

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: April 28, 2005
Time: 7:00 p.m.
Place: **Meeting Room One**
Brookens Administrative Center
1776 E. Washington Street

Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.

If you require special accommodations please notify the Department of Planning & Zoning at (217) 384-3708

Urbana, Illinois

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (February 03, 2005 and February 17, 2005)
5. Continued Public Hearings

Case 462-V-04 Petitioner: **Louis and Jo Ann M. Wozniak**

Request: **Authorize the construction and use of a dwelling on a lot in the CR Conservation Recreation Zoning District with the following variances:**

- A. an average lot width of 160 feet instead of the required 200 feet minimum average lot width; and
- B. that does not abut a public street right of way nor a private accessway but has access to CR 2425N by means of a shared easement of access that is 60 feet wide.

Location: **The East 5.56 acres of an existing 23.16 acre tract that borders the north side of the Sangamon River and is partially located in the West 1/2 of the West 1/2 of the East 1/2 of the fractional Section 2 of Mahomet Township and also partially located in both the South 1/2 of the Southwest 1/4 of the Southeast 1/4 and the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35 of Newcomb Township and is commonly known as a residential lot at 401C CR 2425N, Mahomet.**

6. New Public Hearings

Case 485-FV-04 Petitioner: **Mayfield Builders**

Request: **Authorize the following variances from the Champaign County Special Flood Hazard Area Ordinance:**

- A. The floor of the garage shall be no more than one foot below the Base Flood Elevation and no more than two feet below the required Flood Protection Elevation instead of at the required Flood Protection Elevation which is one foot above the Base Flood Elevation; and
- B. The garage is 627 square feet in area instead of no more than 500 square feet in area.

Location: **Lot 35 of The Meadows Subdivision and that is commonly known as the residence at 2502 Appaloosa Lane, Mahomet.**

7. Staff Report
8. Other Business
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment