



# City of Hudson, Ohio

## Staff Report With Text

**File #:** BZBA 2018-15      **Version:** 1      **Name:**

**Type:** Appeal      **Status:** Passed

**File created:** 5/8/2018      **In control:** Board of Zoning & Building Appeals

**On agenda:** 5/17/2018      **Final action:** 5/17/2018

**Title:** A request 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 applicant is Brian Uhlenbrock for Neff and Associates, 6405 York Road, Parma Heights, OH 44130 and the owner is M7 Realty LLC, 28450 Lorain Rd, North Olmsted, OH 44070 for the property at 5715/5735 Darrow Road in Districts 7 [Outer Village Commercial Corridor and Office Overlay Zone] and 3 [Outer Village Residential Neighborhood].

### Sponsors:

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### Code sections:

**Attachments:** 1. BZBA 2018-15 Staff Report

Date	Ver.	Action By	Action	Result
5/17/2018	1	Board of Zoning & Building Appeals	approved with conditions	Pass
5/17/2018	1	Board of Zoning & Building Appeals	approved	Pass

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