

Amherst Zoning Board of Appeals
206 South Main Street
Amherst, Ohio 44001

December 15, 2021

6:30 pm

Present:

John Jeffreys

Bob Valenti

Al Berezney

Terry Tomaszewski

Don Anderson

Excused:

Other City Officials:

David Macartney

Tammy Paterson

Mr. Tomaszewski opened the meeting at 6:32 pm.

Mr. Tomaszewski swears in everyone that will be speaking at this meeting.

1. Mr. Andrew Roberts residing at 829 S. Lake Street. Mr. Roberts is requesting a 112 sq. ft. variance to install a porch eave roof onto his existing ZBA approved 20x30 accessory structure. Mr. Roberts explained he was not aware the proposed awning would change the square footage of the building and thought only if he installed concrete would increase the size of the building. Mr. Roberts explained if not approved his only option would be to install the porch eave roof but not attached to the accessory structure. Mr. Roberts stated this would not look as nice as he wanted but would work. Mr. Macartney stated when Mr. Roberts initially submitted his variance request, the porch eave was on the plans but had crossed them off at the time of submittal. Mr. Macartney went over the history of the Zoning Board applications since December 2020 where Mr. Roberts were denied to his approved 20x30 building in January 2021. Mr. Macartney stated esthetically this is the better way to build. Mr. Berezney asked if the 20x30 building was already built would Mr. Roberts still need the variance. Mr. Macartney stated yes. Mr. Roberts stated he was confused about the concrete increasing the size of the building. Mr. Tomaszewski asked if the existing accessory building have been removed. Mr. Roberts stated yes.

After deliberations, the Board made the following findings:

- The requested variance is not substantial for this property. While this determination alone is not sufficient to justify the variances, it is important, especially in the context of other factors.

- The requested variances would not substantially alter the essential character of the neighborhood, and the adjoining properties would not suffer a substantial detriment as a result of the variances. Neither of the proposed structures would be readily visible to neighboring property owners.
- The requested variances would not adversely affect the delivery of governmental services.
- *The spirit and intent behind the zoning requirements would be observed and substantial justice would be done by granting the variances.*

Based on deliberations, the Board decided to reverse the decision of the Building Inspector and grant your variance requests to build a 112 sq. ft. porch eave roof onto your Zoning Board of Appeals approved 20x30 accessory structure. Chapter 1145.05. Approved 5-0.

6. Mr. Anderson motions to move into deliberative session, seconded by Mr. Valenti. Approved 5-0

7. Mr. Valenti motions to reconvene into regular session, seconded by Mr. Anderson. Approved 5-0

8. Approval of minutes from October 17, 2021: Mr. Berezney motions to approve the minutes, seconded by Mr. Anderson. Approved 5-0

9. Next scheduled meeting will be January 26, 2022, at 6:30pm. Approved 5-0 Mr. Tomaszewski stated he will not be in attendance. Motion approved to hold off administrative duties until February 23, 2022.

10. Adjourn: Motion made to adjourn at 6:53:45pm by Mr. Jeffreys, seconded by Mr. Berezney. Approved 5-0

Terry Tomaszewski 1/3/2022
Terry Tomaszewski, Chairman Date

Tammy Paterson 1/3/2022
Tammy Paterson, Secretary Date