



City of Hudson, Ohio

CD Meeting Agenda - Final Board of Zoning & Building Appeals

Jane Davis, Chair
Lou Wagner, Vice Chair
Lydia Bronstein
Robert Kahrl
Cory Scott

Nick Sugar, City Planner
Lauren Coffman, Associate Planner

Thursday, April 17, 2025

7:30 PM

Town Hall
27 East Main Street

- I. Call to Order**
- II. Roll Call**
- III. Identification, by Chairman, of City Staff**
- IV. Swearing in of Staff and Audience Addressing the Board.**
- V. Approval of Minutes**
 - [BZBA 2.20.2025](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: February 20, 2025.
 - Attachments:* [February 20, 2025 - BZBA Meeting Minutes - Draft](#)
- VI. Public Hearings - New Business**

BZBA 25-128 The subject of this hearing is a variance request of five (5) feet from the required side yard accessory structure setback of fifteen (15) feet, resulting in a side yard setback of ten (10) feet pursuant to section 1205.06(d)(5)(D)(4), “Property Development/Design Standards - Setbacks” of the City of Hudson Land Development Code in order to build a detached garage.

The applicant is Brennan Szczepanski, 7030 Saint Ives Blvd, Hudson, Ohio 44236. The property owners are Brennan and Renee Szczepanski, 7030 Saint Ives Blvd, Hudson, Ohio 44236 for the property at 7030 Saint Ives Blvd in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Attachments: [BZBA Staff Report - 7030 St Ives Blvd](#)

BZBA 25-247 The subject of this hearing is a variance request of five (5) feet from the required side yard principle 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.

The applicant is Rebecca Pantuso, Pantuso Architecture, 30 S. Franklin Street, Chagrin Falls, Ohio 44022. The property owners are David and Lisa Lemmons, 78 Aurora Street, Hudson, Ohio 44236 for the property at 78 Aurora St in District 4 [Historic Residential Neighborhood] within the City of Hudson.

Attachments: [BZBA Staff Report - 78 Aurora St](#)

VII. Other Business

BZBA - Submittal Requirements Discussion of Planning Commission Subcommittee - Review of Appendix A - Submittal Requirements

Attachments: [Staff Memo to BZBA Submittal Requirements](#)

VIII. Adjournment

* * *

The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.