



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, September 18, 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](#)
[8.21.2025](#)

Minutes of Previous Board of Zoning & Building Appeals Meeting: August 21, 2025.

Attachments: [August 21, 2025 BZBA Meeting Minutes - Draft](#)

- VI. Public Hearings - New Business**

[BZBA](#)
[25-1008](#)

The subject of this hearing is variance request of 5 (five) feet from the required minimum side yard setback of fifteen (15) feet resulting in an ten (10) foot setback pursuant to section 1205.06(d)(5)(D)(4), “Minimum side yard setbacks - accessory structures” in order to construct a pavilion with a stamped patio and fireplace.

The applicant is Joe Fisher, 3931 Countyline Turnpike Rd, Southington, Ohio 44470. The property owner is Karen and Ronald Kaminski, 412 W Streetsboro St, Hudson, Ohio 44236 for the property at 412 W Streetsboro St in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Attachments: [25-1008 412 W Streetsboro 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.

* * *

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.