



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, October 16, 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 9.18.25](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: September 18, 2025

Attachments: [September 18, 2025 BZBA Meeting Minutes - Draft](#)

- VI. Public Hearings - New Business**

[BZBA](#)
[25-1191](#)

The subject of the hearing are variance requests to construct a detached garage. The request includes the following:

1. A variance request of 10 (ten) feet from the required minimum side yard setback of fifteen (15) feet resulting in a five (5) foot side yard setback pursuant to section 1205.06(d)(5)(D)(4), “Minimum side yard setbacks - accessory structures”.
2. A variance request of 10 (ten) feet from the required minimum rear yard setback of fifteen (15) feet resulting in a five (5) foot rear yard setback pursuant to section 1205.06(d)(5)(E)(2), “Minimum rear yard setbacks - accessory garage”.

The applicant is Madelyn Midgley, 1175 Main Street, Peninsula, Ohio 44264. The property owner is Timothy and Kelly Hopkins, 139 Hudson St, Hudson, Ohio 44236 for the property at 139 Hudson St in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Attachments: [25-1191 139 Hudson St - Staff Report](#)

[BZBA](#)
[25-1255](#)

The subject of this hearing are variance requests to allow for two driveway curb cuts for a proposed townhome development. The requests include:

1. A request to construct two driveway curb cuts when only one driveway curb cut is permitted pursuant to Section 1205.08(d)(15), “District 5: Village Core District - Driveway curb cuts” of the City of Hudson Land Development Code.
2. A request to exceed the maximum driveway curb cut width of 30 ft per lot pursuant to Section 1207.13(c)(5)(C), “Transportation/Circulation/Pedestrian Linkage - Curb cuts and intersections” 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 RLM Investments II LLC, 7522 S Vinemont Court., Hudson, Ohio 44236 for the property at 86 Owen Brown St. in District 5 [Village Core District] within the City of Hudson.

Attachments: [25-1255 86 Owen Brown St - Staff Report](#)

BZBA
25-1267

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 on August 27, 2025 for a request for an exterior alteration, including the application of stone across the front façade of the main structure per AHBR case No. 2025-1042.

The appellant is Jaume Franquesa and Marta Guivernau of 2160 Bristol Ct, Hudson, Ohio 44236, and the homeowners will be representing themselves.

Attachments: [25-1267 2160 Bristol Ct - 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.