

CITY OF AURORA
BOARD OF ZONING APPEALS
MEETING MINUTES
October 9, 2019

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting Wednesday, October 9, 2019, in the Council Chambers at City Hall. Chairman Terese Fennell called the meeting to order at 6:27 p.m.

ROLL CALL:

Present: Terese Fennell, Chairman
Tony Gramm
Steven Greenberger
Jeff lammarino
Kevin Krane, Alternate
Absent: Tom Carr
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:

None

APPROVAL OF MINUTES:

Motion: To approve the meeting minutes of September 11, 2019, as submitted.

Mr. lammarino moved; Mr. Gramm seconded and the motion carried on a 5-0, voice vote.
Yeas: Mr. lammarino, Mr. Gramm, Ms. Fennell, Mr. Greenberger, Mr. Krane
Nays: None

OLD BUSINESS:

None

NEW BUSINESS:

Roger B Andrews, Jr., 1201 Lloyd Avenue – Variance for the location of a fence, (1909024)

Laura and Roger Andrews, Jr. attended the meeting to answer questions. They were seeking a variance to replace their 8 x 8 existing shed, which was in disrepair with a 10 x 14 shed to be erected in the same location on the same foundation. They stated that lawn maintenance items, lawn furniture and pool equipment would be stored in the building. Two letters in favor of the variances were received. There was no opposition to the variance requests. Ms. Fennell asked if the neighbor behind the property was

aware of the variance request. It was determined that the property owner received a letter in the mail. Mr. Andrews stated that there are renters in that home. Currently, the property also has a 480 square foot detached garage on the parcel.

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

The Board members discussed the application. Mr. Iammarino stated that the applicant falls under a disadvantage because the detached garage must be included in the total square footage of the accessory structures. Ms. Fennell stated that the current 8 x 8 shed is very small and the proposed structure is not much larger. She determined that the request was not substantial due to the size and location being requested. Mr. Gramm and Mr. Iammarino stated that the property owner directly behind the applicant was notified and did not object.

MOTION: To grant the variance request that would allow a total of 620 square feet of accessory structures where the code allows a total of 576 square feet maximum.

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

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

Nays: None

MOTION: To grant the variance request that would allow an accessory structure with a 3 foot side yard setback, where the code requires a minimum setback of 6 feet.

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

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

Nays: None

MOTION: To grant the variance request that would allow an accessory structure with a 3 foot rear yard setback, where the code requires a minimum setback of 8 feet.

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

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

Nays: None

City of Aurora – 130 S. Chillicothe Rd – Height Variance to allow a cupola to be restored on the top of City Hall (1909025)

Michael Kessel, Architect from Prime AE attended the meeting to present the project and answer questions. He explained that city hall had a bell tower on the rooftop when it was used as a school. The tower was destroyed in a fire in the early 1900's. He was seeking a 12 foot variance in order to construct a replica of the tower. It was determined that a cupola of any height would need a variance. The architect described the materials of the plans. A fiber cement material would be used and was stated to be minimal maintenance.

The design was meant to be true to the appearance of the previous cupola.

The Chairman opened the floor for public comment.

James Maulis, 113 Eldridge Road was on hand to comment on the project. He is a 38 year resident. He was in favor of maintaining historical prospective of the city.

The Board members discussed the application. Ms. Fennell stated that the variance request is not substantial due to the historical nature of the cupola. She further stated that it fits into the neighborhood and the historic district. Mr. Iammarino agreed.

Mr. Gramm asked about the demolition plan. Mr. Kessel explained that to attach the new structure, some drywall, shingles and such would need to be altered.

MOTION: To grant a variance to allow a twelve foot addition to city hall, where the code allows a maximum height of 35 feet

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

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

Nays: None

MISCELLANEOUS:

 Code Changes

Mr. Gramm asked for clarification on the code changes that are pending on the Planning Commission agenda. These code changes included Property Maintenance, Rental Registration, ABR Comparison/Similarity Code, Permits & Fees, Mixed-Use, and Building Code. Ms. Davis gave a brief synopsis.

ADJOURNMENT:

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

Terese Fennell - Chairman

Marie Lawrie – Clerk