

CITY OF AURORA
BOARD OF ZONING APPEALS
MEETING MINUTES
March 11, 2020

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting Tuesday, March 11, 2020, in the Council Chambers at City Hall. Chairman Terese Fennell called the meeting to order at 6:30pm.

ROLL CALL:

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

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

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

ORGANIZATIONAL/ELECTION OF OFFICERS:

Ms. Fennell opened the floor for nominations for Chairman.

Mr. Iammarino nominated Terese Fennell for Chairman. Mr. Krane seconded the nomination. Hearing no further nominations, Ms. Fennell closed the nominations.

Motion: To elect Terese Fennell as the Chairman.

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

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

Nays: None

Ms. Fennell opened the floor for nominations for Vice Chairman.

Ms. Fennell nominated Jeff Iammarino for Vice Chairman. Mr. Greenberger seconded the nomination. Hearing no further nominations, Ms. Fennell closed the nominations.

Motion: To elect Jeff Iammarino as the Vice Chairman.

Ms. Fennell moved; Mr. Greenberger seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

AMENDMENTS TO THE AGENDA:

None.

APPROVAL OF MINUTES:

There were not enough members present who attended the January 14, 2020 meeting to adopt the minutes. They will be considered at the next meeting.

OLD BUSINESS:

None

NEW BUSINESS:

Chris Kiah, 979 Creekview Drive. – Variance for the location of an accessory structure, (2002001)

Chris Kiah, 979 Creekview Drive, Aurora, OH 44202 attended the meeting to present the project and answer questions. He was seeking a variance to place a shed in the side yard of his property. Mr. Kiah explained the layout of his property and the need for the variance. He stated that his residence sits on the corner of the property. The rear of the property is an embankment that precludes him from placing the shed in the back. Ms. Fennell asked if the location of the septic tank was a factor in placing the shed on the side of the house. The applicant explained that the septic tank was a consideration, as well as the location of the leach field. Ms. Fennell confirmed the shed was for the storage of outside items. Mr. Krane asked the applicant about future landscaping around the shed. The applicant stated he would landscape, and would be open to any suggestions from the board. Mr. Kiah explained that in the spring, when the trees are in bloom there would be quite a bit of coverage. Mr. Krane asked if the applicant had discussed the project with his neighbors. The answer was no. Ms. Fennell stated that the board had not received any letters of support from the public, nor had they received any letters of opposition.

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

The Board members discussed the application. Mr. Iammarino stated that the variance request does not seem substantial and that the location of the shed in the side yard would not detract from the neighborhood. Ms. Fennell stated that the lot was an odd shape. She stated that given the nature of the property the variance did not seem substantial. She also stated that the applicant's lot was 1.5 acres and the proposed shed would not encroach on any other structures. Mr. Iammarino agreed and noted that the shed would match the existing house.

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

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

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

Nays: None

MISCELLANEOUS:

None

ADJOURNMENT:

Mr. Greenberger moved to adjourn at 6:39 p.m. Mr. Iammarino seconded, and the motion carried on a unanimous voice vote.

Terese Fennell - Chairman

Christine Gruttadauria – Clerk