

**MINUTES OF A REGULAR MEETING
URBANA ZONING BOARD OF APPEALS**

DATE: December 15, 2021

APPROVED

TIME: 7:00 p.m.

PLACE: Zoom Webinar

MEMBERS ATTENDING REMOTELY: Joanne Chester, Ashlee McLaughlin, Adam Rusch, Nancy Uchtmann, Charles Warmbrunn

MEMBERS ATTENDING IN PERSON: Harvey Welch

MEMBERS EXCUSED: Matt Cho

STAFF PRESENT: Marcus Ricci, Planner II, Katherine Trotter, Planner I; UPTV Camera Operator

OTHERS PRESENT: Marly Corado, Brian Kesler

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Welch called the meeting to order at 7:08 p.m. Roll call was taken, and he declared a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF THE MINUTES

The minutes from the October 20, 2021 regular meeting were presented for approval. Mr. Rusch moved that the Zoning Board of Appeals approve the minutes as written. Ms. Chester seconded the motion. Roll call on the motion was as follows:

Ms. McLaughlin	-	Yes	Mr. Rusch	-	Yes
Ms. Utchmann	-	Yes	Mr. Warmbrunn	-	Yes
Ms. Chester	-	Yes	Mr. Welch	-	Yes

The minutes of the October 20, 2021 regular meeting were approved as written.

4. COMMUNICATIONS

There were none.

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

ZBA-2021-MAJ-08: A request by Brian Kesler, on behalf Angel Corado, for a major variance to allow a front porch to encroach 10 feet into the required 25-foot front yard at 1401 East Perkins Road in the R-3, Single and Two-Family Zoning District.

Chair Welch opened the public hearing for Case No. ZBA-2021-MAJ-08. Kat Trotter, Planner I, introduced the case by stating the purpose for the proposed request and giving a brief background of the property. She noted the location and zoning of the subject property and showed photos of the property. She talked about the proposed porch and showed renderings of the porch addition. She reviewed how the proposed request meets the criteria in Section XI-3 of the Urbana Zoning Ordinance. She read the options of the Zoning Board of Appeals and presented staff's recommendation for approval with the following condition:

1. The front porch will generally conform to the submitted site plan, as shown in Exhibit E of the written staff report.

Ms. Trotter stated that the applicant was available to answer questions.

Chair Welch asked if any members of the Zoning Board of Appeals had questions for City staff. With there being none, Chair Welch opened the hearing for public input. He invited the applicant to speak.

Brian Kesler, architect for the project, raised his hand to speak and was sworn in by Chair Welch. Mr. Kesler stated that having the additional five feet makes the project viable for the homeowner. Without the five feet, Mr. Kesler stated that the home owner would not have much of a front porch at all. Mr. Kesler appreciated the Zoning Board of Appeals time.

Chairman Welch asked if Marly Corado, applicant, had any information she would like to add. Ms. Corado replied that did not and that she was available for further questioning from the Zoning Board of Appeals members. There were none.

With there being no further input from the audience, Chair Welch closed the public input portion of the hearing and opened the hearing for discussion and/or motion(s) by the Zoning Board of Appeals.

Mr. Rusch moved that the Zoning Board of Appeals forward Case No. ZBA-2021-MAJ-08 to the Urbana City Council with a recommendation for approval with the following condition:

1. The front porch will generally conform to the submitted site plan, as shown in Exhibit E of the written staff report.

Ms. Uchtmann seconded the motion. Roll call on the motion was as follows:

Mr. Warnbrunn	-	Yes	Ms. Chester	-	Yes
Ms. McLaughlin	-	Yes	Mr. Rusch	-	Yes
Ms. Utchmann	-	Yes	Mr. Welch	-	Yes

The motion passed by unanimous vote. Ms. Trotter stated that this case would be forwarded to the Urbana City Council on January 10, 2022.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Ms. Trotter reported on the following:

- Major variance for 1005 Philo Road was approved by the Urbana City Council. So, Mr. Wease (applicant) will be able to install an additional parking space and turnaround area.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

Chair Welch adjourned the meeting at 7:22 p.m.

Respectfully submitted,

Kevin Garcia, AICP
Principal Planner and Zoning Administrator
Secretary, Urbana Zoning Board of Appeals