

CASE# 2011-034 4-1
RESOLUTION NUMBER

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
7740 MECHANICSBURG 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:

See Exhibit A

WHEREAS, the Petitioner, **Hal Bast**, has petitioned the Sangamon County Board for a **variance to allow a six (6) foot privacy fence to be located in the front yard**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 21, 2011** 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

JUL 28 2011

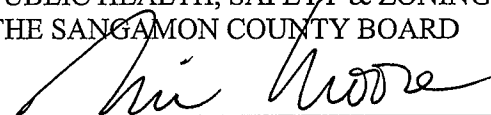
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of August, 2011 that the request for a variance to allow a six (6) foot privacy fence to be located in the front yard on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9th day of August, 2011.

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

DON STEPHENS

GREG STUMPF

LINDA DOUGLAS WILLIAMS

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

Part of the North 50 Acres of the West Half of the Northeast Quarter of section 35, Township 16 North, Range 4 West of the Third Principal Meridian, Sangamon County, Illinois, Described as Follows:

Beginning at the Northeast Corner of the West Half of the Northeast Quarter; Thence South along the East line of the West Half of the Northeast Quarter of said Section 35, 166.26 feet; Thence deflecting to the right 90 degrees 22 minutes 29 seconds, 330 feet; Thence deflecting to the right 89 degrees 37 minutes 31 seconds, 300 feet; Thence deflecting to the right 90 degrees 22 minutes 29 seconds, 180 feet; Thence deflecting to the left 90 degrees 22 minutes 29 seconds, 1361.40 feet; Thence deflecting to the right 90 degrees 25 minutes 12 seconds, 150 feet to the point of beginning, containing 6.96 acres more or less.

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RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #9 NAME: Sarah Musgrave

DOCKET NUMBER: 2011-034

ADDRESS: 7740 Mechanicsburg Road, Springfield, IL 62712

PETITIONER: Hal Bast

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a variance to allow a six (6) foot privacy fence to be located in the front yard.

AREA: 7.16 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested variance. The standards for variation are met. There do not appear to be any foreseen negative impacts on neighboring property owners with the proposed fence variance. Also, the fence sits approximately twenty-five (25) feet from the center of the road making traffic visibility a non-issue.**

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: 2011-034
Hal Bast))
)	PROPERTY LOCATED AT:
)	7740 Mechanicsburg Road
)	Springfield, IL 62712

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 **July 21, 2011** 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: **7740 Mechanicsburg Road, Springfield, IL.** and more particularly described as:

See Exhibit A

- 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 non-developed agricultural land.**
- 5. That the proposed land use of said property is a **single family residence and non-developed agricultural land with construction of a privacy fence.**
- 6. That the requested **variance** of said property is a **variance to allow a six (6) foot privacy fence to be located in the front yard.**
- 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/cx
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Judith Johnson**, 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 **Peggy Egizii**.

The vote of the Board was as follows:

YES: **Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor**

NO:

PRESENT: **Don Wulf**

ABSENT: **Charles Chimento**

Cyndi Knowles
RECORDING SECRETARY