

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

July 27, 2022

6:30pm

Present:

John Jeffreys  
Don Anderson  
Al Berezney  
Terry Tomaszewski  
Bob Valenti

Excused:

Other City Officials:  
Atty. Ward  
David Macartney  
Tammy Paterson

Mr. Tomaszewski opened the meeting at 6:30pm.

Mr. Tomaszewski swears in everyone that will be speaking before the board.

Mr. Tomaszewski explained to the applicants the procedure and how they will be notified of the decision for their variance request.

1. Ms. Gilreath residing at 118 Idlewood Drive. Ms. Gilreath is requesting a variance for two existing accessory structures. Ms. Gilreath stated she would like to build a 10x10 "she shed" on her property for her partner as an art gallery. Ms. Gilreath stated her existing detached garage will be used for woodworking and the existing shed is being used to hold their property maintenance tools. Ms. Gilreath stated you are not able to see the new proposed shed or the existing shed from the front or back of the property and there is a fence in the back so there are no accesses to the buildings. Mr. Macartney explained the two-variance request is "housecleaning" for Ms. Gilreath so in the future they would be able to be rebuilt if something happens so them. Mr. Macartney stated if these two existing accessory building variances are approved then the third accessory building would fall into compliance and would not need a variance. Mr. Tomaszewski asked if the new building would be connected. Ms. Gilreath stated no. Attorney Ward had not comments at this time.

After deliberations, the Board made the following findings:

- The two requested variances are 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 two 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.
- The spirit and intent behind the zoning requirements would be observed and substantial justice would be done by granting the two variances.

It is the decision of the Board to reverse the decision of the Building Official and approve your requests for the following variances: (a) 100 sq. ft. accessory structure, 36 sq. ft. larger than permitted by ACO § 1145.05(b)(3). Approved 5-0; and (b) 676 sq. ft. accessory structure, 100 sq. ft. larger than permitted by ACO § 1145.05(b)(1). Approved 5-0

4. Mr. Jeffrey's motions to move into deliberative session, seconded by Mr. Bereznyay.  
Approved 5-0

5. Mr. Valenti's motions to move back into regular session, seconded by Mr. Jeffrey's.  
Approved 5-0

6. Approval of minutes from June 29, 2022: Mr. Valenti's motions to approve the minutes, seconded by Mr. Jeffrey's. Approved 5-0

7. Next scheduled meeting August 31, 2022. Approved 5-0

8. Adjourn: Motion made to adjourn at 6:59pm by Mr. Jeffrey's, seconded by Mr. Anderson.  
Approved 5-0

Terry Tomaszewski 8/3/2022      Tammy Paterson 8/3/2022  
Terry Tomaszewski, Chairman      Date      Tammy Paterson, Secretary      Date