

PUBLIC NOTICE OF ZONING BOARD HEARING

TO: ALL INTERESTED PERSONS

DATE OF HEARING: June 4, 2020

TIME: 7:45PM

PLACE: BREESE CITY HALL

TYPE OF REQUEST: AREA/BULK VARIANCE in a MH-1 Manufactured Housing District

EXPLANATION OF REQUEST: The Applicant is requesting a Variance to add onto an existing garage on the lot for storage use.

NAME OF APPLICANT: Christy Parkin

LOCATION OF PROPERTY BY ADDRESS: 1025 N. 1st street Breese.

LOCATION OF PROPERTY BY LEGAL DESCRIPTION: SUBDIVISION CHARLES KAUNE'S ADD OUTLOT
7 E PT OF OUTLOT (50 x 189)

DATE NOTICE PUBLISHED IN PAPER: May 21, 2020

NAME OF PAPER: Breese Journal

INFORMATION: _____ The application regarding this request is on file in the Office of the Zoning Administrator, Breese City Hall, 500 North First, Breese, IL., 62230. All interested persons are invited to attend said hearing and be heard for or against said proposal.

SIGNED:  DATE: 5/18/2020
John J. Becker, Zoning Administrator

REQUEST FOR AREA/BULK VARIANCE

Zoning Board of Appeals
Breese, Illinois

Variance Request No. _____
Date: _____

(Do not write in this space--For Office Use Only)

Date set for hearing: _____
Notice Published on: _____
Newspaper: _____
Action by Zoning Board of Appeals:
 Denied
 Approved
 Approved with modification
by Board

Perm. Parcel No. _____
Zone District Classification _____
Fee Paid \$ 200.00
Date: 4-23-2020
Comments: (Indicate other actions
such as continuances):

Instructions to Applicant: The purpose of an area-bulk variance is to provide relief to a property owner when the strict enforcement of the zoning regulations pertaining to lot size, setback, parking requirements, etc., impose an undue hardship on him or deny him the reasonable use of his land. For example, a lot which has a deep gully running across the back of it could make it difficult to build a house which meets the front yard setback requirements.

After completion of this application, which must include a site plan as described on the attached sheet and documentary evidence of the hardship pleaded (e.g., engineering reports, topographical maps, photographs, etc.) a public hearing will be scheduled within a reasonable time by the Zoning Administrator.

HARDSHIP to the applicant is a crucial test. Variations will be granted only to provide relief in unusual situations which were not intended or foreseen when the zoning ordinance was adopted. Economic loss is seldom a unique situation and is generally not considered a valid hardship.

1. Name of Applicant (s): Christy Parkin Phone: 618-~~244-1311~~ 977-1829
Address: 13900 Locust Lane Aviston IL 62216
2. Property interest of applicant:
 Owner Contract Purchaser Lessee Other: _____
3. Name of Owner (s)
(If other than applicant): _____ Phone: _____
(attach additional sheets if necessary)
Address: _____

→ 1025 N. 1st St.

4. Location of Property: Address: N 1st Street, Breese IL 62230 id. 06-06-22-209-007

Legal Description: (Lot, block and subdivision or metes and bounds)

Subdivision CHARLES KAUNE'S ADD Outlot 7
E PT OF OUTLOT (50x189)

5. Present use of property: GARAGE/STORAGE

6. Does the present use of the property conform to all use regulations for the zone district in which it is located? Yes No. () If "no," specify each non-conforming use. _____

7. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? Yes No () If "no," specify each non-conforming use. _____

8. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?

- () Too narrow () Topography () Soil
 - () Too small () Drainage () Sub-surface
 - () Too shallow () Shape () Other: _____
- (specify)

9. Was the hardship described above created by the action of anyone having property interests in the land after the Zoning Ordinance was adopted? () Yes () No If yes, explain: _____

10. Was the hardship created by any other man-made change, such as the relocation of a road? () Yes () No. If yes, explain: _____

11. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition? () Yes () No
If no, how many other properties are similarly affected? _____

12. What is the "minimum" modification (variance) from the area-bulk regulations that will permit you to make reasonable use of your land? (Specify, using maps, siteplans with dimension, and written explanation. Attach additional sheets, if necessary.) _____

13. I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this applicaiton by any authorized official of the City of Breese for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Date: 4.19.20

Signature of Applicant: [Signature]

Date: 4.19.20

Signature of Owner: [Signature]

14. Names of Adjacent Property Owners:

Following are the names of owners of all property adjacent to the subject property, including those directly across the street, and present use of their property:

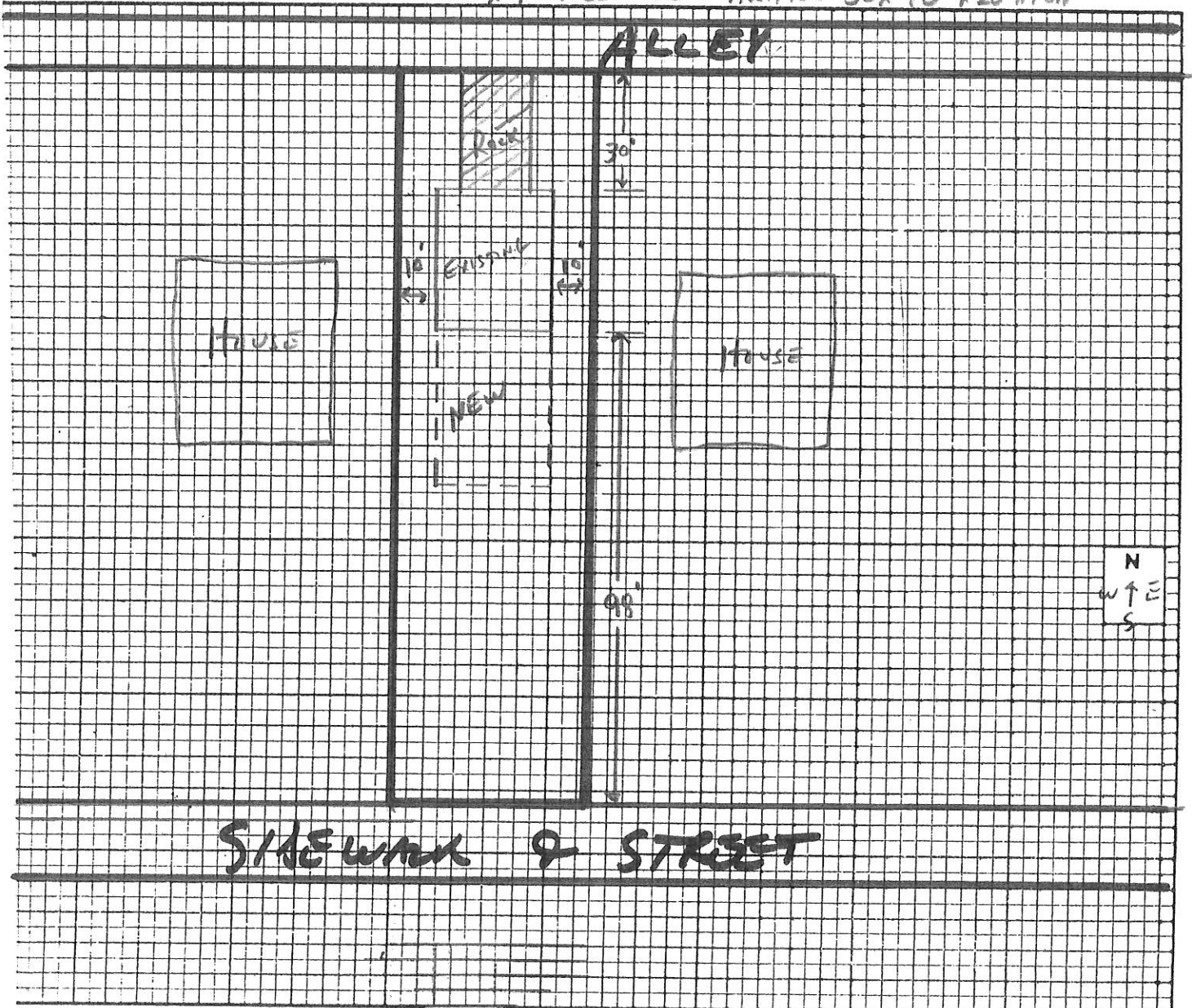
<u>NAME</u>	<u>ADDRESS</u>	<u>PRESENT USE</u>
John T. Brooks	990 N 2nd St. Breese	Municipal rental? 06-06-22-209- ⁰⁰⁶ ₀₀₂
John T. Brooks	1031 N 1st St. Breese	Municipal rental? 06-06-22-263-
Brandon + Kelly Gray	1019 N 1st. St. Breese	Municipal 06-06-22-209-008
Donald + Diana Schmidt	1000 N 2nd St Breese	Municipal 06-06-22-263-001
City of Breese	N. 1st St. Breese	Municipal 06-06-22-210-001
Mary Ellen Huelsmann	1090 N. 1st. Breese	Municipal 06-06-22-264-
John Brooks	5934 Galli Lane Collinsville IL 62234	001

SITE PLAN

A site plan must be attached or drawn below at a scale large enough for clarity showing the following information:

- A. Location and dimensions of: Lot, buildings, driveways, and off-street parking spaces.
- B. Distance between: Buildings and front, side, and rear lot lines; Principal building and accessory buildings; Principal building and principal buildings on adjacent lots.
- C. Location of: Signs, easements, underground utilities, septic tanks, tile fields, water wells, etc.
- D. Any additional information as may reasonably be required by the Zoning Administrator and applicable Sections of the Zoning Ordinance.

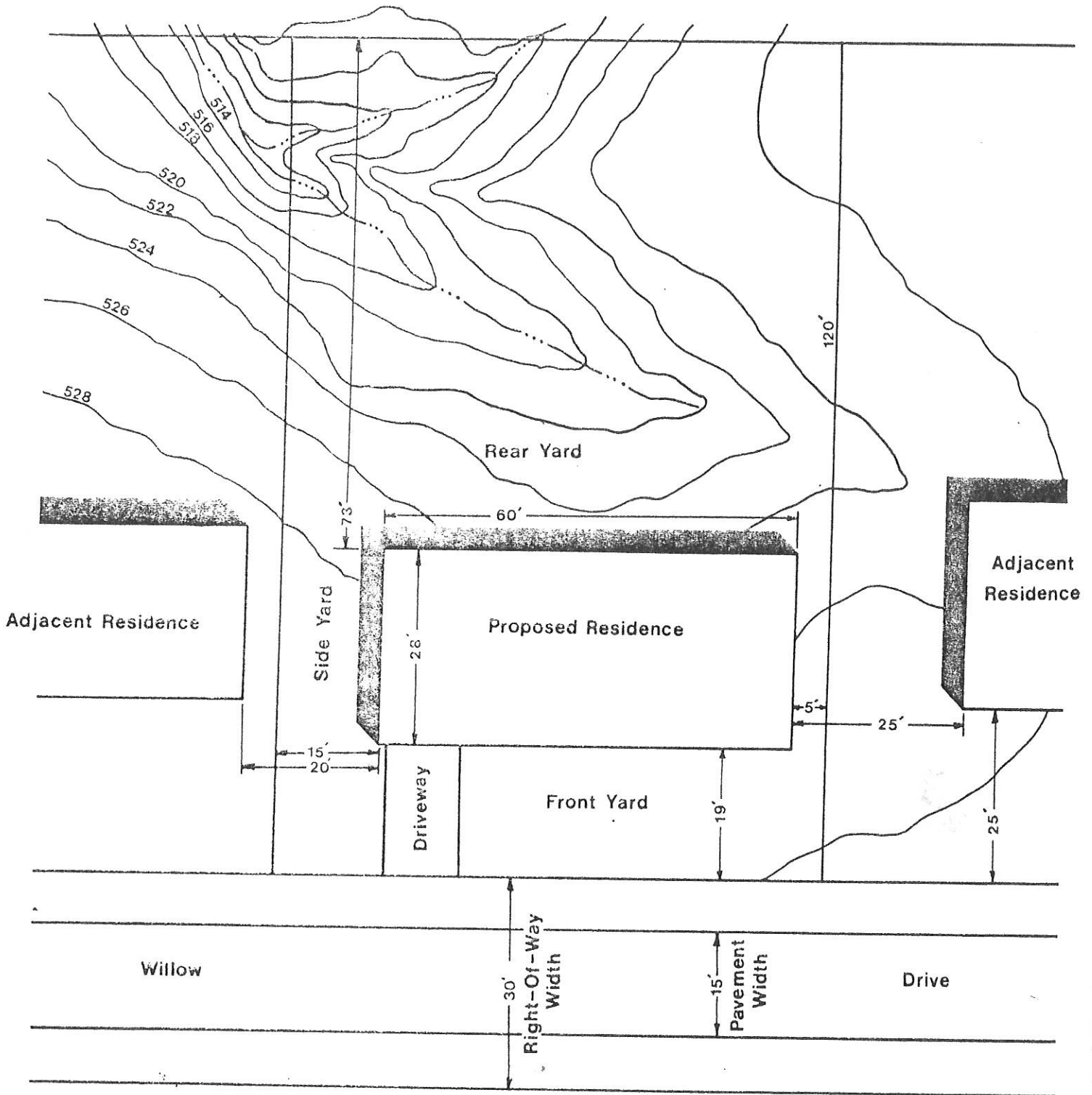
*EXISTING BUILDING IS 30' X 36' X 15' HIGH
*PROPOSED NEW ADDITION 30' X 40' X 20' HIGH



Scale: 1" = 4'

Sample Site Plan For Area-Bulk Variance

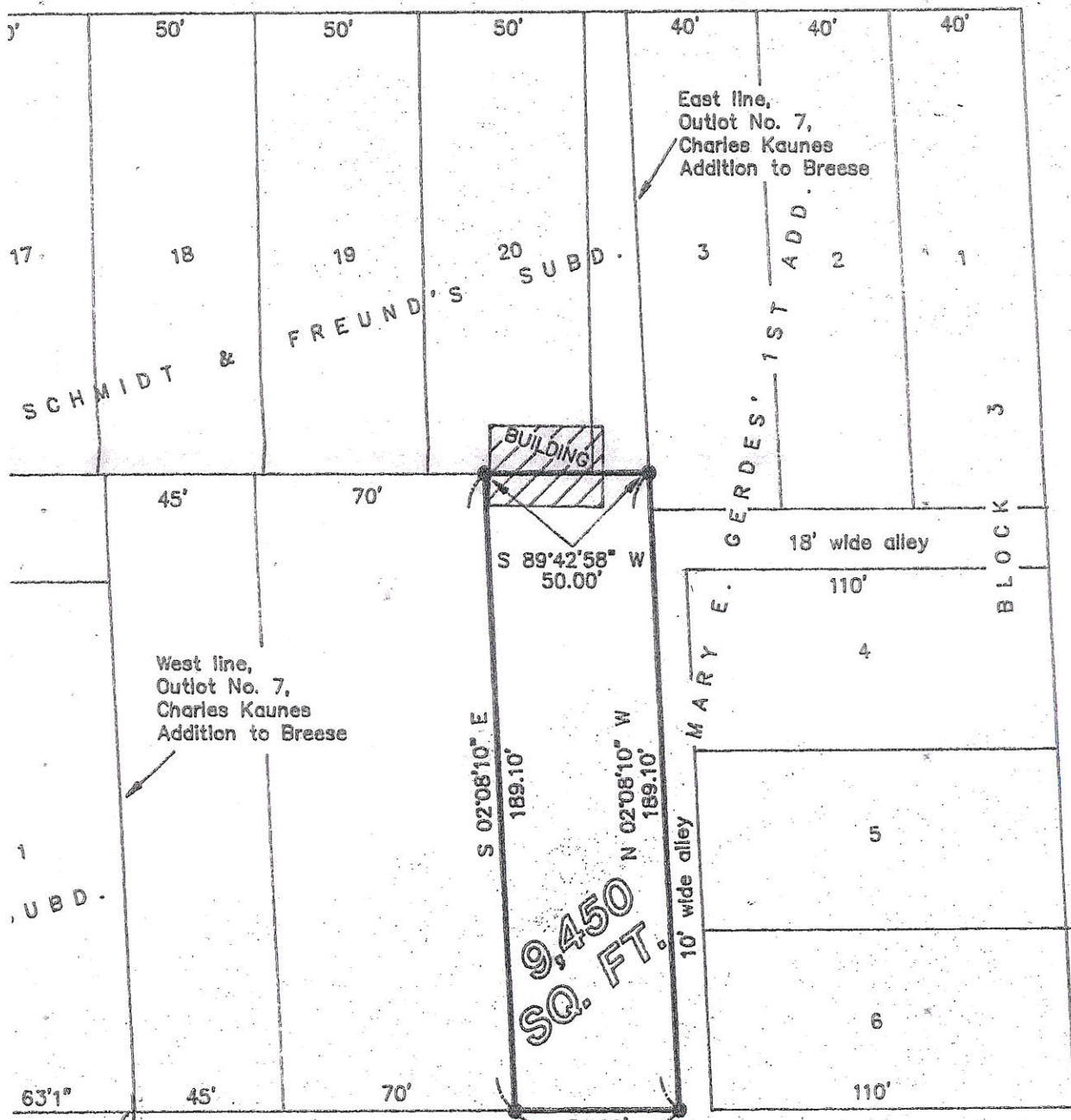
(Topographical Constraint To Building Setback)



Lot	Building		
Width: 80 ft.	Length: 60 ft.		
Depth: 120 ft.	Width: 28 ft.		
Area: 9,600 sq. ft.	Floor Area: 1,680 sq. ft.		

N
 ↑
 Scale: 1" = 20'

NORTH 2ND STREET



GERDES STREET

1025 N. 1st St.
NORTH 1ST STREET

278'



