

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

July 31, 2024

AGENDA

6:30pm

1. Mr. Greg Hebbel, Elyria Fence representing Ms. Gaskala who resides at 596 N Main Street. Mr. Hebbel is requesting a 20' setback variance to install a fence located in the front yard setback. Chapter 1151.04(a) stated no fence shall be erected into the front building line setback.
2. Ms. Danielle Dopart & Ms. Ann Lavigne residing at 647 Mill Avenue requesting the following three (3) variances:
 1. 264 sq. ft variance request for a proposed 840 sq. ft. primary accessory structure. Chapter 1145.05(b)(1) states primary accessory structure not to exceed 576 sq. ft.
 2. 2'6" height variance for a proposed 18'6" height from established grade. Chapter 1145.05(c) states accessory structure not to exceed 16' in height from established grade.
 3. 232 sq. ft. variance for an existing 400 sq. ft accessory structure. Chapter 1145.05(b)(2) states a secondary accessory structure not to exceed 168 sq. ft.
3. Mr. Britt Lilley requesting the following three (3) variances at parcel #'s: 05-00-037-108-001 & 05-00-037-108-003 (946 Tenney):
 1. 34'6" front setback variance for a zero setback. Chapter 1129.03(a) states No portion of a building shall be constructed, enlarged or structurally altered so as to project nearer to the street line than the average distance therefrom of the buildings fronting on the same side of the street, except, however, the side of a corner lot.
 2. 8' variance for existing detached accessory structure bisected at proposed property line. Chapter 1129.03(b) states the minimum side yard shall be not less than eight feet in width
 3. 18' variance to build in the rear yard setback. Chapter 1129.03 (c) states the minimum rear yard depth shall be not less than twenty-five

feet.

4. Motion to move into deliberative session.
5. Motion to move back into regular session.
6. Approval of minutes from June 18, 2024.
7. Next scheduled meeting: August 28, 2024, at 6:30pm.
8. Adjourn.