

CITY OF AURORA
BOARD OF ZONING APPEALS
MEETING MINUTES
May 8, 2019

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting Wednesday, May 8, 2019, in the Council Chambers at City Hall. Chairman Terese Fennell called the meeting to order at 6:30 p.m. A technical failure with the audio equipment occurred during this meeting. No recording of this meeting is available.

ROLL CALL:

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

Mr. Vazzana swore in those in attendance who wished to speak this evening.

AMENDMENTS TO THE AGENDA:

Motion: To remove 8. c) Matthew Mikoch, 1229 E Garfield Road – Accessory Structure Height Variance

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

Yeas: Mr. Gramm, Mr. Iammarino, Mr. Carr, Ms. Fennell

Nays: None

APPROVAL OF MINUTES:

Motion: To adopt the meeting minutes of December 12, 2018 as submitted.

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

Yeas: Mr. Iammarino, Mr. Carr, Mr. Gramm

Nays: None

Abstentions: Ms. Fennell

There were not enough members present who were in attendance at the April 10, 2019 meeting to adopt the minutes. They will be considered at the next meeting.

OLD BUSINESS:

None

NEW BUSINESS:**Ryan Leasure, 638 Fairview Drive – Side Yard Setback Variance for a Garage (1904005)**

Ryan Leasure, homeowner was in attendance to explain his variance request. He was seeking approval to demolish an existing deteriorating garage and replace it with a slightly smaller 24 x 24, 576 square foot garage. The new garage would be erected near the existing location.

To place the garage in compliance with the zoning regulations would take up most of the rear yard. Mr. Leasure spoke with the next door neighbor, William DeVincentis of 689 Fairview Drive, about the project. Mr. DeVincentis provided a signed statement in favor of the variance request. He was also present at the meeting.

There was no one present to make public comment.

The members discussed the application among themselves. Mr. Iammarino stated that although the variance was substantial, it made sense. He further stated that he agreed with the comments included in the staff report. Ms. Fennell stated that the homeowner is required to have a garage and the existing structure is in disrepair. With the similar footprint of the existing garage, that makes the request less substantial. She further mentioned that the neighbor who would be most impacted was in favor. Further discussion brought to light that the new garage is slightly smaller than the existing structure and 2 foot closer to compliance than what is there now. It was agreed that a new garage would improve the value of the property and impact the neighborhood in a positive way.

MOTION: To grant the variance request that would allow a 2 foot side yard setback for a new garage, as submitted

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

Yeas: Mr. Gramm, Mr. Carr, Ms. Fennell, Mr. Iammarino

Nays: None

Matthew Mikoch, 1129 E Garfield Road – To Allow an Accessory Structure without a Primary Structure (1904006)

Matthew Mikoch, homeowner was in attendance to answer questions. Mark Mikoch, father of the homeowner was also in attendance. They were seeking a variance that would allow Matthew to build a garage on the property and then demolish the existing home that is in disrepair. This garage would house equipment to care for the lawn and also to store building materials for the new residence that he plans to construct. He further mentioned that he would be saving and repurposing certain features of the existing home and storing them in the garage.

The garage was stated to be a 1,568 square foot structure, to be erected on the footprint of 3 previous barns. The house is currently vacant and is in need of demolition. Numerous neighbors signed a letter in favor of the variance. The property has an existing silo and the homeowner stated he hopes to keep this structure.

Members asked what the timeline is for constructing the new residence. The answer was next spring. Since acquiring the property, the new homeowner has been clearing junk and ivy from the site in preparation for these projects.

There was no one present to make public comment.

The members discussed the application among themselves. Mr. Iammarino stated that he was in favor of the variance, so long as a house will be erected on the site. Mr. Gramm stated that these projects would beautify the neighborhood. Ms. Fennell stated that the variance request was not substantial because of the size of the property. Mr. Carr stated that this was a unique situation and liked that the homeowner planned to repurpose elements of the home. With that in mind, Mr. Carr stated that having a covered space to store these items made sense.

MOTION: To grant the variance request that would allow an Accessory Structure without a Primary Structure, as submitted

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

Yeas: Mr. Carr, Mr. Gramm, Mr. Iammarino, Ms. Fennell

Nays: None

Pure Bliss, 4 New Hudson Road – To Allow a Monument Sign within the Right of Way (1904007)

Randy Snyder of Graphic Detail Inc. and Bill Brooks, property owner were in attendance. They were seeking a variance to allow a monument sign for a new business to be erected within the right of way. It was explained that if the sign was erected within compliance, that it would not be visible from East Garfield Road. With the way that New Hudson Road and East Garfield intersect, it creates an unusual situation and larger area of right of way. Mr. Brooks also mentioned that a sewer line had been installed in the middle of the front yard of the property. Mr. Brooks stated that customers are having a problem locating the building. The placement of the proposed sign was stated to be in line with others signs along the road.

There was no one present to make public comment.

The members discussed the application among themselves. Ms. Fennell stated that this business was located in a unique spot. She understood that the current business would suffer if customers could not locate the building. Mr. Iammarino stated that the variance was not substantial because the sign would be in line with other existing signs in the area. Mr. Gramm and Mr. Carr agreed. Mr. Carr stated that he visited the site and confirmed that the sign would be in line with other existing signs.

MOTION: To grant the variance request that would allow a new monument sign within the right of way, as submitted

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

Yeas: Mr. Iammarino, Mr. Gramm, Mr. Carr, Ms. Fennell

Nays: None

MISCELLANEOUS:

None

ADJOURNMENT:

Mr. Iammarino moved to adjourn at 6:59 p.m. Mr. Gramm seconded, and the motion carried on a unanimous voice vote.

Terese Fennell - Chairman

Marie Lawrie - Clerk