

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **January 17, 2019**
Time: **6:30 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 Lierman Ave.
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
6. New Public Hearings

*Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.*

TIME: 6:30 P.M.
LOCATION: LYLE SHIELDS MEETING ROOM

***Case 919-V-18 Petitioner: Danny Roy**

Request: **Authorize the construction and use of an existing detached shed with a side yard of 2 feet 4 inches in lieu of the minimum required 10 feet in the AG-2 Agriculture Zoning District, per Section 7.2.1 B. of the Zoning Ordinance.**

Location: **A 0.56-acre lot that is Lot 46 of Busboom's Wiltshire Estates 4th Subdivision in Section 13, Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township and commonly known as the residence at 1309 Bradford Circle, St. Joseph.**

***Case 920-V-18 Petitioner: Rick Keever**

Request: **Authorize a variance for the construction and use of an existing shed with a rear yard of 7 feet in lieu of the minimum required 10 feet on a joint lot development in the CR Conservation Recreation Zoning District, per Section 7.2.1 B. of the Zoning Ordinance.**

Location: **A 0.72 acre tract that is comprised of Lot 2 of Edgewood Acres Subdivision and Lot 5 of Edgewood Acres 2nd Subdivision of the Southeast Quarter of the Southeast Quarter of Section 12, Township 21 North, Range 7 East of the Third Principal Meridian, in Newcomb Township and commonly known as the residence at 2805N CR 600E, Fisher.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
JANUARY 17, 2019

***Case 921-V-18** Petitioner: **Stephen and Jennifer Roland**

Request: **Authorize the following variances in the AG-1 Agriculture Zoning District:**

Part A: Authorize a variance for the separate use of an existing non-conforming lot that was in common ownership with adjacent property that has an average lot width of 161 feet in lieu of the required minimum 200 feet, and a lot area of 12,558 square feet (0.288 acre) in lieu of the minimum required 1 acre, per Section 5.3 of the Zoning Ordinance.

Part B: A variance for an existing non-conforming dwelling with a setback of 44 feet from the street centerline of East South Street in lieu of 55 feet, and a front yard of 16 feet in lieu of 25 feet, per Section 5.3 of the Zoning Ordinance.

Part C: A variance for a garage addition to an existing non-conforming dwelling with a setback of 52 feet from the street centerline of East South Street in lieu of 25 feet, per Section 5.3 of the Zoning Ordinance; and

Part D: A variance for an existing non-conforming detached garage with a setback of 18 feet from the street centerline of East South Street in lieu of 55 feet, a front yard of 0 feet in lieu of 25 feet, and a side yard of 5 feet in lieu of 10 feet, per Section 7.2.1 of the Zoning Ordinance.

Location: **A 12,558 square foot tract in the Northwest corner of the Southwest Quarter of Section 16, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township, and commonly known as the residence at 202 South Main Street, Seymour.**

7. Staff Report
8. Other Business
 - A. Review of Docket
 - B. Approval of 2019 ZBA Calendar
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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