



# 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*

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Thursday, August 21, 2025

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  
6.26.2025](#)

Minutes of Previous Board of Zoning & Building Appeals Meeting: June 26, 2025.

Attachments: [June 26, 2025 BZBA Meeting Minutes - Draft](#)

[BZBA  
7.17.2025](#)

Minutes of Previous Board of Zoning & Building Appeals Meeting: July 17, 2025.

Attachments: [July 17, 2025 BZBA Meeting Minutes - Draft](#)

**VI. Public Hearings - New Business**

**[BZBA 25-638](#) The subject of this hearing includes the following request:**

**1. An expansion of a nonconforming structure request to allow an existing garage to be enlarged to accommodate a second floor accessory dwelling unit pursuant to section 1206.05(f)(1)(B), “Nonconforming Structures - Enlargement” of the City of Hudson Land Development Code.**

The applicant is Greg Chaplin, 596 S. Elm Ave, Tallmadge, Ohio 44278. The property owner is Michael Flynn, 439 N Main Street, Hudson, Ohio 44236 for the property at 439 N Main Street in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

**Attachments:** [439 N Main St - BZBA Staff Report 8.21.2025](#)

[439 N. Main - BZBA Staff Report](#)

**Legislative History**

7/17/25 Board of Zoning & Building continued  
Appeals

**[BZBA 25-928](#) The subject of this hearing is a variance request of six (6) feet from the required side yard accessory structure setback of fifteen (15) feet, resulting in a side yard accessory structure setback of nine (9) feet pursuant to section 1205.06(d)(5)(D)(4), “Property Development/Design Standards - Setbacks” of the City of Hudson Land Development Code in order to build an accessory structure.**

The applicant is Elisette Lopez, 5947 Laurawood Ln, Hudson, Ohio 44236. The property owner is Anthony Gould, 5947 Laurawood Ln, Hudson, Ohio 44236 for the property at 5947 Laurawood Ln in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

**Attachments:** [5947 Laurawood Ln - BZBA Staff Report](#)

**[BZBA 25-873](#) The subject of this hearing is variance request of 4 (four) feet from the required minimum setback of fifteen (15) feet resulting in an eleven (11) foot setback pursuant to section 1207.17(d)(4)(a), “Signs - Permanent ground signs” in order to construct a permanent ground sign.**

The applicant is Craig Nida, 1600 Terex Rd, Hudson, Ohio 44236. The property owner is Kobelco Stewart Bolling Inc, 1600 Terex Rd, Hudson, Ohio 44236 for the property at 1600 Terex Rd in District 8 [Industrial/Business Park] within the City of Hudson.

**Attachments:** [1600 Terex Rd - BZBA Staff Report](#)

[BZBA 25-922](#) The subject of this hearing is a variance request of eight (8) feet from the required rear yard principal structure setback of fifty (50) feet, resulting in a rear yard principal structure setback of forty-two (42) feet pursuant to section 1205.04(d)(5)(D)(1), “Property Development/Design Standards - Setbacks” of the City of Hudson Land Development Code in order to build a deck.

The applicant is Dan Van Voorhis, Suncrest Gardens, 5157 Akron- Cleveland Road, Peninsula, Ohio 44264. The property owners are Charles and Ana Conover, 2148 Edgeview Dr, Hudson, Ohio 44236 for the property at 2148 Edgeview Dr in District 1 [Suburban Residential Neighborhood] within the City of Hudson.

Attachments: [2148 Edgeview Dr - BZBA 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.*