

CASE NO. 736-V-12 & 737-V-12

SUPPLEMENTAL MEMORANDUM

April 11, 2013

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

Petitioners: Matthew & Katie Warren

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

CASE: 736-V-12

Part A. Variance for a lot area of 7,507.5 square feet in lieu of the minimum required 20,000 square feet required for lots connected to a public water supply, but without a connected public sanitary sewer system and created after September 21, 1993.

Part B. Variance for a front setback for an existing nonconforming dwelling of 33.5 feet from the centerline of Independence Street in lieu of the minimum required 55 feet.

Part C. Variance for a lot depth of 75 feet in lieu of the minimum required 80 feet.

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Subject Property: Lot 7 of Block 2 of B.R. Hammer's Addition in the Northwest Quarter of Section 34 of East Bend Township and commonly known as the dwellings at 317 Independence, Dewey, and 318 Railroad Street, Dewey.

Site Area: 15,015 square feet (total area)

Time Schedule for Development: Existing

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

STATUS

These cases are continued from the February 28, 2013, public hearing. A septic tank inspection report is attached. New evidence is proposed for the Summary of Evidence, Finding of Fact, and Final Determination.

PROPOSED EVIDENCE

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

- I. The septic tank inspection report prepared by Shaun Deck of Berg Tanks dated March 8, 2013, regarding the septic system that serves the home at 317 Independence Street, Dewey, indicates the following:
- (1) The size of the tank is 1,000 gallons and is located 25 feet from the house on the south side of the house.
 - (2) The type of drainage is field tile.
 - (3) The home is vacant.
 - (4) The inlet tee/baffle and outlet tee/baffle are acceptable.
 - (5) No water was observed flowing back into the tank from the lateral field.
 - (6) The system function is acceptable.
 - (7) The tank was pumped.
 - (8) One, septic tank previously served both homes, however, each home is now served by separate tanks.
 - (9) The tank that serves the home at 318 Railroad Street, Dewey, was pumped a month ago.
 - (10) Both tanks seem to be working, but there is no guarantee on system life.

ATTACHMENTS

- A Septic Tank Inspection Report from Berg Tanks received April 10, 2013

Septic Tank Inspection Report

Date of Inspection: 03/08/13 Address: 317 independence dewey

Type of System: septic

Size of Tank: 1000

Type of Drainage: field tile

Location of Tank

Tank located 25' from house on south side of house.

Home was: Occupied Vacant Tank Last Pumped: n/a

Lids intact, Top of Tank not damaged: Acceptable Unacceptable

Inlet Tee/Baffle: Acceptable Unacceptable Outlet Tee/Baffle: Acceptable Unacceptable

No Water observed flowing back into tank from lateral field: Acceptable Unacceptable

Comments, Observations and Procedures

Located tank at 317 independence dewey . There are two tanks one for each house at one time both houses were on one tank. Dug down to the lid and pumped tank . I just pumped the tank for the 318 railroad house a month ago both tanks seem to be working at this time. No guarantee on system life.

System Function: Acceptable Unacceptable Repairs Needed

I affirm that these conditions were observed on the date of inspection, and were accurately reported.

Signature Shaun Deck

Date 03/08/13

Berg Tanks
1808 E. Main
Urbana, IL 61802
217-367-8632

RECEIVED
APR 10 2013
CHAMPAIGN CO. P & Z DEPARTMENT