

CASE NO. 835-V-16
SUPPLEMENTAL MEMORANDUM #1
July 20, 2016

Petitioners: Nathan Killion and Brandi Katrein

Request: Authorize the following Variance in the AG-2 Agriculture Zoning District: a detached garage with a side yard of 5 feet in lieu of the minimum required 10 feet for detached accessory structures.

Subject Property: Lot 4 of the Rivera Subdivision in the Northwest Quarter of the Southwest Quarter of Section 2 in Urbana Township and commonly known as the residence at 3302 Nordland Drive, Urbana.

Site Area: 21,291 square feet lot (0.49 acre)

Time Schedule for Development: As Soon as Possible

Prepared by: Susan Chavarria
Senior Planner

John Hall
Zoning Administrator

STATUS

This case was on the docket for the cancelled July 14, 2016 ZBA meeting. Original materials for this case were mailed in the ZBA meeting packet dated July 7, 2016; these materials are also available online at <http://www.co.champaign.il.us/COUNTYBD/zbaagenda.htm#zba>.

On July 8, 2016, staff received an email from the Petitioner regarding room layout in the proposed garage (see attachment A to this memo).

PROPOSED SPECIAL CONDITIONS

No special conditions are currently proposed.

ATTACHMENTS

A Email from Nathan Killion received July 8, 2016

Susan Chavarria

From: Nathan Killion <nkillion78@gmail.com>
Sent: Thursday, July 07, 2016 6:08 PM
To: Susan Chavarria
Subject: Re: Zoning Case 835-V-16

RECEIVED

JUL 08 2016

CHAMPAIGN CO. P & Z DEPARTMENT

Susan,

The "Utility Room" is to house my air compressor and separate it from my "Shop Area". The "Mechanical Room" is currently undecided usage. It was planned as a light storage/ shop overflow & HVAC area.

Our property uses an aerobic septic system and I do not believe we have any leach field.

On Thu, Jul 7, 2016 at 7:59 AM, Susan Chavarria <schavarr@co.champaign.il.us> wrote:

Hi Nathan,

I am working on your zoning variance case for next week's hearing and have a couple of questions. Could you please let me know what the mechanical room and utility room are for in the garage? Second, if you know where your septic leach field is located, could you describe where it is?

Thanks,

Susan

Susan Chavarria, AICP, PCED

Senior Planner

Champaign County Planning and Zoning

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