

CITY OF AURORA
BOARD OF ZONING APPEALS
MEETING MINUTES
January 14, 2020

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting Tuesday, January 14, 2020, in the Council Chambers at City Hall. Chairman Terese Fennell called the meeting to order at 6:30 p.m.

As part of his reappointment, Mr. Gramm was given the Oath of Office prior to the start of the meeting.

ROLL CALL:

Present: Terese Fennell, Chairman
Tony Gramm
Steven Greenberger, Alternate
Absent: Jeff Iammarino
Kevin Krane
Tom Carr
Also Present: Meredith Davis, Asst. Director, Planning, Zoning & Bldg. Division
Christine Gruttadauria, Clerk

Ms. Fennell swore in those in attendance who wished to speak this evening.

ORGANIZATIONAL/ELECTION OF OFFICERS:

The election of Chairman and Vice-Chairman was postponed until the next meeting when more members would be present. It was determined they would move forward with the election of the Clerk.

Motion: To elect Christine Gruttadauria as the Clerk for the Board of Zoning Appeals.

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

AMENDMENTS TO THE AGENDA:

Motion: To accept for consideration a letter of support for the variance request at 150 Hanes Road

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

APPROVAL OF MINUTES:

There were not enough members present who attended the December 11, 2019 meeting to adopt the minutes. They will be considered at the next meeting.

OLD BUSINESS:

None

NEW BUSINESS:

Lee and Karen Hendricks, 150 Hanes Rd. – Variance for the location of an accessory structure, (1912027)

Todd Samblanet of T.S Building Concepts, 252 W. Highland Ave., Ravenna, OH 44266 attended the meeting to represent the homeowners and answer questions. He was seeking a variance to construct a detached garage in the side yard, in front of the existing house. Mr. Samblanet stated that the number of trees and the elevation of the land behind the house pose a hardship to the homeowner. He stated it would be very expensive to clear the trees and level an area behind the house where the garage could be placed without a variance. Ms. Fennell clarified that the garage would be located in the side yard, not directly in front of the house. Mr. Samblanet stated that existing trees would hide the garage and the house is on twenty-three acres. Ms. Fennell advised the applicant that a letter of support was received from the neighbor at 155 Hanes Road. No letters against the variance were received. The applicant stated that the homeowner intends to keep as many trees as possible. The current site plan would only require the removal of one tree.

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

The Board members discussed the application. Ms. Fennell stated that the proposed accessory structure was not in the front yard. It would be located in a side yard, only slightly in front of the existing house. She further stated she did not think the variance was substantial, nor did she think it would change the character of the neighborhood. Mr. Greenberger agrees with Ms. Fennell's remarks and is in favor of the variance.

MOTION: To grant the variance request that would allow a detached garage in a front yard, where the code states that a detached garage shall only be located in a side or rear yard.

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

MISCELLANEOUS:

None

ADJOURNMENT:

Mr. Gramm moved to adjourn at 6:38 p.m. Ms. Fennell seconded, and the motion carried on a unanimous voice vote.

Terese Fennell - Chairman

Christine Gruttadauria – Clerk