

CASE 222-V-26

SUPPLEMENTAL MEMORANDUM #1
October 1, 2026

Petitioner: Donald & Deborah Bilek

**Request: Authorize the following variance in the R-2 Single Family Residence
Zoning District:**

Part A: Authorize a variance for an existing single-family residence with a setback of 52 feet from the centerline of East St. and a front yard of 14 feet in lieu of the required 55 feet and 25 feet respectively per Section 5.3 of the Zoning Ordinance.

Part B: Authorize a variance for an existing detached storage shed with a side yard of three feet from the west property line, in lieu of the required five feet per Section 7.2.1 of the Zoning Ordinance.

Part C: Authorize a variance for a second existing detached storage shed with a side yard of four feet from the south property line, in lieu of the required five feet per Section 7.2.1 of the Zoning Ordinance.

Location: Lots 1 and 4 of Busey's 6th Addition to Penfield, in the Southwest Quarter of the Southwest Quarter of Section 4, Township 21 North, Range 14 West of the Second Principal Meridian, in Compromise Township with PIN 06-12-04-356-010, commonly known as the property with an address of 404 ½ East St. Penfield.

Site Area: 0.4 acre

Time Schedule for Development: Currently in use

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

NEIGHBOR COMPLAINT

The Department received a complaint by telephone on September 29, 2026, about the subject property. The complainant stated that the camper (travel trailer) on the property is being used as a dwelling. The complainant did not object to the variance request for the home and two sheds but felt that the camper should not be used as a dwelling. Section 4.2.3 of the Zoning Ordinance prohibits the use of a camper (travel trailer) as a dwelling.

The placement of the camper (travel trailer) is included in the Zoning Use Permit Application for the existing home and two sheds that was submitted on August 5, 2026 and awaiting staff approval until the variance case is decided by the ZBA.