

CITY OF AURORA
BOARD OF ZONING APPEALS
MEETING MINUTES
September 11, 2019

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting Wednesday, September 11, 2019, in the Council Chambers at City Hall. Chairman Terese Fennell called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Tom Carr
Terese Fennell, Chairman
Kevin Krane, Alternate
Jeff Iammarino, Vice Chairman
Steven Greenberger **arrived at 6:38
Tony Gramm

Also Present: Matt Vazzana
Meredith Davis, Asst. Director, Planning, Zoning & Bldg. Division
Christine Gruttadauria, Secretary, Pro Tem

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

AMENDMENTS TO THE AGENDA:

None

APPROVAL OF MINUTES:

Motion: To approve the meeting minutes of August 14, 2019, as submitted.

Mr. Iammarino moved; Mr. Carr seconded and the motion carried on a 4-0-1, voice vote.

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

Nays: None

Abstentions: Mr. Gramm

OLD BUSINESS:

None

NEW BUSINESS:

Jerry Cheslock, 712 Fairview Avenue – Variance for the location of a fence, a fence crossing property lines. (1907022)

Jerry Cheslock of 712 Fairview Avenue attended the meeting to answer questions. Mr. Cheslock is requesting a variance to install a fence, which will cross his property line. The applicant stated he owns the adjoining parcel, but has not consolidated the lots. Mr. Cheslock further stated that for twenty years, he had a wooden fence. He will be replacing

the old fence with a new chain link fence. The applicant stated that the purpose of the fence is to keep his dog safe. Ms. Fennell confirmed the location would be in the same location as the old fence. Mr. Cheslock was not aware that he could not cross the property lines. Mr. Iammarino confirmed that the applicant owns the adjoining parcels.

There was no one present at the meeting to make public comment.

The Board members discussed the application. Mr. Gramm stated he does not think the variance is substantial. He noted that if the property were to sell, the fence could easily be removed. Mr. Iammarino agreed with Mr. Gramm. Ms. Fennell stated that the variance request did not seem substantial and that the applicant was replacing an existing fence. She also agreed with Mr. Gramm regarding the fence being easily removed if the property were to sell.

MOTION: To grant the variance request that would allow a fence to cross property lines where the code states fences shall be contiguous with the property.

Mr. Gramm moved; Mr. Carr seconded, and the motion carried, 5-0, on a roll call vote.

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

Nays: None

Pamela Mansour – 1047 Fairview Lane. – Setback variance for an addition less than 15 feet from an accessory structure. (1908023)

Pamela Mansour of 1047 Fairview Lane attended the meeting to present the project and answer questions. Ms. Mansour is requesting a variance for a side yard setback. The applicant is proposing an addition to her home. The planned addition will be 9 feet from an existing accessory structure. The applicant stated she has no other place to put the addition. Ms. Fennell asked if there was anything behind the property. Ms. Mansour stated that the back of the property is wooded. The front faces the old Sea World property. Ms. Fennell noted that the applicant had letters of support from two of her neighbors. The neighbors at 1053 Fairview and 1017 Fairview, provided the letters of support. The applicant noted that she owns the lot next door. Mr. Iammarino noted that moving the garage would be the only way to avoid the variance. He stated he did not think that was a viable option. The applicant concurred.

There was no one present at the meeting to make public comment.

The Board members discussed the application. Mr. Krane stated that the addition would improve property value. Ms. Fennell noted that the lot is wooded and somewhat isolated, granting the variance should not cause a hardship.

** Mr. Greenberger arrived

Mr. Gramm agreed with the comments. Mr. Carr stated that the support from the neighbors makes a big difference to him.

Before the vote, Mr. Carr questioned the legal advisor as to whether it was appropriate for Mr. Greenberger to vote. Mr. Greenberger arrived late and did not hear the majority of the presentation. Mr. Greenberger stated that he reviewed the materials in the member packet. Mr. Vazzana stated Mr. Greenberger could vote, but that Mr. Krane, as the alternate, would not vote.

MOTION: To grant the variance to allow an addition that is 9 feet from an accessory structure where the code states the minimum setback shall be 15 feet.

Mr. Greenberger moved; Mr. Iammarino seconded, and the motion carried, 5-0, on a roll call vote.

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

Nays: None

MISCELLANEOUS:

None

ADJOURNMENT:

Mr. Gramm moved to adjourn at 6:40 p.m. Ms. Fennell seconded, and the motion carried on a unanimous voice vote.

Terese Fennell - Chairman

Chris Gruttadauria – Secretary, Pro Tem