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## **CASE 192-V-26**

*PRELIMINARY MEMORANDUM*

March 5, 2026

Petitioner: **Douglas & Victoria Eichelberger**

Request: **Authorize the following variance in the AG-1 Agriculture Zoning District:**

**Part A: Authorize a variance for the use of an existing garage addition with a setback of 47 feet in lieu of the minimum required 55 feet, and a front yard of 17 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.**

**Part B: Authorize a variance for the use of an existing shed with a setback of 30 feet in lieu of the minimum required 55 feet, and a front yard of 0 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.**

**Part C: Authorize a variance for a proposed detached garage with a setback of 32 feet in lieu of the minimum required 55 feet, and a front yard of 2 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.**

Location: **Two tracts of land totaling 13 acres in the Northwest Quarter of Section 1, Township 22 North, Range 9 East of the Third Principal Meridian, in Ludlow Township, with an address of 1729 CR 3600N, Ludlow.**

Site Area: **13 acres**

Time Schedule for Development: **Currently in use**

Prepared by: **Charlie Campo**, Senior Planner  
**John Hall**, Zoning Administrator

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### **BACKGROUND**

The petitioners Douglas & Victoria Eichelberger own the two lots totaling 13 acres that contain an existing single-family residence, an existing 460 sq. ft. garage and one 14x20-foot storage shed. The petitioners are proposing to construct a 24 x 32-foot detached garage that is located 32 feet from the centerline of 3600N and 2 feet from the north property line. Upon review of the Application for Variance it was noted by staff that a garage addition and a detached storage shed had been constructed on the property that did not meet the setback and front yard requirements of the Zoning Ordinance.

## CR 3600N RIGHT OF WAY

The subject property is on the south side of 3600N to the east of the intersection with 1700E. 3600N ends at the subject property and does not continue east over I-57. The subject property is the only dwelling that is served by this section of 3600N. It is presumed that the farm ground to the north would also use 3600N in this area. In this location the road is gravel and is maintained by the Ludlow Township Highway Commissioner. The Ludlow Township Highway Commissioner stated that it is unlikely that 3600N would ever continue east to an overpass over I-57 and expressed no objection to the proposed variance case. County Highway 9/CR 3500N is one mile south and has an overpass across I-57.

## EXTRATERRITORIAL JURISDICTION

The subject property is not within the one and one-half mile extraterritorial jurisdiction (ETJ) of a municipality with zoning.

The subject property is located within Ludlow Township, which does not have a Plan Commission. Townships with Plan Commissions have protest rights on a variance and are notified of such cases.

## EXISTING LAND USE AND ZONING

**Table 1. Land Use and Zoning in the Vicinity**

Direction	Land Use	Zoning
Onsite	Single Family Residence	AG-1 Agriculture
North	Agriculture	Ford County AG-1 Agricultural
East	I-57	N/A
West	Agriculture	AG-1 Agriculture
South	I-57	N/A

## SPECIAL CONDITIONS

No special conditions are proposed.

## ATTACHMENTS

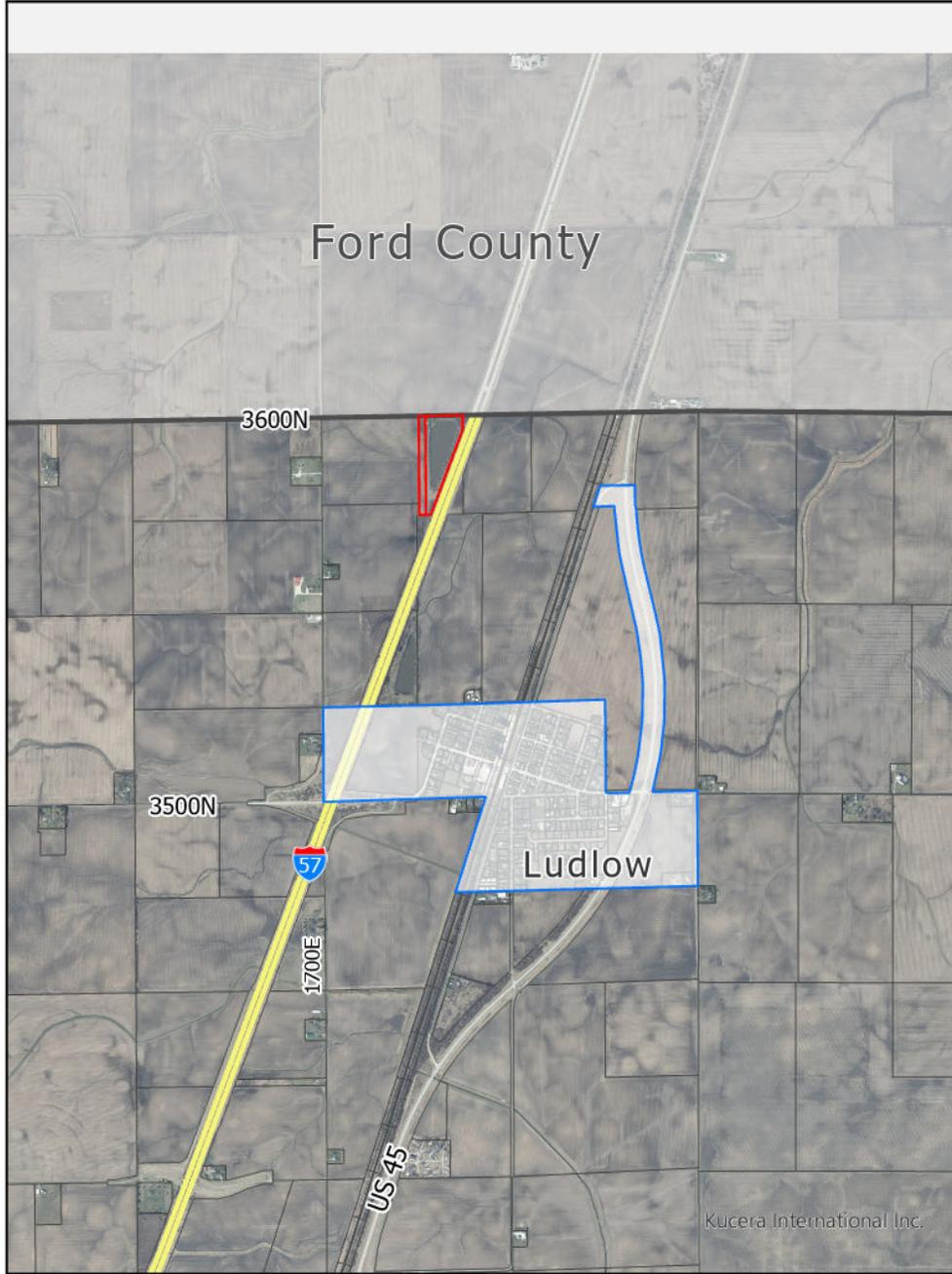
- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received January 20, 2026
- C 2023 Annotated Aerial Photo
- D Site Images taken February 13, 2026
- E Draft Summary of Evidence, Finding of Fact, and Final Determination for Case 192-V-26 dated March 12, 2026

# Location Map

Case 192-V-25

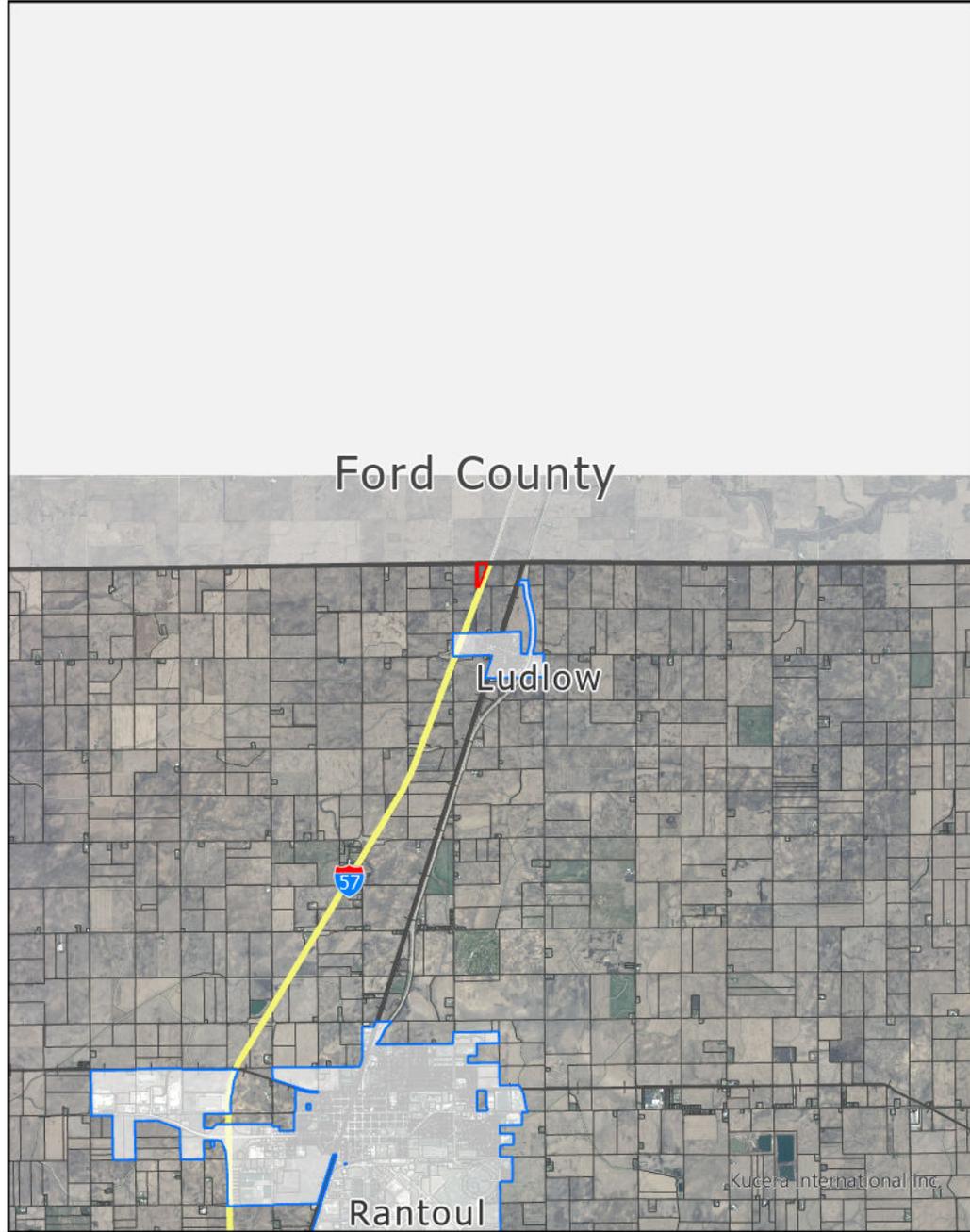
March 12, 2026

Subject Parcels



Subject Parcels

Property location in Champaign County



PLANNING & ZONING

# Land Use Map

Case 192-V-25

March 12, 2026

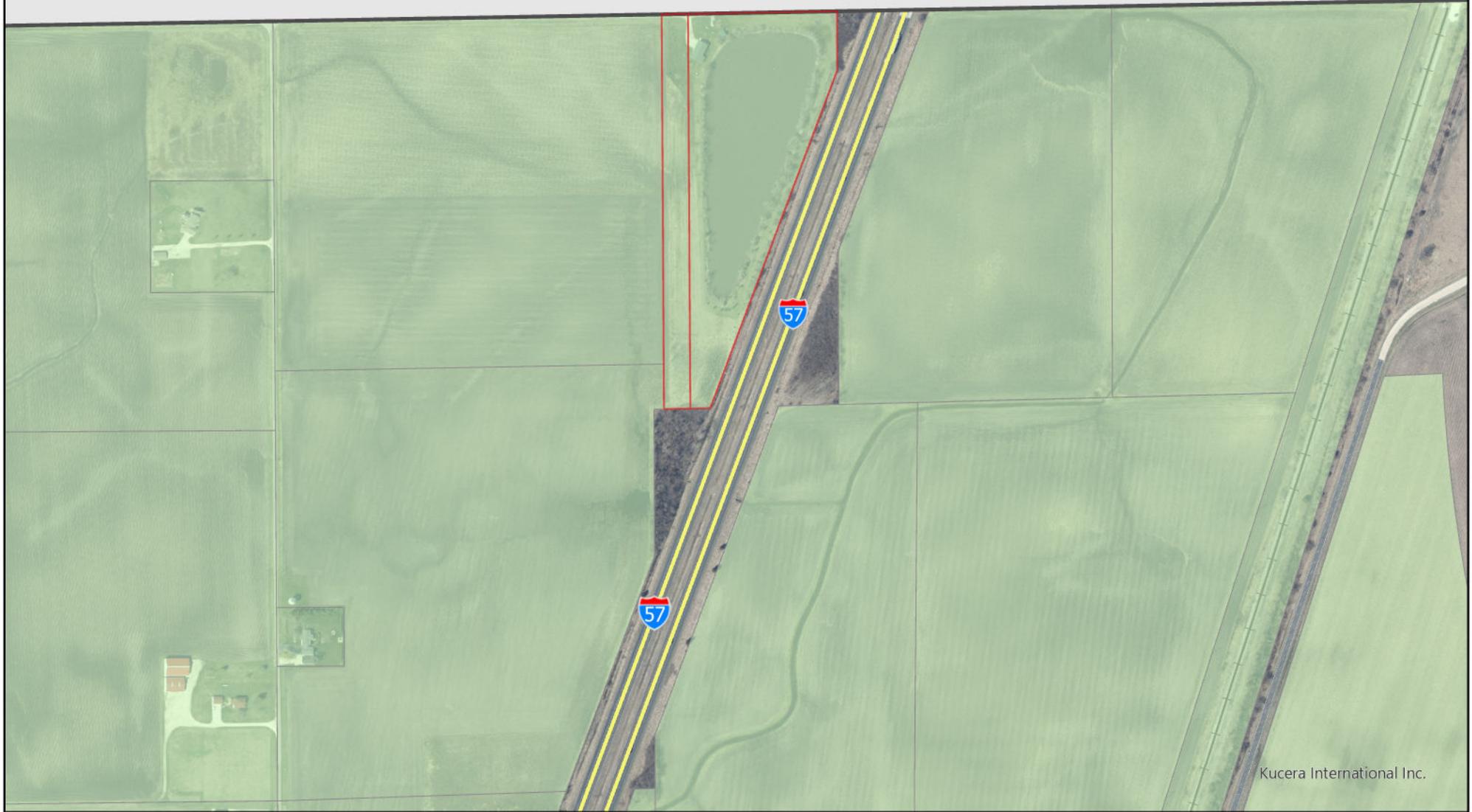
Ford County



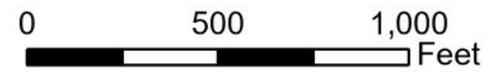
-  Subject Parcels
-  Residential
-  Agricultural

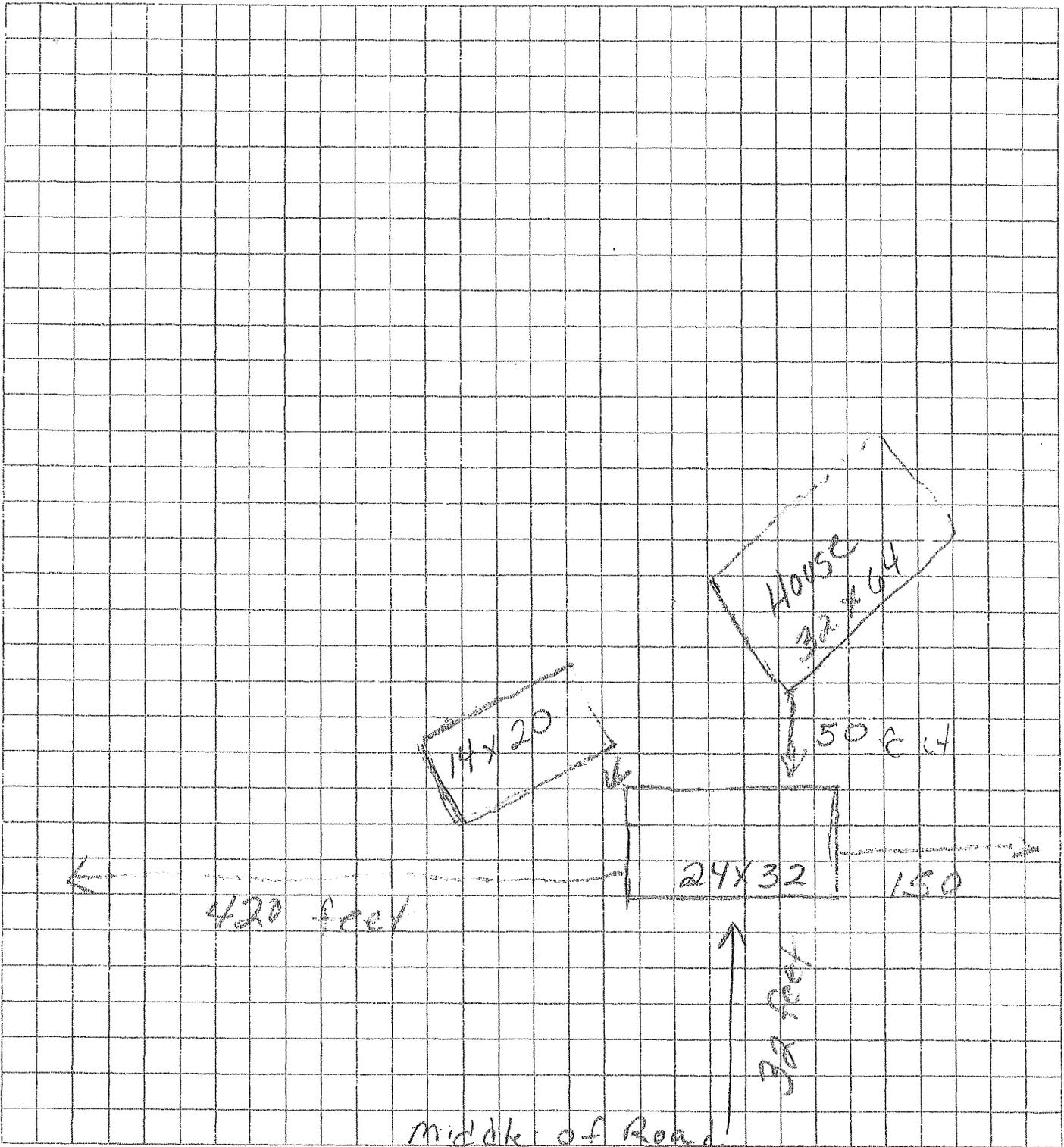


Ford County



-  Subject Parcel
-  AG-1 Agriculture





Check which applies:

- Site Plan
- Erosion & Sediment Control Plan
- Other: \_\_\_\_\_

Date Received:

North Arrow:

Approval (Office Use Only):

Permit Application No. \_\_\_\_\_

Applicant Name:

*Douglas + Victoria Eickelberger*

# Annotated 2023 Aerial

Case 192-V-25

March 12, 2026

### Subject Parcels



0 250 500 Feet

Subject Parcels

Ford County

### Variance Parts



0 50 100 Feet



## 192-V-26 Site Images



**From 3600N looking southeast toward subject property**



**From 3600N looking east toward the end of 3600N**

**192-V-26 Site Images**



**From subject property driveway on 3600N looking west**



**From 3600N at subject property looking north toward farm ground**

**192-V-26 Site Images**



**From 3600N looking south at location of proposed garage**



**From approximate north property line looking east toward existing garage addition and shed**

**PRELIMINARY DRAFT**

**192-V-26**

**SUMMARY OF EVIDENCE, FINDING OF FACT  
AND FINAL DETERMINATION  
of the  
Champaign County Zoning Board of Appeals**

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Final Determination: *{GRANTED/GRANTED WITH SPECIAL CONDITION(S)/DENIED}*

Date: *{March 12, 2026}*

Petitioner: **Douglas & Victoria Eichelberger**

Request: **Authorize the following variance in the AG-1 Agriculture Zoning District:**

**Part A: Authorize a variance for the use of an existing garage addition with a setback of 47 feet in lieu of the minimum required 55 feet, and a front yard of 17 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.**

**Part B: Authorize a variance for the use of an existing shed with a setback of 30 feet in lieu of the minimum required 55 feet, and a front yard of 0 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.**

**Part C: Authorize a variance for a proposed detached garage with a setback of 32 feet in lieu of the minimum required 55 feet, and a front yard of 2 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.**

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**SUMMARY OF EVIDENCE**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 12, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioners Douglas & Victoria Eichelberger, 1729 CR 3600N Ludlow, are the owners of the 13-acre subject property. The property is located in the Northwest Quarter of Section 1, Township 22 North, Range 9 East of the Third Principal Meridian, in Ludlow Township, with an address of 1729 CR 3600N, Ludlow.
2. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
  - A. The subject property is not within the one and one-half mile extraterritorial jurisdiction (ETJ) of a municipality with zoning.
  - B. The subject property is located within Ludlow Township, which does not have a Plan Commissions. Townships with Plan Commissions have protest rights on a variance and are notified of such cases.

**GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY**

4. Land use and zoning on the subject property and in the vicinity are as follows:
  - A. The existing 13-acre subject property consists of one 10-acre parcel and one 3-acre parcel and is zoned AG-1 Agriculture and is in use as residential.
  - B. The subject property is adjacent to U.S. I-57 and contains an approximately 5.5-acre borrow pit.
  - C. Land to the north is in Ford County and is zoned AG-1 Agricultural and is in agricultural production.
  - D. Land to the east and south is I-57 right-of-way.
  - E. Land to the west is zoned AG-1 Agriculture and is in agricultural production.
5. There are no prior Zoning Cases for the subject property.

**GENERALLY REGARDING THE PROPOSED SITE PLAN**

5. Regarding the site plan for the subject property:
  - A. The Petitioner's Site Plan received January 20, 2026, indicates the following:
    - (1) Existing structures on the property include:
      - a. One single family dwelling
      - b. One 460 sq. ft. garage
      - c. One 14 x 20-foot storage shed
    - (2) Proposed construction includes:
      - a. One 24 x 32-foot detached garage

- B. There are two previous Zoning Use Permits for the subject property:
- (1) ZUPA # 053-12-01 was approved on February 28, 2012, for the construction of a single-family home.
  - (2) ZUPA #299-12-01 was approved on November 6, 2012, for the construction of a detached storage shed
- C. While reviewing the property for the variance for the proposed garage it was noticed that variances for the existing garage addition and existing shed are required.
- C. The required variance is as follows:
- (1) Part A: Authorize a variance for the use of an existing garage addition with a setback of 47 feet in lieu of the minimum required 55 feet, and a front yard of 17 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.
  - (2) Part B: Authorize a variance for the use of an existing shed with a setback of 30 feet in lieu of the minimum required 55 feet, and a front yard of 0 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.
  - (3) Part C: Authorize a variance for a proposed detached garage with a setback of 32 feet in lieu of the minimum required 55 feet, and a front yard of 2 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.

**GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS AND ZONING PROCEDURES**

6. Regarding specific *Zoning Ordinance* requirements relevant to this case:
- A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested variances (capitalized words are defined in the Ordinance):
- (1) “ACCESSORY BUILDING” is a BUILDING on the same LOT within the MAIN or PRINCIPAL STRUCTURE, or the main or principal USE, either detached from or attached to the MAIN or PRINCIPAL STRUCTURE, and subordinate to and used for purposes customarily incidental to the MAIN or PRINCIPAL STRUCTURE or the main or principal USE.
  - (2) “BUILDING, DETACHED” is a BUILDING having no walls in common with other BUILDINGS.
  - (3) “DWELLING” is a BUILDING or MANUFACTURED HOME designated for non-transient residential living purposes and containing one or more DWELLING UNITS and/or LODGING UNITS.
  - (4) “FRONTAGE” is that portion of a LOT abutting a STREET or ALLEY.
  - (5) “LOT” is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.

**PRELIMINARY DRAFT**

- (6) “LOT LINE, FRONT” is a line dividing a LOT from a STREET or easement of ACCESS. On a CORNER LOT or a LOT otherwise abutting more than one STREET or easement of ACCESS only one such LOT LINE shall be deemed the FRONT LOT LINE.
- (7) “LOT LINES” are the lines bounding a LOT.
- (8) “LOT WIDTH, AVERAGE” is the LOT AREA divided by the LOT DEPTH or, alternatively, the diameter of the largest circle that will fit entirely within the LOT LINES.
- (9) “RIGHT-OF-WAY” is the entire dedicated tract or strip of land that is to be used by the public for circulation and service.
- (10) “SETBACK LINE” is the BUILDING RESTRICTION LINE nearest the front of and across a LOT establishing the minimum distance to be provided between a line of a STRUCTURE located on said LOT and the nearest STREET RIGHT-OF-WAY line.
- (11) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (12) “STREET” is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
  - (a) MAJOR STREET: Federal or State highways.
  - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
  - (c) MINOR STREET: Township roads and other local roads.
- (13) “USE” is the specific purpose for which land, a STRUCTURE or PREMISES, is designed, arranged, intended, or for which it is or may be occupied or maintained. The term “permitted USE” or its equivalent shall not be deemed to include any NONCONFORMING USE.
- (14) “VARIANCE” is a deviation from the regulations or standards adopted by this ordinance which the Hearing Officer or the Zoning BOARD of Appeals are permitted to grant.
- (15) “YARD” is an OPEN SPACE, other than a COURT, of uniform width or depth on the same LOT with a STRUCTURE, lying between the STRUCTURE and the nearest LOT LINE and which is unoccupied and unobstructed from the surface of the ground upward except as may be specifically provided by the regulations and standards herein.
- (16) “YARD, FRONT” is a YARD extending the full width of a LOT and situated between the FRONT LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT. Where a LOT is located such that its REAR

and FRONT LOT LINES each abut a STREET RIGHT-OF-WAY both such YARDS shall be classified as FRONT YARDS.

- B. The AG-1 Agriculture Zoning DISTRICT is intended to protect the areas of the COUNTY where soil and topographic conditions are best adapted to the pursuit of AGRICULTURAL USES and to prevent the admixture of urban and rural USES which would contribute to the premature termination of AGRICULTURE pursuits.
- C. Paragraph 9.1.9 D. of the *Zoning Ordinance* requires the ZBA to make the following findings for a variance:
  - (1) That the requirements of Paragraph 9.1.9 C. have been met and justify granting the variance. Paragraph 9.1.9C. of the *Zoning Ordinance* states that a variance from the terms of the *Champaign County Zoning Ordinance* shall not be granted by the Board or the hearing officer unless a written application for a variance is submitted demonstrating all of the following:
    - a. That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district.
    - b. That practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot.
    - c. That the special conditions, circumstances, hardships, or practical difficulties do not result from actions of the Applicant.
    - d. That the granting of the variance is in harmony with the general purpose and intent of the *Ordinance*.
    - e. That the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare.
  - (2) That the variance is the minimum variation that will make possible the reasonable use of the land or structure, as required by subparagraph 9.1.9 D.2.
  - (3) Paragraph 9.1.9 E. of the *Zoning Ordinance* authorizes the ZBA to prescribe appropriate conditions and safeguards in granting a variance
- D. Regarding the proposed variance:
  - (1) Minimum setback from the centerline of a MINOR STREET for a STRUCTURE in the R-2 Single Family Residence Zoning DISTRICT is established in Section 5.3 of the *Zoning Ordinance* as 55 feet.
  - (2) Minimum setback from the centerline of a COLLECTOR STREET for a structure in the R-2 Single Family Residence Zoning DISTRICT is established in Section 5.3 of the *Zoning Ordinance* as 75 feet.
  - (3) Minimum FRONT YARD from the street right of way of a MINOR STREET to a STRUCTURE in the R-2 Single Family Residence Zoning DISTRICT is established in Section 5.3 of the *Zoning Ordinance* as 25 feet.

**PRELIMINARY DRAFT**

- (4) Minimum FRONT YARD from the street right of way of a COLLECTOR STREET to a STRUCTURE in the R-2 Single Family Residence Zoning DISTRICT is established in Section 5.3 of the Zoning Ordinance as 30 feet.

**GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT**

7. Generally regarding the Zoning Ordinance requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
  - A. The Petitioner testified the following on the application: **“The property sits on a dead-end road, ending into I-57 and also a 7-acre pond.”**
  - B. The subject property is comprised of one 10-acre lot and one 3-acre lot and totals 13-acres.
  - C. The petitioners purchased the 10-acre lot in 2009 and added the 3-acre lot in 2010.
  - D. County Road 3600N is a gravel road, maintained by the Ludlow Township Highway Commissioner. The road ends at the easternmost driveway on the property. The road serves as access to the farm ground to the north but does not serve any other buildings and the Ludlow Township Highway Commissioner does not expect it to extend over I-57.
  - E. A 5.5 acre borrow pit covers a large portion of the property, leaving a small amount of land that is developable.

**GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE**

8. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:
  - A. The Petitioners testified the following on the application: **“The placement of the existing home and garage does not allow space to work with zoning setbacks.”**
  - B. Regarding Part A of the proposed variance: without the proposed variance, the garage addition would have to be removed.
  - C. Regarding Part B of the proposed variance: without the proposed variance, the shed would have to be relocated to a less desirable location.
  - D. Regarding Part C of the proposed variance: without the proposed variance, the garage would have to be constructed in another location on the property that could be subject to water damage.

**GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT**

9. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result from the actions of the Applicant:

- A. The Petitioners testified the following on the application: **“Partly due to my action due to concerns with flooding.”**
- B. Regarding Part A of the proposed Variance: a permit was approved for the garage in 2012, and the addition was constructed sometime after 2017.
- C. Regarding Part B of the proposed Variance: the storage shed was placed without a permit sometime after 2023.
- D. Regarding Part C of the proposed Variance: the proposed garage is located in the most convenient location that has no concern with flooding.

**GENERALLY PERTAINING TO WHETHER OR NOT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE**

- 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 Petitioners testified the following on the application: **“The property is at a dead-end county road with farmland north and west of the property.”**
  - B. Regarding Part A of the proposed variance for the use of an existing garage addition with a setback of 47 feet in lieu of the minimum required 55 feet, and a front yard of 17 feet in lieu of the minimum required 25 feet: the requested variance is 85% and 68% of the minimum required, for a variance of 15% and 32% respectively.
  - C. Regarding Part B of the proposed variance, for the use of an existing shed with a setback of 30 feet in lieu of the minimum required 55 feet, and a front yard of 0 feet in lieu of the minimum required 25 feet: the requested variance is 55% and 0% of the minimum required, for a variance of 45% and 100% respectively.
  - D. Regarding Part C of the proposed variance for a proposed detached garage with a setback of 32 feet in lieu of the minimum required 55 feet, and a front yard of 2 feet in lieu of the minimum required 25 feet: the requested variance is 58% and 8% of the minimum required, for a variance of 42% and 92% respectively.
  - E. Regarding the proposed variance, the Zoning Ordinance does not clearly state the considerations that underlie the minimum setback requirements and front yard requirements. Presumably the setback from street centerline and front yard minimum is intended to ensure the following:
    - (1) Adequate separation from roads.
    - (2) Allow adequate area for road expansion and right-of-way acquisition.
      - a. There are no known plans to expand 3600N.
    - (3) Parking, where applicable.
  - F. The requested variance is not prohibited by the *Zoning Ordinance*.

**GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED VARIANCE ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE**

11. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
  - A. The Petitioners testified the following on the application: **“To the north and west of the property is farm land and to the east is I-57”**.
  - B. The Ludlow Township Highway Commissioner has been notified of this variance, and expressed no objection.
  - C. The Patton Township Highway Commissioner in Ford County has been notified of this variance, and no comments have been received.
  - D. IDOT District 5 has been notified of this variance, and no comments have been received.
  - E. The Ludlow Township Supervisor has been notified of this variance, and no comments have been received.
  - F. The Ludlow Fire Protection District has been notified of this variance, and no comments have been received.

*GENERALLY REGARDING ANY OTHER JUSTIFICATION FOR THE VARIANCE*

12. Generally regarding and other circumstances which justify the Variance:
  - A. The Petitioners testified the following on the application: **“Keep extra vehicle out of the weather and the aesthetic of the property not having vehicles out in the open.**

*GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL*

13. **No special conditions are proposed at this time.**

**DOCUMENTS OF RECORD**

1. Application for Variance received January 20, 2026, with attachments:
  - A Site plan showing the existing home and detached garage and proposed detached garage
  
2. Preliminary Memorandum dated February 5, 2026, with attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Site Plan received January 20, 2026
  - C 2023 Annotated Aerial Photo
  - D Site Images taken February 13, 2026
  - E Draft Summary of Evidence, Finding of Fact, and Final Determination for Case 192-V-26 dated March 12, 2026

**SUMMARY DRAFT FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **192-V-26** held on **March 12, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances *{DO / DO NOT}* exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because:
  - a. *County Road 3600N dead-ends on the Subject property with no plan to continue further east towards I-57.*
  - b. *A large portion of the property contains a 5.5 acre borrow pit leaving a small amount of buildable land.*
  
2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied *{WILL / WILL NOT}* prevent reasonable or otherwise permitted use of the land or structure or construction because:
  - a. *Regarding variance Part A: without the proposed variance, the garage addition would have to be removed.*
  - b. *Regarding variance Part B: without the proposed variance, the shed would have to be relocated to a less desirable location.*
  - c. *Regarding variance Part C: without the proposed variance, the garage would have to be constructed in another location on the property that could be subject to water damage.*
  
3. The special conditions, circumstances, hardships, or practical difficulties *{DO / DO NOT}* result from actions of the applicant because:
  - a. *Regarding variance Part A: the garage addition was located in the only practical location for the existing building and property.*
  - b. *Regarding variance Part B: the storage shed was constructed as far south as possible and CR 3600 ends to the west of the shed.*
  - c. *Regarding variance Part C: the proposed garage is located in an area that has access to 3600N and will not interfere with the use of either of the existing structures.*
  
4. The requested variance ~~*{SUBJECT TO THE PROPOSED CONDITION}*~~ *{IS / IS NOT}* in harmony with the general purpose and intent of the Ordinance because:
  - a. *In this location CR 3600N only serves the subject property and the farm land to the north and there are no known plans to expand or extend 3600N in this location.*
  
  - b. *The proposed variances will not interfere with the use of the road.*
  
5. The requested variance ~~*{SUBJECT TO THE PROPOSED CONDITION}*~~ *{WILL / WILL NOT}* be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare because:
  - a. *The Ludlow Township Highway Commissioner was notified of the case and had no objection.*
  - a. *Other relevant jurisdictions have been notified of this case, and no comments have been received.*

6. The requested variance ~~{SUBJECT TO THE PROPOSED CONDITION}~~ {IS / IS NOT} the minimum variation that will make possible the reasonable use of the land/structure because:
- a. *Regarding variance Parts A and B: the proposed variance is the minimum variance required for the structures to remain in their current locations.*
  - b. *Regarding variance Part C: the requested variance is the minimum variance required for the garage to have access to 3600N and not interfere with the use of either of the existing structures.*
7. **{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:}**

**FINAL DETERMINATION**

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval in Section 9.1.9.C *{HAVE/HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Variance requested in Case 192-V-26 is hereby *{GRANTED/ GRANTED WITH CONDITIONS/ DENIED}* to the petitioners, **Douglas & Victoria Eichelberger**, to authorize the following:

**Part A: Authorize a variance for the use of an existing garage addition with a setback of 47 feet in lieu of the minimum required 55 feet, and a front yard of 17 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.**

**Part B: Authorize a variance for the use of an existing shed with a setback of 30 feet in lieu of the minimum required 55 feet, and a front yard of 0 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance.**

**Part C: Authorize a variance for a proposed detached garage with a setback of 32 feet in lieu of the minimum required 55 feet, and a front yard of 2 feet in lieu of the minimum required 25 feet in the AG-1 Agriculture Zoning District, per Section 7.2.1 and 5.3 of the Champaign County Zoning Ordinance**

***{SUBJECT TO THE FOLLOWING CONDITION(S):}***

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Cynthia Cunningham, Chair  
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date