



The Village of Boston Heights

Board of Zoning Appeals; November 5, 2025

BZA 11-5-2025

The Board of Zoning Appeals of Boston Heights met on November 5, 2025, to discuss two variance requests. Fresh Produce of Ohio, LLC, represented by Anthony Umina, sought to amend a previous variance to increase the greenhouse size to 180,000 square feet. The board approved this amendment. Umina also requested a variance to grade within a riparian setback area for a detention basin, citing future sewer installation. The board granted this variance, noting it would not violate setbacks and would comply with Army Corps and EPA regulations. Both motions passed unanimously.

- Amend the existing variance for Fresh Local Produce of Ohio, LLC to increase the approved building size from 170,000 square feet to 180,000 square feet.
- Grant a variance to Boston Common Storage to permit grading in the indicated riparian setback area in anticipation of future sewer installation.

Fresh Produce of Ohio, LLC Variance Request

- B. Hinkle calls the meeting to order and notes the absence of K. May and S. Wells.
- Anthony Umina from Fresh Produce of Ohio, LLC, requests a modification of a variance granted in January for a larger building size.
- Anthony explains that the greenhouse size changed during construction, and the new size is approximately 178,000 square feet.
- The addition is 1000 feet off the road and will be landscaped, making it invisible from the road.

Details of the Greenhouse Expansion

- Anthony describes the changes in the greenhouse, including the addition of water rooms and expansion joints.
- The new rooms are for irrigation water storage and will not create new jobs.
- Anthony assures that the expansion will not violate any setbacks and that the building is the last possible expansion on the site.
- D. Maccarone expresses concern about future growth and potential need for additional variances.

Zoning Inspector's Report

- B. Hinkle asks the zoning inspector, Jason Popiel, to be sworn and provide a summary of his report.
- Jason confirms that the building size has increased to 180,000 square feet and finds no issues on the site.
- The setback violations have been paid, and there are no other issues.

- The board has no further questions, and no audience members offer sworn testimony.

Motion to Amend Existing Variance

- B. Hinkle closes the presentation of evidence and asks for a motion to amend the existing variance.
- C. Fenn makes a motion to amend the variance from 170,000 square feet to 180,000 square feet, which is seconded by D. Maccarone.
- The motion passes with a voice vote from the board members.
- B. Hinkle notes that the hardships and special conditions previously stated are maintained.

Boston Common Storage Variance Request

- Anthony Umina returns to discuss a variance to permit grading in a riparian setback area for a detention basin.
- Anthony provides a drawing showing the wetland area and the planned grading.
- He explains that the grading is necessary before the sewer line is installed and that the detention basin will also handle water from the greenhouse.
- Anthony assures that he will not go into the wetlands and is in the process of obtaining permits from the Army Corps and EPA.

Discussion on Grading Permit

- D. Maccarone and other board members discuss the need for a variance to grade within the setback area.
- Anthony agrees to provide a copy of the Army Corps application and explains the process of filling in the wetlands.
- Jason, the zoning inspector, confirms that the grading will not violate any setback rules and that the Army Corps and EPA will approve the plan.
- The board discusses the need for justification for the variance, and D. Maccarone makes a motion to grant the variance based on the anticipation of future sewer installation.

Motion to Grant Variance for Grading

- The board discusses the need for a justification for the variance, and D. Maccarone makes a motion to grant the variance based on the anticipation of future sewer installation.
- The motion is seconded by C. Fenn and passes with a roll call vote from the board members.
- B. Hinkle thanks everyone for their participation and entertains a motion to adjourn the meeting.
- The motion to adjourn is made by C. Fenn, seconded by D. Maccarone and passed, ending the meeting.