

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

July 30, 2025

6:30pm

Present:

Don Anderson

Scott Vilagi

Heather Knoble

Terry Tomaszewski

John Jeffreys

Excused:

Other City Officials:

Atty. Ward

David Macartney

Tammy Nixon

Chuck Winiarski

Steve Bukovec

Mr. Tomaszewski opened the meeting at 6:30pm.

Mr. Tomaszewski swears in everyone that will be speaking before the board.

Mr. Tomaszewski explained to the applicants the procedure and how they will be notified of the decision for their variance request.

1. Ms. Tami Reihner, residing at 1019 Lancer Drive, is requesting a 24 sq. ft. variance for an existing secondary accessory structure of 192 sq. ft. Ms. Reihner stated they would like to build a 24x24 sq. ft. building for extra storage. Mr. Macartney stated a 24 x 24 sq. ft. building is the largest they can build without the required variance, but it will result in their existing secondary building being out of compliance with the codified ordinance by 24 sq. ft. Mr. Macartney stated this request is so, in the future, if something happens to this secondary structure they are permitted to rebuild with the same size. Mr. Tomaszewski asked where this new building would be built. Ms. Reihner stated on the other side of the back property. Ms. Reihner stated they have a tree in the back yard and a garden. Attorney Ward had no questions or comments at this time.

After deliberation, the Board made the following findings:

- The requested variance would not substantially alter the essential character of the neighborhood, and the adjoining properties would not suffer a substantial detriment as a result of the variance.
- 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 variance.

It is the decision of the Board to reverse the decision of the Building Official and grant your request for a variance for your existing 192 sq. ft. accessory structure, 24 sq. ft. larger than allowed by ACO § 1145.05(b)(2). Approved 5-0

2. Mr. Daniel Brucker, residing at 1120 Park Avenue, is requesting two variances. The first variance is 504 sq. ft. for a proposed 1,080 sq. ft. (30'x36') accessory structure. The second is for a 6'6" height variance making the total height of the proposed accessory structure 22'6". Mr. Brucker stated they had removed a large pine tree at the end of their driveway in the back property where they would like to build the proposed garage. Mr. Brucker explained that they have no garage, which means they have no storage for any of their items, including outside toys for their children. Mr. Brucker stated the abutting neighbors in the back are their family and they are located in the township. Mr. Brucker stated the vacant abutting lot is also their property. Attorney Ward had no comments or questions at this time.

After deliberation, the Board made the following findings:

Variance Request No. 1

- Given that the proposed structure would be located near the back of a large lot, the requested variance is not substantial for this property. 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 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 build a 30 ft. x 36 ft. (1,080 sq. ft.) accessory structure at the Property, 504 sq. ft. larger than allowed by ACO § 1145.05(b)(1). Approved 5-0

Variance Request No. 2

- The requested variance is not substantial for this property, especially given that the proposed structure would be located near the back of a large lot with minimal visibility from the street. 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 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 construct the above-referenced accessory structure with a height of 22'6", six feet, six inches higher than permitted by ACO § 1145.05(c). Approved 5-0

3. Mr. Tom Lyman, residing at 45610 North Ridge Road, is requesting approval for a lot split that will leave the parcel without the required 40' at the street line. Mr. Lyman went over all the property they own along North Ridgeville and how they would like to split the property as it was prior to their acquiring the property. Mr. Lyman stated this specific piece of property will have a butterfly habitat for their grandson. Mr. Macartney went over the codified ordinance requirements but stated this really doesn't affect the city, only the homeowner. Attorney Ward had no comments or questions at this time.

After deliberation, the Board made the following findings:

- The requested variance is not substantial for this property. 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 requested variance would not have any discernible impact on neighbors or other property owners.
- 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 relating to a proposed lot split at the Property which would result in one of the two parcels having zero frontage at the street line. Approved 5-0


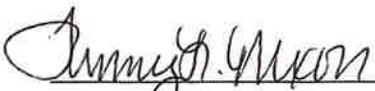
4. Motion made by Mr. Vilagi to move back into deliberative session, seconded by Mr. Jeffreys. Approved 5-0

5. Motion by Mr. Jeffreys to move back into regular session, seconded by Ms. Knoble. Approved 5-0.

6. Approval of minutes from June 25, 2025: Ms. Knoble motions to approve the minutes, seconded by Mr. Anderson. Approved 5-0

7. Next scheduled meeting Wednesday, August 27, 2025, at 6:30pm. Approved 5-0

6. Adjourn: Motion made to adjourn at 7:06pm by Mr. Anderson, seconded by Mr. Jeffreys. Approved 5-0

	8/13/25		8/13/2025
Terry Tomaszewski, Chairperson	Date	Tammy Nixon, Secretary	Date