

Meeting Date:
June 18, 2026

Location:
7400 Valerie Lane

Parcel Number:
3000788

Request:
Variance request for a
rear yard setback

Applicant:
John Caputo

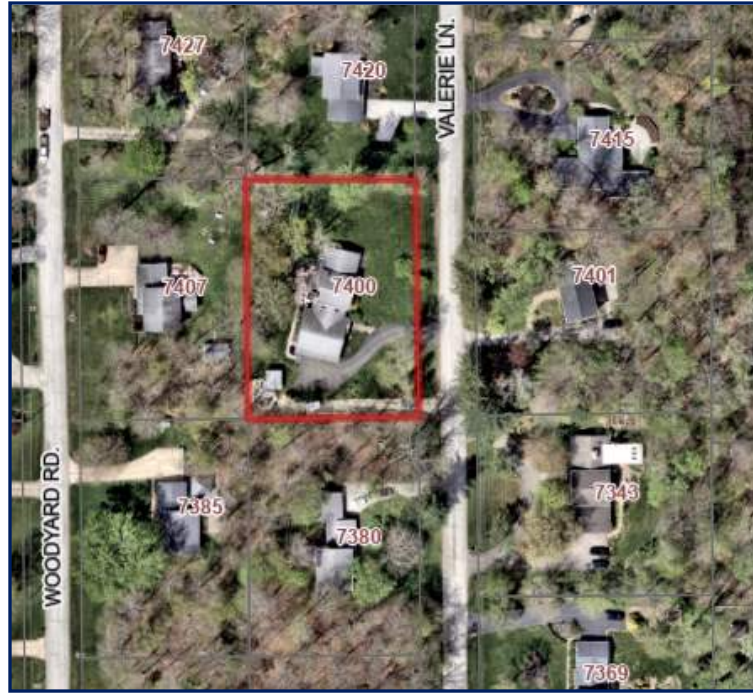
Property Owner:
Patricia Caputo

Zoning:
D1 – Suburban
Residential
Neighborhood

Case Manager:
Mary Rodack,
Associate Planner

Contents

- Application, 05-21-2026
- Site Plan, 05-21-2026
- Elevations, 05-21-2026
- Site Photos 06-09-2026
- Previous BZBA case
2015-08
- Public Comments



Location Map, City of Hudson GIS

Request:

The subject of this hearing is a variance request of thirteen (13) feet from the required rear yard principal structure setback of fifty (50) feet, resulting in a principal structure setback of thirty-seven (37) feet pursuant to section 1205.04(d)(5)(D)(1) "Property Development/Design Standards – Rear yard setbacks" of the City of Hudson Land Development Code 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 1 – Suburban Residential Neighborhood and is situated on Valerie Ln. The lot is approximately 0.69 acres, and the owner purchased the property in 2010.

The applicant is requesting to construct a 19.5ft x 15.5ft (302 square feet) enclosed sunroom addition. The City of Hudson’s Land Development Code has the following regulation relative to rear yard principal structure setbacks in District 1 –

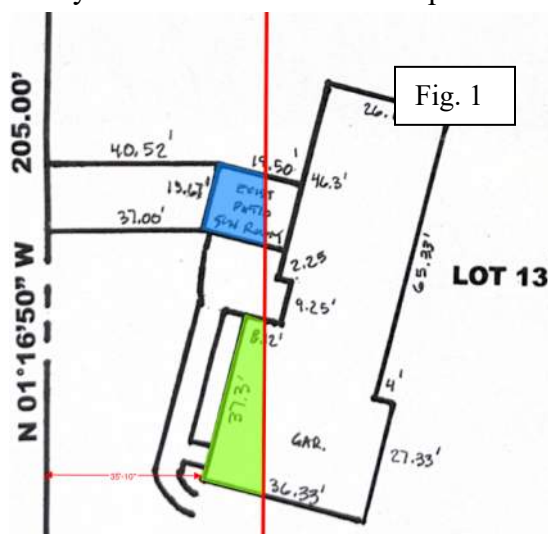
- 1205.04(d)(5)(D)(1) –Rear yard setbacks: Principal structure: fifty feet

The applicant is requesting a rear yard setback variance of approximately thirteen (13) feet from the required fifty (50) foot setback resulting in a rear yard setback of approximately thirty-seven (37) feet in order to build the addition.

The house at 7400 Valerie Ln was built in 1964 (per Summit County property card). Staff notes the house is not parallel to the street as is now required by the City of Hudson’s Land Development Code. Several houses in the neighborhood along Woodyard Rd and Valerie Ln also have the same diagonal orientation that would not be permitted under the current code.

The existing house has a rear yard setback of 37 feet due to a variance granted by the BZBA in 2015 (case information attached).

Figure 1 depicts the reduced rear yard setback. The green section of the house is the existing footprint that was approved by BZBA in 2015, and the blue section depicts the portion of the proposed addition that would not meet the rear yard setback requirement.



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 2,499 square feet (per the Summit County property card).
- 2. Whether the variance is substantial:**
The variance would represent a 26% deviation from the code requirement; however, the proposed addition would align with the previous approval to permit a 37 foot setback.
- 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 0.69 acres and has frontage on Valerie Lane.
- Staff notes the proposed addition would abut the rear yard of the property to the west.
- Staff notes the addition would be built in place of an outdoor patio.
- Staff notes the proposed addition is one-story.
- Staff notes 65% of the proposed addition would encroach into the rear yard.

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.

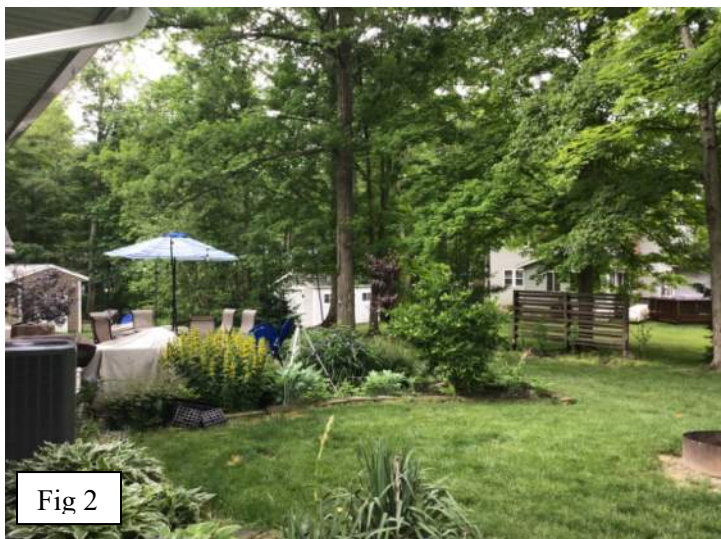
5. Whether the applicant purchased the property with knowledge of the requirements.

The current setback requirements were in place when the property owners purchased the property in 2010.

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

Staff notes it would be difficult to build an addition to the rear of the house due to the angle of the house and resulting rear yard. The size of the addition could be reduced; however, the resulting space would likely not be functional.

Staff notes the previous variance required additional screening to the rear of the property. The Board could consider a similar condition for this request; however, staff notes the proposed addition would not increase the visual impact based on existing vegetation and screening (see Figure 2).



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.

26-558

Submitted On: May 21, 2026

Applicant and Property Owner Information

Type of Hearing Request

Type of Request:

Variance

Year Property Purchased

2010

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

50

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

13

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

37

Explanation of Request and Justification:

The request is for a 13 foot variance to the 50 foot rear setback requirement to accomodate the addition of a sunroom. Due to the positioning of the home on the lot, a rear sunroom is not practical without a variance

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 proposed room will substantially improve and allow for better use of the home.

The variance is

insubstantial

Describe why the variance is substantial or insubstantial

The proposed room will have a minimal impact on the property's overall public appearance and will be placed on an existing pad maintaining the current impervious surface.

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):

This space has been utilized as an exterior patio since 2010 with different configurations. We have found that this size will allow for best use of the space for both entertaining and work. 300 square feet is not a large room and allows the current concrete patio to be used without demolition or excavation.

Would adjoining properties be negatively impacted?

no

Describe how the adjacent properties will not be affected.

The room will not obstruct the view of neighbors, will not increase water runoff, and will decrease sound while entertaining. Landscape is already in place to assist in obscuring neighbors' view of the proposed addition

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 positioning of the home on the lot, the room would need to be 6 feet deep making the space useless. There is no other position around the house to place this room which does not require a variance or negatively impact the public view and utility service

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

The 3 properties that share a lot line with this one all have similar rooms. A sunroom addition is very common in the neighborhood. The addition is not directly in line with the rear neighbor's home minimizing the reduction in distance between the homes

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

While the current zoning requirements were in place when the home was purchased in 2010, it was built prior to the current zoning requirements and if built today, would be positioned forward and parallel to the road allowing for a rear addition without a variance.

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

The unusual placement of the home on the lot has made what would be a standard rectangular lot difficult to adapt for today's family. The only area open to modification would be the North side creating an oddly long home and impacting all utility services to the home other than sewer.

BZBA Meeting Information

The following persons are authorized to represent this application with respect to all matters associated with the project

John Caputo, Patricia Caputo

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.

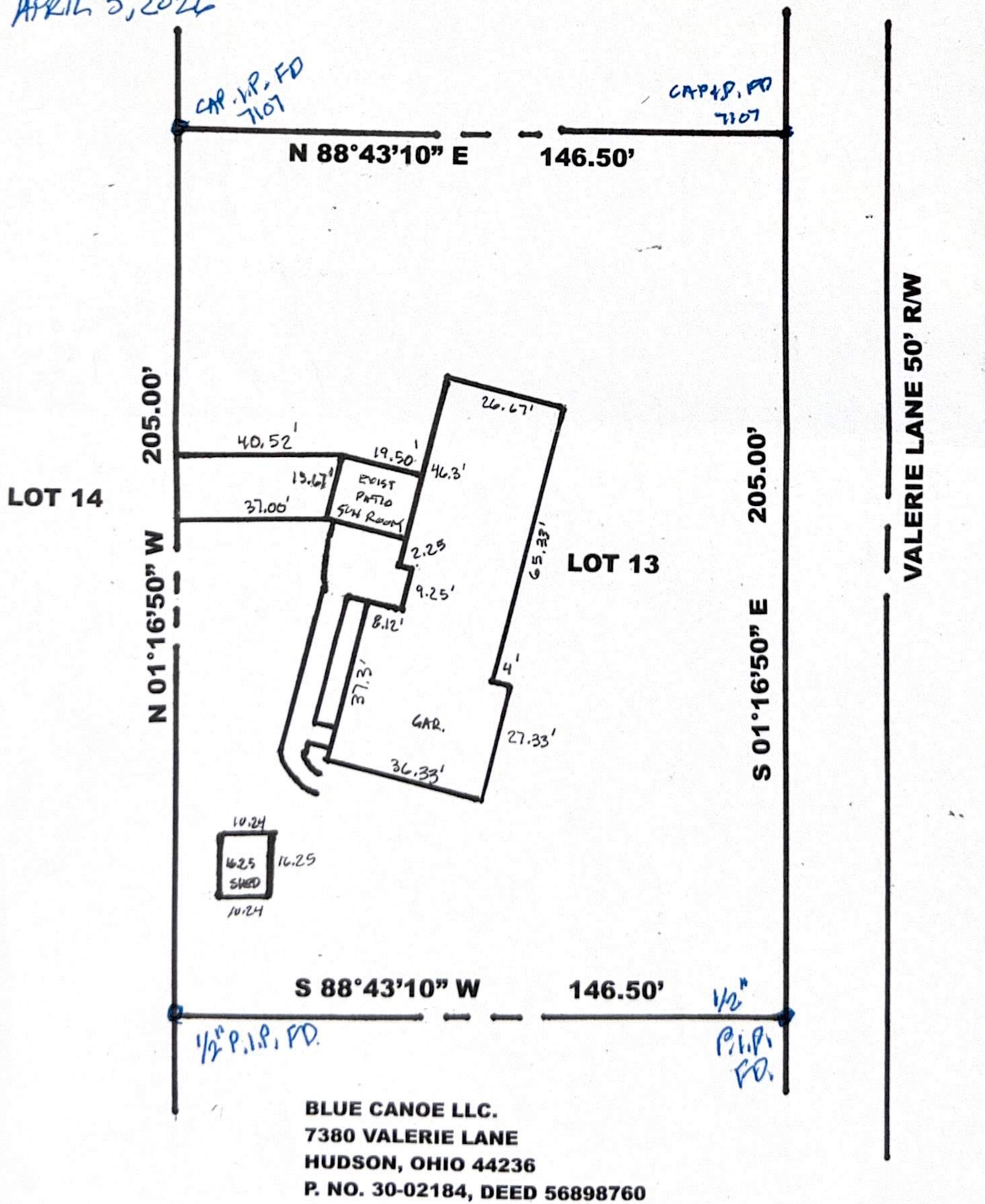
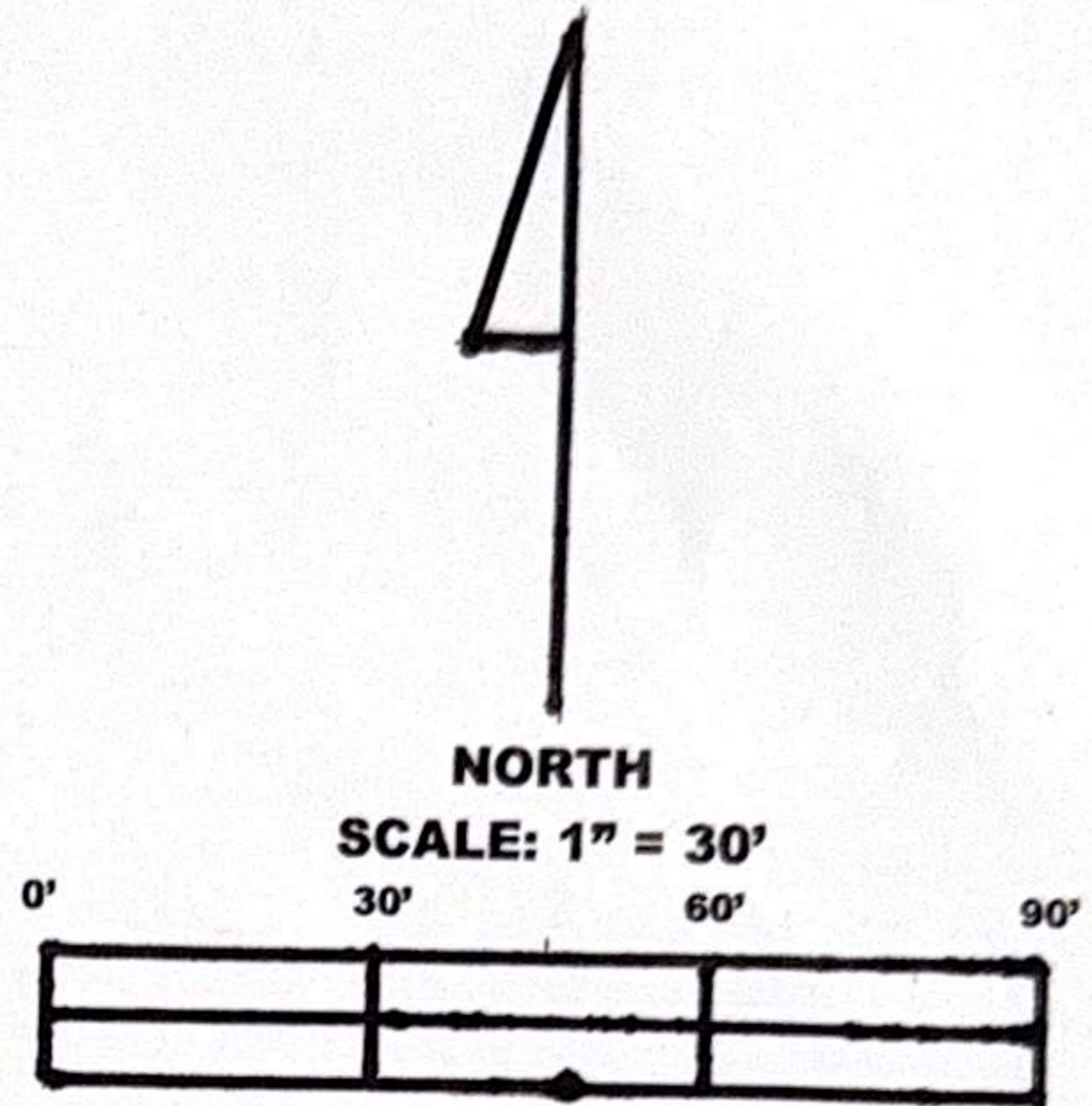
true

SITE PLAN FOR
JOHN & PATRICIA CAPUTO
7400 VALERIE LANE
HUDSON, OHIO 44236
LOT 13 LEEWAY ACRES PARK #3
VOL. 59, PG. 33 OF SUMMIT
COUNTY RECORD OF PLATS.
CITY OF HUDSON, COUNTY OF SUMMIT
STATE OF OHIO

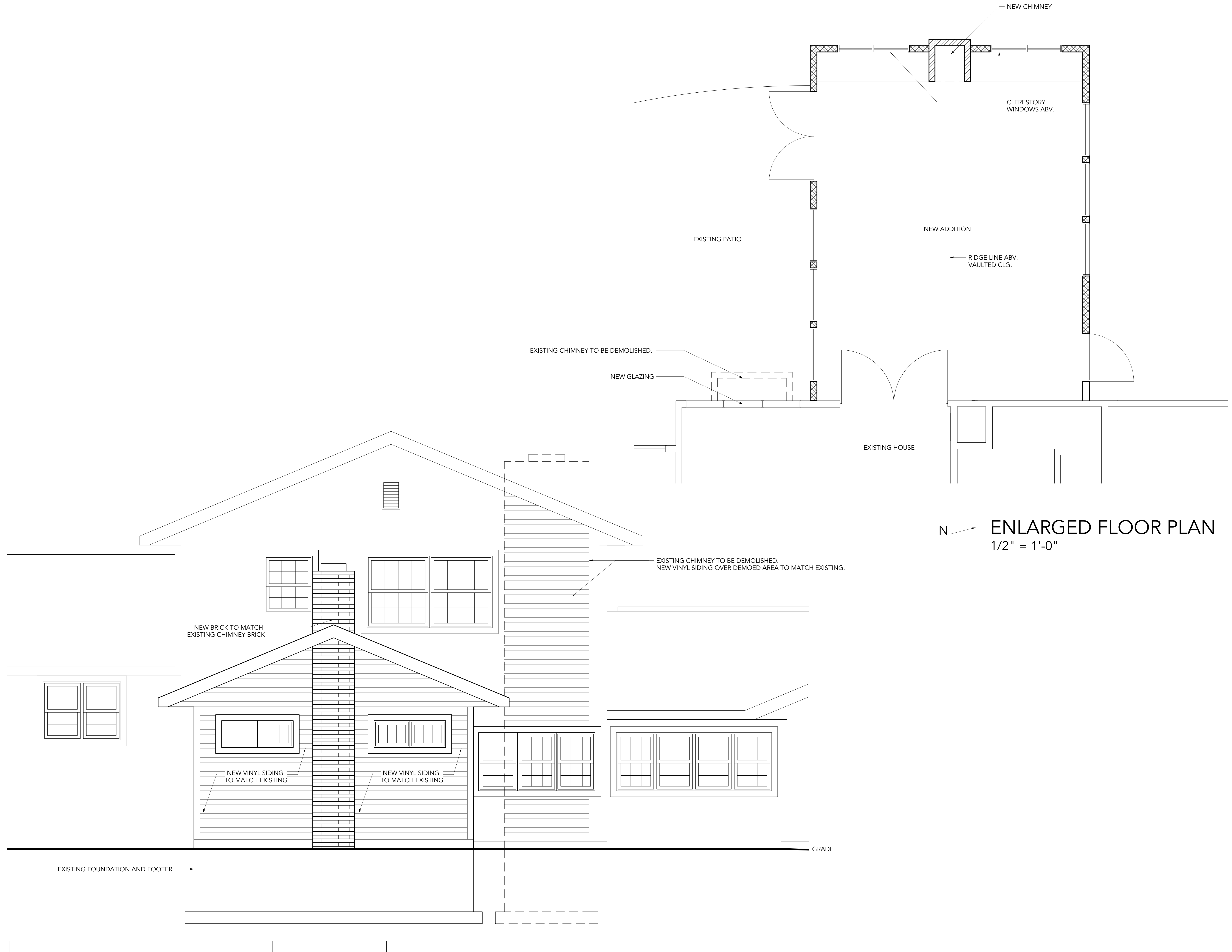


Glen A. Gibson
APRIL 3, 2026

DONALD F. SHRADER
7420 VALERIE LANE
HUDSON, OHIO 44236
P. NO. 30-02173



BLUE CANOE LLC.
7380 VALERIE LANE
HUDSON, OHIO 44236
P. NO. 30-02184, DEED 56898760

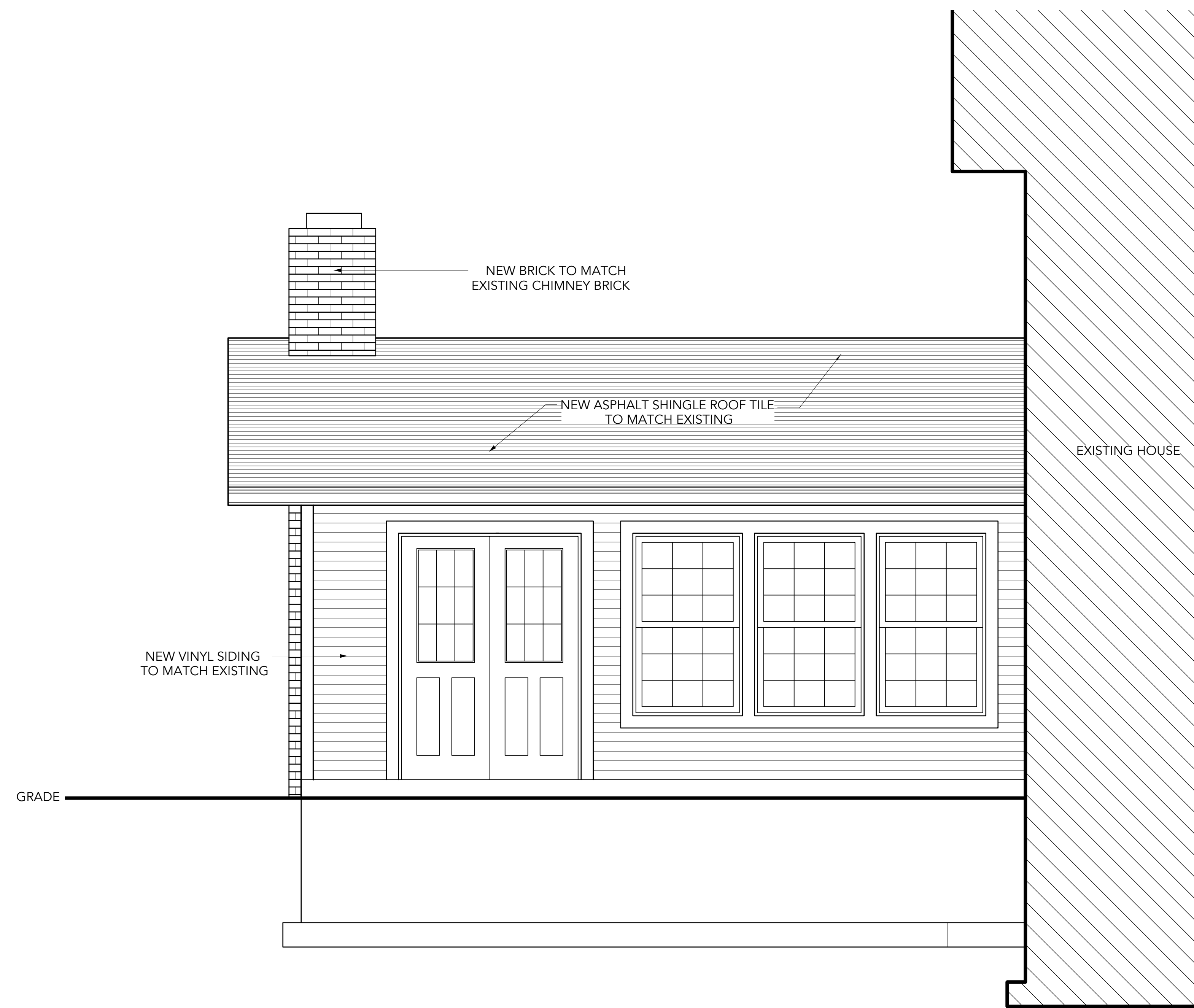


N → ENLARGED FLOOR PLAN
1/2" = 1'-0"

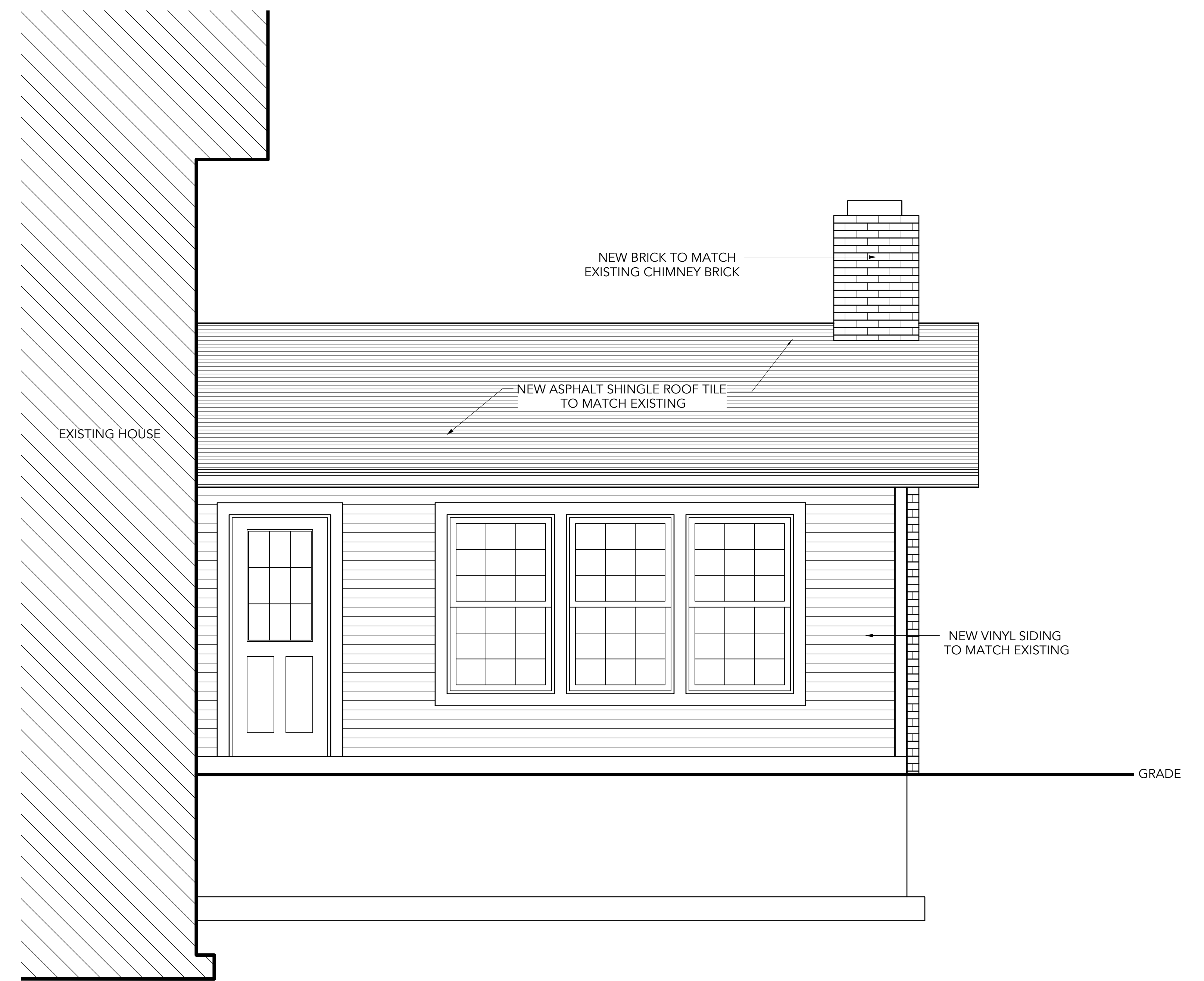
WEST EXTERIOR ELEVATION
1/2" = 1'-0"

CAPUTO ADDITION
7400 VALERIE LANE
HUDSON, OH 44236

04.28.2026



SOUTH EXTERIOR ELEVATION
 1/2" = 1'-0"



NORTH EXTERIOR ELEVATION
 1/2" = 1'-0"



















BOARD OF ZONING AND BUILDING APPEALS

APPEALS DOCKET NO. 2015-08
7400 VALERIE LANE
VARIANCE

VIA CERTIFIED MAIL
DECISION

DECISION IS PERMANENT
REMOVE BACKUP PAPERWORK
TO RETENTION FILE ON
DECISION DATE 2020

Based on the evidence presented to the Board by applicants and property owners, John and Patricia Caputo, 7400 Valerie Lane, Hudson, Ohio 44236 in District 1 [Suburban Residential Neighborhood] at a public hearing held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio 44236 at 7:30 p.m., on Thursday, July 16, 2015, the Board hereby approves:

A variance of thirteen (13) feet to the minimum rear yard setback of fifty (50) feet for a garage addition resulting in a structure being thirty-seven (37) feet from the rear property line pursuant to Sections 1205.04(d)(5)(D)(i), "Setbacks: Rear Yard Setbacks-Principal Structure: 50 feet" of the City of Hudson Land Development Code.

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals finds and concludes that the variances are granted with the **condition** that:

- the applicant add screening between the area of the variance and the lot line and to consult with the City Arborist to recommend appropriate screening under the circumstances.
- a) the property in question will yield a reasonable return and there can be a beneficial use of the property without the variance; however, the proposal will improve the property by removing the front facing garage.
- b) the variance is substantial. The variance is approximately 26% of the 50 ft. minimum rear yard setback requirement, and it is caused by the unusual alignment of the existing house that was built in 1964.
- c) the essential character of the neighborhood would not be substantially altered or adjoining properties would not suffer a substantial detriment as a result of the variances because the property will be improved with the new addition.
- d) the variance would not adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).
- e) the applicant purchased the property with knowledge of the zoning restriction.
- f) the applicant's predicament feasibly cannot be resolved through some method other than a variance.

g) the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance because it would improve the property and remove the front facing garage.

Dated: July 16, 2015

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS


David W. Lehman, Chairman

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the March 19, 2015 meeting.


Judy Westfall, Clerk

Failure of an applicant to commence substantial construction or action with regard to the variance approval within one (1) year of receiving approval of the variance and to complete such construction within two (2) years of receiving approval of the variance shall automatically render the decision of the BZBA null and void, pursuant to Section 1203.07 (e), "Variances – Lapse".

REPORT

DATE July 10, 2015

TO: Board of Zoning and Building Appeals for
Meeting Date July 16, 2015

FROM: Kris A. McMaster, Associate Planner
Mark Richardson, Community Development Director

SUBJECT: **Appeals Docket 2015-08**

Application

Variance to permit construction of a garage addition.

Site

Address: 7400 Valerie Lane
District: 1
Applicant: John and Patricia Caputo
Owner: Patricia Caputo

Adjacent

<u>Location</u>	<u>District</u>	<u>Use</u>
North	1	Single Family Residential
South	1	Single Family Residential
East	1	Single Family Residential
West	1	Single Family Residential

Comments

The subject of this hearing is a request for a variance of thirteen (13) feet to the minimum rear yard setback of fifty (50) feet for an addition resulting in the structure being thirty-seven (37) feet from the rear property line pursuant to the City of Hudson Land Development Code, Section 1205.04(d)(5)(D)(i), "Setbacks: Rear Yard Setbacks-Principal Structure: 50 feet".

The subject property is located in the Leeway Acres Subdivision on subplot 13 in District 1. The property is surrounded on all sides by single family homes. The house was built in 1964 and the owners purchased the property in May of 2010. The property owners are proposing to construct a 27' x 37' garage addition and a 10' x 7' 5" bath addition. The owners have indicated the placement of the house on the property is on an angle that has created an awkward setback for the proposed additions. They have indicated the aesthetics of the new additions will improve the value of the home. The owners have said the surrounding properties will not be affected except for the adjacent property to the west. The adjacent property owners that would be affected have been shown the proposed plans by the owner and agree that there would be almost no impact to their property with the location of the proposed structure.

The following documents regarding the property are attached for your review:

1. **June 17, 2015** - Application for BZBA and supplemental information of applicant's request including building floor plans and elevations.
2. **Aerial/photographs of site.**
3. **Site Plan.**
4. **Elevation Plans.**

Approval of the design for the proposed garage and bath addition from the Architectural and Historic Board of Review will be required prior to the issuance of a zoning certificate.

cc: BZBA 2015-08
Aimee W. Lane, Assistant City Solicitor
John and Patricia Caputo
Keith Smith, Council Liaison

Attachments

Mary Rodack

From: Russ Ackerman <russackerman61@gmail.com>
Sent: Monday, June 8, 2026 10:52 AM
To: BZBA
Subject: Docket no. 2026-558-Caputo

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,

My name is John Ackerman, and I live at 7360 Valerie Lane, Hudson, OH. I am writing this email in support of the proposed setback of 37 feet for the Caputo property at 7400 Valerie Lane. I feel this will help the property values in our neighborhood and will look nice once completed.

Sincerely,

John Ackerman

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.