

# CASE NO. 715-V-12

SUPPLEMENTAL MEMORANDUM B

August 30, 2012

Champaign  
County  
Department of

PLANNING &  
ZONING

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

(217) 384-3708

**Petitioner:** John Behrens Estate & Anne and Denny Anderson

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

- Part A. Variance for a side yard and rear yard of an existing shed of 1 foot in lieu of the minimum required side and rear yards of 5 feet;
- Part B. Variance for a rear yard of an existing shed of 1 foot in lieu of the minimum required rear yard of 5 feet;
- Part C. Variance from Section 4.2.2D. requirement that no construction shall take place in a recorded utility easement;
- Part D. Variance from a minimum separation from a rear property line for parking spaces of 1 foot in lieu of the minimum required 5 feet, on the following property:

**Location:** Lot 1 of Windsor Park Subdivision in the Northwest Quarter of Section 25 of Champaign Township and commonly known as the home at 1 Willowbrook Court, Champaign.

**Site Area:** 11,500 square feet

**Time Schedule for Development:** Existing Structures

**Prepared by:** Andy Kass  
Associate Planner

John Hall  
Zoning Administrator

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## STATUS

A revision to the Summary of Evidence is proposed and is included below. The purpose of the revision is to correct an error made by staff when typing the comments the petitioner made on the application.

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### PROPOSED REVISION

Make the following revision to Item 10.A. of the Summary of Evidence:

10. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance is in harmony with the general purpose and intent of the Ordinance:
  - A. The petitioner has testified on the application, "**Granting variance will: a.) provide buffer for neighbors four dogs; and b.) allow backyard room to park Boy Scout trailer ~~four dogs~~ and work trailer; and c.) allow enclosed storage space for construction materials; and d.) allow sunlight to greenhouse; and e.) allow runoff water to North and East.**"