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

October 28, 2026

6:30pm

Present:
Don Anderson
Heather Knoble
Scott Vilagi
Terry Tomaszewski

Excused:
John Jeffreys

Other City Officials:
Atty Rachel Reinbolt
Atty Tony Pecora
David Macartney
Tammy Nixon

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. Mr. Carmelo Milano residing at 156 Westchester Amherst, Ohio 44001. Mr. Milano is requesting a 624 sq. ft. variance to build a 1,200 sq. ft. accessory structure. Mr. Milano stated he has a lot of stuff outside and would like to place it in the new building including some cars. Mr. Macartney stated the size is the variance request, but Mr. Milano would like to build on his separate parcel and if the board approved this variance it would need to be contingent on the parcels being combined. Mr. Carmelo stated he did speak to the building department and did agree he would need to combine the lots. Mr. Vilagi asked what the height of the building would be. Mr. Milano stated 16 ft. high. Mr. Vilagi asked where the structure would be located on the parcel. Mr. Milano stated in the back in front of the smaller shed. Mr. Milano stated there is a ravine in the back, and he has to stay far enough away. Mr. Tomaszewski asked if it is common to build between two parcels. Attorney Pecora stated there are many houses in the area that have been built over two parcels. Mr. Macartney stated in the past, but we do not allow

that now. Attorney Pecora asked if Mr. Milano plans to put all the outside equipment in the new building. Mr. Milano stated yes.

After deliberation, the Board made the following findings:

- The variance requested is not 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.
- 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 spirit and intent behind the zoning requirement would be observed and substantial justice would be done by granting the variance.
- The variance requested would not adversely affect the delivery of governmental services.

It is the decision of the Board to reverse the decision of the Building Official to grant your request for 624 sq. ft. to build a 1200 sq. ft. accessory structure contingent on the parcels to be submitted, approved and recorded with the Lorain County Auditor's Office prior to releasing any permit. Approved 4-0

2. Motion made by Mr. Anderson to move into deliberative session, seconded by Ms. Knoble. Anderson. Approved 4-0

3. Motion by Mr. Anderson to move back into regular session, seconded by Ms. Knoble. Approved 4-0.

4. Approval of minutes from September 30. 2026: Mr. Vilagi motions to approve the minutes, seconded by Mr. Anderson. Approved 4-0

5. Motion made by Ms. Knoble to reschedule the November 25th, 2026, meeting to November 18th, 2026, and reschedule the December 30th, 2026, meeting to December 16th, 2026, at 6:30pm, seconded by Mr. Anderson. Approved 4-0

6. Adjourn: Ms. Knoble motions to adjourn at 6:45pm, seconded by Mr. Anderson. Approved 4-0

Terry Tomaszewski, Chairperson Date 10/29/2026

Tammy Nixon, Secretary Date 10/29/2026