

CITY OF AURORA
BOARD OF ZONING APPEALS
MEETING MINUTES
MARCH 13, 2019

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting Wednesday, March 13, 2019, in the Council Chambers at City Hall. Chairman Terese Fennell called the meeting to order at 6:39 p.m.

ROLL CALL:

Present: Terese Fennell
Tony Gramm
Steven Greenberger
Jeff Iammarino
Absent: Tom Carr
Also Present: Meredith Davis, Asst. Director, Planning, Zoning & Bldg. Division
Marie Lawrie, Clerk

Ms. Fennell swore in those in attendance who wished to speak this evening.

AMENDMENTS TO THE AGENDA:

None

APPROVAL OF MINUTES:

There were not enough members present who were in attendance at the December 12, 2018 meeting to adopt the minutes. They will be considered at the next meeting.

Motion: To adopt the meeting minutes of February 13, 2019 as submitted.

Mr. Gramm moved; Mr. Greenberger seconded and the motion carried on a 3-0-1 roll call vote.

Yeas: Mr. Gramm, Mr. Greenberger, Ms. Fennell

Nays: None

Abstentions: Mr. Iammarino

OLD BUSINESS:

None

NEW BUSINESS:

Bret and Cassandra Fitzgerald, 675 Morgan Trail – 720 Square Foot Accessory Structure where the code allows 576 Square Foot Maximum (1902003)

Bret and Cassandra Fitzgerald, 675 Morgan Trail – Accessory Structure with a height of 18 foot where the code allows 15 foot maximum height (1902003)

Tom Paul, of Paul Architects LLC was on hand to answer questions. Brett Fitzgerald, homeowner was also present. They were seeking two variances to construct a detached garage to house a boat and vehicle. This vehicle is often parked on the cul-de-sac. The garage will be attached to the home with a breezeway and will be designed to look as though it is a part of the house. The requested height is due to the height of the boat

and due to the slope of the yard. Mark Constantino, Developer of Hawthorn, gave approval. There were letters in support of the variances from several surrounding neighbors. There were no letters received against the variances.

Ms. Fennell opened the floor for questions and comments of the members. Mr. lammarino asked if it was possible to work within the allowed 576 square foot maximum. Mr. Fitzgerald explained that the allowable square footage is inadequate for the size of the boat, trailer, and truck the resident hopes to store. Mr. lammarino asked about the necessity of the extra height. Mr. Fitzgerald explained that in keeping with the slope of the home as it pertains to the rear of the property, it is necessary.

Ms. Fennell asked if the applicant had plans to use the structure for any other purpose, including a business. The answer given by Mr. Fitzgerald was no.

There was no one present to make public comment.

The members discussed the application among themselves.

Ms. Fennell stated that it would probably be more desirable to have things put away in a garage rather than parked in a cul-de-sac. She stated that the requests did not seem substantial and would match the house. With a second structure down the street of a similar nature, it would not alter the neighborhood. Mr. lammarino agreed.

Mr. Greenberger discussed the problems of on-street parking in the cul-de-sac. Members also said that this project would not impede governmental services, but improve them by getting vehicles off the street.

MOTION: To grant the variance request that would allow a 720 square foot accessory structure, as submitted

Mr. Gramm moved; Mr. Greenberger seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Gramm, Mr. Greenberger, Mr. lammarino, Ms. Fennell

Nays: None

MOTION: To grant the variance request that would allow an 18-foot tall accessory structure, as submitted

Mr. Gramm moved; Mr. Greenberger seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Gramm, Mr. Greenberger, Mr. lammarino, Ms. Fennell

Nays: None

MISCELLANEOUS:

None

ADJOURNMENT:

Mr. lammarino moved to adjourn at 6:48 p.m. Ms. Fennell seconded, and the motion carried on a unanimous voice vote.

Terese Fennell - Chairman

Marie Lawrie - Clerk