



# City of Hudson, Ohio

## Staff Report With Text

**File #:** BZBA 2017-14      **Version:** 4      **Name:**  
**Type:** Variance      **Status:** Passed  
**File created:** 7/13/2017      **In control:** Board of Zoning & Building Appeals  
**On agenda:** 8/17/2017      **Final action:** 8/17/2017

**Title:** 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 applicant is Rick Hawksley, Architect, P.O. Box 664, Kent, OH 44240 and the owner is RLR Investment Partners, LLC., 7941 Ravenna Street, Hudson, Ohio 44236 for the property at 147 Hudson Street in District 3 [Outer Village Residential Neighborhood].

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. BZBA Staff Report 2017-14

Date	Ver.	Action By	Action	Result
8/17/2017	3	Board of Zoning & Building Appeals	approved	Pass

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 applicant is Rick Hawksley, Architect, P.O. Box 664, Kent, OH 44240 and the owner is RLR Investment Partners, LLC., 7941 Ravenna Street, Hudson, Ohio 44236 for the property at 147

Hudson Street in District 3 [Outer Village Residential Neighborhood].

**Submitted by,**

Kris McMaster, Associate Planner