



City of Decatur, Illinois

PETITION FOR VARIANCE

Zoning Board of Appeals

Economic and Urban Development Department
One Gary K. Anderson Plaza
Decatur, Illinois 62523-1196

424-2781
FAX 424-2728

SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION

Petitioner	John Q. Public				
Address	1 North Central Drive				
City	Decatur	State	IL	Zip	62526
Telephone	555-1212	Fax	555-1213	E-mail	jqb@email.mail
Property Owner	Same				
Address					
City		State		Zip	
Telephone		Fax		E-mail	
Representative					
Address					
City		State		Zip	
Telephone		Fax		E-mail	

SECTION TWO: SITE INFORMATION

Street Address	1 North Central Drive					
Legal Description	Lot 28 of North Central Addition to the City of Decatur, as per Plat recorded in Book 145, Page 4999 of the Records in the Recorder's Office of Macon County, Illinois					
Present Zoning	<input type="checkbox"/> R-1	<input checked="" type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input type="checkbox"/> R-6	Is this property a Planned Unit Development? <input type="checkbox"/> YES Approval Date: _____ <input checked="" type="checkbox"/> NO
	<input type="checkbox"/> B-1	<input type="checkbox"/> B-2	<input type="checkbox"/> B-3	<input type="checkbox"/> B-4	<input type="checkbox"/> O-1	
	<input type="checkbox"/> M-1	<input type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1		
Please list all improvements on the site:						Single family home, detached garage
Size of Tract	7,500	<input checked="" type="checkbox"/> SF	<input type="checkbox"/> AC			

SECTION THREE: REQUESTED ACTION

Check One:	<input checked="" type="checkbox"/> Variation of Specified Site Requirements (e.g. setbacks)	<input type="checkbox"/> Variation of Parking & Loading Requirements	<input type="checkbox"/> Other - classification of use, off-street parking in an "R" zone, special circumstances, etc.
Description	Please state the reason for exception, variation or appeal to the Zoning Board of Appeals. Be as specific as possible, detailing the circumstances that make an appeal necessary. Additional description pages may be attached.		
Requesting a reduction in the required separation between structures from 8 feet to 7 feet.			
I propose to construct a 20 square foot addition to my detached garage. I cannot set the addition back due to a steep slope of the property. Garage is currently not used because there is insufficient access to the door without an addition. Property is located along lake front and there is little room to accommodate the proposed addition elsewhere. Garage will have to be demolished if this cannot work.			
The plight of the owner is due to unique circumstances, the layout, elevation and topography of the lot will not allow another configuration of the garage. The addition will be of same materials and style as the existing garage and house. The addition will not alter the essential character of the property. A one-hour firewall will be provided in the new construction to meet fire separation requirements.			

SECTION FOUR: ATTACHMENTS

Description	Please list any attachments and/or supporting documents below:
	Exhibit "A" - Site Plan
Attachments to this petition should include a scaled sketch plan of your proposal showing property lines, lot dimensions, building dimensions, all buildings on the property, setbacks, requested changes in the requirements and other necessary information. Please label this sketch plan as "Exhibit A" and other supporting documents accordingly. Architectural or engineering drawings are preferred, but not required.	

SECTION FIVE: CERTIFICATION

To be placed on the agenda of the regular meeting on the second Thursday of the month at 4:00 PM in the City Council Chamber, petition must be received three weeks prior to meeting date. Petitioner or a representative must be present to make statements to the Board and to answer questions. Incomplete or erroneous petitions may delay items being heard by the Zoning Board of Appeals.	
Petitioner's Signature	Date 01/01/02

NOTES:

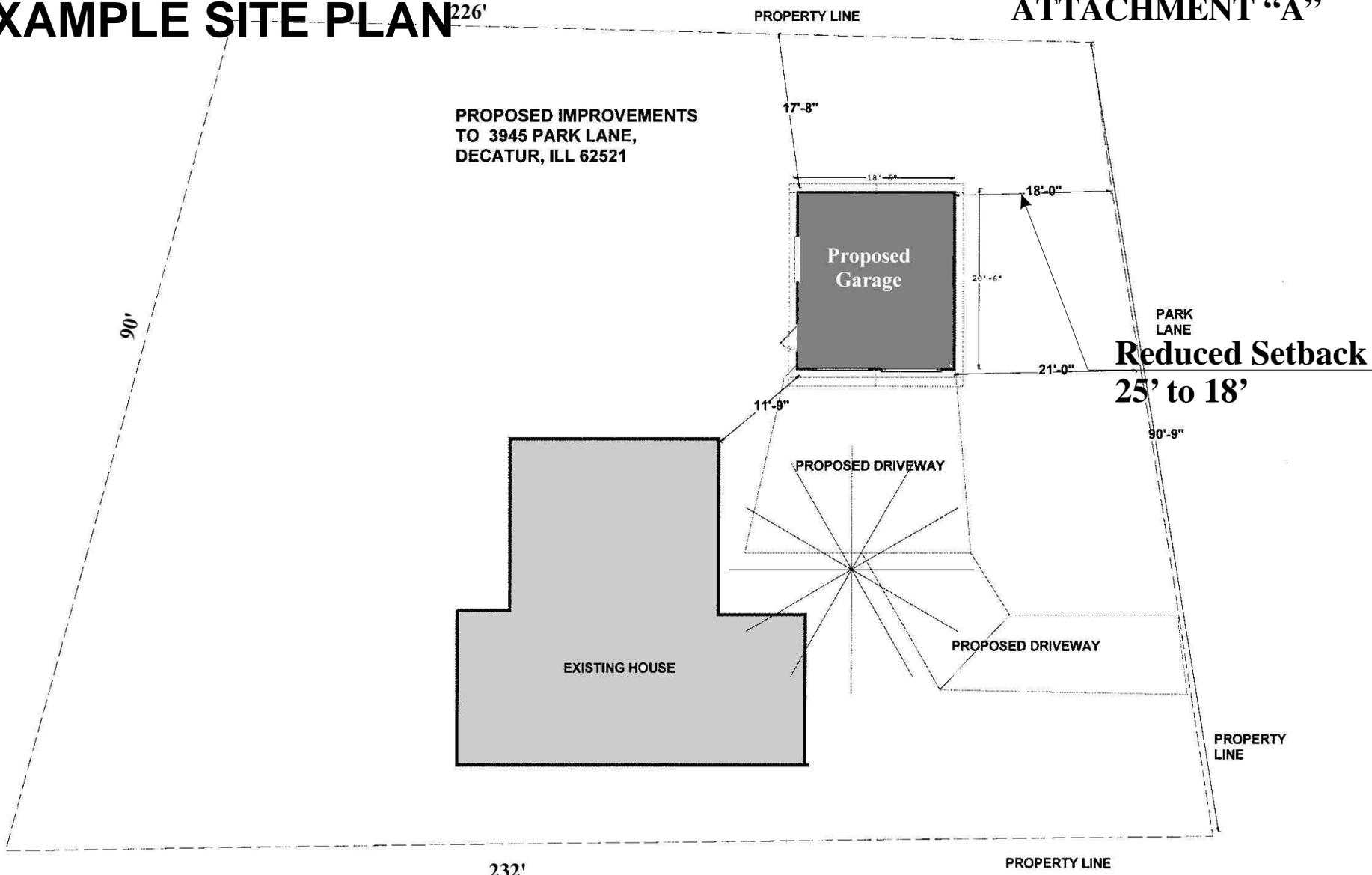
1. Please forward this completed form and attachments to the Economic and Urban Development Department, Third Floor, Decatur Civic Center. A filing fee of \$85.00 is charged for all petitions to the Zoning Board of Appeals. Please make checks payable to the City of Decatur.
2. Signature of this petition grants permission to City staff to place a sign, indicating a request for zoning action, on the subject property at least 10 days prior to the Zoning Board of Appeals hearing. Said sign will be removed within 15 days of the Zoning Board hearing.

Planning Division
Economic and Urban Development Department
1 Gary K. Anderson Plaza
Decatur, Illinois 62523
(217) 424-2781
(217) 424-2728 FAX

EXAMPLE SITE PLAN

ATTACHMENT "A"

PROPOSED IMPROVEMENTS
TO 3945 PARK LANE,
DECATUR, ILL 62521



PARK LANE
**Reduced Setback
25' to 18'**

