**Zoning Board of Appeals Special Meeting Minutes, November 19, 2014**

**Present:** Chair John Dentes, Marie Taylor, Ann Tobey, and Jeri Vargo

**Absent:** Karen Hindenlang

**Others Present:** Village Clerk Ann Balloni, Village Zoning Inspector Patrick Doyle, and Todd Zwigard

**Call to Order:** Chair Dentes called the meeting to order at 4:02 pm.

**Application #14-30 from Kathy Almeer for an Area Variance at 16 Cherry Ave (Tax Map 182.13-1-19)**

Chair Dentes reminded those present that the discussion of Application #14-30 was tabled at the November 12, 2014 meeting to confirm that the property east of the proposed addition is a village owned 50’ extension of Court St. The Village Department of Public Works Superintendent, Kurt Wilmot, confirmed with the village clerk that the property is indeed an extension of Court St.

The committee discussed with Ms. Almeer’s architect and representative for the project, Todd Zwigard, the Area Variance criteria outlined in section 1103.F.1.a-b. of the Village of Aurora Zoning Law (Local Law #1 of 2008). The committee determined the following:

* The project does not produce an undesirable change to the character of the neighborhood
* The location of the proposed addition is the only sensible solution due to the existing building
* The project conforms to other structures in the neighborhood
* The applicant was issued a Certificate of Appropriateness from the Community Preservation Panel
* The applicant is under the 30% allowed expansion at 28%
* The project will enhance the neighborhood
* The need for the Area Variance is not self-created

On motion by Taylor, seconded by Tobey, the ZBA voted to (a) grant a 28’ variance, to the 30’ front street setback, (b) permit an extension of an existing garage, including a 3’x5’ covered landing as described in Application #14-30, and (c) allow for the restoration and widening of an existing driveway to 23’ 8”.

AYES: Dentes, Taylor, Tobey, and Vargo

NAYS: None

Motion carried unanimously.

On motion by Tobey, seconded by Taylor, the ZBA voted to adjourn the meeting at 4:30 pm.

AYES: Dentes, Taylor, Tobey, and Vargo

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk