

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: April 13, 2006
Time: 7:00 p.m.
Place: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

**Note: NO ENTRANCE TO BUILDING
FROM WASHINGTON STREET PARKING
LOT AFTER 4:30 PM.
Use Northeast parking lot via Art Bartell Dr.
and enter building through Northeast
door.**

*If you require special accommodations please notify the Department of Planning & Zoning at
(217) 384-3708*

EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

***Case 461-S-04** Petitioner: **Mark Thompson**

Request: **Authorize the establishment and use of an Organized Camp as a Special Use in the CR, Conservation Recreation Zoning District, and to waive, as described in the application, the standard conditions for an Organized Camp requiring a 100 feet setback from the centerline of the public street.**

Location: **Approximately 96 acres of land located in the West ½ of the Southwest ¼ and the West ½ of the Northeast ¼ of the Southwest ¼ of Section 17 of East Bend Township that is bordered on the west by CR 700E and on the south by CR 3300N and this is commonly known as the farm located at 3333 CR 700E, Fisher.**

Case 520-AM-05 Petitioner: **Gene Bateman**

Request: **Amend the Zoning Map to allow for the development of 5 single family residential lots in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location: **The North 631.0 feet of the East 1,042.7 feet and the South 545 feet of the North 1,960.0 feet of the East 641.0 feet, all of the East ½ of the NE ¼ of Section 29 of Newcomb Township and fronting on the south side of CR 2600N and on the west side of 200E and commonly known as the farmland in the Southwest corner of the intersection of CR 2600N and CR 200E.**

6. New Public Hearings

***Case 527-FV-05** Petitioner: **Tim Asire**

Request: **Authorize the following variances from the Champaign County Special Flood Hazard Areas Ordinance:**

- A. **Authorize the use of an existing dwelling in which the top of the lowest floor is 8.5 inches above the Base Flood Elevation instead of 1.0 feet above the Base Flood Elevation.**
- B. **Authorize the construction and use of an addition to a dwelling in which the top of the lowest floor of the addition is 8.5 inches above the Base Flood Elevation instead of 1.0 feet above the Base Flood Elevation.**

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***Case 527-FV-05 cont:**

C. Authorize the use of an existing shed in which the top of the lowest Floor is 4 feet 7 inches below the Base Flood Elevation instead of 1.0 feet above the Base Flood Elevation and that is 720 square feet in area instead of no more than 500 square feet in area.

Location: Lot 27 of The Meadows Subdivision in Section 36 of Newcomb Township and that is commonly known as the residence at 2610 Appaloosa Lane, Mahomet.

***Case 528-V-05**

Petitioner: Robert Schmidt

Request: Authorize the use of a lot that was created after October 10, 1973, and that has a lot area of 12 acres instead of the required maximum 3 acres when located on best prime farmland. In the AG-1, Agriculture Zoning District.

Location: A 12 acre tract in the North ½ of the Southeast ¼ of Section 29 of Rantoul Township and that is commonly known as the dwelling at 1962 CR 2500N, Thomasboro.

7. Staff Report
8. Other Business
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**