

**Location Map, City of Hudson GIS**

Meeting Date:  
March 19, 2026

Location:  
50 W Streetsboro St

Parcel Number:  
3200746

Request:  
Variance request for the  
setback of a permanent  
ground sign

Applicant:  
Shweta Arora

Property Owner:  
Arora  
Development  
Group LLC

Zoning:  
D5 – Village Core  
Gateway

Case Manager:  
Mary Rodack,  
Associate Planner

**Contents**

- Application, 1-6-2026
- Site Plan, 2-17-2026
- Elevations, 2-17-2026
- Site Photos 3-10-2026



**Request:**

The subject of the hearing is variance request of two (2) feet from the required minimum setback of fifteen (15) feet resulting in a thirteen (13) foot setback pursuant to section 1207.17(d)(4)(A), “Signs – Permanent ground signs” in order to construct a permanent ground sign along W. Streetsboro Street.

**Adjacent Development:**

The site is adjacent to commercial development to the north, east and west, and the Norfolk Southern rail line to the south.

**Project Background**

The property is located in District 5 – Village Core Gateway and is situated on W Streetsboro St. The lot is approximately 0.82 acres, and the owners purchased the property in 2025.

The applicant is requesting to construct a permanent ground sign along W Streetsboro St. The City of Hudson’s Land Development Code has the following regulation relative to the placement of permanent signs on a property -

Fig. 1

	Maximum Number	Maximum Area	Maximum Height	Minimum Setback (b)
1. Primary Ground Sign (a)				
a. Building Setback 30 feet (b)	1 per lot (c)	40 sq. ft.	8 ft.	15 ft.
b. Building Setback 12 but < 30 feet (b)	1 per lot (c)	30 sq. ft.	6 ft.	Equal to height of sign
2. Entrance/Exit Signs	2 per driveway (1 in, 1 out)	2 sq. ft.	3 ft.	0
3. Instructional Signs	See Section 1207.17(d)(5)			

(a) Not permitted on the site when the building is setback less than 12 feet from the street right-of-way.  
 (b) From the street right-of-way.  
 (c) Except as otherwise permitted in division (d)(4)B. of this section for lots that exceed 500 feet in street frontage.

The existing building is setback approximately 130 feet from the right-of-way along W Streetsboro St requiring the minimum setback for a permanent ground sign to be 15 feet from the right-of-way. The building was constructed in 1988 and contains three tenant spaces.

**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:

- 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. Staff notes each tenant space is permitted one building sign; however, the setback of the building makes it difficult for vehicles to see signs along W Streetsboro Street.

Fig 2: Photo taken from sidewalk



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

The variances would represent a 13% 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 0.82 acres.
- Staff notes the ground sign for Shell located across the street is positioned close to the W Streetsboro and Library Street right-of-ways; however, the sign was installed in 1999 while the current code was being adopted. There are several signs along W Streetsboro St that are closer to the right-of-way than the required minimum setbacks. These signs have been at their current locations since at least 2008.
- The post sign for Noble House to the west of this property is located right along the right-of-way line. Staff is unable to determine the date of this sign, though it is presumed to be installed prior to the 1999 Land Development Code.
- Staff notes the proposal would remove a tree in the proposed sign's location. The applicant states additional trees and/or shrubs will be added to other curb islands within the parking lot. The applicant noted they would not add lighting to permanent ground sign. If the BZBA considers approving the request, staff recommends the applicant submit a site plan documenting additional landscaping in the other islands.
- Staff notes the property in question has a current noncompliant ground sign for Hershey's. If the BZBA considers approving the request, staff recommends removal of this sign be included as a condition of the approval.

**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 2025.

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

Staff questions if the sign could be relocated to the east side property line to meet the code



## 26-3

Submitted On: Jan 6, 2026

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### Applicant and Property Owner Information

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### Type of Hearing Request

**Type of Request:**

Variance

**Year Property Purchased**

2025

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

15 feet

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

5 feet 3inches

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

9 feet 9inches

**Explanation of Request and Justification:**

I have carefully evaluated all reasonable placement options for the proposed sign for my new business. The location included in my application is the only feasible spot that provides appropriate visibility while not obstructing parking, traffic flow, pedestrian access, or sight lines.

For these reasons , I respectfully request approval of this variance. I am also open to any alternative recommendations the Board may suggest that would comply with City requirements while still allowing safe access and aequate visibility.

Best

Dr Shweta Arora

{propsed sign elevation is 2 feet}

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### 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:**

Without the requested variance sign would have to be placed in the second island { that would be the only way not to obstruct parking spots} .It would be significantly less visible , limiting the property's practical and beneficial usef for a new business and negatively impacting the ability to attract customers. Reasonable visibility and customer wayfinding from the street requires ground sign closer to the frontage.

**The variance is**

insubstantial

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

This is an insubstantial variance because it is a minor reduction of 5 feet 3inches from the required 15 feet setback . The sign will remain safely located , will not interfere with traffic circulation or parking and will not obstruct sight lines for vehicles or pedestrians.

**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 requested 5 foot 3inch reduction is the minimum needed to place the sign in the only location that works on the site without blocking any parking spaces , impeding traffic flow , or creating safety/sight -line concerns. Other compliant locations are either not feasible due to site layout/driveways or would significantly reduce visibility and defeat the purpose of the sign.

**Would adjoining properties be negatively impacted?**

no

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

The sign will remain on-site and will not create additional traffic , noise or operational impacts to neighboring properties. It will be placed and maintained so that it does not obstruct visibility at driveways/ingress-egress and will be consistent with surrounding commercial signage in appearance and scale.

**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:**

Due to the current site configuration (parking/traffic circulation), there is no alternative sign placement that meets the setback requirements while also maintaining safety and functionality. The proposed location is the only workable option that avoids obstructing parking or traffic and still provides adequate visibility.

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

Granting this variation will preserve the spirit and intent of the regulation by maintaining public safety, preventing obstructing parking/ traffic flow and keeping the sign orderly and compatible with the area. The request is limited to the least deviation necessary and provides reasonable use while protecting sight lines and the public right-of-way.

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

The existing site conditions and building placement along with the fixed driveway curb cuts /parking layout and frontage constraints.

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

The lot frontage and entrance geometry are constrained by existing curb cuts, landscaped entrance islands, and a fixed shared parking/drive aisle layout serving multiple tenants (Noble house, Pure Barre and Hershey' icecream). Relocating the sign to meet the full setback would either encroach into parking stalls , conflict with circulation or negatively affect visibility/sight distance at the driveway. The requested variance is the minimum needed to place the sign safely within the landscaped entrance area.

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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**

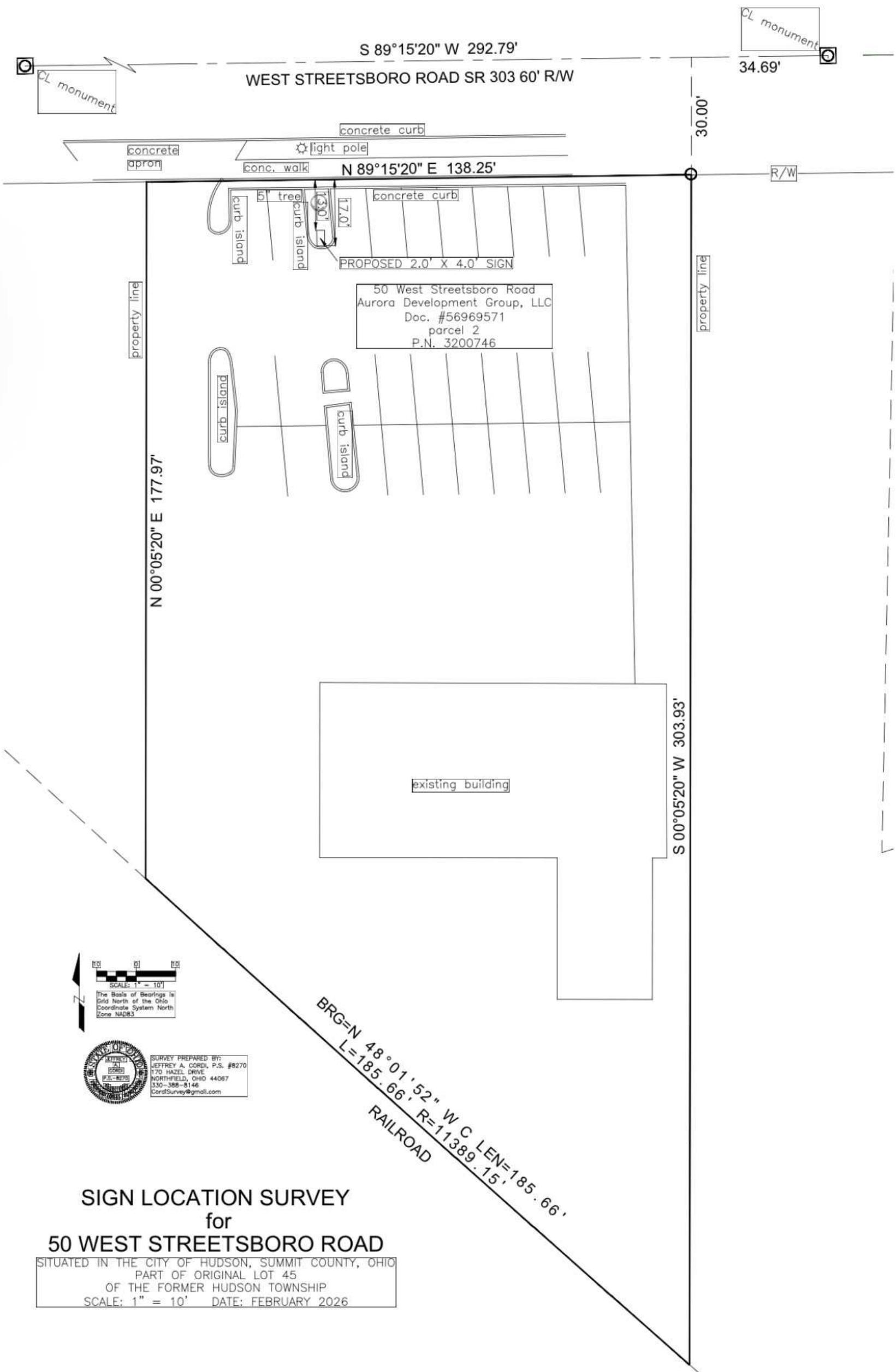
Shweta Arora, Robin Arora, Rian Arora

**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



S 89°15'20" W 292.79'

WEST STREETSBORO ROAD SR 303 60' R/W

CL monument  
34.69'

30.00'

concrete apron

light pole

conc. walk

concrete curb

N 89°15'20" E 138.25'

R/W

curb island

curb island

concrete curb

PROPOSED 2.0' X 4.0' SIGN

50 West Streetsboro Road  
Aurora Development Group, LLC  
Doc. #56969571  
parcel 2  
P.N. 3200746

property line

property line

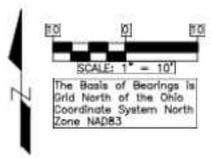
curb island

curb island

N 00°05'20" E 177.97'

S 00°05'20" W 303.93'

existing building



The Basis of Bearings is  
Grid North of the Ohio  
Coordinate System North  
Zone NAD83



SURVEY PREPARED BY:  
JEFFREY A. CORDI, P.S. #8270  
170 HAZEL DRIVE  
NORTHFIELD, OHIO 44067  
330-388-8146  
CordiSurvey@gmail.com

BRG=N 48°01'52" W C LEN=185.66'  
L=185.66', R=11389.15'  
RAILROAD

### SIGN LOCATION SURVEY for

### 50 WEST STREETSBORO ROAD

SITUATED IN THE CITY OF HUDSON, SUMMIT COUNTY, OHIO  
PART OF ORIGINAL LOT 45  
OF THE FORMER HUDSON TOWNSHIP

SCALE: 1" = 10' DATE: FEBRUARY 2026

# SIGN ELEVATION – FREESTANDING MONUMENT SIGN

50 W Streetsboro Street | Hudson, Ohio



No internal or changeable copy illumination proposed.

Double-faced monument sign

Total height < 2.5'-0" tall

10 sq.ft (2'-6" x 4'-0") per face

External illumination only

(3) ground-mounted external solar or low-voltage uplights concealed by landscaping.

SCALE: 1/4" = 1'-0"

SignO Elevation - Street

## PROPOSED SIGN CONSTRUCTION

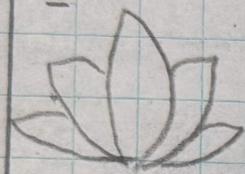
- Reinforced concrete footing
- White painted brick masonry monument
- 10 sq ft (2'-6" x 4'-0") per face (each side)
- Aluminum channel letters (teal), stand-off mount
- Applied logos: Pure Barre logo & Hershey Co
- Light gray precast concrete cap
- External ground lighting only

4'0"

2.5'0"

2'0"

3/4"

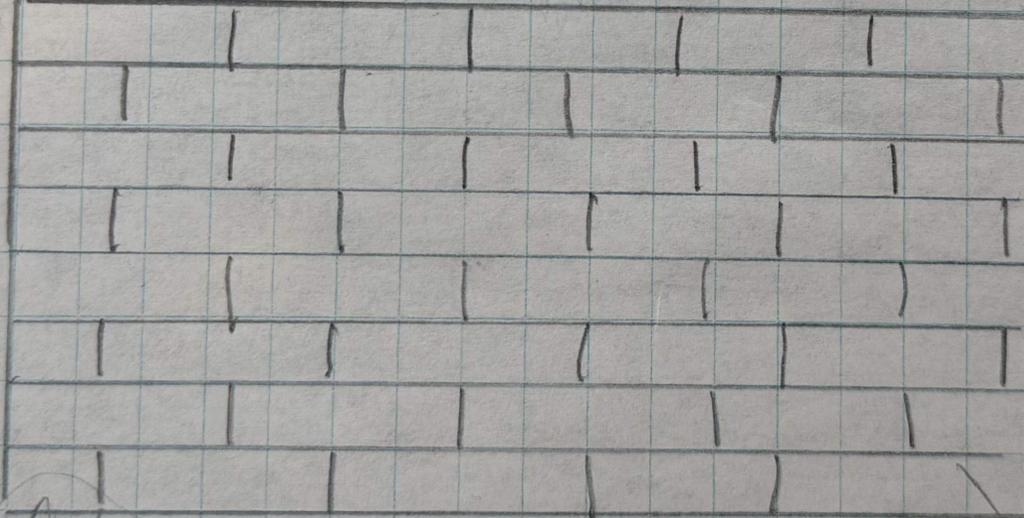


MEDSPA

ARORA MD

Ⓟ pure barre

HERSHEY  
Ice Cream



4 boxes = 1 inch  
1 inch = 1 foot

letters 8" inch tall  
6" wide

### City of Hudson, OH



1	ARORA DEVELOPMENT GROUP LLC 50 W Streetsboro St Ste 1	4	ARORA DEVELOPMENT GROUP LLC 50 W Streetsboro St Ste 4
2	ARORA DEVELOPMENT GROUP LLC 50 W Streetsboro St Ste 2	5	ARORA DEVELOPMENT GROUP LLC 50 W Streetsboro St Ste 5
3	ARORA DEVELOPMENT GROUP LLC 50 W Streetsboro St Ste 3		



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
1 inch = 25 feet  
1/6/2026



















e barre

P

贵宾楼

Noble Cause

Noble Cause  
CONTINENTAL  
CHINESE CUISINE



HERSHEY'S Ice Cream  
Chocolates of Hudson

SERENE MED SPA

pure barre



**PUBLIC NOTICE**  
Case # 26-3 Mtg. Date 3/19/24  
Subject Front setback  
Work - sign  
330-342-1790





JCT  
91

ALL HUDSON  
SCHOOLS  
↑

WE EXP IN 5/2  
HERSHEY'S  
Ice Creams