

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

November 19, 2025

AGENDA

6:30pm

1. Ms. Anna Flaso, residing at 1244 Old Oak Road, is requesting one variance:
 1. Variance of 32 sq. ft. for existing 96 sq ft accessory structure (permit released 10/15/25) to remain with proposed 10'x12' (120 sq. ft.) gazebo and existing 10'x16' (160 sq. ft.) accessory structure. Chapter 1145.05(b)(3) states largest tertiary accessory structure not to exceed 64 sq. ft. of ground floor area.
2. Mr. Ryan Banyas, residing at 5506 Linn Road, is requesting one variance:
 1. Variance of 9 fowl, total 13, on property less than one (1) acre. Chapter 505.13(a)(4) states no more than four (4) fowl permitted in an R-1 district on less than one (1) acer of property.
3. Mr. William Muller, residing at 806 S. Lake Street, is requesting one variance:
 1. Variance of 32 sq ft for existing 200 sq ft (10'x20") accessory structure to remain with a proposed 576 sq., ft. accessory structure. Chapter 1145.05(b)(2) states secondary accessory structure not to exceed 168 sq ft of ground floor area.
4. Motion to move into deliberative session.
5. Motion to move back into regular session.
6. Approval of minutes from October 29, 2025.
7. Next scheduled meeting: December 17, 2025, at 6:30pm.
8. Adjourn.