July 5, 2017

Present Owner Nationstar

C & A Order No.
CF177880

This is to certify to N/A and/or Ohio Real Title Agency

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Daniel J. Cook















INVOICE

Date: July 31, 2017

Invoice # 201-9-1

WCGOTTS Holdings LLC

PO Box 854

Hudson, OH 44236

440-836-2431

[E-mail address]

TO HUDSONLAKEFOREST6, LLC.

7321 Darrow Road

Hudson, OH 44236

	CONTACT		DUE DATE
	Project Manager		Net 60 days

QTY	DESCRIPTION		LINE TOTAL
(1)	SCOPE:		
	Tie into city water where available.		
	Estimated distance 1,256 feet		
	ADVANCED IRRIGATION SYSTEMS (Mike)		
	Underground bore fee	\$22 per foot	\$27,632.00
	Tie-in fee		\$5,000
	TERMS:		
	50% deposit		
	Balance due 60 days		
TOTAL			\$32,632.00

McMaster, Kris

From: McMaster, Kris
Sent: Wednesday, August 9, 2017 9:07 AM
To: McMaster, Kris
Subject: FW: 7321_Darrow_-_Estimate_for_city_water_tie-in_Mon_Jul_31_2017_08-39-50_GMT-0400_(EDT) (1).pdf

From: Kosco, Bradley
Sent: Wednesday, August 9, 2017 8:56 AM
To: McMaster, Kris <kmcmaster@hudson.oh.us>
Subject: RE: 7321_Darrow_-_Estimate_for_city_water_tie-in_Mon_Jul_31_2017_08-39-50_GMT-0400_(EDT) (1).pdf

Kris,

Conservatively, the cost to extend an 8" water main from Herrick Park Drive to the parcel is =

1,263 feet x \$300/LF (includes design, construction, legal fees, etc) = \$378,900.

An estimate in the range of \$350,000 - \$400,000 is more reasonable cost to extend an 8" water main. If a 16" water main would be required, the estimate could be more. This is a more realistic estimate than the \$32,600+ estimate provided by the applicant.

Let me know if you need anything else.

Brad Kosco, P.E., P.S.
Assistant City Engineer
City of Hudson Engineering Dept.
115 Executive Parkway, Suite 400
Hudson, OH 44236
PH: 330.342.1770
FX: 330.342.8414
EMAIL: bkosco@hudson.oh.us