

CASE NO. 057-V-22

SUPPLEMENTAL MEMORANDUM #2

October 19, 2022

Petitioner: **Angel Corado**

Request: **Authorize a variance for the construction and use of an accessory structure with an average height of 17 feet 9 inches in lieu of the maximum allowed average height of 15 feet in the R-3 Two-Family Residence Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

Subject Property: **A 0.46-acre lot that is the South Half of Lot 38 in Fred C. Carroll's Subdivision of the East Half of the Northwest Quarter of the East Half of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 1206 Carroll Avenue, Urbana.**

Site Area: **0.46 acres**

Time Schedule for Development: **As soon as possible**

Prepared by: **Susan Burgstrom**, Senior Planner
John Hall, Zoning Administrator

STATUS

This case was continued from the July 14, 2022 and September 15, 2022 ZBA meetings.

On October 12, 2022, P&Z Staff received a phone call from Mariana Newman on behalf of Angel Corado. She said that Mr. Corado is considering reducing the building height to 15 feet so that the variance will no longer be necessary. No confirmation of his decision has been received.

On October 11, 2022, Mark Miller, engineer for Mr. Corado, said that he would look into the questions posed by the ZBA at the September 15th meeting. No response has been received to date. The following questions were posed to Mr. Miller:

1. What is the design engineered to (i.e. a 5-year storm event)?
2. How much water will the system hold before water bubbles out?
3. How effectively will the stormwater be taken up by the soil (permeability)?
4. Will the trench drain generally be full of groundwater and thus not real effective at slowing down stormwater?

The Board and the Corados asked for the following changes to the design:

1. Can the north yard drain be brought toward the middle of the yard rather than going parallel to the property line?
2. Can the building be set back between 10 and 20 feet from the east property line so as to have more yard on the west side of the building?

Attachment A is a map of soils on and adjacent to the subject property. At the September 15, 2022 ZBA meeting, a neighbor mentioned that the lot to the north of the subject property has significant flooding issues and that were concerns that the subject property would also have saturation issues.

The map shows that there are two soil types on these properties: 236A Sabina silt loam and 618B Senachwine silt.

- 236A Sabina silt loam is characterized as moderately well drained and has a seasonal high water table at a depth of 2.0 to 3.5 feet.
- 618B Senachwine silt is characterized as well drained and has a high water table at a depth of greater than 6 feet.

The proposed location for the detached garage and the yard to the west of it is located on the 618B Senachwine silt soils.

PROPOSED SPECIAL CONDITION – NO CHANGE

- A. **No business activities including storage of materials or parking of vehicles related to a business either inside or outside of the building shall take place without the proper approvals from the Champaign County Department of Planning & Zoning.**

The above special condition is required to ensure the following:

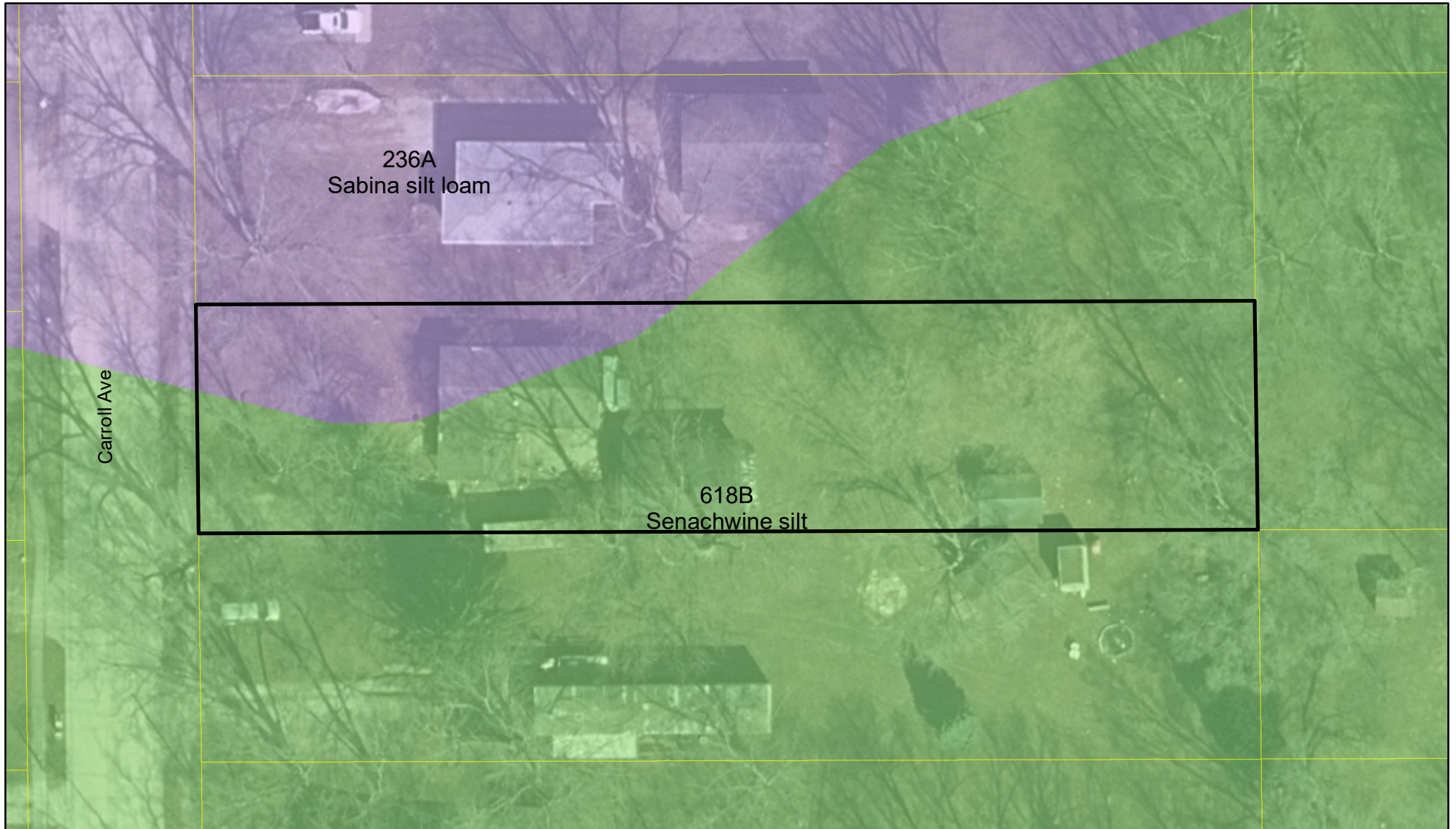
No unauthorized business use can establish on the subject property.



ATTACHMENTS

- A Soils Map created by P&Z Staff on September 28, 2022

Soils

Case 057-V-22
October 27, 2022



-  Subject Property
-  Parcels

