



# 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*

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Thursday, May 15, 2025

7:30 PM

Town Hall  
27 East Main Street

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- 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 4.17.2025](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: April 17, 2025
  - Attachments: [April 17, 2025 BZBA Minutes - Draft](#)
- VI. Public Hearings - New Business**

**BZBA  
24-1342**

**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 accessory structure 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 construct a 500 gallon LP propane tank.**

The applicant is Doug Denny, 5892 Heritage Ct, Hudson, Ohio 44236. The property owners are Doug and Kathleen Denny, 5892 Heritage Ct, Hudson, Ohio 44236 for the property at 5892 Heritage Ct in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

**Attachments:**    [5892 Heritage Ct BZBA Staff Report](#)

**BZBA 25-285**

**The subject of this hearing is a variance request to allow an accessory structure to be located in the side yard when the Land Development Code prohibits accessory structures from being located in the side yard pursuant to section 1206.03(d)(3), “Accessory Uses/Structure - Accessory Use Development and Operation Standards” of the City of Hudson Land Development Code.**

The applicant is Marcus Peters, 1405 Gillie Dr, Streetsboro, Ohio 44241. The property owner is Christopher Steinker, 2380 Tyre Dr, Hudson, Ohio 44236 for the property at 2380 Tyre Dr in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

**Attachments:**    [BZBA Staff Report - 2380 Tyre Dr](#)

[BZBA 25-388](#) The subject of this hearing is variances to construct a commercial business addition and includes the following requests: 1] A variance request of five (5) feet from the required side yard principal structure setback when adjacent to a residential use of fifteen (15) feet, resulting in a side yard setback of ten (10) feet pursuant to section 1205.08(d)(7)(C)(6), “Property Development/Design Standards - Setbacks” of the City of Hudson Land Development Code. 2] A variance request of five (5) feet from the required minimum bufferyard width of fifteen (15) feet resulting in a bufferyard of ten (10) feet pursuant to Section 1205.08(d)(13), “Bufferyard Requirements - Bufferyard Type” of the City of Hudson Land Development Code.

The applicant is Elizabeth Swearingen, 1775 Main Street, Peninsula, OH 44264. The property owner is 41 EAST MAIN LLC, 41 E. Main Street, Hudson, Ohio 44236 for the property at 41 E. Main Street in District 5 [Village Core District] within the City of Hudson.

Attachments: [41 E Main St BZBA Staff Report](#)

## 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. Staff Update

## IX. Adjournment

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*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.*