



City of Hudson, Ohio

CD Meeting Agenda - Final Board of Zoning & Building Appeals

Lydia Bronstein, Chair
Robert Kahrl, Vice Chair
Robert Dyer
Keenan Jones
Cory Scott

Nick Sugar, City Planner
Mary Rodack, Associate Planner

Thursday, August 20, 2026

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 6.18.26](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: June 18, 2026

Attachments: [June 18, 2026 BZBA Meeting Minutes - Draft](#)

[BZBA 7.16.26](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: July 16, 2026

Attachments: [July 16, 2026 BZBA Meeting Minutes - Draft](#)

- VI. Public Hearings - Old Business

BZBA 26-38 **Legislative History:**

This case was presented to the BZBA at the July 16, 2026, meeting and has been continued to the September 17, 2026, BZBA meeting.

The subject of this hearing is a request for four variances in order to fill approximately 293 square feet of wetlands for the construction of a driveway and a new home. The variances are:

1. A variance from the prohibited activity of disturbance within stream corridors, wetlands and their setbacks pursuant to section 1207.03(c), “Prohibited Activities” of the City of Hudson Land Development Code.
2. A variance from prohibited activity that would “disturb, remove, fill, drain, dredge, clear, destroy, or alter any area, including vegetation, within a wetland as delineated or would be delineated by the procedures of this section” pursuant to section 1207.03(d)(1) “Compliance with Applicable Federal Wetlands Laws or Regulations” of the City of Hudson Land Development Code.
3. A variance of twenty-seven (27) feet from the required thirty (30) foot stream corridor setback resulting in a three (3) foot setback pursuant to section 1207.03(e)(1)D “Wetland/Stream Corridor Protection - Stream Corridor Setbacks” of the City of Hudson Land Development Code.
4. A variance of fifty (50) feet from the required fifty (50) foot wetlands setback resulting in a setback of zero (0) feet from the delineated edge of the wetlands pursuant to section 1207.03(e)(2), “Setbacks - Wetlands” of the City of Hudson Land Development Code.

The applicant is Matthew Neff of 6830 Chaffee Court, Brecksville, Ohio 44141. The property owner is Bektic Capital Holdings LLC, 5079 Akron Cleveland Rd, Peninsula, Ohio 44264 for the property at 1957 Norton Rd in District 1 [Suburban Residential Neighborhood] within the City of Hudson.

Attachments: [26-38 1957 Norton Rd - Staff Report](#)

Legislative History

7/16/26 Board of Zoning & Building continued
Appeals

VII. Public Hearings - New Business

[BZBA 26-906](#) The subject of this hearing is a request for an appeal, pursuant to Section 1212.01(b), from the final decision made by the Architectural and Historic Board of Review (AHBR) on June 12, 2026, for a request for an exterior alteration, including the replacement of a commercial front door per AHBR case No. 2025-1478.

The appellant is Attorney Joseph Kernan of PO Box 1456, Norton, Ohio 44203. The property owner is Declan Thomas LTD, 88 N Main Street, Hudson, Ohio 44236 for the property at 88 N Main St in District 5 [Village Core Gateway] within the City of Hudson.

Attachments: [26-906 N Main St - Staff Report](#)

VIII. Other Business**IX. Adjournment**

Public Hearings by the Board will be undertaken for each case in the following order:

- 1. Swearing in*
- 2. Introduction*
- 3. Initial Applicant Comments (not to exceed 30 minutes)*
- 4. Initial Questions from the Board*
- 5. Comments from Individuals with Standing (not to exceed 15 minutes)*
- 6. Comments from the Public (not to exceed 5 minutes)*
- 7. Final Questions from the Board*
- 8. Final Applicant Comments (not to exceed 15 minutes)*
- 9. Discussion/Action by the Board*

The following shall apply to all individuals making a comment or offering testimony during a Public Hearing:

No person shall address the Board until recognized by the chair.

Orderly and respectful behavior shall be exhibited at all times.

A person exhibiting disorderly behavior may be asked by the chair to be seated and refrain from further comment. After a warning from the chair, any person continuing to exhibit disorderly behavior may be removed from the meeting at the chair's direction.

All testimony shall be germane to the fact finding inquiry of the Board. The witness may be asked to redirect from commentary back to the presentation of facts at the chair's discretion.

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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.