

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

July 29, 2026

AGENDA

6:30pm

1. Pledge of Allegiance
2. Mr. Joseph Arias residing at 622 Cherry Valley. Mr. Arias is seeking a 32 sq. ft. variance for his existing 8'x12' (96 sq. ft.) that will exceed size limitation for tertiary accessory structure with proposed 14'x12' (168 sq. ft.) gazebo. Chapter 1145.05(b)(3) states tertiary accessory structure not to exceed 64 sq. ft.
3. Mr. Zachary Dixon residing at 232 Sleepy Hollow. Mr. Dixon is requesting two variances:
 1. Variance of 288 sq. ft. for a proposed 24'x36' (864 sq. ft.) accessory structure. Chapter 1145.05(b)(1) states primary accessory structure not to exceed 576 sq. ft.
 2. Variance of 1'0" proposed accessory structure to be placed 4'0" from side property line. Chapter 1145.05(a) states accessory structures not permitted to be nearer than 5' to the side or rear property line.
4. Mr. Jonathon Settle residing at 123 Alexander Avenue. Mr. Settle is requesting a variance to install a proposed fence that will encroach into the established 35' building setback toward Charles Avenue by 10'. Chapter 1151.04 states no fence shall encroach into the front yard setback or the setback lines of existing property; corner lots are considered to have two (2) front yards.
5. Mr. Tom Cervenka representing Cervenka Development Partners, LLC located at 2400 E Main Street, Suite 103-276 Saint Charles, IL 60174. Mr. Cervenka is seeking a Use Variance at 100 Nordson Drive, 200 Nordson Drive and 300 Nordson Drive to operate a high-reliability digital infrastructure facility (Data Center) in an I-1 District. Chapter 1141.01 proposed use not listed as an approved use in an I-1 District.
6. Motion to move into deliberative session.
7. Motion to move back into regular session.
8. Approval of minutes from June 24, 2026.
9. Next scheduled meeting: August 26, 2026, at 6:30pm.
10. Adjourn.