

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

February 22, 2023

6:30pm

Present:

Bob Valenti

Don Anderson

Al Berezney

Terry Tomaszewski

Excused:

John Jeffreys

Other City Officials:

Atty. Ward

Tammy Paterson

Mr. Tomaszewski opened the meeting at 6:37pm.

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. Mr. Leonard Ridgway residing at 808 Woodhaven. Mr. Ridgway is requesting to install a second driveway off of Seaton Ct. Mr. Ridgway stated he recently bought the house was happy to see a second garage that sits behind the house. Mr. Ridgway stated he also noticed that the previous owners started a driveway but never finished it. Mr. Ridgway stated there is a concrete pad between the house and fence and all he needs to finish is the apron. Mr. Ridgway stated he also has a single car garage at the front of his house. Attorney Ward asked if the garage is detached. Mr. Ridgway stated no, its attached to the house. Mr. Ridgway stated there is no access to the house from the front single car garage but there is a door into the house from the back garage.

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 variance, it is important, especially in the context of other factors.
- The property owner was not aware of the recently changed ordinance when he bought the property.
- The requested variance is consistent with the surrounding neighborhood.
- The spirit and intent behind the zoning requirements would be observed and substantial justice would be done by granting the variance.
- The requested variance would not adversely affect the delivery of governmental services.

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- The proposed new driveway would be concrete or asphalt and must comply with all City-required specifications.
- The requested variance 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 variance.

It is the decision of the Board to reverse the decision of the Building Official and approve your request for a variance allowing the installation of a second driveway providing access to an attached garage from Seaton Court.

2. Mr. Anderson motions to move into deliberative session, seconded by Mr. Valenti.
Approved 4-0

3. Mr. Berezney motions to move back into regular session, seconded by Mr. Valenti.
Approved 4-0

4. Approval of minutes from January 25, 2023: Mr. Anderson motions to approve the minutes, seconded by Mr. Valenti. Approved 4-0

5. Next scheduled meeting March 29, 2023. Approved 4-0

6. Adjourn: Motion made to adjourn at 7:47pm by Mr. Berezney, seconded by Mr. Valenti.
Approved 4-0

Terry Tomaszewski 3/7/23
Terry Tomaszewski, Chairman Date

Tammy Paterson 3/7/23
Tammy Paterson, Secretary Date