

CASE # 2005-50
RESOLUTION NUMBER 10-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
48 SO. JOHN WAYNE ROAD, DAWSON
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 variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

The North 19.40 acres of the Northeast quarter of the Northwest quarter of Section 33, Township 16 North, Range 3 West of the Third Principal Meridian.

WHEREAS, the Petitioner, **Lloyd Curry**, has petitioned the Sangamon County Board for a **variance to allow the lot depth to exceed 2 ½ times the lot width and a variance to allow the lot width to be met greater than 60' from a public road for one lot**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 21, 2005**, 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 variances**; and

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

FILED

JUL 29 2005


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, 2005 that the request for a variance to allow the lot depth to exceed 2 ½ times the lot width and a variance to allow the lot width to be met greater than 60' from a public road for one lot on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9th day of August, 2005.

Respectfully submitted,

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



DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE

TIM MOORE

DON STEPHENS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 3 NAME: **David Mendenhall**

DOCKET NUMBER: **2005-50**

ADDRESS: **48 So. John Wayne Rd., Dawson, IL. 62520**

PETITIONER: **Lloyd Curry**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow the lot depth to exceed 2 ½ times the lot width and a variance to allow the lot width to be met greater than 60' from a public road, for one lot.**

AREA: **19.4 acres**

COMMENTS: **none**

OBJECTORS: **none**

PLANNING COMMISSION RECOMMENDATION: **Approval. The standards for variation are met.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **Approval**

Randolph J. Armstrong/dt
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2005-50
Lloyd Curry))
)	PROPERTY LOCATED AT:
)	48 So. John Wayne Rd.
)	Dawson, IL. 62520
))

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 **variances** 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, 2005** 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 or contract to purchase the property commonly known as **48 So. John Wayne Rd., Dawson, IL. 62520** and more particularly described as:

The North 19.40 acres of the Northeast quarter of the Northwest quarter of Section 33, Township 16 North, Range 3 West of the Third Principal Meridian.

3. That the present zoning of said property is "A" Agricultural District.
4. That the present land use of said property is a **Single Family Residence and farmland.**
5. That the proposed land use of said property is **2 Single Family Residences.**
6. That the requested **variances** of said property are: **to allow the lot depth to exceed 2 ½ times the lot width and to allow the lot width to be met greater than 60' from a public road, for one lot.**
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 **variances** are 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 **variances** be **approved.**

CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Patrick Somers** 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 **John Goleman**.

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, John Goleman, Patrick Somers & Marvin Traylor**

NO:

ABSENT:

Randolph J. Armstrong
RECORDING SECRETARY