

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

February 25, 2026

6:30pm

Present:

Don Anderson

John Jeffreys

Scott Vilagi

Terry Tomaszewski

Excused:

Heather Knoble

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. Ms. Iliana Kazandjieff from Agile Sign Company, representing Valvoline. Ms. Kazandjieff is requesting two variances. The first variance to install a building wall sign seventy-one (71) inches in height, thirty-five (35) inches higher than allowed by Amherst Codified Ordinance 1149.04; and the second variance request to install a pylon sign equal to one hundred thirty-seven (137) sq. ft, seven (7) sq. ft. larger than allowed by Amherst Codified Ordinance 1149.04. Ms. Kazandjieff stated Valvoline is seeking a variance for their building sign and the pylon sign. Ms. Kazandjieff stated Valvoline would like to maintain their branding sign that is also used for their advertising. Ms. Kazandjieff stated these two variance requests would give the maximum visibility for traffic flow. Ms. Kazandjieff stated this property is unique, very narrow and they believe the signs would fit the area. Mr. Macartney stated the wall sign in marked clearly what the applicant would like to do. Mr. Macartney also went through the steps on how to determine the pylon sign requirements. Mr. Vilagi asked if the current Valvoline is being relocated. Ms. Kazandjieff was not aware of the changes. Mr. Macartney stated to his knowledge, they will be keeping the current Valvoline open along with the new. Mr. Macartney stated

this could change down the road. Mr. Vilagi asked if the new signs would match the existing sign. Mr. Macartney stated similar, but the footprint of the new building is different. Attorney Ward had no questions or comments at this time.

After deliberation, the Board made the following findings:

First Requested Variance

- The requested variance is not substantial for this property, especially given the makeup of the surrounding properties, including another Valvoline station in the area with comparable 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 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 building wall sign seventy-one (71) inches in height, thirty-five (35) inches higher than allowed by ACO § 1149.04. Approved 4-0

Second Requested Variance

- The requested variance is not substantial for this property, especially given the makeup of the surrounding properties, including another Valvoline station in the area with comparable 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 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 pylon sign equal to one hundred thirty-seven (137) sq. ft., seven (7) sq. ft. larger than allowed by ACO § 1149.04. Approved 4-0

2. Motion made by Mr. Vilagi to move into deliberative session, seconded by Mr. Jeffreys.
Approved 4-0
3. Motion by Mr. Jeffreys to move back into regular session, seconded by Mr. Vilagi.
Approved 4-0.
4. Approval of minutes from January 28, 2026: Mr. Anderson motions to approve the minutes, seconded by Mr. Jeffreys. Approved 4-0
- 6 Next scheduled meeting Wednesday, March 25, 2026, at 6:30pm. Approved 4-0
7. Adjourn: Motion made to adjourn at 6:44pm by Mr. Jeffreys, seconded by Mr. Vilagi.
Approved 4-0

	
Terry Tomaszewski, Chairperson	Tammy Nixon, Secretary
2/26/26	2/26/26
Date	Date