

NOTICE OF REGULAR MEETING

ZONING BOARD OF APPEALS



DATE: Wednesday, March 21, 2018
TIME: 7:00 P.M.
PLACE: City Council Chambers
Urbana City Building
400 South Vine Street
Urbana, Illinois 61801

AGENDA

Reminder for Board Members: Please be sure to turn on your microphones prior to speaking to allow the audience and home viewers to be able to hear your questions and discussions.

1. **CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM**
2. **CHANGES TO THE AGENDA**
3. **APPROVAL OF MINUTES**
Minutes of the February 21, 2018 Zoning Board of Appeals regular meeting
4. **WRITTEN COMMUNICATIONS**
5. **CONTINUED PUBLIC HEARINGS**
6. **NEW PUBLIC HEARINGS**

ZBA-2018-C-02 – A request by Richard L. Thies, Individually and as Trustee of the Craig R. Webber Testamentary Trust, and Carl M. Webber, on behalf of AMERCO Real Estate Company, for a Conditional Use Permit to expand a Self-Storage Facility at 2010 South Philo Road by adding the properties at 1506 and 1510 East Mumford Drive and 2028 South Philo Road in the B-3, General Business Zoning District.

ZBA-2018-MAJ-01 – A request by St. Nicholas Orthodox Church for a Major Variance to increase the maximum Building Height from 35 feet to 38 feet, 6.5 inches to allow a building addition at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MAJ-02 – A request by St. Nicholas Orthodox Church for a Major Variance to increase the maximum Floor Area Ratio from 0.7 to 0.92 to allow a building addition at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MAJ-03 – A request by St. Nicholas Orthodox Church for a Major Variance to decrease the minimum Open Space Ratio from 0.3 to 0.17 to allow a building addition at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MAJ-04 – A request by St. Nicholas Orthodox Church for a Major Variance to allow a building addition to encroach up to 11 feet into a required 15 foot Front Yard at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MAJ-05 – A request by St. Nicholas Orthodox Church for a Minor Variance to allow a building addition to encroach up to 6 feet into a required 11.125 foot Side Yard at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

ZBA-2018-MIN-01 – A request by St. Nicholas Orthodox Church for a Minor Variance to allow a building addition to encroach up to 3 feet into a required 15 foot Front Yard at 312 West Elm Street in the MOR, Mixed Office Residential Zoning District.

7. **OLD BUSINESS**
8. **NEW BUSINESS**
9. **AUDIENCE PARTICIPATION**
10. **STAFF REPORT**
11. **STUDY SESSION**
12. **ADJOURNMENT**

NOTE: Please note that the details of a request or application related to an agenda item may change during the public review process. For example, a Major Variance case may be revised to require only a Minor Variance, which may be approved by the ZBA.