



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 2017-14**

Application

Variances to allow an addition, wall and gate.

Site

Address: 147 Hudson Street
District: 3-Outer Village Residential Neighborhood
Applicant: Rick Hawksley, Architect
Owner: RLR Investment Partners, LLC.

Adjacent

<u>Location</u>	<u>District</u>	<u>Use</u>
North	3	Western Reserve Academy Playing Fields
South	4	Single Family Residential- Historic District
East	3	Single Family Residential
West	3	Single Family Residential

Comments

The subject of this hearing is the request for the following: 1] 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 subject property is located in District 3. The property is surrounded by single family residential homes to the east, south and west. To the north is Western Reserve Academy playing fields. The house was built in 1920 and the owners purchased the home October 11, 2016. The property owners are proposing to add an addition for a first-floor master suite and living room to the north and east side of the house. The existing 733 square foot detached garage, 50 feet in length, is a non-conforming accessory structure due to its zero setback at the west property line. It has a small covered breezeway with an arched opening connecting it to the house. The existing tandem garage will be remodeled into a 542-square foot two-story, two-car garage with front-entry garage doors and connected to the new two-story addition. The existing outdoor courtyard with the driveway to the garage will remain with the proposal of a six (6) foot brick wall, thirty-two (32) feet in length and a six foot, 8-inch (6' 8") brick pier post with a gate in lieu of the existing 6 foot 8-inch (6' 8") side wall of the garage and roof. (See attached elevations and floorplan.) This modification results in the garage becoming an addition to the house, the principal structure, and will no longer be an accessory structure garage. By connecting the garage to the house a side yard setback of 15 feet is required and therefore the subject of the variances numbers 2, 3, and 4 above. The architect has indicated the lot is 66 feet wide, where adjacent lots are wider. This narrow width limits the property owner's ability to improve the property to meet today's living needs and match the character of the neighborhood. The existing tandem garage configuration is not practical and the proposed design configuration with a front entry garage door is the only way the applicant says the plan can work to meet the property owner's needs.

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

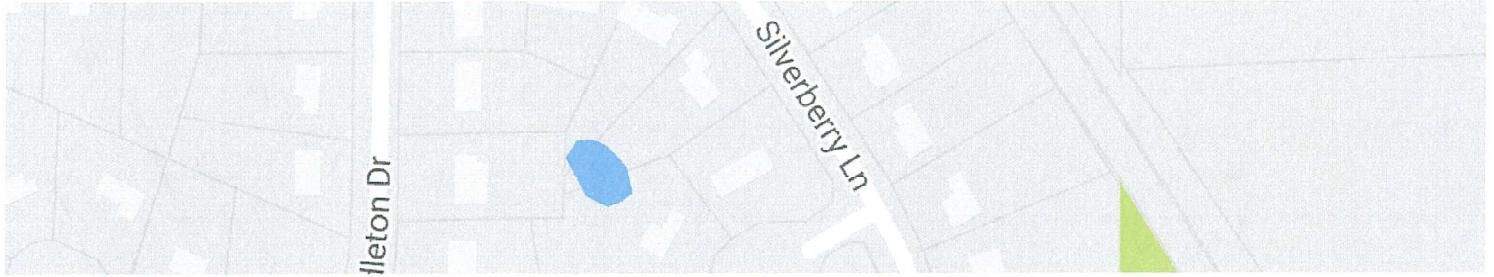
1. **July 19, 2017-Application for BZBA and supplemental information of applicant's request.**
2. **Aerial of site.**
3. **Boundary Survey.**
4. **Site plan and elevations.**
5. **Photographs.**

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The applicant had an informal design review with the Architectural Historic Board of Review to discuss any potential design concerns. The reaction of AHBOR has been generally positive to date. Formal review and approval of the design for the addition, wall and gate from the Architectural and Historic Board of Review will be required prior to the issuance of a zoning certificate.

cc: BZBA 2017-14
Matthew Vazzana, Assistant City Attorney
Rick Hawksley, Architect
RLR Investment Partners, LLC.
Beth Bigham, Council Liaison

Attachments



Applicant

Rick Hawksley

☎ 330-715-2354

@ rick@hawksley.org

Location

147 HUDSON ST , Hudson, OH

Ward 1

Owner 

RLR INVESTMENT PARTNERS LLC

Applicant and Property Owner Information

Applicant Relationship to Property Owner: *

Architect

Property Owner's E-Mail: *

architects email (rick@hawksley.org)

Company Name: *

Rick Hawksley Architect

Type of Hearing Request

Type of Request: *

Variance

Year Property Purchased *

2017

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

Fifteen Feet

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

6 Feet on the east, 15 feet on the west Replacing existing Front Facing connected One Car, One story Garage with Front Facing two car, 1-½ Story garage/studio attached to house, set back 33' from front facade. Current garage is 733 SF, proposed garage 542 SF Installation of 32' of 6 foot high brick privacy wall and 6'8" gate pier in lieu of existing 6'-8" side wall of garage.

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

9 Feet on the east (assuming 8" overhang) 0 Feet on West due to fact that the garage is currently on the lot line Front facing garage is an architectural standard. 2'-8" Variance for Post, 2'-0" Variance for Wall.

Explanation of Request and Justification: *

1. We are requesting an east side yard variance to construct a master suite and living room addition to the rear (north) side of the residence.
2. We are also requesting that the existing zero lot line one car wide, three car long stacked garage be replaced with a standard two car garage and a masonry wall. This creates a courtyard and maneuverability so that there is not a stacked condition.
3. We need the variances due to the narrow width of the lot relative to adjacent lots. This lot was included in a zoning district designed for much wider lots. (66 versus 150 feet) The lot is therefore of much greater value than the size of the house justifies. The current garage configuration is not practical and this design solution is the only way we can make it work. Compliance with the setback for attached garages in the current district prohibits the practical use of this building for a modern dwelling. The front facing exclusion makes this solution non compliant with the architectural standards. Initial discussion with the architectural review board was favorable towards this solution.

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: *

It will allow the development of a first floor master suite and a living room adequate for today's needs, as well as a climate protected two car garage that will significantly reduce the problems with the stacked garage and driveway.

The variance is

insubstantial

Describe why the variance is substantial or insubstantial *

It is insubstantial because this historic property frontage is an anomaly in its district, and the resulting setbacks are appropriate the lot width. The current West garage sits on the property line and the proposed replacement will in total, have less area of wall and roof against the adjoining property. Furthermore, the adjacent properties to both the east and west have substantial landscape buffers.

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

1. The only practical way to create a reasonable living space is to push the master suite to the east.
- 2.

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. *

This property is screened by heavy landscaping from both neighbors. The western neighbors living space is a great distance from the property line.

The Eastern neighbors dwelling is currently 12 feet from the property line, so with the combined resulting setbacks the houses will be approximately 21 feet apart. In the historic district, houses are by code 16 feet apart, and many are much closer. Primary outdoor activity areas of both homes are not in the side yard areas.

7/20/2017

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: *

Putting the garage in a code compliant location would be in the middle of the rear of the property, diminishing any potential for a living space that captures the view of this property. Putting the addition in a code compliant location would impact the connection of primary living space.

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

The zoning code is designed to preserve neighborhood character and assure orderly development. This variance would allow the development of a first floor plan more in keeping with the neighboring properties

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

This property is an outlier on its street, with most lots being 100 feet or more. It really should have been placed in district 4, which ends two houses to the west, due to its historic date and character. Lots in district 4 have an 8 foot side yard setback requirement from the principle residence.

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

It is a narrow lot, the one to the west is 114 feet wide, the one to the east 150 feet wide.

Public Meeting Information

Meeting Date *

08/17/2017

Person representing Property Owner at Public Meeting *

Rick Hawksley Architect

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

✓

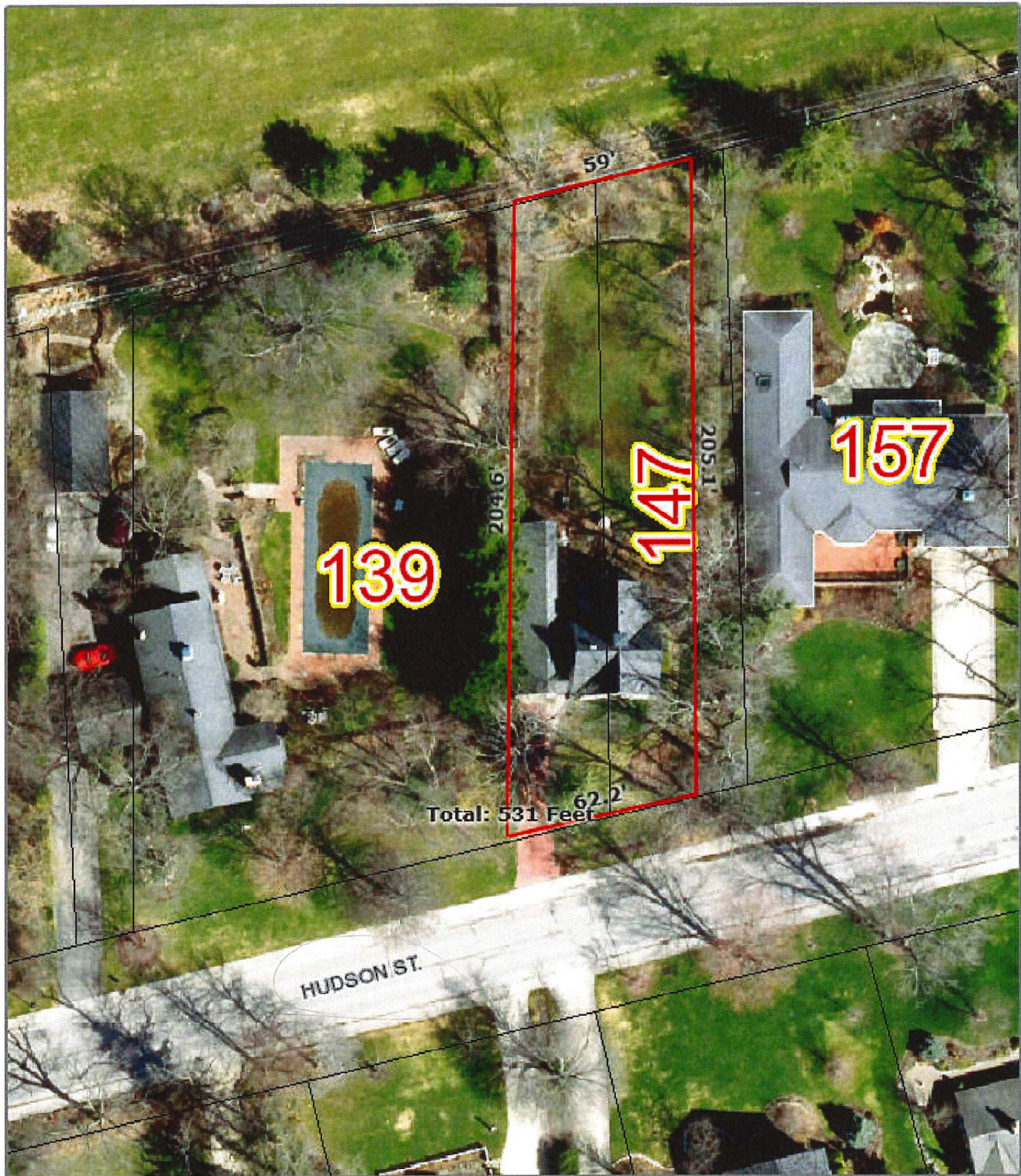
By checking this box, I do hereby certify that the information to the City of Hudson in and with this application is true and accurate and consents to employees and/or agents of the City of Hudson entering upon the premises of this application for purposes of inspection and verification of information 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

City of Hudson, OH

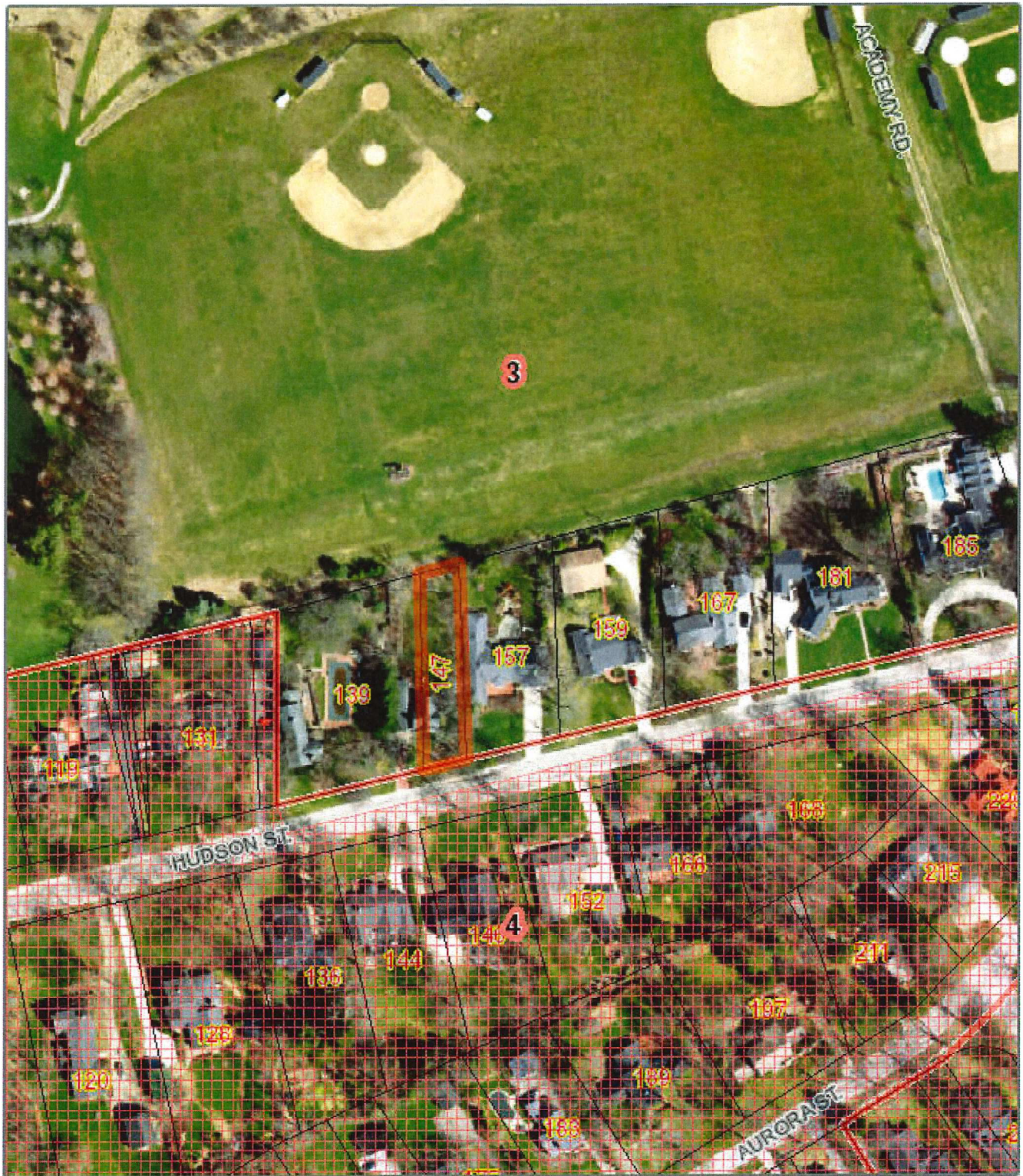


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 47 feet
6/16/2017

Rick Hawksley for RLR Investment Partners, LLC

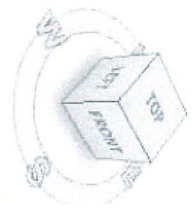
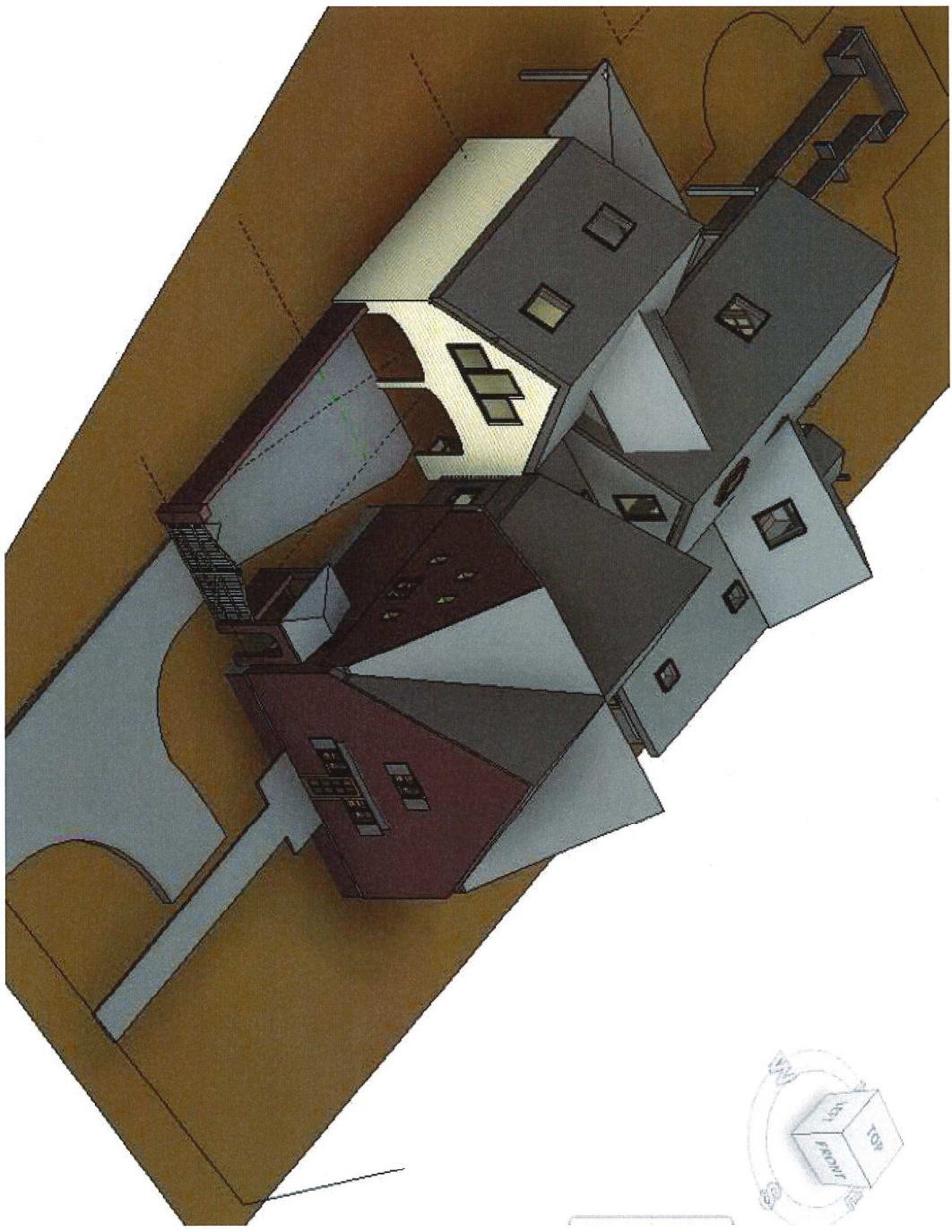
City of Hudson, OH

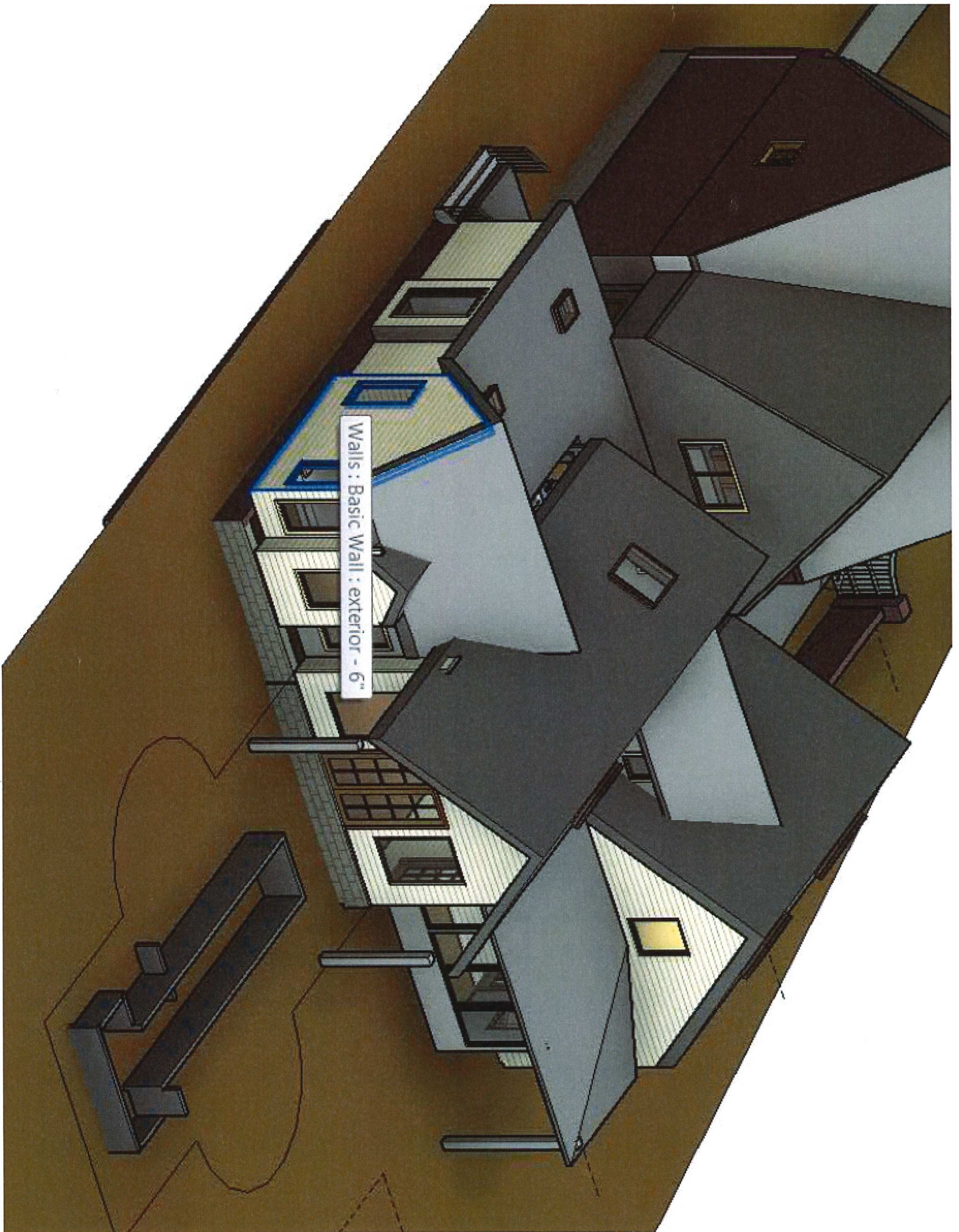


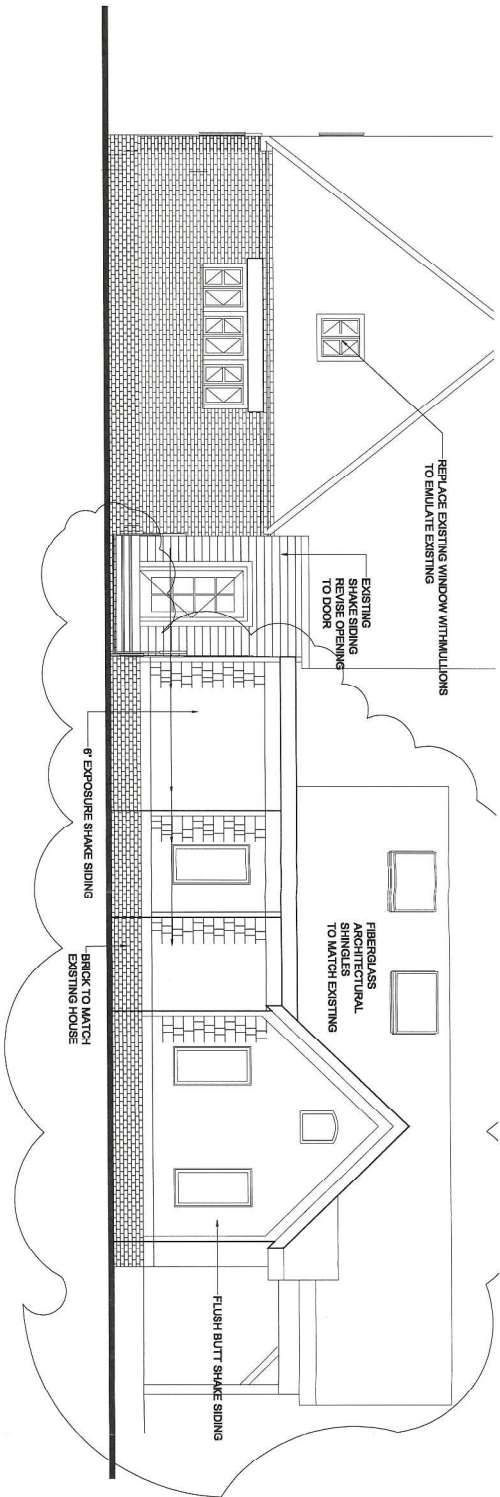
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 154 feet
7/11/2017

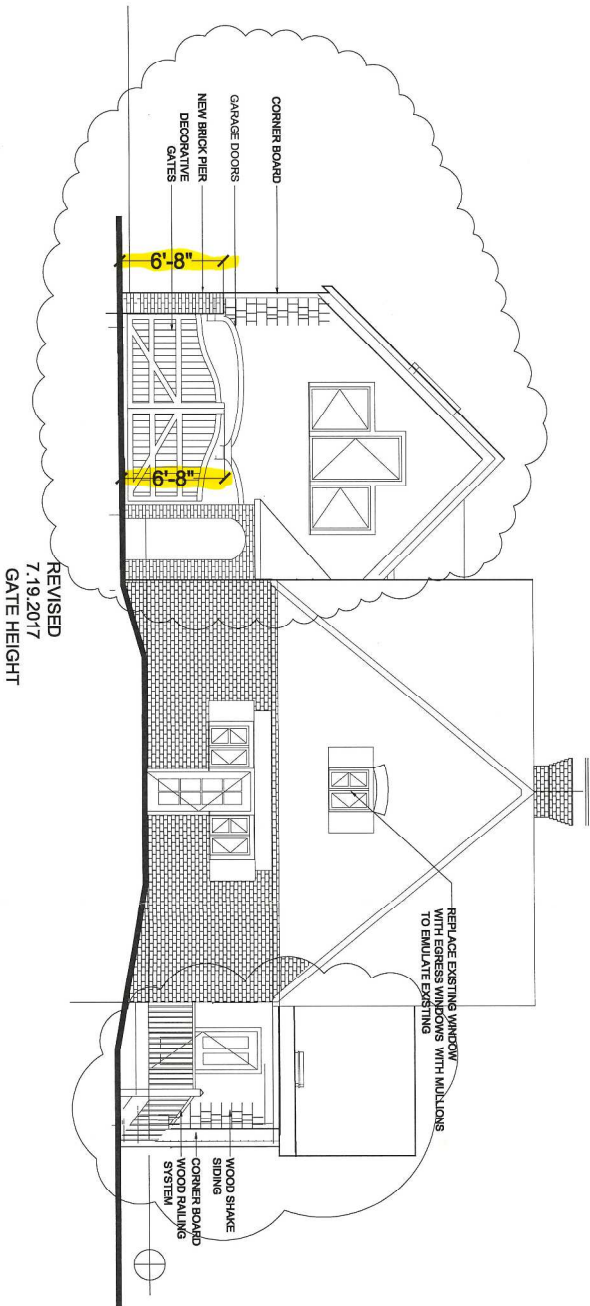








EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION

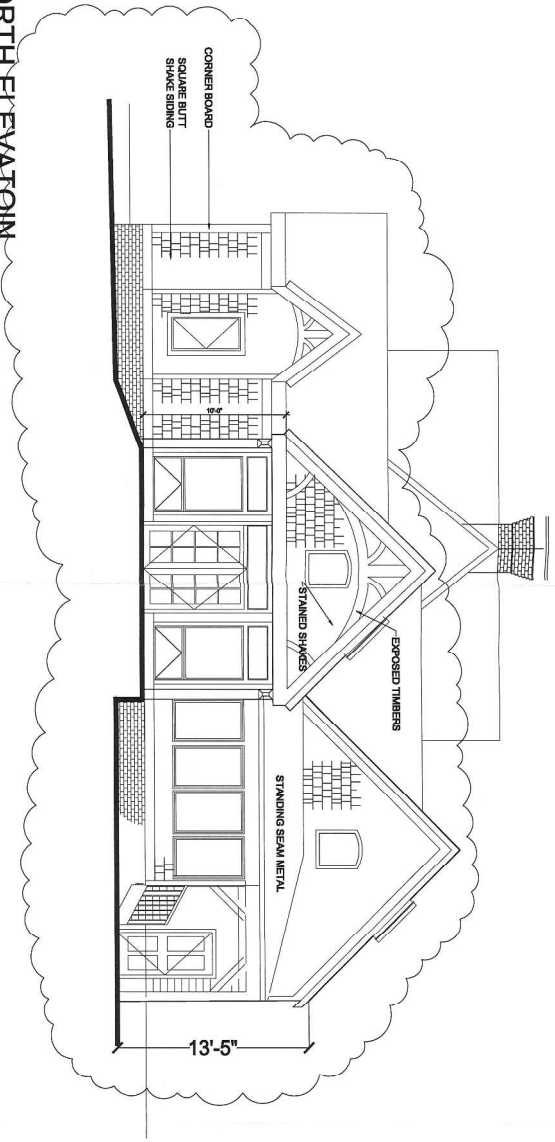
REVISED
7.19.2017
GATE HEIGHT

PROJECT DATE
7-18-2017
REVISIONS
7.19.2017

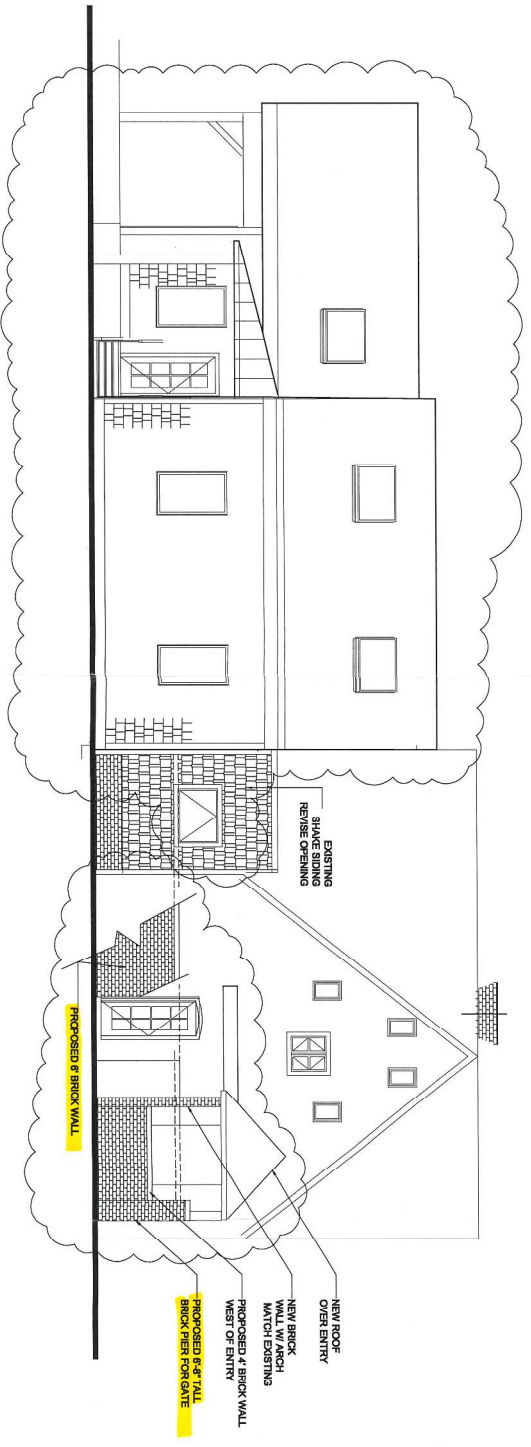
NYE RESIDENCE
147 HUDSON STREET
HUDSON, OHIO

DESIGNwith a VISION
RICK HAWKSLEY ARCHITECT
PO Box 664 Kent, OH 44240
330-715-2354
rick@designwithavision.com

CONTENTS:
SOUTH
EAST
ELEVATIONS



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION

PROJECT DATE
7-18-2017
REVISIONS
7.25.17 wall

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NORTH
WEST
ELEVATIONS

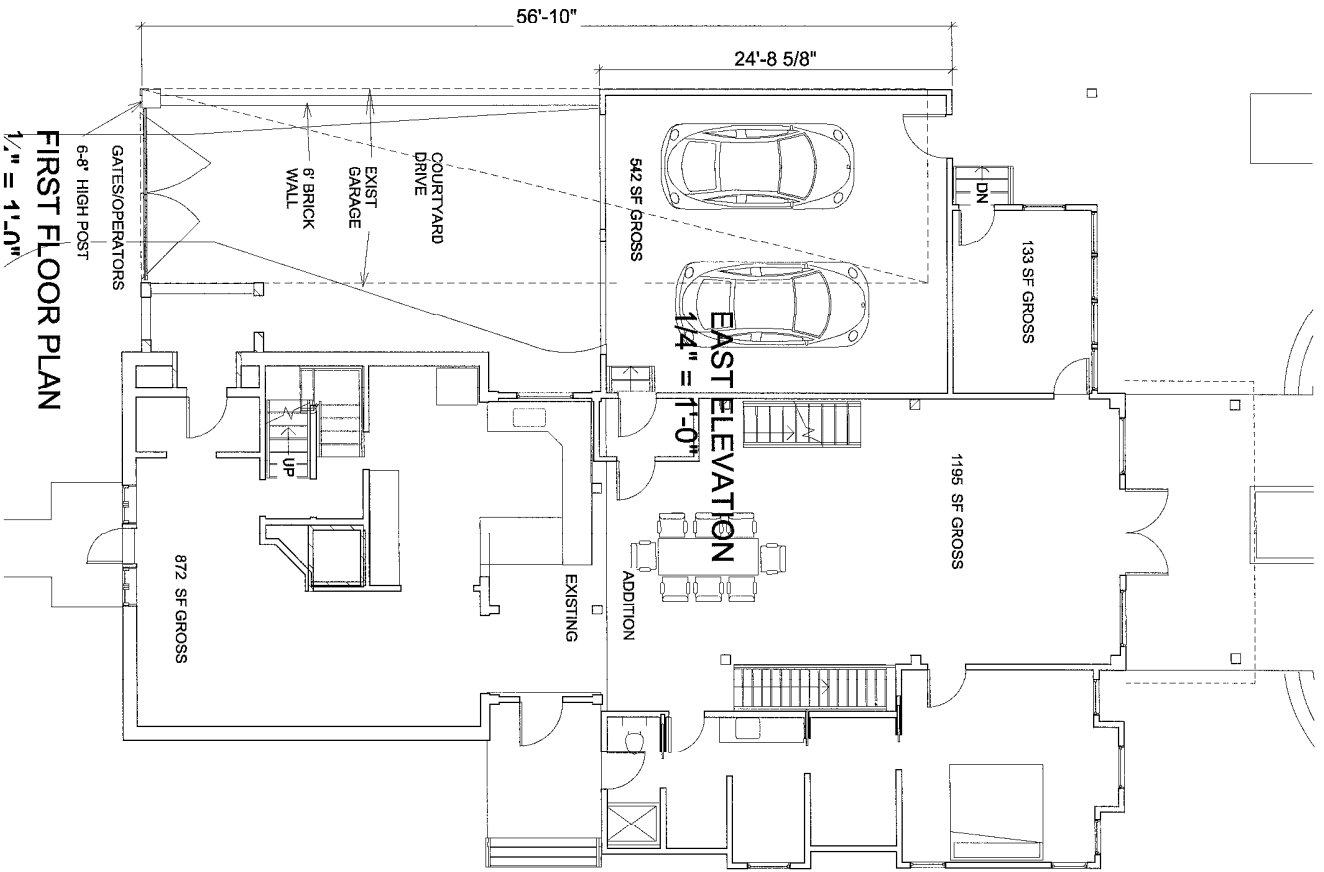
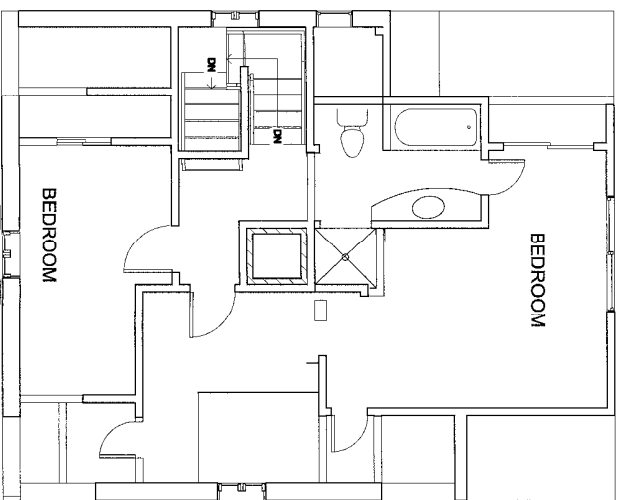


TABLE OF AREAS				
AREAS	EXISTING	PROPOSED	TOTAL	NOTES
BASEMENT	872 SF	1006 SF	1877 SF	
FIRST FLOOR	872 SF	1006 SF	1877 SF	25% REDUCTION IN AREA
GARAGE	733 SF	542 SF	1275 SF	
3 SEASON ROOM	0	133 SF	133 SF	
CRANK SPACE	EXISTING	EXISTING	EXISTING	
SECOND FLOOR	603 SF	380 SF	983 SF	



PROJECT DATE
7-18-2017
REVISIONS

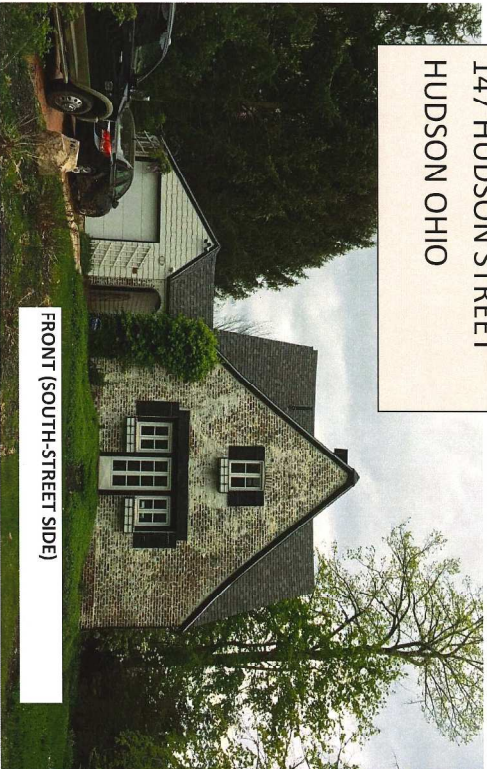
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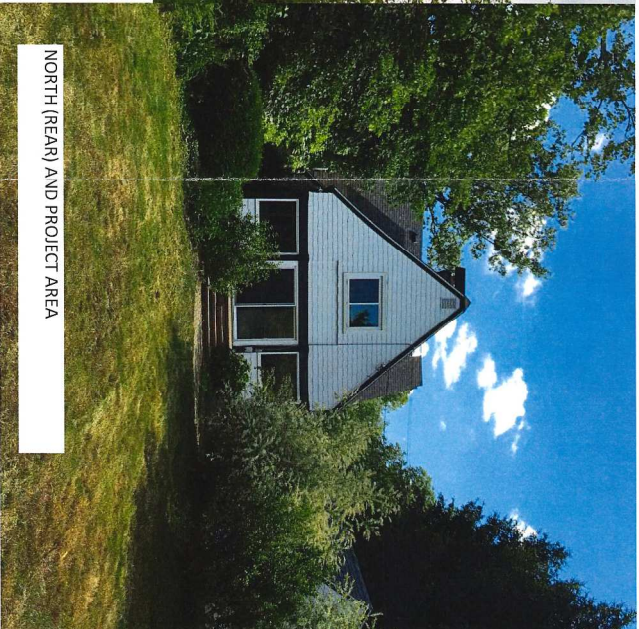
CONTENTS
FIRST FLOOR PL.

A-1

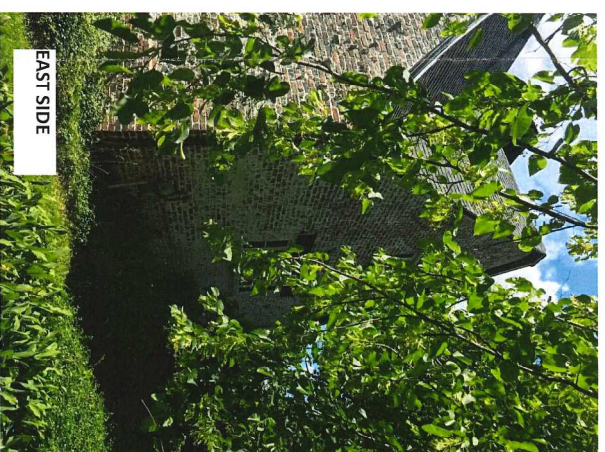
147 HUDSON STREET
HUDSON OHIO



FRONT (SOUTH-STREET SIDE)



NORTH (REAR) AND PROJECT AREA



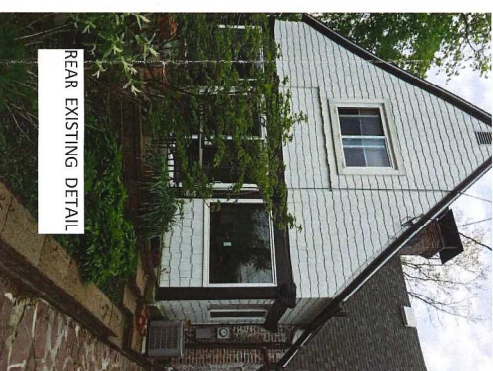
EAST SIDE



EXISTING ALLEY BETWEEN GARAGE AND HOUSE



WEST SIDE (GARAGE)



REAR EXISTING DETAIL