

AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

January 08, 2015

8:30 a.m.

**Madison County Administration Building
Planning & Development Department Conference Room
157 N. Main Street, Suite 254
Edwardsville, IL 62025**

- A. Call of meeting to order
- B. Public Comment
- C. Approval of Minutes
- D. Old Business:
 - a. Z14-0036 – Kathy Poletti
 - b. Z14-0046 – Jim Murphy
- E. New Business:
 - a. Z15-0003 – Jerry Lauber
 - b. Z15-0005 – Kirk Schade
 - c. Z15-0006 – Raiesh Patel
 - d. Z15-0001 – James and Martha Fisher
 - e. Z15-0008 – Gary and Melissa Thomason
- F. Planning Coordinator's Report
- G. Adjournment

PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS
Thursday, January 8, 2015

8:30 A.M. -- The Zoning Board of Appeals will meet in the Office of the Madison County Planning and Development Department and proceed to the sites of the scheduled public hearings. The applicants and interested parties are to meet the board at the SITES. All hearings are open to public comment.

9:15 A.M. – **File #Z15-0003** - Petition of Jerry Lauber of Lauber Construction, applicant, for Larry and Maryann Hagen, owners of record, requesting a Variance as per Article 93.025, Section D, Item 4 of the Madison County Zoning Ordinance in order to construct an attached garage to the existing home that will be 1 foot instead of the required 7.5 feet from the east property line. This is located in an R-3 Single Family Residential District in Jarvis Township, more commonly known as **9009 S. Bluehaven**, Troy, Illinois
PPN#09-2-22-11-04-401-012 **(02)**

9:50 A.M. – **File #Z15-0005** - Petition of Kirk Schade, owner of record, requesting a Special Use Permit as per Article 93.023, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a double-wide manufactured home on site for the sole occupancy of Michael Stiles for a period not to exceed 5 years. This is located in an R-3 Single Family Residential District in Chouteau Township, more commonly known as **5102 Rapp Road**, Granite City, Illinois 18-2-14-34-19-401-008.001 **(16)**

10:10 A.M. – **File #Z15-0006** - Petition of Raiesh Patel, owner of record, requesting a Variance as per Article 93.114, Section C of the Madison County Zoning Ordinance in order to erect a free standing advertising sign that will be 540 square feet in size instead of the permitted 300 square feet. This is located in a B-2 General Business District in Chouteau Township, more commonly known as **912 Thorn gate Drive**, Granite City, Illinois PPN#18-1-14-28-00-000-008 **(21)**

11:25 A.M. – **File #Z15-0001** - Petition of James and Martha Fisher, owners of record, requesting Variances as per Article 93.051, Section A, Item 3, Sub (C) and 93.052, Section H of the Madison County Zoning Ordinance in order to construct a metal accessory building in an R-2 Single Family Residential District and in a front yard setback area. This is located in Foster Township, more commonly known as **3885 Fosterburg Road**, Alton, Illinois PPN#20-2-02-34-01-101-007 **(05)**

11:45 A.M. – **File #Z15-0008** - Petition of Gary and Melissa Thomason, owners of record, and occupants of manufactured home, requesting a Special Use Permit as per Article 93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a double wide manufactured home on site for the occupancy of Gary and Melissa Thomason for a period not to exceed five years. Also, a Variance as per Article 93.025, Section E, Item 3 in order to locate the new manufactured home 10 feet from the west property line instead of the required 25 feet. This is located in an R-4 Single Family Residential District in Wood River Township, more commonly known as **1356 3rd Street**, Cottage Hills, Illinois PPN# **(05)**

AgJan15/01

Tabled Items from December 4th, 2014

File #Z14-0036 - Petition of Kathy L. Poletti, owner of record, requesting an amendment to rezone a tract of land, being approximately 38 acres, from Agricultural District to R-1 Single Family Residential District in order to create a new subdivision. This is located in Pin Oak Township, at the **northeast quadrant of the Staunton Road and Maple Grove Road intersection**, Edwardsville, Illinois PPN#10-1-16-28-00-000-017 **(11)**

File #Z14-0046 – Petition of Jim Murphy, owner of record, requesting an amendment to rezone a tract of land from R-4 Single Family Residential District to B-3 Highway Business District in order to operate a landscaping business on-site. This is located in Wood River Township, more commonly known as **121 Stanley Road**, Cottage Hills, Illinois. PPN#19-2-08-03-04-405-002 **(05)**