

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

January 28, 2026

6:30pm

Present:

Don Anderson
Scott Vilagi
Heather Knoble
Terry Tomaszewski
John Jeffreys

Excused:

Other City Officials:

Law Director Pecora
David Macartney
Tammy Nixon

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

Pledge of Allegiance.

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

1. Nomination of Chairman for the 2026 year: Mr. Jeffreys nominates Mr. Tomaszewski for chairman, seconded by Ms. Knoble. Approved 5-0
2. Nomination of Vice-Chairman for the 2026 year: Ms. Knoble nominates Mr. Jeffreys for vice-chairman, seconded by Mr. Anderson. Approved 5-0
3. Mr. Loudan Klein representing Pride One. Mr. Klein stated they are requesting a 54 sq. ft. variance for a proposed 2-sided monument sign for their development of the Villas of Amherst on Rt. 58. Mr. Klein stated based on the setback they are allowed 84 sq. ft. Mr. Klein stated the sign stone structure will exceed the required size limit. Mr. Klein stated they would like their sign to be visible on Rt 58 since it is a 4-lane road. Mr. Klein stated the sign is well built and would have landscaping and lighting around it. Mr. Klein stated the sign is unique and felt this sign fits the area and would not be obtrusive to the surrounding area. Mr. Macartney stated there was a typo on the agenda and they are permitted 82 sq. ft, 16 ft off the property line. Law Director Pecora 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 two-sided monument sign 54 sq. ft. larger than allowed by (ACO") § 1149.04. Approved 5-0

4. Ms. Knoble motions to move not deliberative session, seconded by Mr. Vilagi. Approved 5-0
5. Mr. Jeffreys motions to move back into regular session, seconded by Ms. Knoble. Approved 5-0
6. Next scheduled meeting: February 25, 2026, at 6:30pm. Approved 5-0
7. Adjourn: Motion made to adjourn at 6:46pm by Ms. Knoble, seconded by Mr. Anderson. Approved 5-0


Terry Tomaszewski, Chairman Date


Tammy Nixon, Sec Date