

Meeting Date:
January 15, 2026

Location:
6335 Elmcrest Drive

Parcel Number:
3001257

Request:
Variance request for a
rear yard setback

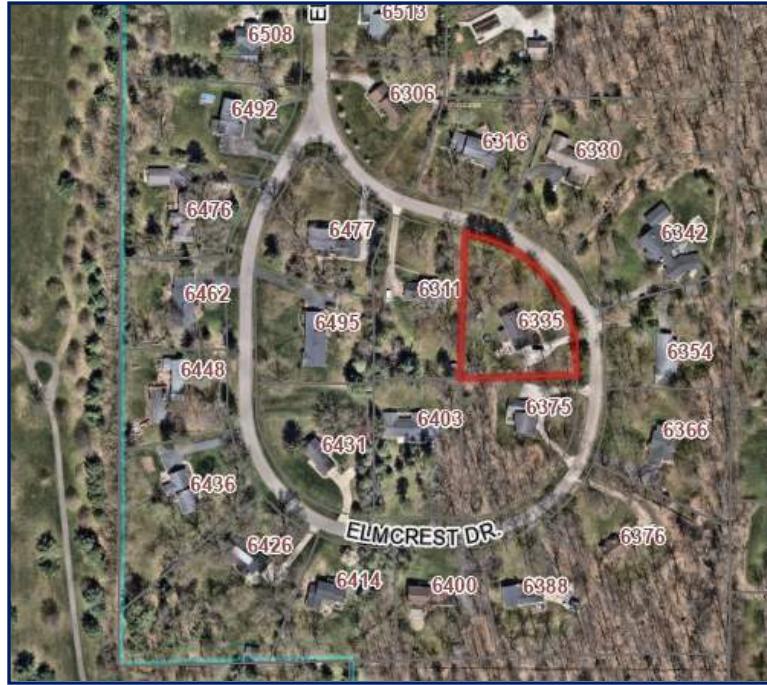
Applicant:
Justin Englert,
Tim Englert
Construction, Inc.

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:

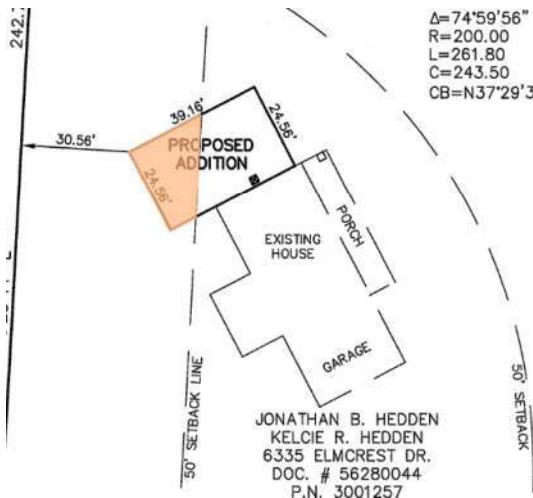
The variances would represent a 40% deviation from the code requirement.

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:

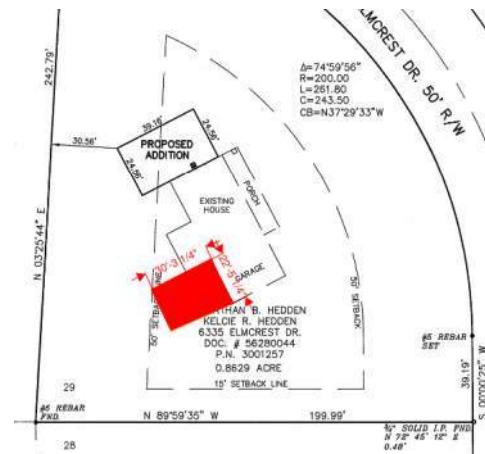
The variance would not adversely affect the delivery of governmental services.

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

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.

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

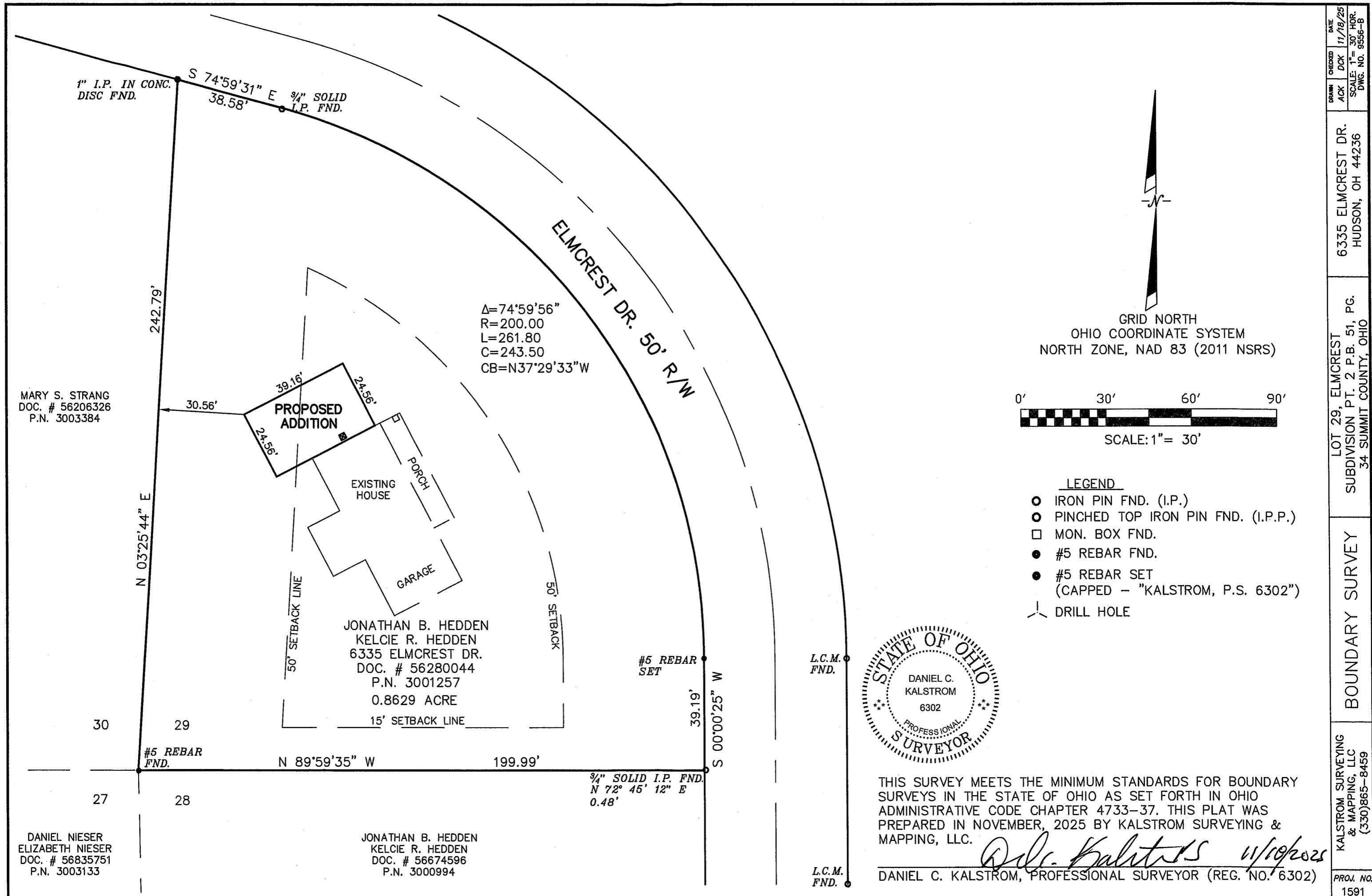
about:blank

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



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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:
SITE PLAN

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

DATE:
12/10/2025
SCALE:
1" = 25'
SHEET:
A-1

DRAWING INDEX

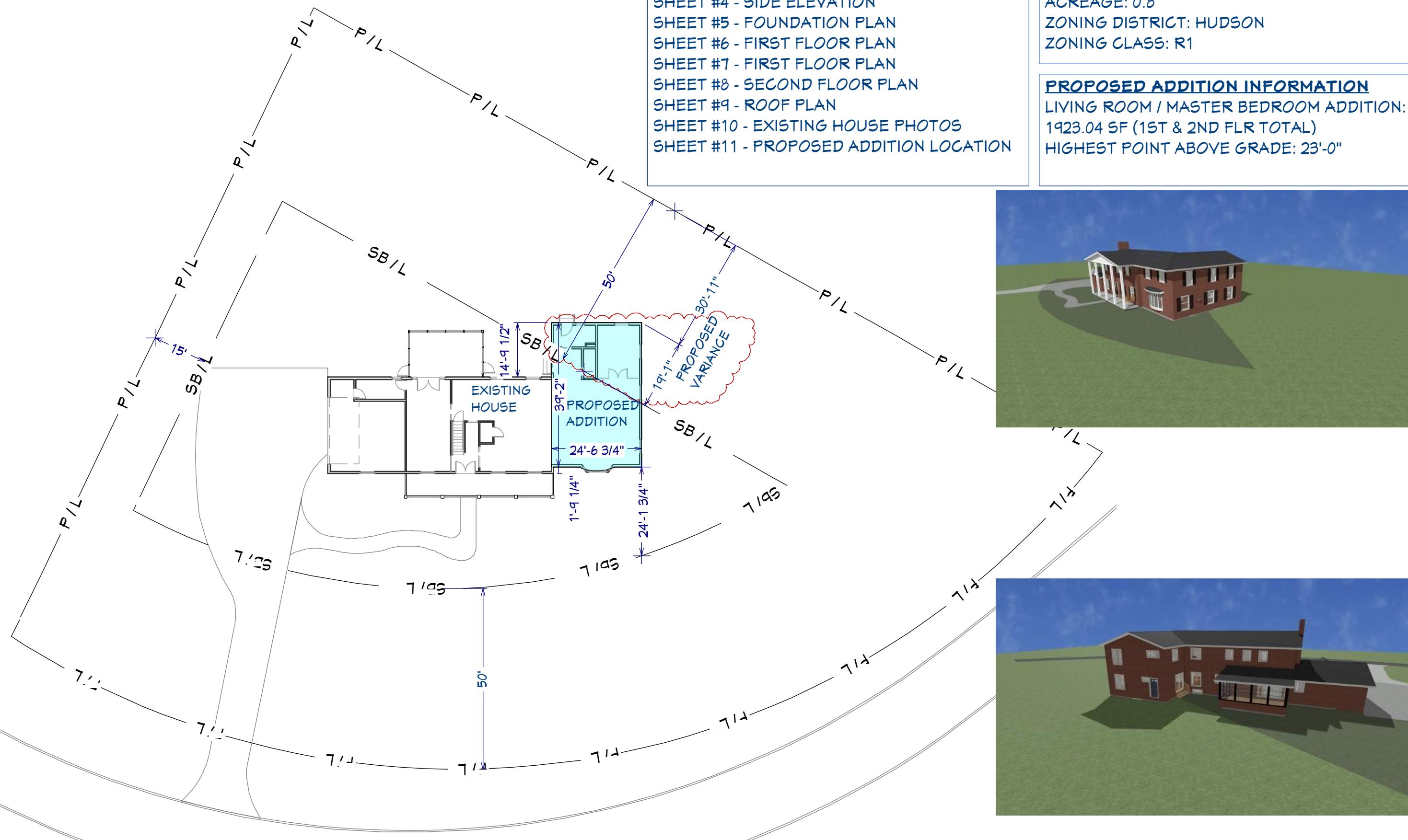
- SHEET #1 - Site Plan
- SHEET #2 - FRONT & BACK ELEVATION
- SHEET #3 - SIDE ELEVATION
- SHEET #4 - SIDE ELEVATION
- SHEET #5 - FOUNDATION PLAN
- SHEET #6 - FIRST FLOOR PLAN
- SHEET #7 - FIRST FLOOR PLAN
- SHEET #8 - SECOND FLOOR PLAN
- SHEET #9 - ROOF PLAN
- SHEET #10 - EXISTING HOUSE PHOTOS
- SHEET #11 - PROPOSED ADDITION LOCATION

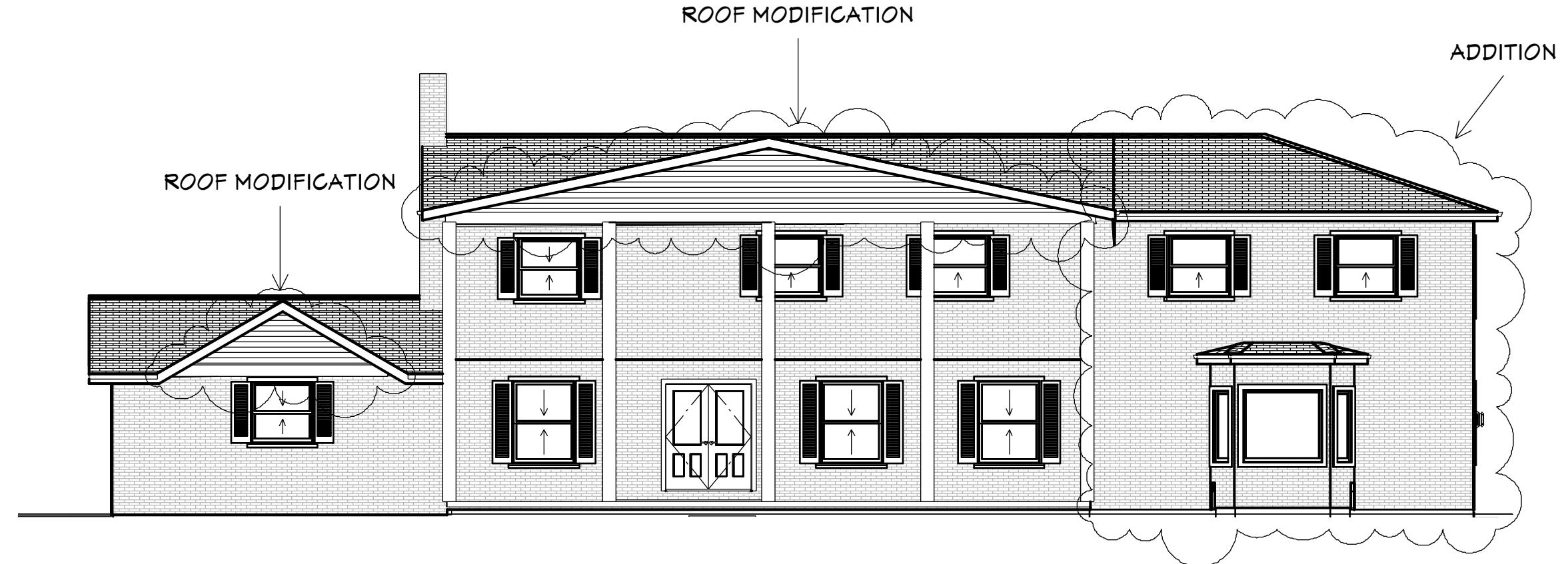
PROPERTY INFORMATION

ADDRESS: 6335 ELMCREST DR. HUDSON, OH.
HOMEOWNER: JONATHAN & KELCIE HEDDEN
PARCEL# 3001257
ACREAGE: 0.8
ZONING DISTRICT: HUDSON
ZONING CLASS: R1

PROPOSED ADDITION INFORMATION

LIVING ROOM / MASTER BEDROOM ADDITION:
1923.04 SF (1ST & 2ND FLR TOTAL)
HIGHEST POINT ABOVE GRADE: 23'-0"





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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.timenglertmyhome.com

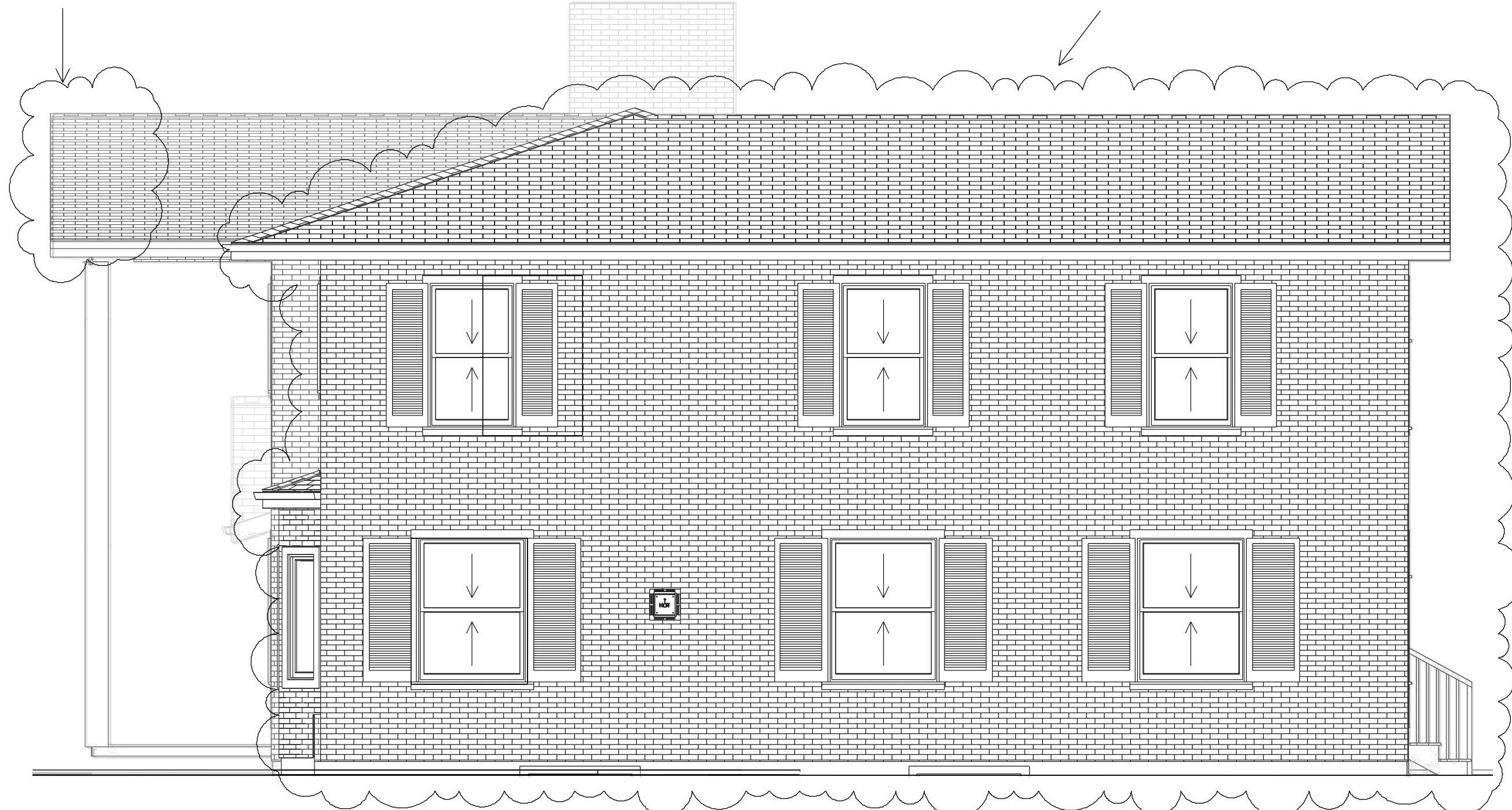
DATE:
12/10/2025

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

SHEET:
A-2

ROOF MODIFICATION

ADDITION



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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

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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 Roevera Road, Wadsworth, OH 44281
330-336-2770 www.timenglertmyhome.com

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



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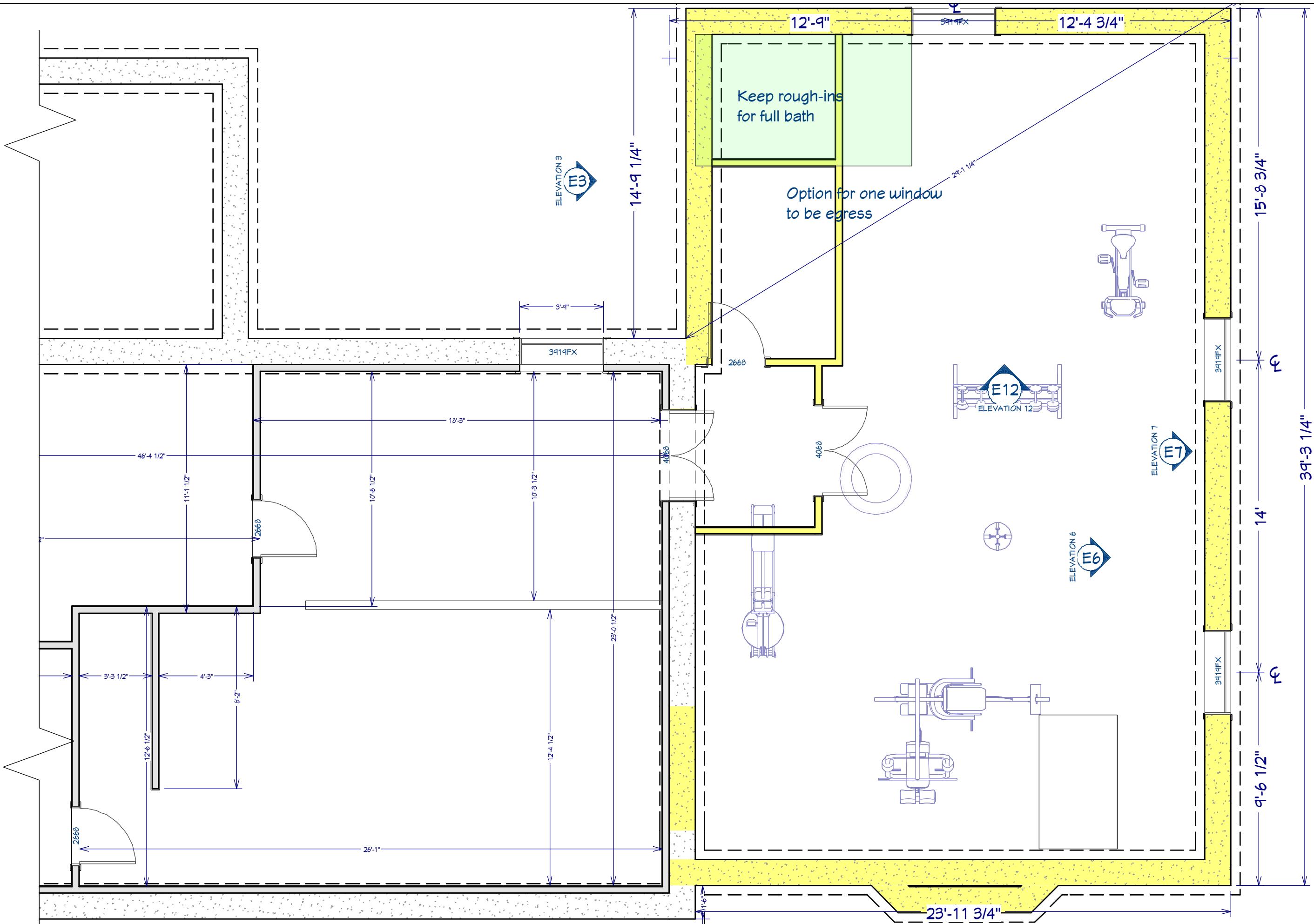
REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JEDB	12/10/2025

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.timenglert.com

DATE:
12/10/2025
SCALE:
1/4" = 1'-0"
SHEET:
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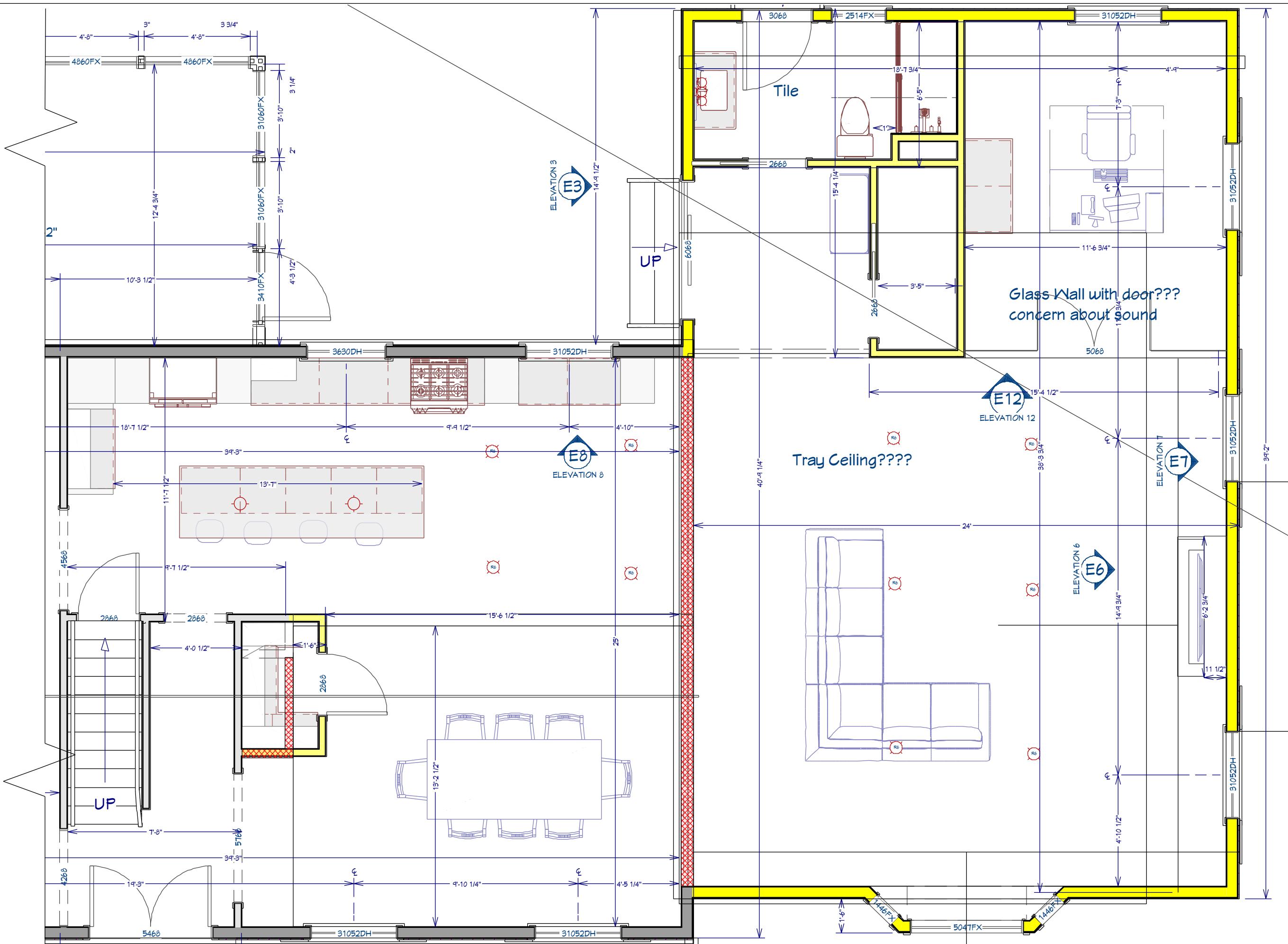
REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JE/DB	12/10/2025

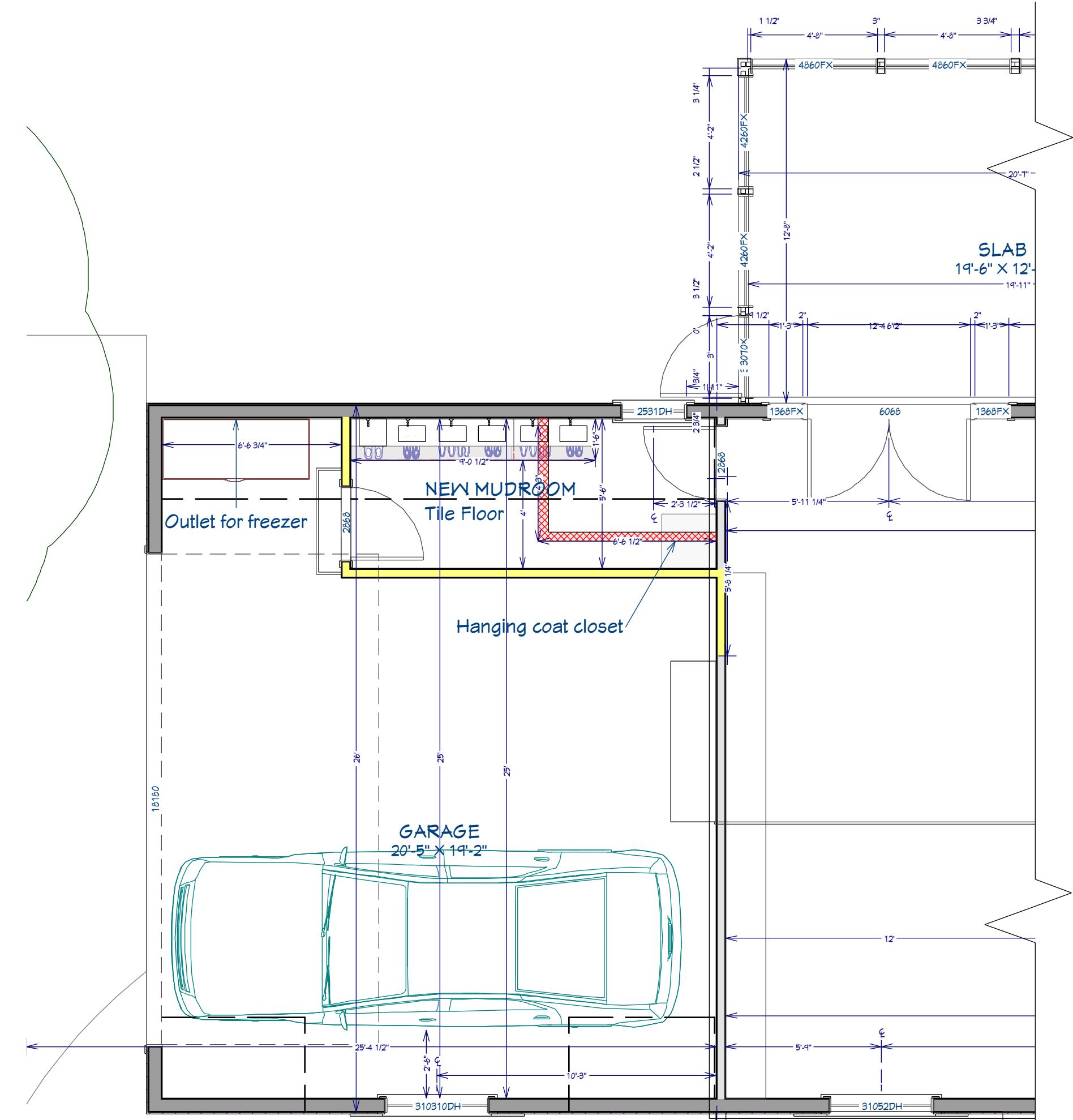
THE ET TITLE:
HEDDEN RESIDENCE
6335 Elmcrest Dr.
Hudson, OH 44236

FIRST FLOOR PLAN

OBJECT DESCRIPTION:

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





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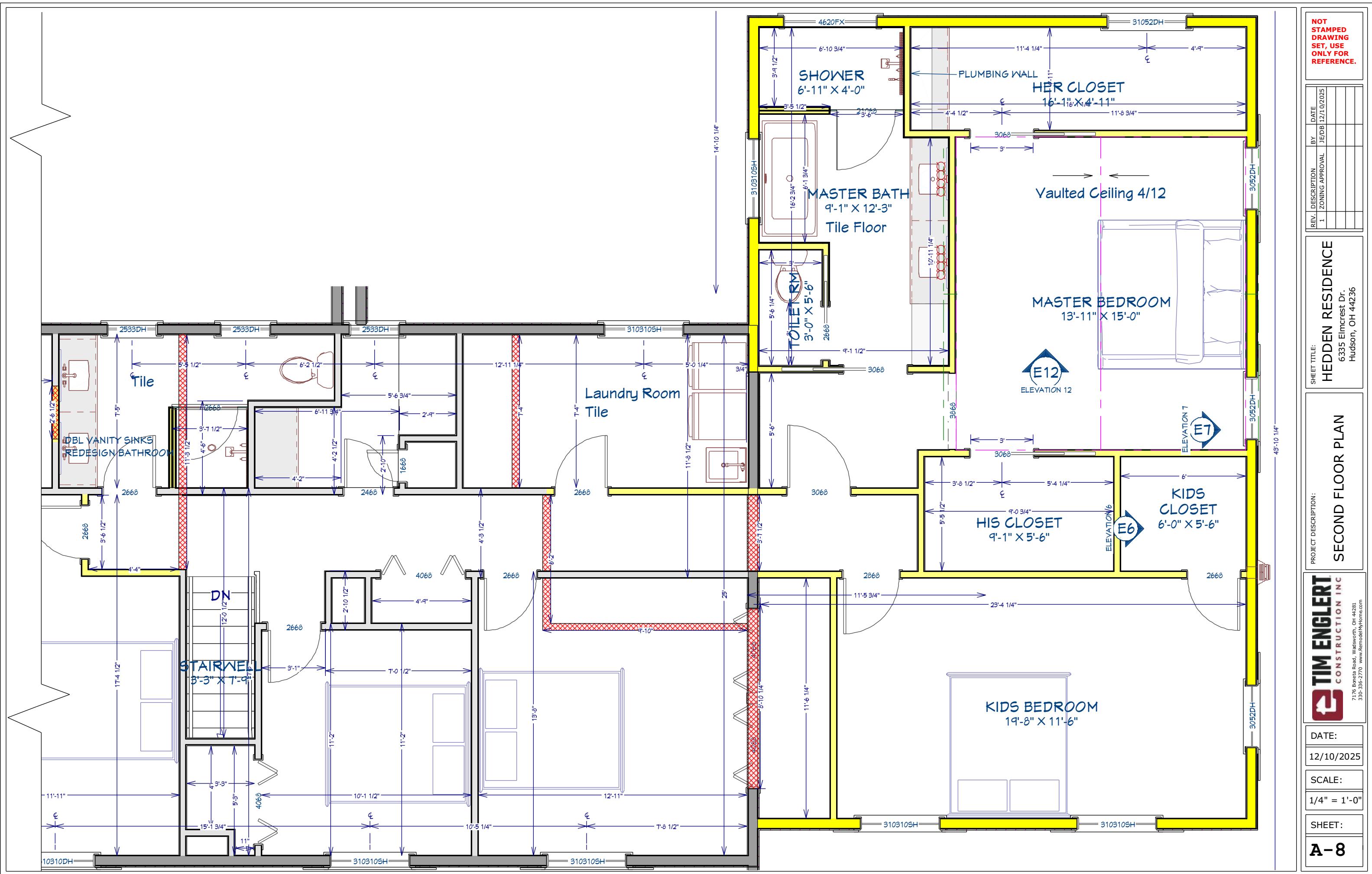
REV.	DESCRIPTION	BY	DATE
1	ZONING APPROVAL	JEDB	12/10/2025

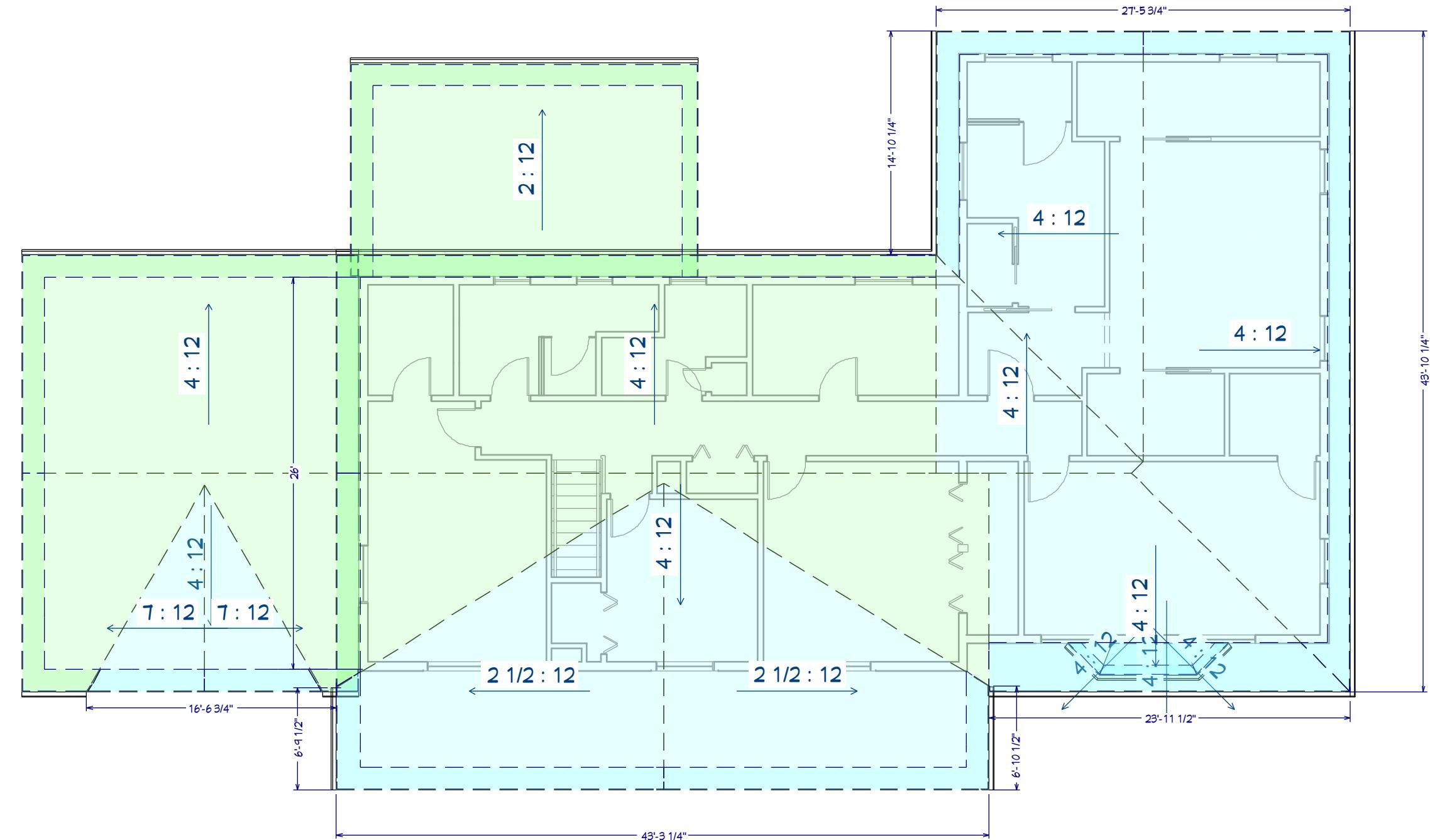
HEDDEN RESIDENCE
6335 Elmcrest Dr.
Hudson, OH 44236

PROJECT DESCRIPTION:
FIRST FLOOR PLAN

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

SHEET TITLE:
HEDDEN 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

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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

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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

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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

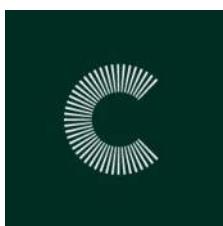
From: Carolyn Hewitt <carolyn.hewitt@ccchapel.com>
Sent: Monday, January 5, 2026 5:17 PM
To: BZBA
Subject: #2025-1507

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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
330.650.9533

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PROJECT DESCRIPTION:
EXISTING HOUSE
PHOTOS

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

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



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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.tengertmyhome.com

DATE:
12/10/2025

SCALE:
N/A

SHEET:
A-11

A-11

















