

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, September 16, 2021**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room**
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

This meeting will be held in person and there will be no virtual meeting. Masks are required in the Brookens building. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@co.champaign.il.us no later than 4:30 pm the day of the meeting.

If you require special accommodations, please notify the Department of Planning & Zoning at (217) 384-3708.

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes – None
5. Continued Public Hearings – None
6. New Public Hearings

Note: The full ZBA packet is available online at: www.co.champaign.il.us.

- *Case 019-V-21** Petitioner: **Todd Cox**
Request: **Authorize a variance in the AG-2 Agriculture Zoning District for an existing detached shed with a side yard of 6.5 feet and a rear yard of 3 feet, in lieu of the minimum required 10 feet side and rear yards, per Section 7.2.1 of the Champaign County Zoning Ordinance.**
Location: **Lot 3 of Timberview West Subdivision in Section 16, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township, with an address of 109 Sharon Drive, Mahomet.**
- *Case 020-V-21** Petitioner: **Randy Mitsdarffer**
Request: **Authorize the following variance in the AG-1 Agriculture Zoning District on the subject property described below:**
Part A: Authorize a variance for an existing lot with a lot area of 1.08 acre with a net lot area of 0.92 acre (excluding road right-of-way) in lieu of the minimum required 1 acre, and an average lot width of 167.5 feet in lieu of the minimum required 200 feet in the AG-1 Agriculture Zoning District, per Section 5.3 of the Zoning Ordinance.
Part B: Authorize a variance for the use of an existing detached shed with a side yard of 2 feet and a rear yard of 1 foot in lieu of the minimum required 10 feet side and rear yards for detached structures in the AG-1 Agriculture Zoning District, per Section 7.2.1 of the Zoning Ordinance.
Location: **A 1.08-acre lot in the Northwest Quarter of the Northeast Quarter of Section 15, Township 18 North, Range 7 East of the Third Principal Meridian in Colfax Township, with an address of 369 CR 1000N, Ivesdale.**

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.