

Meeting Date:  
August 21, 2025

Location:  
5947 Laurawood Ln

Parcel Number  
3007402

Request  
A variance request for  
a side yard setback

Applicant:  
Elisette Lopez

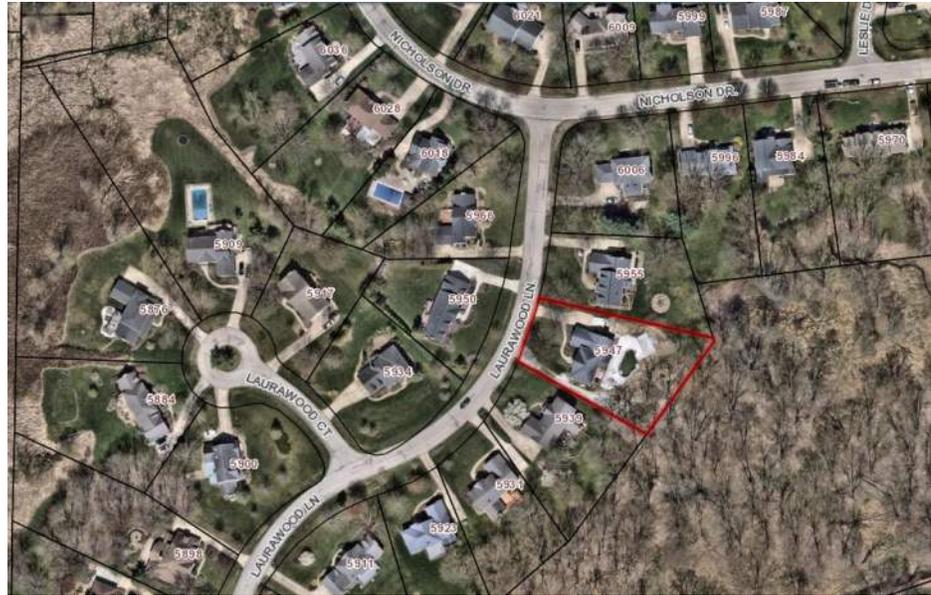
Property Owner:  
Anthony Loren Gould  
Trustee

Zoning:  
D3 – Outer Village  
Residential  
Neighborhood

Case Manager:  
Lauren Coffman,  
Associate Planner

**Contents**

- Application, 7-23-2025
- Site Plan, 7-23-2025
- Elevations, 7-23-2025
- Site Photos 8-15-2025
- Public Comment



**Location Map, City of Hudson GIS**

**Request:**

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.

**Adjacent Development:**

The site is adjacent to industrial development to the east, west, and south. Additionally, the site is adjacent to residential development to the north.

**Project Background**

The property is located in District 3 – Outer Village Residential Neighborhood and is situated on Laurawood Ln. The lot is approximately 0.59 acres and the house on the property was built in 1992. The owners purchased the property in 2023.

The applicant is requesting a variance to authorize an already constructed 14ft x 24ft (336 square foot) accessory structure to be used as a pool house. The City of Hudson’s Land Development Code has the following regulation relative to the placement of accessory structures on a property

- *1205.06(d)(5)(D)(4) – Minimum side yard setbacks. All other accessory structures: fifteen feet.*

The applicant is requesting a side yard setback variance of six (6) feet from the required fifteen (15) foot setback resulting in a side yard setback of nine (9) feet from the northern property line in order to build a detached garage.

On August 16, 2024, a pool permit was approved for the subject property, Permit No. 2024-826. On March 6, 2025, a detached accessory structure was approved under Permit No. 2025-73, with the site plan depicting a compliant 15ft 4in side yard setback.

During construction, on May 20, 2025, staff received concerns from nearby residents regarding grading activities and potential stormwater impacts to the surrounding properties. Upon inspection, staff observed grading occurring beyond the approved limits of disturbance and a stop work order was issued. On May 23, 2025, staff determined that potential wetlands existed on the site and directed the applicant to hire an environmental consultant to verify the wetland boundary.

EnviroScience conducted the site evaluation on June 12, 2025, and staked the wetland boundary on site. An additional site visit was conducted between city staff, property owners, and the contractor. The subject parties agreed to restore the affected area to its original conditions. On July 7, 2025, the applicant submitted a revised grading and planting plan, which was approved by city staff with additional conditions to prevent runoff impacts to adjacent properties.

On July 10, 2025, a concerned resident contacted staff regarding additional grading activity near the northern property line (side yard). Staff confirmed to the applicant that verification of the proposed accessory structure setbacks and property lines were required in order to complete the final inspection. On July 17, 2025, staff conducted a follow-up site visit and observed that the shed placement was encroaching upon the fifteen (15) foot required setback and asked the applicant to verify the property lines and proposed shed placement. A survey was completed by the applicant which indicated the proposed shed was constructed with an approximate nine (9) foot setback from the northern property line instead of the requested and approved 15 ft setback. The applicant is now seeking approval from the Board of Zoning and Building Appeals for a side yard accessory structure setback to allow the shed to remain at its current location.

The applicant’s explanation of request is attached for the Board to review.

**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 accessory structure could be relocated or modified to meet all Land Development Code regulations.

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

The variance would represent a 40% deviation from the Land Development Code requirement which is substantial; however the encroachment is limited to a small corner of the shed.

**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 structure would be located entirely behind the main mass of the house in the rear yard.
- The proposed placement could negatively impact the adjacent neighboring properties and alter the spatial character of the neighborhood.

**4. Whether the variance would adversely affect the delivery of governmental services such as water and sewer:**

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

**5. Whether the applicant purchased the property with knowledge of the requirements.**

The existing regulations were in effect when the owners purchased the property in 2023.

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

Staff notes that the applicant could consider re-locating the proposed structure farther to the south to allow for additional room and increase the side yard setback in order to meet all Land Development Code requirements. Additionally, the applicant could further study the proposed design and reconfigure the structure to meet the required fifteen (15) foot setback.

**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 if any structure alterations are proposed..
- Administrative site plan approval

## 25-928

Board of Zoning and  
Building Appeals (BZBA)  
Status: Active  
Submitted On: 7/23/2025

### Primary Location

5947 LAURAWOOD  
Hudson, Ohio 44236

### Owner

GOULD ANTHONY LOREN  
TRUSTEE  
LAURAWOOD LN 5947  
HUDSON, OH 44236

### Applicant

 Elisette Lopez  
 330-962-2663  
 elisette@gmail.com  
 5947 Laurawood Lane  
Hudson, OHIO 44236

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## Applicant and Property Owner Information

Applicant Relationship to Property Owner:\*

Property Owner

Property Owner Name\*

Anthony Gould

Property Owner's E-Mail:\*

tonygould60@gmail.com

Property Owner Phone Number\*

6185585711

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## Type of Hearing Request

Type of Request:\*

Variance

Year Property Purchased\*

2023

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

Setback of 15 ft

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

5 feet .35 inch variance

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

Resulting in a 9.65 feet setback for a corner of the shed

#### Explanation of Request and Justification:\*

Property line was agreed upon and assumed to be different in the beginning of the project by homeowners and the direct neighbors and contractor who was looking at the using the original building property card. The placement of shed was moved from original position to accommodate neighbors feeling that it was too close to the property line, prior to us conducting a survey, everyone was in agreement to new placement. Foundation for shed was completed and poured at the end of October 2024. We are happy to place additional trees and shrubs as a buffer. If contractor had not disturbed the soil further back towards wetlands in May 2025, no one would have been aware of the actual property lines, but we had a surveyor come out, due to the stop order and wetlands delineation, and the true property lines have been documented.

We are requesting a variance only for a **corner of the shed** that extends **5.35 feet into the 15-foot required side setback** — not for the entire structure. The rest of the shed complies with zoning, and the variance represents a minor encroachment due to initial agreed property line between direct neighbors and home owners.

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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:\*

The corner of the shed is currently located 9.65 feet from the property line, which does not meet the required 15-foot setback. However, the shed is already built and in use, on a permanent slab foundation and relocating it would create a financial burden and reduce the usable space in the yard. Granting the variance will allow continued use of the shed, which provides necessary storage and improves the functionality of the property. The structure does not negatively affect neighboring properties or public safety and does not interfere with any utilities or sight lines. The variance allows a practical use of the property and preserves its value without altering the character of the neighborhood.

The variance is

insubstantial

Describe why the variance is substantial or insubstantial\*

The variance requested is **insubstantial** given that the structure is only 5.35 feet closer than the required setback, representing a 35.7% deviation. The shed is 336 sq ft, permanently affixed with a concrete slab, non-habitable accessory structure and does not affect neighboring properties, visibility, drainage, or public safety. The location of the shed allows for practical use of the property and maintains the residential character of the neighborhood.

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 variance requested is the minimum amount necessary to allow the existing shed to remain in its current location, which is 9.56 feet from the property line instead of the required 15 feet. The shed has already been placed in a position that avoids obstruction of the main yard area and other structures, while maintaining access and functionality. Moving the shed further back to meet the full 15-foot setback would not be feasible without significant disruption or loss of usable space. This small variance allows for reasonable use of the structure without causing harm to adjacent properties or the overall zoning intent.

**Would adjoining properties be negatively impacted?\***

no

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

No, the adjoining properties will not be negatively impacted by the variance. The shed is a small, non-habitable structure located entirely on our property and does not obstruct views, access, light, or drainage for neighboring properties. It does not affect the use or enjoyment of adjacent yards and maintains an appropriate residential appearance. Additionally, the shed does not interfere with any utilities, right-of-ways, or easements. Granting the variance will not diminish neighboring property values or create any public safety concerns.

**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 shed is already constructed and located on a permanent foundation 9.56 feet from the property line. Relocating the shed to meet the 15-foot setback would require significant cost, disruption, and loss of usable space within the yard. Other locations on the property are either inaccessible, impractical, or would interfere with drainage or existing landscaping. Therefore, the variance is the only feasible solution to retain reasonable and functional use of the structure without causing unnecessary hardship.

**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 15-foot setback requirement is to maintain adequate space between structures, ensure safety, preserve neighborhood character, and protect neighboring properties. Granting this variance still honors that intent, as the shed is a small, accessory structure that does not impact safety, privacy, light, or property values. The shed is located fully on our property and does not obstruct views, utilities, or access. Approving the variance allows for continued reasonable use of the property without harming the public interest, thereby upholding the spirit of the zoning code and ensuring a fair and just outcome.

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

The shed was installed in good faith, without intent to violate zoning rules, and the issue was only discovered after a survey was completed by the owner after a stop order was issued two weeks from total project completion. The circumstance was caused by a misunderstanding of all parties involved, where the actual property line that was originally agreed upon by the home owner and the direct neighbor and contractor (using the original building property card) was not correct. The variance is now being requested to correct the situation in a responsible and lawful manner.

This property is uniquely impacted by a 50-foot wetland setback at the rear of the lot, which significantly limits the usable buildable area. Permanent structures are not permitted within that setback, which restricts placement options for accessory structures like a shed. As a result, the usable area for placing the shed while staying compliant with all zoning rules is very limited.

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

This property is impacted by a 50-foot wetland setback at the rear of the lot, which significantly limits the usable buildable area. Permanent structures are not permitted within that setback, which restricts placement options for accessory structures like a shed. As a result, the usable area for placing the shed while staying compliant with all zoning rules is very limited.

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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\*

Andy Stegmeier, Anthony Gould, Elisette Lopez

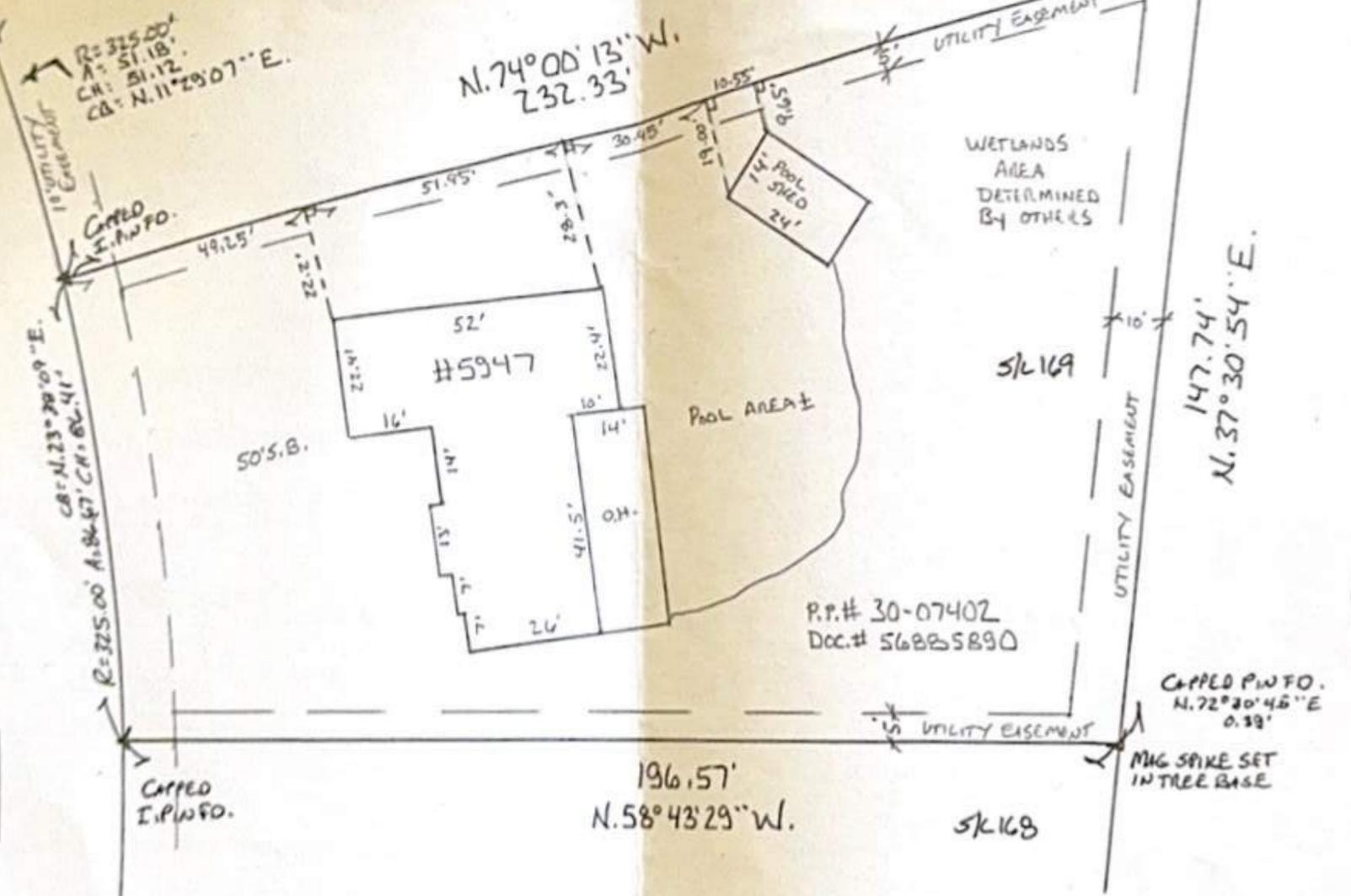
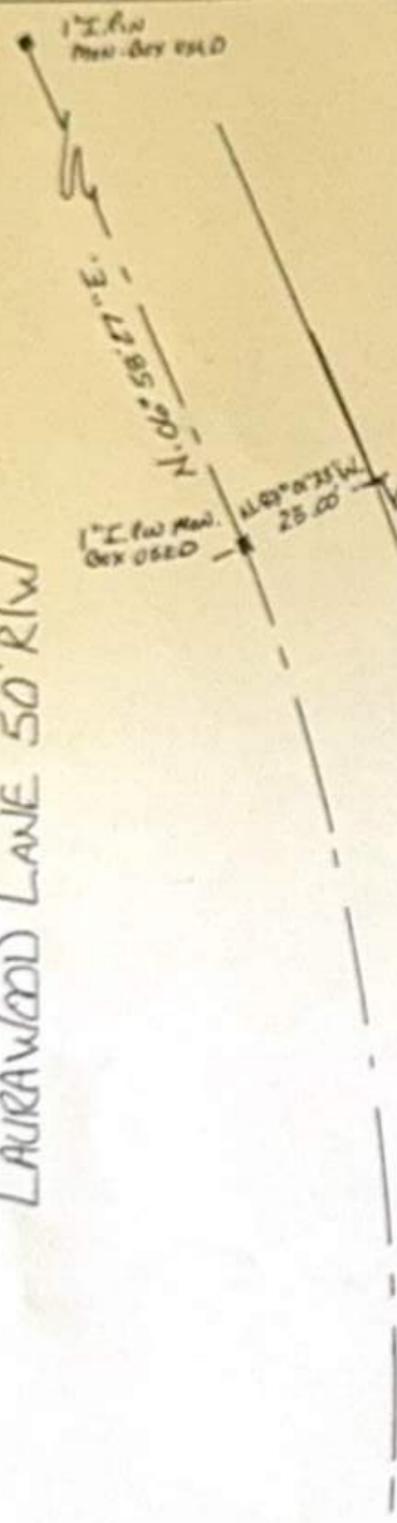
By checking this box, I do hereby certify that I am authorized to represent the property owner and to accept any conditions that the Board may impose.\*



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. \*



LAWWOOD LANE 50' R/W



BOUNDARY SURVEY FOR: ANTHONY LOREN  
BEING S/L 169 IN THE WOODS OF WILLIAMSBURG PHASE V  
RECORDED IN PLAT CABINET G SLIDE 946 S.C.R.P.  
TOWNSHIP OF HUDSON NKA CITY OF HUDSON - SUMMIT COUNTY - OHIO  
JUNE 26, 2025  
SCALE 8 1" = 30'

FRANK J. HAMILLA  
FJH LAND SURVEYING  
440-251-9231

DWG. # 25-460

WW169

Prestige Homes  
17 W. Streetsboro St  
Hudson, Ohio 44236



LOT 109  
 Woods of Williamsburg  
 5947 Laurawood Lane  
 Hudson, Ohio  
 44236  
 5-5-92  
 1"=40'  
 Lot Size - .5911 Acres

GARAGE -  
 1st -  
 2nd -

add screened porch to  
 existing deck

HUDSON TOWNSHIP ZONING  
 CERTIFICATE NO. 8455  
 APR 26 1993  
 APPROVED BY

Search Results (1 Parcels) ✕

[More](#) [Clear](#)

**GOULD ANTHONY LOREN TR...**  
5947 Laurawood Ln

[Community Info](#) [County Property Card](#)

Owner Name	GOULD ANTHONY LOREN TRUSTEE
Description	
Alternate ID	HU0007D05003000
Parcel ID	3007402
Site Address	5947 Laurawood Ln
Area	0.5914 a
Postal Address	
Postal City	HUDSON
Postal State	OH
Postal Zip	44236
Sewer Owner	DOSSS
Water Owner	Well Water
Electric Owner	First Energy
Water Rate	Expanded Service Area Rate
Water Tap	District 2 Tapping Fee



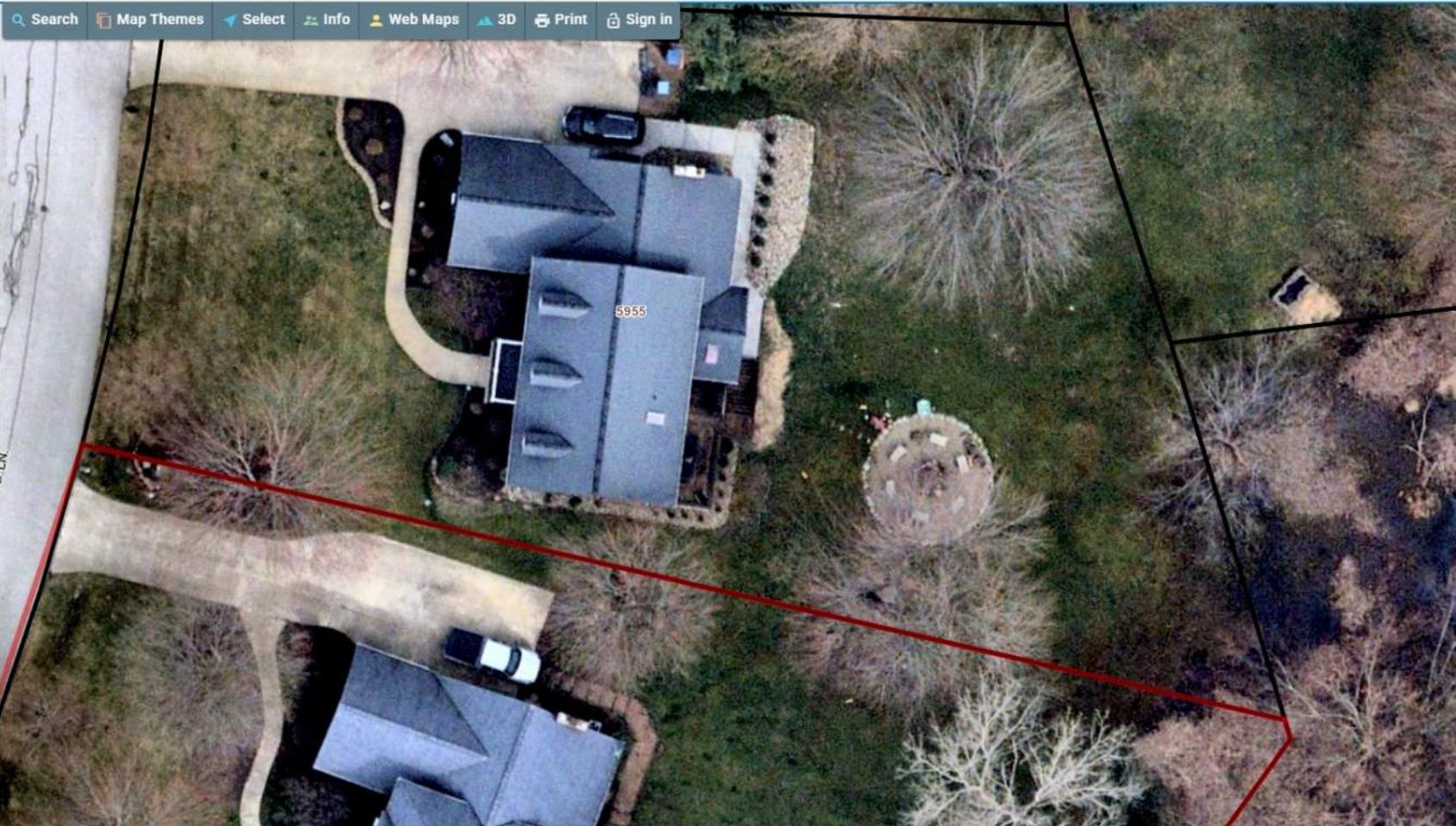
Search Results (1 Parcels)

More Clear

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Postal City	HUDSON
Postal State	OH
Postal Zip	44236
Sewer Owner	DOSS
Water Owner	Well Water
Electric Owner	First Energy
Water Rate	Expanded Service Area Rate
Water Tap	District 2 Tapping Fee



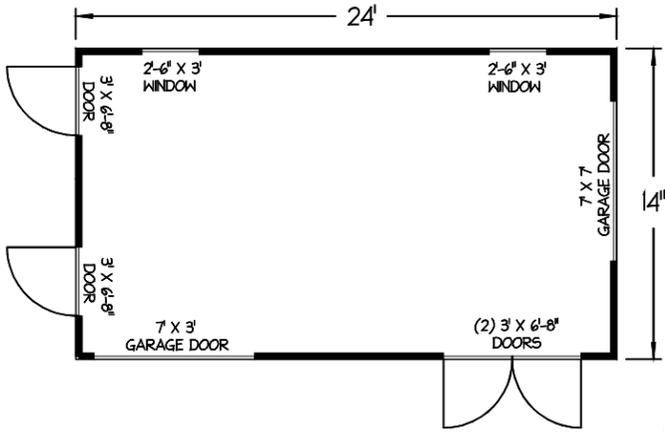


FRONT

RIGHT

BACK

LEFT

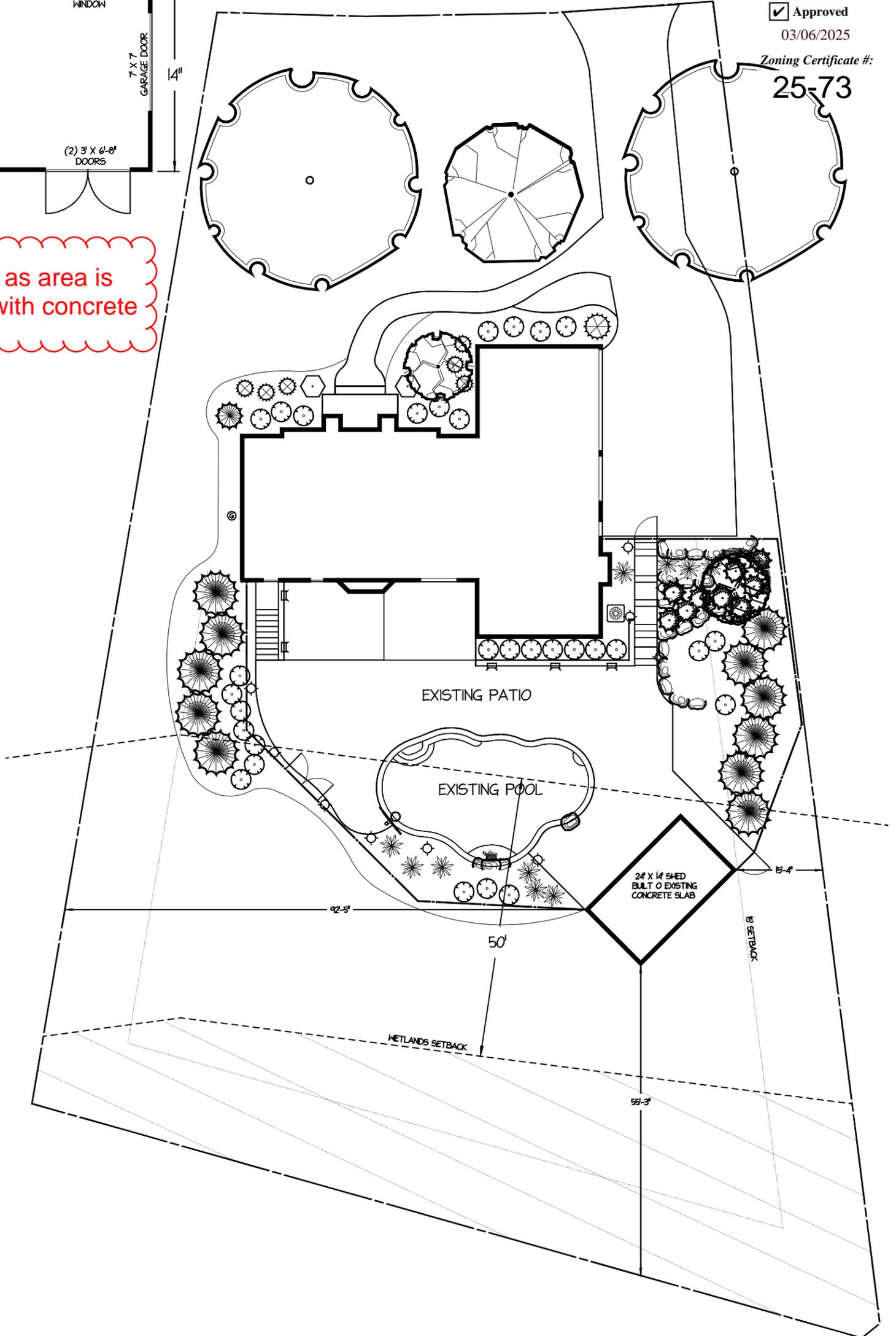


OHIO  
**HUDSON**  
COMMUNITY DEVELOPMENT  
DEPARTMENT

Approved  
03/06/2025

Zoning Certificate #:  
**25-73**

Location approved as area is already improved with concrete



SCALE: 1" = 20' - 0"

DRAWN BY:	AS	SHEET NO.	
CHECKED BY:	AS		
DATE:	1/31/25		
PROJECT NO.			



ALL IDEAS, DESIGNS, AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY HUDSON POOLS, AND WERE CREATED, AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF HUDSON POOLS

LANDSCAPE PLAN  
**GOULD RESIDENCE**  
5947 LAURAWOOD LANE  
HUDSON, OHIO 44236



RENTAL  
2023.2663





































Tyvek HomeWrap  
Tyvek HomeWrap



**Brian and Julie McCue**

5939 Laurawood Lane  
Hudson, OH 44236  
bdamccue@gmail.com  
August 10,2025

**Board of Zoning and Building Appeals**

City of Hudson  
27 East Main Street  
Hudson, OH 44236

**Re: Opposition to Variance Request – Appeals Docket No. 2025-928, 5947 Laurawood Dr**

Dear Members of the Board,

We, Brian and Julie McCue, are 27-year residents of Hudson, living at 5939 Laurawood Lane directly next door to 5947 Laurawood Lane, the subject property of this variance request. We moved to Hudson because of its high standards, thoughtful planning, and zoning codes that protect property values and preserve the character of our neighborhoods.

The applicant is requesting a six (6) foot reduction in the required side yard accessory structure setback—from fifteen (15) feet to nine (9) feet. These setback rules are not arbitrary; they are critical to maintaining adequate space between structures for privacy, safety, drainage, emergency access, and the overall harmony of the neighborhood.

Granting this variance would place an accessory structure dangerously close to the property line, diminishing privacy, altering the visual character of our street, and potentially impacting drainage and emergency access. More importantly, approval would set a troubling precedent for our Outer Village Residential Neighborhood District, encouraging further erosion of the standards that have kept Hudson an attractive, orderly, and desirable place to live.

We strongly oppose this variance and respectfully urge the Board to uphold the existing 15-foot setback requirement. Hudson’s zoning codes are in place to protect all residents equally, and they should not be set aside for individual convenience at the expense of neighbors and the broader community.

Thank you for your time, attention, and commitment to preserving the quality and integrity of our city.

Sincerely,  
Brian and Julie McCue



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**Variance Request for Shed Placement at 5947 Laurawood Lane**

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From Lisa Dudley <ldudley26@yahoo.com>

Date Thu 8/14/2025 9:24 PM

To BZBA <BZBA@hudson.oh.us>

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## **Re: Opposition to Variance Request for Shed Placement at 5947 Laurawood Lane**

Dear Members of the Board,

I am writing as a resident of the Woods of Williamsburg to respectfully oppose the variance request submitted by the owner of 5947 Laurawood Lane. The 24x14 shed has been constructed 9 feet from the property line, in direct violation of the 15 foot minimum setback required by our zoning code.

Our zoning code is clear that variances are intended for *exceptional or unusual conditions* that create a **practical difficulty** if the standards are strictly applied. In this case, the shed was built *without adherence to the setback requirement and only after construction was completed* did the property owner seek a variance. This is not a situation of hardship—it is a case of knowingly disregarding established regulations.

Under Section (a) of our variance criteria, several points are relevant:

1. **Reasonable Use Without Variance** – The property is fully usable without the shed encroaching into the setback. The owner could have easily complied with the 15-foot requirement.
2. **Variance is Substantial** – A reduction from 15 feet to 9 feet is a significant percentage of the required setback, not a minor deviation.

3. **Neighborhood Character & Detriment** – Allowing this variance would set a precedent for others to ignore setbacks, undermining the uniformity and integrity of our neighborhood standards.
4. **Knowledge of the Requirement** – The setback requirement is clearly stated in the zoning code. A property owner is responsible for knowing and following these regulations prior to construction.
5. **Feasible Alternatives** – The shed could have been placed in compliance with setbacks; any claimed “predicament” is self-created.
6. **Spirit & Intent of the Code** – Granting this variance would weaken the very purpose of our setback rules, which are designed to maintain spacing, access, safety, and neighborhood appearance.

Additionally, per Section (b), the situation is not unique—it is entirely avoidable and not caused by any special circumstances of the property itself. Approving this request would effectively reward noncompliance and encourage future disregard for zoning regulations.

In summary, this variance request fails multiple required criteria, represents a substantial deviation, and is the result of a self-created violation. I strongly urge the Board to uphold the zoning standards and deny this variance. Doing so will protect the integrity, safety, and fairness of our community regulations.

Thank you for your time and consideration.

Best Regards,

Lisa Dudley  
773 Patriot Court  
Hudson, OH 44236

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## Woods of Williamsburg Variance

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**From** Colleen Bright <colleen.bright@gmail.com>

**Date** Thu 8/14/2025 9:45 PM

**To** BZBA <BZBA@hudson.oh.us>

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi -

I live in the neighborhood at 6045 Leslie Dr. I do not agree that this variance should be approved. It is not a small structure and it is not off by a small amount. If a similar situation occurred with my neighbors, I would like to have the confidence that the ordinance would be upheld.

Thanks  
Colleen Bright

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Outlook

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**Variance**

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**From** Annie Kuhn <anniekuhn165@gmail.com>

**Date** Wed 8/13/2025 2:28 PM

**To** BZBA <BZBA@hudson.oh.us>

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NO!

Sent from my iPhone

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**Docket no 2025-928, 5947 Laurawood Dr**

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**From** Joe P <josefrpark@gmail.com>

**Date** Thu 8/14/2025 11:08 AM

**To** BZBA <BZBA@hudson.oh.us>

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello City of Hudson Board of zoning and Building appeals,

I am writing to oppose the variance request. This variance is problematic in many ways. We need to uphold the standards to protect property, privacy and the overall look and feel of our neighborhood. How would you feel if this issue was next door to your personal property? What about drainage?

It's unacceptable and the variance should be rejected.

Thank you,

Josef R. Park,

5898 Laurawood Ln, Hudson, OH 44236

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**Docket # 2025-928 Laurawood Dr.**

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**From** Julie Robinson <jcrobinson1026@gmail.com>

**Date** Thu 8/14/2025 11:53 AM

**To** BZBA <BZBA@hudson.oh.us>

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the City of Hudson Board of Zoning and Building Appeals,

**We oppose the variance request** that will be heard on Thursday, 8/21. We have lived in the Woods of Williamsburg neighborhood for 24 years and have a deep connection to our neighbors. As such, it saddens us to have this dispute going on amongst us — but we need to keep sentiment out of it.

Here's how we see it. Anyone who has bought property in 44236 and lived here for more than a year or so, has come to value what the zoning officials have worked hard to protect. All decisions such as the evolution of retail, housing and green space are considered for the greater good of all. Let's face it, Hudsonites love the appeal of our city, cultural attractions and homes. And to be honest, many of us are counting on our property values to increase right along with our property taxes.

Do we wish this wasn't happening in our cul-de-sac? Yes.

Are we willing to remain the peacemaker and stay quiet — at the risk of what could lead to a shift in everything we've come to treasure here? Nope.

Thank you for hearing us out.

Sincerely,  
Julie & David Robinson  
5885 Laurawood Lane

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