

CITY OF AMHERST ZONING BOARD OF APPEALS  
206 MAIN STREET  
AMHERST, OHIO 44001

May 31, 2023

AGENDA

6:30pm

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1. Mr. Barry Dillon residing at 520 N Main St. Mr. Dillon is requesting three variances:
  - a. Chapter 1145.05(b)(3): Accessory structure not to exceed 64 sq. ft. Variance: 128 sq. ft. for new proposed gazebo of 192 sq. ft.
  - b. Chapter 1145.05(b)(1): Accessory structure not to exceed 576 sq. ft. Variance: 48 sq. ft. for existing detached garage of 624 sq. ft. (#1 on exhibit)
  - c. Chapter 114.05(b)(2): Accessory structure not to exceed 168 sq. ft. Variance: 24 sq. ft. for existing storage shed of 192 sq. ft. (#2 on exhibit)
  
2. Mr. Daniel Beeman from Wagner sign representing St. Paul Lutheran Church located at 115 Central Avenue:
  - a. Chapter 1149.03: Electronic changeable message (ECM) signs not permitted in a Residential District. Variance request is to install an ECM sign.
  
3. Mr. Roger Marshall residing at 344 James St. Mr. Marshall is requesting three variances:
  - a. Chapter 1145.05(b)(1): Largest accessory structure not to exceed 576 sq. ft. Variance request: Variance: Proposed 480 sq. ft. roof overhang onto existing non-conforming permitted accessory structure making it 720 sq. ft.
  - b. Chapter 1145.05(a): Accessory structure not permitted nearer than five (5) feet to side or rear property line. Variance: Reduction of 4 ½ 'to side and rear yard setback.
  - c. Chapter 1145.04: 50% reduction in required side yard and rear yard setback of structures more than 25 years old with written permission of neighboring property owner. Variance: 2' reduction in required side and

rear yard setback with property owner written permission.

4. Mr. Jeff Lacock resides at 426 N. Main Street. Mr. Lacock requests two variances.
  - a. Chapter 1145.05(b)(2): Accessory structure not to exceed 168 sq. ft. Variance request: 24 Sq. Ft. variance request to build a 192 sq. ft. accessory structure.
  - b. Chapter 1145.05(b)(3): Accessory structure not to exceed 64 sq. ft. Variance request: 32 sq. ft. variance request for an existing 96 sq. ft. accessory structure.
5. Mr. Chris Majzun representing Robert & Joyce White. Mr. Majzun is requesting one variance for 156 Pearl Street:
  - a. Chapter 1129.03(b): Minimum side yard shall not be less than 8' per side. Variance: 50% reduction side yard per side, 4' side yard proposed.
6. Move into deliberative session.
7. Move back into regular session.
8. Approval of minutes from April 26, 2023.
9. Next scheduled meeting: June 28, 2023, at 6:30pm.
10. Adjourn.

This is a courtesy notice that your neighbor listed above has requested a variance for the item(s) listed above.

Should you have any questions or concerns, please contact the Amherst Building Department at 440-988-3734 or by emailing nus at amherstohio.org.

Thank you!