



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, June 18, 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 4.27.26](#) Minutes of Previous Joint Meeting: April 27, 2026

Attachments: [April 27, 2026 Joint Meeting Minutes - BZBA Draft](#)

[BZBA 5.21.26](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: May 21, 2026

Attachments: [May 21, 2026 BZBA Meeting Minutes - Draft](#)

- VI. Public Hearings - New Business

[BZBA 26-556](#) The subject of this hearing is a request for three variances to allow for the construction related to a townhome development that includes a public multipurpose path extension of Veterans Trail (see site plan on reverse side).
The variances are:

1. A variance of forty-seven (47) feet from the required stream corridor setback of seventy-five (75) feet resulting in a twenty-eight (28) foot setback pursuant to section 1207.03(e)(1)B “Wetland/Stream Corridor Protection - Stream Corridor Setbacks” of the City of Hudson Land Development Code.
2. 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.
3. A variance of five (5) feet from the required rear yard residential principal structure setback of twenty-five (25) feet resulting in a twenty (20) foot setback pursuant to section 1205.08(d)(7)(B)(1) “Property Development/Design Standards - Setbacks” of the City of Hudson Land Development Code.

The applicant is Rhonda Singer, 200 Park Avenue, Suite 220, Orange Village, Ohio 44122. The property owner is Hudson Village Townhomes LLC, 200 Park Avenue, Suite 220, Orange Village, Ohio 44122 for the property at 86 Owen Brown St., in District 5 [Village Core Gateway] within the City of Hudson. The proposed public multipurpose trail would be located on city-owned permanent parcels #3203921 and #3203942.

Attachments: [26-556 86 Owen Brown St - Staff Report](#)

[BZBA 26-537](#) The subject of this hearing is a request for two variances to allow for the construction of a driveway for a new home. The variances are:

1. A variance of fourteen (14) feet from the required fifty (50) foot wetlands setback resulting in a setback of thirty-six (36) 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.
2. 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.

The applicant is Chris Brown of 778 McCauley Rd, Suite 140, Stow, OH 44224. The property owner is GVI LLC, 410 Dunwoody Dr, Aurora, OH 44202 for the property at 549 W Streetsboro St in District 2 [Rural Residential Conservation] within the City of Hudson.

Attachments: [26-537 549 W Streetsboro St - Staff Report](#)

[BZBA 26-558](#) The subject of this hearing is a variance request of thirteen (13) feet from the required rear yard principal structure setback of fifty (50) feet, resulting in a principal structure setback of thirty-seven (37) feet pursuant to section 1205.04(d)(5)(D)(1) “Property Development/Design Standards - Rear yard setbacks” of the City of Hudson Land Development Code in order to build an addition.

The applicant and owners are John and Patricia Caputo of 7400 Valerie Ln, Hudson, OH 44236, in District 1 [Suburban Residential Neighborhood] within the City of Hudson.

Attachments: [26-558 7400 Valerie Ln - Staff Report](#)

VII. Other Business

VIII. 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.

* * *

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.