

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 26, 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 (May 29, 2014)
5. Continued Public Hearings
6. New 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 Ben Wild Game and Sausage Company at 1161 CR 2400E, St. Joseph.**

Case 779-S-14 and 780-V-14 Petitioner: **Keith Pedigo**

***Case 779-S-14** 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.**

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Case 779-S-14 and 780-V-14 cont:

***Case 780-V-14 Request: Authorize the following Variance for an existing single family residence on a corner lot in the R-2, Single Family Residence Zoning District:**

- 1) a proposed porch with 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.**
- 2) a proposed porch with a front yard facing Sheridan Street of 6 feet in lieu of the minimum required 25 feet.**
- 3) a proposed porch with a front yard facing South Street of 14.5 feet in lieu of the minimum required 25 feet.**
- 4) an existing nonconforming side yard of 6 feet in lieu of the minimum required 10 feet for both the dwelling and the garage.**

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.

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.**