

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

August 30, 2023

AGENDA

6:30pm

1. Reggie Vants residing at 295 Crosse Rd. Mr. Vants is requesting three variances:
 1. Chapter 1145.05(b)(1): Variance of 324 sq. ft requested to build a 900 sq. ft. accessory structure. Chapter 1145.05 stated largest primary accessory structure not to exceed 576 sq. ft.
 2. Chapter 1145.05(b)(2): Variance of 170 Sq. Ft. requesting to bring in a 338 sq. ft. existing accessory structure into compliance. Chapter 1145.05 stated largest secondary accessory structure not to exceed 168 sq. ft.
 3. Chapter 1145.05(b)(3): Variance of 16 Sq. Ft. requested to bring in an 80 sq. ft. existing assessor structure into compliance. Chapter 1145.05 stated largest tertiary accessory structure not to exceed 64 sq. ft.

2. Mr. David Chavez residing at 47561 Middle Ridge Road. Mr. Chavez is requesting one variance:
 1. Chapter 1151.04: A 4'6" variance to install a fence that will encroach into the established 27'6" setback required. Chapter 1151.04 stated no fencing shall be erected from the sidewalk to the front projection of the building; fences on corner lots shall not encroach upon the building setback lines of existing property.

3. Ms. Emily Marty residing at 730 Park Avenue. Ms. Marty is requesting one variance:
 1. Chapter 1145.05(b)(3): A 92 sq. ft. variance to install a pergola structure on patio. Chapter 114505(b)(3) stated largest tertiary accessory structure not to exceed 64 sq. ft.

4. Mr. Brooks Burton & Ms. Autumn Lam residing at 785 Blossom. Mr. Burton

is requesting one variance:

1. Chapter 1145.05(b): A 192 sq. ft. variance to install a fourth accessory structure at/near newly constructed deck. Chapter 1145.05(b) states no more than three (3) accessory structures are permitted in a residential district.
5. Mr. Mark Zakrajsek residing at 1002 N. Quarry Road. Mr. Zakrajsek is requesting one variance:
 1. Chapter 1129.03(a): A 22' encroachment variance into front yard setback (secondary front yard of corner lot) toward Milan Avenue for proposed garage addition. Chapter 1129.03 (a) states no building may project nearer to the street than the average established setback of 81' for the residential structures fronting Milan Avenue from N. Quarry to Apple Orchard.
6. Motion to move into deliberative session.
7. Motion to move back into regular session.
8. Approval of minutes from July 26, 2023.
9. Next scheduled meeting: September 27, 2023 at 6:30pm.
10. Adjourn.