



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

REPORT

DATE May 11, 2018

TO: Board of Zoning and Building Appeals for
Meeting Date May 17, 2018

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

SUBJECT: **Appeals Docket 2018-15**

Application

Multiple variances to allow a parcel of land to be subdivided into three parcels.

Site

Address: 5715/5735 Darrow Road

District: 7- (Outer Village Commercial Corridor and Office
Overlay Zone) and 3 – (Outer Village Residential
Neighborhood)

Applicant: Brian Uhlenbrock, ASLA, PLA, Neff and Associates

Owner: M7 Realty LLC

Adjacent

<u>Location</u>	<u>District</u>	<u>Use</u>
North	7	Office (Contractor)
South	7	Office (Contractor)
East	3	Single Family Residential
West	7	Office/Automotive Repair

Comments

The subject of this hearing is request is to allow a parcel of land to be subdivided into three parcels. The parcels will be separated by a zoning district boundary. Two of the parcels will be located in District 7: Outer Village Commercial Corridor. The third parcel will be located in District 3: Outer Village Residential Neighborhood. The two commercial parcels will each require the following variances from the Land Development Code: 1] a variance of 1.2 acres of lot area from the required minimum lot size of 2.5 acres resulting in a lot area of 1.3 acres; 2] a variance of one hundred fifteen (115) feet from

the required minimum lot depth of four hundred (400) feet resulting in a lot depth of two hundred eighty-five (285) feet; 3] a variance of forty-three (43) feet from the required lot width requirement of two hundred fifty (250) feet resulting in a lot width of two hundred seven (207) feet; 4] a variance of fifty (50) feet from the required minimum rear yard parking setback of fifty (50) feet resulting in a zero setback; 5] a variance of sixty (60) percent from the maximum impervious surface coverage requirement of sixty (60) percent resulting in a one hundred (100) percent impervious surface coverage pursuant to Sections 1205.10(e)(2) "Property Development/Design Standards – Minimum Lot Size", Section 1205.10(e)(4) "Property Development/Design Standards – Minimum Lot Depth", 1205.10(e)(3) "Property Development/Design Standards – Minimum Lot Width", 1205.10(e)(6)C) "Property Development/Design Standards – Minimum Rear Yard Setback", 1207.01(a)(3) "Maximum Impervious Surface Coverage – All Other Non-Residential Uses" of the City of Hudson Land Development Code.

The subject property is currently comprised of one parcel with an area of 5.2 acres. A zoning district boundary runs through the parcel. The parcel is zoned commercial (District 7 Outer Village Commercial Corridor and Overlay Zone) and zoned residential (District 3 Outer Village Residential Neighborhood). Two commercial buildings are located on the property. The northern building has an address of 5735 Darrow Road while the southern building has an address of 5715 Darrow Road. The buildings, while currently vacant, once functioned as an automotive dealer and service center. The applicant intends to subdivide the existing parcel into three parcels. The southern building at 5715 Darrow Road will be demolished prior to the lot split. This will create a vacant lot identified as Parcel 2 on the attached site plan. The northern building at 5735 Darrow Road will remain and will be located on its own parcel identified as Parcel 1. Parcels 1 and 2 will be located entirely within District 7. Parcel 3 will be vacant land located entirely within District 3. The existing parcel has an existing access easement to Barlow Road. The proposal will require the following variances:

Parcel 1:

- 1) A variance of 1.2 acres of lot area from the required minimum lot size of 2.5 acres resulting in a lot area of 1.3 acres pursuant to Section 1205.10(e)(2) "Property Development/Design Standards – Minimum Lot Size". Staff notes the average lot area of surrounding parcels on this block is 1.3 acres. The adjacent commercial property to the north has a lot area of 1.8 acres.
- 2) A variance of one hundred fifteen (115) feet from the required minimum lot depth of four hundred (400) feet resulting in a lot depth of two hundred eighty-five (285) feet pursuant to Section 1205.10(e)(4) "Property Development/Design Standards – Minimum Lot Depth". This distance was

chosen as it will align the rear property boundary with the current zoning district boundary. Staff notes the surrounding parcels on the block have an average depth of 285 feet. The adjacent commercial property to the north has a depth of 400 feet, which also extends into the adjacent residential district.

- 3) A variance of forty-three (43) feet from the required lot width requirement of two hundred fifty (250) feet resulting in a lot width of two hundred seven (207) feet pursuant to Section 1205.10(e)(3) "Property Development/Design Standards – Minimum Lot Width". Staff notes the average lot width of the surrounding parcels on the block is 200 feet. The adjacent commercial property to the north has a lot width of 220 feet.
- 4) A variance of fifty (50) feet from the required minimum rear yard parking setback of fifty (50) feet resulting in a zero setback pursuant to Section 1205.10(e)(6)C "Property Development/Design Standards – Minimum Rear Yard Setback". Code requires a minimum parking setback of 50 feet when a non-residential use abuts a residentially zoned property. Staff notes the current parcel has a portion of the existing parking located within District 3, a residential zoning district. This 75' span of parking area is considered pre-existing nonconforming. The proposed lot split will create an opportunity for Parcel 3 to be redeveloped entirely as residential, thereby eliminating the nonconformity. Once the lot is split, the portion of parking located within District 3 will no longer be able to be used in association with a commercial use.
- 5) A variance of sixty (60) percent from the maximum impervious surface coverage requirement of sixty (60) percent resulting in a one hundred (100) percent impervious surface coverage pursuant to Section 1207.01(a)(3) "Maximum Impervious Surface Coverage – All Other Non-Residential Uses". While the proposal will not add any additional coverage, staff notes the current parcel has a total coverage area of 67%.

Parcel 2

- 1) A variance of 1.2 acres of lot area from the required minimum lot size of 2.5 acres resulting in a lot area of 1.3 acres pursuant to Section 1205.10(e)(2) "Property Development/Design Standards – Minimum Lot Size". Staff notes the average lot area of surrounding parcels on this block is 1.3 acres. The adjacent commercial property to the south has a lot area of .75 acres.
- 2) A variance of one hundred fifteen (115) feet from the required minimum lot depth of four hundred (400) feet resulting in a lot depth of two hundred eighty-five (285) feet pursuant to Section 1205.10(e)(4) "Property Development/Design Standards – Minimum Lot Depth. This distance was

chosen as it will align the rear property boundary with the current zoning district boundary. Staff notes the surrounding parcels on the block have an average depth of 285 feet. The adjacent commercial property to the south has a lot depth of 285 feet.

- 3) A variance of forty-three (43) feet from the required lot width requirement of two hundred fifty (250) feet resulting in a lot width of two hundred seven (207) feet pursuant to Section 1205.10(e)(3) "Property Development/Design Standards – Minimum Lot Width. Staff notes the average lot width of the surrounding parcels on the block is 200 feet. The adjacent commercial property to the south has a lot width of 110 feet.
- 4) A variance of fifty (50) feet from the required minimum rear yard parking setback of fifty (50) feet resulting in a zero setback pursuant to Section 1205.10(e)(6)C "Property Development/Design Standards – Minimum Rear Yard Setback". Staff notes the current parcel has a portion of the existing parking located within the District 3, a residential zoning district. This 75' span of parking area is considered pre-existing nonconforming. The proposed lot split will create an opportunity for Parcel 3 to be redeveloped entirely as residential, thereby eliminating the nonconformity.
- 5) A variance of sixty (60) percent from the maximum impervious surface coverage requirement of sixty (60) percent resulting in a one hundred (100) percent impervious surface coverage pursuant to Section 1207.01(a)(3) "Maximum Impervious Surface Coverage – All Other Non-Residential Uses". While the proposal will not add any additional coverage, staff notes the current parcel has a total coverage area of 67%.

The applicant has indicated that the current parcel has been marketed to no avail for a number of years. The applicant adds that there is a greater interest in smaller parcels. Staff notes this portion of Darrow Road has been studied closely during the current Land Development Code Rewrite. It has been identified that many existing parcels within District 7 do not meet the code's current Property Development/Design Standards. City Staff is proposing revised lot standards for the upcoming code rewrite to align closer with existing conditions.

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

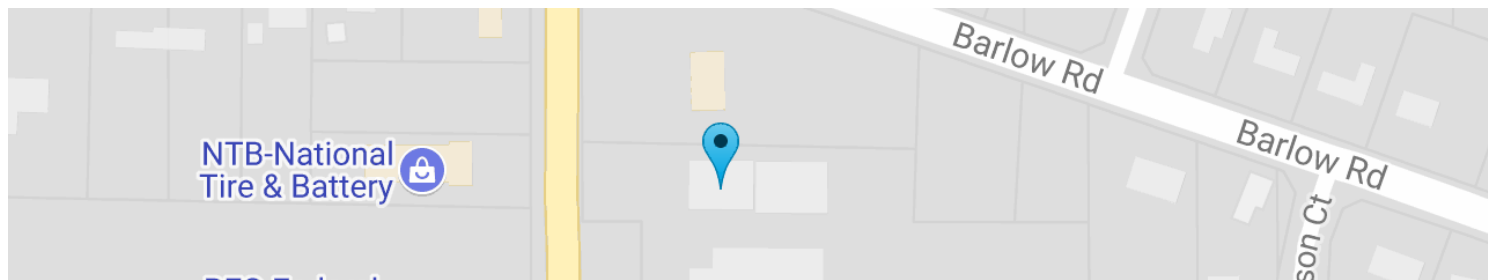
1. **April 18, 2018** – Application for BZBA and supplemental information of applicant's request.
2. **Aerial Photograph, City of Hudson GIS**
3. **Survey**
4. **Variance Chart**
5. **BZBA History**
6. **Photographs**

Docket No. 2018-15

May 11, 2018

Page 5

cc: BZBA 2018-15
Matthew Vazzana, Assistant City Attorney
Brian Uhlenbrock, ASLA, PLA, Neff and Associates
M7 Realty LLC
Hal DeSaussure, Council Liaison



Applicant

Brian Uhlenbrock

☎ 440-884-3100 ext. 129
@ buhlen@neff-assoc.com

Location

5735 DARROW RD , Hudson, OH

Ward 3

Owner

M7 REALTY LLC (View Owner Information)

Applicant and Property Owner Information

Applicant Relationship to Property Owner: *

Architect

Property Owner's E-Mail: *

bernie@berniemoreno.com

Company Name:

M7 Realty LLC, a Bernie Moreno Companies

Type of Hearing Request

Type of Request: *

Variance

Year Property Purchased *

2012

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

See Attached Letter

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

See Attached Letter

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

See Attached Letter

Explanation of Request and Justification: *

See Attached Letter

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 current property configuration has been marketed at its current size for a number of years. There is more interest in smaller parcels. Splitting the commercial parcels as proposed will improve marketability and increase the likelihood that they will be favorably developed. There is minimal benefit to the City in the current unused condition.

The variance is

substantial

Describe why the variance is substantial or insubstantial *

There are multiple variance being requested, which could be considered substantial, although the variances being requested reflect current market conditions.

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

The commercial property needs to be split. The proposal is to split this parcel into 2 equal sized parcels resulting in the minimal amount of variances for each parcel.

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 existing property requiring variances is a commercial use and will remain a commercial use. The property to the north and south are both commercial. The property to the east is zoned residential and has the same owner as the commercial properties. In addition, the property is currently not being used and is minimally maintained. Allowing the parcel split as proposed will allow for much better use of the property and will be an improvement to the area.

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: *

As mentioned above, the property needs to be split. There is no feasible way to split the parcels without requiring multiple variances.

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

The City of Hudson may be considering changing the minimum lot requirements as part of the Land Development Code Rewrite. It has been recognized that the current requirements may be too restrictive.

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

Current market demand and outdated code.

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

There is currently not a user interested in the property at its current size

Public Meeting Information

Meeting Date *

05/17/2018

Person representing Property Owner at Public Meeting *

Tom MacGeorge / Brian Uhlenbrock / Daniel Neff / Rob Kistler

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. *

✓

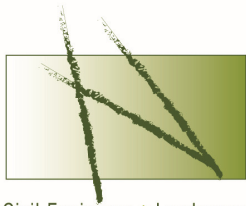
Internal

Company Name

Variances

Meeting Date

District



NEFF
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors

April 26, 2018

City of Hudson
Board of Zoning and Building Appeals
c/o Department of Community Development
115 Executive Parkway, Suite 400
Hudson, Ohio

RE: M7 Realty LLC Property
Lot Split and Consolidation Plat
Variance Request Letter
5715-5735 Darrow Road
File No. 14126-001 Variance Request Letter

To Whom It May Concern,

As a supplement to the BZBA application #3229 submitted online, we are providing the following specific information for the variances being requested. Most of the answers to the online application questions apply to all of the variances listed below. Any additional information has been provided under "Explanation of Requests and Justification".

PROPOSED PARCEL 1 – CODE REQUIREMENT DISTRICT 7

CODE REQUIREMENT:

Lot Area – Min 2.5 acres [§1205.10(e)(2)]
Lot Depth- Min. 400 ft. [§1205.10(e)(4)]
Lot Width- Min. 250 ft. [§1205.10(e)(3)]
Front Setback- 30 ft. [§1205.10(e)(6)(a)]
Side Setback- 15 ft. [§1205.10(e)(6)(b)]
Rear Setback-30 ft.; 50 ft. when abut residential [§1205.10(e)(6)(c)]
Impervious Coverage- Max. 60% [§1207.01(a)(3)]

PROPOSED:

Lot Area – 1.359 ac.
Lot Depth – 285 ft.
Lot Width – 207 ft.
Impervious Coverage – 85.6%
Rear Setback – 0 ft.

REQUESTED VARIANCES:

- 1. Min. lot area variance request of 1.141 ac. [§1205.10(e)(2)].**

2. Min Lot Depth variance request of 115' [§1205.10(e)(4)].
3. Min Lot Width variance request of 43' [§1205.10(e)(3)].
4. Max Impervious Coverage variance request of 25.6% [§1207.01(a)(3)].
5. Rear setback when abutting residential district variance request of 50' [§1205.10(e)(6)(c)].

EXPLANATION OF REQUESTS AND JUSTIFICATIONS:

Variance request of 1.141 ac. for [§1205.10(e)(2)] Min. Lot Area. – The current larger commercial property has been marketed for a number of years, there is greater interest in smaller parcels. Additionally, the City of Hudson may be considering changing the minimum lot requirements as part of the Land Development Code Rewrite, as it has been recognized that the current requirements may be too restrictive.

Variance request of 115' for [§1205.10(e)(4)] Min. Lot Depth. – Splitting the larger parcel into 2 equal sized smaller parcels results in a minimum lot depth smaller than the required size.

Variance request of 43' for [§1205.10(e)(3)] Min. Lot Width. - Splitting the larger parcel into 2 equal sized smaller parcels results in a minimum lot width smaller than the required size.

Variance request of 25.6% for [§1207.01(a)(3)] for Max. Impervious Coverage. – This is an existing condition. The existing commercial lot is fully paved out and already over the maximum impervious coverage.

Variance request of 50' for [§1205.10(e)(6)(c)] for Rear Setback when abutting Residential District – This is an existing condition. The existing residential parcel is undeveloped and under the same ownership.

PROPOSED PARCEL 2 – CODE REQUIREMENT DISTRICT 7

CODE REQUIREMENT:

Lot Area – Min 2.5 acres [§1205.10(e)(2)]
Lot Depth- Min. 400 ft. [§1205.10(e)(4)]
Lot Width- Min. 250 ft. [§1205.10(e)(3)]
Front Setback- 30 ft. [§1205.10(e)(6)(a)]
Side Setback- 15 ft. [§1205.10(e)(6)(b)]
Rear Setback-30 ft.; 50 ft. when abut residential [§1205.10(e)(6)(c)]
Impervious Coverage- Max. 60% [§1207.01(a)(3)]

PROPOSED:

Lot Area – 1.359 ac.
Lot Depth – 285 ft.
Lot Width – 207 ft.
Impervious Coverage – 84.7%
Rear Setback – 0 ft.

REQUESTED VARIANCES:

1. **Min. lot area variance request of 1.141 ac. [§1205.10(e)(2)].**
2. **Min. lot depth variance request of 115' [§1205.10(e)(4)].**
3. **Min. lot width variance request of 43' [§1205.10(e)(3)].**
4. **Max. impervious coverage variance request of 24.7% [§1207.01(a)(3)].**
5. **Rear setback when abutting residential district variance request of 50' [§1205.10(e)(6)(c)].**

EXPLANATION OF REQUESTS AND JUSTIFICATIONS:

Variance request of 1.141 ac. for [§1205.10(e)(2)] Min. Lot Area. – The current larger commercial property has been marketed for a number of years, there is greater interest in smaller parcels. Additionally, the City of Hudson may be considering changing the minimum lot requirements as part of the Land Development Code Rewrite, as it has been recognized that the current requirements may be too restrictive.

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Variance request of 25.6% for [§1207.01(a)(3)] for Max. Impervious Coverage. – This is an existing condition. The existing commercial lot is fully paved out and already exceeds the maximum impervious coverage.

Variance request of 50' for [§1205.10(e)(6)(c)] for Rear Setback when abutting Residential District. This is an existing condition. The existing residential parcel is undeveloped and under the same ownership.

If any additional information is needed, please let us know. We look forward to presenting this project to the BZBA at the May 17, 2018 Meeting.

Sincerely,



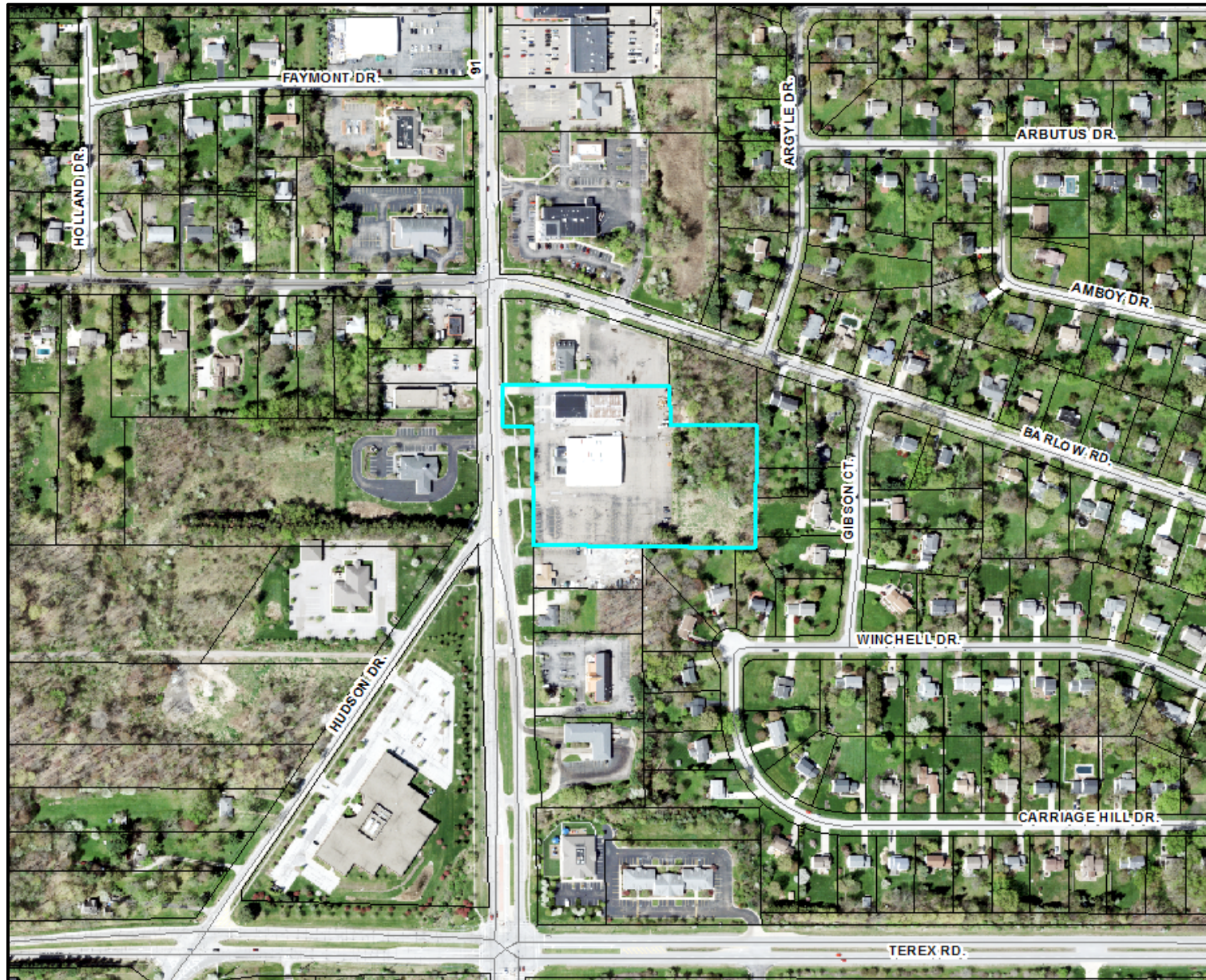
Brian M. Uhlenbrock, PLA, ASLA
buhlen@neff-assoc.com

cc. Tom MacGeorge
Bernie Moreno

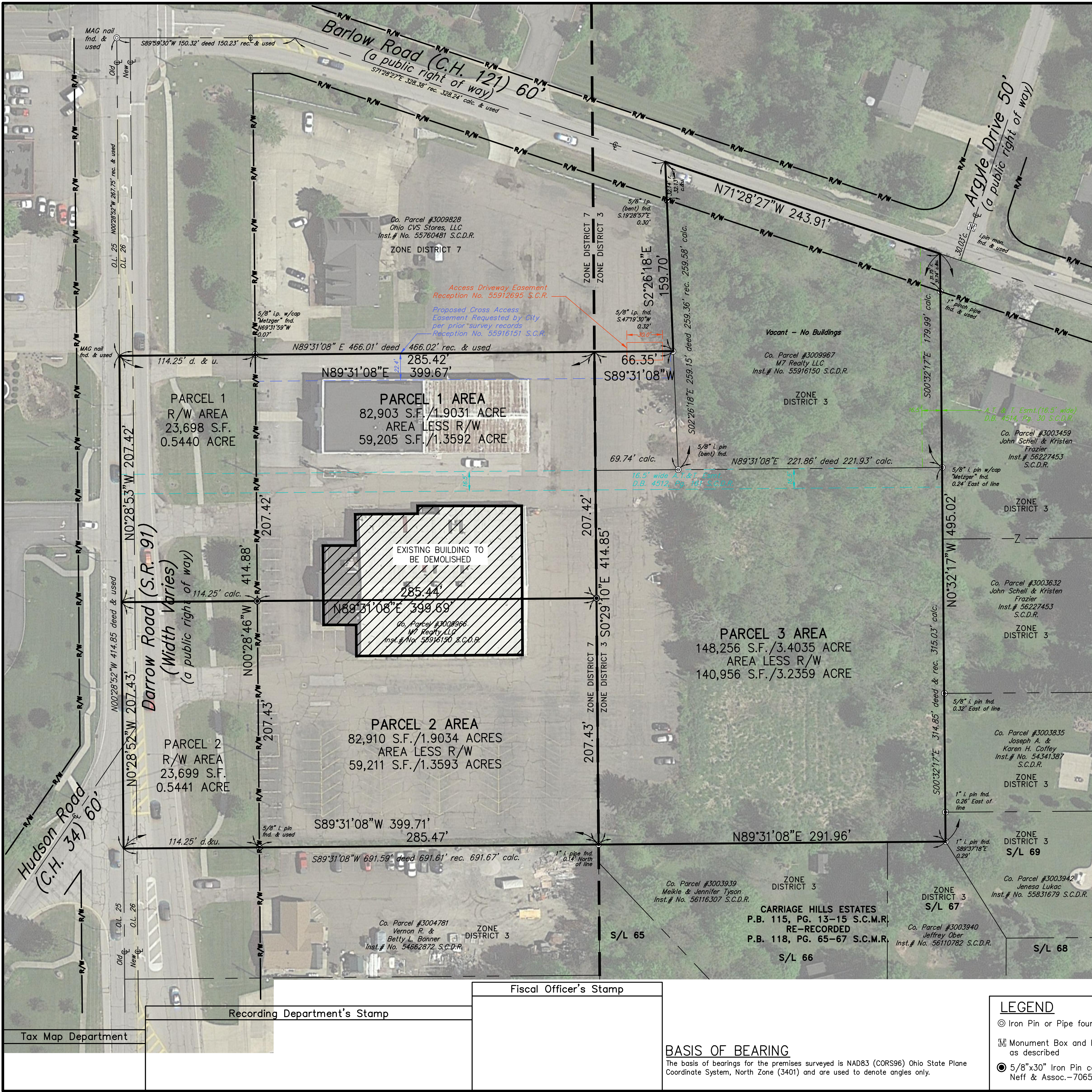
Aerial Map



Aerial Map



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MAP OF SURVEY, LOT SPLIT & CONSOLIDATION FOR
M7 REALTY LLC,
A BERNIE MORENO COMPANIES

SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL HUDSON TOWNSHIP LOT NO. 26

OWNERS APPROVAL

We, M7 Realty LLC, a Bernie Moreno Companies, owners of the land shown hereon, do hereby assent to and adopt this Map of Lot Split and Consolidation and acknowledge that said map was at their request and do authorize thereof.

Bernie Moreno Companies Date:

Printed Name Date:

State of
County of

Before me, a Notary Public in and for said county, personally appeared the afore named, M7 Realty LLC, a Bernie Moreno Companies, who acknowledged the making and signing of the foregoing instrument to be their free act and deed.

In testimony of whereof, I have hereunto set my hand and official seal at _____ Ohio, this ____ day of _____ 20____

Notary Public

My Commission Expires

APPROVALS

Approved by the Planning Commission of the City of Hudson, Ohio, for record purposes only this ____ day of _____, 20____

Chairman Secretary

Approved by the Engineer for the City of Hudson, Ohio, for record purposes only this ____ day of _____, 20____

Thomas J. Sheridan P.E., P.S.
City Engineer

Approved by the City Manager for the City of Hudson, Ohio, for record purposes only this ____ day of _____, 20____

Jane Howington
City Manager

DRAINAGE MAINTENANCE ASSESSMENT

All fee holders & all receiving title to the fee through them are subject to payment of drainage maintenance fees assessed to by the County pursuant to Chapter 6137 of the Ohio Revised Code.

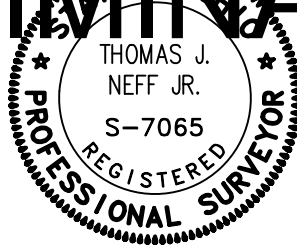
SURVEY CERTIFICATION:

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Field work performed in January 2018.

PRELIMINARY

Thomas J. Neff, Jr.
Registered Surveyor No. 7065-Ohio



ABBREVIATIONS

C. or CALC.... CALCULATED
CL..... CENTER LINE
CO..... COUNTY
C.D.R..... COUNTY DEED RECORD
C.P.R..... COUNTY PLAT RECORD
D..... DEED
EX..... EXISTING
FD..... FOUND
INST..... Inst.#
MON..... MONUMENT
O. or OBS..... OBSERVED
PG..... PAGE
P. or P/L..... PROPERTY LINE
R. or REC..... RECORD
R/W..... RIGHT OF WAY
U..... USED
VOL..... VOLUME

LEGEND

© Iron Pin or Pipe found as described

Monument Box and Pin found as described

5/8"x30" Iron Pin capped Neff & Assoc.-7065 set

Fiscal Officer's Stamp

Recording Department's Stamp

Tax Map Department

BASIS OF BEARING

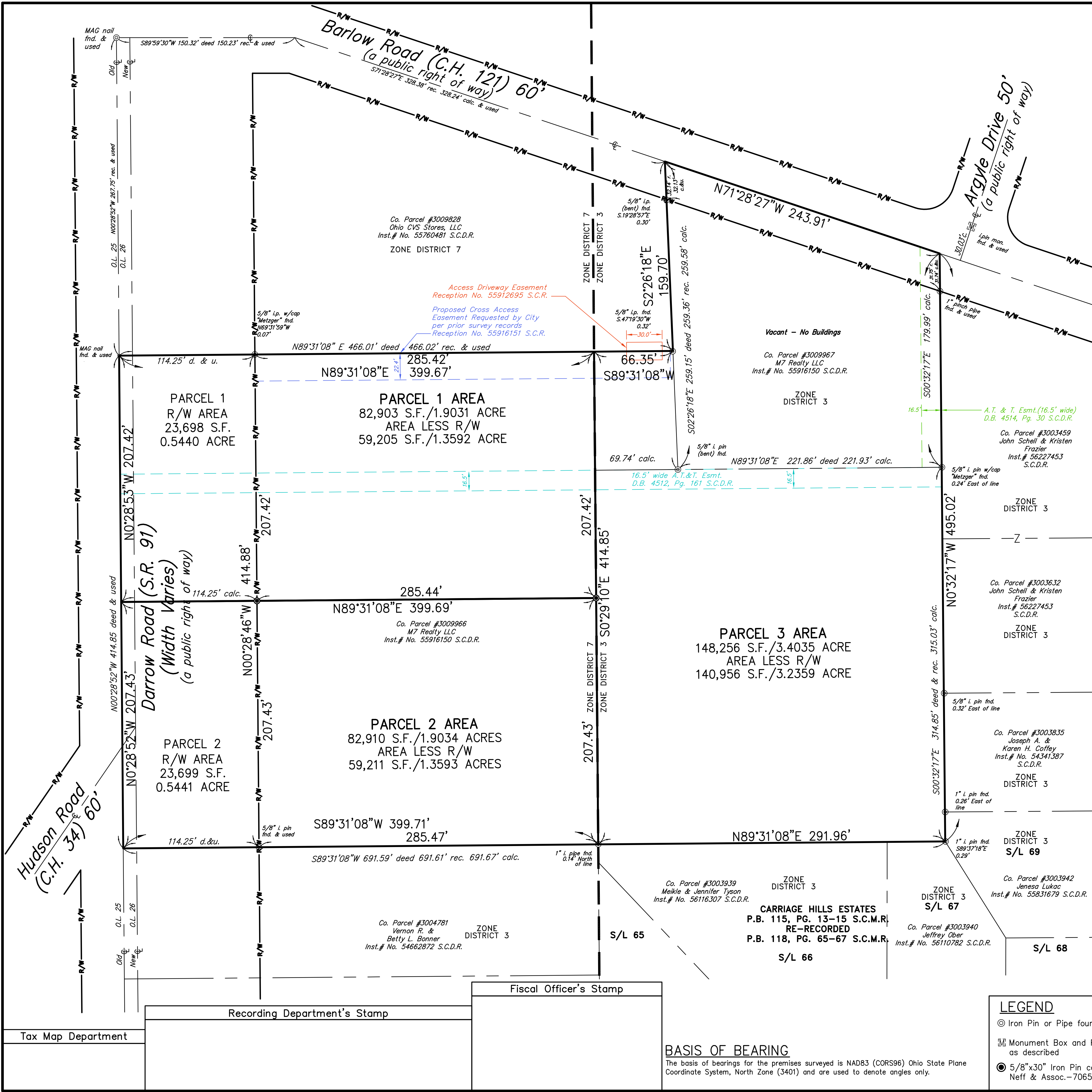
The basis of bearings for the premises surveyed is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and are used to denote angles only.

M7 Realty LLC - BERNIE MORENO COMPANIES 5715-5735 DARROW ROAD
MAP OF SURVEY, LOT SPLIT & CONSOLIDATION
CITY OF HUDSON - COUNTY OF SUMMIT - STATE OF OHIO

NEFF & ASSOCIATES

SHEET NO.

1 OF 1



MAP OF SURVEY, LOT SPLIT & CONSOLIDATION FOR
M7 REALTY LLC,
A BERNIE MORENO COMPANIES

SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL HUDSON TOWNSHIP LOT NO. 26

OWNERS APPROVAL

We, M7 Realty LLC, a Bernie Moreno Companies, owners of the land shown hereon, do hereby assent to and adopt this Map of Lot Split and Consolidation and acknowledge that said map was at their request and do authorize thereof.

Bernie Moreno Companies Date:

Printed Name Date:

State of
County of

Before me, a Notary Public in and for said county, personally appeared the afore named, M7 Realty LLC, a Bernie Moreno Companies, who acknowledged the making and signing of the foregoing instrument to be their free act and deed.

In testimony of whereof, I have hereunto set my hand and official seal at _____ Ohio, this ____ day of _____, 20____

Notary Public

My Commission Expires

APPROVALS

Approved by the Planning Commission of the City of Hudson, Ohio, for record purposes only this ____ day of _____, 20____

Chairman Secretary

Approved by the Engineer for the City of Hudson, Ohio, for record purposes only this ____ day of _____, 20____

Thomas J. Sheridan P.E., P.S.
City Engineer

Approved by the City Manager for the City of Hudson, Ohio, for record purposes only this ____ day of _____, 20____

Jane Howington
City Manager

DRAINAGE MAINTENANCE ASSESSMENT

All fee holders & all receiving title to the fee through them are subject to payment of drainage maintenance fees assessed to by the County pursuant to Chapter 6137 of the Ohio Revised Code.

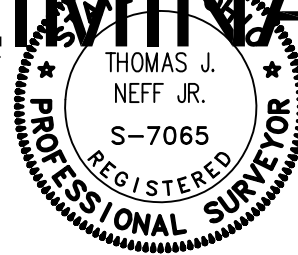
SURVEY CERTIFICATION:

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

I hereby state to the best of my professional knowledge, information and belief, all to be correct. Field work performed in January 2018.

PRELIMINARY

Thomas J. Neff, Jr.
Registered Surveyor No. 7065-Ohio



ABBREVIATIONS

C. or CALC....	CALCULATED
CL.....	CENTER LINE
CO.....	COUNTY
C.D.R.....	COUNTY DEED RECORD
C.P.R.....	COUNTY PLAT RECORD
D.....	DEED
EX.....	EXISTING
FD.....	FOUND
INST.....	Inst.#
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
P. or P/L.....	PROPERTY LINE
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME

LEGEND

- © Iron Pin or Pipe found as described
- Monument Box and Pin found as described
- 5/8"x30" Iron Pin capped Neff & Assoc.-7065 set

BASIS OF BEARING

The basis of bearings for the premises surveyed is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and are used to denote angles only.

Recording Department's Stamp

Tax Map Department

Fiscal Officer's Stamp

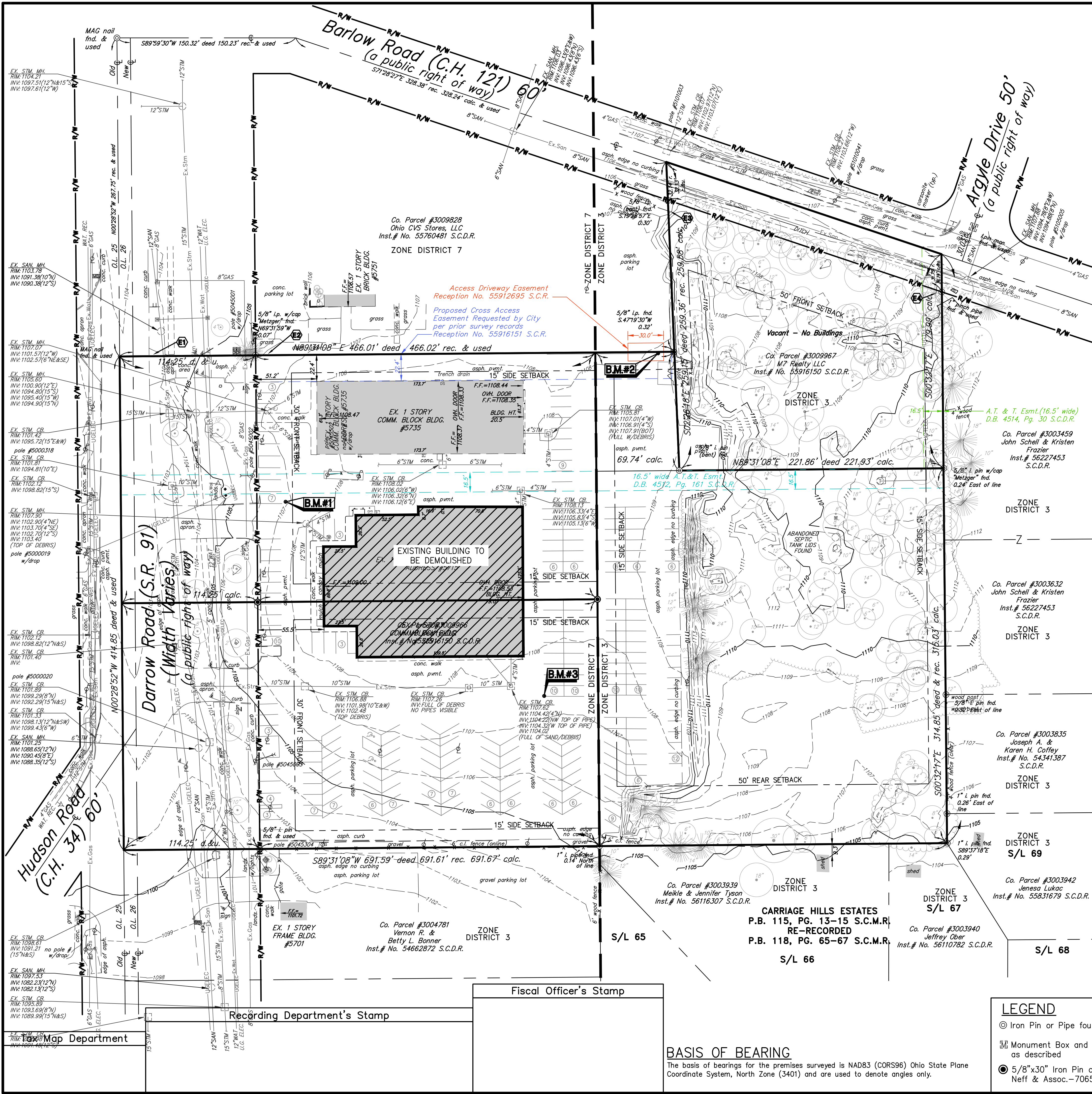
M7 Realty LLC - BERNIE MORENO COMPANIES 5715-5735 DARROW ROAD
MAP OF SURVEY, LOT SPLIT & CONSOLIDATION
CITY OF HUDSON - COUNTY OF SUMMIT - STATE OF OHIO

NEFF & ASSOCIATES



SHEET NO.
1 OF 1

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MAP OF SURVEY, LOT SPLIT & CONSOLIDATION FOR
M7 REALTY LLC,
A BERNIE MORENO COMPANIES

SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE
OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL HUDSON
TOWNSHIP LOT NO. 26

ZONING INFORMATION

CURRENT ZONING - ZONE DISTRICT 3			
CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROPOSED
1205.06	MAX. HT. OF BLDG	35 ft. SINGLE FAMILY; 40 ft. TOWNHOMES	N/A
1205.06	MIN. LOT SIZE	16,000 sf (2,500 sf for Townhomes)	3,236 ac.
1205.06	MIN. LOT DEPTH	N/A	495 ft.
1205.06	MIN. LOT WIDTH	150 ft. SINGLE FAMILY; 24 ft. TOWNHOMES	292 ft.
1205.06	IMPERVIOUS COVERAGE	40%	21%
1205.06	MIN. FRONT SETBACK	50 ft.	N/A
1205.06	MIN. SIDE SETBACK	15 ft. RES. PRINCIPAL; 15 ft. ACCESSORY	N/A
1205.06	MIN. REAR SETBACK	50 ft. PRINCIPAL; 15 ft. ACCESSORY	N/A
CURRENT ZONING - ZONE DISTRICT 7			
1205.10	MAX. HT. OF BLDG	35 ft.	20.5 ft. (ex. bldg)
1205.10	MIN. LOT SIZE	2.5 ac.	1,359 ac.*
1205.10	MIN. LOT DEPTH	400 ft.	285 ft.**
1205.10	MIN. LOT WIDTH	250 ft.	207 ft.***
1205.10	IMPERVIOUS COVERAGE	60%	85.6% (Parcel 1)****
1205.10	MIN. FRONT SETBACK	30 ft.	84.7% (Parcel 2)****
1205.10	MIN. SIDE SETBACK	15 ft.	55 ft. (from R/W)
1205.10	MIN. REAR SETBACK	50 ft. FROM PARKING LOT TO PL (ABUTS RES.)	22 ft.
			0 ft.*****

- * VARIANCE OF 1.141 ac. FOR MIN. LOT SIZE REQUIRED FOR PROPOSED PARCELS 1 & 2.
** VARIANCE OF 115' FOR MIN. LOT DEPTH REQUIRED FOR PROPOSED PARCELS 1 & 2.
*** VARIANCE OF 43' FOR MIN. LOT WIDTH REQUIRED FOR PROPOSED PARCELS 1 & 2.
**** VARIANCE OF 25.6% FOR MAX. IMPERVIOUS COVERAGE REQUIRED FOR PROPOSED PARCEL 1.
***** VARIANCE OF 24.7% FOR MAX. IMPERVIOUS COVERAGE REQUIRED FOR PROPOSED PARCEL 2.
***** VARIANCE OF 50' FOR MIN. REAR SETBACK (FROM PARKING LOT) TO A RESIDENTIAL DISTRICT REQUIRED FOR PROPOSED PARCELS 1 & 2.

ABBREVIATIONS

C. or CALC....	CALCULATED
CL.....	CENTER LINE
CO.....	COUNTY
C.D.R.....	COUNTY DEED RECORD
C.P.R.....	COUNTY PLAT RECORD
D.....	DEED
EX.....	EXISTING
FD.....	FOUND
INST.....	Inst.#
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
R. or P/L.....	PROPERTY LINE
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME

LEGEND

- © Iron Pin or Pipe found as described
Monument Box and Pin found as described
5/8"x30" Iron Pin capped Neff & Assoc.-7065 set

BASIS OF BEARING

The basis of bearings for the premises surveyed is NAD83 (CORS96) Ohio State Plane Coordinate System, North (3401) and are used to denote angles only.

Fiscal Officer's Stamp

Recording Department's Stamp

Map Department

M7 Realty LLC - BERNIE MORENO COMPANIES 5715-5735 DARROW ROAD
MAP OF SURVEY, LOT SPLIT & CONSOLIDATION
CITY OF HUDSON - COUNTY OF SUMMIT - STATE OF OHIO

NEFF & ASSOCIATES

SHEET NO.
1 OF 1

Variance Requests

	Code Requirement - District 7	Parcel 1	Parcel 2	Variance
Lot Area	2.5 acres	1.3 acres	1.3 acres	1.2 acres
Lot Width	250 ft	207 ft	207 ft	43 ft
Lot Depth	400 ft	285 ft	285 ft	115 ft
Rear Setback	50 ft	0 ft	0 ft	50 ft
Impervious Coverage	60%	100%	100%	60%

BZBA History

1967 – Variance to allow a pole sign.

1984 – Site plan review for Lambert Ford. Setback variance to extend parking behind the rear of the main building into a residential zoning district. Variance to total parking area.

1987 – Variance to allow 2 sets of entrance gates.

1990 – Site plan review to allow the operation of automobile sales and service.

1992 – Variance to allow a lighted sign.

1994 – Variance to allow an extension of a non-conforming structure and use to construct a 3,120 square foot building addition at a setback of 50 feet.

1994 – Variance to allow 3 illuminated wall signs.

1998 – Variances to allow 3 additional business signs.

2005 – Variances to allow a ground sign to have a zero setback.

Existing Buildings- Front

To Be Demolished



Existing Buildings- Rear

To Be Demolished



Looking East



Looking North



Looking West

