

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

September 27, 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 6:30pm.

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

1. Mr. Ed Bloom residing at 706 Oakhurst Drive is requesting a variance to install an accessory structure that will be 24x36 sq. ft. Mr. Bloom stated he has three antique cars that he would like to be able to store on his property and would also allow him to work on them under roof. Mr. Tomaszewski asked if he has a shed on the property currently. Mr. Bloom stated yes, it is 168 sq. ft. Mr. Jeffreys asked if this new building would be one or two story. Mr. Bloom stated 16 ft. high is the max is he allowed but the plans show his building to be about 14 to 15 ft. in height. Mr. Berezney asked what the properties abutting his property looks like. Mr. Bloom stated he has a double lot and the new building will be installed back farther than the closest house. Mr. Anderson asked if he would be installing a driveway. Mr. Bloom stated not at this time but in the future would like to have a driveway to the building. Mr. Tomaszewski asked if there would be any commercial business happening in the building. Mr. Bloom stated no.

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

2. Mr. Kevin Brosky residing at 1150 Park Avenue requesting a variance to install an accessory structure 24x24. Mr. Brosky stated he currently has a 320 sq. ft. accessory building on the property which is used for storage which makes this request larger than what is allowed to build as a second building. Mr. Brosky stated his children have cars and he would like some of the vehicles parked in the new building. Mr. Brosky stated the current building has no floor so they use that for lawn maintenance items and for the pool. Mr. Brosky stated he has installed siding and a garage door on the current building. Mr. Brosky stated he would like to install the new building on the driveway. Mr. Berezney asked about the property that abuts up to his property. Mr. Brosky stated he does not own the property is the way back but his property does go back about 30 feet behind his existing building.

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.

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

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

5. Approval of minutes from August 30, 2017. Mr. Berezney motions to approve the minutes with corrections, seconded by Mr. Valenti. Approved 5-0

6. Next scheduled meeting will be October 25, 2017 at 6:30pm.

7. Adjourn: Motion made to adjourn at 6:54pm. Approved 5-0

Terry Tomaszewski 9/28/17

Terry Tomaszewski, Chairman      Date

Tammy K. Paterson 9/28/17

Tammy Paterson, Secretary      Date