

CASE # 2008-11 5-1
RESOLUTION NUMBER _____

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
1301 E. KNOX, 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:

The West 55' of lots 132 and 133 of Millers Bunn Park Addition

WHEREAS, the Petitioner, **Rhonda Skaggs**, has petitioned the Sangamon County Board for a **variance of the side yard to 10 feet rather than the required 12.5 feet to allow for a room addition; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **February 21, 2008**, 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

FEB 29 2008

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this.11th day of March, 2008 that the request for a variance of the side yard to 10 feet rather than the required 12.5 feet to allow for a room addition on the above described property is hereby granted.

Signed and passed by the Sangamon County Board in session on this 11th day of March, 2008.

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JENNIFER DILLMAN

DAVID MENDENHALL

GEORGE PRECKWINKLE

SAM SNELL

DON STEPHENS

LINDA DOUGLAS WILLIAMS

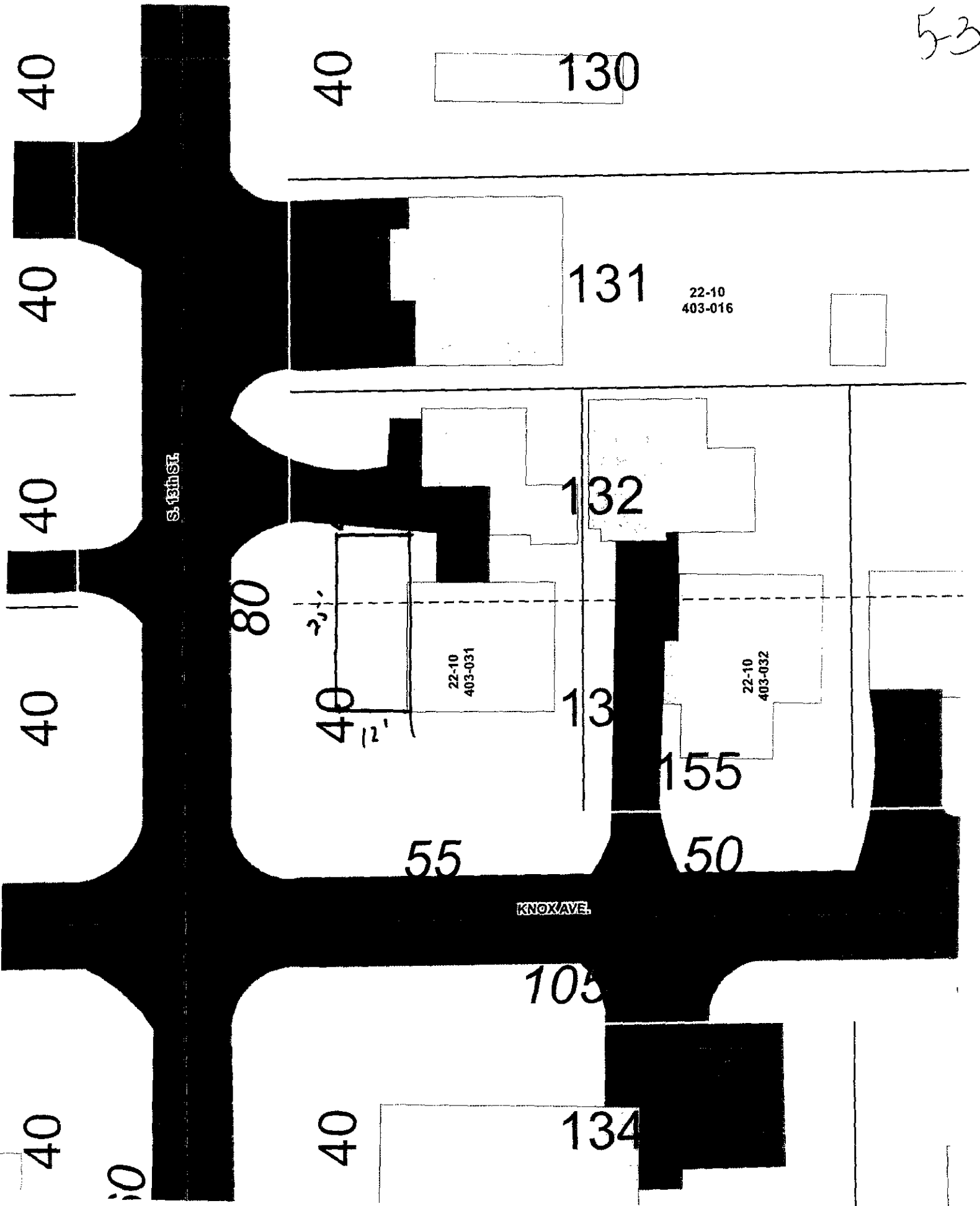
ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN



S. 13th St.

KNOX AVE.

40

40

40

40

40

40

130

131

22-10
403-016

132

80

20'

40

12'

22-10
403-031

13

22-10
403-032

155

55

50

105

40

134

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 21 NAME: **Clyde Bunch**

DOCKET NUMBER: **2008-11**

ADDRESS: **1301 E. Knox, Springfield, IL 62703**

PETITIONER: **Rhonda Skaggs**

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

REQUESTED ZONING CLASSIFICATION: **"R-2" Single Family and Two Family Residence District with a variance of the side yard to 10 feet rather than the required 12.5 feet to allow for a room addition.**

AREA: **4,400 Sq. Ft.**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The requested variance is minimal and no adverse impact is anticipated. The standards for variation are met.**

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: 2008-11
Rhonda Skaggs))
)	PROPERTY LOCATED AT:
)	1301 E. Knox
)	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 **February 21, 2008** 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 **1301 E. Knox, Springfield, IL 62703** and more particularly described as:

The West 55' of lots 132 and 133 of Millers Bunn Park Addition

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- 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 **Single Family Residence.**
- 5. That the proposed land use of said property is **Single Family Residence with a room addition.**
- 6. That the requested **variance** of said property is **of the side yard to 10 feet rather than the required 12.5 feet to allow for 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.**



 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 **granted** which was duly seconded by **Peggy Egizii.**

The vote of the Board was as follows:

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

NO: **Judith Johnson**

ABSENT: **Charles Chimento**



 RECORDING SECRETARY

SSCRPC

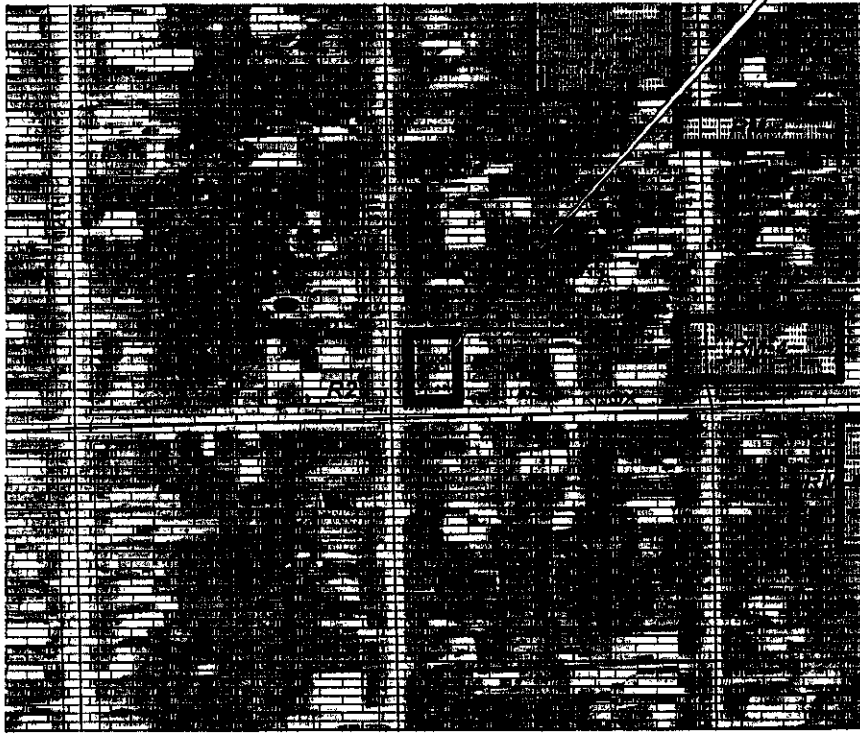
Springfield
Sangamon County Regional
Planning Commission**Staff Findings and Recommendation**(inspected 2/6/08 by LW & AJ)SANGAMON COUNTY ZONING CASE # 2008-11ADDRESS 1301 E. KnoxProperty Index # 22-10-403-031PETITIONER Skaggs, RhondaREQUESTED ZONING A variance of side yard requirement from 12.5' to 10'.PROPOSED LAND USE Single family residence with a room additionEXISTING:ZONING R-2LAND USE Single family residenceROAD FRONTAGE E. Knox 55'CONDITION OF PAVEMENT Good13th Street 80'GoodSTRUCTURE DESIGNED FOR ResidenceCONDITION OF STRUCTURE FairLOT AREA 4,400 sq. ft.FRONT YARD 20'SIDE YARDS 6' / 16'REAR YARD 25'Would the proposed zoning be spot zoning? NA

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The requested variance is minimal and no adverse impact is anticipated. The standards for variation are met.**

County Zoning

Case# 2008-11

Requested:
Variance

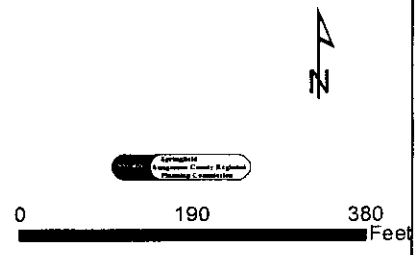


County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2



**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2008-11

Address: 1301 E. Knox

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

The request is made to allow construction of an addition to the existing home.

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

The subject property is a corner lot which requires a 12.5' side yard instead of a minimum 5' side yard that is required for an interior lot. The petitioner is asking for a small variance (2.5') that would have little impact on adjacent property owners and would not impair driver vision at the street corner.

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

No negative impact is anticipated.