

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

October 29, 2025

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 opened the meeting at 6:30pm.

Pledge of Allegiance

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. Mr. Jeff Oslin from Bright Covers represents Richard & Laura Burrell who resides at 218 Hidden Cove. Mr. Oslin is requesting a 6'7" rear yard setback to install a roof the existing concrete patio. Mr. Oslin was not present at the meeting. Mr. Macartney stated this property is a newer PDD development. Mr. Macartney stated the homeowners have an open-air patio but would like to install a roof that will encroach into the 25ft rear yard setback. Mr. Macartney stated the roof would be outside the storm sewer easement. Mr. Tomaszewski asked if the property abuts to the walking path. Mr. Macartney stated yes and then the wooded area. Mr. Tomaszewski asked if there had been similar approvals or denials in the area. Mr. Macartney stated he believes one or two have been approved. Attorney Ward had no comments or questions at this time.

After deliberation, the Board made the following findings:

- The variance requested is not substantial for this Property given the location of the Property. Specifically, there is a walking trail behind the Property and only a wooded area (no homes)

on the other side of the trail. While this determination alone is not sufficient to justify granting the variance, it is important, especially in the context of other factors.

- The requested variance is consistent with other variances granted in this residential subdivision located within a Planned Development District.
- The Property is unique, and the new structure would not be visible from the street. The Property also abuts the above-referenced walking path and other common areas in the development.
- 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 requested variance.

It is the decision of the Board to reverse the decision of the Building Official and grant your request for a variance allowing a rear yard setback of 18'5", 6'7" less than the 25-foot minimum rear yard depth required ACO § 1129.03. Approved 5-0

2. Mr. Tony Syrowskii residing at 814 Georgia Avenue is requesting a 144 sq. ft. variance to install an 18'x8' addition onto his existing 576 sq. ft. accessory structure. Mr. Syrowski stated he would like to add onto his existing garage so he can place his jet skis inside and get them out of his driveway and of the public view. Mr. Syrowski stated his property is surrounded by woods and the addition would not be seen. Mr. Syrowski stated he owns both parcels and abuts up to a field. Mr. Macartney had nothing to add to the application, stated this is a straight-forward application. Attorney Ward had no comments or questions at this time.

After deliberation, the Board made the following findings:

- The variance requested is not substantial for this property, especially given the secluded location of the proposed addition. While this determination alone is not sufficient to justify granting the variance, it is important, especially 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 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 144 sq. ft. variance to build a 144 sq. ft. (18 ft. x 8 ft.) addition onto your existing 576 sq. ft. (24

ft. x 24 ft.) accessory structure, making the total square footage of the resulting building 720 sq. ft., 144 sq. ft. larger than allowed under ACO § 1145.05(b)(1). Approved 5-0

3. Motion made by Mr. Jeffreys to move into deliberative session, seconded by Ms. Knoble. Approved 5-0
4. Motion by Mr. Jeffreys to move back into regular session, seconded by Ms. Knoble. Approved 5-0.
5. Approval of minutes from September 24, 2025: Mr. Vilagi motions to approve the minutes, seconded by Mr. Jeffreys. Approved 5-0
- 6 Next scheduled meeting Wednesday, November 26, 2025, at 6:30pm. Motion made by Mr. Tomaszewski to move the November meeting, due to Thanksgiving, to Wednesday, November 19th at 6:30pm and the December 31st meeting to Wednesday, December 17th at 6:30pm, seconded by Mr. Jeffreys. Approved 5-0
7. Adjourn: Motion made to adjourn at 6:50pm by Mr. Anderson, seconded by Mr, Jeffreys. Approved 5-0

Terry Tomaszewski 11/5/2025 Tammy R. Nixon 11/5/2025
Terry Tomaszewski, Chairperson Date Tammy Nixon, Secretary Date