CITY OF AMHERST ZONING BOARD OF APPEALS
206 MAIN STREET
AMHERST, OHIO 44001

December 2, 2026 AGENDA 6:30pm

1. Pledge of Allegiance

2. Ms. Kathy Clark from Ace Lighting Services representing Chipotle at 7590 Oak Point Road. Ms. Clark is resting a variance for one (1) additional wall signs. Chapter 1149.05 number of on-premises advertising signs permitted (2).

3. Mr. Robert Pamer at 47680 Cooper Foster is requesting two variances. The First variance of 2'6" height or primary accessory structure. Chapter 1145.05(c) stated accessory structure not to exceed 16' in height from established grade. The Second variance is for 312 sq. ft. to build a secondary structure of 480 sq. ft. Chapter 1145.05(b)(2) states the secondary accessory structure not to exceed 168 sq. ft.

4. Ms. Nicole Macan residing at 160 Butternut is requesting a 2' roof overhang on accessory structure. Chapter 1145.08 states required yard area open to the sky exceeds 2' for ordinary projection permitted by code.

5. Mr. Luke Kasten residing at 500 S. Lake is requesting three (3) variances. The first variance request is for 39' front yard encroachment into established setback toward Green Forest Drive. Chapter 1151.04(a) states fencing not permitted within front building line setback (46'). The second variance request is for 20'9" front yard encroachment into established setback toward S. Lake Street. Chapter 1151.04(a) states fencing not permitted within front building line setback (47'). The third variance is for a proposed fence encroaching into setback lines of neighboring properties on Green Forest (39') and S. Lake (20'9"). Chapter 1151.04(b) states fencing on corner lots shall not encroach the setback lines of existing property.

6. Motion to move into deliberative session.

7. Motion to move back into regular session.

8. Approval of minutes from October 28, 2026.

9. Next scheduled meeting: December 16, 2026, at 6:30pm.

10. Adjourn.