



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

REPORT

DATE January 12, 2018

TO: Board of Zoning and Building Appeals for
Meeting Date January 18, 2018

FROM: Nick Sugar, Associate Planner
Kris McMaster, City Planner

SUBJECT: **Appeals Docket 2018-01**

Application

Variances to the east side yard setback and rear yard setback to allow a detached garage to be converted to living space. Additionally, a proposed attached garage will require a variance for garage doors to face Hudson Street.

Site

Address: 188 Hudson Street
District: 4- Historic Residential Neighborhood
Applicant: Rick Hawksley, Architect
Owner: Jeffrey M and Elizabeth J Horomanski

Adjacent

<u>Location</u>	<u>District</u>	<u>Use</u>
North	3	Single Family Residential
South	4, Historic	Single Family Residential
East	4, Historic	Single Family Residential
West	4, Historic	Single Family Residential

Comments

The subject of this hearing is the request for the following: 1] 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 property is surrounded by single family residential homes on all sides. The house was built in 1928 and the owners purchased the home August 14, 2017. The existing house and detached garage have legal nonconforming setbacks. The property owners are proposing to convert the existing detached garage into an addition to the house for a master bedroom and add a music studio to the second floor. The second story added to the garage will increase the height of the structure by three (3) feet, measured at the midpoint of the gable. A new garage addition with front facing doors is also proposed in front of the existing detached garage. With this proposal, the existing garage will now be attached to the house, becoming an addition to the principal structure. Setbacks for principal structures are greater than setbacks for detached accessory structures. The required side setback for a principal structure is 8 feet. The required rear setback for a principal structure is 40 feet. The proposed project will require an east side yard setback variance as well as a rear setback variance. Additionally, the proposed garage addition will face Hudson Street. This design will require a variance, as code and architectural design standards prohibit attached garages from facing the street. The proposal was informally approved by The Architectural & Historic Review Board on December 13, 2017. Attached are the minutes for your review.

Summary of Setback Requirements

	Front Setback	Side Setback	Rear Setback
Accessory Structure (Detached)	N/A	4'	4'
Principal Structure (House)	35'	8'	40'

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

1. **December 19, 2017** – Application for BZBA and supplemental information of applicant's request.
2. **Aerial of site**
3. **Site plan (existing and proposed)**
4. **Floor plan**
5. **Elevations**
6. **AHBR meeting minutes of 12-13-17**
7. **Photographs**

Docket No. 2018-01

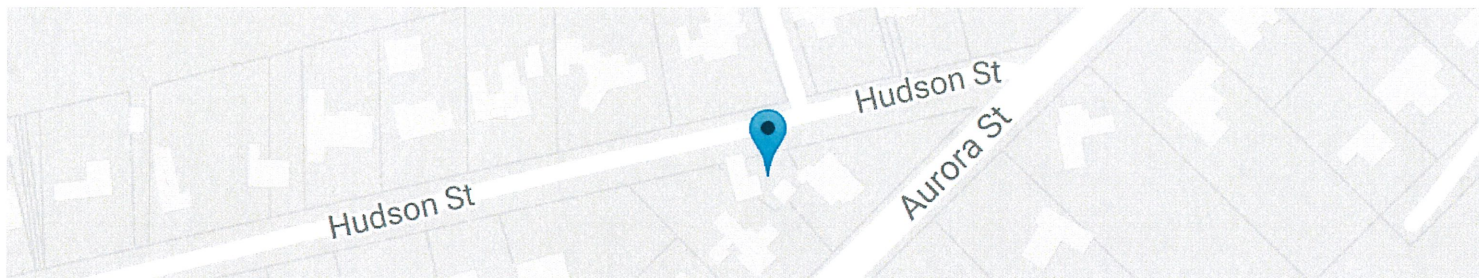
January 12, 2018

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Final approval will be required by the Architectural & Historic Board of Review.

cc: BZBA 2018-01
Matthew Vazzana, Assistant City Attorney
Rick Hawksley, Architect
Jeffrey M. and Elizabeth J. Horomanski
Hal Desaussure, Council Liaison

Attachments



Applicant

Rick Hawksley

☎ 330-715-2354

@ rick@hawksley.org

Location

188 HUDSON ST , Hudson, OH

Ward 1

Owner 

HOROMANSKI JEFFREY M & HOROMANSKI
ELIZABETH J (View Owner Information)

Applicant and Property Owner Information

Applicant Relationship to Property Owner: *

Architect

Property Owner's E-Mail: *

higc@me.com

Company Name:


Type of Hearing Request

Type of Request: *

Variance

Year Property Purchased *

2017

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

8 Feet Side, 40 foot Rear, 30 Foot Front

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

5 foot side, Acceptance of existing rear yard of garage conversion, Front Facing Garage to replace existing front facing garage

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

3 Feet for existing building side yard

Explanation of Request and Justification: *

Creation of first floor master suite, make a garage that is usable based on angle, provide storage and laundry. The best option available is to convert existing garage to bedroom, link with a hall, and build a new garage in front of the existing garage.

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 value of the property relative to size of house requires creation of more up to date living space with first floor master bedroom and related attic studio. Existing house does not have basement storage, dedicated laundry area or fully functional garage.

The variance is

insubstantial

Describe why the variance is substantial or insubstantial *

It is insubstantial in that the existing garage will be modified and other changes do not impact adjacent owners living space.

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

The modifications are the minimum required to get a modern sized garage and master suite. The connector is the only way to reach the new bedroom interior and to create access to proposed attic and attic studio

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. *

The proposed modifications are against an existing drive and garage on the east, and maintain the existing courtyard and fence to the south.

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: *

The existing residence does not have a first floor master suite, and has no basement or attics for storage, along with a poorly oriented garage and no laundry area.

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

The zoning requirements for this district are designed to protect historic properties. These proposed variance do not impact adjoining properties, maintaining existing exterior spaces and building on existing hard surfaces.

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

Size of lot and buildings relative to the value of property.

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

Property is extremely small, barely one eighth of acre.

Public Meeting Information

Meeting Date *

01/18/2018

Person representing Property Owner at Public Meeting *

Rick Hawksley

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

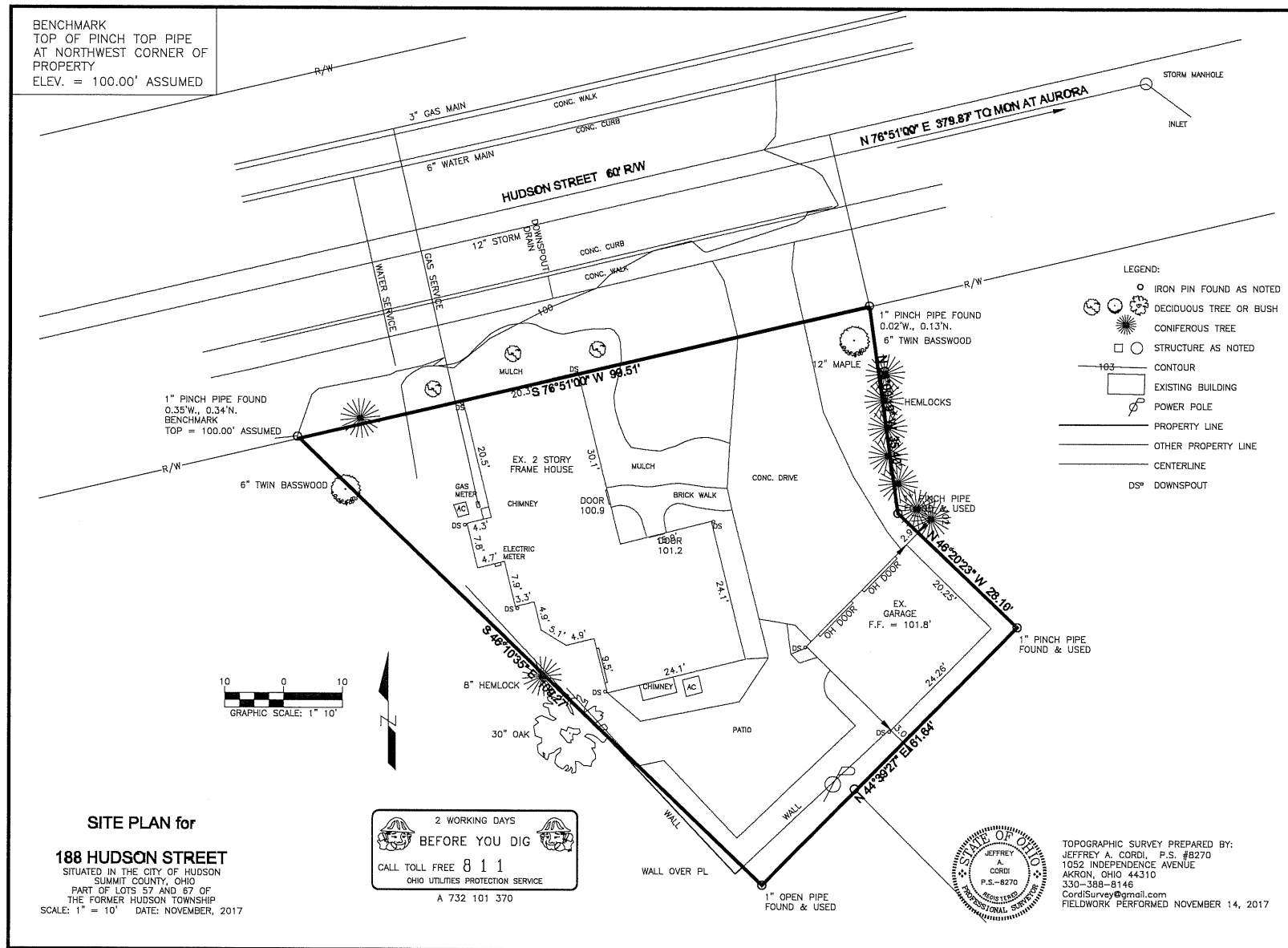
Company Name

Variances

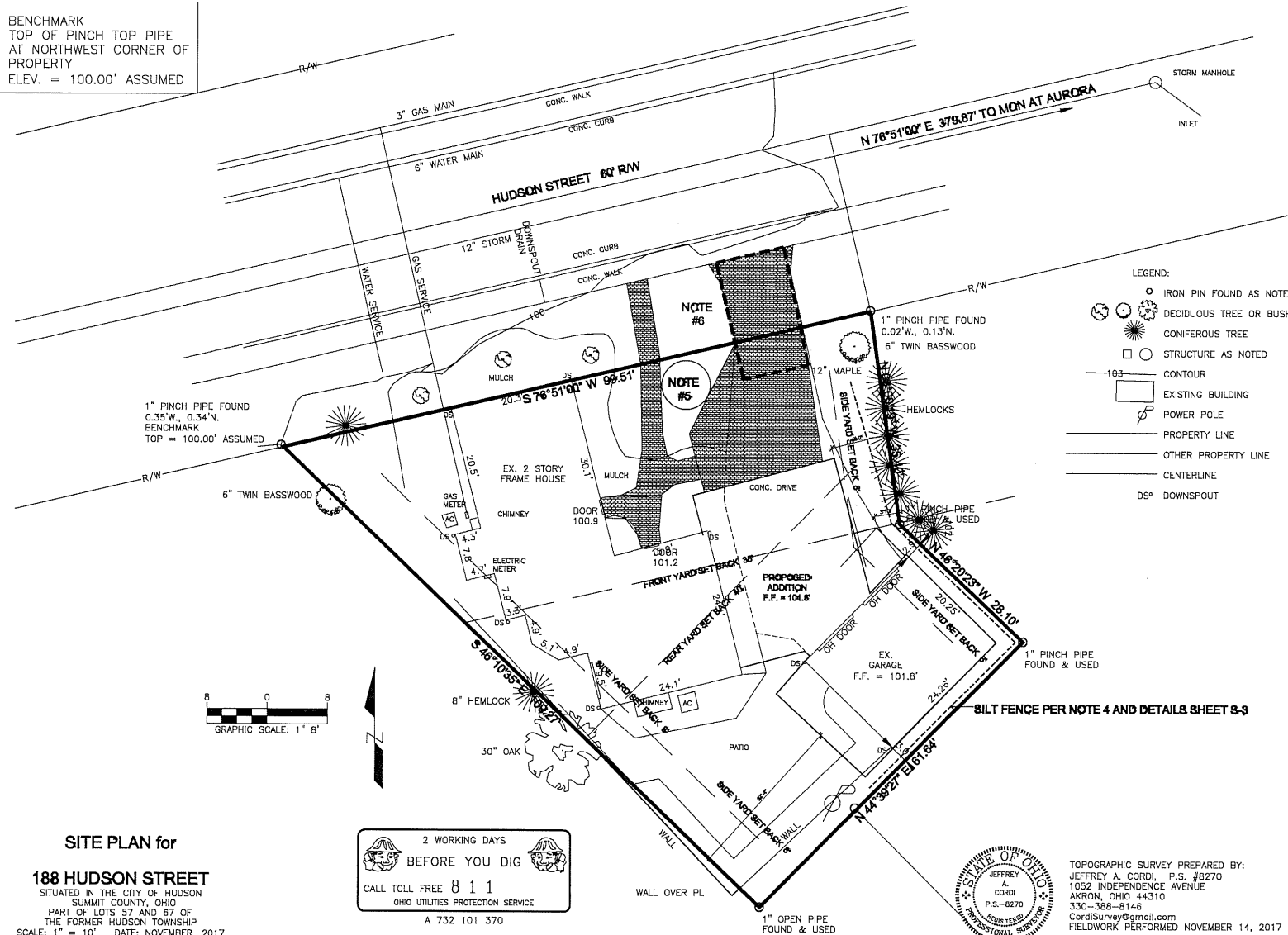
Meeting Date

District





BENCHMARK
TOP OF PINCH TOP PIPE
AT NORTHWEST CORNER OF
PROPERTY
ELEV. = 100.00' ASSUMED



CONSTRUCTION NOTES

- SEE TABLE OF IMPERVIOUS SURFACES. EXISTING STORM WATER IS CURRENTLY RETAINED ON SITE. A RETENTION RAIN GARDEN IS SHOWN.
- PROTECT ALL VEGETATION DURING CONSTRUCTION.
- EXCAVATED SOILS SHALL BE REMOVED FROM SITE IF NOT SUITABLE FOR FILL UNDER PROPOSED SLABS. PROVIDE CITY WITH INFORMATION REGARDING WHERE SOILS ARE TAKEN.
- INSTALL SILT FENCE AS SPECIFIED.
- TEMPORARY CONCRETE WASH OUT AREA. REMOVE COMPLETELY UPON COMPLETION OF CONCRETE WORK.
- TEMPORARY CONSTRUCTION ACCESS 6" MINIMUM ODOT #1 AND #2 AGREGATE, 10'X20'
- DEMOLISH EXISTING GARAGE ROOF SELECTIVELY. PROTECT VEGETATION.
- REMOVE TREES AND SHRUBS AND ROOTS NOTED WITH X. PROTECT ALL OTHERS FROM DAMAGE. CONSULT WITH ARCHITECT BEFORE TRIMMING TREES.
- NOT USED
- TIE EXISTING DOWNSPOUTS AND NEW DOWNSPOUTS INTO EXISTING STORM DRAIN. SEWER-(SCHEDULE 35) 8" IN R.O.W. (BY PERMIT) 6" ON SITE, 4" DS LATERALS AND BOOTS. PAINT TO MATCH HOUSE. CATCH BASINS NDS #2400, #2404, 24" x 24" WITH GRATES DISCOUNT DRAINAGE SUPPLY. VERIFY DRAIN ELEVATIONS. TIE IN FOUNDATION DRAIN BY EXTERIOR SUMP. VERIFY LOCATION OF ALL UTILITIES AND TREES. MODIFY AS NECESSARY.

TABLE OF IMPERVIOUS SURFACES		
EXISTING IMPERVIOUS SURFACE	3681 SF	DRIVEWAY ON PROPERTY 841 SF SIDEWALK 846 SF HOUSE 1389 SF GARAGE 466 SF PATIO 775 SF
EXISTING LOT SIZE	5,983 SF	
PERCENT IMPERVIOUS EXISTING LOT	62%	
PROPOSED IMPERVIOUS	3,455 SF	DRIVEWAY 407 SF SIDEWALK 162 SF HOUSE 1380 SF ADDITION 713 SF PATIO 733 SF
REDUCTION OF IMPERVIOUS SURFACE	-228 SF	

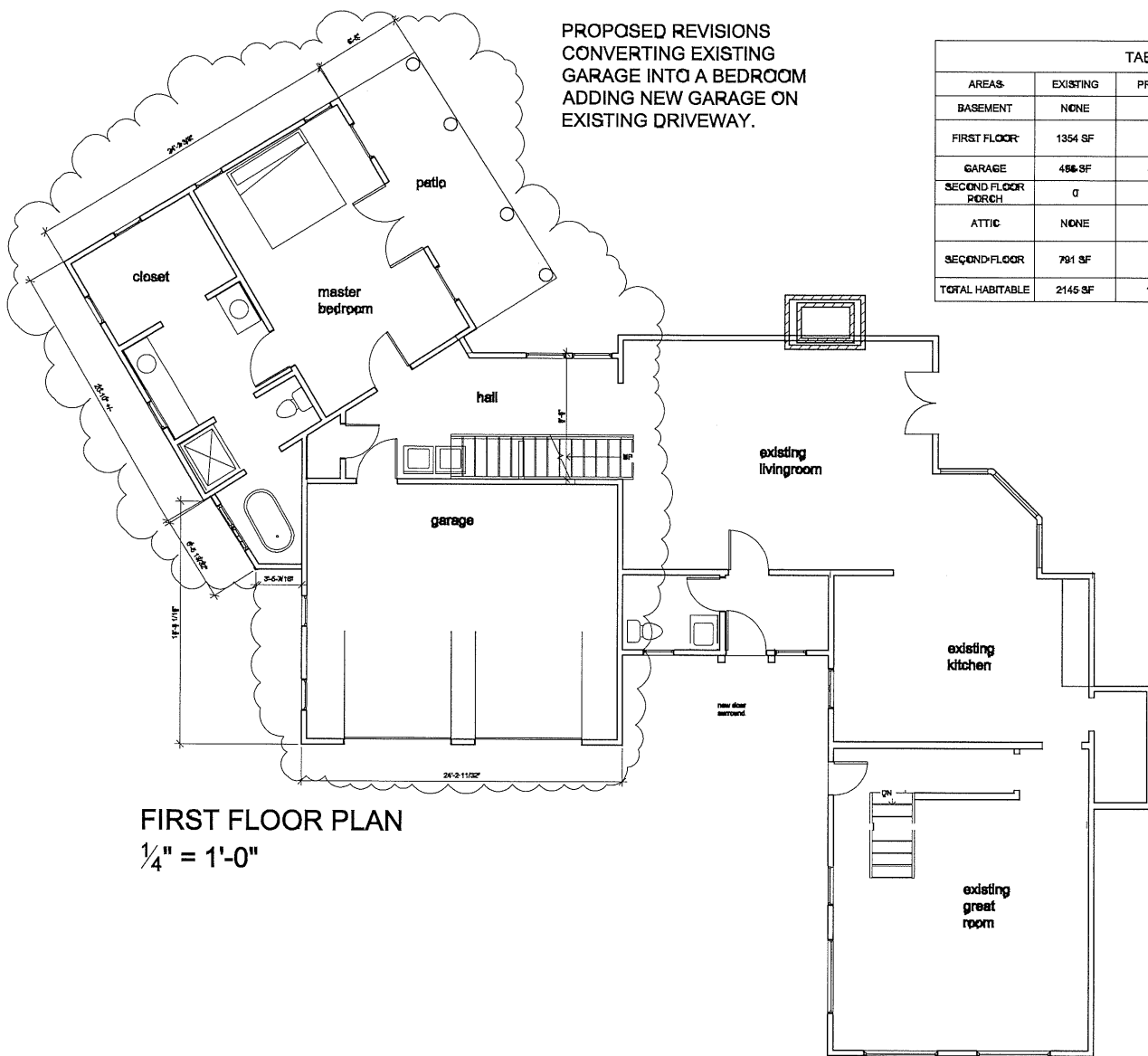


PROJECT DATE
12-4-2017
REVISIONS

RENOVATIONS AND ADDITIONS
188 HUDSON STREET
HUDSON, OHIO

DESIGN with a VISION
RICK HAWKLEY ARCHITECT
PO Box 664 Kent, OH 44240
330-715-2354

CONTENTS:
SITE PLAN



FIRST FLOOR PLAN
 $\frac{1}{4}" = 1'-0"$

PROPOSED REVISIONS
 CONVERTING EXISTING
 GARAGE INTO A BEDROOM
 ADDING NEW GARAGE ON
 EXISTING DRIVEWAY.

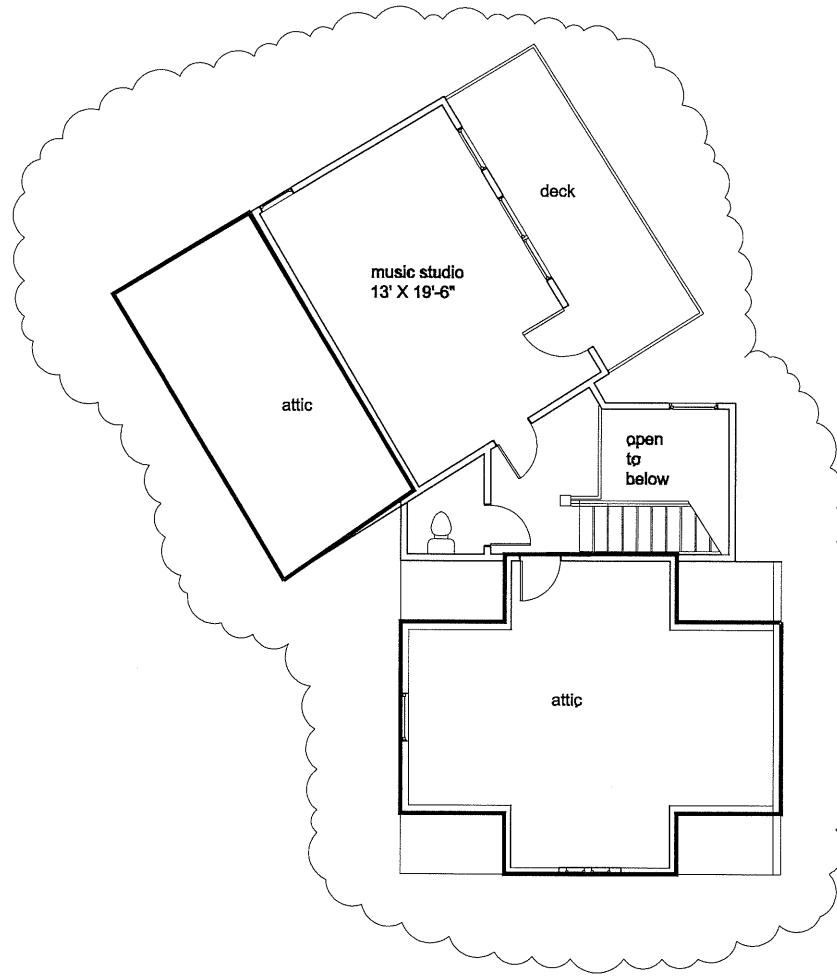
TABLE OF AREAS				
AREAS	EXISTING	PROPOSED	TOTAL	NOTES
BASEMENT	NONE	NONE	NONE	ATTIC ADDED
FIRST FLOOR	1354 SF	703 SF	2057 SF	EXISTING GARAGE CONVERTED TO LIVING SPACE
GARAGE	456 SF	474 SF	474 SF	NEW GARAGE ADDED WITH ATTIC ABOVE
SECOND FLOOR PORCH	0	140 SF	144 SF	NEW GARAGE ADDED WITH ATTIC ABOVE
ATTIC	NONE	575 SF	575 SF	ADDED TO COMPENSATE FOR LACK OF BASEMENT
SECOND FLOOR	791 SF	385 SF	1176 SF	STUDIO ADDED TO ALLOW MAINTENANCE OF 3 BEDROOMS
TOTAL HABITABLE	2145 SF	1888 SF	3233 SF	

PROJECT DATE
 11-30-2017
 REVISIONS

RENOVATIONS AND ADDITIONS
 188 HUDSON STREET
 HUDSON, OHIO

DESIGN with a VISION
 RICK HAWKSLEY ARCHITECT
 PO Box 664 Kent, OH 44240
 330-715-2354

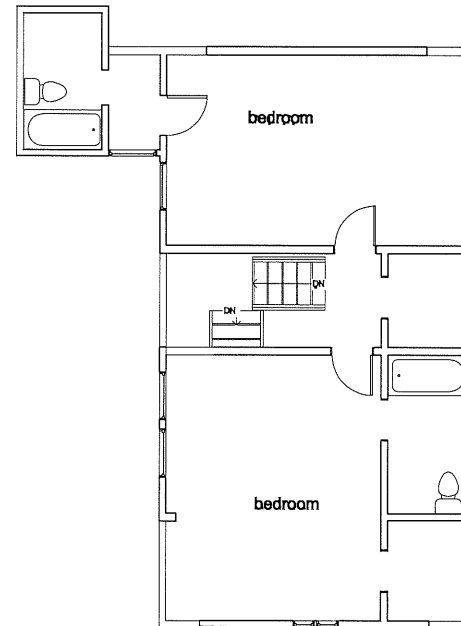
CONTENTS:
 FIRST FLOOR



SECOND FLOOR PLAN

$\frac{1}{4}'' = 1'-0''$

PROPOSED ADDITION
PARTIAL SECOND
FLOOR OVER
EXISTING GARAGE
ATTIC IN PROPOSED
NEW GARAGE

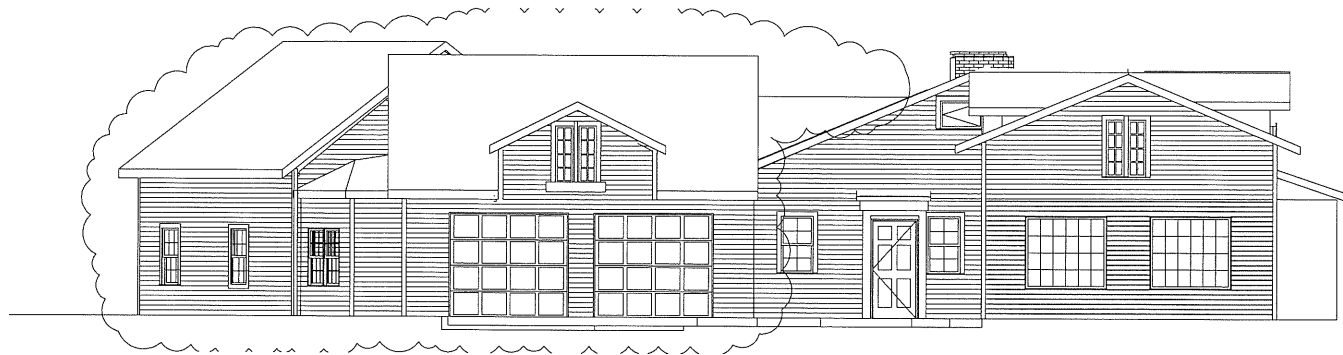


PROJECT DATE
11-30-2017
REVISIONS

RENOVATIONS AND ADDITIONS
188 HUDSON STREET
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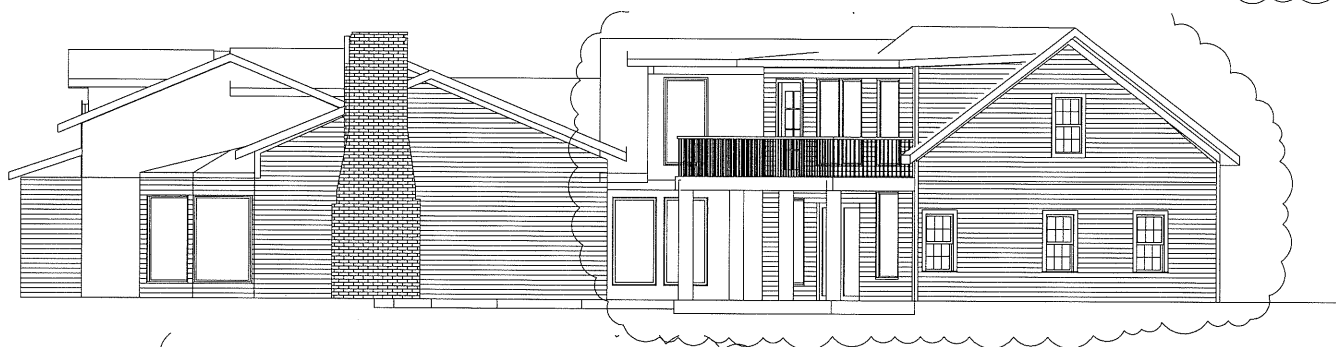
CONTENTS:
SECOND FLOOR
PLAN



NORTH ELEVATION
 $\frac{1}{4}" = 1'-0"$



WEST ELEVATION
 $\frac{1}{4}" = 1'-0"$



SOUTH ELEVATION
 $\frac{1}{4}" = 1'-0"$



EAST ELEVATION
 $\frac{1}{4}" = 1'-0"$

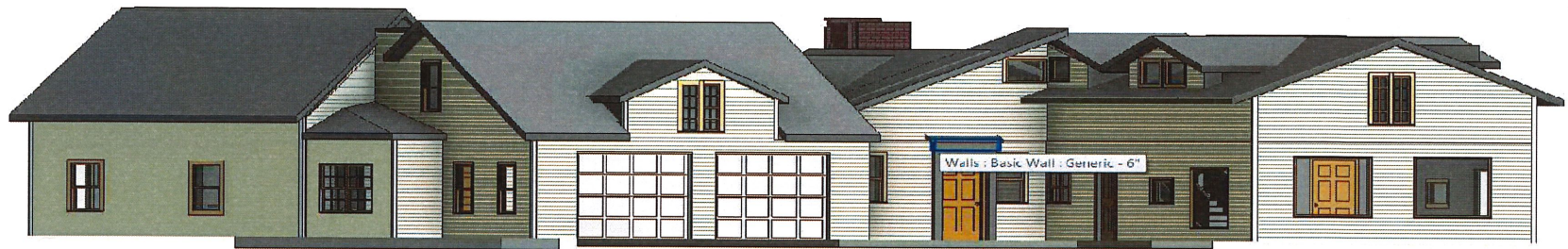
PROJECT DATE
 11-30-2017
 REVISIONS

RENOVATIONS AND ADDITIONS
 188 HUDSON STREET
 HUDSON, OHIO

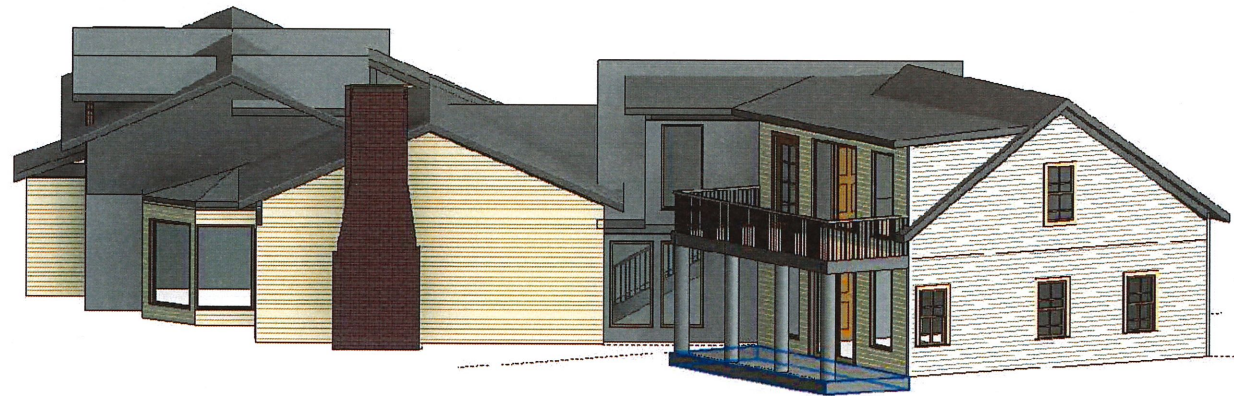
DESIGN with a VISION
 RICK HAWKSLEY ARCHITECT
 PO Box 664 Kent, OH 44240
 330-715-2354

CONTENTS:
 SECOND FLOOR
 PLAN

A-3



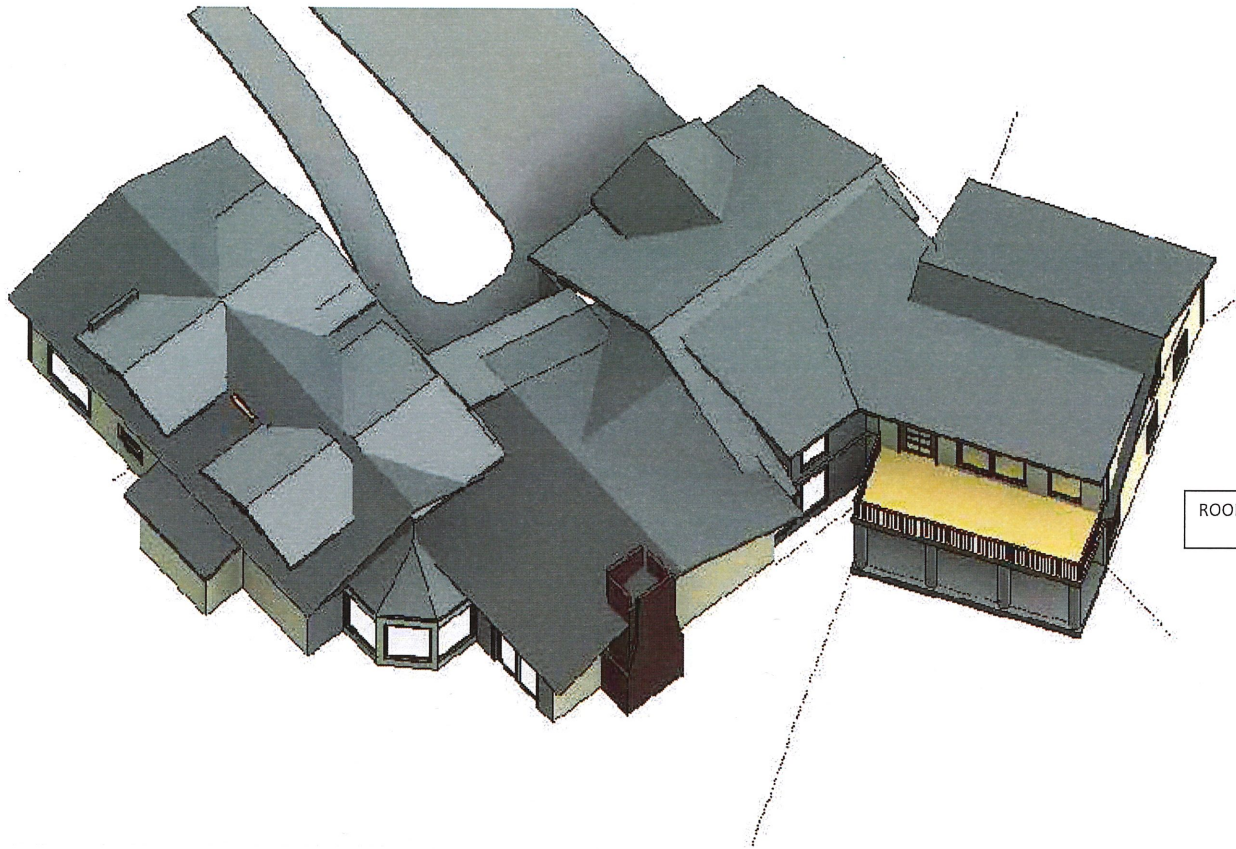
NORTH VIEW WITH NEW GARAGE, NEW DOOR
SURROUND, ATTIC GABLE SIMILAR TO EXISTING



SOUTH VIEW SHOWING BEDROOM AND LOFT WITH CONNECTOR



SOUTH WEST VIEW SHOWING BEDROOM AND LOFT, WITH GARAGE
BEHIND



ROOF PLAN

- K.** 2531 **5661 Timberline Trail (Reserve at River Oaks S/L 64)**
New Residential Construction (single family two-story house)
Submitted by Pulte

Attachments: 5661 Timberline Trail Submittal

Ms. Jamie Heinzman was present for the meeting and discussion.

Mrs. McMaster stated staff had no comments.

A motion was made by Mr. Congin, seconded by Mr. Waldeck, that this AHBR Application be approved.

The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

VII. Other Business

Mrs. McMaster reported that the Downtown phase 2 project is moving forward with traffic and parking studies. The Board will be updated in January and February.

In January a discussion will take place regarding the key updates to the revised Land Development Code including garage orientation.

Mr. Hannan and Mrs. McMaster explained that work on the Historic District expansion has been delayed because the Community Development Department is short staffed.

Ms. Marzulla reported a site visit with Mrs. McMaster to WRA Seymore Hall to view the proposed new windows manufactured by Kent company. Both were pleased with the full sized sample window which was approved.

Informal Review

- A.** 3251 **188 Hudson Street**
Addition (Garage) - Submitted by Rick Hawksley

Attachments: 188 Hudson Street Submittal

Mr. Rick Hawksley was present for an informal discussion regarding an addition and remodeling at 188 Hudson Street. Mr. Hawksley discussed converting a garage into a master suite and adding a music studio over the garage. The Board noted that the side yard is and will be non conforming.

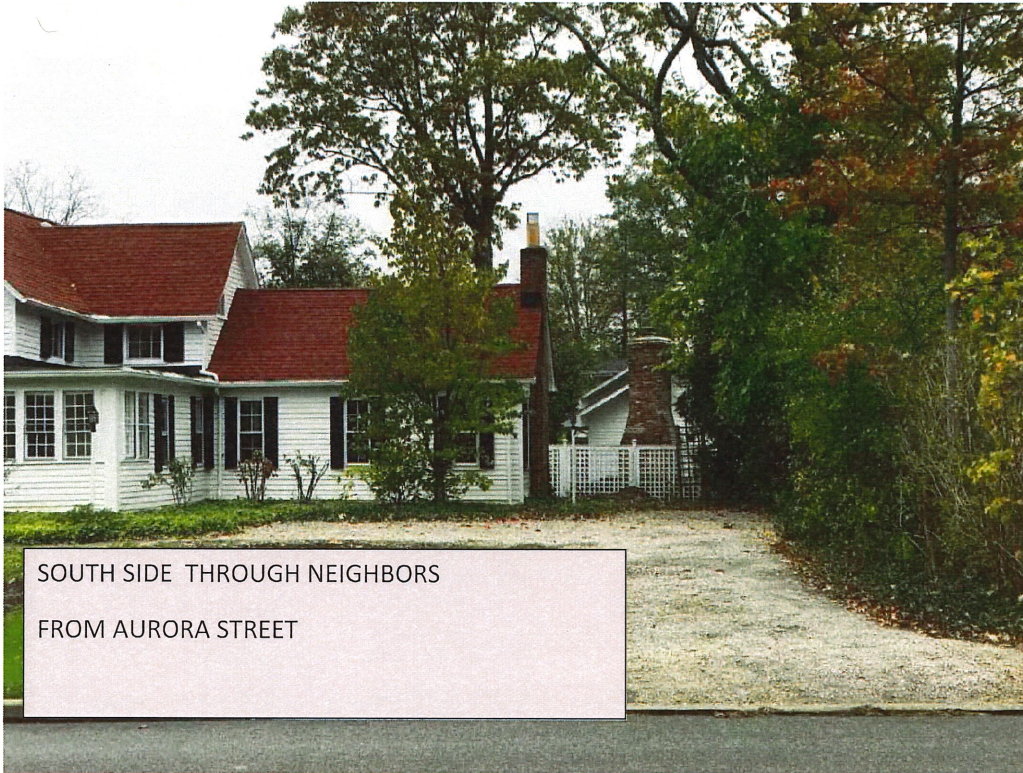
The Board felt the project, on a difficult property, is on the right track.

This matter was discussed

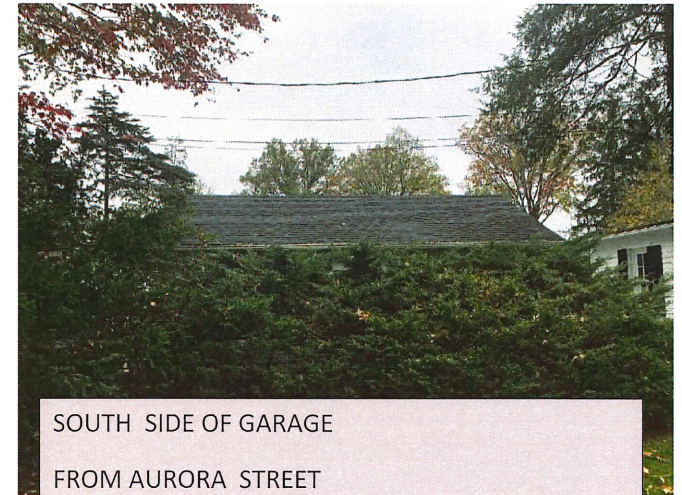
VIII. Approval of Minutes

FRONT VIEWS SHOWING ADJOINER TO EAST,
WORK AREA





SOUTH SIDE THROUGH NEIGHBORS
FROM AURORA STREET



SOUTH SIDE OF GARAGE
FROM AURORA STREET



WEST SIDE OF HOUSE
FROM HUDSON STREET



EAST SIDE OF LIVING ROOM WING



LIVING ROOM WING AND ENTRY



WEST SIDE OF EXISTING GARAGE



SOUTH SIDE OF EXISTING HOUSE



PATIO LOOKING SOUTH WEST



WEST SIDE OF HOUSE,
FENCE IS 5' 4" HIGH

Board of Zoning and Building Appeals
Area/Size Variance Worksheet

Application for property located at: _____

Applicant: _____

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties, and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals finds and concludes:

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

2. The variance is (substantial/insubstantial) because _____

3. The essential character of the neighborhood (would / would not) be substantially altered or adjoining properties (would / would not) suffer a substantial detriment as a result of the variance because _____

4. The variance (would / would not) adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).
5. The applicant purchased the property (with / without) knowledge of the zoning restriction.
6. The applicant's predicament feasibly (can / cannot) be resolved through some method other than a variance.
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 _____

For all of the above reasons, I move that the variance be (granted / denied) (granted with the following conditions):

