

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

November 20, 2024

6:30pm

Present:

Don Anderson  
John Jeffreys  
Heather Knoble  
Terry Tomaszewski  
Scott Vilagi

Excused:

Other City Officials:

Atty. Ward  
David Macartney  
Tammy Nixon

Mr. Tomaszewski opens the Zoning Board of Appeals meeting at 6:31pm.

Mr. Tomaszewski swears in anyone speaking before the Board of Appeals.

1. Mr. Mark Hannah representing KO Storage located at 205 S. Leavitt. Mr. Hannah is requesting a 50 sq. ft. to install a double sided 50 sq. ft. sign. Chapter 1149.04 stated total maximum sq. ft. of sign to be no more than 25 sq. ft. per side.

Mr. Hannah stated they are requesting a 25 ft high, 10 ft. x5 ft. double-sided illuminated sign close at the property line. Mr. Hannah stated they would like the sign to be visible for any traffic going down Leavitt Road. Mr. Macartney stated the maximum size of a monument/ground pole sign is 50 total sq. ft total surface area front and back. Mr. Macartney stated if they go farther back into the property, the sign can be larger, but their visibility would not be so prominent. Mr. Macartney stated the height of the sign is not an issue. Mr. Macartney stated if approved, the new sign will be installed closer to the property line. Mr. Tomaszewski referred to the Planning Commission approval of the sign and asked what had changed. Mr. Macartney stated due to visibility they requested the increase in size. Attorney Ward had no questions or comments at this time. Mr. Tomaszewski asked how this sign looks compared to abutting commercial properties. Mr. Macartney stated the sing located at Habitat runs parallel to this new sign and is smaller but taller than Habitat.

After deliberations, the Board made the following findings:

- The requested variance is not substantial for this property, especially given the makeup of the surrounding properties, the relatively small size of the lettering, and the height of the signage. While this determination alone is not sufficient to justify the variance, it is important, particularly in the context of other factors.

- The requested variance would not substantially alter the essential character of the neighborhood, and the adjoining properties would not suffer substantial detriment as a result of the variance. The proposed sign would not negatively impact the neighborhood, especially given the height of the sign and the size of other signage in the surrounding area (*e.g.* Habitat for Humanity). The proposed sign would blend in well with such area.
- The requested variance would not adversely affect the delivery of governmental services.
- The spirit and intent behind the zoning requirement would be observed and substantial justice would be done by granting the requested variance.

It is the decision of the Board to reverse the decision of the Building Official and grant your request for a variance to install a 10 ft. x 5 ft. double-sided, illuminated pole sign with a total surface area of 100 sq. ft. (*i.e.* 50 sq. ft. per side), 50 sq. ft. larger than permitted by ACO § 1149.04. Approved 5-0

2. Motion to move into deliberative session: Mr. Jeffreys motions to move into deliberative session, seconded by Mr. Anderson. Approved 5-0
3. Motion to move into regular session: Mr. Anderson motions to move back into regular session, seconded by Mr. Jeffreys. Approved 5-0
4. Approval of minutes from October 30, 2024: Ms. Knoble motions to approve the October 30, 2024, minutes as submitted, seconded by Mr. Anderson. Approved 5-0
5. Next scheduled meeting: Mr. Vilagi motions to move the December 25, 2024, meeting to Wednesday, December 18<sup>th</sup>, 2024, at 6:30pm, seconded by Mr. Jeffreys. Approved 5-0
6. Adjourn: Mr. Jeffreys motions to adjourn at 6:45pm, seconded by Ms. Knoble. Approved 5-0

	
Terry Tomaszewski, Chairman	Tammy L. Nixon, Secretary
10/21/24	11/21/24
Date	Date