

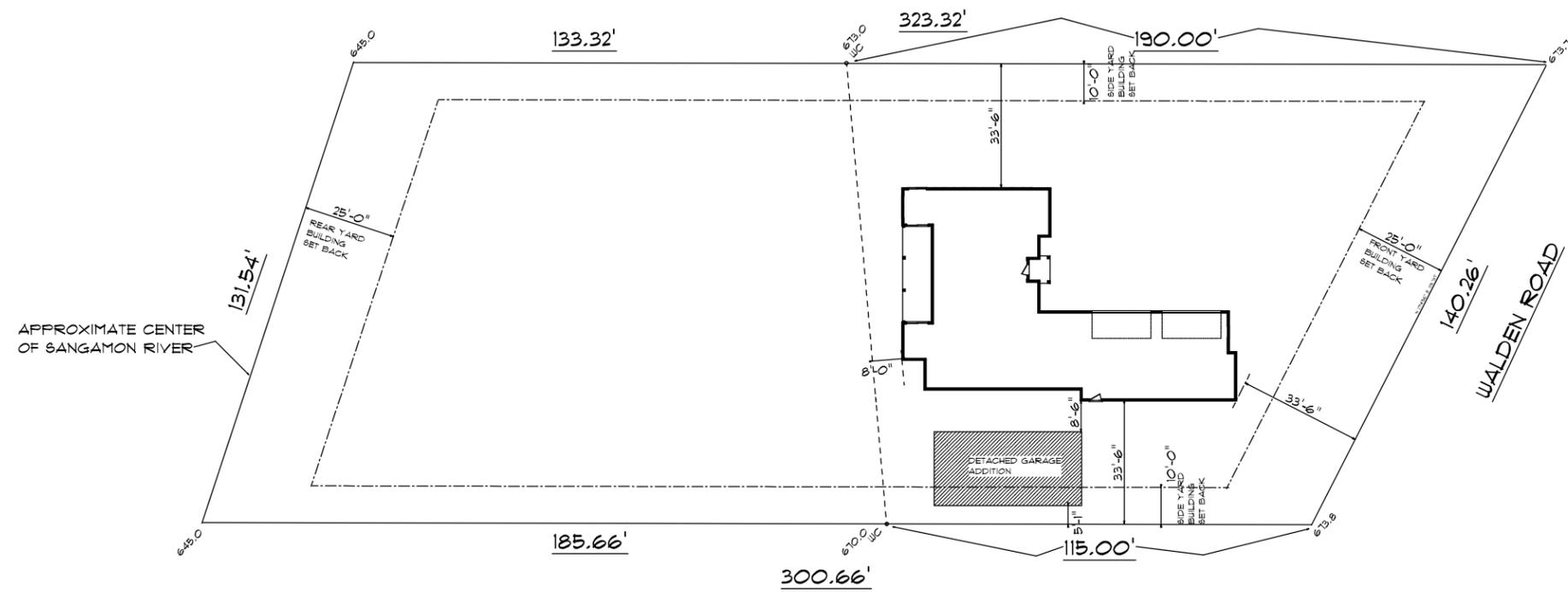
1. Call Meeting To Order
2. Roll Call
3. Purpose Of The Meeting - Chairman
4. Introduction Of 1810 Walden Drive Variance Request - Zoning Administrator

Documents: [VARIANCE SITE PLAN.PDF](#)

5. Project Overview- Petitioner
6. Questions & Discussion From The Zoning Board Of Appeals
7. Public Comment Period
8. Public Hearing Is Closed
9. Action - Zoning Board Of Appeals

Documents: [VARIANCE MOTION.PDF](#)

10. Meeting Adjourned



APPROXIMATE CENTER OF SANGAMON RIVER

LOT 6
CLARK'S BLUFF
SUBDIVISION
MONTICELLO, ILL



SITE PLAN

SCALE: 1" = 20'-0"	APPROVED	DRAWN BY: J E T
DATE: 6/18/12		REVISED: 8/11/14
CARNEY CONSTRUCTION		
CLARK'S BLUFF SUBDIVISION MONTICELLO, ILL	DRAWING NUMBER	

MOTION FOR THE ZONING BOARD of APPEALS
Aren and Lindsay Carney Owners of 1810 Walden Drive., Monticello
Variance

WHEREAS, the City Council of the City of Monticello, pursuant to authority conferred by the statutes of the State of Illinois, has established certain standards and procedures for zoning establishment and amendment within the Corporate Limits of the City of Monticello;

WHEREAS, owner of a parcel of property described as set forth in the advertised public notice and commonly known as 1810 Walden Dr., Monticello, Illinois, has requested that a Variance be granted under the terms of the Monticello Zoning Regulations to allow the required setback between a main building and an accessory building to be reduced from 10' to 7.5'.

WHEREAS, a Public Hearing concerning the requested Variance was held on September 4th, 2014 and comment from the public was solicited; and,

WHEREAS, the Zoning Board of Appeals has reviewed the evidence and testimony submitted and has considered all the factual evidence regarding the subject request;

BE IT THEREFORE RESOLVED this 4th day of September, 2014 by the Zoning Board of Appeals of the City of Monticello, that:

The Zoning Board of Appeals shall determine whether the applicant meets the following criteria regarding the requested Variance:

- a. The establishment, maintenance, or operation of the Variance will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- b. The Variance will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish or impair property values within the neighborhood;
- c. The establishment of the Variance will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. Adequate utilities, access, drainage, parking, right-of-way easements and/or other necessary facilities are available;
- e. Adequate measures do exist to provide ingress and egress, so designed as to minimize traffic congestion in the public streets; and
- f. The Variance will in all other respects conform to the applicable regulations of the district in which it is located.

ZONING BOARD of APPEALS CHAIR TO CHECK ONE OF THE FOLLOWING:

The Zoning Board of Appeals does hereby recommend *approval* of the requested Variance by the City Council to allow requires separation distance to be reduced to 7.5' for an accessory structure at 1810 Walden Dr., Monticello

The Zoning Board of Appeals does hereby recommend *denial* of the requested Variance by the City Council to allow requires separation distance to be reduced to 7.5' for an accessory structure at 1810 Walden Dr., Monticello

Chairman, Zoning Board of Appeals, City of Monticello