

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
63 ROBB STREET, GLENARM
SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

The East Half of Lot 10 and all of Lot 11 in Block 4 in the Town of Glenarm Situated in Sangamon County, Illinois.

WHEREAS, the Petitioners, **Charles Young, POA for Mary Ann Young**, have petitioned the Sangamon County Board for **variance of Section 17.38.010 Minimum yard regulations to reduce the required ten (10') foot side yard setback to five (5') feet on one side to allow for a single family residence;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **October 20, 2011** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant the variance;** and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED

OCT 28 2011

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8th day of November, 2011 that the request for variance of Section 17.38.010 Minimum yard regulations to reduce the required ten (10') foot side yard setback to five (5') feet on one side to allow for a single family residence on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8th day of November, 2011.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING COMMITTEE OF THE SANGAMON COUNTY BOARD



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

DON STEPHENS

GREG STUMPF

LINDA DOUGLAS WILLIAMS

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #5 NAME: Don Stephens Jr.

DOCKET NUMBER: 2011-044

ADDRESS: 63 Robb Street, Glenarm, IL 62536

PETITIONER: Charles Young, POA for Mary Ann Young

PRESENT ZONING CLASSIFICATION: "R-1" Single Family Residence District.

REQUESTED ZONING CLASSIFICATION: "R-1" Single Family Residence District with a variance of Section 17.38.010 Minimum yard regulations to reduce the required ten (10') foot side yard setback to five (5') feet on one side.

AREA: 12,750 square feet

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested variance. No negative impact is anticipated in allowing construction of the residence five feet off the west side yard, rather than the required ten feet. The subject property's west side yard is adjacent to the rear yard of the property to the west, which reduces the potential negative impact of light and air supply to adjacent properties. The property is unique in that it currently sits vacant due to a recent house fire and the proposed home is five feet from the west side yard property line. The standards of variation are met.**

SANGAMON COUNTY BOARD OF APPEALS

RECOMMENDATION:

Cyndi Knowles
RECORDING SECRETARY

Approval

SANGAMON COUNTY ZONING BOARD OF APPEALS
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2011-044**
Charles Young, POA for Mary Ann Young)
)
) PROPERTY LOCATED AT:
) **63 Robb Street,**
) **Glenarm, IL 62536**

RECOMMENDATION OF THE BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **variance** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **October 20, 2011** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **63 Robb Street, Glenarm, IL.** and more particularly described as:

**The East Half of Lot 10 and all of Lot 11 in Block 4 in the Town of Glenarm
Situated in Sangamon County, Illinois.**

- 3. That the present zoning of said property is "R-1" Single Family Residence District.
- 4. That the present land use of said property is a single family residence.
- 5. That the proposed land use of said property is a vacant lot.
- 6. That the requested variance of said property is a variance of Section 17.38.010 Minimum yard regulations to reduce the required ten (10') foot side yard setback to five (5') feet on one side to allow for a single family residence.
- 7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit (s).
- 8. The evidence adduced at the hearing does support the proposition that the adoption of the proposed variance is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the requested variance be approved.

Charles Chimento /cx
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, Don Wulf, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be approved, which was duly seconded by Peggy Egizii.

The vote of the Board was as follows:

YES: Charles Chimento, Don Wulf, Peggy Egizii, Judith Johnson, John Lucchesi

NO:

ABSENT: Byron Deaner, Marvin Traylor

Cyndi Knowles
RECORDING SECRETARY