



# 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*

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Thursday, May 21, 2026

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 4.16.26](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: April 16, 2026

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

### VI. Public Hearings - New Business

[BZBA 26-363](#) 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 April 8, 2026, for a request for application of stone along a house mass for new home construction per AHBR case No. 2022-730.

The appellant and owners are Farah Holozadah and Hector Garcia of 5530 Stonecreek Way, Hudson, Ohio 44236.

Attachments: [26-363 5530 Stonecreek Way - Staff Report](#)

**BZBA 26-420** The subject of this hearing is a variance request to construct an accessory structure garage for the City of Hudson Fire Station property. The request is to allow an accessory structure to be constructed 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.

The applicant and owner is the City of Hudson, of 1140 Terex Rd, Hudson Ohio 44236.

Attachments: [26-420 40 S Oviatt St - 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.*