

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

October 31, 2018

6:30pm

Present:

John Jeffreys
Don Anderson
Al Berezney
Bob Valenti

Excused:

Terry Tomaszewski

Other City Officials:

Frank Carlson
David Macartney

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

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

1. Mr. Dennis Keiffer residing at 694 Winesap Road is requesting a variance for an accessory building larger than allowed by code. Mr. Keiffer stated that he would like to build a 16x20 pole building but that would make his existing shed larger than allowed by code by 24 sq. Mr. Keiffer stated when they bought the house he was not aware of the restrictions. Mr. Keiffer stated he would prefer not to have to remove 24sq.ft. off his existing shed. Mr. Keiffer stated he did speak with the neighbors and no one had any issues. Mr. Berezney asked if the neighbors were notified. Ms. Paterson stated yes, notifications were mailed and she received a few phone calls but no one had any objections. Mr. Berezney asked Mr. Macartney if he had any issues or comments. Mr. Macartney said he had none. Mr. Berezney asked Attorney Carlson if he had any issues or comments. Attorney Carlson stated he had none.

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 approve your variance request. Approved 4-0.

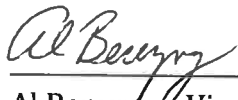
2. Mr. Jeffreys motions to move into deliberative session, seconded by Mr. Valenti.
Approved 4-0

3. Mr. Jeffreys motions to move back into regular session, seconded by Mr. Valenti.
Approved 4-0

4. Approval of minutes from September 26, 2018. Motion made by Mr. Valenti to approve the minutes, seconded by Mr. Jeffreys. Approved 4-0

5. Next scheduled meeting: November 28, 2018. Approved 4-0

6. Adjourn: Motion made to adjourn at 6:34pm by Mr. Valenti, seconded by Mr. Anderson.
Approved 4-0



Al Berezny, Vice-Chairman

11-2-18

Date



Tammy Paterson, Secretary

11-1-18

Date