

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

July 26, 2017

6:30pm

Present:

Terry Tomaszewski

Don Anderson

Al Berezney

Bob Valenti

John Jeffreys

Excused:

Other City Officials:

Frank Carlson

David Macartney

Mr. Tomaszewski opened the meeting at 6:50pm.

Mr. Tomaszewski swears in everyone that will be speaking before the board.

1. Mr. Scott Lanham residing at 131 Forest Hill Drive is requesting approval to build an accessory structure that is larger than allowed by code. Mr. Lanham stated he currently has a garage that is in desperate need of repair and weighing the cost of repairs vs. new it was cheaper to demo the existing garage and build a new one. Mr. Lanham stated the garage is 24x24 but has an 8ft overhang which makes it larger than allowed. Mr. Lanham stated he is requesting the overhang so it flows with the rest of the back yard and his wife can have flowers and a sitting area. Mr. Macartney stated the overhand threw the structure over the city size requirements. Mr. Lanham stated he has spoken to all of his neighbors and none had an issue with his plans.

After deliberations, the Board made the following findings:

- The variance request is not substantial for this property. While this determination is not sufficient in itself to justify the variance, it is important especially in the context of other factors.
- The variance request will not alter the character of the neighborhood therefore not causing any substantial detriment as a result of the variance.
- The variance would not affect the delivery of governmental services.
- The spirit and intent behind the zoning requirement would be observed and substantial injustice done by granting the variance.

Based on deliberations the Board decided to reverse the decision of the Building Inspector and grant your variance request. Approved 5-0

Mr. Jeffreys motions to move into deliberative session, seconded by Mr. Anderson. Approved 5-0

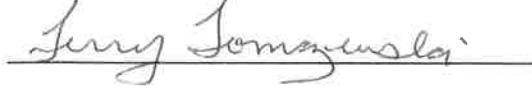
Mr. Berezney motions to move back into regular session, seconded by Mr. Valenti. Approved 5-0

4. Old Business: Attorney Carlson discussed the decision made by Judge Betleski regarding Trinity Fellowship church and the steps that the Zoning Board will need to take. Attorney Carlson advised placing the church on the next scheduled meeting date to review their sign.

4. Approval of Minutes from June 28, 2017. Mr. Jeffreys motions to approves minutes, seconded by Mr. Valenti. Approved 5-0

5. Next schedule meeting: August 30, 2017. Approved 5-0

6. Adjourn. Mr. Berezney motions to adjourn at 7:10pm, seconded by Mr. Jeffreys. Approved 5-0



Mr. Terry Tomaszewski, Chairman

Date

 7/27/17

Tammy Paterson, Secretary

Date