

CASE NO. 725-V-12

SUPPLEMENTAL MEMORANDUM

September 13, 2012

Champaign
County
Department of



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

(217) 384-3708

Petitioners: Daniel Williams

Request: Authorize the following in the CR Conservation-Recreation Zoning District for a Special Use proposed in Case 707-S-12:

- Part A. Variance for a rear yard of zero feet in lieu of the minimum required 25 feet;
- Part B. Variance for a side yard of zero feet in lieu of the minimum required 15 feet;
- Part C. Variance from a minimum separation from a front property line for parking spaces of zero feet in lieu of the minimum required 10 feet, on the following property:

Subject Property: The same 5.2 acre tract identified in Case 707-S-12 that is part of a 35 acre tract in the Southeast Quarter of the Northeast Quarter of Section 36 of Newcomb Township and commonly known as the home at 2453 CR 600E, Dewey.

Site Area: 5.2 acres

Time Schedule for Development: Existing

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

STATUS

This is the first hearing for this case. A letter has been received from the petitioner's uncle Burl Williams who owns the land immediately north of the subject property and is attached. New evidence is proposed for the Summary of Evidence and is included below.

ADJACENT LANDOWNER OBJECTION

On September 4, 2012, Phyllis Williams, aunt of the petitioner, contacted Planning and Zoning staff after receiving notice of the variance request. Ms. Williams indicated that her and her husband Burl Williams own the property immediately north of the subject property and are opposed to the requested variance. Staff received a letter of opposition from Burl Williams on September 13, 2012, indicating that they will not accept the requested side yard of zero feet (Part B of the Variance).

PROPOSED EVIDENCE

Add Item 11.E. to the Summary of Evidence as follows:

- E. A letter received from Burl Williams, absentee adjacent landowner, on September 13, 2012, is summarized as follows:
- (1) They do not have comments regarding Parts A and C of the requested Variance.
 - (2) After looking at a satellite image they feel that one of the petitioner's structures does not meet the 15 feet minimum yard, but if the petitioner is willing to use that structure as the minimum distance from their shared lot line it would be fine with them.
 - (3) They will not accept the 0 feet request (Part B) of the variance.

ATTACHMENTS

- A Letter from Burl Williams received September 13, 2012

Burl Williams Agency Account
901 Speight Drive
Rocky Mount, North Carolina 27803

Planning and Zoning
Brookens Administration Center

RE: Case 725-V-12 (copy of letter attached)

ATTN: Andy Krass

With this case, we do not feel we are able to speak to the Part A regarding the rear yard.

We also feel the front line easement of Part C is strictly the problem for the property of Earl Williams as long as it adheres to the side easement of 15 feet if it is to be constructed near the Burl Williams property.

The Part B portion of the easement request is one that we will be willing to compromise on. We have been on the satellite map on the internet. It looks like one of Dan'l's structures does not meet the 15 feet minimum. If he is willing to use that structure as the minimum distance from our lot line, it will be fine with us. We will not accept the 0 feet request.

Hoping this will help in the case, we thank you for the input. If you need to contact us, our phone number is 252-446-3794.

Sincerely,



Burl Williams.

RECEIVED

SEP 13 2012

CHAMPAIGN CO. P & Z DEPARTMENT