

RESOLUTION NO. 1999-09-035R

A RESOLUTION REGARDING A POTENTIAL MAJOR VARIANCE

(Property Adjacent to 306 West Nevada)

WHEREAS, the Zoning Ordinance provides for a major variance procedure to permit the Zoning Board of Appeals and the City Council to consider unique situations where special circumstances or practical difficulties with respect to a particular parcel exist which make the carrying out of the strict application of the Zoning Ordinance undesirable; and

WHEREAS, in Ordinance No. 1999-09-087, the owners of 306 West Nevada, Urbana, Illinois, were granted a major variance to allow the reduction of the required side yard on the west side of the subject property; and

WHEREAS, special circumstances and practical difficulties upon which the major variance for 306 West Nevada, Urbana, Illinois was granted because the lot is unusually narrow and the existing structure on the lot, a single-family home, is built on the property line with no set-back; and

WHEREAS, the approval of the major variance for 306 West Nevada, Urbana, Illinois, creates a potential hardship for the owner of the adjacent parcel to the west, 308 West Nevada, because of the 0 setback line of the proposed building on the 306 West Nevada parcel; and

WHEREAS, the City Council, being familiar with all of the background facts is desirous of preserving for future consideration, that this Council has determined that the same facts which support the granting of the general variance for 306 West Nevada, Urbana, Illinois, also support that if the owner of the parcel to the west, 308 West Nevada, seeks a general variance relating to the side yard on the east side of the said parcel, such variance should be granted.

NOW THEREFORE, BE IT RESOLVED that:

Section 1. This Council go on the record as supporting the granting of a major variance for the parcel immediately adjacent and west, 308 West Nevada, of 306 West Nevada, Urbana, Illinois, if a petition is presented and if the facts and conditions in existence at that time still indicate that essential fairness supports the granting of a major variance for such parcel.

Section 2. This Resolution is hereby passed by the affirmative vote, the ayes and nays being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 20th day of September, 1999.

PASSED by the Urbana City Council this 20th day of September, 1999.

APPROVED by the Mayor this 4th day of October, 1999.

  
Phyllis D. Clark, City Clerk

Tod Satterthwaite, Mayor