



City of Hudson, Ohio

CD Meeting Agenda - Final Board of Zoning & Building Appeals

Louis Wagner, Chair
Lydia Bronstein, Vice Chair
Keenan Jones
Robert Kahrl
Cory Scott

Nick Sugar, City Planner
Lauren Coffman, Associate Planner

Thursday, July 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**
- VI. Public Hearings - New Business**

[BZBA 25-638](#) The subject of this hearing includes the following requests:

- 1. An expansion of a nonconforming structure request to allow an existing garage to be enlarged to accommodate a second floor accessory dwelling unit pursuant to section 1206.05(f)(1)(B), “Nonconforming Structures - Enlargement” of the City of Hudson Land Development Code.**
- 2. A variance of three (3) feet from the maximum accessory structure height of eighteen (18) feet resulting in an accessory structure height of twenty-one (21) feet in order to accommodate a second floor accessory dwelling unit pursuant to Section 1206.03(d)(7), “Accessory Use Development and Operational Standards - Height” of the City of Hudson Land Development Code.**

The applicant is Greg Chaplin, 596 S. Elm Ave, Tallmadge, Ohio 44278. The property owner is Michael Flynn, 439 N Main Street, Hudson, Ohio 44236 for the property at 439 N Main Street in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Attachments: [439 N. Main - BZBA Staff Report](#)

[BZBA 25-737](#) The subject of this hearing is a variance request to allow a 400 square ft restroom building, 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 Eric Dalpiaz, 6677 Frank Ave NW, North Canton, OH 44720. The property owner is Christ Community Chapel, 750 W Streetsboro St, Hudson, Ohio 44236 for the property at 750 W Streetsboro St in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Attachments: [750 W. Streetsboro St - BZBA 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.

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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.