

City of Aurora
BOARD OF ZONING APPEALS
MEETING MINUTES
January 10, 2018

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting on Wednesday, January 10, 2018, in Council Chambers of Aurora City Hall. The meeting was called to order at 6:29 p.m. by Chairman Terese Fennell.

(Ms. Fennell and Mr. McCarrell, who were appointed to new terms, were sworn in prior to the roll call).

ROLL CALL:

Present: Terese Fennell
Tony Gramm
Jeff Iammarino
Bernard McCarrell

Absent: Tom Carr

Also Present: Matt Vazzana, Legal Advisor
Meredith Davis, Asst. Director,
Planning, Zoning & Building Division
John Kudley, Councilman, At-Large
Corinne Craine, Clerk

PROPOSED BZA LEGISLATION:

Councilman Kudley started a discussion about the proposed legislation, ordinances 2017-162 and 2017-163, that would change the composition of the Board of Zoning Appeals (BZA). He explained that Council wanted more information about the proposed changes and an ad hoc committee, consisting of George Horvat, Kathi Grandillo, Scott Wolf and John Kudley, was formed to study the issue. Mr. Kudley thought it was important to include the BZA members in the conversation and he invited the members to attend the ad hoc committee meeting on Monday, February 12th at 5:30 p.m. in Council Chambers.

Ms. Fennell thanked him for the invitation and said that the members definitely want to participate and provide input. She stated that the members would discuss it in more detail later on tonight.

ORGANIZATIONAL / ELECTION OF OFFICERS:

Ms. Fennell opened the floor for nominations.

Mr. McCarrell nominated Ms. Fennell for Chairman. There were no other nominations.

MOTION: To elect Terese Fennell as Chairman

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

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Yeas: Mr. McCarrell, Mr. Iammarino, Mr. Gramm, Ms. Fennell
Nays: None

Ms. Fennell nominated Mr. McCarrell for Vice Chairman. There were no other nominations.

MOTION: To elect Bernie McCarrell as Vice Chairman

Ms. Fennell moved; Mr. Gramm seconded, and the motion carried, 4-0, on a roll call vote.
Yeas: Ms. Fennell, Mr. Gramm, Mr. Iammarino, Mr. McCarrell
Nays: None

MOTION: To approve Corinne Craine as the Clerk for the Board of Zoning Appeals

Ms. Fennell moved; Mr. McCarrell seconded, and the motion carried, 4-0, on a roll call vote.
Yeas: Ms. Fennell, Mr. McCarrell, Mr. Gramm, Mr. Iammarino
Nays: None

AMENDMENTS TO AGENDA:

MOTION: To accept the resident letter as supplemental information for the property at 835 Mustang Pass

Mr. Gramm moved; Mr. Iammarino seconded, and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Iammarino, Mr. Gramm, Mr. McCarrell, Ms. Fennell
Nays: None

APPROVAL OF MINUTES:

MOTION: To approve the meeting minutes of December 13, 2017, 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. McCarrell, Ms. Fennell
Nays: None

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

AGENDA ITEMS:

Lawrence Hodson, 835 Mustang Pass (1801001) – Accessory Structure Square Footage Variance

The property owner, Lawrence Hodson, was present to discuss the application. He is proposing to build a 542 square foot addition to an existing barn at 835 Mustang Pass, which is located in an R-1 district. He is seeking a variance from Section 1153.05(b)(2) to allow the combined 2,548 square footage of all his accessory structures where the code states that only 2,000 square feet is allowed on properties less than five acres.

Ms. Fennell wanted to know the reason for the addition. Mr. Hodson explained that his existing

barn is 1,586 square feet in size and he needs the additional space for storage. He recently retired and his hobbies include car restoration and woodworking. The barn currently houses a car, four motorcycles, an antique tractor, woodworking tools, and an office. All the items are for personal use only and not for any business operation.

Mr. McCarrell thought that the addition should be smaller so that the barn would look symmetrical. Mr. Hodson explained that the other side of the barn is only 12 feet wide and the proposed addition is 14 feet. He needs the extra width in order to move a car without dollies. Ms. Davis noted that the applicant would still need a variance whether the addition is 12 feet or 14 feet in width.

Ms. Fennell asked for further comments and there were none. The members then discussed the request among themselves.

Mr. Iammarino visited the property and thought that the variance request was not substantial.

Ms. Fennell commented that the variance was not substantial considering the location is in a rural area. Also, the members received letters in support of the variance from surrounding neighbors and there were no letters or comments in opposition.

Mr. Gramm pointed out that the addition would not be visible from the street and it would not alter the character of the neighborhood.

Ms. Fennell asked for further comments and there were none.

Mr. Vazzana presented the resolution for the variance and the members voted on the request.

MOTION: To grant the variance request as submitted

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

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

Nays: None

MISCELLANEOUS:

There was a brief conversation about the February 12th ad hoc committee meeting. Mr. Iammarino agreed to be the BZA representative and would report back to the members. Ms. Fennell said that the time of the meeting might be difficult for her, but she thought it was important and she would make an effort to be there.

Mr. Iammarino wanted an update on the variance request for chickens at 955 Lake Avenue. Ms. Davis said that the Law Director, Dean DePiero, was still reviewing the request and has been in contact with the applicant's lawyer. There was nothing else to report at this time.

ADJOURNMENT:

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Mr. Iammarino moved to adjourn at 6:56 p.m.; Ms. Fennell seconded, and the motion carried on a unanimous voice vote.

Terese Fennell, Chairman

Corinne Craine, Clerk