

Meeting Date:
April 17, 2025

Location:
78 Aurora St (Historic
District)

Parcel Number
3201333

Request
A variance request for a
side yard setback.

Applicant:
Rebecca Pantuso, Pantuso
Architecture

Property Owner:
David and Lisa Lemmens

Zoning:
D4 – Historic Residential
Neighborhood (Historic
District)

Case Manager:
Lauren Coffman,
Associate Planner

Contents

- Application, 3-20-2025
- Site Plan, 3-20-2025
- Elevations, 3-20-2025
- Site Photos 4-11-2025



Location Map, City of Hudson GIS

Request:

A variance request of five (5) feet from the required side yard principal structure setback of eight (8) feet, resulting in a side yard setback of three (3) feet pursuant to section 1205.07(d)(6)(B)(1), “Property Development/Design Standards – Setbacks” of the City of Hudson Land Development Code in order to build an addition.

Adjacent Development:

The site is adjacent to residential development to the south, east and west. The site is adjacent to Western Reserve Academy to the north.

Hudson Board of Zoning and Building Appeals	
April 17, 2025	DOCKET 2025-247

Project Background

The property is located in District 4 – Historic Residential Neighborhood and is situated on Aurora Street within the Historic District. The lot is approximately 0.33 acres and the house on the property was built in 1880. The owners purchased the property in 2015.

The applicant is requesting to construct a 18ft 10 in x 36ft 5 in (approximately 342 sq. ft) addition on the property. The addition would add a mudroom to the rear of the house and attach to an existing detached garage, creating an attached garage. The City of Hudson’s Land Development Code has the following regulation relative to setbacks for properties located in District 4 –

- 1205.07(d)(6)(B)(1) – *Minimum side yard setback. Single-family uses: eight (8) feet.*

Attached garages have an increased setback requirement than detached garages and other accessory structures. Detached garages are required to maintain a 4 ft setback, while attached garages are required to maintain a minimum 8 ft setback. Therefore, the applicant is requesting a side yard principal structure setback variance of five (5) feet from the required eight (8) foot minimum setback resulting in a side yard principal structure setback of three (3) feet in order to build an addition.

The applicant states that the proposed addition would be the most beneficial use of the home. Additionally, the applicant states that having an attached 2 car garage and elevator access would allow the property owners to age in place.

Considerations

Section 1204.03 of the Land Development Code describes the standards for review of variance requests. These standards are listed below, along with staff findings to assist in your determination. All findings are subject to additional testimony presented to the Board during the public hearing:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variances:

The property in question will yield a reasonable return and there can be beneficial use of the property without the variance as the existing home is approximately 2,920 square feet (per Summit County property card). Additionally, the existing home currently has a functioning detached garage.

2. Whether the variance is substantial:

The variance would represent a 63% deviation from the code requirement.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variances:

Staff notes the following:

- The lot is 0.33 acres and located within a dense portion of a historic neighborhood. Based on such, any variance request would be impactful.
- Staff notes that the construction of the proposed addition would attach the existing one story detached garage to the main structure, thereby creating an additional

Hudson Board of Zoning and Building Appeals	
April 17, 2025	DOCKET 2025-247

principal structure setback issue; however, would not alter the existing garage's footprint or height.

- The existing detached garage is currently a nonconforming structure with a setback of approximately three (3) feet from the eastern property line. The minimum allowable side yard accessory structure setback in any district within the city is four (4) feet.

4. Whether the variance would adversely affect the delivery of governmental services such as water and sewer:

The variance would not impact the delivery of governmental services.

5. Whether the applicant purchased the property with knowledge of the requirements.

The existing regulations were in effect when the owners purchased the property in 2015.

6. Whether the applicant's predicament can be obviated feasibly through some method other than a variance:

Staff notes the applicant could propose a lighter connection of just a breezeway to help separate the garage from the main mass.

7. Whether the spirit and intent behind the requirement would be observed and substantial justice done by granting the variance.

The Board of Zoning and Building Appeals shall weigh the above factors, along with given testimony in order to make this determination.

Additional Approvals

The proposal would require the following:

- A design review with the Architectural and Historic Board of Review.
- Administrative site plan approval.



25-247

Board of Zoning and
Building Appeals
(BZBA)

Status: Active

Submitted On: 3/20/2025

Primary Location

78 AURORA ST
Hudson, OH 44236

Owner

LEMMENS DAVID
78 AURORA ST HUDSON, OH
44236

Applicant

 Rebecca Pantuso
 440-589-7589
 hello@pantusoarchitecture.com
 30 S. Franklin Street
Chagrin Falls, Ohio 44022

Applicant and Property Owner Information

Applicant Relationship to Property Owner:*

Architect

Company Name:

Pantuso Architecture

Property Owner Name*

David and Lisa Lemmens

Property Owner's E-Mail:*

d.lemmens@wowezeffinish.com

Property Owner Phone Number*

216-536-7778

Type of Hearing Request

Type of Request:*

Variance

Year Property Purchased*

2015

Code Required Regulation (please indicate feet, s.f. or height)* 

1205.07 (6) B.1.

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

5.06' Side yard setback

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

Existing Garage is 2.94' from side yard

Explanation of Request and Justification:*

We would like to add to an elevator to the multi-level home and attach the garage to allow clients to age in place.

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:*

An elevator is an amenity that allows this resident and future residents to age in place. Attaching the garage that makes navigating Ohio winters safer.

The variance is
substantial

Describe why the variance is substantial or insubstantial*

The existing garage is currently only 2.93' away from the side yard setback. We would be asking for more than a 50% variance to attach this structure to the house.

Would the essential character of the neighborhood
be substantially altered?*

no

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

We are not proposing to add house within the setback. We want to attach to the already built garage structure.

Would adjoining properties be negatively impacted?*

no

Describe how the adjacent properties will not be affected.*

There is an existing fence line that is more than the 8'-0" away from the existing garage making little to no impact on the neighbors.

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:*

We believe the alternate solution would negatively impact the neighbor and would not increase this properties value.

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

Each property is different and if the board visit's this site, I think they will understand the benefit.

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

The Owner that built the current 1960's addition on the rear of the home.

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

The beautiful historic home is set on a property that is tight with a high degree of topography to navigate. In an ideal world the 19*19 garage (at basement level) would be larger and easier to navigate. We hope to alleviate the hardships allowing our clients to age in place.

BZBA Meeting Information

The following persons are authorized to represent this application with respect to all matters associated with the project*

Rebecca L . Pantuso

By checking this box, I do hereby certify that I am authorized to represent the property owner and to accept any conditions that the Board may impose.*



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. *



Board Meeting Date

 AHBR

☐

 BZBA

☐

 Planning Commission

☐

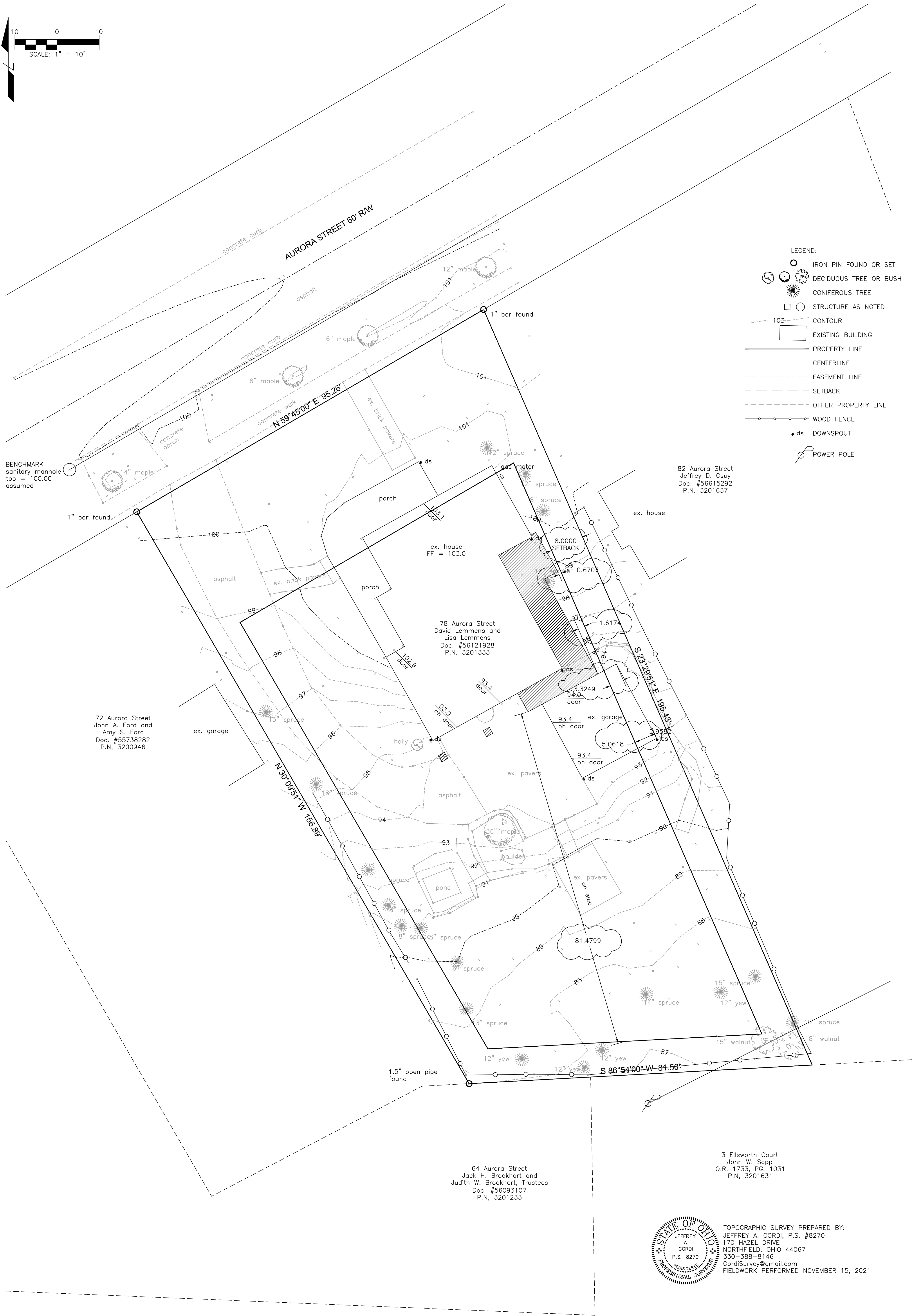
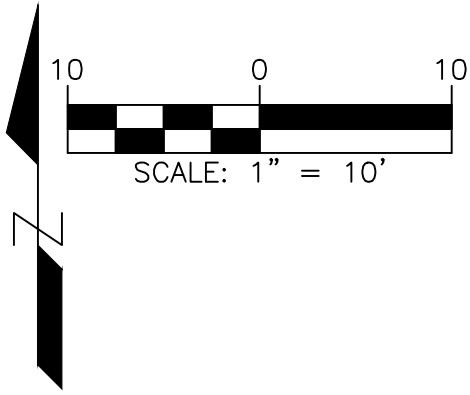
Internal

 Company Name

 Variances

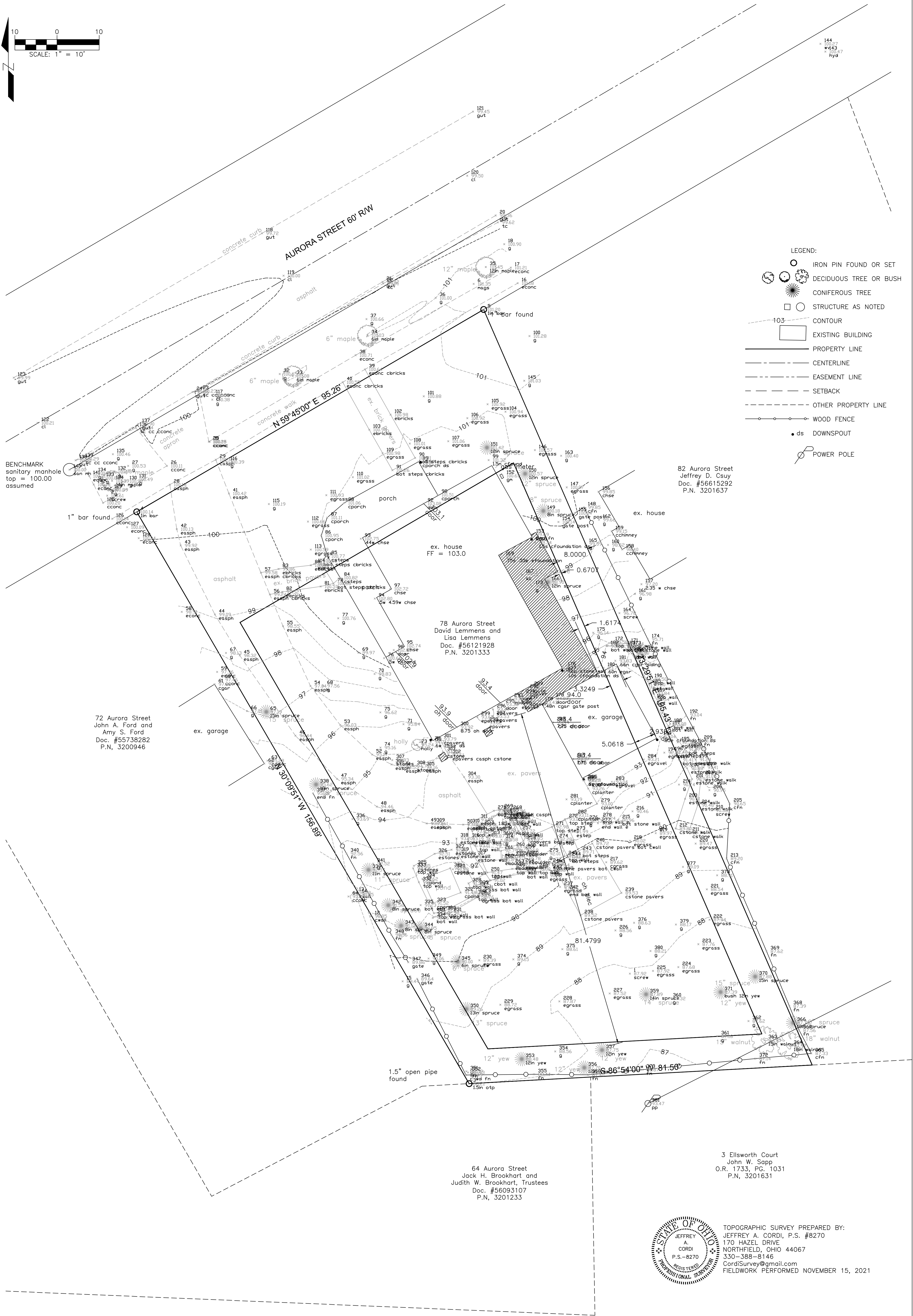
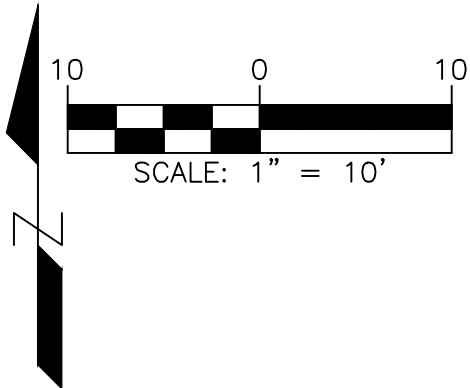
 Meeting Date

 District



TOPOGRAPHIC SURVEY
for
78 AURORA STREET

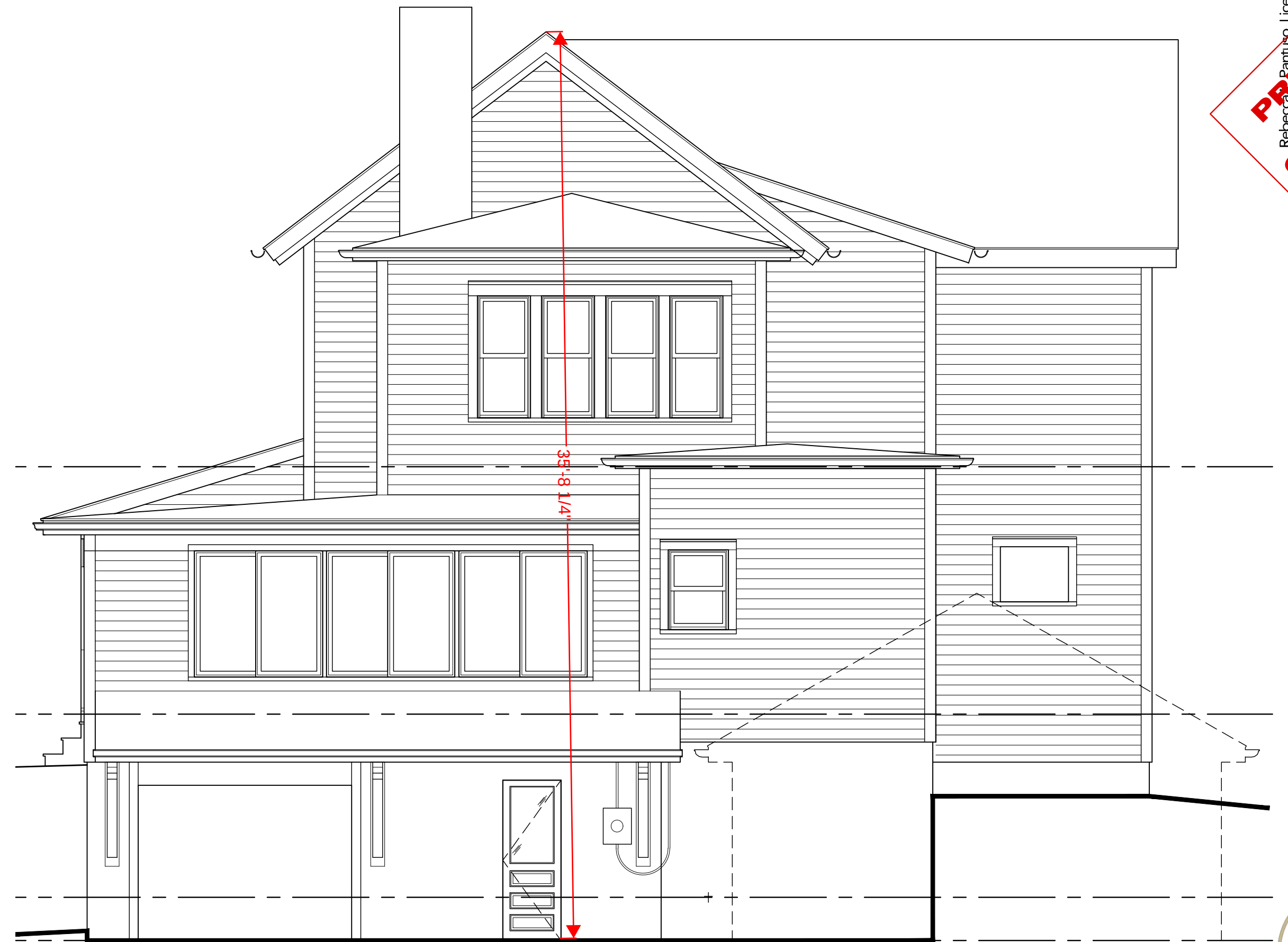
SITUATED IN THE CITY OF HUDSON, SUMMIT COUNTY, OHIO
PART OF BLOCK 14, LOT 56 OF HUDSON VILLAGE
SCALE: 1" = 10' DATE: DECEMBER, 2021



TOPOGRAPHIC SURVEY
for
78 AURORA STREET
SITUATED IN THE CITY OF HUDSON, SUMMIT COUNTY, OHIO
PART OF BLOCK 14, LOT 56 OF HUDSON VILLAGE
SCALE: 1" = 10' DATE: DECEMBER, 2021



3
E-3
Existing Side Elevation (SW)
1/4"=1'-0"



4
E-3
Existing Rear Elevation (SE)
1/4"=1'-0"



2
E-3
Existing Side Elevation (NE)
1/4"=1'-0"



1
E-3
Existing Front Elevation (NW)
1/4"=1'-0"

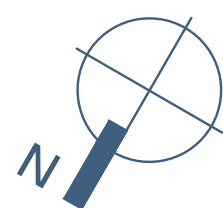
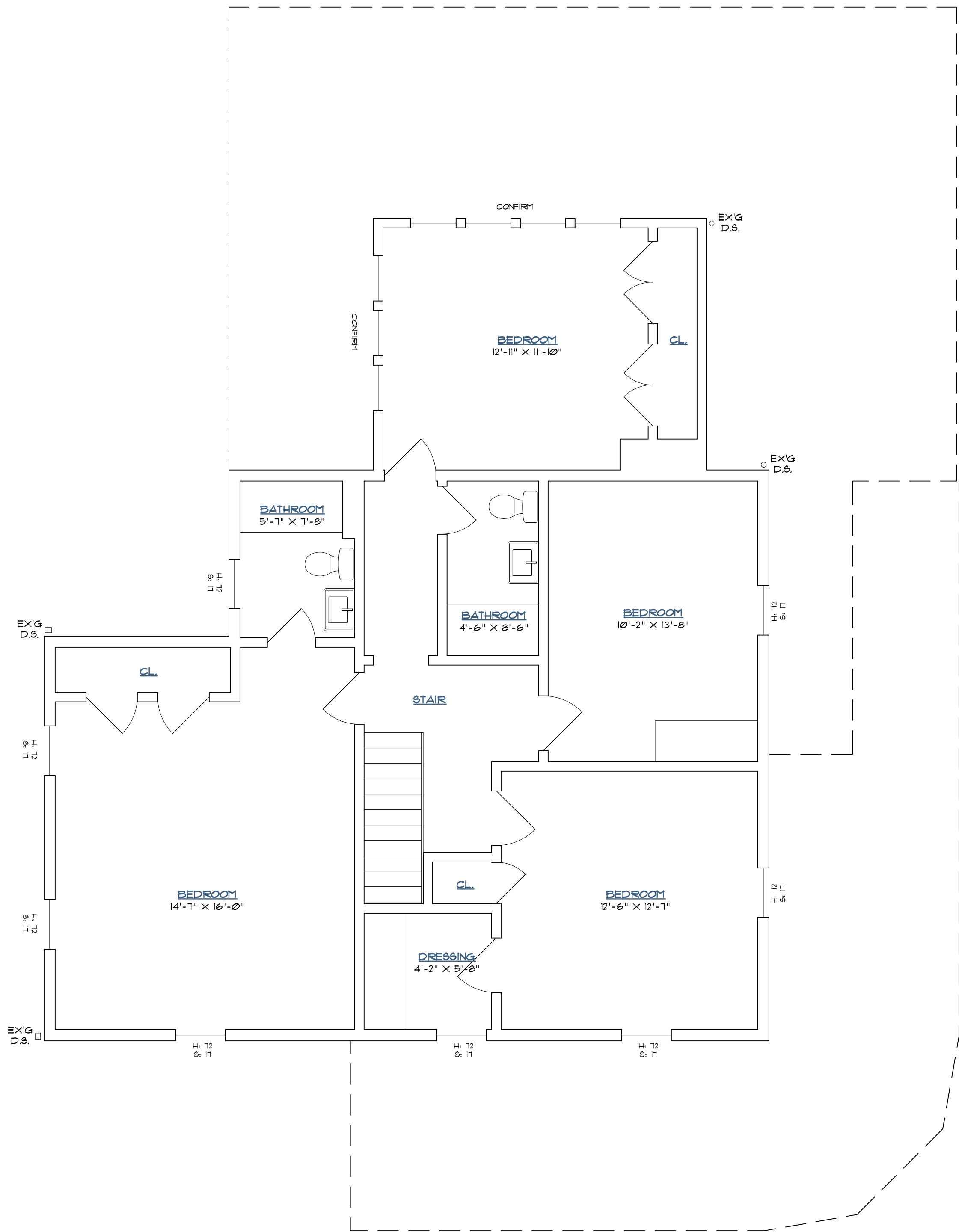
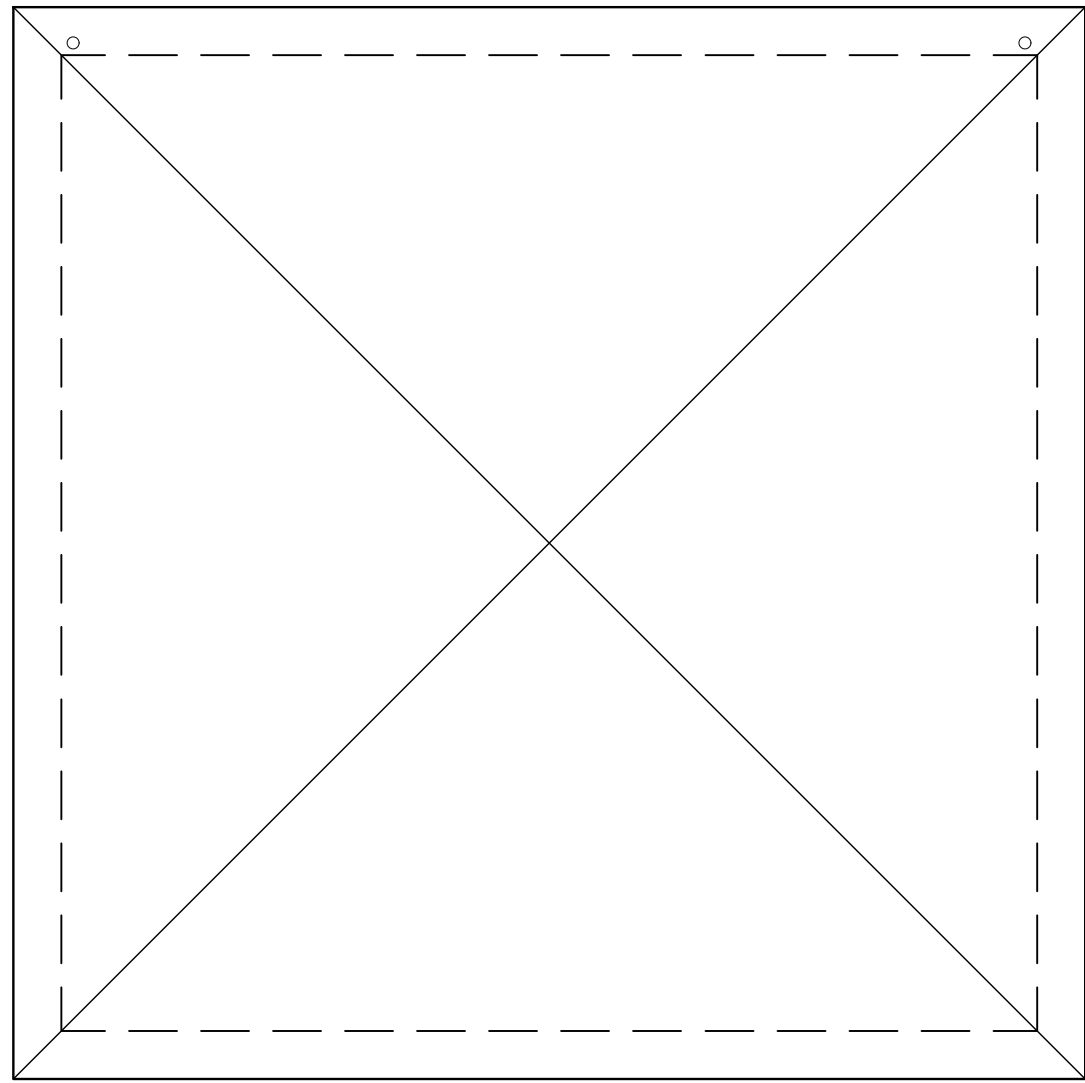
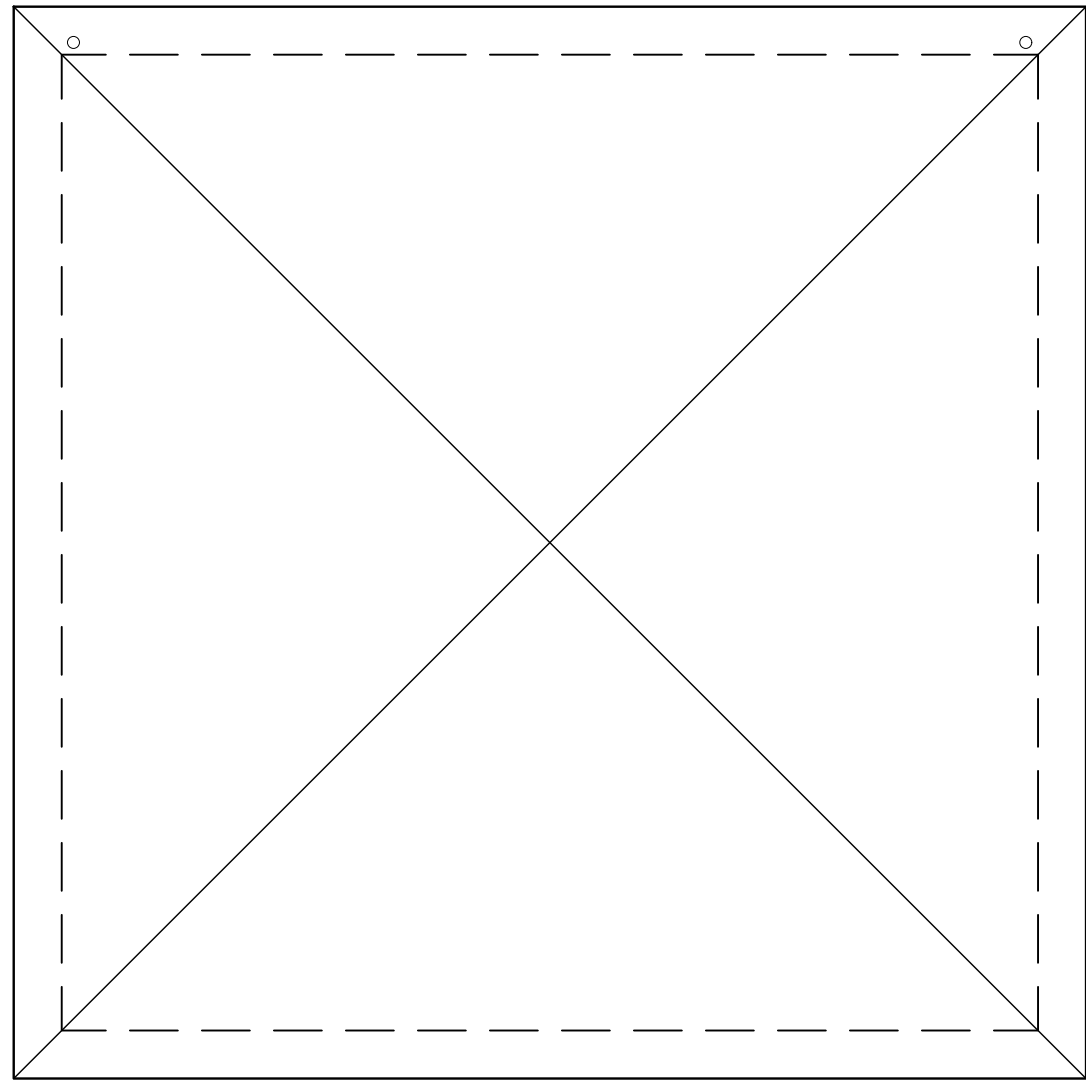
Rebecca Pantuso, License No. 0914809
Expiration Date 12/31/2024
**PRELIMINARY!
NOT FOR
CONSTRUCTION**



Additions and Renovations to
The Lemmens Residence
78 Aurora Street, Hudson, OH 44236
Existing Elevations

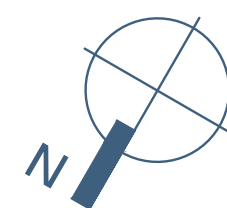
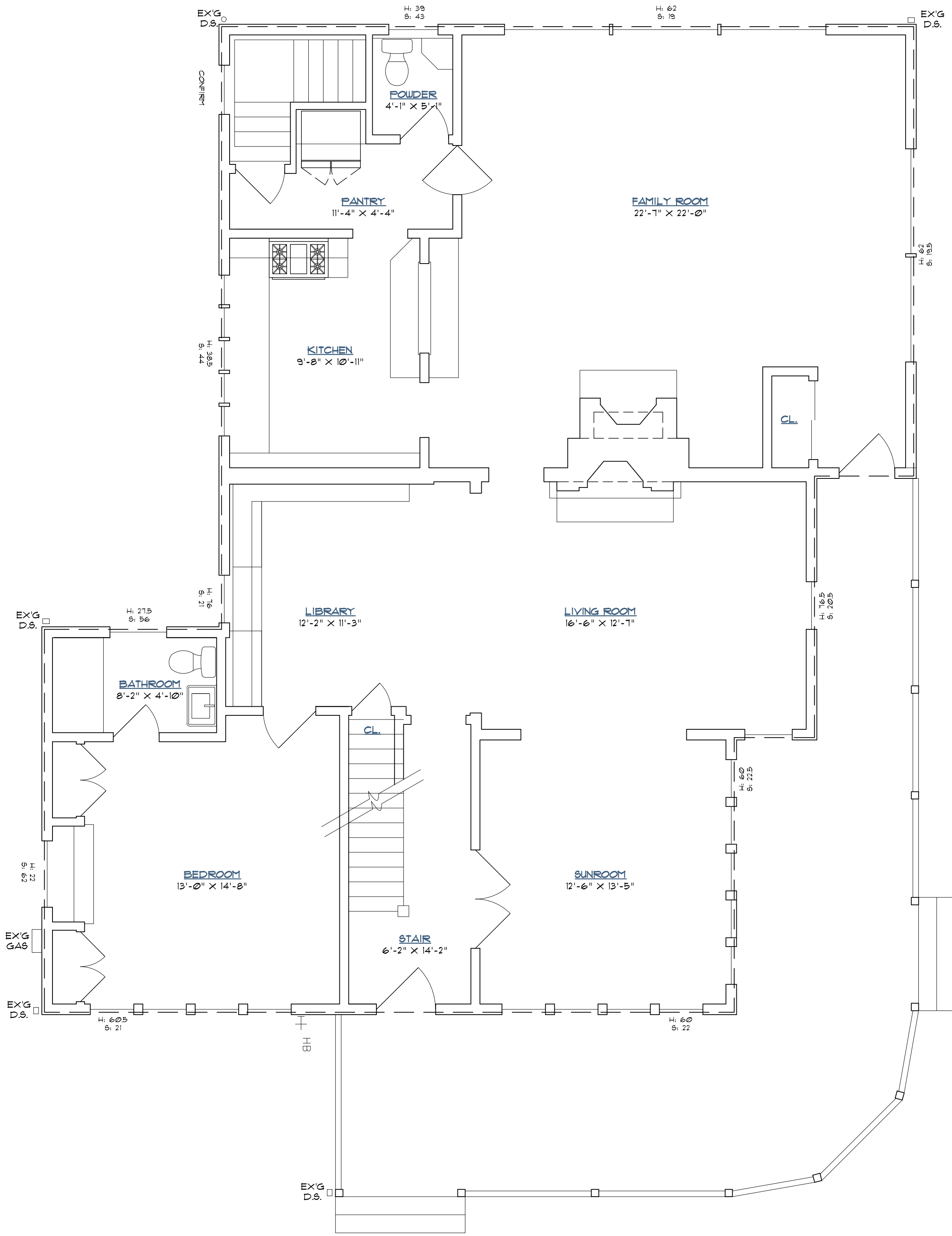
Job Number 2438
Job Title RLP
2025.03.12 Review
2025.03.20 Concept BZA





2
E-3

Existing Second Floor Plan
1/8"=1'-0"



1
E-3

Existing First Floor Plan
1/4"=1'-0"



E-3

Additions and Renovations to
The Lemmens Residence
78 Aurora Street, Hudson, OH 44236
Existing First & Second Floor Plans



PANTUSO ARCHITECTURE

30 S Franklin Street Chagrin Falls, Ohio 44022
440.589.7589 PantusoArchitecture.com

Rebecca Pantuso, License No.0914809
Expiration Date 12/31/2024

**PRELIMINARY!
NOT FOR
CONSTRUCTION**

Pantuso Architecture Inc. © 2024



3
A-5
Proposed Side Elevation (SW)
1/4"=1'-0"



4
A-5
Proposed Rear Elevation (SE)
1/4"=1'-0"



2
A-5
Proposed Side Elevation (NE)
1/4"=1'-0"



1
A-5
Proposed Front Elevation (NW)
1/4"=1'-0"

Rebecca Pantuso, License No. 0914809
Expiration Date 12/31/2024
**PRELIMINARY!
NOT FOR
CONSTRUCTION**



Pantuso Architecture I
30 S Franklin Street, Chagrin Falls, Ohio 44022
440.589.7589 PantusoArchitecture.com

Additions and Renovations to
The [Insert] Residence
[Insert Address], Chagrin Falls, OH 44022
Proposed Elevations

Job Number 21XX
ISSUANCE RP
Drawn By

































