

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

August 5, 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. Motion to move into deliberative session.
6. Motion to move back into regular session.
7. Approval of minutes from July 29, 2026.
8. Next scheduled meeting: August 26, 2026, at 6:30pm.
9. Adjourn.