



# City of Hudson, Ohio

## CD Meeting Agenda - Final Board of Zoning & Building Appeals

*Vacant, Chair*

*Lydia Bronstein, Vice Chair*

*Keenan Jones*

*Robert Kahrl*

*Cory Scott*

*Nick Sugar, City Planner*

*Mary Rodack, Associate Planner*

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Thursday, January 15, 2026

7:30 PM

Town Hall  
27 East Main Street

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**I. Call to Order**

**II. Roll Call**

**III Election of Officers**

**IV. Identification, by Chairman, of City Staff.**

**V. Swearing in of Staff and Audience Addressing the Board.**

**VI. Approval of Minutes**

BZBA 11.20.26 Minutes of Previous Board of Zoning & Building Appeals Meeting: November 20, 2025

Attachments: [November 20, 2025 BZBA Meeting Minutes - Draft](#)

**VII. Public Hearings - New Business**

BZBA  
25-1507

**The subject of this hearing is a variance request of approximately twenty (20) feet from the required rear yard principal structure setback of fifty (50) feet, resulting in a rear yard principal structure setback of approximately thirty (30) feet pursuant to section, pursuant to section 1205.06(d)(5)(E)1, "Property Development/Design Standards - Setbacks" in order to build an addition.**

The applicant is Justin Englert of 7176 Boneta Rd, Wadsworth, Ohio 44281. The property owner is Jonathan and Kelcie Hedden of 6335 Elmcrest Dr, Hudson, Ohio 44236 for the property at 6335 Elmcrest Dr in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

**Attachments:** [25-1507 6335 Elmcrest Dr - Staff Report](#)

BZBA  
25-1509

**The subject of this hearing is the following request relevant to the construction of an addition:**

**A request for the expansion of a nonconforming structure developed as a single-family residential property, pursuant to Section 1206.05(f)(1), "Nonconforming Structures - Enlargement".**

The applicant is Anthony Slabaugh Remodeling & Design of 4724 Darrow Rd., Stow, Ohio 44224. The property owner is Martin and Janice Burgwinkle of 229 N Hayden Pkwy, Hudson, Ohio 44236 for the property at 229 N Hayden Pkwy in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

**Attachments:** [25-1509 229 N Hayden Pkwy - Staff Report](#)

**VIII. Other Business****Discussion of 2026 goals****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.*

\* \* \*

*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.*



# City of Hudson, Ohio

## Staff Report

File Number: BZBA 11.20.26

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Meeting Date: 1/15/2026

Version: 1

Status: Agenda Ready

In Control: Board of Zoning & Building Appeals

File Type: Minutes

**Minutes of Previous Board of Zoning & Building Appeals Meeting: November 20, 2025**



# City of Hudson, Ohio

## Meeting Minutes - Draft Board of Zoning & Building Appeals

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

*Nick Sugar, City Planner  
Mary Rodack, Associate Planner*

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Thursday, November 20, 2025

7:30 PM

Town Hall  
27 East Main Street

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### I. Call to Order

Chair Wagner called to order the regularly scheduled meeting of the Board of Zoning & Building Appeals at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

### II. Roll Call

**Present:** 5 - Mr. Wagner, Mr. Kahrl, Ms. Bronstein, Mr. Scott and Mr. Jones

### III. Identification, by Chairman, of City Staff.

Chair Wagner recognized: Ms. Mary Rodack, Associate Planner; Mr. Nick Sugar, City Planner; City Solicitor Mr. Marshall Pitchford, and City Counsel representative, Dr. Goetz

### IV. Swearing in of Staff and Audience Addressing the Board.

Chair Wagner swore-in staff and all the persons wishing to speak under oath.

### V. Approval of Minutes

[BZBA 10.16.25](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: October 16, 2025

Attachments: [October 16, 2025 BZBA Meeting Minutes - Draft](#)

A motion was made by Mr. Kahrl, seconded by Mr. Jones, that the October 16, 2025, Minutes be approved as submitted. The motion carried by the following vote:

**Aye:** 5 - Mr. Wagner, Mr. Kahrl, Ms. Bronstein, Mr. Scott and Mr. Jones

### VI. Public Hearings - New Business

[BZBA 25-1322](#) The subject of this hearing is a request for an appeal, pursuant to Section 1212.01(b), from the final decision made by the Planning Commission at

**the September 8, 2025, meeting for a major site plan request to construct 7 villa buildings for the Laurel Lake Retirement Community per PC case No. 2025-229. The Planning Commission denied three of the proposed buildings which would be located around the front looped drive and approved the remaining four buildings.**

The appellant is Hamilton DeSaussure of 3475 Ridgewood Road, Akron, Ohio 44333, and the owner is Laurel Lake Retirement Community, Inc. of 200 Laurel Lake Drive, Hudson, Ohio 44236

**Attachments:** [25-1322 200 Laurel Lake Dr - Staff Report](#)  
[Notice of Appeal Pre-hearing Memorandum](#)  
[Applicant Submittal 1 of 3](#)  
[Applicant Submittal 2 of 3](#)  
[Applicant Submittal 3 of 3](#)

Ms. Rodack opened the meeting by introducing the application and providing an overview of the process and timeline. She described the project in its entirety, explaining the Continuing Care Facility use type and identifying the primary focus of the evening: a Major Site Plan review. She noted that the applicable review standards are outlined in LDC 1204.04, which Mr. Sugar reviewed, along with additional standards found in LDC 1204.05. Ms. Rodack also summarized the various decisions made by the Planning Commission, the appeals brought before the BZBA, and the standards for appeals in Hudson. She emphasized that this meeting is a Public Hearing, during which public comments are to be heard.

Chair Wagner confirmed with the applicant that the matter at hand is an appeal of the Planning Commission's final decision. Mr. Hal DeSaussure, counsel for Laurel Lake, affirmed this. Mr. Sugar stated as a new case before the BZBA, the updated appeals rules are applicable.

Mr. DeSaussure stated that the appeal would be based solely on the record presented to the Planning Commission. Mr. Terry Seeberger, co-counsel for Laurel Lake, noted that he could not recall the five changes made to the plan from memory.

Mr. Pitchford explained that while the Comprehensive Plan may be referenced during site plan reviews, the weight given to it is at the discretion of the reviewing body. Mr. Sugar added that all plans must comply with the policies, goals, and objectives of the City's Comprehensive Plan. However, Mr. Kahrl expressed his belief that the portion of the plan considered by the Planning Commission is irrelevant to this case and lacks sufficient guidance for applicants or the Commission.

Mr. Seeberger cited the legal standard from *Saunders v. Clark*, which holds that land use restrictions must be strictly construed and cannot be extended beyond what is clearly prescribed. He reviewed relevant court rulings on the interaction between land development codes and municipal comprehensive plans, arguing that any interpretation of the term "consistent" in the Comprehensive Plan must favor the landowner.

He then reviewed the Planning Commission's Findings and Decisions, asserting that these findings must be interpreted in favor of Laurel Lake. He pointed out that the findings were based on emergency services delivery, a topic not addressed in the Comprehensive Plan. He referenced a ruling from the Fifth District Court of Appeals, which stated that reliance on the Comprehensive Plan for additional regulations is not permitted.

Based on these arguments, Mr. Seeberger concluded that the Planning Commission's decision should not have been based on the Comprehensive Plan. He identified several errors in the Commission's findings, including the fact that the Fire Marshal did not object to the new units, that no testimony indicated Hudson's emergency services are overburdened, and that the addition of six units would only increase EMS calls by 0.14%, a negligible impact.

The Board, Mr. Seeberger, and staff discussed the City's emergency services capacity, the inclusion of five additional units in the appeal, and the assertion that neither the current nor former Comprehensive Plan supports denial of the units. They also discussed the meaning of "strictly construed," and the lack of a definition for "large scale living facility" in the Comprehensive Plan, and the fact that each proposed building contains only one or two units.

Mr. DeSaussure argued that the Planning Commission improperly evaluated the use as both a Conditional Use and a Site Plan at different times. The Board and staff discussed whether emergency service concerns could be addressed through the LDC or as conditions of approval, noting that the Comprehensive Plan does not mention Continuing Care Retirement Communities, despite the Planning Commission basing its decision on that term.

Further discussion covered the application process, the decision under appeal, and the complexity and contested nature of both the Site Plan and Conditional Use approvals. Mr. Sugar clarified that this appeal is based on a new application submitted after the 2024 application.

In closing, Mr. Seeberger summarized his arguments, stating that the appeal is based on two key points: The lack of ascertainable standards and the presence of errors in the Planning Commission's Findings of Fact.

Chair Wagner then opened the floor to public comments from individuals with standing.

Ms. Mimi Larsen Becker, a resident of Laurel Lake, stated she is speaking on behalf of many other Laurel Lake residents, expressed concern that residents were not consulted during the planning of the new units. She also cited environmental reasons for opposing the proposed development.

The Board noted that new issues raised during public comments cannot be considered in an appeal, and therefore Ms. Larsen's comments would not be part of the official record for this case.

Ms. Jessie Obert of 76 Parmelee stated that she was not a member of the Planning Commission until its third review of the Laurel Lake application. She referenced survey results from the Comprehensive Plan indicating public opposition to additional large-scale living facilities. Ms. Obert noted a perceived conflict between the Comprehensive Plan and the LDC and stated that the Planning Commission found the proposed buildings intrusive. She added that the Comprehensive Plan provides broad guidance and does not address all details, and that concerns about watershed impact and wetlands encroachment were not addressed in the Commission's final decision. She believes the Commission applied LDC 1204.04 in its decision.

Mr. DeSaussure reiterated that the appeal is based solely on the Planning Commission's decision and that Commissioners or public comments made during this hearing are not relevant to that decision. He emphasized that no evidence was presented showing how the three proposed units would impact emergency services. He also argued that the Commission's decision was based on post-testimony discussion, without giving Laurel Lake an opportunity to respond, and that decisions should not rely on statements from the Comprehensive Plan.

Mr. Seeberger, City staff, and the Board engaged in further discussion regarding several key procedural and substantive issues. They addressed the concern that the Planning Commission (PC) raised the issue of emergency services during deliberations without providing Laurel Lake an opportunity to respond. This led to a broader conversation about whether the matter should be remanded back to the PC for reconsideration, or whether the BZBA should proceed with making a final decision. Mr. Seeberger also expressed that the applicant views Finding Number 7 as merely an observation, and failed to acknowledge that the previous decision had been reversed.

Chair Wagner then formally closed the public portion of the appeal and reminded attendees that the Board has 30 days to render a decision.

During deliberations, the Board expressed the view that the Planning Commission's decision was unreasonable. They noted that if the Comprehensive Plan (CP) truly opposed additional residential units, the PC would have denied all proposed units rather than approving eight and rejecting five. The Board also emphasized that appeals must be filed with specificity, which was not done by any party in this case. They reiterated that PC findings must be documented in writing and that testimony alone is insufficient for review.

The Board further stated that the PC's findings were unlawful due to the ambiguous interpretation of CP Section 2.1.2., and noted under the *Saunders* standard, such provisions must be strictly construed. The Board questioned whether the PC had adequately considered the various reasonable interpretations of limiting large-scale facilities based on emergency service capacity. They pointed out that the proposed buildings-comprising 13 residences-do not individually or collectively constitute a large-scale facility, making the PC's reasoning appear inconsistent.

Additionally, the Board noted that the PC's decision to approve some units while denying others lacked a clear rationale. While the CP does reference limiting growth based on emergency services, the Board emphasized that when a limiting factor is specified, it should exclude consideration of other unrelated factors. They also observed that Paragraph 7 of the PC's findings was not explicitly incorporated into the other findings, which had previously been reversed by the BZBA.

The Board criticized the PC's selective reliance on certain provisions of the Comprehensive Plan while ignoring others, including resident survey results that were generally supportive of residential development to meet the needs of various groups of citizens - including senior citizens. They referenced page 79 of the CP, which lists potential project partners for implementation actions-none of which include the Planning Commission. Furthermore, those listed partners did not express opposition to the proposed buildings.

**Mr. Scott then made a motion, seconded by Ms. Bronstein, to accept Exhibit A into evidence. The motion passed unanimously with affirmative votes from Scott, Kahrl, Jones, Bronstein, and Wagner.**

Chair Wagner concluded the meeting by announcing that the BZBA would issue a written decision to the appellant within 30 days.

## VII. Other Business

[BZBA 7679](#)    [BZBA 2026 Meeting Calendar](#)

[Attachments:](#)    [BZBA 2026 Meeting Calendar](#)

**A motion was made by Ms. Bronstein, seconded by Mr. Jones, that the 2026 proposed calendar be approved as submitted. The motion carried by the following vote:**

**Aye:** 4 - Mr. Kahrl, Ms. Bronstein, Mr. Scott and Mr. Jones

**Abstain:** 1 - Mr. Wagner

## **Staff Update**

Ms. Rodack noted City Council has requested that the 2026 BZBA goals be submitted. She then described goals the BZBA might include and requested Board members email any such goals to her for the January 2026 meeting. She also noted that the artificial intelligence portion of the BZBA database, as previously discussed, cannot be implemented because of the cost of the software.

The Board commended Mr. Sugar for the well done work on the Bristol Court application.

Mr. Kahrl offered to write an draft of the appeal case which will be circulated among the BZBA members.

The Board members and staff thanked Mr. Wagner for his 12 years of service on BZBA. Mr. Wagner thanked staff and all Board members he has served with over his 12 years.

## **VIII. Adjournment**

**Chair Wagner adjourned the meeting.**

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**Lou Wagner, Chair**

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**Joe Campbell, Executive Assistant**

*Upon approval by the Board of Zoning & Building Appeals, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.*

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# City of Hudson, Ohio

## Staff Report

File Number: BZBA 25-1507

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Meeting Date: 1/15/2026

Version: 1

Status: Agenda Ready

In Control: Board of Zoning & Building Appeals

File Type: Variance

**The subject of this hearing is a variance request of approximately twenty (20) feet from the required rear yard principal structure setback of fifty (50) feet, resulting in a rear yard principal structure setback of approximately thirty (30) feet pursuant to section, pursuant to section 1205.06(d)(5)(E)1, "Property Development/Design Standards - Setbacks" in order to build an addition.**

The applicant is Justin Englert of 7176 Boneta Rd, Wadsworth, Ohio 44281. The property owner is Jonathan and Kelcie Hedden of 6335 Elmcrest Dr, Hudson, Ohio 44236 for the property at 6335 Elmcrest Dr in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Meeting Date:  
January 15, 2026

Location:  
6335 Elmcrest Drive

Parcel Number:  
3001257

Request:  
Variance request for a  
rear yard setback

Applicant:  
Justin Englert,  
Tim Englert  
Construction, Inc.

Property Owner:  
Jonathan & Kelcie  
Hedden

Zoning:  
D3 – Outer Village  
Residential  
Neighborhood

Case Manager:  
Mary Rodack,  
Associate Planner

Contents  
• Application, 12-18-2025  
• Site Plan, 12-18-2025  
• Elevations, 12-18-2025  
• Site Photos 01-02-2026  
Public Comments



**Location Map, City of Hudson GIS**

**Request:**

The subject of this hearing is a variance request of approximately twenty (20) feet from the required rear yard principal structure setback of fifty (50) feet, resulting in a rear yard principal structure setback of approximately thirty (30) feet pursuant to section, pursuant to section 1205.06(d)(5)(E)1, “Property Development/Design Standards – Setbacks” in order to build an addition.

**Adjacent Development:**

The site is adjacent to residential development to the north, south, east and west.

## Project Background

The property is located in District 3 – Outer Village Residential Neighborhood and is situated on Elmcrest Drive. The lot is approximately 0.87 acres, and the owners purchased the property in 2017.

The applicant is requesting to construct a 39ft x 24ft (936 square feet) addition. The City of Hudson's Land Development Code has the following regulation relative to rear yard principal structure setbacks in District 3 –

- *1205.06(d)(5)(E)(1) – Minimum rear yard setbacks: Principal structure: fifty feet*

The applicant is requesting a rear yard (west lot line) setback variance of approximately twenty (20) feet from the required fifty (50) foot setback resulting in a rear yard setback of approximately thirty (30) feet in order to build a two-story addition. The collective lot and yard definitions within the LDC dictate that the lot line along the public street and to which the house is orientated is the front (east/northeast) with the opposite line being the rear (west) and all other lines being side lot lines (south).



## Considerations

Section 1204.03 of the Land Development Code describes the standards for review of variance requests. These standards are listed below, along with staff findings to assist in your determination. All findings are subject to additional testimony presented to the Board during the public hearing:

**1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variances:**

The property in question will yield a reasonable return, and there can be beneficial use of the property without the variance as the existing home is approximately 2,132 square feet (per the Summit County property card).

**2. Whether the variance is substantial:**

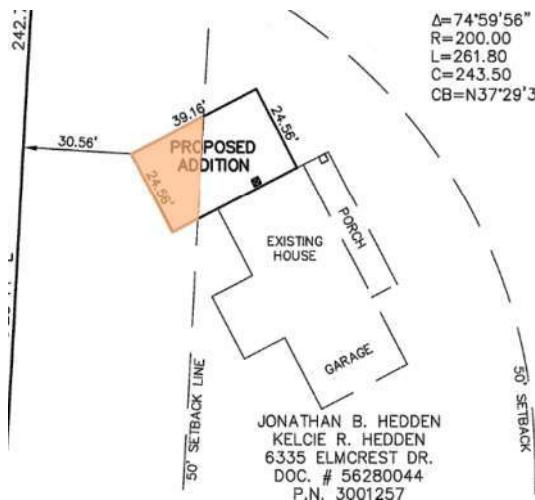
The variances would represent a 40% deviation from the code requirement.

**3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variances:**

Staff notes the following:

- The property is approximately 0.87 acres and has frontage on Elmcrest Drive.
- Staff notes the proposed addition would abut the side yard of the property to the west.
- Staff notes the proposed addition would have a height of 21 feet at the mid-point of the gable and 23 feet to the peak of the gable to match the height of the existing structure.

- Staff notes 38% of the addition is encroaching into the 50 foot rear yard setback requirement.



**4. Whether the variance would adversely affect the delivery of governmental services such as water and sewer:**

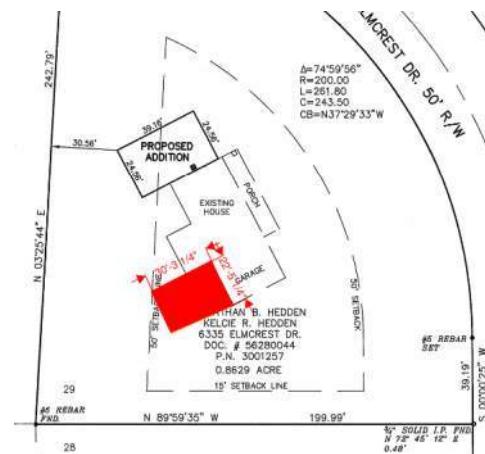
The variance would not adversely affect the delivery of governmental services.

**5. Whether the applicant purchased the property with knowledge of the requirements.**

The current setback requirements were in place when the property owners purchased the property in 2017.

**6. Whether the applicant's predicament can be obviated feasibly through some method other than a variance:**

Staff questions if an addition could be added over the garage or a one-story addition added to the south part of existing structure as shown below. Staff notes that both of these options would reduce the square footage of the addition and may negatively impact the interior floor plan. Staff does note that the existing house orientation, front yard setback beyond the 50ft minimum and the curved front lot line do result in an atypical configuration. Screening could be considered along the west property line to address potential impact on the adjacent property.



**7. Whether the spirit and intent behind the requirement would be observed and substantial justice done by granting the variance.**

The Board of Zoning and Building Appeals shall weigh the above factors, along with given testimony in order to make this determination.

**Additional Approvals**

The proposal would also require the following:

- A design review with the Architectural and Historic Board of Review.
- Administrative site plan approval.

**Board of Zoning and Building Appeals      Applicant**  
**(BZBA)**

**Primary Location**

## 25-1507

Submitted On: Dec 18, 2025

### Applicant and Property Owner Information

**Applicant Relationship to Property Owner:**

Contractor

**Company Name:**

Tim Englert Construction, Inc.

### Type of Hearing Request

**Type of Request:**

Variance

**Year Property Purchased**

2017

**Code Required Regulation (please indicate feet, s.f. or height)**

50' Rear Yard Setback per 1205.05,(d),(5),E,1

**Requested Variance (please indicate the amount of the variance in feet, s.f. or height)**

19.083'

**Resulting Set-Back (please indicate feet, s.f. or height)**

30.916'

**Explanation of Request and Justification:**

Requesting to construct a 2-story addition with family room, office and 2 bedrooms. Based on the unique shape of the lot and the rear property line angle, the variance is needed for the addition.

### Supplemental Information for Determining Practical Difficulty

**The property in question will yield a reasonable return and there can be a beneficial use of the property with the variance because:**

The subject property at 6335 Elmcrest Dr., Hudson, OH 44236 is a uniquely shaped lot, creating a rear/side yard condition that is not typical of other similarly situated residential properties. Strict compliance with the 50-foot setback would create a practical difficulty by significantly limiting where a modest addition can be placed and still function with the existing home's layout. The proposed addition, located 30'11" from the rear property line, is necessary to provide additional living space and bedrooms appropriate for a six-person family, while maintaining workable and safe circulation within the existing house.

**The variance is**

insubstantial

**Describe why the variance is substantial or insubstantial**

The request reduces the setback from 50 feet to 30'11". While measurable, the relief is limited to the minimum area needed to make the addition functional and compatible with the existing home's floor plan and circulation. The proposal is a targeted solution rather than an overdevelopment of the lot.

**Would the essential character of the neighborhood be substantially altered?**

no

**Explain why the request is the minimum amount necessary to make reasonable use of the property or structure(s):**

While the home can be occupied as-is, without the variance the owners cannot reasonably improve the property to meet the needs of their six-person household. The variance allows a practical and beneficial use consistent with surrounding single-family homes.

**Would adjourning properties be negatively impacted?**

no

**Describe how the adjacent properties will not be affected.**

The project maintains a single-family residential use and is designed as an addition that remains consistent with the scale and character of nearby homes. The applicants have conducted neighbor outreach, and the feedback has been positive, with neighboring property owners supportive of the proposed addition. Based on the nature of the project and the demonstrated neighborhood support, the variance will not substantially alter the character of the area or create a substantial detriment to adjoining properties.

**Will this request adversely affect public services (mail, water, sewer, safety services, etc.)**

no

**The situation cannot be feasibly solved by means other than a variance. Explain:**

The addition cannot be feasibly relocated elsewhere on the property because alternative placements would be significantly more costly and would not work with the existing home's circulation and layout, producing an impractical design. The requested variance is the most reasonable and feasible path forward.

**The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Explain below:**

The intent of the setback is to preserve spacing, privacy, and neighborhood character. This request respects that intent by keeping the project residential, limiting the encroachment to what is necessary, and maintaining compatibility with the neighborhood. With the lot's unique shape and the confirmed neighbor support, granting the variance would observe the spirit of the regulation and achieve substantial justice.

**The circumstance leading to this request was not caused by current owner. It was caused by:**

Even if the owners were aware of zoning requirements, the practical difficulty arises from the lot's unique shape and the existing home's placement. The need to accommodate a six-person family with a reasonable addition is a legitimate circumstance where strict compliance is impractical.

**List any special circumstances particular to the property/lot (i.e.: exceptional irregularity, narrowness, shallowness or steepness) these circumstances are:**

This request is a reasonable, minimal variance made necessary by the uniquely shaped lot and the way the existing home is situated. The proposed addition at 30'11" from the rear property line is the most practical location to provide needed living space and bedrooms for a six-person family, without creating an overbuilt property or changing the home's residential character. We respectfully request your consideration for a variance that would allow us to remain in the neighborhood we deeply love and are committed to. This street is more than just a place we live—it is a true community. We are fortunate to have incredible friends on our street and the rare gift of having our parents next door, which provides daily support, connection, and stability for our family. Over time, we have made every effort to find another home within the area that would meet our needs while complying with current zoning requirements, but despite an extensive search, no suitable options have been available. Our request is rooted not in convenience, but in a genuine desire to continue investing in this neighborhood and maintaining the strong personal and community ties we have built here. We appreciate the Board's time and thoughtful consideration of our situation.

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**BZBA Meeting Information**

**The following persons are authorized to represent this application with respect to all matters associated with the project**

Justin Englert, Jonathan Hedden, Kelcie Hedden

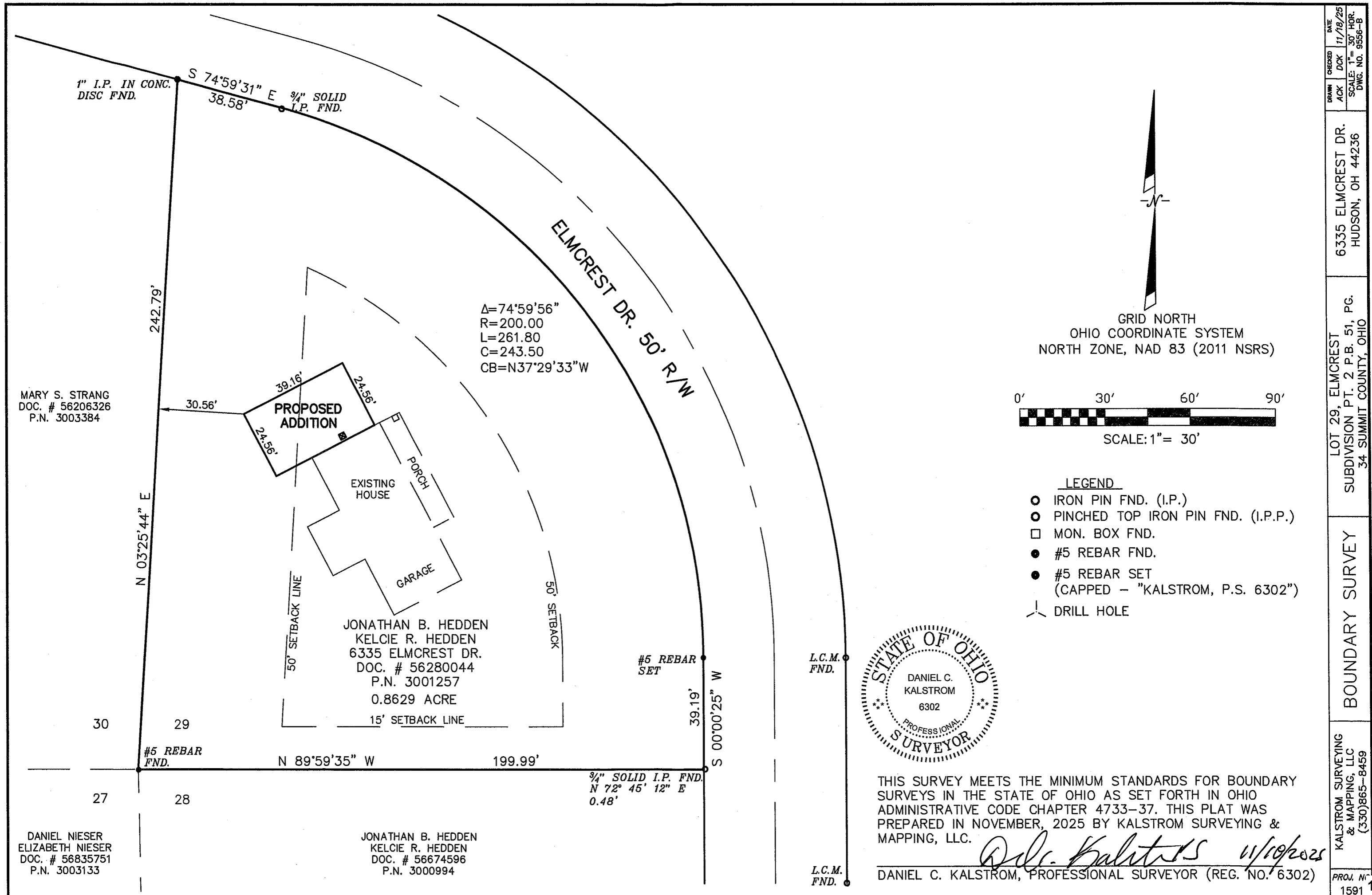
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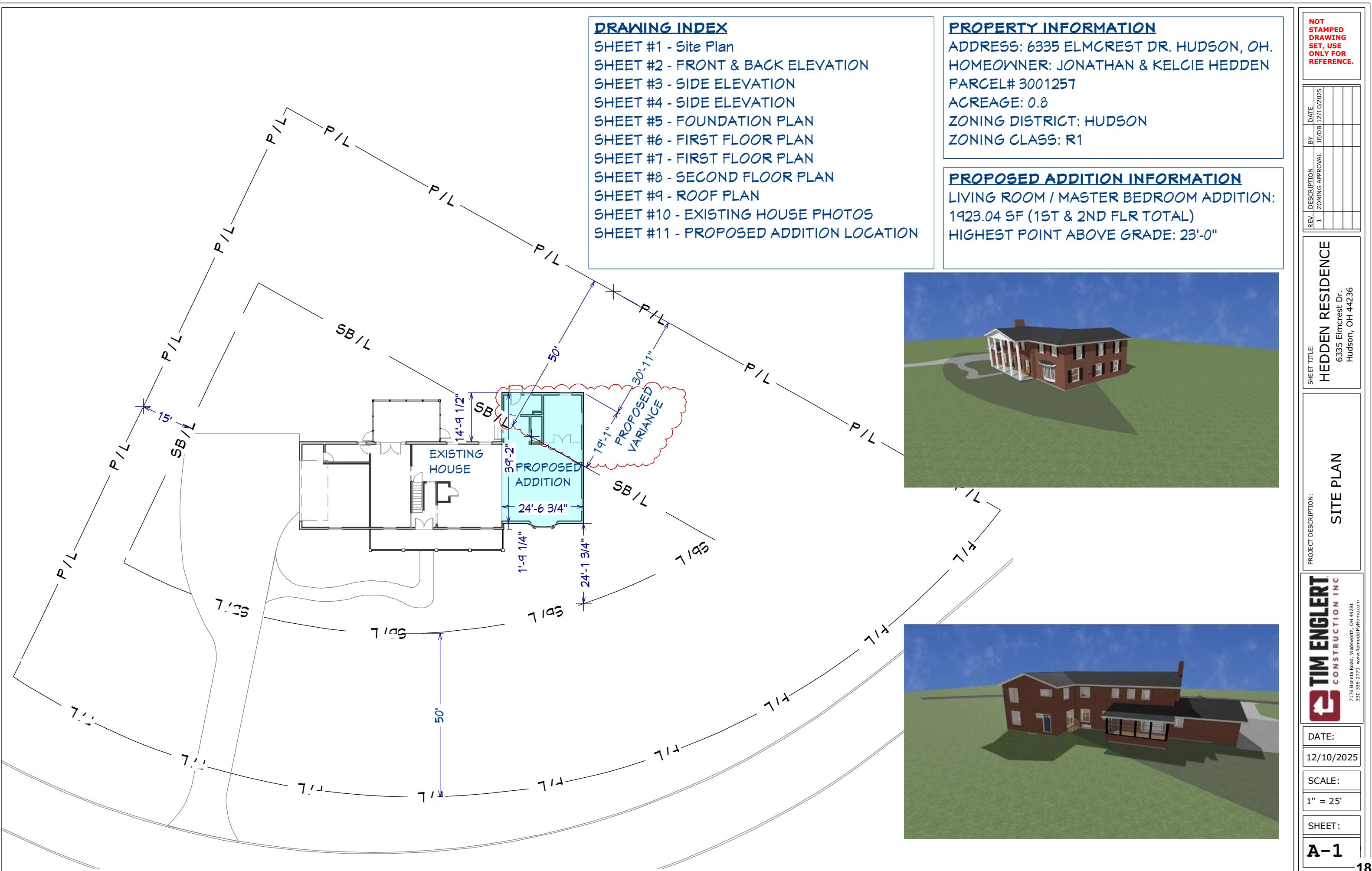
**By checking this box, I do hereby certify that I am authorized to represent the property owner and to accept any conditions that the Board may impose.**

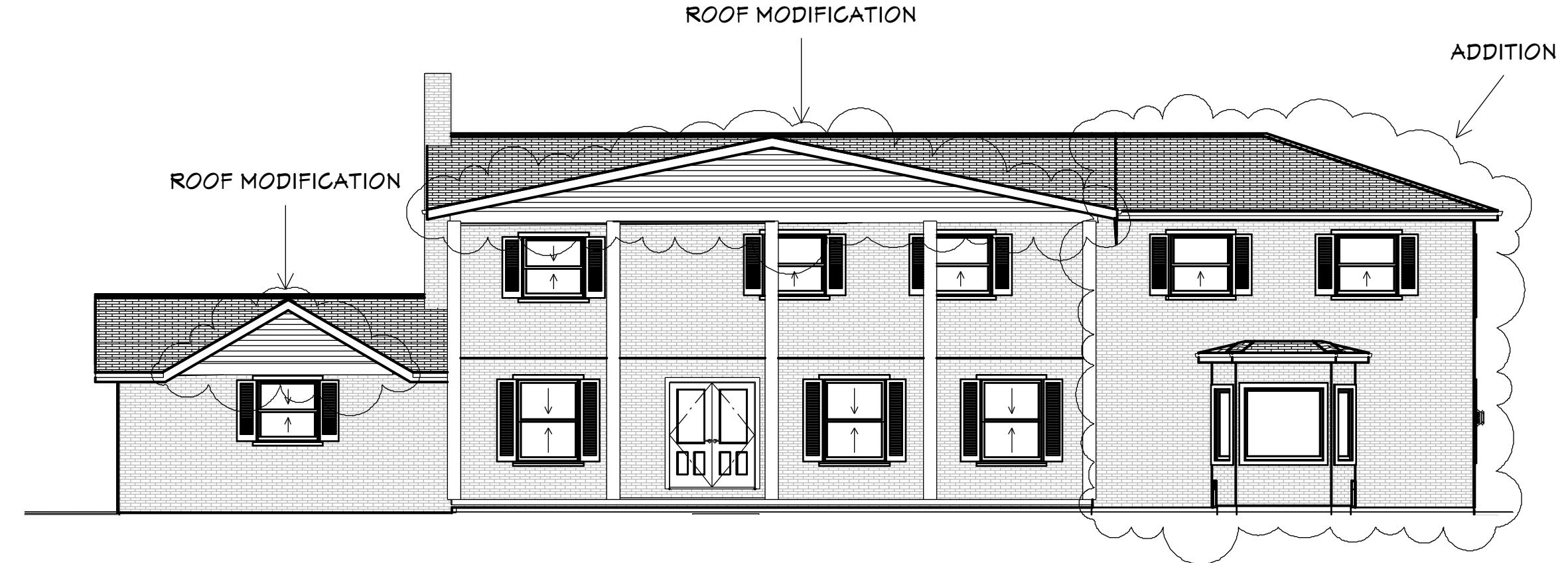
true

**By checking this box, I do hereby certify that the information to the City of Hudson in and with this application is true and accurate and consents to employees and/or agents of the City of Hudson entering upon the premises of this application for purposes of inspection and verification of information pertaining to the application, and if this application is approved, to verify conformance to requirements and conditions of such approval. I acknowledge that City reviews or approvals do not absolve the subject property from deed restrictions, easements, or homeowner association covenants, restrictions, or regulations regarding structures and uses on the property.**

true







NOT  
STAMPED  
DRAWING  
SET, USE  
ONLY FOR  
REFERENCE.

REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JEDB	12/10/2025

SHEET TITLE:  
**HEDDEN RESIDENCE**  
6335 Elmcrest Dr.  
Hudson, OH 44236

PROJECT DESCRIPTION:  
**FRONT & REAR  
ELEVATION**

**TIM ENGLERT**  
CONSTRUCTION INC  
7176 Roever Road, Wadsworth, OH 44281  
330-336-2770 www.tengelrtMyHome.com

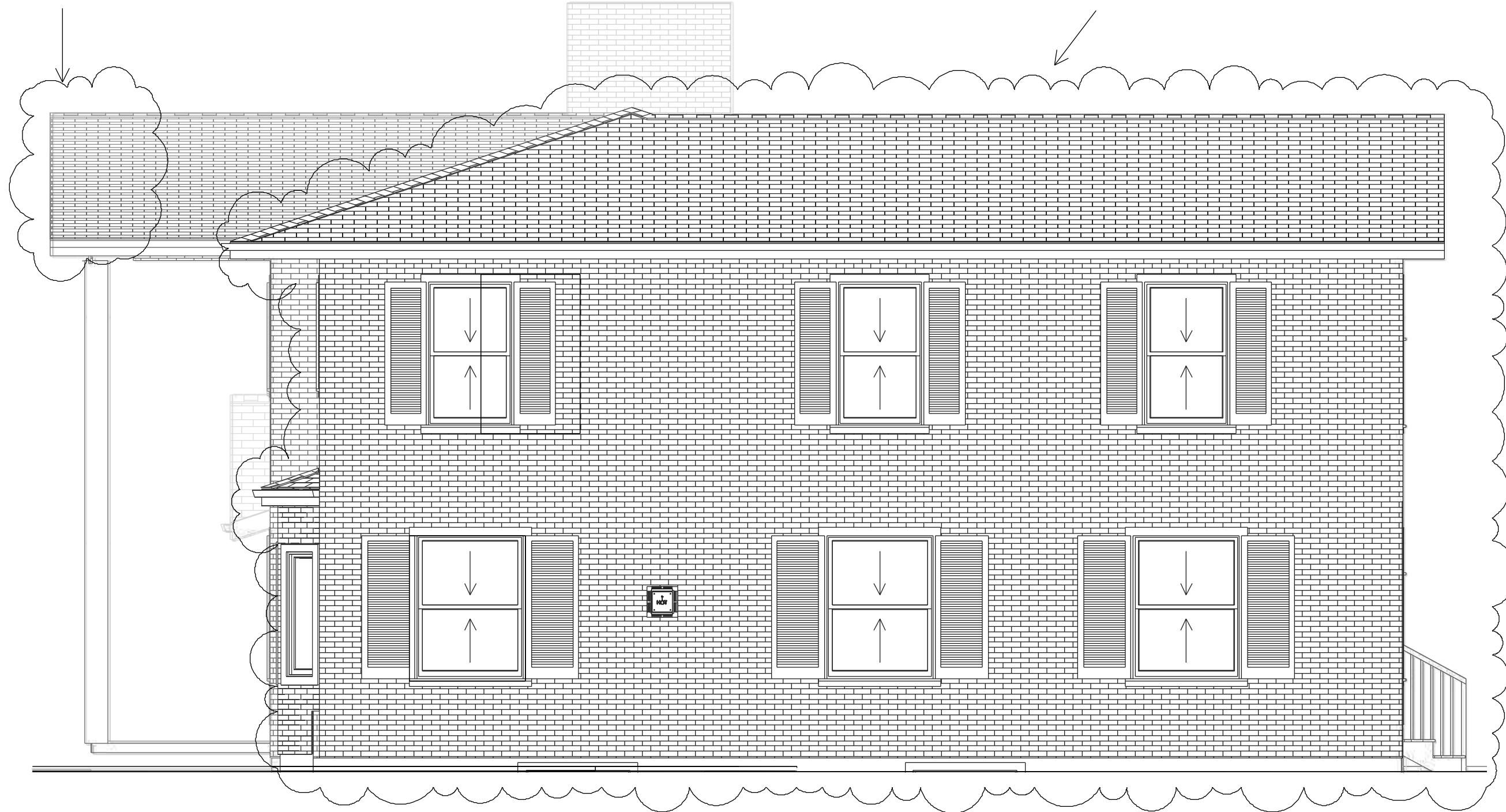
DATE:  
12/10/2025

SCALE:  
1/8" = 1'-0"

SHEET:  
**A-2**

ROOF MODIFICATION

ADDITION



NOT  
STAMPED  
DRAWING  
SET, USE  
ONLY FOR  
REFERENCE.

REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JEDB	12/10/2025

SHEET TITLE:  
**HEDDEN RESIDENCE**  
6335 Elmcrest Dr.  
Hudson, OH 44236

PROJECT DESCRIPTION:  
**SIDE ELEVATION**

**TIM ENGLERT**  
CONSTRUCTION INC  
7176 Roever Road, Wadsworth, OH 44281  
330-336-2770 www.timenglertmyhome.com

DATE:  
12/10/2025  
SCALE:  
1/4" = 1'-0"  
SHEET:  
**A-3**

NOT  
STAMPED  
DRAWING  
SET, USE  
ONLY FOR  
REFERENCE.

REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JEDB	12/10/2025

SHEET TITLE:  
**HEDDEN RESIDENCE**  
6335 Elmcrest Dr.  
Hudson, OH 44236

PROJECT DESCRIPTION:  
**SIDE ELEVATION**

**TIM ENGLERT**  
CONSTRUCTION INC.  
  
7176 Roever Road, Wadsworth, OH 44281  
330-336-2770 www.timenglertmyhome.com

DATE:  
12/10/2025  
SCALE:  
1/4" = 1'-0"  
SHEET:  
**A-4**



NOT  
STAMPED  
DRAWING  
SET, USE  
ONLY FOR  
REFERENCE.

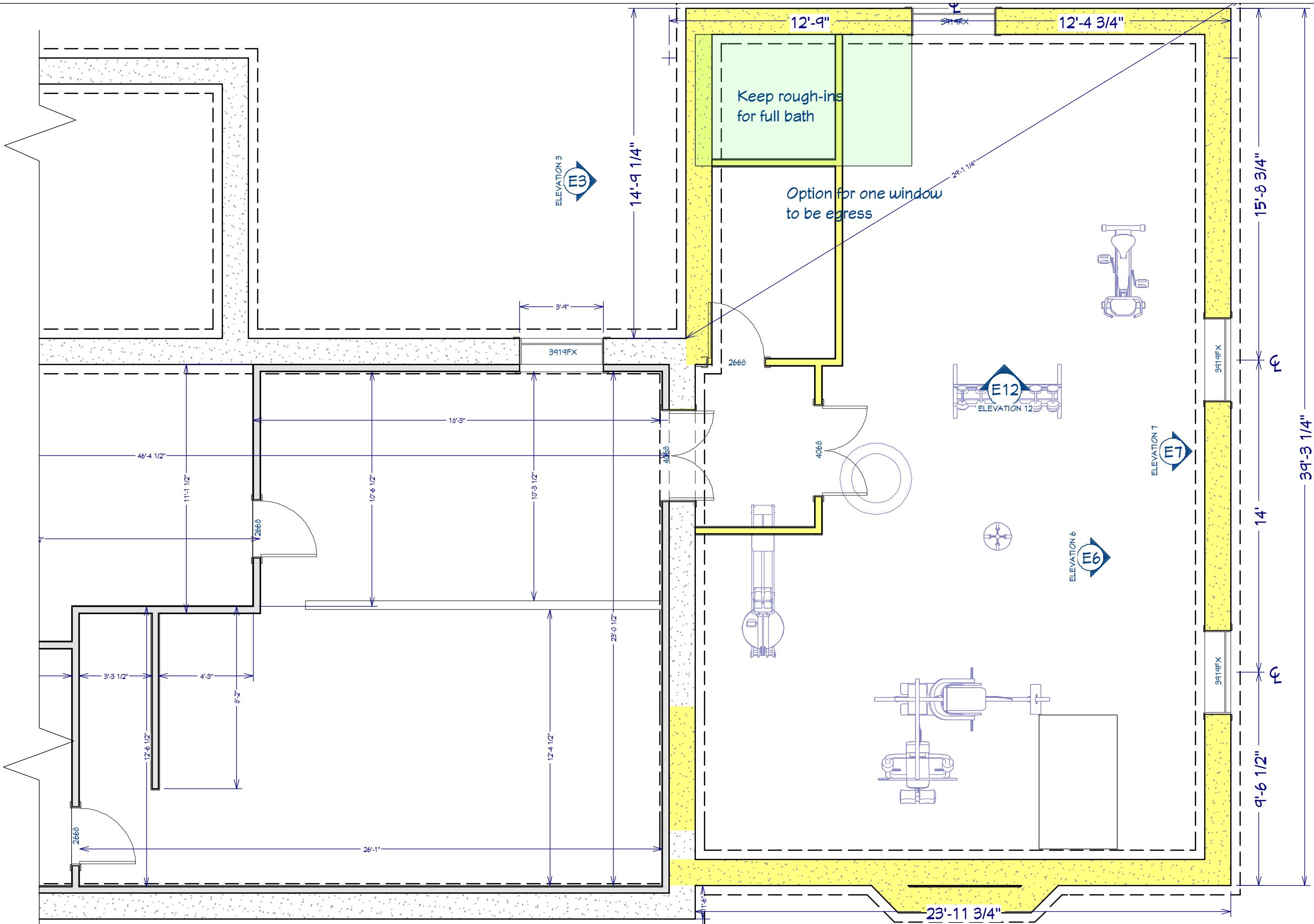
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1	ZONING APPROVAL	JEDB	12/10/2025

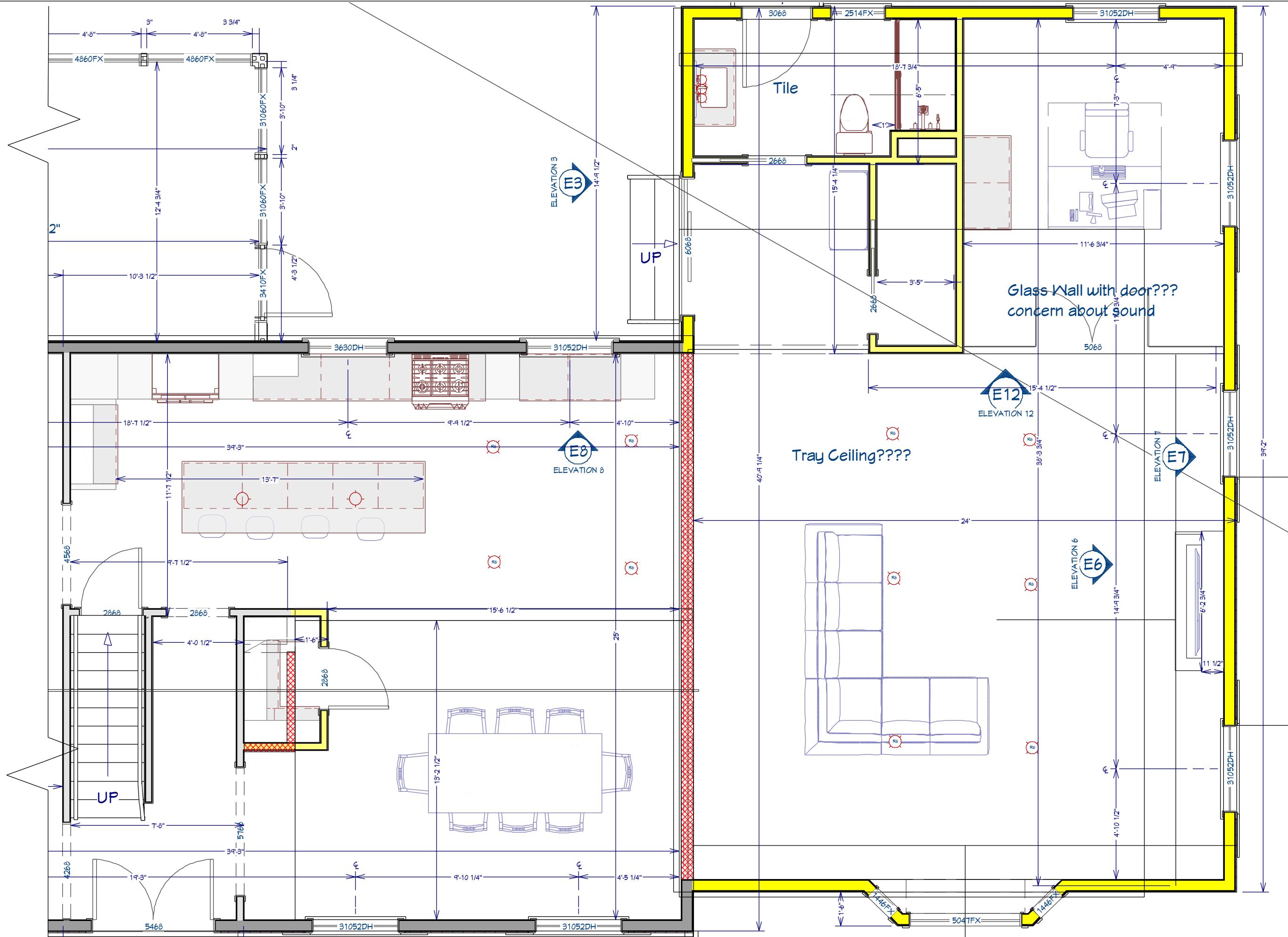
SHEET TITLE:  
**HEDDEN RESIDENCE**  
6335 Elmcrest Dr.  
Hudson, OH 44236

PROJECT DESCRIPTION:  
**FOUNDATION PLAN**

**TIM ENGLERT**  
CONSTRUCTION INC  
7176 Roera Road, Wadsworth, OH 44281  
330-336-2770 www.timenglertmyhomes.com

DATE:  
12/10/2025  
SCALE:  
1/4" = 1'-0"  
SHEET:  
**A-5**





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ONLY FOR  
REFERENCE.**

REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JE/DB	12/10/2025

**HEDDEN RESIDENCE**  
6335 Elmcrest Dr.  
Hudson, OH 44236

# FIRST FLOOR PLAN

PROJECT DESCRIPTION:

DATE:  
12/10/2025  
SCALE:  
1/4" = 1'-0"  
SHEET:  
**A-6**

**NOT  
STAMPED  
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REFERENCE.**

REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JED/DB	12/10/2025

**HEDDEN RESIDENCE**  
6335 Elmcrest Dr.  
Hudson, OH 44236

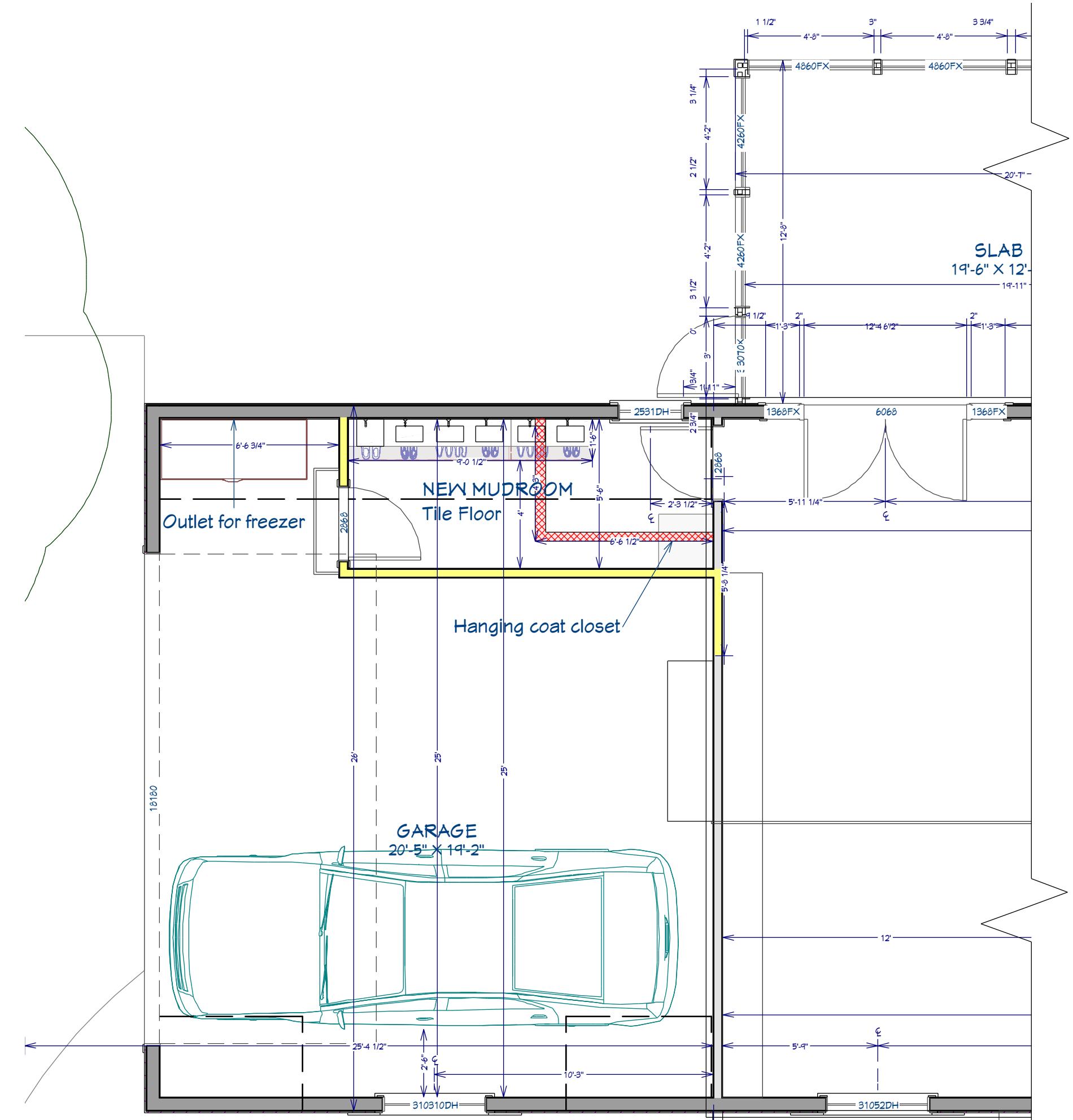
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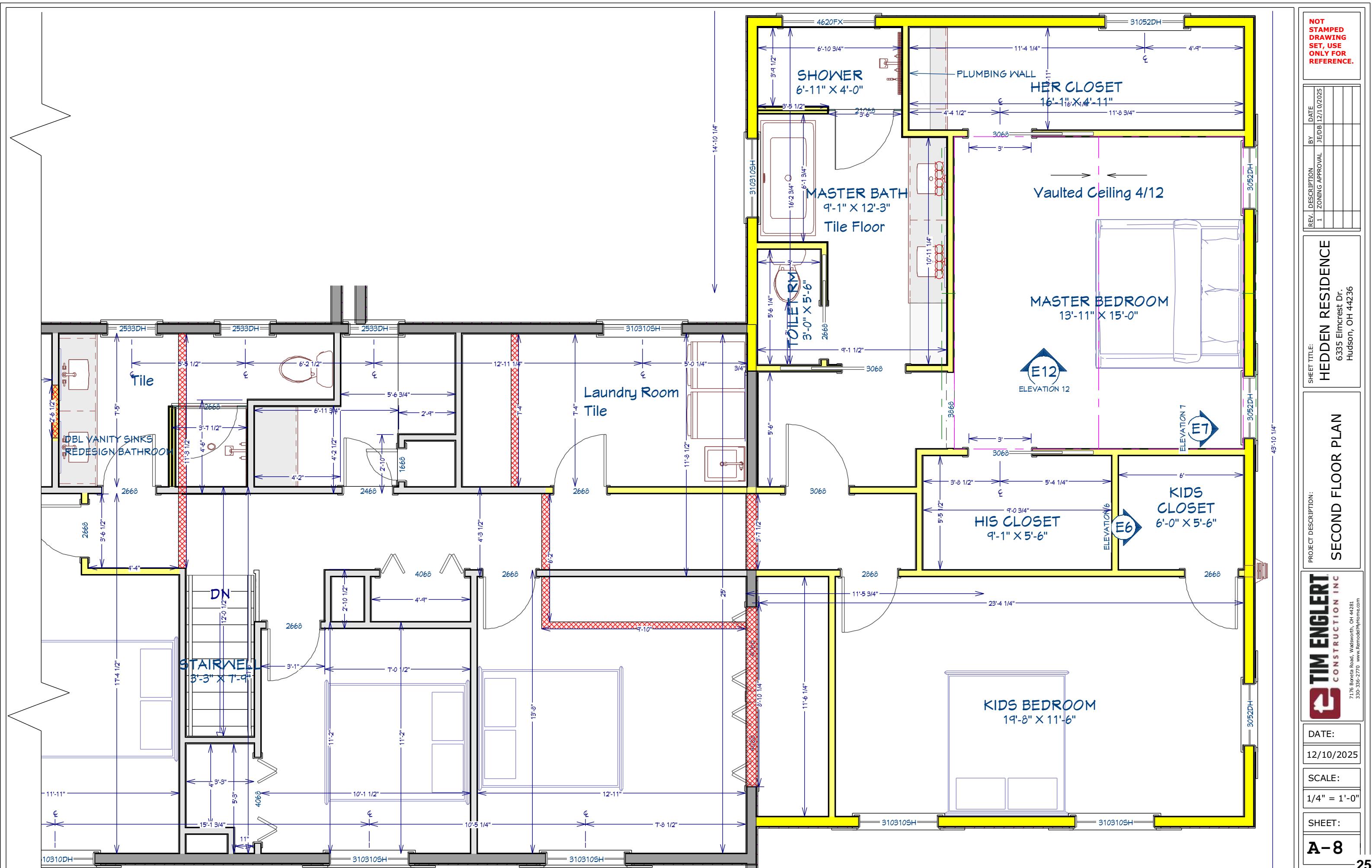
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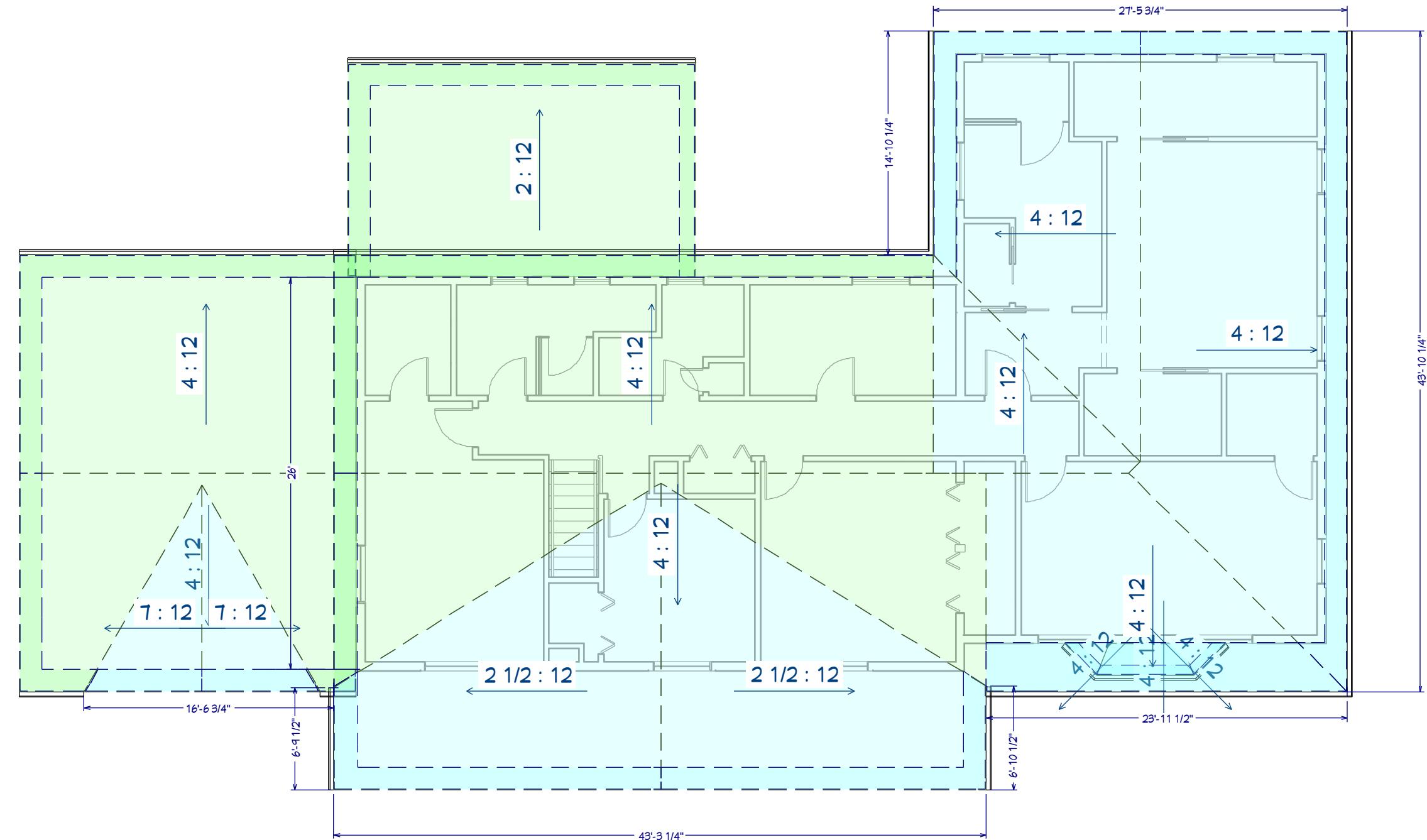
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DATE:  
12/10/2025  
SCALE:  
1/4" = 1'-0"  
SHEET:  
**A-7**

-24







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REFERENCE.

REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JEDB	12/10/2025

**HADDEN RESIDENCE**  
6335 Elmcrest Dr.  
Hudson, OH 44236

PROJECT DESCRIPTION:  
**ROOF PLAN**

**TIM ENGLERT**  
CONSTRUCTION INC.  
7176 Roever Road, Wadsworth, OH 44281  
330-336-2770 www.timenglertmyhome.com

DATE:  
12/10/2025  
SCALE:  
1/8" = 1'-0"  
SHEET:  
**A-9**

## Mary Rodack

---

**From:** Gilda Moreno <gilda.moreno@gmail.com>  
**Sent:** Tuesday, January 6, 2026 11:22 AM  
**To:** BZBA  
**Subject:** Support for case 2025-1507

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Whoever this concerns,

We support the variance proposal for case 2025-1507. My name is Gilda Moreno and I live at 6400 Elmcrest Dr.

Best regards  
Gilda Moreno  
Sent from my iPhone

-----

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## Mary Rodack

---

**From:** Meighan Patton <meighan.patton@gmail.com>  
**Sent:** Tuesday, January 6, 2026 8:43 AM  
**To:** BZBA  
**Subject:** Vote for case #2025-1507

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am emailing regarding the variance for case #2025-1507. Our family at 6388 Elmcrest Dr. is in favor of this and would love for the Hedden family to be able to adjust their property in order to stay rooted in our street and our town! Feel free to reach out if needed.

Sincerely,  
Meighan Patton  
321-402-7668

---

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## Mary Rodack

---

**From:** Jennie Regal <Jennie@regalequipment.com>  
**Sent:** Monday, January 5, 2026 5:08 PM  
**To:** BZBA  
**Subject:** case number #2025-1507

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hudson Board of Zoning and Building Appeals,

We are writing to express our support for the zoning variance request submitted by my neighbors, Jonathan and Kelcie Hedden, under case number #2025-1507.

We live across the street from their property and am familiar with the unique shape and layout of their lot. Based on our understanding, the variance is needed due to the unusual configuration of the property and the way the rear lot setback is applied, rather than because of any excessive or unreasonable expansion.

Jonathan and Kelcie, along with their four girls, are a crucial and valued part of our neighborhood. They are wonderful neighbors who contribute positively to the sense of community on our street. From our perspective, the proposed addition is reasonable, thoughtfully planned, and in keeping with the character of our neighborhood. We do not have any concerns about the project and believe it will not negatively impact surrounding properties.

Thank you for your time and consideration of this request. Please feel free to contact me if additional information is needed.

Sincerely,

Jennifer and Robert Kilmer

Address: 6342 Elmcrest Drive

Hudson, Ohio 44236

330-620-9258

Sent from my iPhone

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## Mary Rodack

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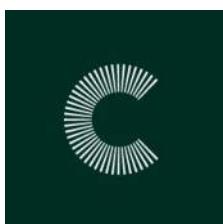
**From:** Carolyn Hewitt <carolyn.hewitt@ccchapel.com>  
**Sent:** Monday, January 5, 2026 5:17 PM  
**To:** BZBA  
**Subject:** #2025-1507

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Carolyn Hewitt and I live at 6306 Elmcrest Drive in Hudson. I wanted to email my support in favor of case #2025-1507. We fully support the Hedden's plans for their house.

Thanks!!



**CAROLYN HEWITT**  
Guest Experience Coordinator  
Christ Community Chapel  
[Carolyn.Hewitt@ccchapel.com](mailto:Carolyn.Hewitt@ccchapel.com)  
330.650.9533

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SHEET TITLE:  
**HEDDEN RESIDENCE**  
6335 Elmcrest Dr.  
Hudson, OH 44236

PROJECT DESCRIPTION:  
**EXISTING HOUSE**  
PHOTOS

**TIM ENGLERT**  
CONSTRUCTION INC  
7176 Roever Road, Wadsworth, OH 44281  
330-336-2770 www.tengelertmyhome.com

DATE:  
12/10/2025  
SCALE:  
N/A  
SHEET:  
**A-10**



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REFERENCE.

REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JEDB	12/10/2025

SHEET TITLE:  
**HEDDEN RESIDENCE**  
6335 Elmcrest Dr.  
Hudson, OH 44236

PROJECT DESCRIPTION:  
**PROPOSED ADDITION**  
**LOCATION**

**TIM ENGLERT**  
CONSTRUCTION INC  
7176 Roever Road, Wadsworth, OH 44281  
330-336-2770 www.tengr.com

DATE:  
12/10/2025

SCALE:  
N/A

SHEET:  
A-11





















# City of Hudson, Ohio

## Staff Report

File Number: BZBA 25-1509

---

Meeting Date: 1/15/2026

Version: 1

Status: Agenda Ready

In Control: Board of Zoning & Building Appeals

File Type: Variance

**The subject of this hearing is the following request relevant to the construction of an addition:**

**A request for the expansion of a nonconforming structure developed as a single-family residential property, pursuant to Section 1206.05(f)(1), "Nonconforming Structures - Enlargement".**

The applicant is Anthony Slabaugh Remodeling & Design of 4724 Darrow Rd., Stow, Ohio 44224. The property owner is Martin and Janice Burgwinkle of 229 N Hayden Pkwy, Hudson, Ohio 44236 for the property at 229 N Hayden Pkwy in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Meeting Date:  
January 15, 2026

Location:  
229 N Hayden Parkway

Parcel Number:  
3200870

Request:  
1. Request for expansion of nonconforming structure

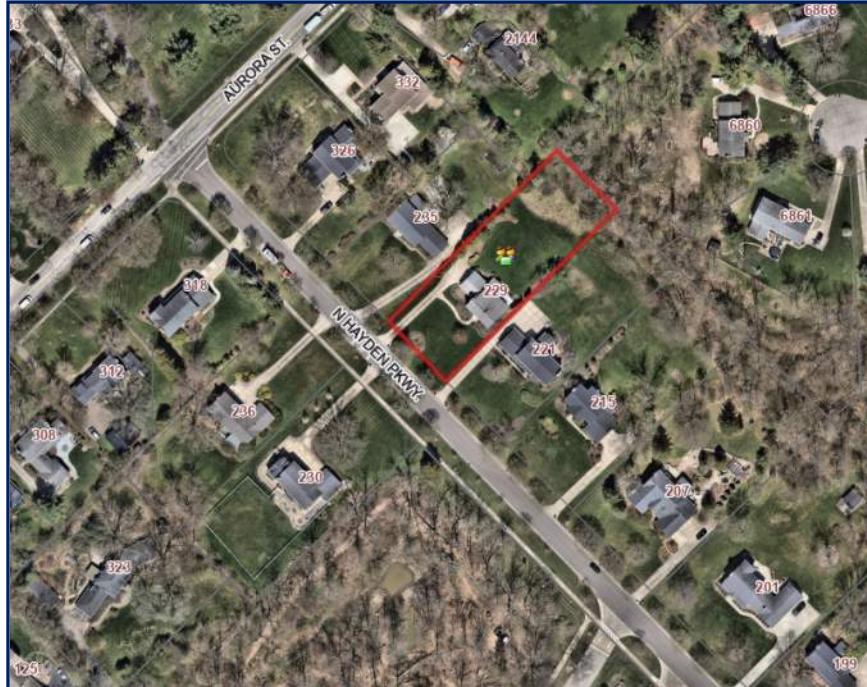
Applicant:  
Anthony Slabaugh  
Remodeling &  
Design

Property Owner:  
Martin & Janice  
Burgwinkle

Zoning:  
D3 – Outer Village  
Residential Neighborhood

Case Manager:  
Mary Rodack,  
Associate Planner

**Contents**  
• Application, 12-18-2025  
• Site Plan, 12-22-2025  
• Elevations, 12-22-2025  
• Site Photos 01-2-2026  
Public Comment 01-09-26



**Location Map, City of Hudson GIS**

**Request:**

The subject of this hearing is the following request relevant to the construction of an addition:

1. A request for the expansion of a nonconforming structure developed as a single-family residential property, pursuant to Section 1206.05(f)(1), "Nonconforming Structures – Enlargement".

**Adjacent Development:**

The site is adjacent to residential development to the south, north, east and west.

## Project Background

The property is located in District 3 – Outer Village Residential Neighborhood and is situated on N Hayden Parkway. The lot is approximately 0.67 acres, and the owners purchased the property in 2011.

The applicant is requesting to construct an approximately 21ft x 12ft (252 square foot) addition with an approximate 10ft x 14ft (140 square foot) deck. The City of Hudson's Land Development Code has the following regulations relative to the expansion of nonconforming structures:

- *1206.05(f)(1) – Enlargement*

*A. A nonconforming structure may be expanded without approval from the BZBA provided the proposed expansion does not exceed fifty percent of the existing footprint and:*

- 1. The expansion does not increase the degree of nonconformity; or*
- 2. The extension of a structure which is nonconforming due to side yard setback shall be allowed so long as the extension is not closer to the side property line and the extension does not exceed twenty-five percent of the existing structure length, including porches and architectural features but excluding decks.*

*Existing footprint and structure length shall mean the dimensions as they existed December 31, 1999.*

*B. A nonconforming structure may otherwise be enlarged, increased, or extended beyond the area it occupied as of the effective date of this Code, December 31, 1999, provided the Board of Zoning and Building Appeals, pursuant to the procedure set forth in Section [1203.06](#), finds all of the following:*

- 1. The enlargement will not interfere with the operation of conforming uses in the District or with circulation on adjacent public streets; and*
- 2. The enlarged structure will cause no greater adverse impacts on surrounding properties than did the original conforming structure.*

*C. The nonconforming structure is not a structure that is the subject of listed "Uses By-Right" or "Conditional Uses" in Chapter [1205](#) that have a gross floor area limitation or that have a gross floor area limitation on Main Street in District 5.*

A nonconforming structure, as more fully defined in Chapter 1213, includes a structure lawful prior to the Land Development Code, but which fails to meet setback, height, or other site development requirements of this Code. Nonconforming structures other than those which nonconformity is created by size of use limitations listed by right and conditional uses of each zoning district of Chapter 1205 shall be subject to the above standards.

Staff notes the existing side yard setback for the residential structure is 11.5ft, which classifies it as a nonconforming structure as it does not meet the 15ft required minimum side yard setback. The extension of the structure with the proposed project would exceed twenty-five percent of the existing structure's length, therefore, the Board would review the criteria in Section B for the proposed project.

As part of the initial review, staff advertised for both an expansion of a nonconforming structure and for a variance request for the side yard setback. Further review and preparation of the staff report has focused on the applicable standards for the expansion of a nonconforming structure.

### **Considerations**

Section 1206.05(f)(1)(B) of the Land Development Code describes the standards of review for the expansion of nonconforming structures. A nonconforming structure may otherwise be enlarged, increased, or extended beyond the area it occupied as of the effective date of this Code, December 31, 1999, provided the Board of Zoning and Building Appeals, pursuant to the procedure set forth in Section [1203.06](#), finds all of the following:

**1. The enlargement will not interfere with the operation of conforming uses in the District or with circulation on adjacent public streets:**

The proposed project will not interfere with conforming uses in District 3 or with circulation on adjacent public streets as the addition is in the rear yard.

**2. The enlarged structure will cause no greater adverse impacts on surrounding properties than did the original conforming structure:**

The proposed project would not cause greater adverse impacts on surrounding properties as the addition would be inset from the existing structure and would have an increased side yard setback compared to the existing house.

### **Additional Approvals**

The proposal would also require the following:

- A design review with the Architectural and Historic Board of Review.
- Administrative site plan approval.

**Board of Zoning and Building Appeals      Applicant**  
**(BZBA)**

**Primary Location**

229 N HAYDEN PKWY  
Hudson, Ohio 44236

**25-1509**

Submitted On: Dec 18, 2025

### **Applicant and Property Owner Information**

**Applicant Relationship to Property Owner:**

Contractor

**Company Name:**

Anthony Slabaugh Remodeling & Design

### **Type of Hearing Request**

**Type of Request:**

Variance

**Year Property Purchased**

2011

**Code Required Regulation (please indicate feet, s.f. or height)**

15' side yard setback

**Requested Variance (please indicate the amount of the variance in feet, s.f. or height)**

2' 6-1/2" right side of proposed addition, extending 20' 8" into rear yard

**Resulting Set-Back (please indicate feet, s.f. or height)**

12' 5-1/2" side yard set back

**Explanation of Request and Justification:**

The existing home is in non-conformance with the current 15' side yard set back. A survey conducted shows that the rear right corner of the home is at 11' 6" from the property line. A variance is being requested to build an addition onto the rear elevation of this home that sets in 11.5" in from the right perimeter of this home making it a 12' 5-1/2" dimension to the side property line. It will extend out 20' 8" from the rear elevation of the home, so the total area of non-conformance of the new addition will be 52.5 sqft. Reducing the dimension of this addition to be within conformance would make the new room unusable for the client as it would be come too narrow for furniture and walkway. Other locations to build the addition on the rear of the home would not be acceptable by the Owner due to impedance on the existing footprint and views of the home and rear yard and substantial additional costs.

### **Supplemental Information for Determining Practical Difficulty**

**The property in question will yield a reasonable return and there can be a beneficial use of the property with the variance because:**

Owner will be able to enjoy the outdoors near year round with beautiful views of their property within the walls of the new three-seasons room addition, and enjoy the outdoors on the rear of the deck.

**The variance is**

insubstantial

**Describe why the variance is substantial or insubstantial**

We are minimizing the amount of nonconformance to impede into the 15' setback by only 30-1/2" along the one length of the proposed addition. All storm water from the new roof and existing roofs will be directed by gutter and new downspouts to tie into the existing footer drains of the home, and there is no plans for changing the grading in the sideryard or rear yard. Owner intends to keep the existing landscaped beds with existing plants as-is between the properties, so the neighbor should not experience any adversity due to this project.

**Would the essential character of the neighborhood be substantially altered?**

no

**Explain why the request is the minimum amount necessary to make reasonable use of the property or structure(s):**

The existing home had an addition put on years ago that enlarged the kitchen and created a protruding mass on the rear elevation of the home. There is also the electrical meter on this protruding mass from the kitchen addition. These two details limit how wide we can feasibly propose the new addition space in that direction, and we've reduced the width of the addition to keep it in from the existing boundary of the home as little as we can without drastically limiting the furniture arrangement/feasibility of this room while maintaining a safe walking path to the new attached deck

**Would adjoining properties be negatively impacted?**

no

**Describe how the adjacent properties will not be affected.**

All storm water from the new roof and existing roofs will be directed by gutter and new downspouts to tie into the existing footer drains of the home, and there is no plans for changing the grading in the sideryard or rear yard. Owner intends to keep the existing landscaped beds with existing plants as-is between the properties, so the neighbor should not experience any adversity due to this project.

**Will this request adversely affect public services (mail, water, sewer, safety services, etc.)**

no

**The situation cannot be feasibly solved by means other than a variance. Explain:**

The only other area we could feasibly consider for the addition would be attached to the garage and dinette area of the rear protruding mass kitchen/dinette addition, but no feasible roof solution could be determined that would not look out of place or risk poor performance of roof water management without substantial roof restructuring and/or reconstructing the existing dinette/kitchen walls to accommodate. The addition in the current proposed location would allow minimal effect on the existing home and would provide easy access to the garage and driveway from the rear yard, three-seasons room addition and attached deck. Putting the addition on the garage side of the rear elevation of the home would also make travel from the garage/driveway challenging or at least inconvenient to say the least for our clients. There is no room to put an addition on any other face of the existing home and not feasible/desirable to add onto the second floor in any manner.

**The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.**

**Explain below:**

Allowing for this addition as proposed should not negatively affect the neighbor's property, or sitelines, and should not create difficult access for the access of utilities for either the neighbor or the Owner.

**The circumstance leading to this request was not caused by current owner. It was caused by:**

The age the home was built and the difference of/lack of ordinances at that time.

**List any special circumstances particular to the property/lot (i.e.: exceptional irregularity, narrowness, shallowness or steepness) these circumstances are:**

The property is narrow for the existing home as-built, but substantially long to be able to extend an addition towards the rear.

---

**BZBA Meeting Information**

**The following persons are authorized to represent this application with respect to all matters associated with the project**

Nick Boka (Designer), Ryan Schwartz (Project Developer),  
Anthony Slabaugh (President), Lee Brooks (Production Manager)

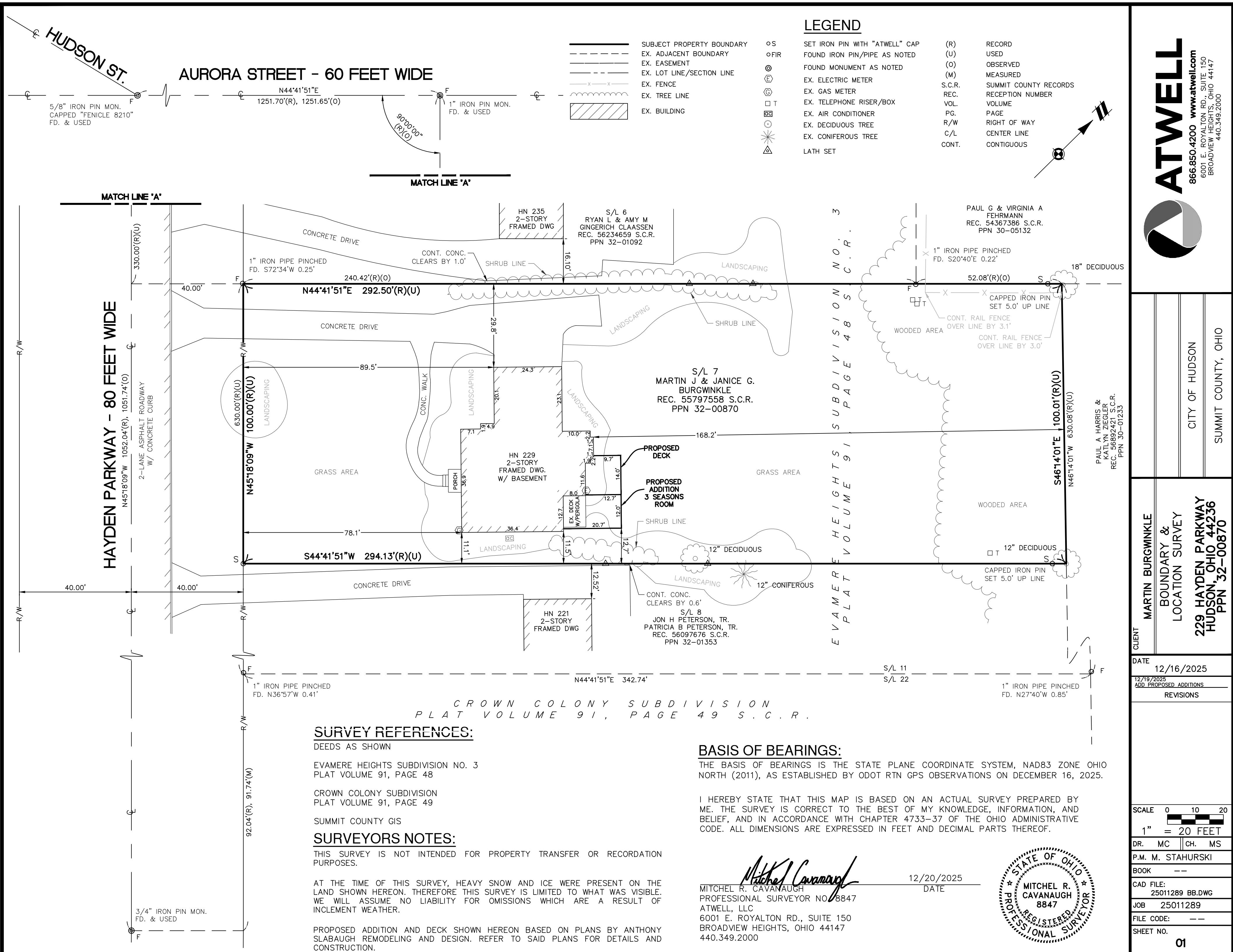
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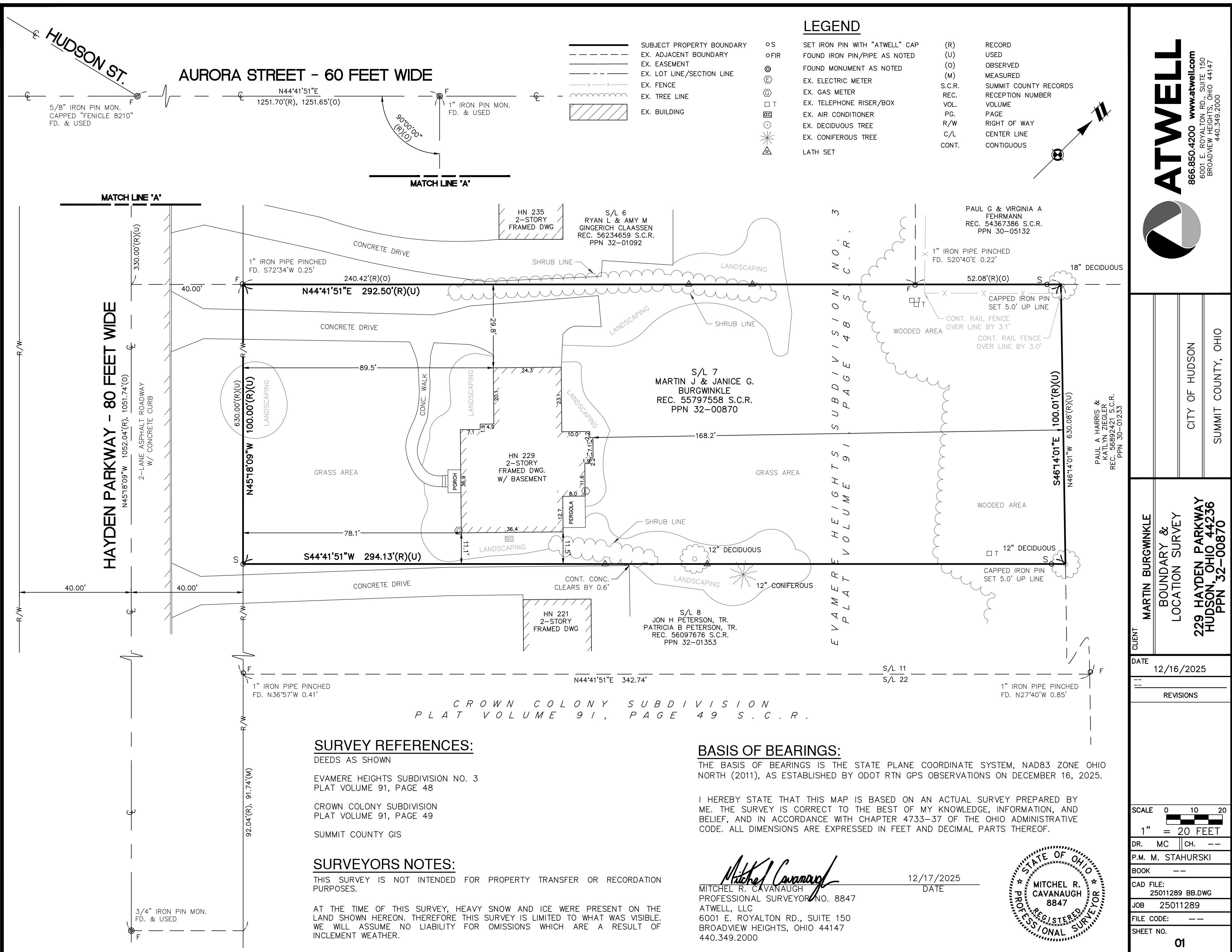
**By checking this box, I do hereby certify that I am authorized to represent the property owner and to accept any conditions that the Board may impose.**

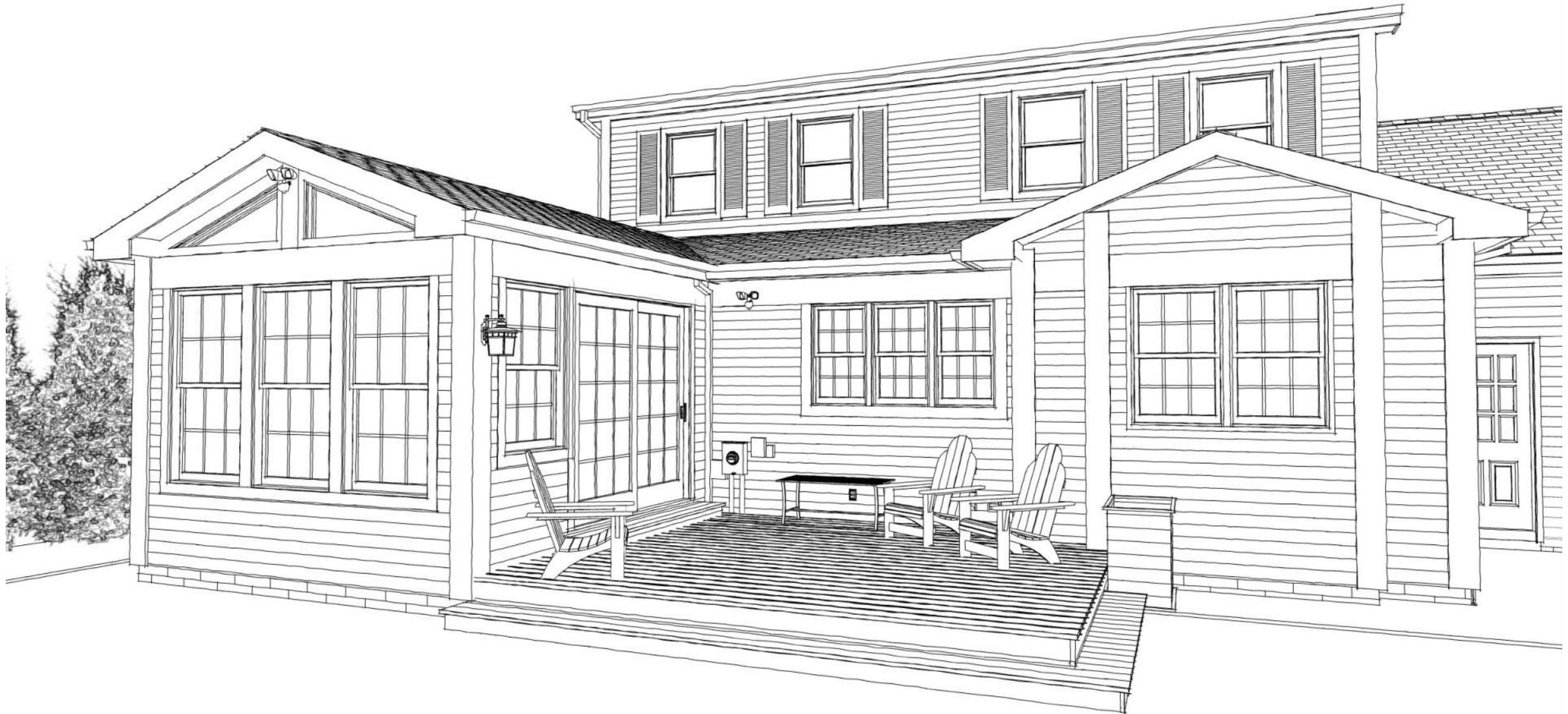
true

**By checking this box, I do hereby certify that the information to the City of Hudson in and with this application is true and accurate and consents to employees and/or agents of the City of Hudson entering upon the premises of this application for purposes of inspection and verification of information pertaining to the application, and if this application is approved, to verify conformance to requirements and conditions of such approval. I acknowledge that City reviews or approvals do not absolve the subject property from deed restrictions, easements, or homeowner association covenants, restrictions, or regulations regarding structures and uses on the property.**

true







DRAWINGS PROVIDED BY:

**Anthony Slabaugh**  
REMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

This drawing is the property of  
Anthony Slabaugh Remodeling  
& Design. Information hereon  
is confidential and must not be  
reproduced or revealed to  
unauthorized persons without  
proper authorization.

SHEET TITLE:

**TITLE PAGE**

SCALE:

DATE:

12/18/25

**K-1**



DRAWINGS PROVIDED BY:

**Anthony Slabaugh**  
REMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

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SHEET TITLE:

Existing Photos

SCALE:

DATE:

12/18/25

**K-2**



DRAWINGS PROVIDED BY:

**Anthony Slabaugh**  
REMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

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unauthorized persons without  
proper authorization.

SHEET TITLE:

**3D Design Concepts**

SCALE:

DATE:

12/18/25

**K-3**



DRAWINGS PROVIDED BY:

**Anthony Slabaugh**  
REMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

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& Design. Information hereon  
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reproduced or revealed to  
unauthorized persons without  
proper authorization.

SHEET TITLE:

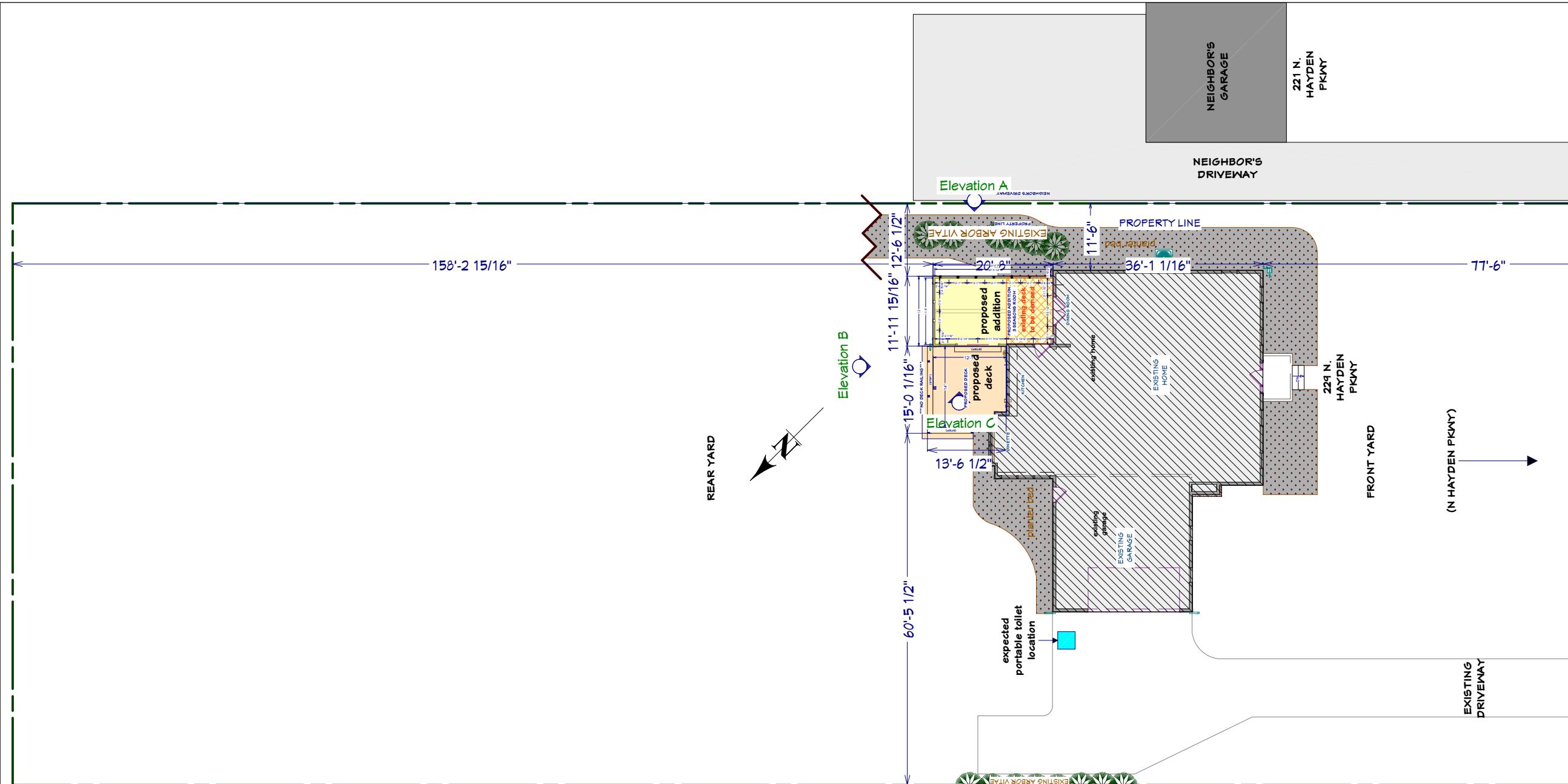
SCALE:

DATE:

12/18/25

**K-4**

55



DRAWINGS PROVIDED BY:  
**Anthony Slabaugh**  
EMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

This drawing is the property of  
Anthony Slabaugh Remodeling  
& Design. Information hereon  
is confidential and must not be  
reproduced or revealed to  
unauthorized persons without  
proper authorization.

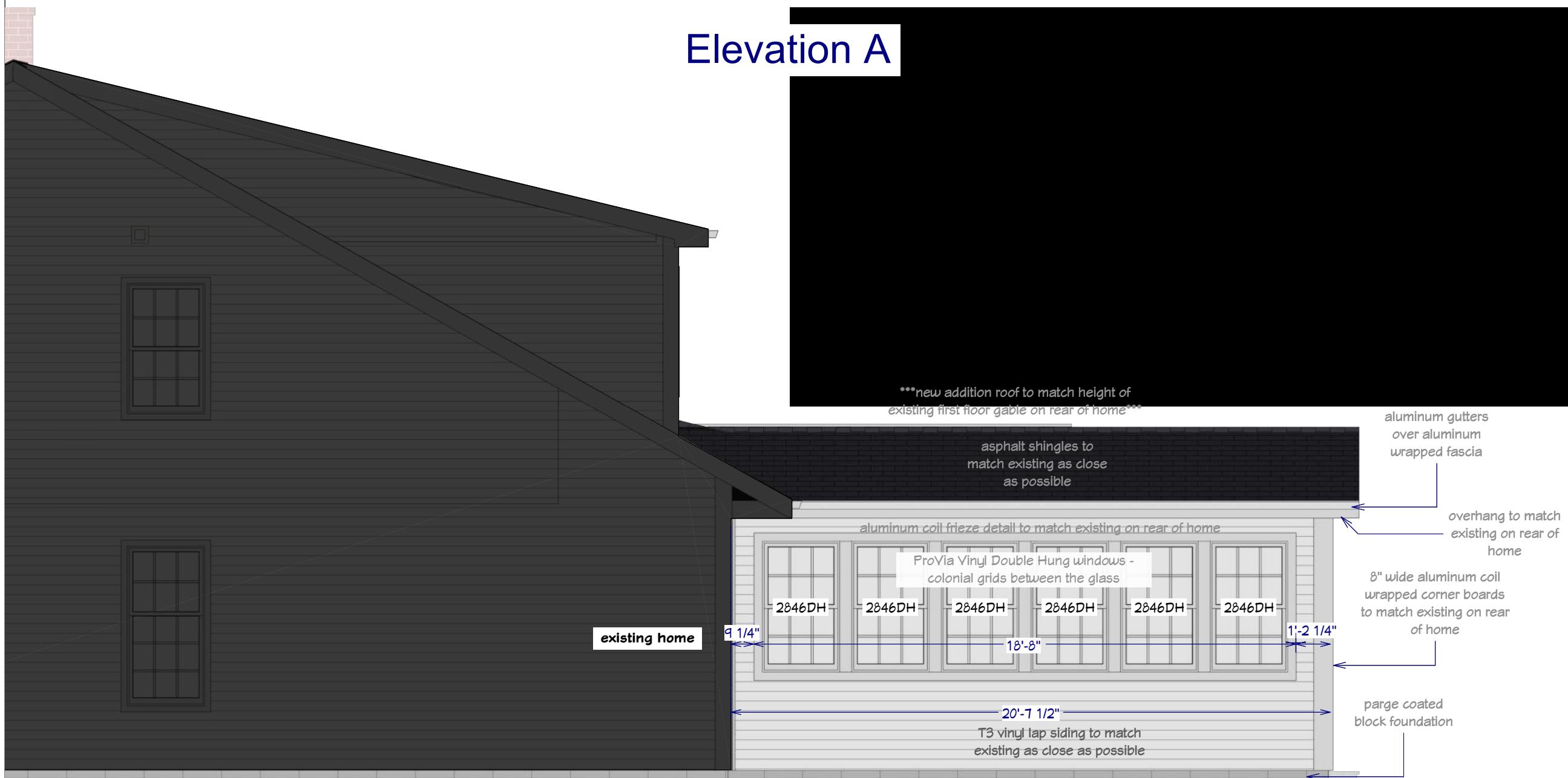
**SHEET TITLE:**

## Site Plan

SCALE:	DATE:
1/4" - 5'	12/18/25

K-5

# Elevation A



DRAWINGS PROVIDED BY:

**Anthony Slabaugh**  
REMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

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SHEET TITLE:

## Addition Elevations

SCALE:

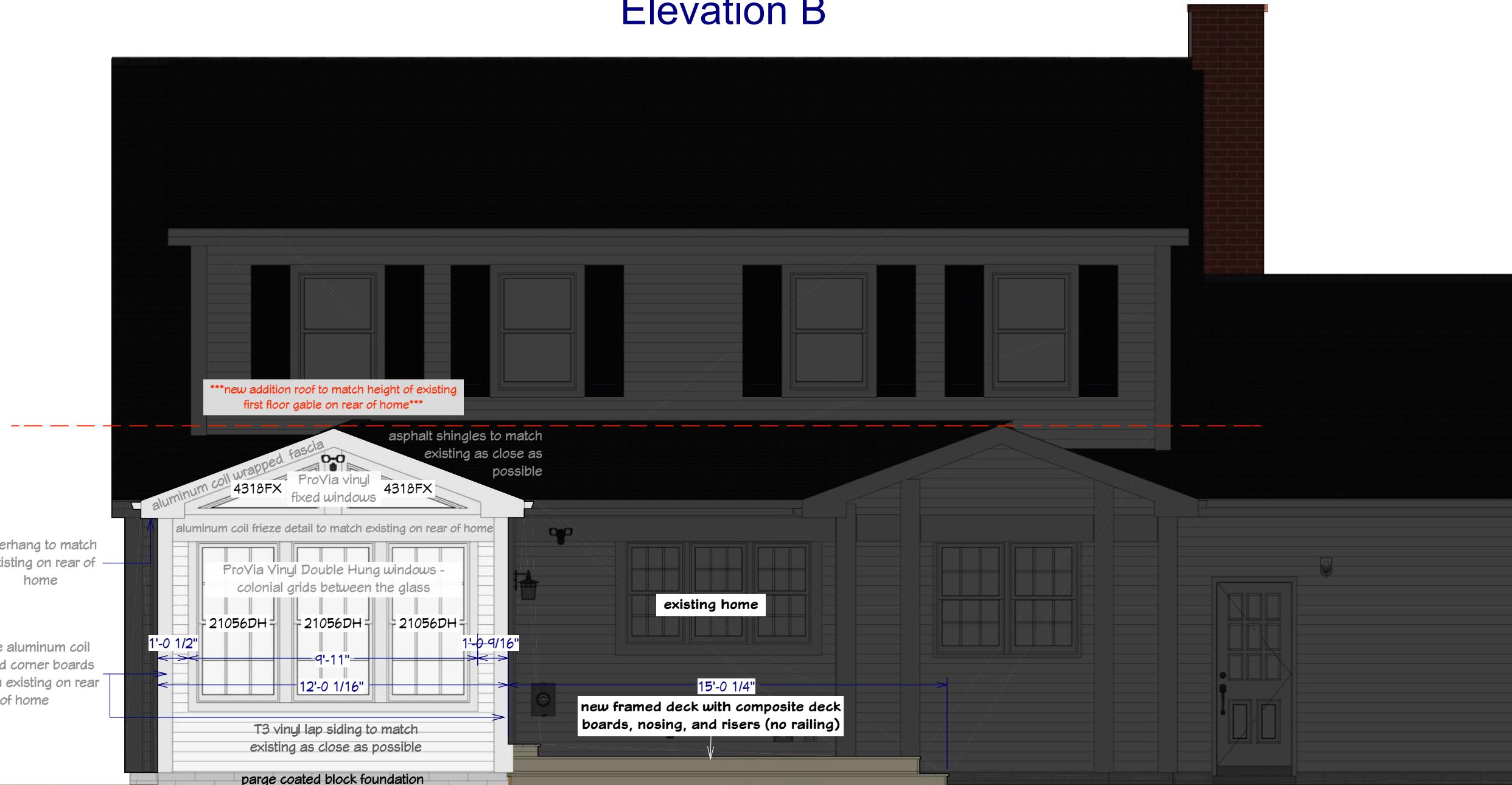
1/4" - 1'

DATE:

12/18/25

# K-6

# Elevation B



DRAWINGS PROVIDED BY:  
**Anthony Slabaugh**  
REMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

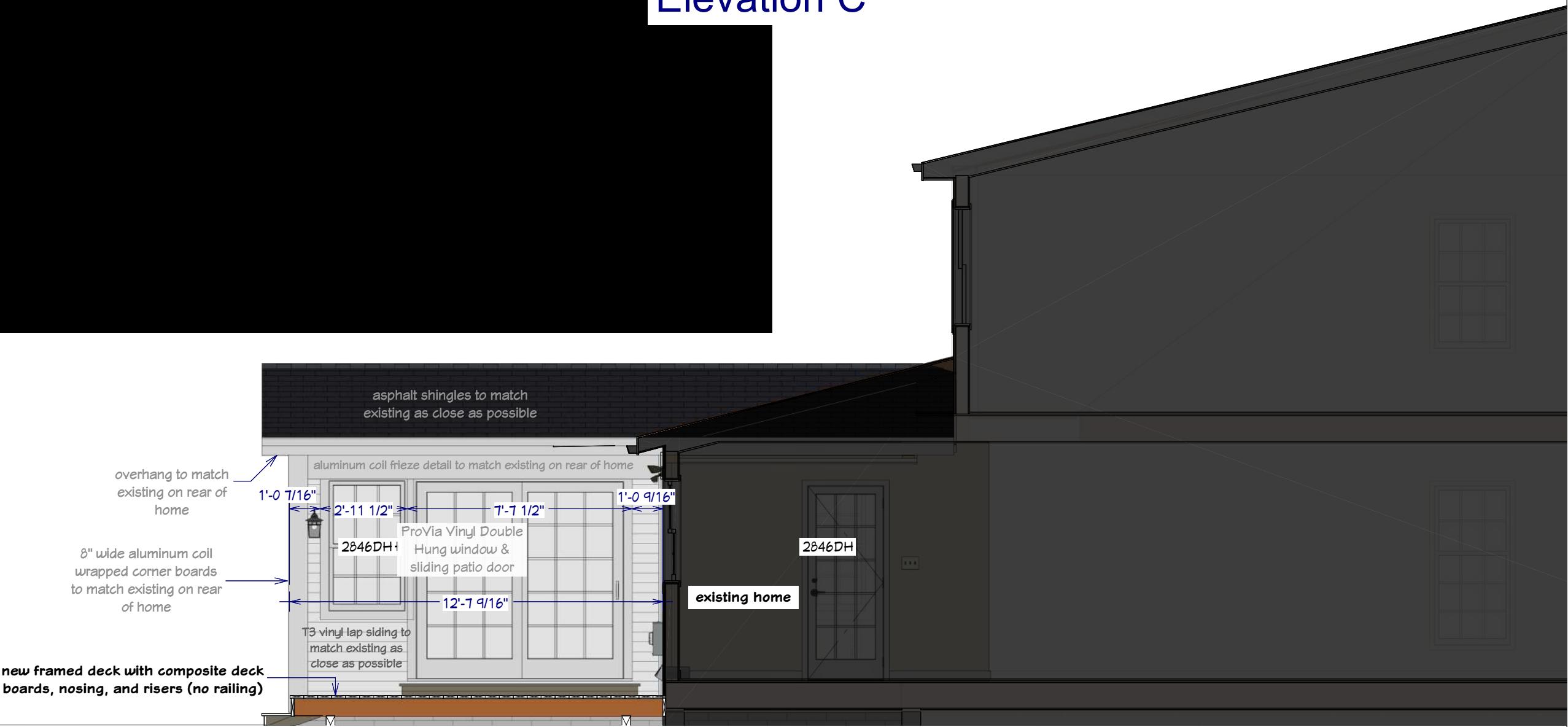
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SHEET TITLE:

SCALE:	DATE:
1/4" - 1'	12/18/25

**K-7**

# Elevation C



DRAWINGS PROVIDED BY:

**Anthony Slabaugh**  
REMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

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SHEET TITLE:

SCALE:

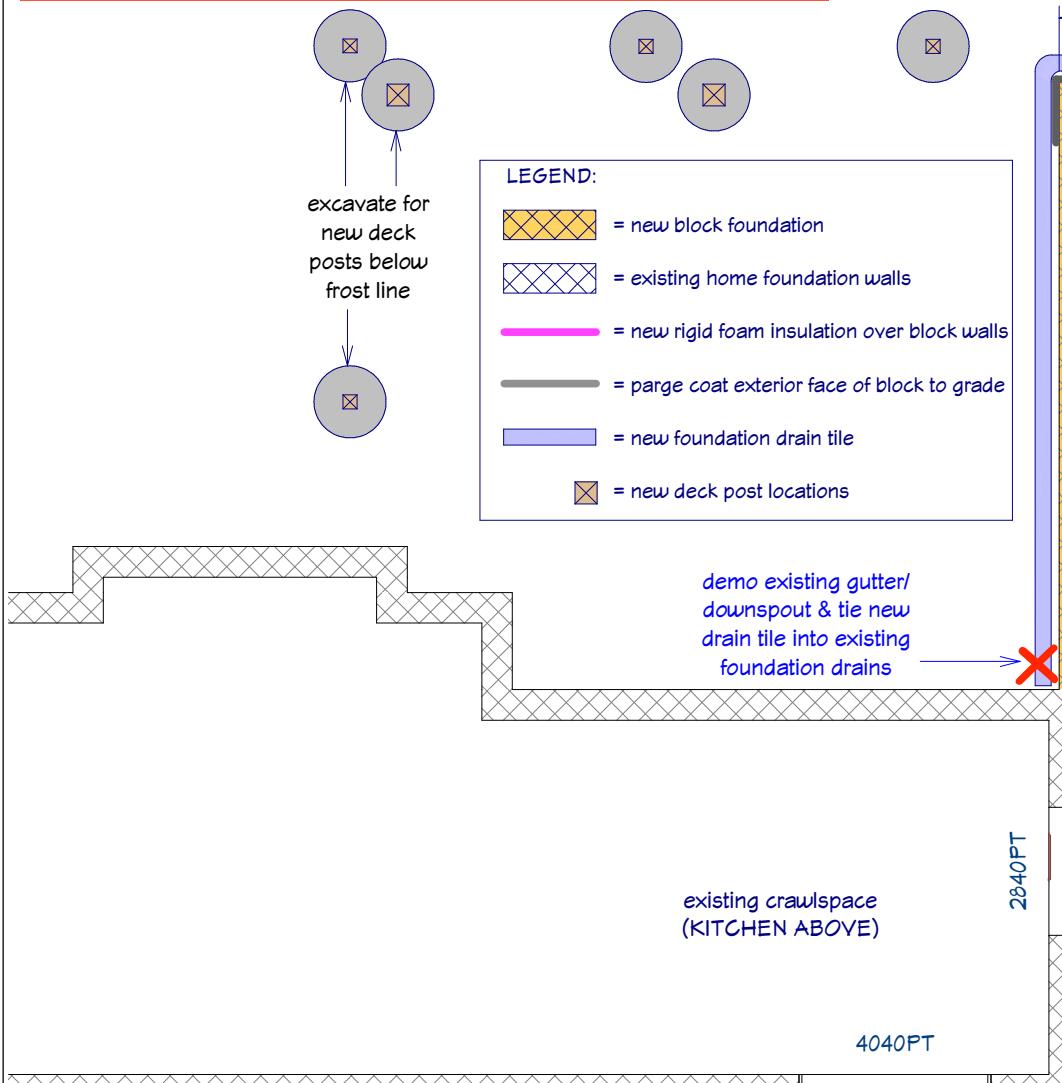
1/4" - 1'

DATE:

12/18/25

**K-8**

\*\*\*All dimensions measured from/to block - see project manager for details/clarifications\*\*\*



## Foundation

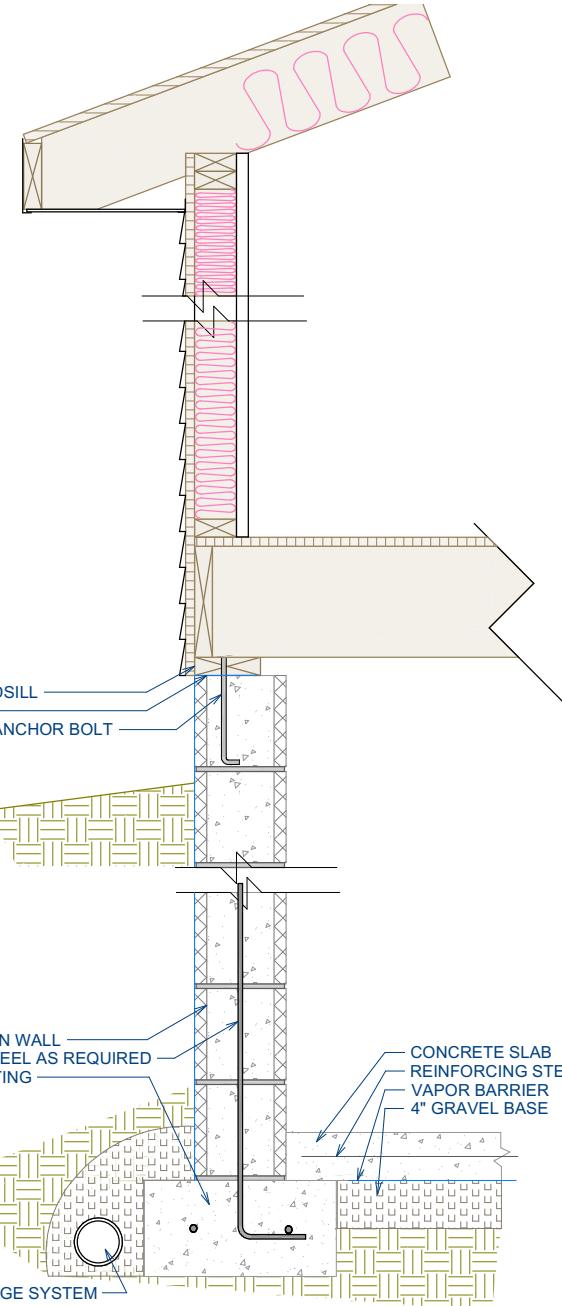
DRAWINGS PROVIDED BY:  
**Anthony Slabaugh**  
REMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

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SHEET TITLE:

## Foundation Plan



## CMU Basement Foundation: Unfinished

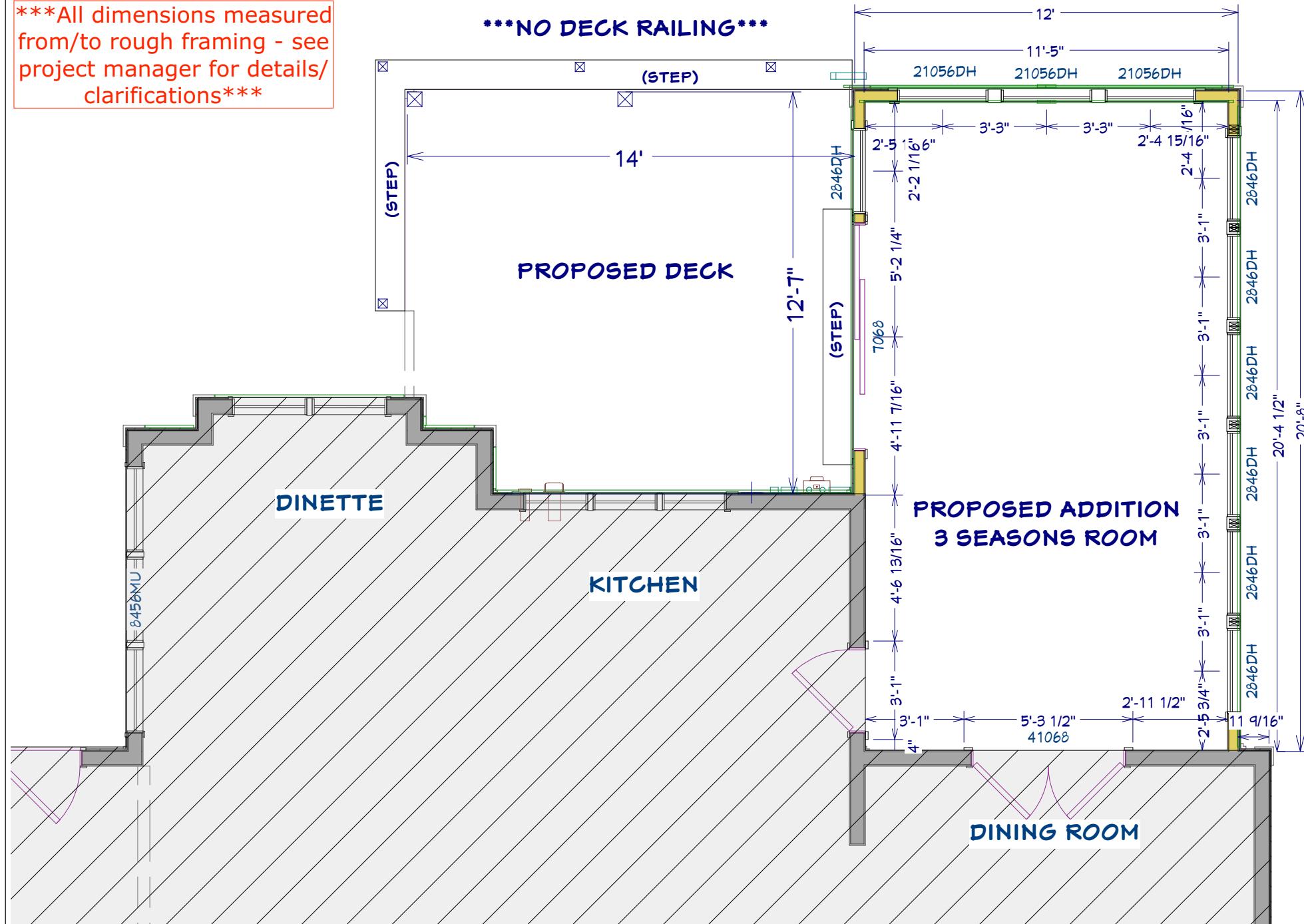
SCALE:  
1/4" - 1'

DATE:  
12/18/25

**K-9**

\*\*\*All dimensions measured from/to rough framing - see project manager for details/clarifications\*\*\*

## \*\*\*NO DECK RAILING\*\*\*



DRAWINGS PROVIDED BY:

**Anthony Slabaugh**  
REMODELING & DESIGN  
*Craftsmen with Integrity*

PROJECT DESCRIPTION:  
Burgwinkle Addition  
229 N. Hayden Pkwy.  
Hudson, Ohio 44236

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SHEET TITLE

## Main Floor Dimensions

SCAIE:

DATE:

1/4" - 1"

12/18/25

K-10

**Jon and Pat Peterson**  
221 North Hayden Parkway  
Hudson, OH 44236

Ms. Mary Rodack  
City of Hudson, Ohio  
Board of Zoning and Building Appeals  
1140 Terex Road  
Hudson, OH 44236

Re: Legal Notice of Public Hearing, 1/15/26, Appeals Dockett No. 2025-1509

Ms. Rodack,

We received the referenced Notice of Public Hearing from your office regarding our neighbors Martin and Janice Burgwinkle's request for approval of their proposed room addition and side yard setback variance.

Marty and Jan shared their preliminary site and building plans with us and we have no objections and support the approval of their addition and setback variance.

We appreciate that you, the Board and the City of Hudson work to ensure that home expansions in our neighborhood add value and maintain the quality of our original home designs, and we believe the Burgwinkles' project does that.

Sincerely,



Jon Peterson

cc: Marty and Jan Burgwinkle





















