

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **July 17, 2008**
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 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 (November 29, 2007 and March 13, 2008)
5. Continued Public Hearings

***Case 512-V-05** Petitioner: **Guadalupe Guzman**

Request: **Authorize the division of a lot of 2.784 acres in area in lieu of the requirement that a property be more than five acres in area to be divided in the CR Conservation-Recreation District.**

Location: **Lot 2 of Leonard's Farmett's Subdivision in Section 2 of Urbana Township and commonly known as the property at 3207 East Airport Road, Urbana.**

***Case 513-V-05** Petitioner: **Guadalupe Guzman**

Request: **Authorize the following in the CR Conservation-Recreation District:**

A. The use of a lot 0.361 acres in area in lieu of the required area of 1 acre and an average lot width of 115 feet in lieu of the required average lot width of 200 feet.

B. The use of an existing dwelling with a side yard of 12 feet in lieu of the required side yard of 15 feet.

Location: **Proposed Lot 2 of Guzbeck Granja Subdivision in Section 2 of Urbana Township and commonly known as the house at 3207 East Airport Road, Urbana.**

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***Case 606-FV-08** Petitioner: **Guadalupe Guzman**

Request: **Authorize as a variance from the Champaign County Special Flood Hazard Areas Ordinance the conversion into and occupancy of a dwelling in which the top of the lowest floor is 0.02 feet above the Base Flood Elevation (100-year floodplain) instead of 1.0 foot above the Base Flood Elevation and which has an enclosed area below the Flood Protection Elevation that does not allow the automatic entry and exit of flood waters in lieu of the requirement for the automatic entry and exit of flood waters.**

Location: **Lot 1 of Leonard's Farmett's Subdivision in Section 2 of Urbana Township and commonly known as the structure south of the house at 3207 East Airport Road, Urbana.**

6. New Public Hearings

***Case 619-FV-08** Petitioner: **Larry Peters**

Request: **Authorize as a variance from the Champaign County Special Flood Hazard Areas Ordinance the construction and occupancy of a dwelling in which the top of the garage floor is 0.83 feet below the Flood Protection Elevation of 690.3 instead of being at the Flood Protection Elevation; and the interior grade of the crawlspace is 2.3 feet below the lowest adjacent exterior grade instead of only 2.0 feet below the lowest adjacent exterior grade.**

Location: **An 11 acre tract in the West Half of the Southeast Quarter of the Northeast Quarter of Section 3 of Urbana Township and commonly known as the house at 2501 North Highcross Road, Urbana.**

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.**