

WOODFORD COUNTY ZONING BOARD OF APPEALS

Hearing Officer Only

Woodford County Board Room

6:00 P. M. Tuesday, September 22, 2020

Minutes

- Call to Order:

Ms. Holmes called the Hearing to order at 6:00 pm

- Swearing in and/or affirmation- completed for each petition.
- Petitions Submitted for Review:

2020-16-V Cazenovia Township filed, August 20, 2020, by Timothy Grebner for a variance in maximum accessory structure size to allow a shed 231 SQ. Ft. large than the footprint of the dwelling in the Residential Single Family District (R-1), on a .52 acre parcel described as Lot 7, PT LOT 6 BLK 3 AL & FD Bantas Addn., Section 22, T28N-R2W of the 3rd P.M. Woodford County, Illinois, and more commonly described as 1179 Clark St, Lowpoint, Illinois.

Swearing in and/or Affirmation: was completed for petition **2020-17-V**
Timothy and Cynthia Grebner were sworn in.

Mr. Grebner explained that he has two sheds on skids, one will be removed completely and the addition they are proposing will be added to the rear of the existing detached garage. He noted that the sheds are very full and he has to store some tractor attachments outside. Ms. Grebner noted that in the winter when they store the vehicles inside the garage is extremely full. Mr. Grebner noted this will allow him to clean up the property. Ms. Holmes asked about the appearance of the addition. Mr. Grebner noted that the roof will be slightly lower, the siding and shingles will match the existing structure. Mr. Grebner also noted they intend to erect a home addition in the future which would make the house large then the shed again.

Findings by the Zoning Board of Appeals for Petition 2020-17-V:

- A. Non-conforming uses in the same district and permitted uses in other districts shall not be considered grounds for issuance of a Variance (Affirmative)** This is a permitted use, garages and storage buildings are allowed in the District.
- B. The granting of the Variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands or structures in the same district. (Affirmative)** No special privilege, Others in the area have garages similar to this one, the variance requirement is driven by the size of the home.
- C. The ZBA has found that the reasons set forth in the application justify the granting of the Variance. (Affirmative)** The Garage addition is needed for storage and will aid in cleaning up the property and protecting equipment.
- D. The ZBA finds that the granting of the Variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. (Affirmative)** The shed will not affect surrounding property.
- E. The Variance requested is the least amount of Variance required to allow the proposed structure on the existing lot, without regard to aesthetics or personal**

inconvenience to the property owner. (Affirmative) The request is sufficient for the needs of the owners and is not overly large.

Ms. Holmes Granted the Variance based on the Findings of Fact

- Other Business to Come Before the Board:
 - Update on previous months petition/s
All the petitions submitted to the County Board were approved.
 - Update on next month petition/s: Ms. Jording noted there is one petition for next month.
 - Public Input - None
 - Adjournment

Ms. Holmes adjourned the Hearing at 6:12.

Lisa Jording, Secretary

Kim Holmes, Chairman

Date