

**City of Aurora**  
**BOARD OF ZONING APPEALS**  
**MEETING MINUTES**  
**April 11, 2018**

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting on Wednesday, April 11, 2018, in Council Chambers of Aurora City Hall. The meeting was called to order at 6:30 p.m. by Chairman Terese Fennell.

**ROLL CALL:**

Present: Terese Fennell  
Jeff Iammarino  
Bernard McCarrell

Absent: Tom Carr  
Tony Gramm

Also Present: Matt Vazzana, Legal Advisor  
Meredith Davis, Asst. Director,  
Planning, Zoning & Building Division  
Corinne Craine, Clerk

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

Ms. Fennell announced to the applicant that although there were only three members in attendance tonight, the Board had a quorum and, therefore, the meeting would proceed. She then pointed out that the variance request would require all three members voting in favor of it otherwise it would be denied. She explained that the applicant had the option to table his variance request until the next meeting in May when more members would be present.

**SUBMISSION OF SUPPLEMENTAL INFORMATION:**

**MOTION: To accept the resident emails as supplemental information for the property at 10 Pine Villa Trail**

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

**APPROVAL OF MINUTES:**

**MOTION: To approve the meeting minutes of March 14, 2018, as submitted**

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

**AGENDA ITEMS:**

Michael Brancazio, 10 Pine Villa Trail – New Condo (1803005): Variance for Right-of-Way Setback

The property owner, Michael Brancazio, and the building contractor, Mark Horne, Artistic Design Homes, Inc., 684 Glen Eden Court, Aurora, Ohio, were present to discuss the application. The applicant is proposing to construct a new house on Pine Villa Trail and it requires a 10-foot right-of-way variance from Section 1155.02.

Mr. Brancazio provided an overview. He is proposing to build a new house on a site that has a rear yard abutting South Chillicothe Road. In order to gain more privacy, he wants to situate the house at an angle which requires a 10-foot setback variance. He noted that the house would also have more curb appeal when situated at an angle.

Ms. Fennell started a discussion about the adjacent landscaping mound along South Chillicothe Road. She asked whether the applicant would be willing to install additional trees or bushes to the existing mound for additional screening. Mr. Brancazio agreed to install additional trees or bushes as a condition of the variance approval because the additional landscaping would help to screen the road and keep his yard more private.

Mr. McCarrell wanted more information about the surrounding properties. Mr. Horne explained that there were three vacant lots on the north side of Pine Villa Trail. The applicant's property is shown as lot 10 on the map and it would share a driveway with the two other properties shown as lots 20 and 12. It would be a similar layout to what is across the street at 11, 15 and 19 Pine Villa Trail.

Mr. Iammarino noted that they received emails from most of the residents on Pine Villa Trail and no one was opposed to the variance.

Mrs. Fennell asked the members for further comments and there were none. She then opened the floor for public comments.

Jon Stratton, 731 Parkview Drive, lives in the Four Seasons subdivision and his rear yard borders 39 Pine Villa Trail which is a vacant lot at the end of that street. He complained that the Pine Villa Homeowners Association had not maintained the landscaping buffers in accordance to the development plans that were approved in 2000. Specifically, he was upset that the trees in the buffers had been removed and no one had replaced them.

Ms. Fennell understood the resident's frustration, but she said that the members can only vote on the variance request for 10 Pine Villa which is located near the entrance. She suggested that Mr. Stratton speak to his Councilman about the buffer problem.

There was a brief conversation about the wording of the landscaping condition for the variance approval. Mr. Vazzana suggested adding the condition that "the property owner submits a

landscape plan for the purpose of creating screening and privacy for the north and east sides of the parcel that is reviewed and approved by the City Arborist.” The members all agreed with the language of the resolution and they voted on the variance request.

**MOTION: To grant the variance request as submitted**

Mr. McCarrell moved; Mr. Iammarino seconded, and the motion carried, 3-0, on a roll call vote.

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

Nays: None

**MISCELLANEOUS:**

There were none.

**ADJOURNMENT:**

Mr. Iammarino moved to adjourn at 6:53 p.m.; Ms. Fennell seconded, and the motion carried on a unanimous voice vote.

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Terese Fennell, Chairman

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Corinne Craine, Clerk