

CASE# 2014-048
RESOLUTION NUMBER 3-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
25 CAROLE ROAD, 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:

Lot 1B Resurvey Lot 1 Daugherty Subdivision.

WHEREAS, the Petitioners, **William & Martha Coombe**, have petitioned the Sangamon County Board for a **variance to allow the lot depth to exceed two and one-half (2 ½) times the lot width**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **December 18, 2014** 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

DEC 29 2014

Joe Aiello
Sangamon County Clerk

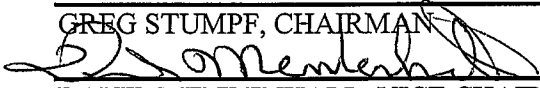
NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th Day of January, 2015 that the request for a variance to allow the lot depth to exceed two and one-half (2 ½) times the lot width on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of January, 2015.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD

GREG STUMPF, CHAIRMAN



DAVID MENDENHALL, VICE CHAIRMAN

JOHN FULGENZI

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: 13 NAME: **Sam Montalbano**

DOCKET NUMBER: **2014-048**

ADDRESS: **25 Carole Road, Springfield, IL 62711**

PETITIONERS: **William & Martha Coombe**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow the lot depth to exceed two and one-half (2 ½) times the lot width.**

AREA: **1.79 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. Addition of one acre to the property will allow the owner to add a reasonable buffer to his property. The buffer will also help the owner increase the reasonable return on the property and continue the single-family residential trend in the area. Granting the variance would increase the lot depth of one lot and decrease the lot depth of another lot. No negative impact is anticipated in granting the variances.**

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: **2014-048**
William & Martha Coombe)
)
) PROPERTY LOCATED AT:
) **25 Carole Road**
) **Springfield, IL 62711**

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 **December 18, 2014** 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: **25 Carole Road, Springfield, IL 62711** and more particularly described as:

Lot 1B Resurvey Lot 1 Daugherty Subdivision

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- 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 shed**.
- 5. That the proposed land use of said property is a **single-family residence and shed**.
- 6. That the requested **variance** of said property is a **variance to allow the lot depth to exceed two and one-half (2 ½) times the lot width**.
- 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/ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, 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 **Merilyn Herbert**.

The vote of the Board was as follows:

YES: **Charles Chimento, Don Wulf, Merilyn Herbert, Andrew Spiro, & John Lucchesi**

NO:

PRESENT:

ABSENT: **Janet Dobrinsky**

Cyndi Knowles
RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2014-048**

Address: **25 Carole Road, Springfield**

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 subject property is currently improved with a single-family residence, an in-ground pool, and an outbuilding. Thus, the property can yield a reasonable return. Addition of one acre to the property will allow the owner to buffer his property from neighbors. The buffer will also help the owner increase the economic yield of the property and continue the single-family residential trend in the area. While granting the variance would increase the lot depth of one lot, the lot depth of another lot would decrease by granting the variance.

- (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 property is currently a long irregularly shaped lot. The existing house sits a fair distance back from Carole Road (over 500 feet). Granting the variance would not decrease the frontage of the lot along Carole. Rather, it would increase the depth of the lot, while making another lot fronting along Iron Bridge narrower in depth.

- (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.