

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **August 14, 2014**
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 (July 17, 2014)
5. Continued Public Hearings

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

***Case 778-S-14** Petitioner: **Charles and Mary Ellen Stites**

Request: **Authorize continued use of a Major Rural Specialty Business in the CR District on the following property as previously approved for a limited time in Special Use Permit 610-S-08.**

Location: **A 5.0 acre tract in the East Half of the Southeast Quarter of the Northeast Quarter of Section 1, Township 18 North, Range 10 East of Sidney Township and commonly known as River Bend Wild Game and Sausage Company at 1161 CR 2400E, St. Joseph.**

***Case 779-S-14** Petitioner: **Keith Pedigo**

Request: **Authorize a Special Use Permit for the conversion of an existing single family residence to a two family residence in the R-2, Single Family Residence Zoning District that is also the subject of related Case 780-V-14.**

Location: **Lot 6 in Block 2 of Commissioner's Addition to the Village of Seymour in the Northeast corner of Section 17 in Scott Township and commonly known as the residence at 202 South Sheridan Street, Seymour.**

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
August 14, 2014

6. New Public Hearings

*Case 783-V-14 Petitioner: **Stephanie Amebeli**

Request: **Authorize the following variance for a residential property in the AG-2 Agricultural Zoning District:**

(1) an existing dwelling with the following:

(a) a front yard facing Karadan Street of 11 feet in lieu of the minimum required 25 feet; and

(b) a setback which falls within, in lieu of outside of, the visibility triangle established for corner lots defined as the area bounded by the street right-of-way lines of corner lots and a straight line joining points along said street right-of-way lines 50 feet from the nearest point of intersection; and

(2) an existing detached residential accessory building with a front yard facing Karadan Street of 15 feet in lieu of the minimum required 25 feet; and

(3) a proposed residential accessory building with a height of 18 feet instead of the maximum required height of 15 feet; and

(4) a lot coverage of 27% instead of the maximum lot coverage of 25%.

Location: **A 20,038 square feet lot in Mahomet Township located in the West Half of the South Half of the Southeast Quarter of the Northwest Quarter of Section 14 of Township 20 North, Range 7 East of the Third Principal Meridian and commonly known as the residence located at 1505 Summit Ridge Road, Mahomet.**

7. Staff Report

8. Other Business

A. Review of Docket

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment



Administrative Hearing. Cross Examination allowed.