

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

September 24, 2025

AGENDA

6:30pm

1. Renee Mick, residing at 916 Milan Avenue, is requesting two variances:
 1. Variance of 1,250 sq ft for proposed 25'x50' addition to existing 24'x32' accessory structure; total proposed to be 2,018 sq. ft. Variance granted 01/03/1989 for 24'x32' existing accessory structure. Chapter 1145.05(b)(1) states largest primary structure not to exceed 768 sq. ft. pursuant to approved variance 01/03/1989 (+192 sq. ft.)
 2. Variance of 4'0" height of proposed addition to existing accessory structure; total proposed height to be 20'0". Chapter 1145.05(c) stated no accessory structure in excess of 16' from average grade to top of roof peak.
2. Norberto Rosario Jr., residing at 533 East Street, is requesting two variances:
 1. Variance of 528 sq. ft. for proposed 576 sq. ft. addition (24'x24') onto existing 528 accessory structure (24'x22'). Chapter 1145.05 (b)(1) states largest accessory structure not to exceed 576 sq. ft.
 2. Variance of 2" for proposed accessory structure addition making the total height 16'2" from grade to peak of the gable. Chapter 1145.05(c) states no accessory structure shall be in excess of 16' in height from grade to the peak of the gable.
3. Roger Marshall, residing at 344 James Street, is requesting three variances:
 1. Variance of 324 sq. ft. 6'x30' south/6'x24' west lean-to structure added to existing 720 sq. ft. accessory structure (non-conforming); total 1,044 sq. ft. proposed. Chapter 1145.05(b)(1) states largest primary accessory structure not to exceed 576 sq. ft.
 2. Variance of 4.5' accessory structure to be 0.5' to South (side) of property line. Chapter 1145.05(a) states accessory structure not permitted nearer than 5' to side/rear property line.
 3. Variance of 2.5' accessory structure to be 2.5' west (rear) property line. Chapter 1145.05(a) states accessory structure not permitted nearer than 5' to side/rear property line.

4. Kaled Bikawi represents KalBiko Properties LLC at 1255 W Main Street. Mr. Bikawi is requesting three variances:
 1. Variance of 5' for planting 1'-2' natural evergreen in 10' side buffer area abutting residential use in two (2) rows staggered at 5' on center along required north property line. Chapter 1137.03(b) states a 10' wide buffer area abutting residential use with two (2) rows natural 6' evergreen staggered at 5' on center.
 2. Variance of 5' - 1'-2' natural evergreen in 10' wide buffer area abutting residential use in two (2) rows staggered at 5' on center along 150' of south property line (east half). Chapter 1137.03 (b) states a 10' wide buffer area abutting residential use with two (2) rows natural 6' evergreen staggered at 5' on center.
 3. Variance of 5' - 1'-2' natural evergreen in 30' wide buffer area abutting residential use in six (6) rows staggered at 5' on center along 247' of east property line. Chapter 1137.03(c) states 30' wide buffer area abutting residential use with six (6) rows natural 6' evergreen staggered at 5' on center.
5. Motion to move into deliberative session.
6. Motion to move back into regular session.
7. Approval of minutes from August 27, 2025.
8. Next scheduled meeting: October 29, 2025, at 6:30pm.
9. Adjourn.