

CASE# 2011-032
RESOLUTION NUMBER 2-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
704 SUMMIT AVE., SPRINGFIELD
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:

West 37.5 feet of Lot 81 of Belmont Subdivision except the East 100 feet thereof. Except the Coal and Other Minerals Underlying the Surface of Said Land and All Rights and Easements in Favor of the Estate of Said Coal and Minerals. Situated in Sangamon County, Illinois.

WHEREAS, the Petitioner, **Joe Paoni**, has petitioned the Sangamon County Board for a **variance of the front yard setback from twenty-five (25) feet to three (3) feet; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **July 21, 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

JUL 28 2011


Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of August, 2011 that the request for a variance of the front yard setback from twenty-five (25) feet to three (3) feet to allow for a single family residence with construction of a room addition on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9th day of August, 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: #23 NAME: Jennifer Dillman

DOCKET NUMBER: 2011-032

ADDRESS: 704 Summit Ave., Springfield, IL 62703

PETITIONER: Joe Paoni

PRESENT ZONING CLASSIFICATION: R-2 Single Family and Two Family Residence District.

REQUESTED ZONING CLASSIFICATION: R-2 with a variance of the front yard setback from twenty-five (25) feet to three (3) feet to allow for a single family residence with construction of a room addition.

AREA: Approximately 1,687 sq. ft.

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION: Recommend approval of the requested variance. The standards for variation are met. The proposed variance does not alter the character of the area or impair light and air to adjacent properties. The proposed addition to the single family residence is approximately twenty-nine feet (29') from the road and appears to have no negative visual affects on the immediate area.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2011-032
Joe Paoni)	
)	PROPERTY LOCATED AT:
)	704 Summit Ave.,
)	Springfield, IL 62703

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 **July 21, 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: **704 Summit Ave, Springfield, IL.** and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is **R-2 Single Family and Two 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 **single family residence with construction of a room addition.**
- 6. That the requested **variance** of said property is a **variance of the front yard setback from twenty-five (25) feet to three (3) feet to allow for a single family residence with construction of a room addition.**
- 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 /cc
 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 **Byron Deaner**.

The vote of the Board was as follows:

YES: **Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor, Don Wulf**

NO:

ABSENT: **Charles Chimento**

Cyndi Knowles
 RECORDING SECRETARY