



City of Hudson, Ohio

CD Meeting Agenda - Final Board of Zoning & Building Appeals

Jane Davis, Chair
Lou Wagner, Vice Chair
Lydia Bronstein
David Coleman
Robert Kahrl

Nick Sugar, City Planner
Lauren Coffman, Associate Planner

Thursday, November 21, 2024

7:30 PM

Town Hall
27 East Main Street

- I. Call to Order
- II. Roll Call
- III. Identification, by Chairman, of Lauren Coffman, Associate Planner.
- IV. Swearing in of Staff and Audience Addressing the Board.
- V. Approval of Minutes

[BZBA
10-17-2024](#)

Minutes of Previous Board of Zoning & Building Appeals Meeting: October 17, 2024

Attachments: [October 17, 2024 BZBA Minutes - Draft](#)

- VI. Public Hearings - New Business

[BZBA
24-1119](#)

The subject of this hearing is a variance request of two (2) feet from the maximum allowable fence height within the side yard of four (4) feet above the elevation of the surface of the ground, resulting in a height of six (6) feet in order to construction a privacy fence pursuant to section 1206.03(a)(4) “Accessory Uses/Structures - Fences and Walls, Residential” of the City of Hudson Land Development Code.

The applicant is Amanda Keller, 233 Aurora St, Hudson, Ohio 44236. The property owners are Keller Damon Co Trustee and Keller Amanda Co Trustee, 233 Aurora St, Hudson, Ohio 44236 for the property at 233 Aurora St in District 4 [Historic Residential Neighborhood] within the City of Hudson.

Attachments: [233 Aurora St BZBA Staff Report](#)

[BZBA
24-1195](#)

The subject of this hearing is a variance request to allow the construction of a forward-facing garage when the Land Development Code prohibits doors of private attached garages to face the street pursuant to section 1205.06(d)(9)(D)(1), “Property Development/Design Standards - Building siting and orientation” of the City of Hudson Land Development Code.

The applicant is Steve Hanna, 4277 Laura Marie Drive, Waynesville, Ohio 45068. The property owners are Eric and Ashley Long, 61 Sussex Rd, Hudson, Ohio 44236 for the property at 61 Sussex Rd in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Attachments: [61 Sussex Rd BZBA Staff Report](#)
[Public Correspondence](#)

VII. Other Business

[BZBA 7677](#) BZBA Database - Update

Attachments: [Memo to BZBA](#)

[BZBA 7678](#) BZBA 2025 Meeting Calendar

Attachments: [BZBA 2025 Meeting Calendar](#)

VIII. Staff Update

IX. Adjournment

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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.