



# City of Hudson, Ohio

## Staff Report With Text

**File #:** BZBA 2015-09      **Version:** 1      **Name:**

**Type:** Variance      **Status:** Passed

**File created:** 6/25/2015      **In control:** Board of Zoning & Building Appeals

**On agenda:** 7/16/2015      **Final action:** 7/16/2015

**Title:** [1] A variance to the requirement, for each listed "Area", which prohibits the disturbance, filling, draining, dredging or altering of any areas, including vegetation within stream corridors, wetlands and their setbacks pursuant to Section 1207.03(c), "Prohibited Activities"; and  
[2] A variance to the requirement that all buildings, accessory structures, and parking areas or lots shall be set back at least fifty (50) feet horizontally (map distance), from the delineated edge of a wetland pursuant to Section 1207.03(e)(2), "Setback-Wetlands":  
    [a] Area "1"- A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;  
    [b] Area "2"- A variance of 25 ft from the required 50 ft wetland setback to install the road way and required utilities;  
    [c] Area "3"- A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;  
    [d] Area "4"- A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;  
    [e] Area "5"- A variance of 50 ft from the required 50 ft wetland setback resulting in a zero setback for construction of a gazebo within the Open Space Area for the use of the Homeowners of the development; and  
    [f] Area "6" - A variance of 20 ft from the required 50 ft wetland setback for construction of a home and grading on subplot #1.

The applicant is L.D.A. Land Group, LLC, 6683 Olde Eight Road, Peninsula, Ohio 44264 for the property owner Christine Driver located at 7738 Darrow Road in District 1 [Suburban Residential neighborhood].

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 2015-09 7738 Darrow Road staff report 7-10-15

Date	Ver.	Action By	Action	Result
7/16/2015	1	Board of Zoning & Building Appeals	approved with conditions	Pass

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[c] **Area "3"** - A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;

[d] **Area "4"** - A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;

[e] **Area "5"** - A variance of 50 ft from the required 50 ft wetland setback resulting in a zero setback for construction of a gazebo within the Open Space Area for the use of the Homeowners of the development; and

[f] **Area "6"** - A variance of 20 ft from the required 50 ft wetland setback for construction of a home and grading on subplot #1.

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Submitted by,

Kris McMaster, Associate Planner