

CITY OF AURORA
BOARD OF ZONING APPEALS
MEETING MINUTES
April 10, 2019

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting Wednesday, April 10, 2019, in the Council Chambers at City Hall. Chairman Terese Fennell called the meeting to order at 6:31 p.m.

ROLL CALL:

Present: Terese Fennell
Steven Greenberger
Jeff Iammarino
Absent: Tom Carr
Tony Gramm
Also Present: Matt Vazzana
Meredith Davis, Asst. Director, Planning, Zoning & Bldg. Division
Christine Gruttadauria, Clerk Pro tem

Mr. Vazzana 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 March 13, 2019 as submitted.

Mr. Iammarino moved; Ms. Fennell seconded and the motion carried on a 3-0 roll call vote.
Yeas: Mr. Iammarino, Ms. Fennell, Mr. Greenberger
Nays: None

OLD BUSINESS:

None

NEW BUSINESS:

Jeff Miller, 1260 California Street – Requesting a porch addition with a 31-foot front setback where the code states that the minimum front setback is 35 feet.

Greg Miller of 10328 Clipper Cove Aurora attended the meeting to represent the project. Mr. Miller is the father of the applicant. The applicant is asking for a front setback variance so that he is able to add a front porch to the existing house. Mr. Miller described the proposed porch as an open structure. Ms. Davis confirmed that the variance was needed on the California side only. Mr. Iammarino confirmed that the applicant had investigated conforming to the existing code, which would have left him with a porch 2 feet wide. Mr. Greenberger asked for clarification as to where the porch would be in relation to the house. The applicant pointed out the location using a picture of the front of the house that the Board received in their information packets. Mr. Greenberger asked for clarification

as to which street the porch will face. The applicant stated the porch would face California.

There was no one present to make public comment. No letters were received either for or against the project.

The members discussed the application among themselves. Ms. Fennell stated that she did not think the variance was substantial. She noted that lots in the Geauga Lake area tend to be odd shaped. She also stated that the applicant would not be able to build any type of porch without the variance.

Mr. Greenberger questioned the existing trench that is near the road. He asked if the homeowner would bring the trench to grade. It was explained that the trench is the result of a road project that the City is doing. It is not the responsibility of the homeowner.

Mr. Iammarino agreed that the variance did not seem substantial. He noted that the addition of a porch would enhance the property value and enhance the aesthetics of the neighborhood.

Mr. Vazzana read the resolution.

MOTION: To grant the variance request that would allow a 31-foot front setback, as submitted.

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

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

Nays: None

MISCELLANEOUS:

None

ADJOURNMENT:

Mr. Iammarino moved to adjourn at 6:39 p.m. Ms. Fennell seconded, and the motion carried on a unanimous voice vote.

Terese Fennell - Chairman

Christine Gruttadauria – Clerk Pro Tem