

CASE NO. 729-V-12

SUPPLEMENTAL MEMORANDUM

October 24, 2012

Champaign
County
Department of

**PLANNING &
ZONING**

**Brookens
Administrative Center**
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

Petitioners: Frank E. Howard

Request: Authorize the following in the R-1 Single Family Residence Zoning District:

- Part A. Variance for lot coverage of 35% in lieu of the maximum allowed 30%;
- Part B. Variance for a front yard of 19 feet in lieu of the minimum required 30 feet;
- Part C. Variance for a front yard of 22 feet in lieu of the minimum required 25 feet;
- Part D. Variance for a front setback of 49 feet from Fogel Road in lieu of the minimum required 75 feet;
- Part E. Variance for a front setback of 52 feet from Olen Drive in lieu of the minimum required 55 feet;
- Part F. Variance for a side yard of 3.4 feet in lieu of the minimum required 10 feet;
- Part G. Variance for a front yard of an existing accessory structure of 27 feet in lieu of the minimum required 30 feet;
- Part H. Variance for a front setback for an existing accessory structure of 57 feet from Fogel Road in lieu of the minimum required 75 feet;
- Part I. Variance from the visibility triangle requirements for a corner lot;
- Part J. Variance from Section 4.2.2D. requirement that no construction shall take place in a recorded utility easement; on the following property:

Subject Property: Lot 15 of Wildwood Estates Subdivision in the Northwest Quarter of Section 12 of Mahomet Township and commonly known as the home at 1105 Olen Drive, Mahomet.

Site Area: 1 acre

Time Schedule for Development: Unknown

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

STATUS

This is the first hearing for this case. New evidence is proposed for the Summary of Evidence and is included below.

PROPOSED EVIDENCE

Add the following evidence as new Item 7.I. of the Summary of Evidence as follows:

- I. Regarding Parts B, D, G, and H of the Variance, it is unlikely that Fogel Road will be widened due to cost and other existing nonconforming structures.

Add the following evidence and new Item 10.B.(3) of the Summary of Evidence as follows:

- (3) The maximum lot coverage in the R-1 District is 30%. The subject property is 9,600 square feet which would allow 2,880 square feet of coverage until the maximum lot coverage would be reached. The current lot coverage of the subject property is 3,146 square feet (32.7%). The proposed lot coverage is 3,308 square feet (35%). If the petitioner would have removed the 275 square feet of the existing garage as was indicated on the approved site plan for ZUPA No. 239- 10-02 the lot coverage would currently be 2,871 square feet (29.9%) and under the proposed it would be 3,033 square feet (31.5%).