

Meeting Date:

October 16, 2025

Location:

139 Hudson Street

Parcel Number:

3201298

Request:

Variance requests for a
side and rear yard setbacks

Applicant:

Madelyn Midgley,
Peninsula
Architects

Property Owner:

Timothy & Kelly
Hopkins

Zoning:

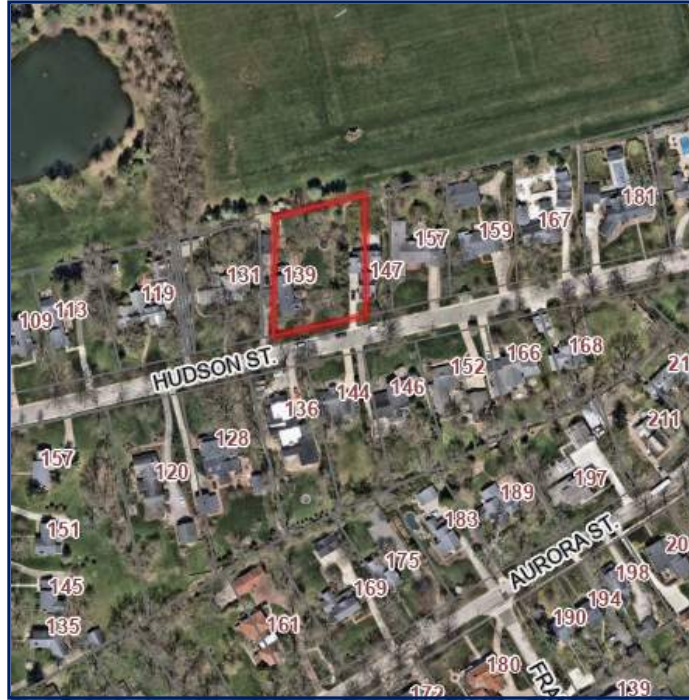
D3 – Outer Village
Residential
Neighborhood

Case Manager:

Mary Rodack,
Associate Planner

Contents

- Application, 9-8-2025
- Site Plan, 9-8-2025
- Elevations, 9-23-2025
- Approved permit #25-393
- Public Comments
- Site Photos 10-9-2025



Location Map, City of Hudson GIS

Request:

The subject of this hearing are variance requests to construct a detached garage. The request includes the following:

1. A variance request of 10 (ten) feet from the required minimum side yard setback of fifteen (15) feet resulting in a five (5) foot side yard setback pursuant to section 1205.06(d)(5)(D)(4), "Minimum side yard setbacks – accessory structures".
2. A variance request of 10 (ten) feet from the required minimum rear yard setback of fifteen (15) feet resulting in a five (5) foot rear yard setback pursuant to section 1205.06(d)(5)(E)(2), "Minimum rear yard setbacks – accessory garage".

Adjacent Development:

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

Project Background

The property is located in District 3 – Outer Village Residential Neighborhood and is situated on Hudson Street. The lot is approximately 0.71 acres, and the owners purchased the property in 2019.

The applicant is requesting to construct a 33ft x 37ft (1,155 square foot) detached garage. The City of Hudson’s Land Development Code has the following regulation relative to side yard accessory structure setbacks in District 3 –

- *1205.06(d)(5)(D)(4) – Minimum side yard setbacks: All other accessory structures: fifteen feet*

The City of Hudson’s Land Development Code also has the following regulation relative to rear yard accessory garage setbacks in District 3-

- *1205.06(d)(5)(E)(2), “Minimum rear yard setbacks: Accessory garage: fifteen feet*

The applicant is requesting a side yard setback variance of ten (10) feet from the required fifteen (15) foot setback resulting in a side yard setback of five (5) feet in order to build a detached garage. The applicant is also requesting a rear yard setback variance of ten (10) feet from the required fifteen (15) foot setback resulting in a rear yard setback of five (5) feet in order to build a detached garage.

The applicant states the construction of the proposed garage would align with the current driveway and layout of the property. Additionally, the applicant states that the placement of the proposed garage would allow for better circulation and use of their driveway.

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. Staff notes the property has an existing parking pad in the rear of the house and space in the rear of the property to construct a code compliant detached garage.

2. Whether the variance is substantial:

The variances would represent a 66% deviation from the side yard setback requirement and a 66% deviation from the rear yard setback requirement. The applicant notes the previous garage was at a similar or reduced setback; however, the previous garage was of a smaller footprint and lower height.

Hudson Board of Zoning and Building Appeals	
October 16, 2025	DOCKET 2025-1191

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 property is approximately 0.71 acres and has frontage on Hudson Street.
- Staff notes the proposed garage would abut the rear yard of the property to the west and a large baseball field on Western Reserve Academy's lot to the north.
- Staff notes the proposed garage would have a height of eighteen (18) feet at the mid-point of the gable and 24 feet to the peak of the gable.
- The footprint and height of the proposed structure are appreciably greater than the previous garage.

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

Staff notes the structure would need to maintain a three (3) foot minimum clearance above the roofline for the power lines or the existing service would need to be relocated per Hudson Public Power (HPP). Staff understands there is a utility pole and associated easement several feet onto Western Reserve Academy's property that may not impact the construction of the garage; however, HPP states there is a street light feed and associated easement along the shared west property line that would require a ten (10) foot separation.

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

The owners purchased the property in 2019.

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

Staff notes the applicant could construct the proposed garage according to the approved site plan from permit #25-393. Additionally, the applicant could lessen the dimensions of the proposed garage to comply with the 15 foot rear and side yard setback requirements. Additional area is available within the rear yard to adjust its placement for improved access and circulation.

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 also require the following:

- Administrative site plan approval.
- The design has already been approved by the AHBR for the Accessory Structures permit #25-393.

**25-1191****Primary Location****Applicant**

Board of Zoning and
Building Appeals (BZBA)
Status: Active
Submitted On: 9/9/2025

Applicant and Property Owner Information

Applicant Relationship to Property Owner:*

Company Name:


Type of Hearing Request


Type of Request:*

Year Property Purchased*

Variance

2019

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

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

15' side and rear

10' side and rear

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

5' side and rear

Explanation of Request and Justification:*

The previous garage was in the side setback about three feet from the property line. The new garage's proposed placement is in the side and rear setback, five feet from the property line in order to align with the existing driveway and house.

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 new garage will be placed in the side setback roughly in the same position as the previous garage. This will allow for the garage to align to the existing drive. The new garage being placed within the rear setback will further distance it from existing home, allowing for turn around space and circulation.

The variance is
insubstantial

Describe why the variance is substantial or insubstantial*

For the side setback, the variance is insubstantial because the previous garage was further into the setback. For the rear setback, the neighbor towards the back (Western Reserve Academy) has no buildings nearby, it is a field.

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):*

This is minimum amount necessary to make reasonable use of the existing drive and allow for proper turn around with sufficient space from the existing home.

Would adjoining properties be negatively impacted?*

no

Describe how the adjacent properties will not be affected.*

The previous garage was further into the side setback. The neighbor at the rear setback (Western Reserve Academy) has no buildings nearby, it is a field that bumps up to the property line.

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:*

Originally, the new garage was placed on the setback line. When it was staked out on the site it was apparent that this configuration does not give adequate space or align with the placement of the existing home and drive.

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

The variance would not undermine the spirit and intent behind the zoning requirement but would instead address a unique condition and allow reasonable use of the property. It would result in a fair outcome that aligns with what was on the property previously.

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

The original owner who built the home, existing driveway, and garage.

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

There are special circumstances particular to the property that create practical difficulties in meeting the setback requirements. The existing garage is located within the side setback and positioned tightly to the back of the home. The existing driveway runs very close to both the property line and the house. When the plans were made to place the garage to meet the required setback, as previously approved, it was not possible to fully understand the maneuverability issues between the house and new building because of the existing garage being there. Once the existing garage was torn down and the new garage location was staked, it became clear that the approved setback placement did not provide adequate separation from the house and would make getting in and out of the garage with vehicles problematic. These site conditions make it impractical to satisfy the setback requirements without compromising reasonable and functional access to the garage.

BZBA Meeting Information

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

Madelyn Midgley, Joseph Matava, Tim Hopkins

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

☐

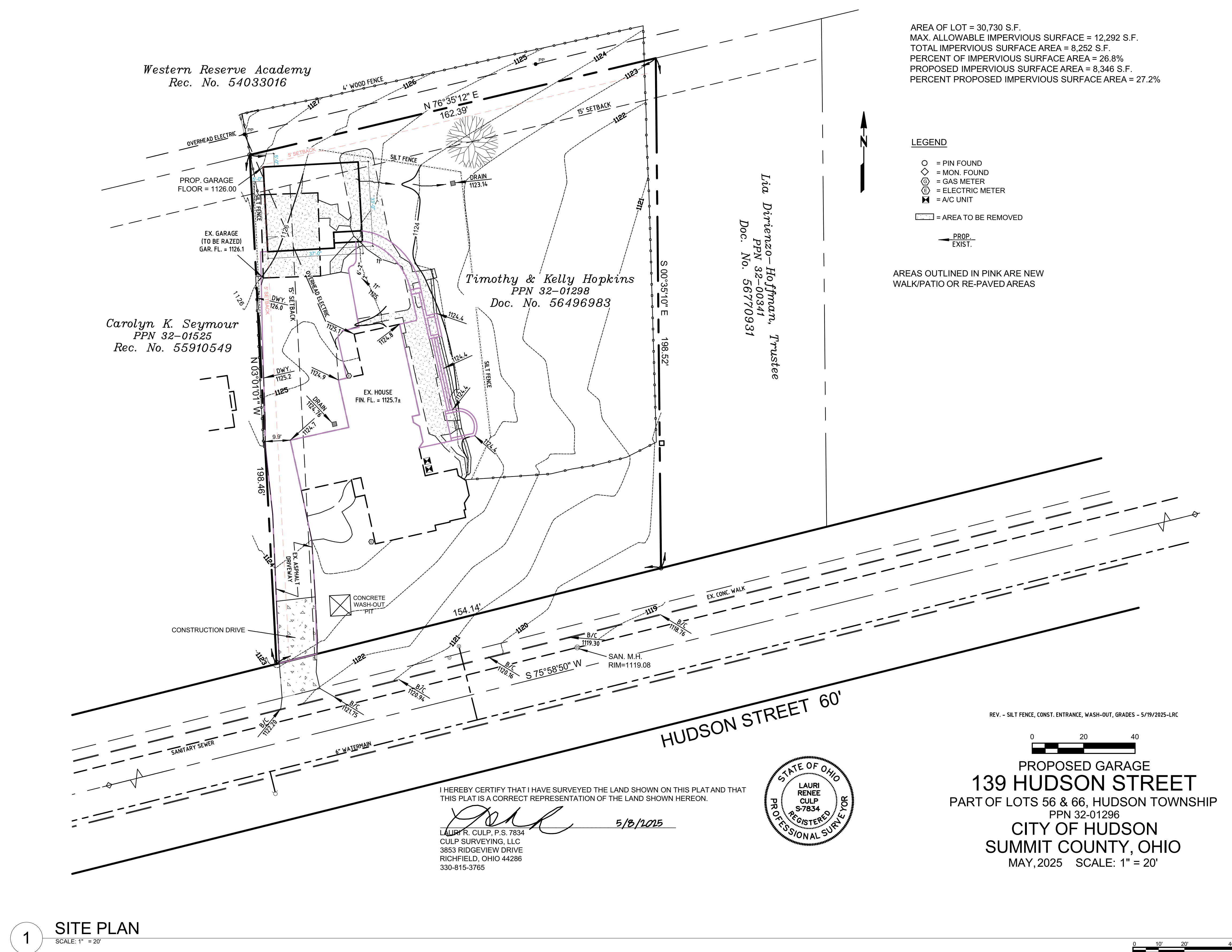
Internal

 **Company Name**

 **Variances**

 **Meeting Date**

 **District**



HOPKINS OUTBUILDING

ARCHITECT

PENINSULA ARCHITECTS
1775 MAIN STREET, PENINSULA, OHIO
P: 330.657.2800

CONTACT: JOE MATAVA, MADELYN MIDGLEY

Peninsula

www.pa-architects.com

1775 Main Street
Peninsula, Ohio 44264
T 330.657.2800

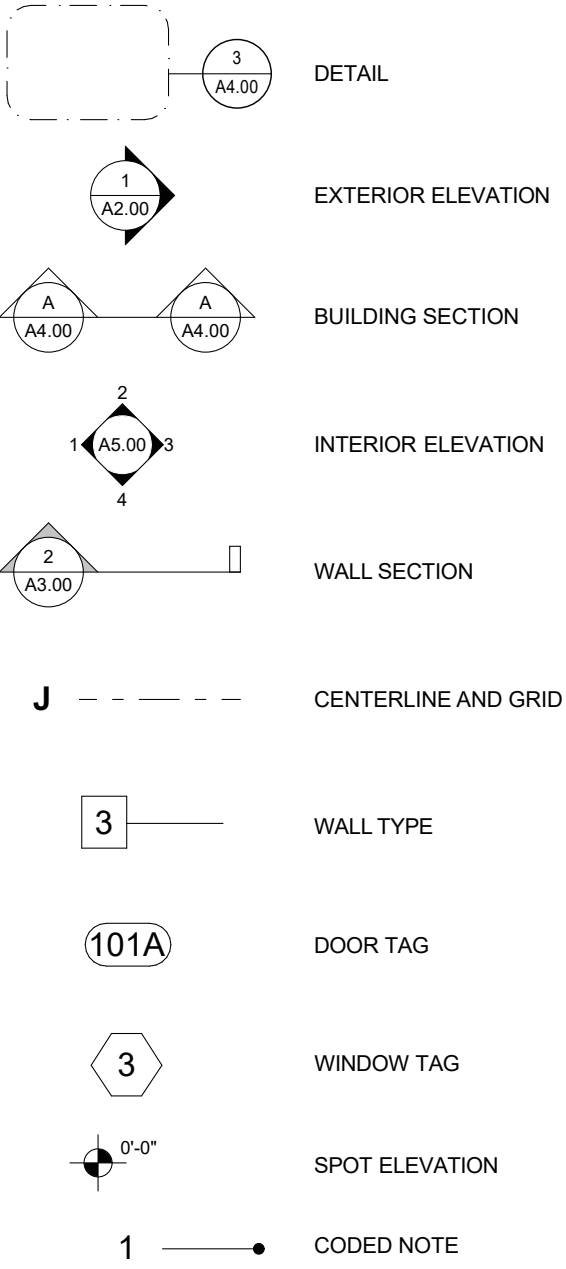
PROJECT TEAM:



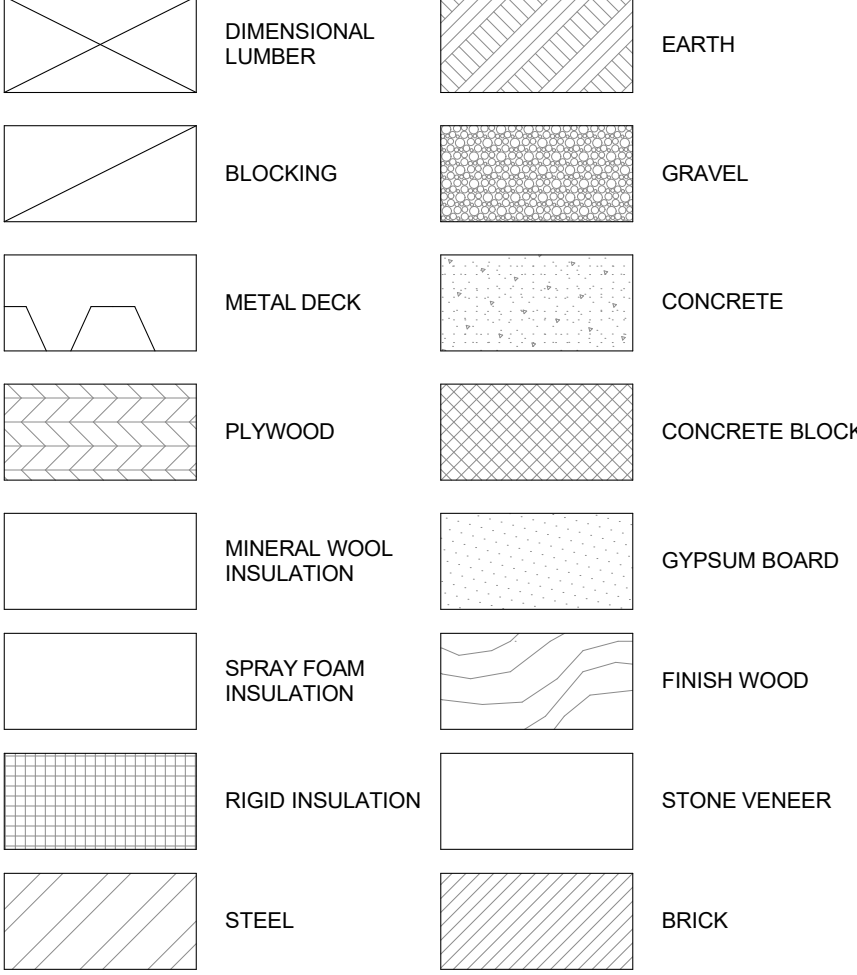
ABBREVIATIONS

ABV	ABOVE	HC	HOLLOW CORE
AC	AIR CONDITIONING	HDWR.	HARDWARE
AFF	ABOVE FINISHED FLOOR	HM	HOLLOW METAL
ALT	ALTERNATE	HVAC	HEATING, VENTILATION, AND
AJH	AUTHORITY HAVING JURISDICTION	HT	HEIGHT
ALUM	ALUMINUM	INSUL	INSULATION
APPROX.	APPROXIMATELY	JST	JOIST
ARCH	ARCHITECTURAL	LAM	LAMINATED
ASPH	ASPHALT	LF	LINEAR FOOT
BD	BOARD	MAS	MASONRY
BLDG	BUILDING	MATL	MATERIAL
BRG	BEARING	MAX.	MAXIMUM
BOTT	BOTTOM	MECH.	MECHANICAL
BTW	BETWEEN	MFG.	MANUFACTURER
CF	CUBIC FEET	MIN.	MINIMUM
CIP	CAST IN PLACE	MISC	MISCELLANEOUS
CJ	CONTROL JOINT	MO	MASONRY OPENING
CLG	CEILING	MTD	MOUNTED
CLR	CLEAR	MTL	METAL
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CO	CLEAN OUT	OI	OVER
CONT	CONTINUOUS	O.C.	ON CENTER
DBL	DOUBLE	OPN	OPENING
DEPT	DEPARTMENT	PREFAB	PREFABRICATED
DIA	DIAMETER	PLYWD	PLYWOOD
DN	DOWN	PL	PLASTIC LAMINATE
DR	DOOR	P-LAM	PAIR
DS	DOWNSPOUT	PR	POUNDS PER SQUARE INCH
DTL	DETAIL	PSI	
DWG	DRAWING	REF	REFERENCE
EACH	EACH	RM	ROOM
ELEC	ELECTRICAL	RQ	ROUGH OPENING
EQ	EQUAL	REQ	REQUIRED
EXH	EXHAUST	SC	SOLID CORE
EXIST	EXISTING	SECT	SECTION
EXP	EXPOSED	SH	SIMILAR
EXT	EXTERIOR	STRUC	STRUCTURAL
FD	FLOOR DRAIN	TYP	TYPICAL
FDN	FOUNDATION	UNO	UNLESS NOTED OTHERWISE
FIN	FINISHED	WI	WITH
FLR	FLOOR	WWF	WELDED WIRE FABRIC
FT	FOOT		
FTG	FOOTING		
FUR	FURRING		
GALV	GALVANIZED		
GA	Gauge		
GC	GENERAL CONTRACTOR		
GYP. BD.	GYPSUM BOARD		
GYP	GYPSUM		

SYMBOLS



MATERIALS LEGEND



PROJECT GENERAL NOTES

CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:

2024 BUILDING CODE OF OHIO (IBC 2021 + AMENDMENTS)
2024 EXISTING BUILDING CODE OF OHIO (IEBC 2021 + AMENDMENTS)
2024 MECHANICAL BUILDING CODE OF OHIO (MBC 2021 + AMENDMENTS)
2024 ELECTRICAL CODE OF OHIO (NEC 2021 + AMENDMENTS)
2024 PLUMBING CODE OF OHIO (UPC 2021 + AMENDMENTS)
2021 ENERGY CONSERVATION CODE OF OHIO (IECC 2021 + AMENDMENTS)

THE CONTRACTOR WILL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, PERMITS, TAXES, AND INSURANCE NECESSARY TO COMPLETE THE WORK INDICATED AND/OR IMPLIED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE AND WILL COORDINATE THE WORK RESPONSIBILITIES OF ALL SUBCONTRACTORS. ALL LABOR AND MATERIALS TO CARRY OUT FULLY THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THE CONTRACT, WHETHER OR NOT SPECIFICALLY DOCUMENTED.

ALL WORK WILL CONFORM TO THE CURRENT OHIO BUILDING, MECHANICAL & PLUMBING CODES, AS WELL AS THE CURRENT NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL OTHER APPLICABLE CITY CODES, LOCAL LAWS, AND AUTHORITIES HAVING JURISDICTION. CODE STANDARDS AND PUBLICATIONS OF PRIVATE AND PUBLIC BODIES MENTIONED WITHIN THE SPECIFICATIONS OR ON THE DRAWINGS, WILL BE CONSIDERED TO BE THOSE IN FORCE AT THE TIME OF THE CONTRACT AWARD.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONTROLLED INSPECTIONS AND ANY TECHNICAL TESTING REQUIRED FOR CONTROLLED INSPECTIONS AS STIPULATED BY ALL APPLICABLE CODES.

ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT WILL BE NEW AND FREE OF DEFECTS AND WILL BE SUPPLIED, INSTALLED, CONNECTED, USED, CLEANED, AND CONDITIONED AS DIRECTED BY THE RESPECTIVE MANUFACTURERS, UNLESS SPECIFIED OTHERWISE.

THE CONTRACTOR WILL NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES IN AND BETWEEN THE DRAWINGS AND THE SPECIFICATIONS PRIOR TO PROCEEDING WITH THE WORK. IF SUCH NOTICE IS NOT FURNISHED TO THE ARCHITECT, THE CONTRACTOR WILL BE DEEMED TO HAVE INSPECTED THE DRAWINGS AND SPECIFICATIONS AND TO HAVE FOUND THEM IN PROPER FORM FOR EXECUTION.

THE CONTRACTOR REPRESENTS THAT HE HAS HAD ADEQUATE ACCESS TO THE JOB SITE AND BUILDING AREA IN WHICH THE WORK IS TO BE PERFORMED, THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF WORK, INCLUDING ANY OBSTRUCTIONS, SCOPE OF WORK, ACTUAL LEVELS, THE EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE EXECUTION OF THE WORK, AND ALL OTHER MATTERS WHICH CAN IN ANY WAY AFFECT THE WORK OR THE COST THEREOF UNDER THIS CONTRACT, AND THAT HE HAS STUDIED THE CONTRACT DOCUMENTS AND ALL OTHER DOCUMENTS PERTAINING TO THE INSTALLATION OF OTHER TRADES WHICH MAY INFLUENCE HIS WORK.

THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY, INCLUDING RESPONSIBILITY FOR ALL RELATED COSTS FOR ANY AND ALL WORK DONE WITHOUT THE APPROVAL OF THE ARCHITECT IF SUCH WORK IS IN CONFLICT WITH THE CONTRACT, DRAWINGS, OR SPECIFICATIONS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SAFE WORKING CONDITIONS AT THE SITE. THE ARCHITECT AND OWNER WILL NOT BE DEEMED TO HAVE ANY RESPONSIBILITY OR LIABILITY IN CONNECTION HEREWITH.

CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, ELECTRICAL, OR OTHER SERVICES TO ANY PORTION OF THE BUILDING OUTSIDE THE LIMITS OF THE CONSTRUCTION SITE.

THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES CAUSED BY DEFECTIVE OR ILTIMED WORK AT NO ADDITIONAL COST TO THE OWNER.

NO SUBSTITUTIONS ARE PERMITTED EXCEPT WHERE THE TERM "APPROVED EQUAL" APPEARS. ALL SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT. THE CONTRACTOR IS TO SUBMIT SAMPLES OR CATALOG CUTS OF ALL VISIBLE MATERIALS AND EQUIPMENT FOR THE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.

CONTRACTOR TO MAINTAIN FULL SET OF PLANS AND INSTALLATION INSTRUCTIONS ON SITE.

PERFORM VISUAL INSPECTION OF ENVELOPE AND INSULATION TO MEET 2021 IECC, 402.5.1.5 "BUILDING ENVELOPE PERFORMANCE VERIFICATION" ITEM 2

PROJECT INFORMATION

TWO STORY SINGLE FAMILY RESIDENCE
CITY: HUDSON
COUNTY: SUMMIT
PARCEL NUMBER: 3201298
SQUARE FOOTAGE
FIRST FLOOR W/ FRONT PORCH 1,199 SF
SECOND FLOOR: 685 SF

DRAWING INDEX

* DENOTES SHEETS PRINTED IN COLOR

G1.00	COVER SHEET
A1.00	SITE PLAN
A1.01	FLOOR PLANS
A2.00	ELEVATIONS
A2.00	WALL SECTION

HOPKINS OUTBUILDING
139 Hudson Street, Hudson, Ohio 44236

PROJECT #: 1928

ISSUE:	
PLANS	2025-04-10
CITY SET	2025-04-17
UPDATE	2025-08-06

COVER SHEET

G1.00

TEMPLATE UPDATE: FEBRUARY 04, 2025

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EXTERIOR ELEVATION GENERAL NOTES

ROOF SOFFITS TO BE AC PLYWOOD WITH A CONTINUOUS LINEAR VENT UNLESS NOTED OTHERWISE.

ALL FIBER CEMENT EXTERIOR TRIM TO BE AZEK OR BORAL, PAINTED, OR APPROVED EQUAL.

ALL FIBER CEMENT BOARD TO BE SMOOTH TEXTURE.

ALL EXPOSED WOOD ELEMENTS AND TONGUE AND GROOVE CEILINGS IS TO BE DOUG FIR, STAINED AND SEALED. COORDINATE FINAL COLOR WITH ARCHITECT AND OWNER.

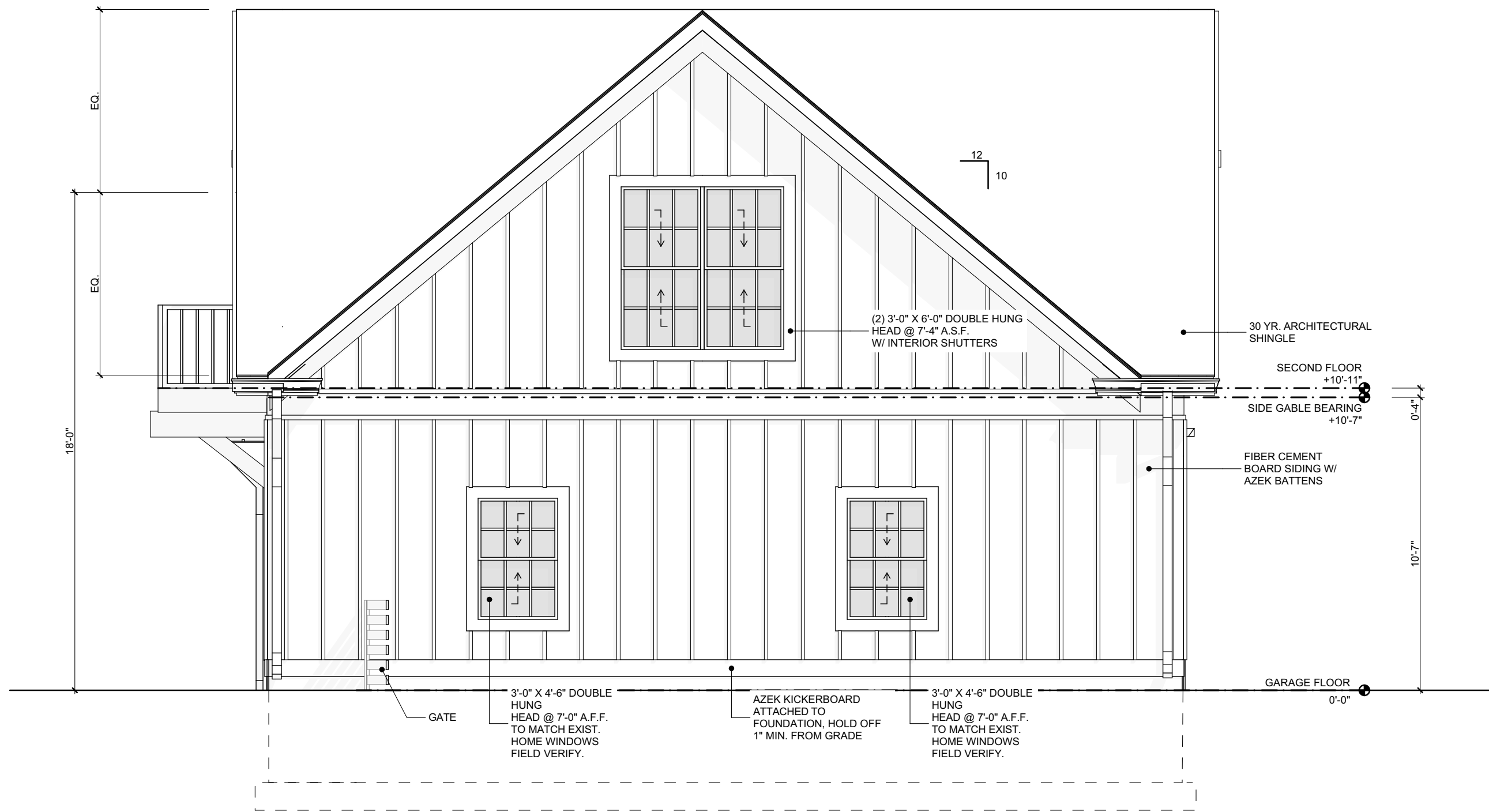
ALL ROOF PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION TO ENSURE AESTHETIC EXPECTATIONS ARE MAINTAINED.

GUTTER PROFILES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.

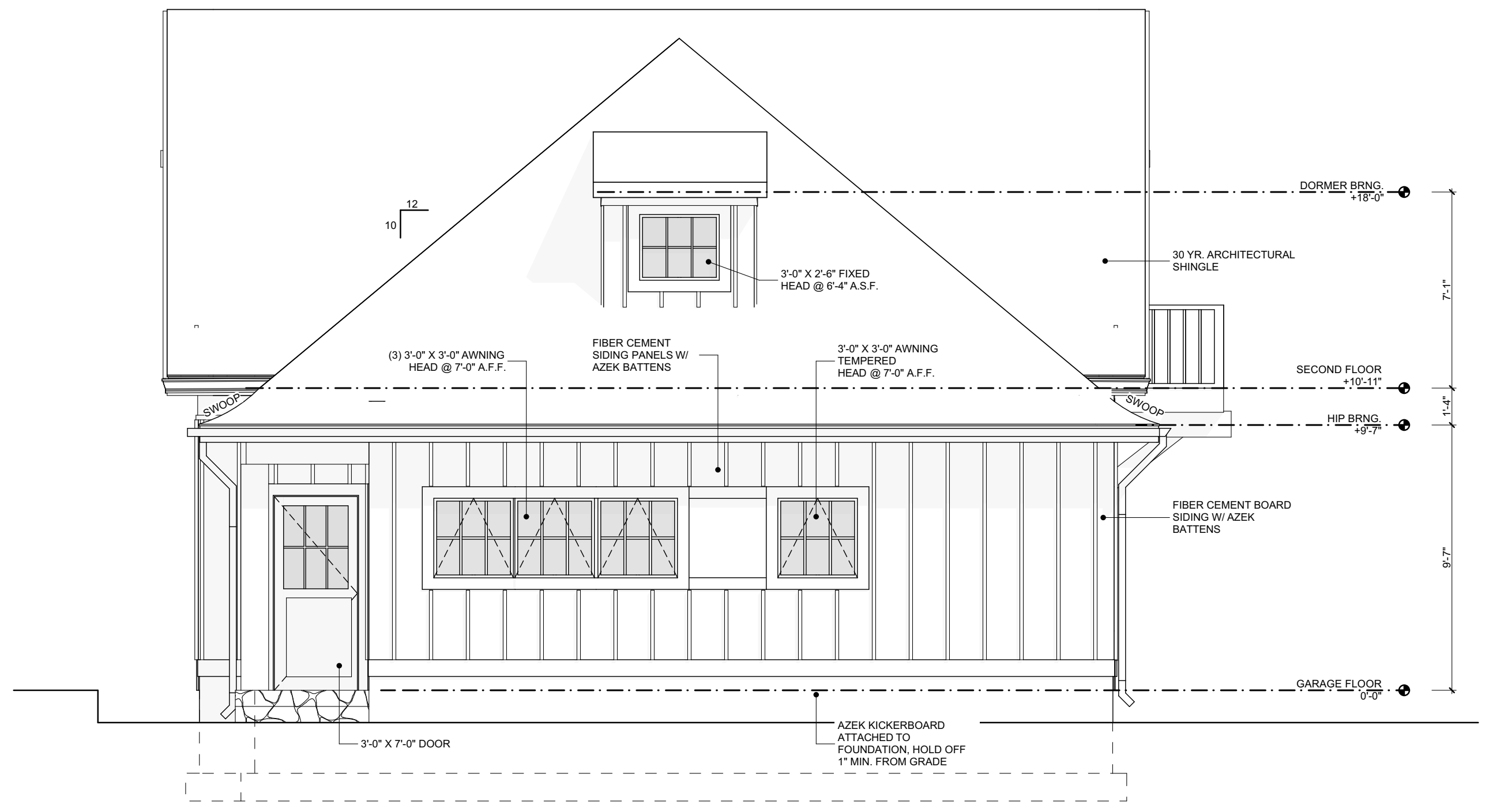
ALL EXTERIOR DECKING TO BE 2 X 6 IPE DECK BOARDS WITH CONCEALED FASTENERS.

ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED. COORDINATE WITH STRUCTURAL SPECIFICATIONS.

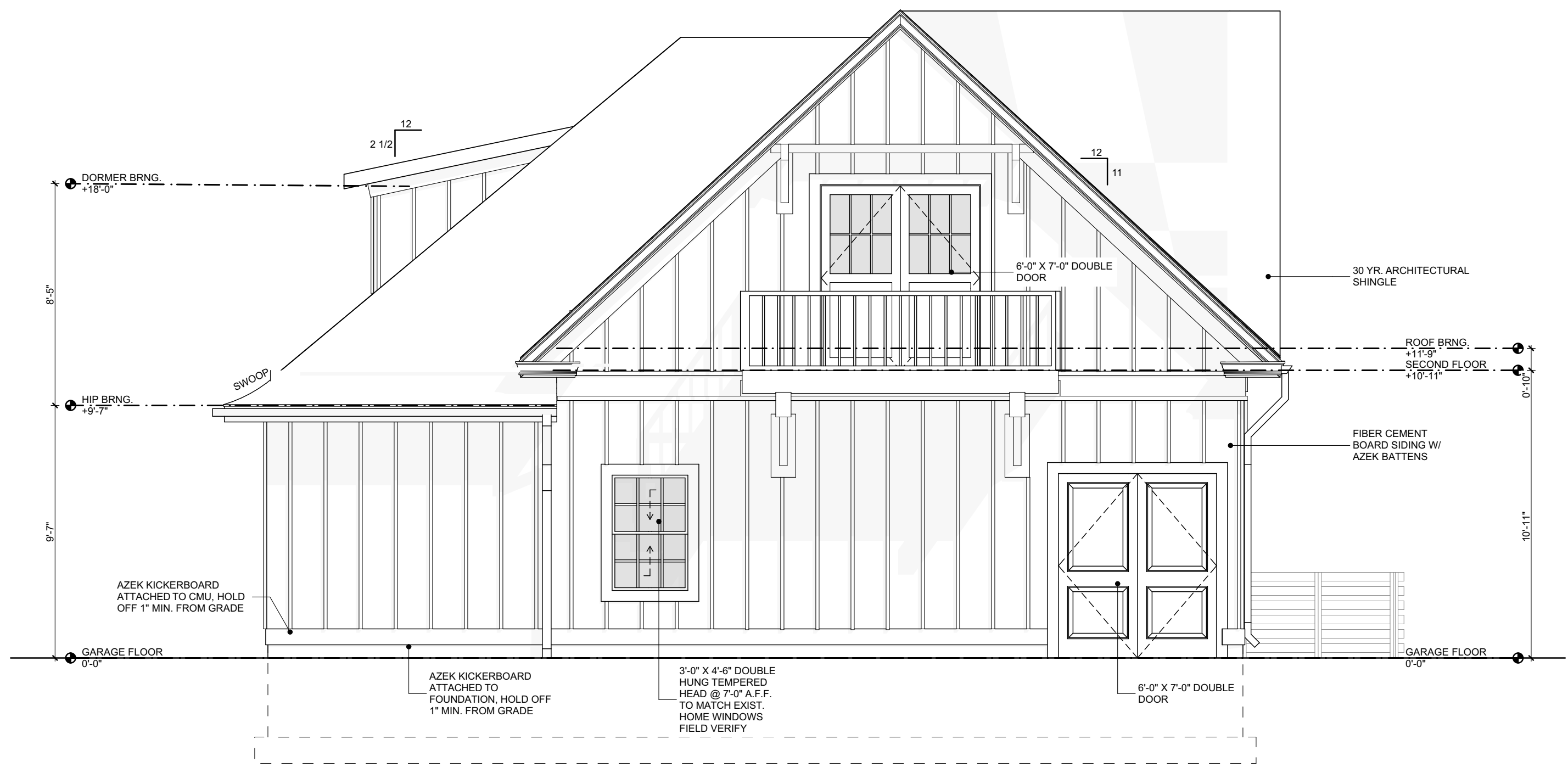
SAFETY GLAZING TO BE IN ACCORDANCE WITH THE 2019 RESIDENTIAL CODE OF OHIO (SECTION R308).



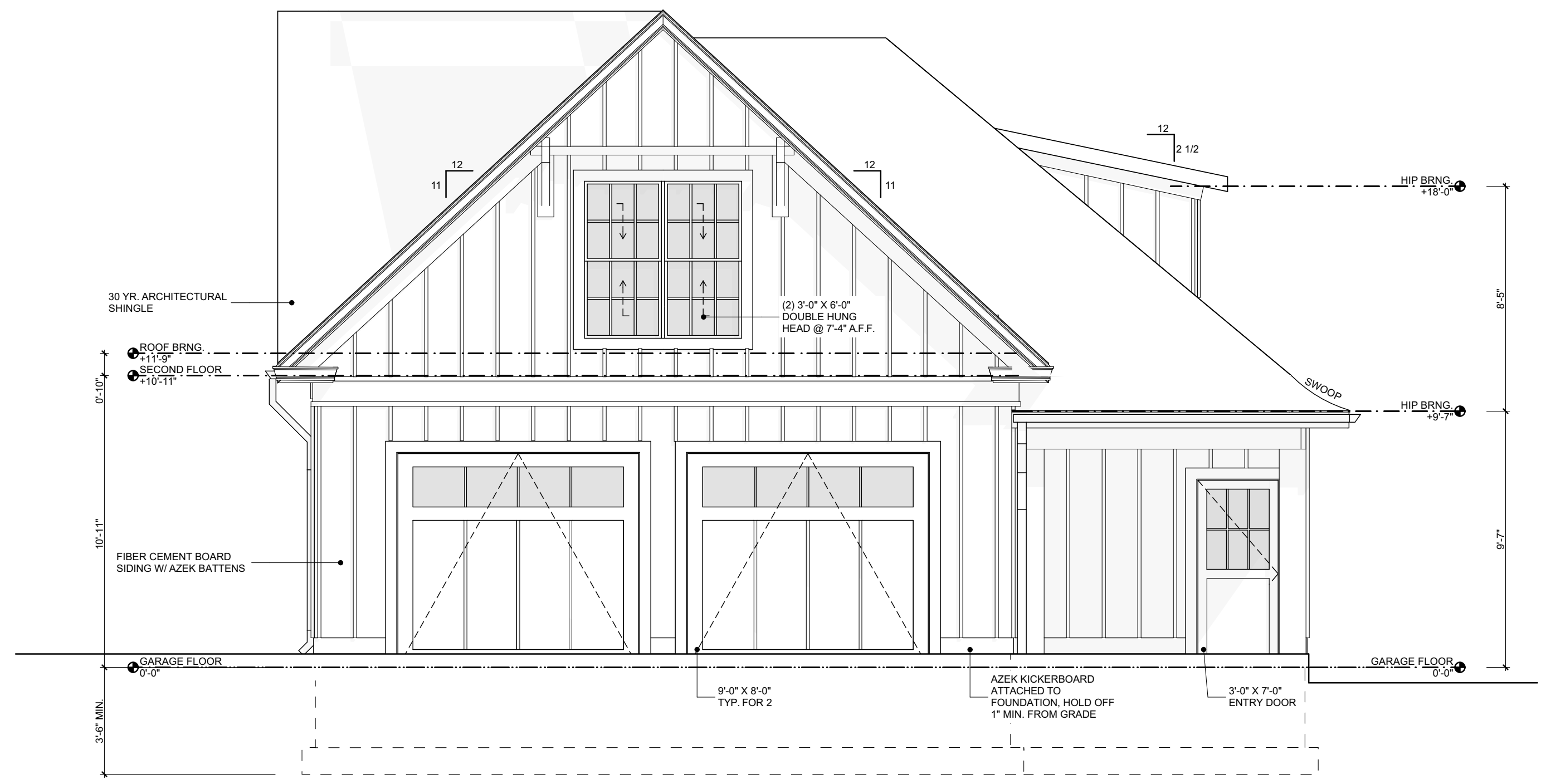
1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

FLOOR PLAN GENERAL NOTES

VERIFY DIMENSIONS AND CONDITIONS IN FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON DRAWINGS CONFLICT WITH ACTUAL, CONTACT ARCHITECT FOR CLARIFICATION.

PROVIDE SOUND DEADENING INSULATION AROUND BEDROOMS, BATHROOMS, MECHANICAL ROOMS, AND PLUMBING STACKS.

BLOCK WEBS SOLID AT BEARING WALL LOCATIONS ABOVE.
CONTRACTOR TO EXTEND ALL POSTS DOWN TO SOUND FOUNDATION. INSTALL FULL DEPTH SOLID BLOCKING AT ALL POINT LOAD LOCATIONS.

ALL FOOTINGS TO EXTEND DOWN TO FROST LEVEL MIN.

COORDINATE EXACT LOCATIONS OF FLOOR DRAIN WITH MECH CONTRACTOR.

PROVIDE 5/8" GYP BOARD TYPE "X" ON GARAGE CEILINGS.

ALL INTERIOR DOORS TO BE 1 3/4" SOLID CORE WOOD DOORS. COORDINATE WITH FINISH PLANS FOR FINAL FINISH SELECTIONS.

ALL INTERIOR TRIM TO BE POPLAR OR APPROVED EQUAL. COORDINATE WITH INTERIOR ELEVATIONS AND MILLWORK DRAWINGS FOR SELECT TYPES AND PROFILES.

ALL MILLWORK TO BE CUSTOM PER DRAWINGS. REFER TO CONSULTANT DRAWINGS IF APPLICABLE FOR COORDINATION OF WORK BETWEEN TRADES.

FLOOR TRUSS CRITERIA

TCL= 30 PSF
TCL= 10 PSF
NET UPLIFT= 15 PSF

WOOD HEADERS (U.N.O.)

OPENING	HEADERS	NON BEARING	BEARING
UP TO 4'-0"	(2) 2 X 8	1 JACK, 1 KING	1 JACK, 1 KING
4'-0" - 8'-0"	(2) 2 X 10	1 JACK, 1 KING	2 JACK, 1 KING
8'-0" - 10'-0"	(2) 2 X 12	1 JACK, 1 KING	2 JACK, 1 KING
10'-0" - 12'-0"	(2) 2 X 14	1 JACK, 1 KING	3 JACK, 1 KING

SUBSTITUTION CHART:

LVL SIZE	WF STEEL SIZE
(2) 12" LVL	W16 x 18
(2) 14" LVL	W16 x 18
(2) 16" LVL	W16 x 22
(2) 18" LVL	W16 x 26
(2) 20" LVL	W16 x 26
(2) 22" LVL	W16 x 26
(2) 24" LVL	W16 x 26
(2) 26" LVL	W16 x 26
(2) 28" LVL	W16 x 26
(2) 30" LVL	W16 x 26
(2) 32" LVL	W16 x 26
(2) 34" LVL	W16 x 26
(2) 36" LVL	W16 x 26
(2) 38" LVL	W16 x 26
(2) 40" LVL	W16 x 26

ROOF PLAN GENERAL NOTES

OVERHANG DIMENSIONS ARE NOTED FROM THE EXTERIOR FACE OF SHEATHING TO THE EXTERIOR FACE OF THE SUB FASCIA BOARD.

ALL BEARING ELEVATIONS NOTED ARE FROM THE INSIDE FACE OF THE 2X FRAMING U.N.O.

OVERFRAMING AND CRICKETS TO BE CONSTRUCTED OF A MINIMUM 2 X 8 FRAMING.

ALL ROOF PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION TO ENSURE AESTHETIC EXPECTATIONS ARE MAINTAINED.

FLASH AND TERMINATE ALL ROOF PENETRATIONS PER MANUFACTURERS RECOMMENDATION U.N.O.

IN THE EVENT THAT A LIGHTNING PROTECTION SYSTEM IS TO BE PROVIDED, G.C. TO COORD. W/ E.C.

GUTTER PROFILES SHALL BE SUBMITTED FOR APPROVAL.

PROVIDE A MINIMUM OF 36" ICE GUARD AT ALL LEAVES. WRAP OVER FASCIA AND UP VALLEY E.

SUBMIT COLOR SAMPLE OF ROOF FLASHINGS FOR APPROVAL PRIOR TO ORDERING.

FOUNDATION WALL TYPES

GENERAL NOTES

BLOCK WEBS SOLID AT BEARING WALL LOCATIONS ABOVE.

CONTRACTOR TO EXTEND ALL POSTS DOWN TO SOUND FOUNDATION. INSTALL FULL DEPTH SOLID BLOCKING AT ALL POINT LOAD LOCATIONS.

ALL FOOTINGS TO EXTEND DOWN TO FROST LEVEL MIN.

INDICATES LOCATION OF POINT LOAD ABOVE.

INDICATES LOCATION OF BEARING WALL ABOVE.

COORDINATE EXACT LOCATIONS OF FLOOR DRAIN WITH MECH CONTRACTOR.

IN ORDER TO REMAIN EXPOSED, WEBS OF T&S MUST BE PROTECTED WITH APPLIED FIRE PROTECTION (I.E. GYPSUM BOARD, FIBER BLANKET, INTUMESCENT COATING).

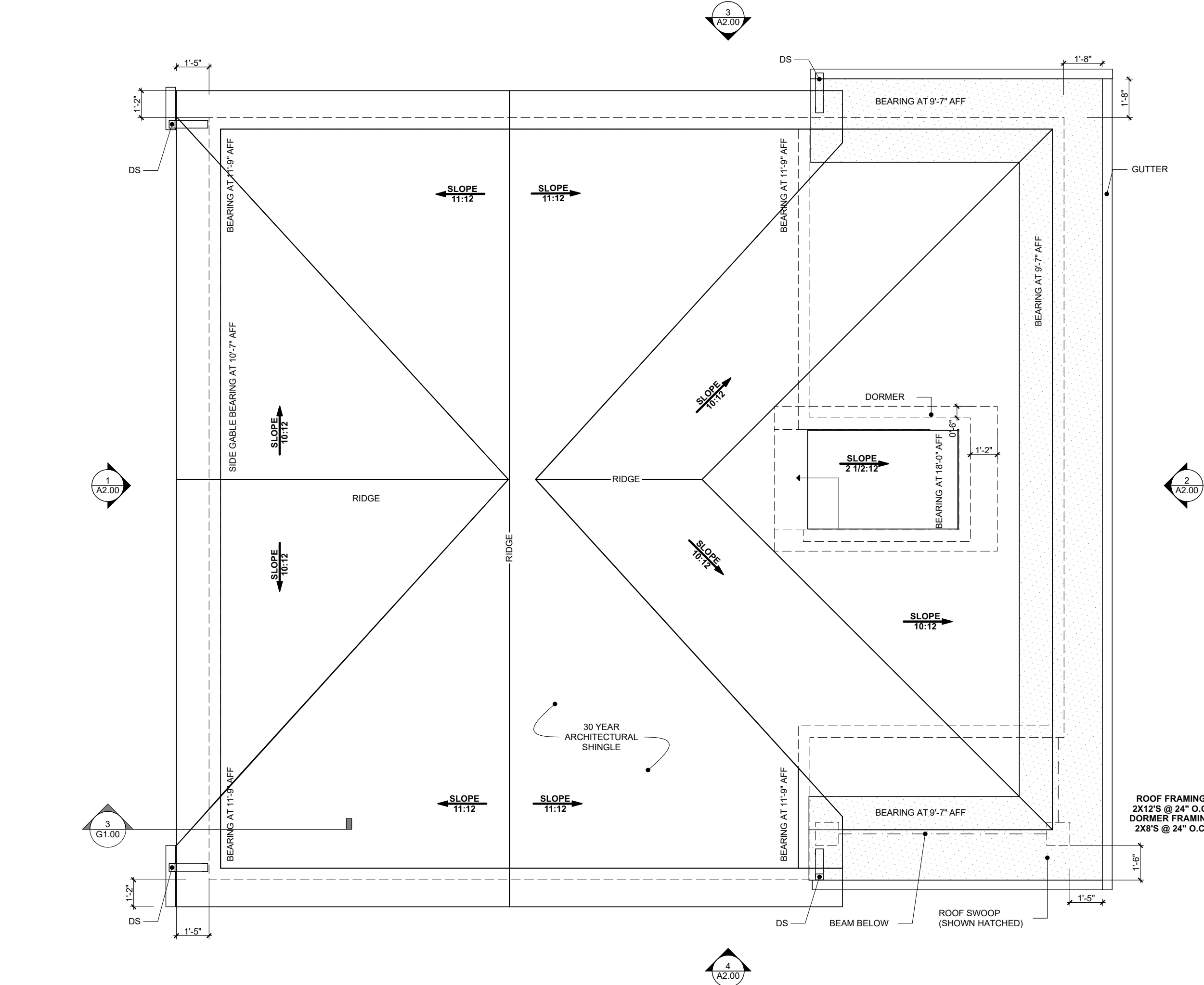
FOAM INSULATION (BOARD OR SPRAY) MUST BE CLASS ONE FIRE RATED OR COVERED BY A THERMAL BARRIER (I.E. GYPSUM BOARD, INTUMESCENT COATING).

SECTION 902.1

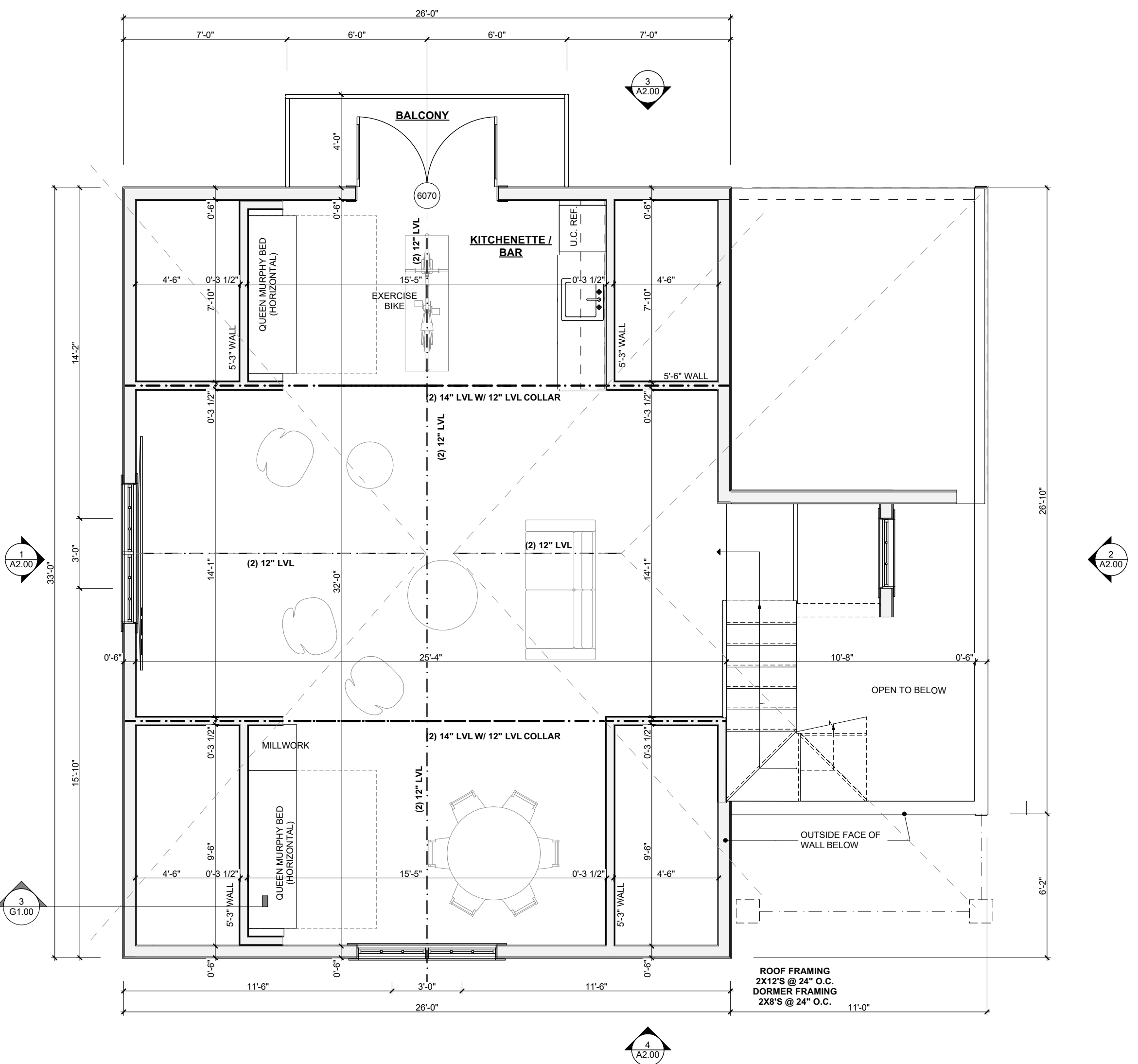
NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. GANTLEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN. HOLES DRILLED OR BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OR THE JOIST END AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

SECTION 902.2

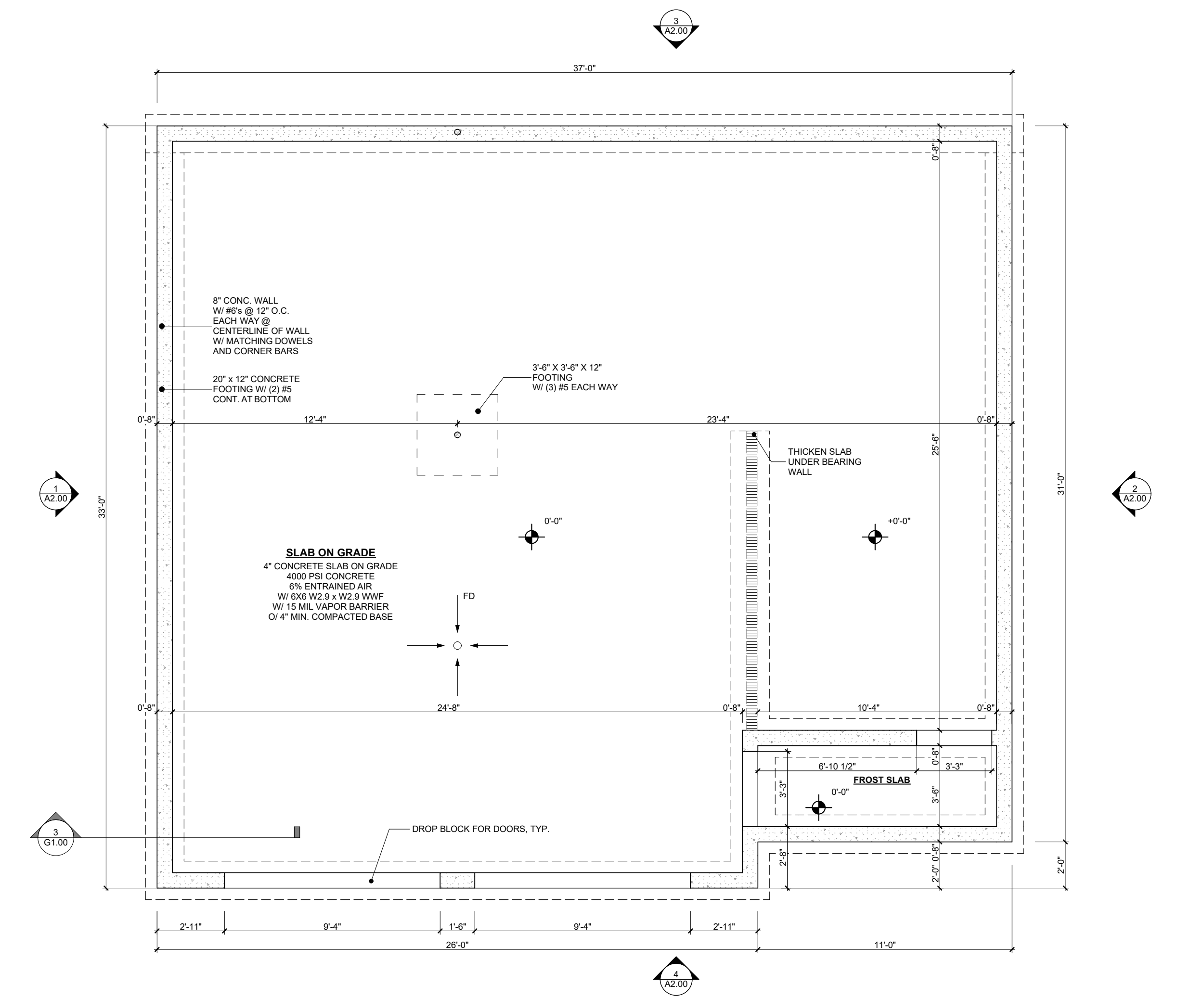
ANY STUD IN AN EXTERIOR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLES IS NO GREATER THAN 40% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.



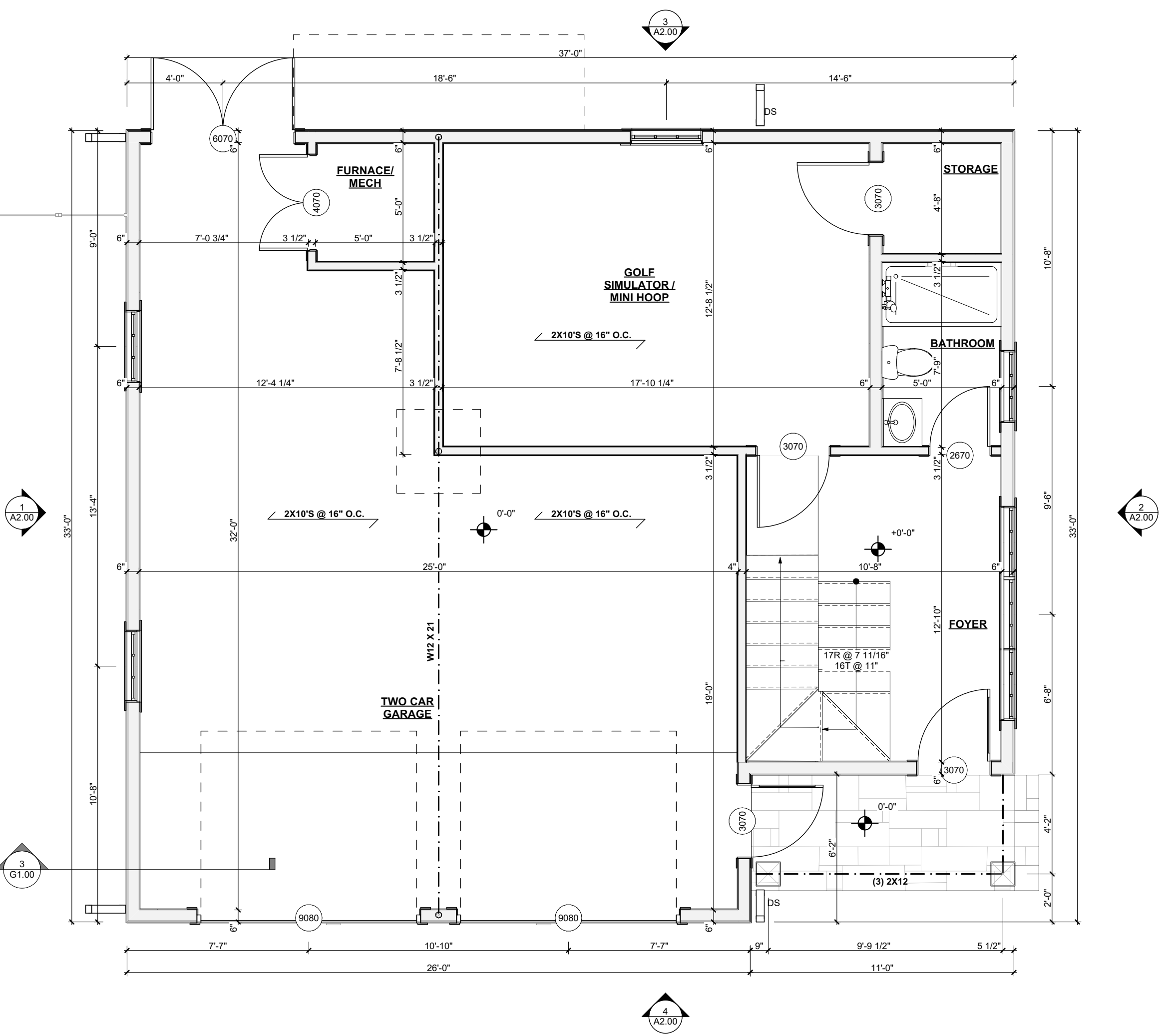
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

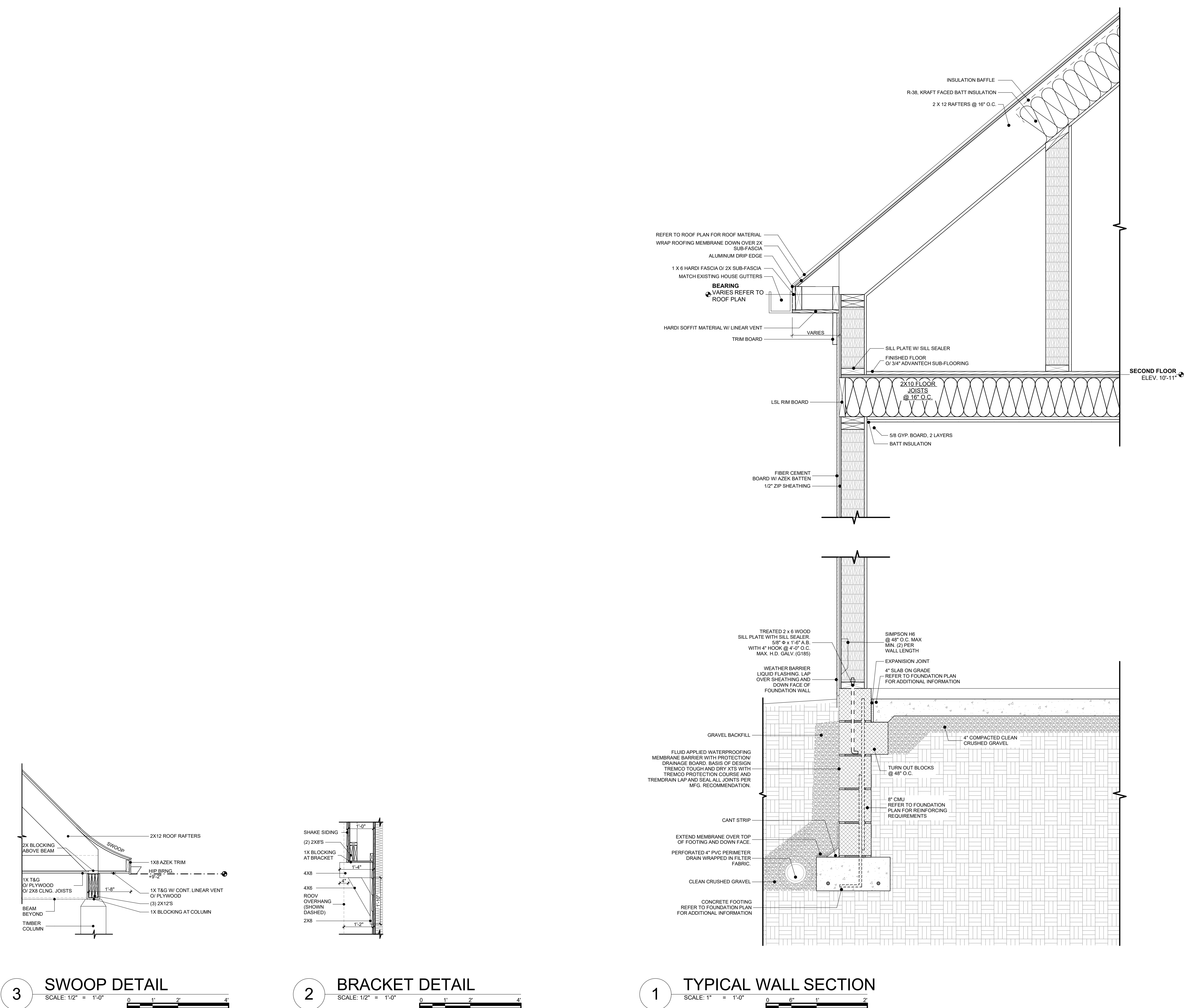


4 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HOPKINS OUTBUILDING

139 Hudson Street, Hudson, Ohio 44236

225 Peninsula Architects LTD



Western Reserve Academy
Rec. No. 54033016

Carolyn K. Seymour
PPN 32-01525
Rec. No. 55910549

Timothy & Kelly Hopkins
PPN 32-01298
Doc. No. 56496983

Lia Dirienzo-Hoffman, Trustee
PPN 32-00341
Doc. No. 56770931

AREA OF LOT = 30,730 S.F.
MAX. ALLOWABLE IMPERVIOUS SURFACE = 12,292 S.F.
TOTAL IMPERVIOUS SURFACE AREA = 8,252 S.F.
PERCENT OF IMPERVIOUS SURFACE AREA = 26.8%
PROPOSED IMPERVIOUS SURFACE AREA = 8,346 S.F.
PERCENT PROPOSED IMPERVIOUS SURFACE AREA = 27.2%

LEGEND

- = PIN FOUND
- ◇ = MON. FOUND
- ⊕ = GAS METER
- ⊖ = ELECTRIC METER
- ⊗ = A/C UNIT
- ▨ = AREA TO BE REMOVED

PROP.
EXIST.

AREAS OUTLINED IN PINK ARE NEW
WALK/PATIO OR RE-PAVED AREAS

OHIO
HUDSON
COMMUNITY DEVELOPMENT
DEPARTMENT

☒ Approved

06/26/2025

Zoning Certificate #:

25-393

REV. - SILT FENCE, CONST. ENTRANCE, WASH-OUT, GRADES - 5/19/2025-LRC

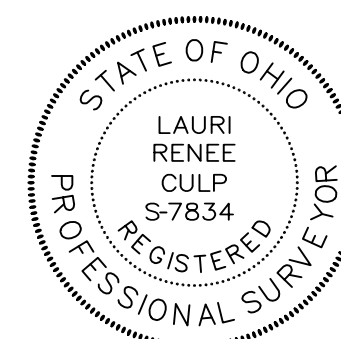


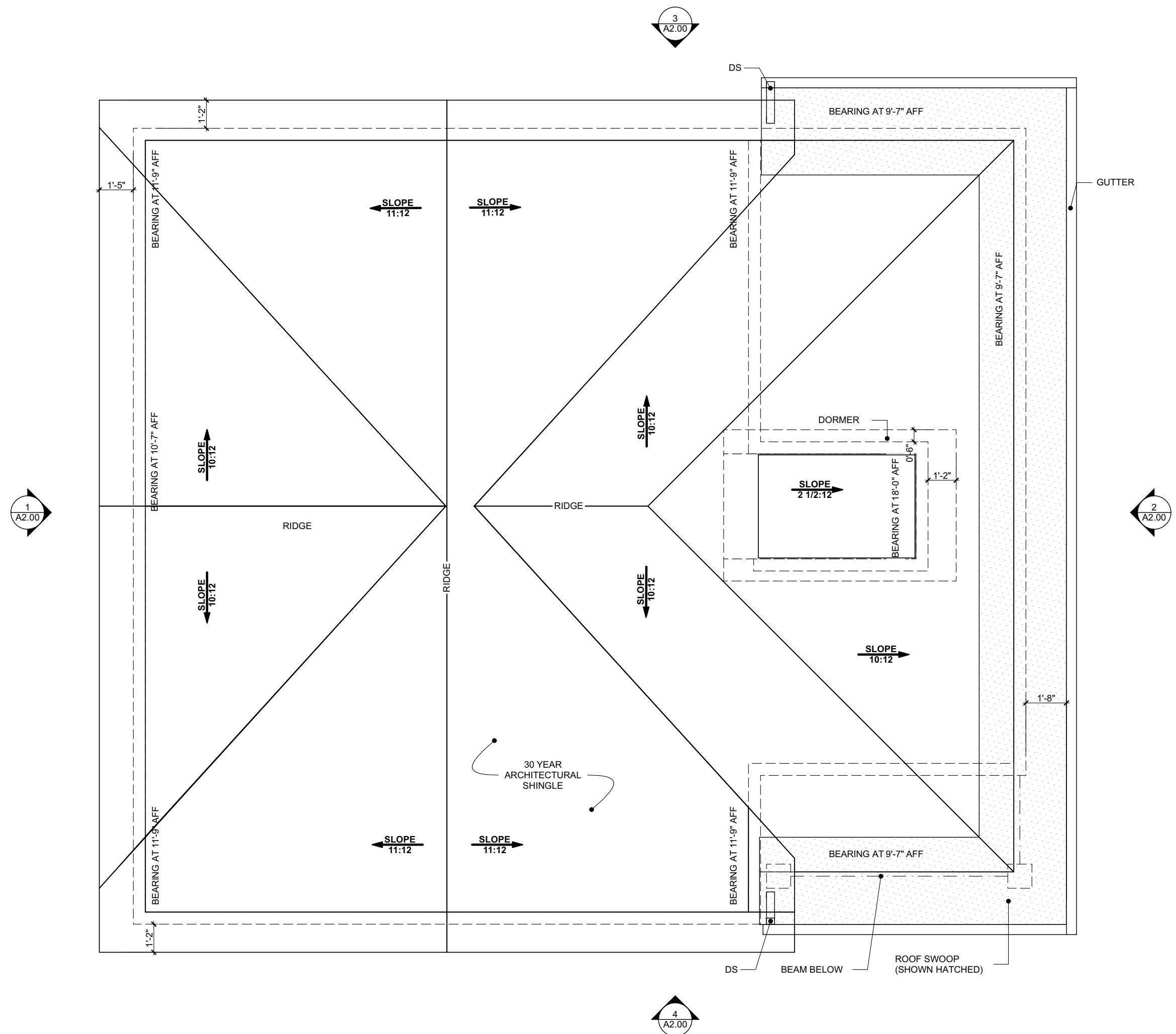
PROPOSED GARAGE
139 HUDSON STREET
PART OF LOTS 56 & 66, HUDSON TOWNSHIP
PPN 32-01296
CITY OF HUDSON
SUMMIT COUNTY, OHIO
MAY, 2025 SCALE: 1" = 20'

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND THAT
THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SHOWN HEREON.

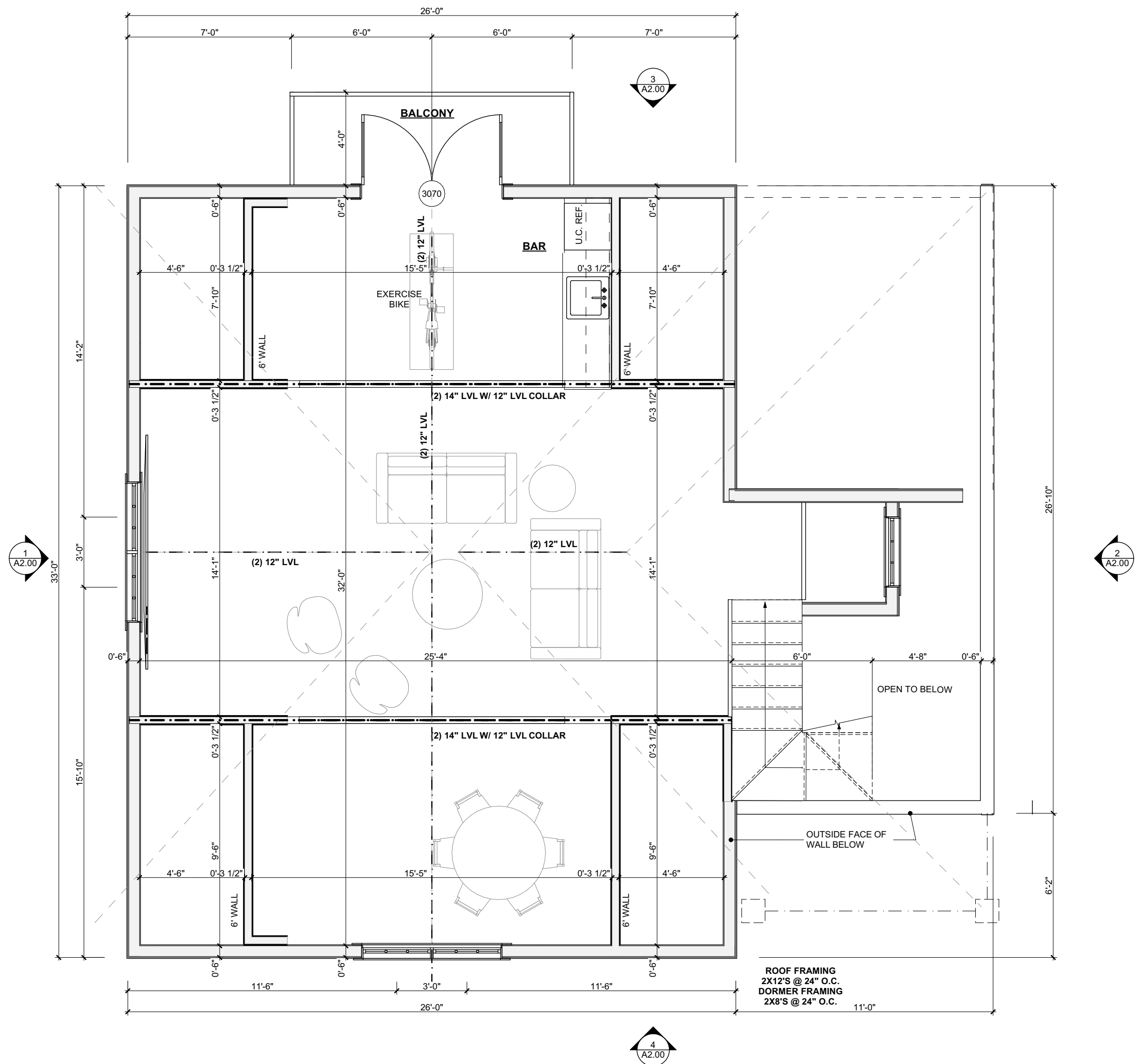
LAURI R. CULP, P.S. 7834
CULP SURVEYING, LLC
3853 RIDGEVIEW DRIVE
RICHFIELD, OHIO 44286
330-815-3765

5/8/2025

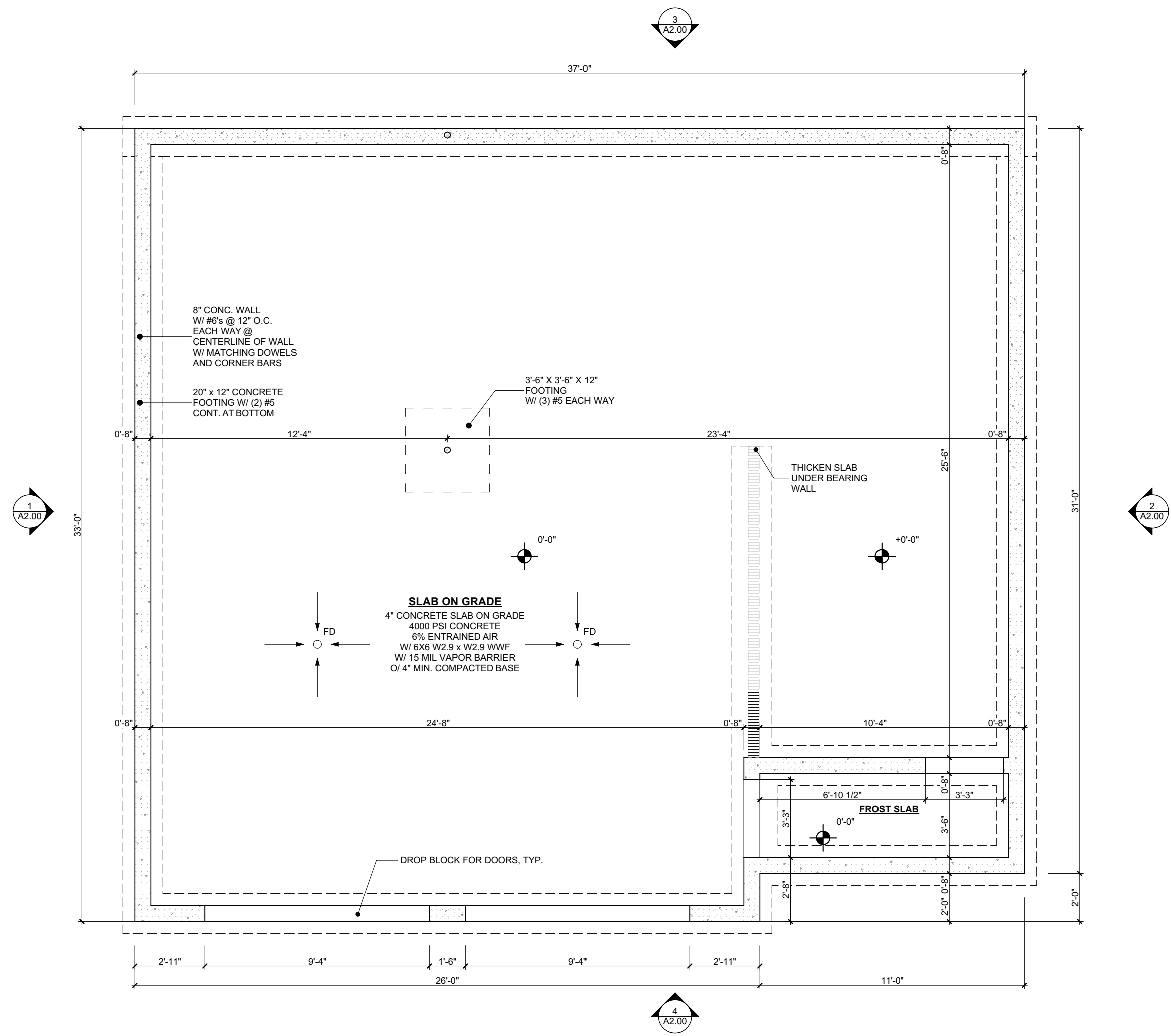




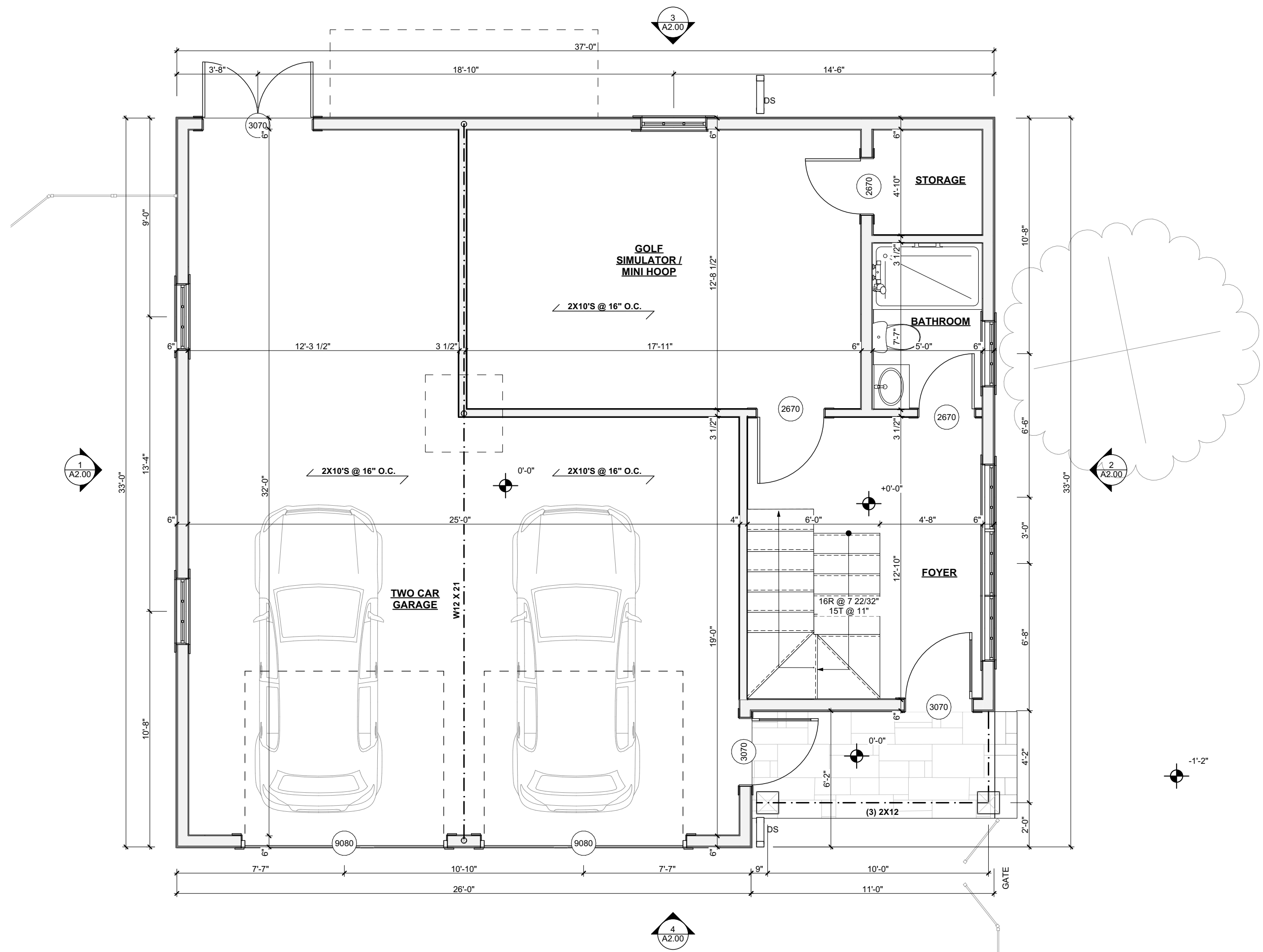
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



4 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

VERIFY DIMENSIONS AND CONDITIONS IN FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON DRAWINGS CONFLICT WITH ACTUAL, CONTACT ARCHITECT FOR CLARIFICATION.

PROVIDE SOLID DEADENING INSULATION AROUND BEDROOMS, BATHROOMS, MECHANICAL ROOMS, AND PLUMBING STACKS.

BLOCK WEBS SOLD AT BEARING WALL LOCATIONS ABOVE.

CONTRACTOR TO EXTEND ALL POSTS DOWN TO SOUND FOUNDATION. INSURE ALL FULL DEPTH SOLID BLOCKING AT ALL POINT LOAD LOCATIONS.

ALL FOOTINGS TO EXTEND DOWN TO FROST LEVEL MIN.

COORDINATE EXACT LOCATIONS OF FLOOR DRAIN WITH MECH CONTRACTOR.

PROVIDE 5/8\"/>

ALL INTERIOR DOORS TO BE 1 3/4\"/>

ALL INTERIOR TRIM TO BE POPLAR OR APPROVED EQUAL. COORDINATE WITH INTERIOR ELEVATIONS AND MILLWORK DRAWINGS FOR SELECT TYPES AND PROFILES.

ALL MILLWORK TO BE CUSTOM PER DRAWINGS.

REFER TO CONSULTANT DRAWINGS IF APPLICABLE FOR COORDINATION OF WORK BETWEEN TRADES.

FLOOR TRUSS CRITERIA
TCL= 30 PSF
TCL= 10 PSF
NET UPLIFT= 15 PSF

WOOD HEADERS (U.N.O.)
OPENING HEADERS NON BEARING BEARING
UP TO 4'-0\"/>

SUBSTITUTION CHART:
LVL SIZE W/ STEEL SIZE
(2) 12\"/>

ROOF PLAN GENERAL NOTES

OVERHANG DIMENSIONS ARE NOTED FROM THE EXTERIOR FACE OF SHEATHING TO THE EXTERIOR FACE OF THE SUB FASCIA BOARD.

ALL BEARING ELEVATIONS NOTED ARE FROM THE INSIDE FACE OF THE 2X FRAMING U.N.O.

OVERFRAMING AND CRICKETS TO BE CONSTRUCTED OF A MINIMUM 2 X 8 FRAMING.

ALL ROOF PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION TO ENSURE AESTHETIC EXPECTATIONS ARE MAINTAINED.

FLASH AND TERMINATE ALL PROOF PENETRATIONS PER MANUFACTURERS RECOMMENDATIONS U.N.O.

IN THE EVENT THAT A LIGHTNING PROTECTION SYSTEM IS TO BE PROVIDED, G.C. TO COORD. W/ E.C.

GUTTER PROFILES SHALL BE SUBMITTED FOR APPROVAL.

PROVIDE A MINIMUM OF 36\"/>

SUBMIT COLOR SAMPLE OF ROOF FLASHINGS FOR APPROVAL PRIOR TO ORDERING.

OHIO
HUDSON
COMMUNITY DEVELOPMENT
DEPARTMENT

☒ Approved

06/26/2025

Zoning Certificate #:

25-393

Peninsula

www.pa-architects.com

1775 Main Street
Peninsula, Ohio 44264
T 330.657.2800

PROGRESS
NOT FOR
CONSTRUCTION

5/28/2025

PROJECT TEAM:

P PENINSULA
ARCHITECTS

HOPKINS OUTBUILDING
139 Hudson Street, Hudson, Ohio 44236

PROJECT #: 1928

ISSUE:

PLANS	2025-04-10
CITY SET	2025-04-17
CITY SET 2	2025-05-28

FLOOR PLANS

A1.01

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EXTERIOR ELEVATION GENERAL NOTES

ALL FIBER CEMENT EXTERIOR TRIM TO BE AZEK OR Boral. PAINTED, OR APPROVED EQUAL.

ALL FIBER CEMENT BOARD TO BE SMOOTH TEXTURE.

ALL EXPOSED WOOD ELEMENTS AND TONGUE AND GROOVE CEILINGS IS TO BE DOUG FIR, STAINED AND SEALED. COORDINATE FINAL COLOR WITH ARCHITECT AND OWNER.

ALL ROOF PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION TO ENSURE AESTHETIC EXPECTATIONS ARE MAINTAINED.

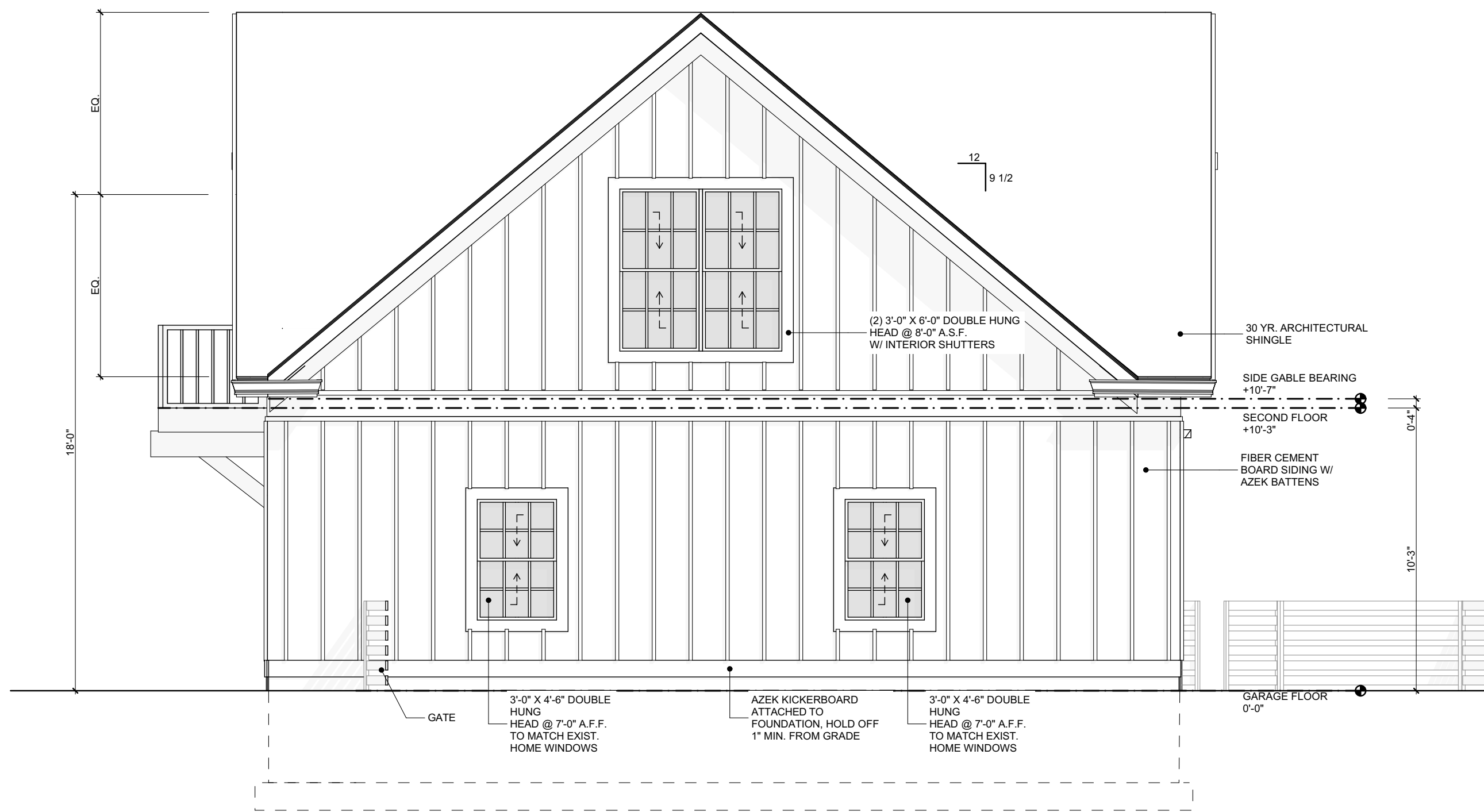
OUTLET PROFILES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.

ALL EXTERIOR DECKING TO BE 2 X 6 IPE DECK BOARDS WITH CONCEALED FASTENERS.

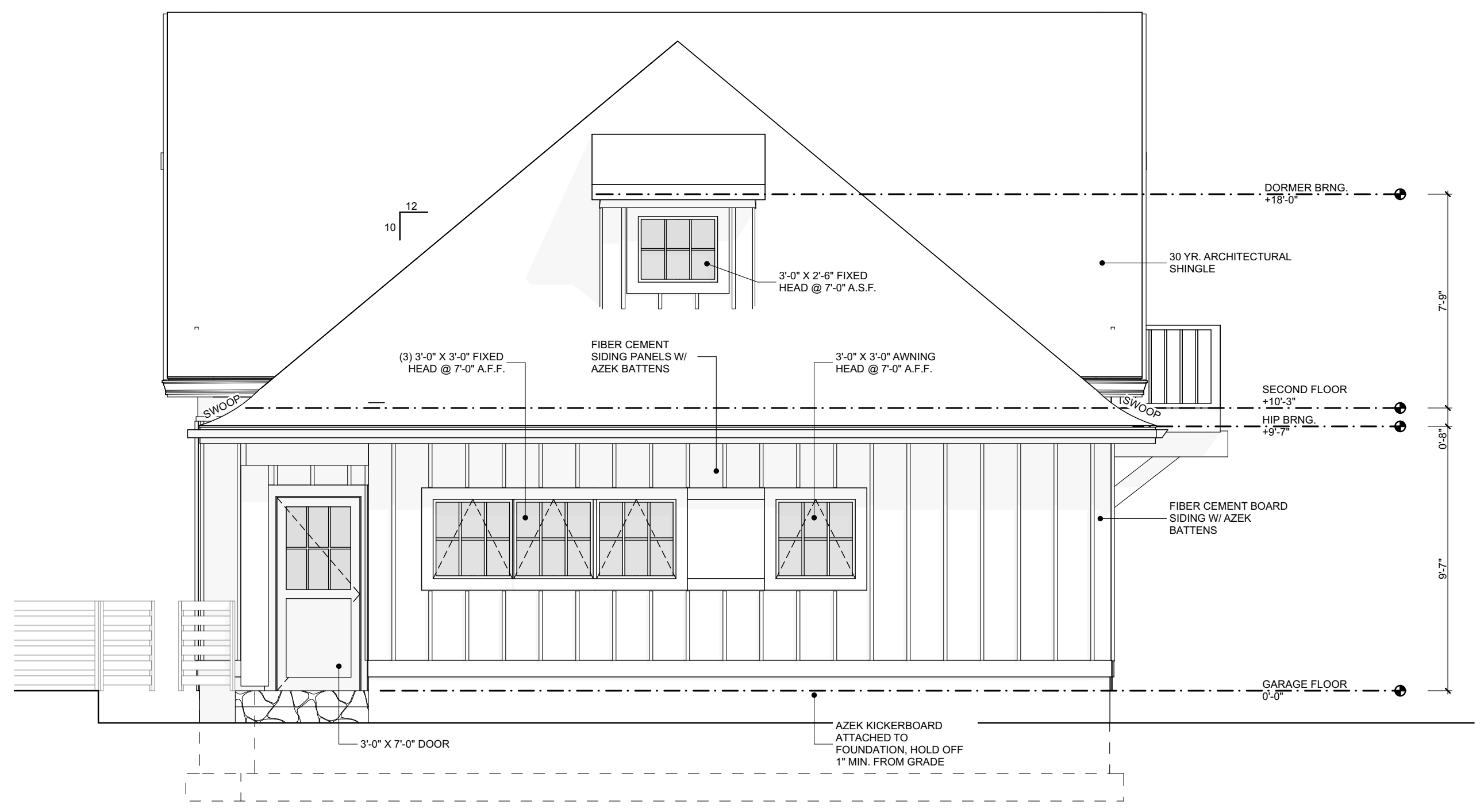
ALL METAL RAIL SYSTEMS TO BE STAINLESS STEEL WITH IPE HAND RAIL AND HORIZONTAL WIRE BALLUSTERS.

ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED. COORDINATE WITH STRUCTURAL SPECIFICATIONS.

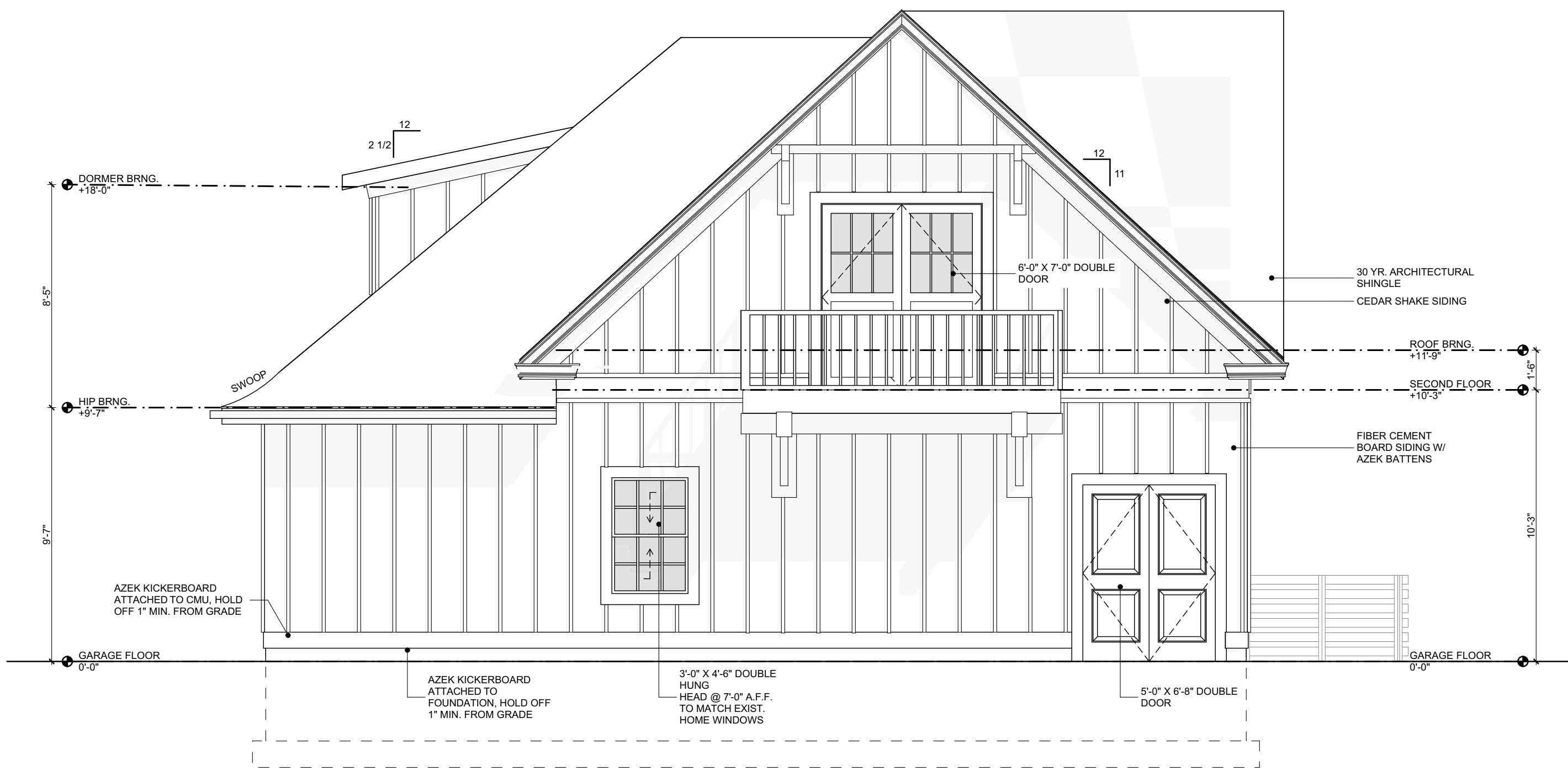
SAFETY GLAZING TO BE IN ACCORDANCE WITH THE 2019 RESIDENTIAL CODE OF OHIO (SECTION 9308).



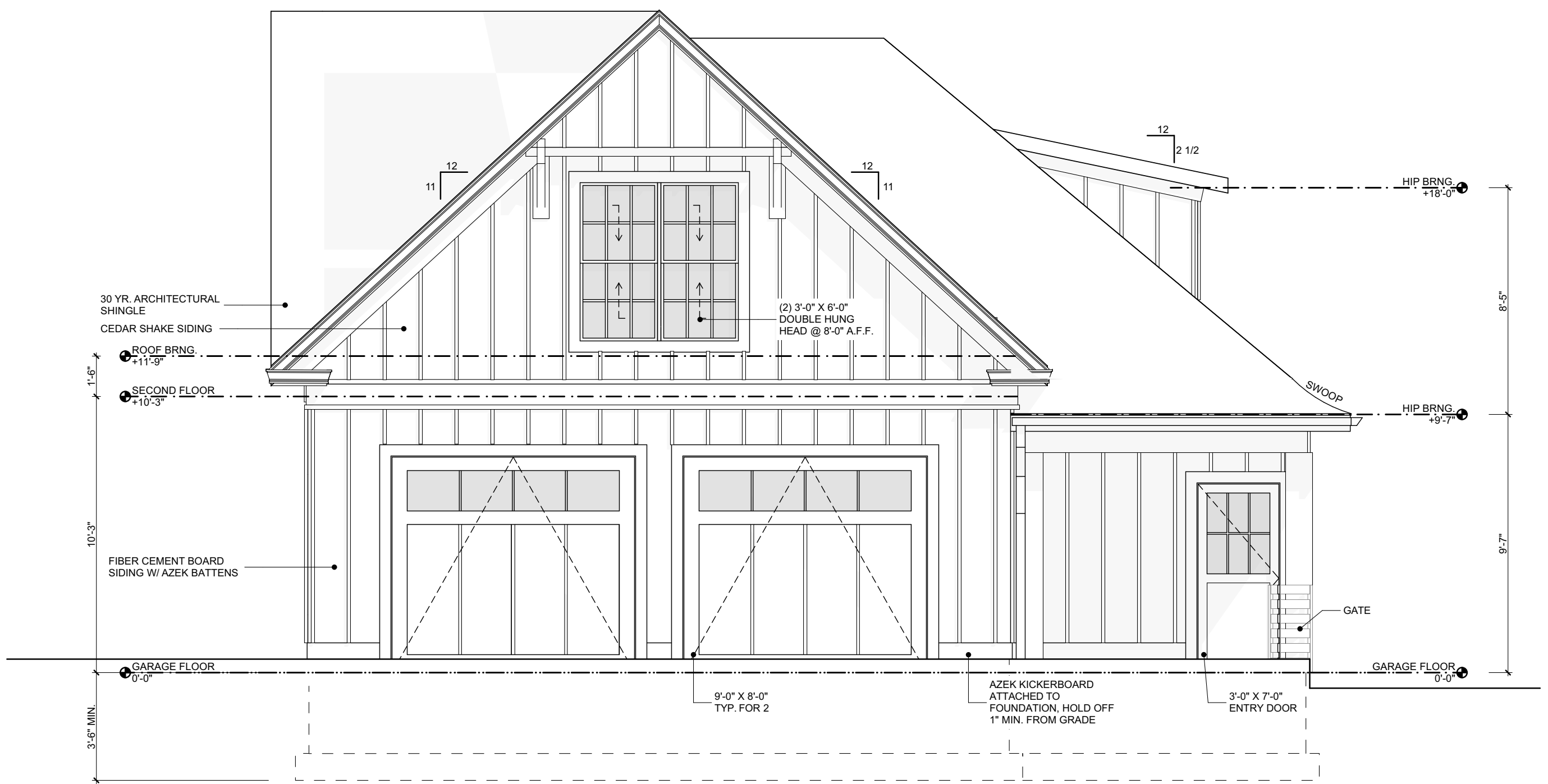
1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



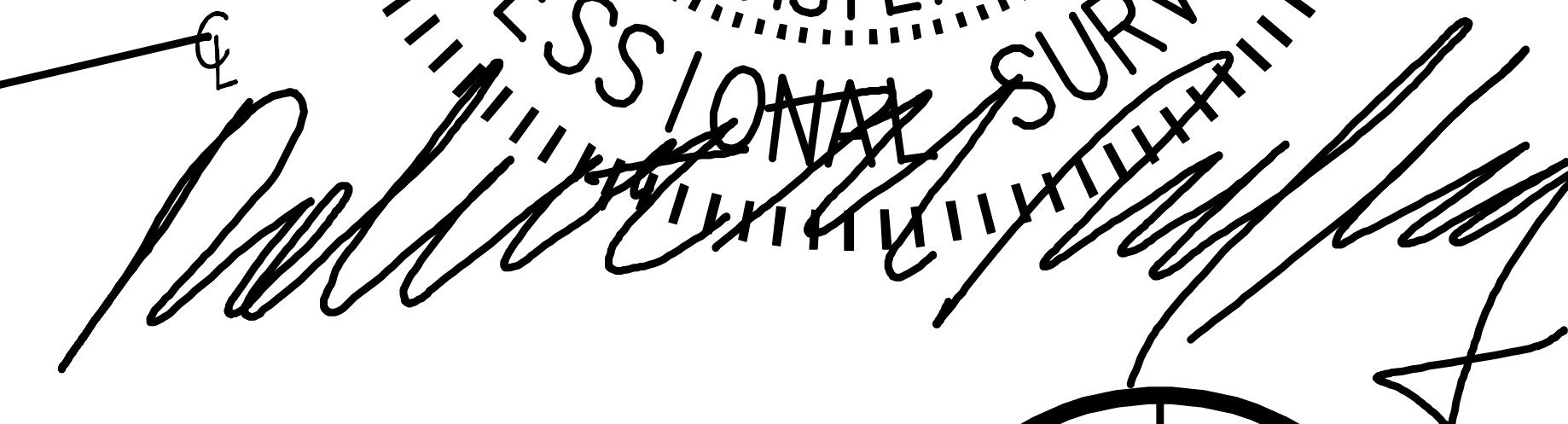
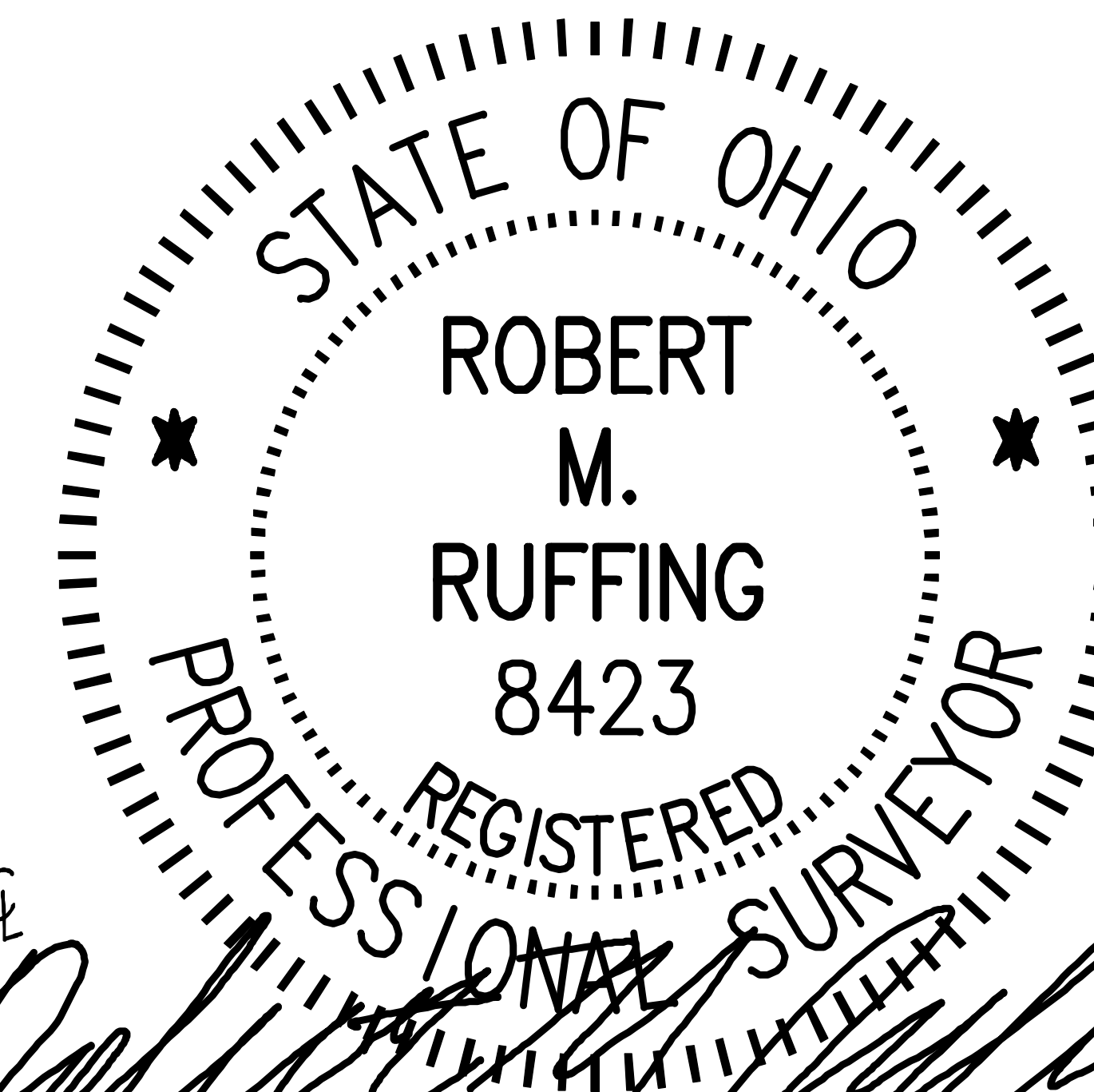
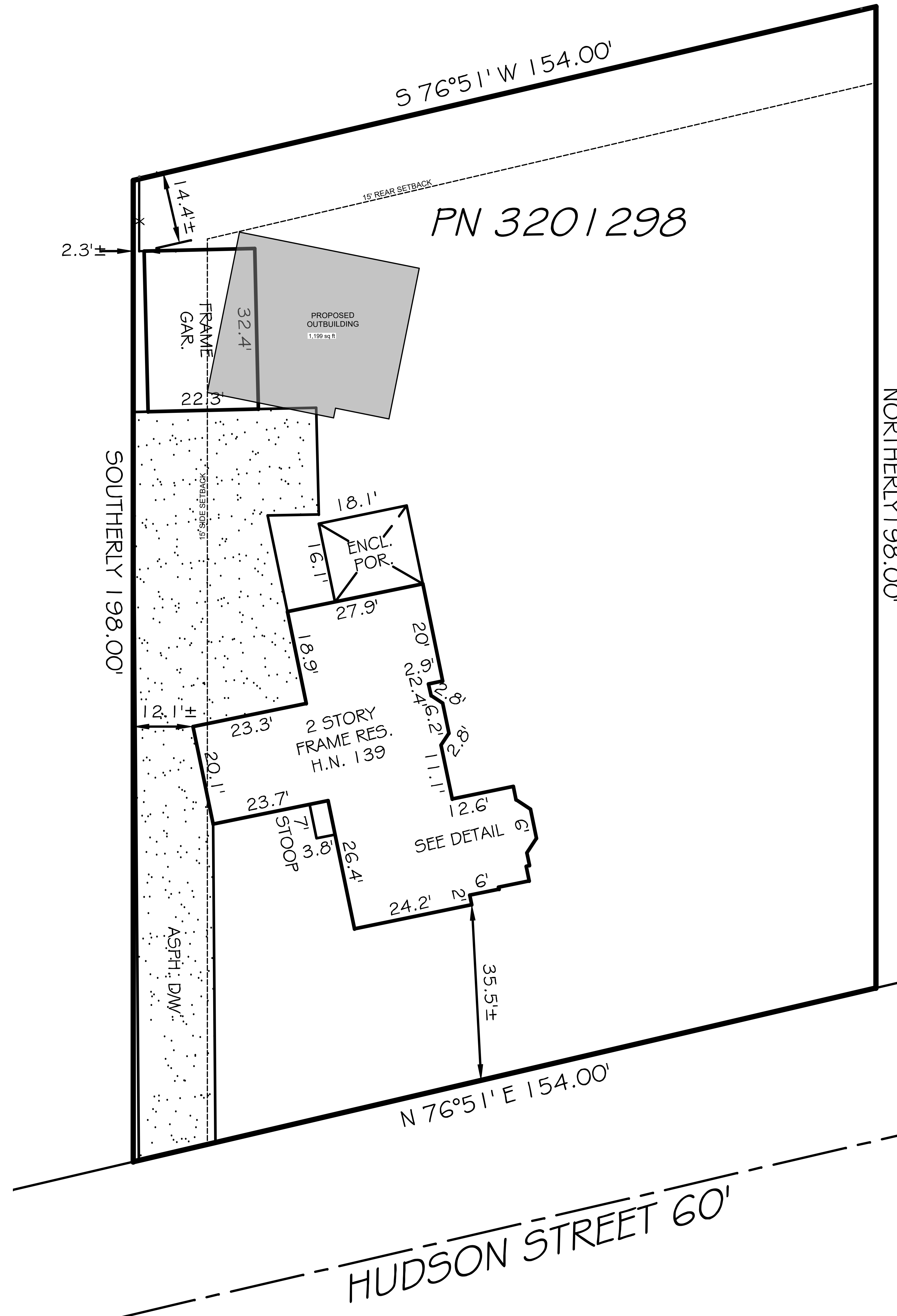
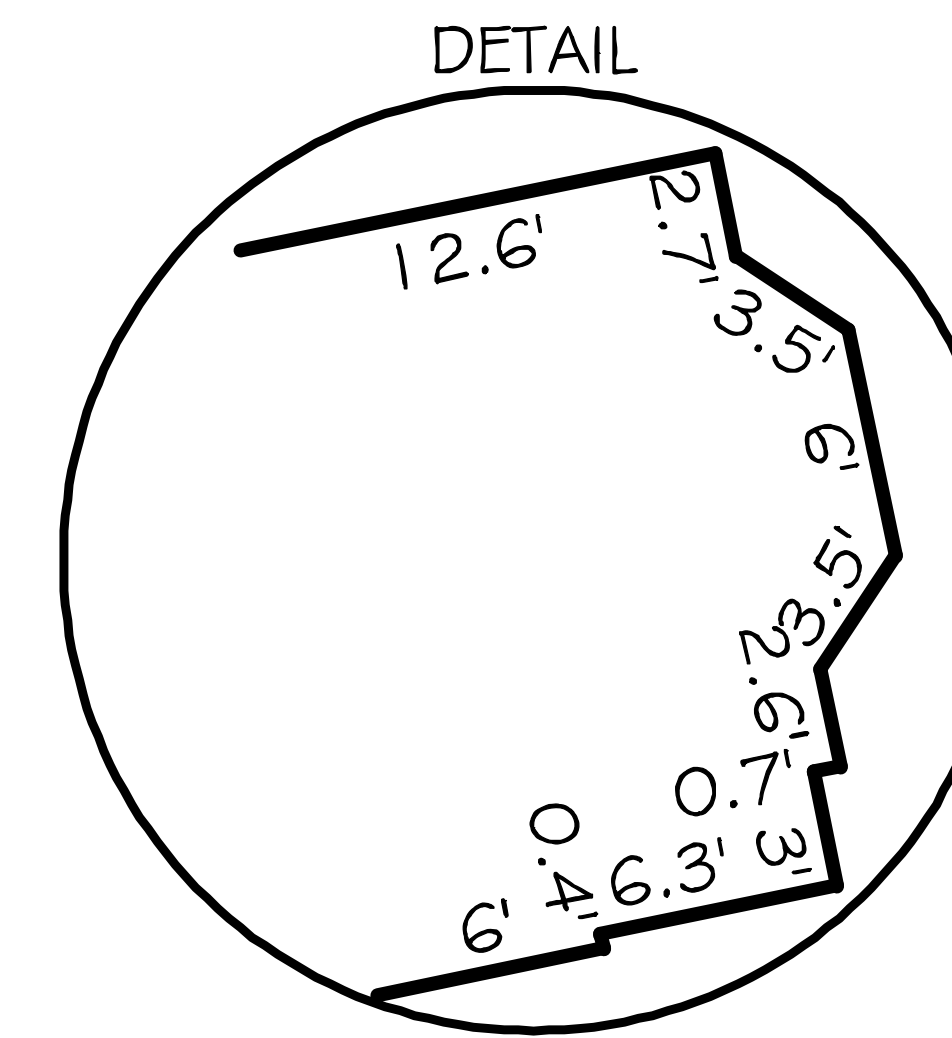
4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1910.0639BNDY
MORTGAGE LOCATION SURVEY
SUMMIT COUNTY

ACKNOWLEDGED & ACCEPTED

BY: _____

BY: _____ DATE _____





WRA

Western Reserve Academy \ 115 College Street \ Hudson, Ohio 44236
Phone 330.650.4400 \ wra.net

September 5, 2025

Mr. and Mrs. Timothy Hopkins
139 Hudson Street
Hudson, OH 44236

Dear Tim and Kelly,

It is our understanding that you intend to construct a new garage on the property at 139 Hudson Street and are requesting a variance related to the set back from the rear boundary that borders Western Reserve Academy's property.

Given that a portion of your home, along with the original garage were already constructed on property that is owned by Western Reserve Academy, a new structure that is closer to the rear property line, as identified by the markers that were shown to us by your contractor, is not of concern to us.

Should the plans for the new structure be different than what was presented to us today, we would be happy to engage in further discussion.

Please let us know if you need anything further. Otherwise, best of luck with your project.

Sincerely,

Thomas P. Arnold
Chief Financial and Operating Officer

Jeremy C. Paul
Director of Facilities

c. Tyler Swegan, Monticello Construction

From: Carolyn Seymour <thepawfirm@gmail.com>

Sent: Monday, September 22, 2025 7:06 PM

To: timhopkins316@gmail.com

Subject: Garage Renovation

Hi Tim -

This email will confirm we met on September 14, 2025. You explained your intended garage renovation and showed us the layout in your yard. We do not have any objections to that project.

Paul Hoogenboom and Carrie Seymour
131 Hudson Street

FRONT



SIDE



SIDE

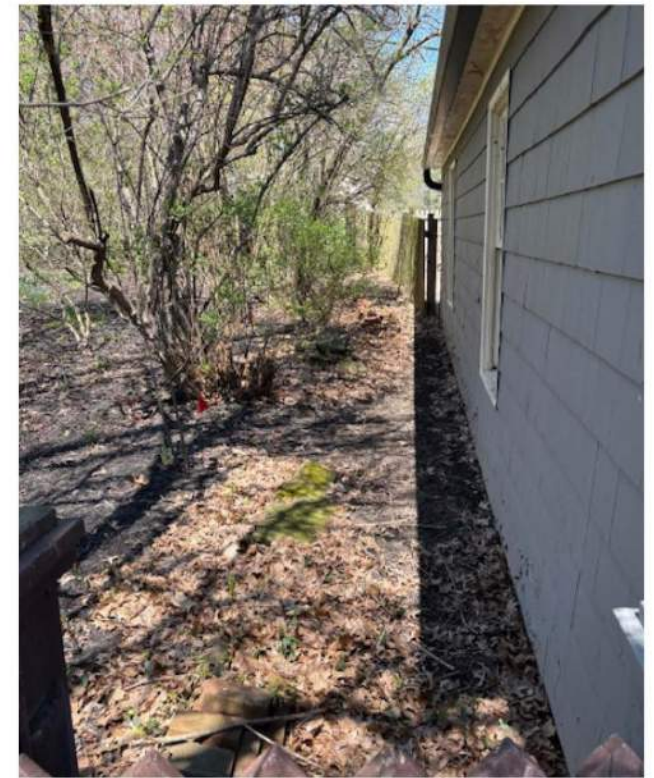


BACK



ALL 4 SIDES OF HOUSE

Peninsula



PROPOSED AREA

Peninsula















