

CITY OF AURORA
OHIO
BOARD OF ZONING APPEALS
Meeting Minutes
July 11, 2018

The Aurora Board of Zoning Appeals met in a regularly scheduled meeting on Wednesday, July 11, 2018, in the Council Chambers of Aurora City Hall. The meeting was called to order at 6:27 p.m. by Vice Chairman Bernard McCarrell.

ROLL CALL:

Present: Tony Gramm
Jeff Iammarino
Bernard McCarrell, Vice Chairman

Absent: Tom Carr
Terese Fennell, Chairman

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

There were not enough members present at the meeting who were in attendance at the May 9, 2018 meeting to adopt the minutes. They will be reviewed at the next meeting.

There were not enough members present at the meeting who were in attendance at the June 13, 2018 meeting to adopt the minutes. They will be reviewed at the next meeting.

NEW BUSINESS:

JEREMY METZGER, 1039 PAGE RD – SHED (1806011) - VARIANCE FOR MINIMUM FRONTAGE OF A LOT

Jeremy Metzger was on hand to answer questions. He has a purchase agreement in place for 1039 Page Road along with the adjoining lot that has a frontage of 50 feet. He is seeking to split the 3.62 acre lot and then combine the back portion with the adjoining 0.75 acre lot to create a new 1.5 acre lot with a 50 foot frontage. A driveway would be installed on the 50 foot wide section to reach a new single family residence erected on a new lot behind the existing home at 1039 Page Road. He is seeking a variance from Section 1155.02 which requires a minimum of 150 foot of frontage in an R-1 district.

When asked, the applicant stated that he plans to live in the existing home while he builds a 3000 square foot new residence on the new lot in the rear. He was not certain of the

plans for the existing home after the new residence is finished. He further stated that septic plans for the new lot have been drawn up and turned in to the county.

The shape of the new lot would be described as a flag lot. Ms. Davis explained that code does not allow for such a lot shape. She further stated that the new lot would be compliant with minimum acreage.

The applicant explained that there is not enough frontage between the two existing lots to create side by side 150 foot frontage lots. He further stated that the new house would be approximately 500 feet from the road. There would be roughly 150 feet of wooded area between the two homes.

No letters in support or against the variance request were received by the Building Department.

The chairman opened the floor for public comment.

Marsha Doyle, 1051 Page Road, Aurora, Ohio was present to make comment. She stated that she shares a common property line with the applicant. She further stated that her investment has been protected by the zoning codes for 25 years. She was not in favor of the variance. She was interested in knowing the plans for the existing home, should the applicant receive the requested variance.

Greg Best, 1007 Page Road, Aurora, Ohio was present to make comment. He stated that he knew the Bennett family and was familiar with how the 50 foot parcel came into existence. The story he was told was that some property on the rear of the 1039 Page Road lot was traded to the city in exchange for the 0.75 acre portion. He further stated that he considered a similar lot split of his own property, but decided against it, to preserve the woods.

The applicant returned to podium. He stated that part of the land he is purchasing is an existing non-conforming lot. He is attempting to create two more conforming lots. The current sliver lot does not meet code for size or frontage. It will meet size minimum, if the variance is granted. His intent is to live on a wooded lot. He will be removing the minimum amount of trees needed to erect the home. He has lived in a subdivision in Aurora for the last 10 years and wants to be secluded. He stated that he wants to impact the neighborhood in a minimal way and bring property values up with a new home.

The applicant asked for a recess to allow him to discuss his variance request with the neighbors present at the meeting. The chairman stated that he would allow a five minute recess. The applicant then stated that he would like to postpone his project. This would give him time to address his application with concerned parties.

Marsha Doyle, 1051 Page Road, Aurora, Ohio spoke a second time. She explained her own lot split in 1992 sharing how her home and driveway came to be. She further explained that the Bennett family had a difficult time pulling out of their driveway and the property exchange helped with driveway vision. Mr. McCarrell asked if Ms. Doyle would

be able to see the new home the applicant intends to erect, she stated that she would likely see it in the winter months.

Hearing no further public comment, the chairman closed public comment.

MOTION: To postpone the application

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

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

Nays: None

MISCELLANEOUS:

None

ADJOURNMENT:

MOTION: To Adjourn the meeting at 6:50 p.m.

Mr. Gramm moved for approval; Mr. Iammarino seconded, and the motion carried, on a unanimous voice vote.

Bernard McCarrell, Vice Chairman

Marie Lawrie, Clerk