

Meeting Date:
June 26, 2025

Location:
5876 Darrow Rd

Parcel Number
3010357

Request
A variance request for
the area of a
permanent ground
sign

Applicant:
Dave Soulsby

Property Owner:
GTS Services LLC

Zoning:
D7 – Office Overlay

Case Manager:
Lauren Coffman,
Associate Planner

Contents

- Application, 4-28-2025
- Site Plan, 4-28-2025
- Elevations, 4-28-2025
- Site Photos 4-28-2025



Location Map, City of Hudson GIS

Request:

A variance request of twenty-two (22) square feet from the required maximum permanent ground sign area of forty (40) square feet, resulting in a permanent ground sign area of sixty-two (62) square feet pursuant to section 1207.17(d)(4)(A) "Signs in Nonresidential Districts – Maximum Area" of the City of Hudson Land Development Code in order to construct a ground sign

Adjacent Development:

The site is adjacent to commercial development to the north, west, and south. Additionally, the site is adjacent to commercial and residential development the east.

Project Background

The property in question is a 2.45-acre parcel located on the west side of Darrow Road. The property is located in District 7 – Office Overlay and owners purchased the property in 2021.

The applicant is requesting to enlarge the existing permanent ground sign on the property. The City of Hudson's Land Development Code has the following regulation relative to the area of permanent ground signs on a property –

Table 1207.17(d)(4) Permanent Ground Signs				
	Maximum Number	Maximum Area	Maximum Height	Minimum Setback (b)
1. Primary Ground Sign (a)				
a. Building Setback 30 feet (b)	1 per lot (c)	40 sq. ft.	8 ft.	15 ft.
b. Building Setback 12 but < 30 feet (b)	1 per lot (c)	30 sq. ft.	6 ft.	Equal to height of sign
2. Entrance/Exit Signs	2 per driveway (1 in, 1 out)	2 sq. ft.	3 ft.	0
3. Instructional Signs	See Section 1207.17(d)(5)			
(a) Not permitted on the site when the building is setback less than 12 feet from the street right-of-way.				
(b) From the street right-of-way.				
(c) Except as otherwise permitted in division (d)(4)B. of this section for lots that exceed 500 feet in street frontage.				

- 1207.17(d)(4)(1)(a) – Permanent ground signs: Building setback 30 feet - Maximum Area 40 sq. ft.

The applicant is requesting a variance of twenty-two (22) square feet from the required maximum permanent ground sign area of forty (40) square feet resulting in an area of (62) square feet in order to construct a permanent ground sign.

The applicant states that the current signage accommodates only a single tenant, limiting the property's ability to generate a reasonable financial return under existing zoning regulations. Additionally, the applicant states that the proposed enlargement of the sign would allow all three current tenants within the building to advertise their businesses and that expanding the sign area would improve visibility and enhance public awareness of the businesses operating at the location.

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:

- 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 property in question currently has an existing permanent ground sign that meets all Land Development Code regulations.

Hudson Board of Zoning and Building Appeals	
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2. Whether the variance is substantial:

The variance request would represent a 55% increase over the maximum allowable area for permanent ground signs within the city.

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 that the property in question is located within a commercial area and is adjacent to other commercial development to the north, west, and south.

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 2021.

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

Staff notes that the applicant could utilize the existing ground sign. Staff recommends that the applicant consider reconfiguring the existing sign to accommodate all three business on site. This approach would maintain LDC compliance while meeting the applicant's signage needs.

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.

Section 1207.17

The LDC also provides the following additional factors for consideration:

(9) Sign variances. In addition to the standards outlined in Section [1204.03](#), the following factors are applicable to sign variances and shall be weighted by the Board of Zoning and Building Appeals to determine whether a practical difficulty exists, and therefore, a sign variance should be granted:

- A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;*
- B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees, or other obstructions;*
- C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;*
- D. A sign that exceeds the allowable height or area standards of this Code would be more appropriate in scale because of the large size and/or frontage of the premises and/or building;*

Hudson Board of Zoning and Building Appeals	
June 26, 2025	DOCKET 2025-430

- E. The variance shall not adversely impact the character or appearance of the building and/or lot and/or the neighborhood;*
- F. The variance sought is the minimum necessary to allow reasonable use, visibility, and/or readability of the sign; and/or*
- G. The variance will be consistent with the general spirit and intent of this Code.*

Staff Comment: The submitted application does not demonstrate a practical difficulty per the above criteria.

Additional Approvals

The proposal would also require the following:

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



25-430

Board of Zoning and
Building Appeals
(BZBA)

Status: Active

Submitted On: 4/28/2025





Primary Location

5876 DARROW RD
Hudson, OH 44236

Owner

GTS SERVICES LLC
5876 DARROW RD HUDSON,
OH 44236

Applicant

 Dave Soulsby
 330-928-7080
 dave@centralgraphicsgroup.com
 924 Home Avenue
Akron, OH 44310

Applicant and Property Owner Information

Applicant Relationship to Property Owner:*

Contractor

Company Name:

Central Graphics & Signs

Property Owner Name*

Mike Valentine

Property Owner's E-Mail:*

MikeValentine@vfc5.com

Property Owner Phone Number*

330.603.8963


Type of Hearing Request

Type of Request:*


Variance

Year Property Purchased*

2021

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

code is 5' high. Current sign is 45.5" h.
we would like to go to 81.5" high

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

21.5" h

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

30' set back

Explanation of Request and Justification:*

code is 5' high. Current sign is 45.5" h. We would like to go to 81.5" high- adding 21.5" to the top. Building was split up into 3 tenants.

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 property cannot generate a reasonable financial return under the current zoning laws, a variance will be necessary to enable a viable use. The building was split for more tenants and the current sign only allows one tenant.

The variance is
insubstantial

Describe why the variance is substantial or insubstantial*

Impact on Surrounding Properties The surrounding properties all have larger signs than 5876. Even Drug Mart with one tenant is much larger. State Farm next door is larger with only one tenant.

We don't see this as disrupting the neighborhood's existing character, it may be actually an improvement as all the monument signs will be closer to the same height. We assume that looking at similar variance approvals in the area can provide context.

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 can not find any for this situation.

Would adjoining properties be negatively
impacted?*

no

Describe how the adjacent properties will not be affected.*

We will be competing with the heights set forth by the existing 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:*

N/A

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

Easier wayfinding for clients and those living in the area.

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

Splitting of the building. happy to send those documents.

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

The small road sign does not allow for those on darrow road to locate the businesses in the building without making it larger.

BZBA Meeting Information

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

David Soulsby, Jeff Loofboro

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

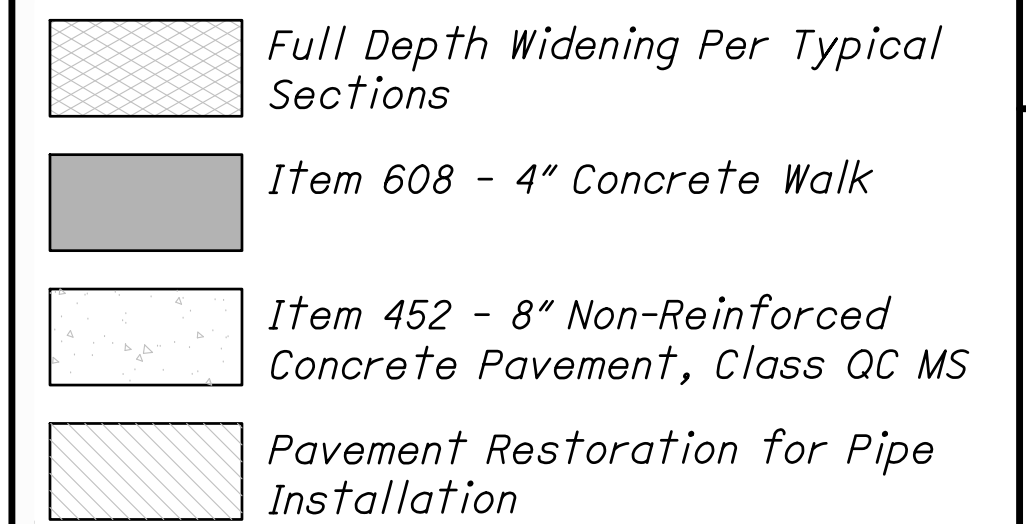
 Company Name

 Variances

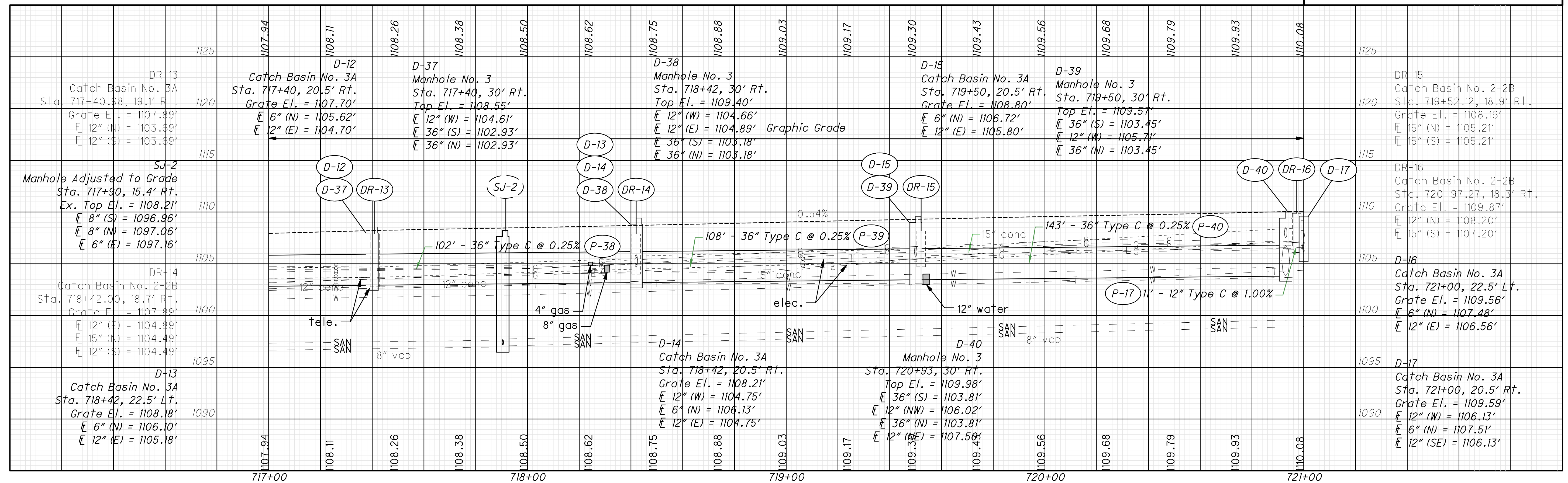
 Meeting Date

 District

W-6 Valve Box Adjusted to Grade
719+98.48, 24.83' Lt.



BM-13 W Bolt on Fire Hydrant Sta. 717+33.72, 29.81' Lt. Elev. 1109.01
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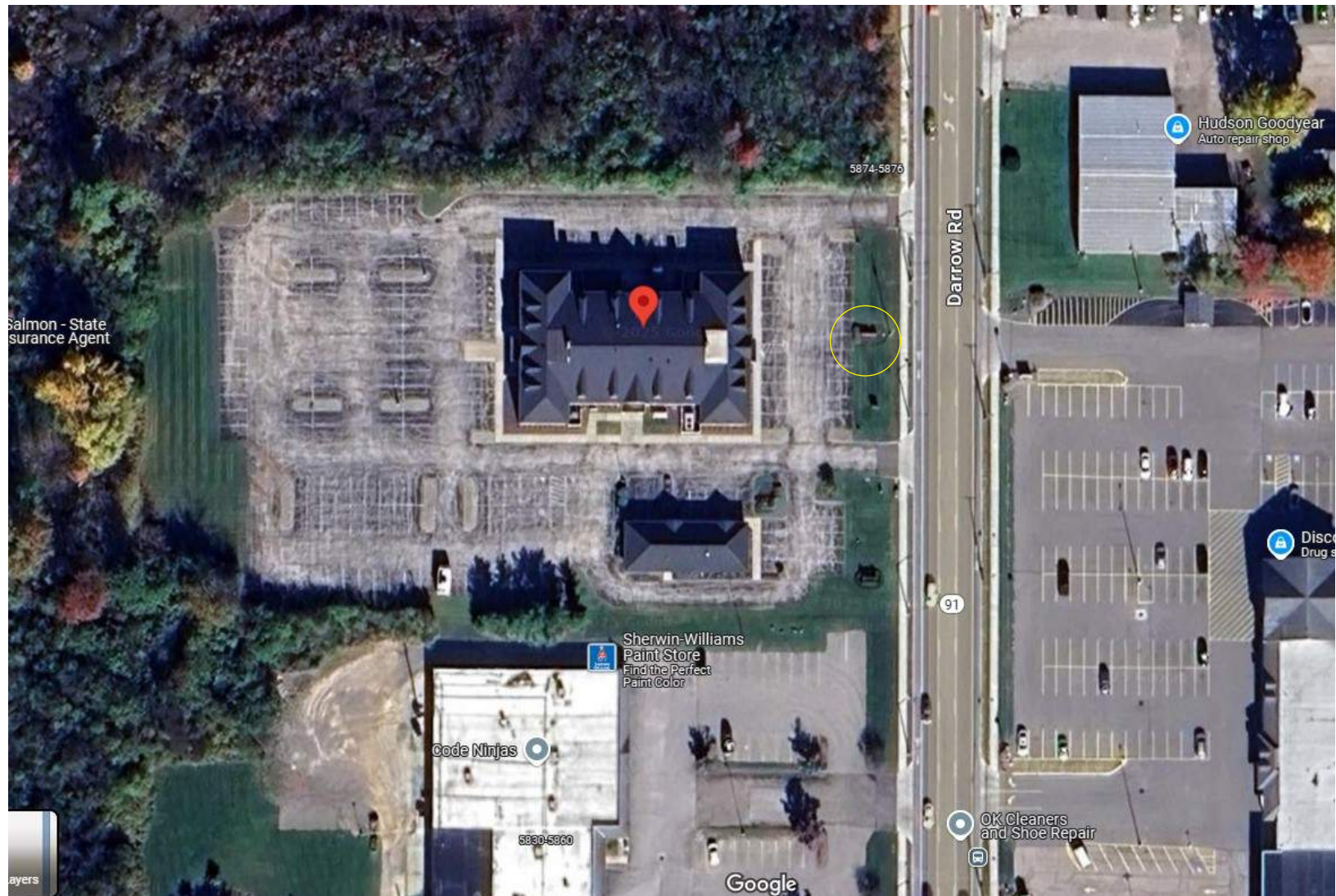


PLAN AND PROFILE - DARROW RD (SR 91)

SUM-91 (DARROW RD)

36
90

Elevation



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DESIGN

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INSTALLATION

OWNERS ACCEPTANCE:

I, the undersigned managing member of GTS Services LLC, owner of the property shown hereon, do hereby accept the minor lot split of the same and acknowledge that the same was made at my request and authorize the recording thereof.

Michael P. Valentine, Managing Member

County of Summit
State of Ohio

Before me, a Notary Public in and for said county, personally appeared the afore named owner, who acknowledges the making and signing of the foregoing instrument to be their free act and deed.

In testimony of whereof, I have hereunto set me hand and official seal at _____, Ohio. This _____ day of _____, 20_____.

Notary Public

My Commission Expires

APPROVALS:

Approved for minor lot split by the City Engineer

City Engineer, Bradley Kosco, P.E., P.S. Date

Approved for minor lot split by the Assistant City Manager

Assistant City Manager, Thomas Sheridan, Date

SURVEY LEGEND

- - 5/8" x 30" Rebar Set w/cap: Dunford PS-8182
- ▲ - Nail, Drill Hole or Spike Set
- - Rebar or Iron Rod/Pin Found and Described
- - Iron Pipe Found and Described
- - Monument Box Found and Described
- ▲ - Nail, Drill Hole or Spike Found & Described
- Rec. (R) = Record Deed (D) = Deed
- Plat (PL) = Plat Msd. (M) = Measured
- Calc. (C) = Calculated Pro. (PRO) = Prorated
- Obs. (O) = Observed
- Fnd. (F) = Found Usd. (U) = Used
- B.O.B. - Basis of Bearings
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning

NOTES:

- The proposed lot split shown hereon, to split two parcels into three parcels, is contingent upon the variances granted on July 15, 2021.
- No transfer is taking place with the recording of this survey. This survey is being recorded as a graphic representation of a legal description in a deed.
- There was no search for easements of record, right-of-ways, restrictive covenants, encumbrances, ownership title evidence, or any other facts that a title search may disclose.

LINE	BEARING	DISTANCE
1	S 89°28'54" W	33.00'
2	S 89°28'54" W	423.00'
3	N 00°32'10" W	30.00'
4	N 89°28'54" E	423.00'
5	N 00°32'10" W	30.00'
6	N 89°28'54" E	423.00'
7	S 00°32'10" E	30.00'
8	S 89°28'54" W	238.00'
9	S 00°32'10" E	72.00'
10	N 89°28'54" E	218.00'

CERTIFICATION:

This survey meets the minimum standards for boundary surveys in the State of Ohio as set forth in Ohio Administrative Code Chapter 4733-37.

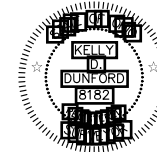
Kelly D. Dunford
Ohio Professional Surveyor S-8182

Date of Survey: Sept. 8, 2021

Date of Map: Sept. 22, 2021

Revisions:

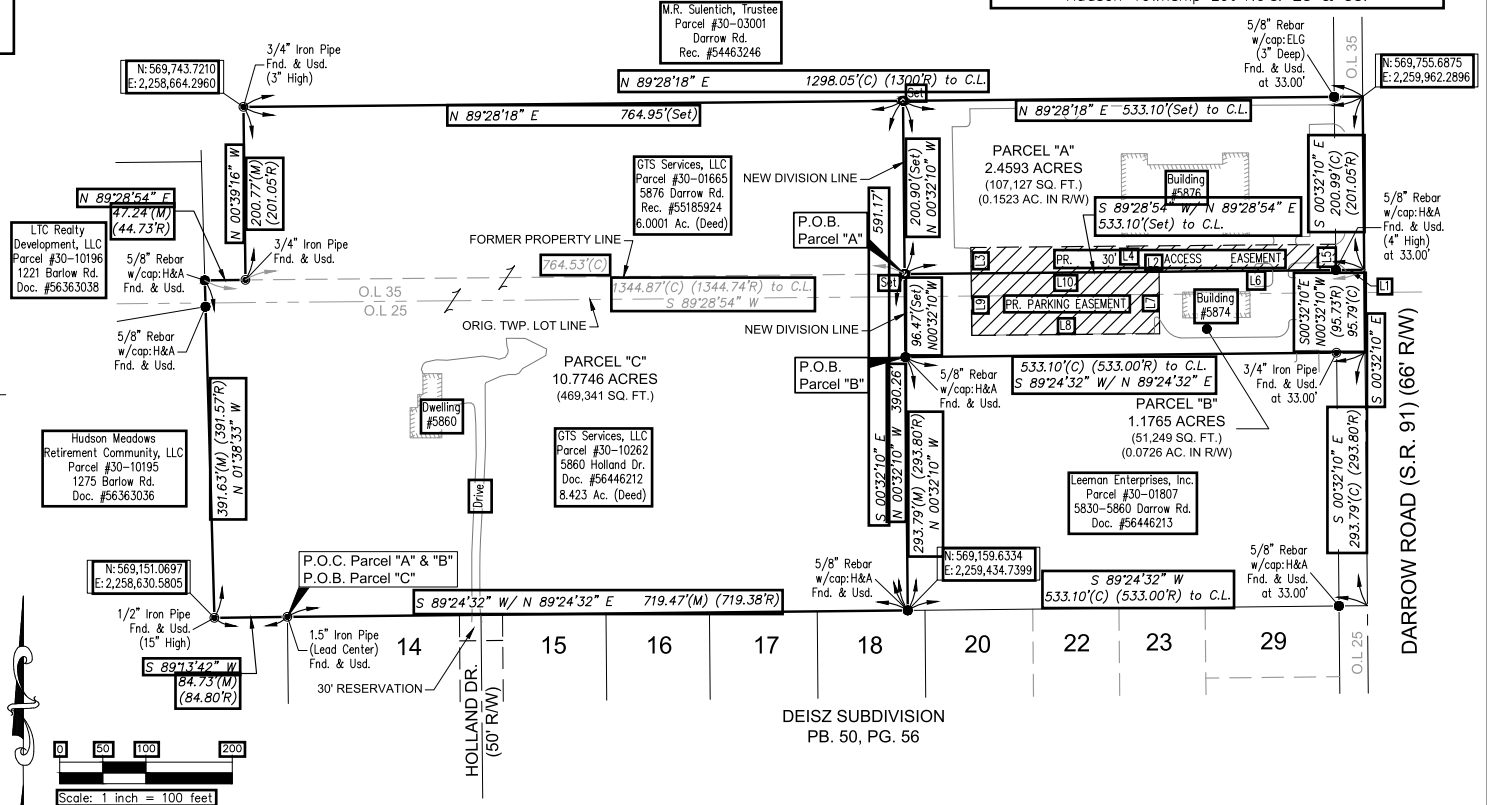
1.) City of Hudson Engineering Comments - 10/11/21



MAP OF MINOR LOT SPLIT

for
GTS Services, LLC
5874-5876 Darrow Rd. &
5860 Holland Dr.
Hudson, OH 44236

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being part of Original Hudson Township Lot No's. 25 & 35.



BASIS OF BEARINGS:

The "BASIS OF BEARINGS" for this survey is GRID NORTH of the Ohio State Plane, North Zone as observed by GPS via the ODOT VRS network, based on the NAD83 (2011) reference frame; 2010.0 epoch.

ALL DISTANCES SHOWN HEREON INDICATE GROUND DISTANCES IN US SURVEY FEET.

REFERENCE DATA

Summit County GIS & Old Mylar Tax Maps
Deeds as shown hereon.
Sub'd. plats as shown hereon.
2019 Hammonree Survey
Rec. #56446214.

SURVEYED BY:

APEX LAND SURVEYING
KELLY D. DUNFORD, P.S. 8182
2858 FULMER DR., SILVER LAKE, OH
43081-9228-7750
www.apexlandsurveying.com

TITLE: MINOR LOT SPLIT

CLIENT: M. VALENTINE

SCALE: 1" = 100'

DRAWN BY: KDD

CREW: KDD & GRE

SHEET SIZE: 18" X 24"

DATE: SEPT. 2021

PROJ.: 2021068

FILE: 2021068.dwg

CHECKED BY: KDD

SHEET: 1 OF 1



APEX PROFESSIONAL LAND SURVEYING

2858 Fulmer Dr. Silver Lake, OH 44224 • Phone: (330) 928-7750 • Email: ps8182@sbcglobal.net • www.apexlandsurveying.com

Exhibit "B"

Description of Easement
5876 Darrow Rd.
30ft Wide Access Easement

Situated in the City of Hudson, County of Summit and State of Ohio:

And known as being a part of Original Hudson Township Lot No. 35 and a part of a proposed 2.4593 acre parcel to be split from a record 6.0001 acre parcel conveyed to GTS Services, LLC (Rec. #55185924), being more particularly bounded and described as follows:

COMMENCING at a 1.5" iron pipe (lead center) found at the northwest corner of the Deisz Subdivision (P.B. 50, Pg. 56);

Thence, **North 89°24'32" East**, along the north line of the said Deisz Subdivision, a distance of **719.47 feet** to a 5/8" rebar (w/cap: H&A) found at the southwest corner of a parcel conveyed to Leeman Enterprises, Inc. (Doc. #56446213);

Thence, **North 00°32'10" West**, along the west line of said Leeman Enterprises parcel, a distance of **293.79 feet** to a 5/8" rebar (w/cap: H&A) found at the northwest corner thereof;

Thence, **North 89°24'32" East**, along the north line of said Leeman Enterprises parcel, a distance of **533.10 feet** to the northeast corner thereof, said corner also being in the centerline of Darrow Road (S.R. 91) (66' R/W), witness a 3/4" iron pipe found South 89°24'32" West, a distance of 33.00 feet from corner described;

Thence, **North 00°32'10" West**, along the centerline of Darrow Road, a distance of **95.79 feet** to the southeast corner of said proposed 2.4593 acre parcel;

Thence, **South 89°28'54" West**, along the south line of said proposed 2.4593 acre parcel, a distance of **33.00 feet** to a 5/8" rebar (w/cap: H&A & 4" high) found in the west line of Darrow Road, being the **"TRUE PLACE OF BEGINNING"** of the easement herein to be described;

1.) Thence, **South 89°28'54" West**, continuing along the south line of said proposed 2.4593 acre parcel, a distance of **423.00 feet**;

2.) Thence, **North 00°32'10" West**, parallel with Darrow Road, a distance of **30.00 feet**;

3.) Thence, **North 89°28'54" East**, parallel with the south line of said proposed 2.4593 acre parcel, a distance of **423.00 feet** to the west line of Darrow Road;

4.) Thence, **South 00°32'10" East**, along the west line of Darrow Road, a distance of **30.00 feet** to the **"TRUE PLACE OF BEGINNING"** of the 30ft wide access easement herein described containing **0.2913 acre** (12,690 sq. ft.) of land, be the same more or less, but subject to all legal highways, easements and restrictions of record, if any, as surveyed in September of 2021 by Kelly D. Dunford, Ohio Registered Land Surveyor S-8182 of Apex Land Surveying.



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The **"BASIS OF BEARINGS"** for this survey is **GRID NORTH** of the Ohio State Plane, North Zone as observed by GPS via the ODOT VRS network, based on the NAD83 (2011) reference frame; 2010.0 epoch.

1.) ALL DISTANCES CALLED FOR HEREIN ARE GROUND DISTANCES IN US SURVEY FEET.

2.) ALL CALLED FOR 5/8" REBARS TO BE SET ARE 30" LONG W/CAP "DUNFORD S-8182".

END OF DESCRIPTION

Surveyed & described by:


Kelly D. Dunford 10/18/21
Ohio Professional Surveyor S-8182 Date



County of Summit

Personally came and appeared before me, the undersigned notary, the within named Triban Investment, LLC, Hanna Cohan it's Authorized Agent, who is the owner of permanent parcel number 3003001 located in The City of Hudson, Summit County, State of Ohio and whereas acknowledges Triban Investment, LLC. has submitted a Site Plan Review to the City of Hudson and makes this his/her statement and general affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge.

Dated this the 21ST day of Oct, 2024.

Signature of Affiant

STATE OF OHIO)
) SS.
COUNTY OF Lake)

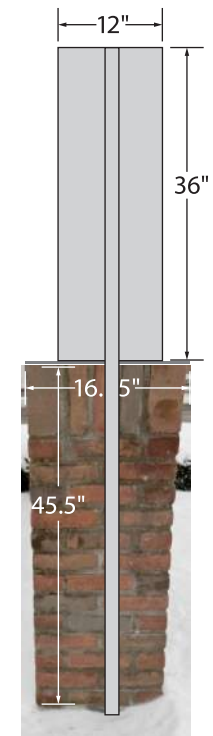
I HEREBY CERTIFY that on the 21 day of October, 2024, before the subscriber, a Notary Public in and for the above jurisdiction, personally appeared Hanna Cohan, who has satisfactorily been proven to be the person whose name is subscribed to the within instrument, who acknowledged herself to be the Manager of Triban Investment, LLC an Ohio limited liability company and that she, being authorized so to do, did attest and subscribe her name on the foregoing instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



NICOLE LUPTAK
Notary Public
State of Ohio
My Comm. Expires
September 13, 2028

Nicole Dupont
NOTARY PUBLIC



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DESIGN

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INSTALLATION

(1) Non-Illuminated Cabinet

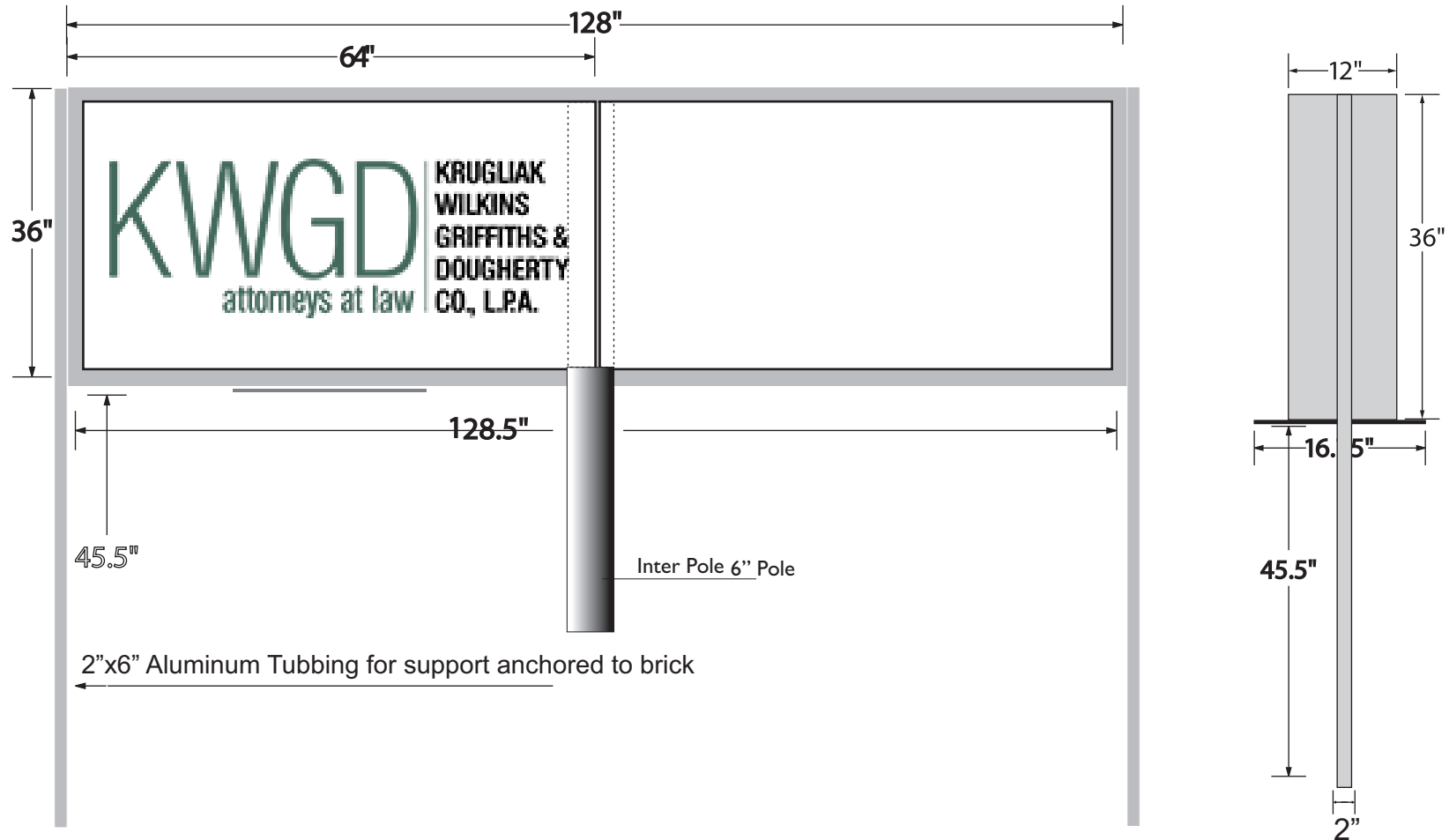
Metal Sign Cabinet on top of existing brick road sign FRONT

Double-Sided

Can: 128"W x 36"H x 12"D

Sign 1: 64"W x 36"H

Sign 2: 64"W x 36"H



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ADJACENT STRUCTURES WITH SIGNAGE EXAMPLES:



6' tall sign



6-7' tall sign





(EVERGREEN) includes:

- Baby Gem Dwarf Boxwood
 - oNew growth Bright green, fade to dark green
 - oMax Growth (if left untrimmed): 3' x 3'
- Isotoma White Star Creeper (not shown)
 - oTough evergreen groundcover featuring white star-shaped flowers
 - oMax growth: 2"H x 12"Spread



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COLORS: Black and Hunter Green. Cabinet will be mill finish aluminum. all colors to be matte in finish.



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 ascent

AVAILABLE
Up to 6,000 SF
FOR LEASE
216.520.1200

