

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

January 29, 2025

6:30pm

Present:

Don Anderson
Scott Vilagi
Heather Knoble
Terry Tomaszewski
John Jeffreys

Excused:

Other City Officials:

Atty. Patrick Ward
David Macartney
Tammy Nixon

Mr. Tomaszewski opened the meeting at 6:40pm.

Mr. Tomaszewski swears everyone in that will be speaking at this meeting.

1. Nomination of Chairman for the 2025 year: Mr. Anderson nominates Mr. Tomaszewski for chairman, seconded by Ms. Knoble. Approved 5-0
2. Nomination of Vice-Chairman for the 2025 year: Mr. Vilagi nominates Mr. Jeffreys for vice-chairman, seconded by Mr. Anderson. Approved 5-0
3. Mr. Mark Branovic, Advanced Sign and Lighting representing Dr. Booth at 401 N. Leavitt. Mr. Branovic stated they submitted the original plans showing the larger size but was notified they would need to apply for the variance. Mr. Branovic stated after redesigning the sign, they felt it looked very small and out of proportion with the building, so they decided to request both variances. Mr. Branovic stated they looked at neighboring commercial buildings and noticed the majority have larger signs and stated they felt this sign would be consistent and would not alter the neighborhood and the spirit and intent would be observed by granting the variances. Mr. Macartney stated they did submit with a smaller sign and agreed the sign looked very small compared to the building. Mr. Macartney stated he felt this was a better design. Mr. Tomaszewski asked how many signs are

permitted on the front of the building. Mr. Macartney stated two. Attorney Ward had no comments or questions at this time.

After deliberation, the Board made the following findings:

Variance Request No. 1

- The requested variance is not substantial for this property, especially given the makeup of the surrounding properties. 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 size of other signage in the surrounding area. Existing businesses in the area have comparably sized signage.
- 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 wall sign, specifically a tooth logo, with a height of 53.3 inches, 17.3 inches greater than allowed by ACO § 1149.04. Approved 5-0

After deliberation, the Board made the following findings:

Variance Request No. 2

- The requested variance is not substantial for this property, especially given the makeup of the surrounding properties. 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 size of other signage in the surrounding area. Existing businesses in the area have comparably sized signage.
- 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 wall sign at the Property consisting of the lettering, "Amherst Family Dentistry," with its components totaling 39.9 inches in height, 3.9 inches greater than permitted by ACO § 1149.04. Approved 5-0

4. Mr. Jeffreys motions to move not deliberative session, seconded by Mr. Anderson.
Approved 5-0
5. Mr. Anderson motions to move back into regular session, seconded by Mr. Jeffreys.
Approved 5-0
6. Next scheduled meeting: February 26, 2025, at 6:30pm. Approved 5-0
7. Adjourn: Motion made to adjourn at 6:52pm by Ms. Knoble, seconded by Mr. Jefferys.
Approved 5-0

Terry Tomaszewski
Terry Tomaszewski, Chairman

1/30/2025
Date

Tammy Nixon
Tammy Nixon, Sec

1/30/2025
Date