

CASE 213-V-26

PRELIMINARY MEMORANDUM

June 18, 2026

Petitioner: George Papametro, NEG Holdings LLC

Request: Authorize the following variance in the R-2 Single Family Residence Zoning District on the subject property described below:

Part A: Authorize a variance for a proposed single-family residence with a setback of 41 feet from the centerline of S. Sheridan St. and a side yard of 10 feet in lieu of the required 42 feet and 12 feet respectively per Footnote 3 of Section 5.3 of the Zoning Ordinance.

Part B: Authorize a variance for a proposed single-family residence located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

Location: Lot 13 and 14 of The Original Town of Seymour, Section 17, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township and commonly known as the property with an address of 111 S. Sheridan Street, Seymour.

Site Area: .34 acre

Time Schedule for Development: As soon as possible

**Prepared by: Charlie Campo, Senior Planner
John Hall, Zoning Administrator**

BACKGROUND

The petitioner George Papametro, NEG Holdings LLC owns the subject property. The property previously had a single-family home and accessory buildings that were demolished sometime after 2020 and is currently vacant. The petitioner proposes to construct a single-family dwelling with attached garage, approximately 1592 square feet in area.

The property is a corner lot and has setback and front yard requirements on two sides which reduces the area of the lot that can be built upon. The property also has a number of existing trees and a septic system that further reduces available area for construction.

The Zoning Ordinance allows the average setback of the existing non-conforming buildings on the block to be the allowed setback of new buildings. The average setback in 1973 of the existing houses along the same block of W. South St. is 37.25 ft. which is less than the proposed setback on W. South St., therefore no variance is required. In 1973 the other buildings on the same block of S. Sheridan St. had a setback of 42 ft. from the centerline of S. Sheridan St. and a front yard of 12 ft. therefore a variance is required.

The proposed house location is also within the 50 ft. corner visibility triangle. Other houses on corner lots in the neighborhood are also located within the 50 ft. corner visibility triangle.

EXTRATERRITORIAL JURISDICTION

The subject property is not located within the one and one-half mile extraterritorial jurisdiction of any municipality with zoning.

The subject property is located within Scott Township, which does not have a Plan Commission. Townships with Plan Commissions have protest rights on a variance and receive notification of such cases.

EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning in the Vicinity

Direction	Land Use	Zoning
Onsite	Vacant (proposed Single Family Res)	R-2 Single Family Res.
North	Single Family Residence	R-2 Single Family Res.
East	Single Family Residence	R-2 Single Family Res.
West	Single Family Residence	R-2 Single Family Res.
South	Single Family Residence	R-2 Single Family Res.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan showing proposed house location submitted June 4, 2026.
- C 2026 Annotated Aerial Photos showing proposed house location
- D 1973 aerial photograph
- E Site Images taken June 16, 2026
- F Draft Summary of Evidence, Finding of Fact, and Final Determination for Case 213-V-26 dated June 25, 2026

Location Map

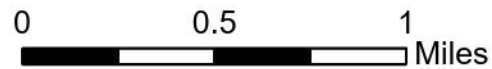
Case 213-V-26

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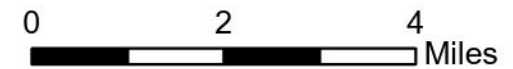
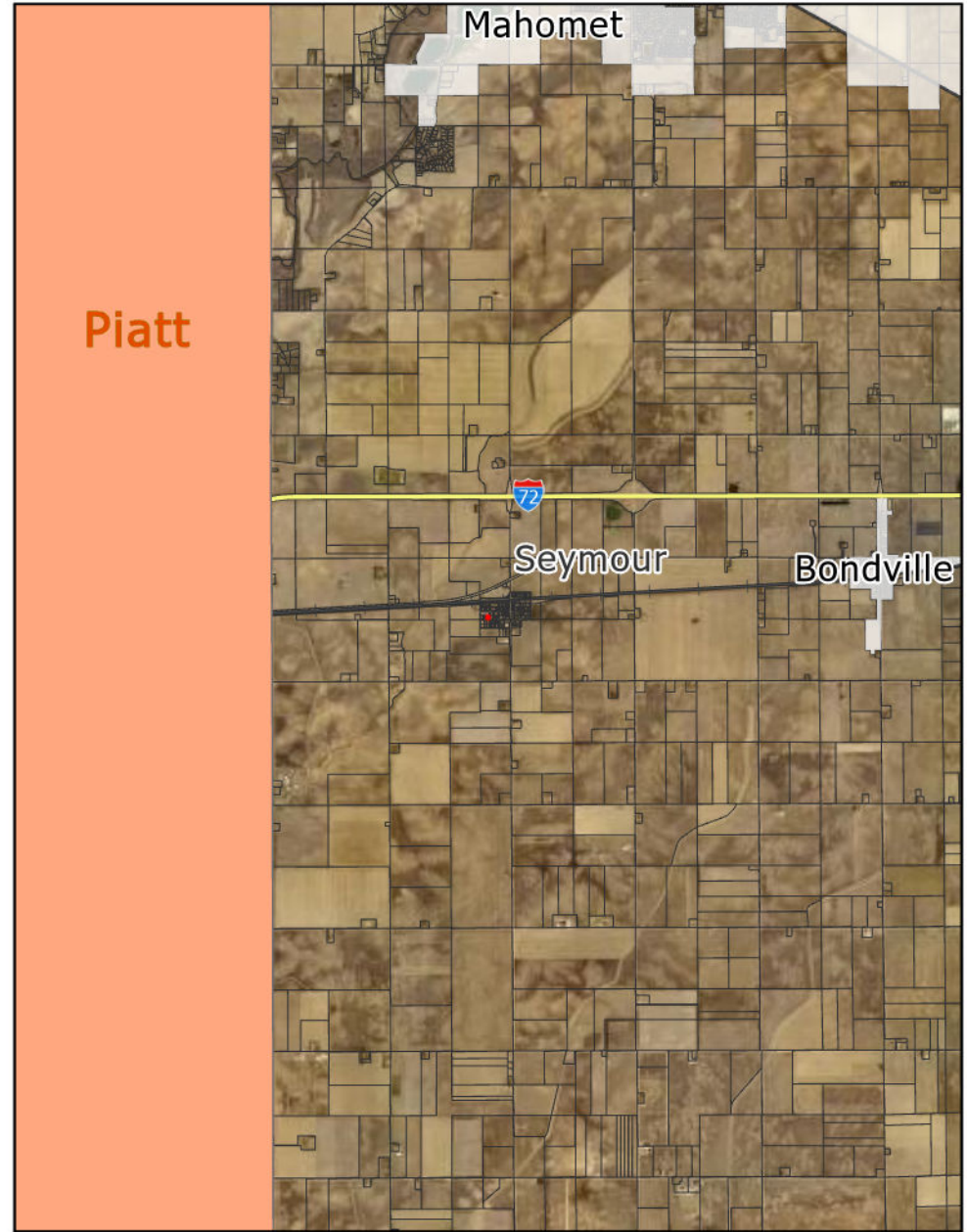
Subject Property



 Subject Parcel



Property location in Champaign County



Land Use Map


Case 213-V-26

June 25, 2026



 Subject Parcel  Residential  Agricultural

0 200 400 Feet

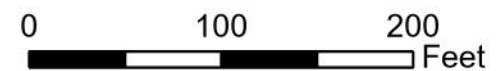


PLANNING &
ZONING

Zoning Map
Case 213-V-26
June 25, 2026



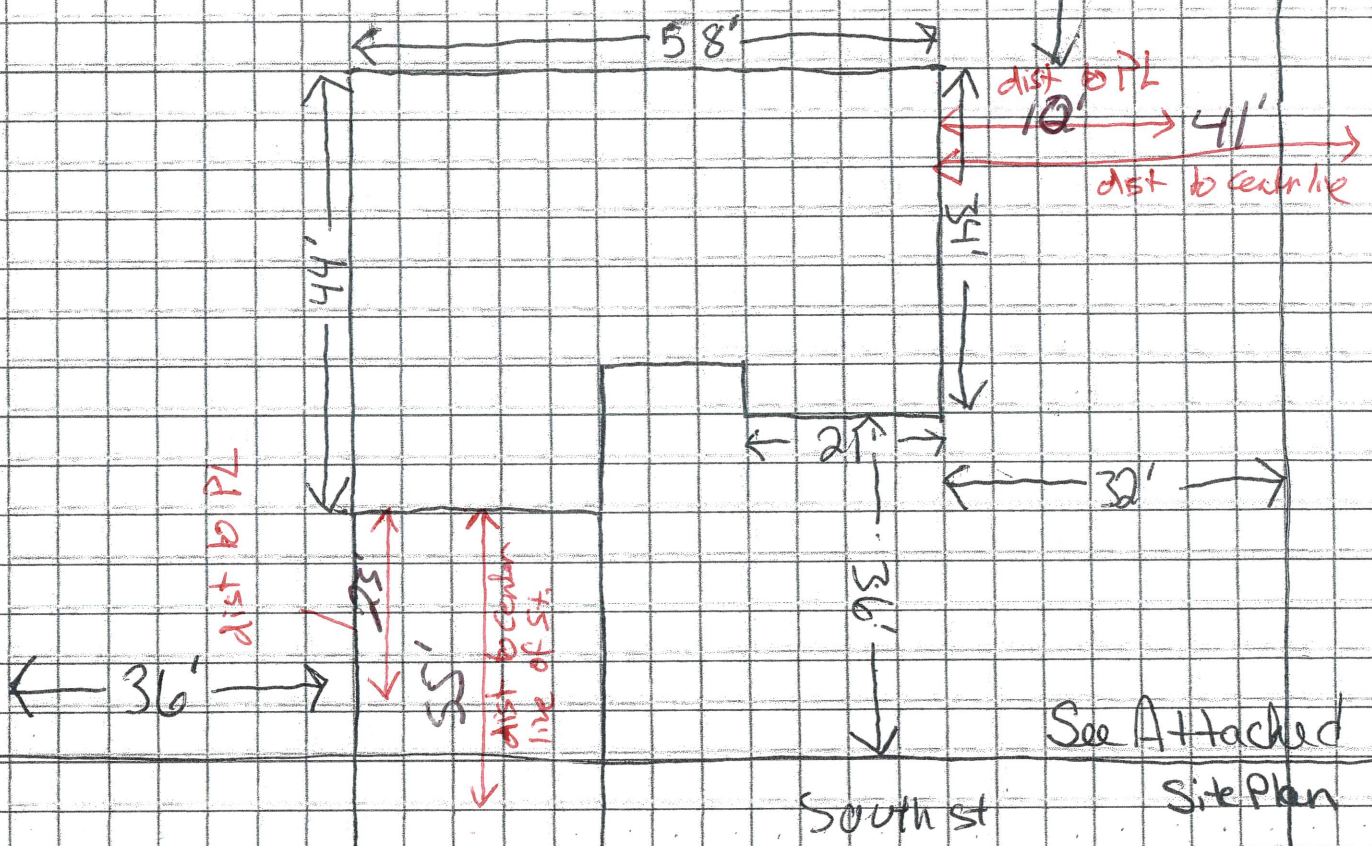
 Subject Parcel  R-2 Single-Family Residence  AG-1 Agriculture



Copy N

Septic Field

Sheridan



See Attached Site Plan

South St

Check which applies:

- Site Plan
- Erosion & Sediment Control Plan
- Other: _____

Date Received:

North Arrow:

Approval (Office Use Only):

RECEIVED

Permit Application No. _____

MAY 13 2026

RECEIVED

Applicant Name:

George Papa Metro

CHAMPAIGN CO. I

JUN 04 2026

CHAMPAIGN CO. P & Z DEPARTMENT

Annotated 2026 Aerial

Case 213-V-26

June 25, 2026



 Subject Parcel  Proposed Home  50' Visibility Triangle

0 50 100
Feet

Annotated 1973 Aerial

Case 213-V-26

June 25, 2026



 Subject Parcel

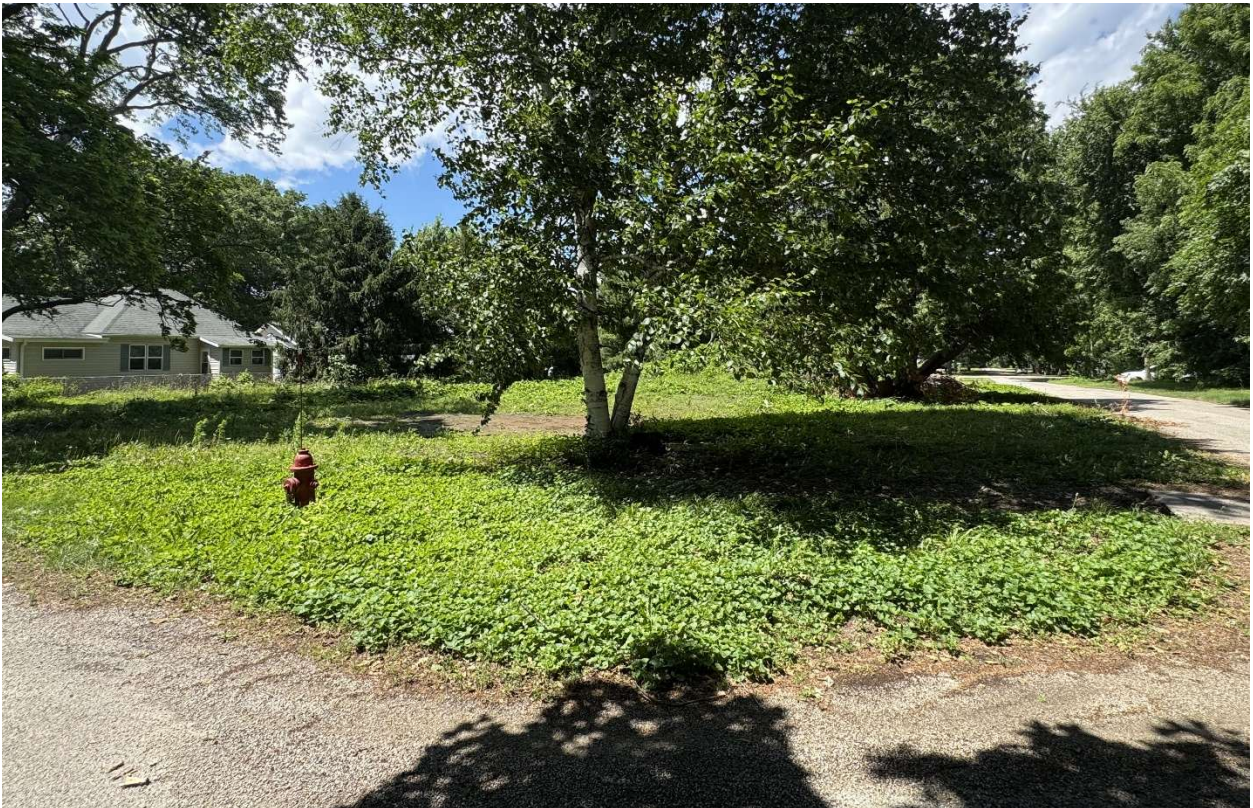
0 50 100 Feet



213-V-26 Site Images



From South St. looking west toward subject property.



From South St looking northwest toward subject property.

213-V-26 Site Images



From South St. looking east across subject property.



From Sheridan St. looking west toward subject property.

213-V-26 Site Images



From Sheridan St. looking south along subject property on the right.

PRELIMINARY DRAFT

213-V-26

**SUMMARY OF EVIDENCE, FINDING OF FACT
AND FINAL DETERMINATION
of the
Champaign County Zoning Board of Appeals**

Final Determination: ***{GRANTED/GRANTED WITH SPECIAL CONDITION(S)/DENIED}***

Date: ***{June 25, 2026}***

Petitioner: **George Papametro, NEG Holdings LLC**

Request: **Authorize the following variance in the R-2 Single Family Residence Zoning District on the subject property described below:**

Part A: Authorize a variance for a proposed single-family residence with a setback of 41 feet from the centerline of S. Sheridan St. and a side yard of 10 feet in lieu of the required 42 feet and 12 feet respectively per Footnote 3 of Section 5.3 of the Zoning Ordinance.

Part B: Authorize a variance for a proposed single-family residence located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

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SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **June 25, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioner George Papametro is the agent for NEG Holdings, LLC who is the owner of the subject property at 111 S. Sheridan St. Seymour. The property is Lot 13 and 14 of The Original Town of Seymour, Section 17, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township and commonly known as the property with an address of 111 S. Sheridan Street, Seymour.
2. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is not within the one and one-half mile extraterritorial jurisdiction (ETJ) of a municipality with zoning.
 - B. The subject property is located within Scott Township, which does not have a Plan Commission. Townships with Plan Commissions have protest rights on a variance and are notified of such cases.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

3. Land use and zoning on the subject property and in the vicinity are as follows:
 - A. The .34-acre subject property is zoned R-2 Single Family Residence and previously used for single family residential. The house on the property was demolished sometime after 2020, and the property is currently vacant.
 - B. Land to the north is zoned R-2 Single Family Residence and is in use as a non-conforming manufactured home park.
 - C. Land to the south, east and west is zoned R-2 Single Family Residence and is in use as single family residential.
4. There are no prior Zoning Cases for the subject property.

GENERALLY REGARDING THE PROPOSED SITE PLAN

5. Regarding the site plan for the subject property:
 - A. The Petitioner's Site Plan indicates the following:
 - (1) One proposed single-family dwelling approximately 1592 square feet in area.
 - B. There have been no previous Zoning Use Permits for the property.
 - C. The requested variance includes the following:
 - (1) Authorize a variance for a proposed single-family residence with a setback of 41 feet from the centerline of S. Sheridan St. and a side yard of 10 feet in lieu of the required 42 feet and 11 feet respectively per Footnote 3 of Section 5.3 of the Zoning Ordinance.

- (2) Authorize a variance for a proposed single-family residence located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS AND ZONING PROCEDURES

6. Regarding specific *Zoning Ordinance* requirements relevant to this case:
 - A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested variances (capitalized words are defined in the Ordinance):
 - (1) “BUILDING” is an enclosed STRUCTURE having a roof supported by columns, walls, arches, or other devices and used for the housing, shelter, or enclosure of persons, animals, and chattels.
 - (1) “BUILDING, DETACHED” is a BUILDING having no walls in common with other BUILDINGS.
 - (2) “BUILDING, MAIN or PRINCIPAL: The BUILDING in which is conducted the main or principal USE of the LOT on which it is located.
 - (3) “DWELLING” is a BUILDING or MANUFACTURED HOME designated for non-transient residential living purposes and containing one or more DWELLING UNITS and/or LODGING UNITS.
 - (4) “LOT” is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.
 - (5) “LOT, CORNER” is a LOT located:
 - (a) at the junction of and abutting two or more intersecting STREETS; or
 - (b) at the junction of and abutting a STREET and the nearest shoreline or high water line of a storm or floodwater runoff channel or basin; or
 - (c) at and abutting the point of abrupt change of a single STREET where the interior angle is less than 135 degrees and the radius of the STREET is less than 100 feet
 - (6) “LOT LINE, FRONT” is a line dividing a LOT from a STREET or easement of ACCESS. On a CORNER LOT or a LOT otherwise abutting more than one STREET or easement of ACCESS only one such LOT LINE shall be deemed the FRONT LOT LINE.
 - (7) “NONCONFORMING LOT, STRUCTURE or USE” is a LOT, SIGN, STRUCTURE, or USE that existed on the effective date of the adoption or amendment of this ordinance which does not conform to the regulations and standards of the DISTRICT in which it is located.
 - (8) “NONCONFORMING PREMISES” is a NONCONFORMING LOT with a NONCONFORMING STRUCTURE located on it.

PRELIMINARY DRAFT

- (9) “RIGHT-OF-WAY” is the entire dedicated tract or strip of land that is to be used by the public for circulation and service.
 - (10) “SETBACK LINE” is the BUILDING RESTRICTION LINE nearest the front of and across a LOT establishing the minimum distance to be provided between a line of a STRUCTURE located on said LOT and the nearest STREET RIGHT-OF-WAY line.
 - (11) “STREET” is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
 - (a) MAJOR STREET: Federal or State highways.
 - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
 - (c) MINOR STREET: Township roads and other local roads.
 - (12) “VARIANCE” is a deviation from the regulations or standards adopted by this ordinance which the Hearing Officer or the Zoning BOARD of Appeals are permitted to grant.
 - (13) “YARD, FRONT” is a YARD extending the full width of a LOT and situated between the FRONT LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT. Where a LOT is located such that its REAR and FRONT LOT LINES each but a STREET RIGHT-OF-WAY both such YARDS shall be classified as front YARDS.
 - (14) “YARD, SIDE” is a YARD situated between a side LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT and extending from the rear line of the required FRONT YARD to the front line of the required REAR YARD.
- B. The R-2 Single Family Residence DISTRICT is intended to provide areas for SINGLE FAMILY detached DWELLINGS, set on medium sized building LOTS and is intended for application within or adjoining developed areas where community facilities exist.
- C. Section 5.3 footnote 3. States the following: “In no case shall the front yard, measured from the nearest right-of-way line, be less than 35’ from a major street, 30’ from a collector street, or 25’ from a minor street. Where 25% or more of the lots within a block abutting streets other than federal or state highways, where occupied by main of principal structures prior to the effective date of this ordinance, the average of the setback lines of such structures shall be the minimum setback line of the remaining vacant lots within such block except where the public health, safety comfort, morals or welfare are endangered.”
- (1) The only other home on the block has a setback of. 42 feet and a front yard of 12 ft. which would make the required setback 42 ft.
- D. Paragraph 9.1.9 D. of the *Zoning Ordinance* requires the ZBA to make the following findings for a variance:

- (1) That the requirements of Paragraph 9.1.9 C. have been met and justify granting the variance. Paragraph 9.1.9C. of the *Zoning Ordinance* states that a variance from the terms of the *Champaign County Zoning Ordinance* shall not be granted by the Board or the hearing officer unless a written application for a variance is submitted demonstrating all of the following:
 - a. That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district.
 - b. That practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot.
 - c. That the special conditions, circumstances, hardships, or practical difficulties do not result from actions of the Applicant.
 - d. That the granting of the variance is in harmony with the general purpose and intent of the *Ordinance*.
 - e. That the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare.
- (2) That the variance is the minimum variation that will make possible the reasonable use of the land or structure, as required by subparagraph 9.1.9 D.2.
- (3) Paragraph 9.1.9 E. of the *Zoning Ordinance* authorizes the ZBA to prescribe appropriate conditions and safeguards in granting a variance

E. Regarding the proposed variance:

- (1) Minimum setback from the centerline of a MINOR STREET for a STRUCTURE in the R-2 Single Family Residence Zoning DISTRICT is established in Section 5.3 of the *Zoning Ordinance* as 55 feet.
 - a. Section 5.3 footnote 3. States the following: “In no case shall the front yard, measured from the nearest right-of-way line, be less than 35’ from a major street, 30’ from a collector street, or 25’ from a minor street. Where 25% or more of the lots within a block abutting streets other than federal or state highways, where occupied by main of principal structures prior to the effective date of this ordinance, the average of the setback lines of such structures shall be the minimum setback line of the remaining vacant lots within such block except where the public health, safety comfort, morals or welfare are endangered.”
- (2) Minimum FRONT YARD for a structure in the R-2 Single Family Residence Zoning District is established in Section 5.3 of the *Zoning Ordinance* as 25 feet.
- (3) The minimum SIDE YARD on the STREET SIDE of a CORNER LOT shall be equal to the minimum FRONT YARD otherwise required in the DISTRICT as established in Section 4.3.3.
- (4) Minimum corner visibility triangle is established in Section 4.3.3 F.1. of the *Zoning Ordinance* as a straight line joining points along said STREET RIGHT-OF-WAY lines 50 feet from the nearest point of intersection

GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT

7. Generally regarding the Zoning Ordinance requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
 - A. The Petitioner testified the following on the application: **“House will be in line with the adjacent properties homes so that it will fit with the neighborhood.”**
 - B. In 1973 the houses in the same block along W. South St. had an average setback of 37.25 ft. and front yard of 3.25 ft. which would make the required setback and yard along W. South St. 37.25 ft. and 3.25 ft. respectively The petitioner is proposing a setback of 53 ft. and front yard of 23 ft. which exceeds the requirements.
 - C. Regarding variance Part A, in 1973 the other buildings on the same block of S. Sheridan St. had a setback of. 42 ft. and a front yard of 12 ft. which would make the required setback 42 ft. and 12 ft. respectively. The petitioner is proposing a setback of 41 ft. and 10 ft. respectively.
 - D. Regarding variance Part B, existing trees and septic system limit the area that a new house could be constructed on the lot. The previous home on the property was located within the corner visibility triangle closer to the corner than the proposed home.

GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE

8. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:
 - A. The Petitioners testified the following on the application: **“House will be out of place with the existing neighborhood also with new setbacks will not have room for septic.”**
 - B. Regarding variance Part A and B, without the proposed variances, the proposed home would have to be redesigned to meet the required setback and visibility triangle and not interfere with existing trees or septic system.

GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT

9. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result from the actions of the Applicant:
 - A. The Petitioners testified the following on the application: **“No, this is an existing lot in an existing neighborhood, it’s a corner lot that then makes two front yards, need room for house and septic.”**
 - B. The property was originally developed prior to the adoption of the Champaign County Zoning Ordinance in 1973. The original home on the property was demolished sometime after 2020.

- C. Regarding variance Part A and B, the petitioner purchased the vacant lot with the existing trees and septic system in 2025.

GENERALLY PERTAINING TO WHETHER OR NOT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

- 10. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance is in harmony with the general purpose and intent of the Ordinance:
 - A. The Petitioners testified the following on the application: **“It will fit in with the neighborhood, also will not cause any traffic visibility issues or hardships on the neighborhood.”**
 - B. Regarding variance Part A for a proposed single-family residence with a setback from the centerline of S. Sheridan St. of 41 feet and a front yard of 10 feet in lieu of the minimum required 42 and 12 feet: the requested setback variance is 98% of the minimum required, for a variance of 2% and the requested front yard variance is 83% of the minimum required, for a variance of 17%.
 - C. Regarding variance Part B for a proposed single-family residence with a corner visibility triangle of 47 ft. in lieu of the minimum required 50 ft.: the requested variance is 94% of the minimum required, for a variance of 6%.
 - D. Regarding the proposed variance, the Zoning Ordinance does not clearly state the considerations that underlie the minimum setback requirements and front yard requirements. Presumably the setback from street centerline and front yard minimum is intended to ensure the following:
 - (1) Adequate separation from roads.
 - (2) Allow adequate area for road expansion and right-of-way acquisition.
 - a. There are no known plans to expand S. Sheridan St.
 - (3) Parking, where applicable.
 - a. The right-of-way for S. Sheridan St. is 60 ft. wide which can accommodate parking in the right of way that does not impede traffic.
 - E. The requested variance is not prohibited by the *Zoning Ordinance*.
 - F. Regarding the proposed variance for not locating in the visibility triangle, the Zoning Ordinance seeks to not impede vision for adjacent road traffic.
 - (1) In this location there is limited vehicle traffic, and vehicle speeds are low.
 - (2) There are a number of other houses constructed within the corner visibility triangle in the neighborhood that don't cause issues with visibility.

GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED VARIANCE ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE

11. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
 - A. The Petitioners testified the following on the application: **“Granting this will allow adequate separation to neighbors and a clear view for traffic safety.”**
 - B. The Scott Township Road Commissioner has been notified of this variance, and no comments have been received.
 - C. The Seymour Fire Department has been notified of this variance, and no comments have been received.

GENERALLY REGARDING ANY OTHER JUSTIFICATION FOR THE VARIANCE

12. Generally regarding and other circumstances which justify the Variance:
 - A. The Petitioner did not provide a response.

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

13. Regarding proposed special conditions of approval:
No special conditions are proposed at this time.

DOCUMENTS OF RECORD

1. Application for Variance received May 13, 2026, with attachments:
 - A Site Plan showing proposed house location submitted May 13, 2026
 - B Site Plan showing proposed house location revised June 4, 2026
2. Preliminary Memorandum dated June 18, 2026, with attachments:
 - A Case Maps (Location, Land Use, Zoning)
 - B Site Plan showing proposed house location submitted June 4, 2026.
 - C 2026 Annotated Aerial Photos showing proposed house location
 - D 1973 aerial photograph
 - E Site Images taken June 16, 2026
 - F Draft Summary of Evidence, Finding of Fact, and Final Determination for Case 213-V-26 dated June 25, 2026

SUMMARY DRAFT FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **213-V-26** held on **June 25, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances **{DO / DO NOT}** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because:
 - a. *The lot is a corner lot with setback and front yard requirements for two sides.*
 - b. *The property has existing trees and a septic system which limit building locations.*
 - c. *The average setback and front yard of buildings along the same block of S. Sheridan in 1973 was 42 ft. and 12 ft. respectively.*
2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **{WILL / WILL NOT}** prevent reasonable or otherwise permitted use of the land or structure or construction because:
 - a. *Without the proposed variances, the proposed home would have to be redesigned to meet the required setback and visibility triangle and not interfere with existing trees or septic system.*
3. The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - a. *The property was originally platted and developed prior to the adoption of the Champaign County Zoning Ordinance in 1973.*
 - b. *The petitioner purchased the vacant lot with the existing trees and septic system in 2025.*
4. The requested variance **{SUBJECT TO THE PROPOSED CONDITIONS} {IS / IS NOT}** in harmony with the general purpose and intent of the Ordinance because:
 - a. *Regarding variance Part A: there are no known plans to expand S. Sheridan St. in this location.*
 - b. *Regarding variance Part B: in this location there is limited vehicle traffic, and vehicle speeds are low.*
5. The requested variance **{SUBJECT TO THE PROPOSED CONDITIONS} {WILL / WILL NOT}** be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare because:
 - a. *The Scott Township Highway Commissioner was notified of the case, and no comments have been received.*
 - b. *Other relevant jurisdictions and neighboring landowners have been notified of this case, and no comments have been received.*
6. The requested variance **{SUBJECT TO THE PROPOSED CONDITIONS} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
 - a. *The requested variance is the minimum variance required construct the home as proposed without interfering with the existing trees or septic system.*
7. **{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:}**

FINAL DETERMINATION

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval in Section 9.1.9.C *{HAVE/HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Variance requested in Case 213-V-26 is hereby *{GRANTED/ GRANTED WITH CONDITIONS/ DENIED}* to the petitioner, **George Papametro, NEG Holdings LLC**, to authorize the following:

Authorize the following variance in the R-2 Single Family Residence Zoning District:

Part A: Authorize a variance for a proposed single-family residence with a setback of 41 feet from the centerline of S. Sheridan St. and a side yard of 10 feet in lieu of the required 42 feet and 12 feet respectively per Footnote 3 of Section 5.3 of the Zoning Ordinance.

Part B: Authorize a variance for a proposed single-family residence located within the corner visibility triangle, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

{SUBJECT TO THE FOLLOWING CONDITION(S):}

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Cynthia Cunningham, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date