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

September 30, 2026 6:30pm

Present:
Don Anderson
Heather Knoble
Scott Vilagi
Terry Tomaszewski
John Jeffreys

Excused:

Other City Officials:
Atty Rachel Reinbolt
David Macartney
Tammy Nixon
Chuck Winiarski
Matt Nahorn

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

Pledge of Allegiance

Mr. Tomaszewski swears all in that will speaking before the Zoning Board. Mr. Tomaszewski briefly reviews rules, regulations and procedures for the Board of Zoning Appeals.

1. Mrs. Ines Santiago residing at 45560 North Ridge Road Amherst, Ohio 44001. Mrs. Santiago stated she currently has four chickens but would like three more. Mrs. Santiago stated they clean up after the chicken on a regular basis. Mr. Macartney stated this submission is straight forward, Mrs. Santiago has fowl and realized during an inspection she had more than allowed. Mr. Macartney stated Mrs. Santiago rehomed all the fowl except for the four she was permitted. Mr. Macartney stated their property is .79 acres. Mr. Santiago stated their back yard is fenced in and the chicken coop also has a fenced area. Attorney Rachel Reinbotlt had no questions at this time.

After deliberation, the Board made the following findings:

- The variance requested is substantial for this property. While this determination alone is not sufficient to justify denying variance, it is important, especially in the context of other factors.
- There is a beneficial use of the property without the requested variance.
- The spirit and intent behind the zoning requirement would not be observed and substantial justice would not be done by granting the variance.

- The variance requested would not adversely affect the delivery of governmental services.
- The property owner's predicament can feasibly be obviated through some method other than a variance.

It is the decision of the Board to uphold the decision of the Building Official to deny your request for a variance to house an additional three (3) fowl at 45560 North Ridge Rd. See ACO §505.13(a)(4). Denied 5-0

2. Mr. Garry Potts from Professional Permits representing Silver Birch located at 47175 Hollstein Blvd Amherst, Ohio 44001. Mr. Potts stated they are requesting a variance approval of 14 sq. ft. for a monument sign that would be, if approved 91 sq. ft. Mr. Potts stated he reviewed the area and found the residential development down on Hollstein has sign larger than what they are requesting. Mr. Macartney reviewed the sign ordinance and what is allowed based on where the sign would be installed. Mr. Tomaszewski asked to see where the sign would be installed. Mr. Potts stated the sign is close to the driveway on Hollstein.

After deliberation, the Board made the following findings:

- The requested variance is not substantial for this property, especially given the makeup of the surrounding properties, including another large residential development sign located down the street, other commercial building in the vicinity 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 14 sq. ft. variance to install a 91 sq. ft. monument sign larger than allowed by ACO § 1149.04. Approved 5-0

3. Motion made by Mr. Jeffreys to move into deliberative session, seconded by Ms. Knoble. Anderson. Approved 5-0

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

5. Approval of minutes from August 26, 2026: Mr. Jeffreys motions to approve the minutes, seconded by Mr. Vilagi. Approved 5-0

6. Next scheduled meeting Wednesday, October 28, 2026, at 6:30pm. Approved 5-0

7. Adjourn: Mr. Anderson motions to adjourn at 6:54pm, seconded by Mr. Jeffreys. Approved 5-0

10/6/2026 — Terry Tomaszewski, Chairperson — Date

10/6/2026 — Tammy Nixon, Secretary — Date