

## **Caudill**

On March 26, 2025 Nathan Caudill applied for a yard variation to construct a garage with a reduced setback from the property line on a Residential Suburban zoned parcel located at 104 W Meade Street, White Heath.

Piatt County Zoning Ordinance requires a 10-foot side setback line and a 30 foot rear setback in the R-S district.

The \$50 Yardage Variation application fee has been paid, all adjacent property owners were given notice pursuant to statute and legal notice was published in the Piatt County Journal pursuant to statute.

Are there any questions?

# APPLICATION FOR YARD VARIATION

Attention: Piatt County, IL Zoning Officer

Date: March 26<sup>th</sup> 2025

I hereby apply to the Zoning Board of Appeals of Piatt County, Illinois for a Variation, as authorized by Article IV A2c, of the Zoning Ordinance of Piatt County, Illinois dated July 13, 2004 as amended September 10, 2014; December 14, 2016; September 12, 2018, May 17, 2023 and in support thereof submit the following information:

1. Description of the property that is to be affected:

Township: Sangamon Township

Address: 104 W Meade St White Haven IL 61884

PIN#: 06-22-19-006-012-00

2. Legal Description:

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided) Nathan Candell

4. Present Zoning: RS

5. Proposed Use of Property: Garage space

6. Proposed Construction Description:

Garage with reduced set backs.

7. Names of adjacent land owners (Complete information required by Applicant):

8. Fee required: \$50.00 (under no condition shall said sum or any part thereof be refunded).

Miles Gaffney & Matthew Porter & White Hawk Water Works

9. Will a survey and monuments be required for this ground? Yes or No

10. Should this variation run with the land or the applicant? Land

Print Name Nathan Candell

Signature [Signature]

Address 104 W Meade St

White Haven IL 61884

Phone (217) 390-4117

Email: Candelln@gmail.com

LEGAL NOTICE

PIATT COUNTY  
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on \_\_\_\_\_ at \_\_\_\_\_:00pm in the Piatt County Courthouse, 101 W. Washington Street, Room 104, Monticello, Illinois 61856, a public hearing will be held on the Application of \_\_\_\_\_ acting for himself, for property described as:

Located at (address) 104 W Meade St White Heath IL 61884

PIN# 06-22-19-006-012-00

Metes & bounds description and application are available for review in Room 105, Piatt County Courthouse.

The present classification of the above property is \_\_\_\_\_.

The Petitioner seeks a variation to:

Keri Nusbaum, Piatt County Zoning Officer  
Lloyd Wax, Chair, Zoning Board of Appeals

Please run one time on \_\_\_\_\_,

To the Applicant:

- It is your responsibility to have this Legal Notice published in an appropriate news publication, exactly as set forth above.
- We recommend that this legal notice be published in the Piatt County Journal Republican.
- Deadline for the Piatt County Journal Republican for Legal Notices is Friday noon, prior to Wednesday publication.
- Piatt County Journal Republican will require you to pay a fee of \$47 (standard description) \$63 (extended description) prior to publishing this notice.
- Piatt County Journal Republican will provide to Piatt County Zoning Office a Certificate of Publication for the Legal Notice, at the following address:

Piatt County Zoning Office  
Keri Nusbaum, Zoning Officer  
101 W. Washington Street, Room 105  
Monticello, IL 61856

Ref.: \_\_\_\_\_

Your failure to publish this Legal Notice within the time required or in an inappropriate news publication may result in your application for variation or special use permit not being heard by the Zoning Board of Appeals as scheduled.

I understand my responsibilities in this matter.

  
Applicant

3/26/25  
date

**PIATT COUNTY  
ZONING BOARD OF  
APPEALS**

**NOTICE OF PUBLIC  
HEARING**

NOTICE IS HEREBY GIVEN that on April 24, 2025 at 7:00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Nathan Caudill, acting for himself, for property described as:

88' Strip of land off W side; beg SE cor NE SW; Thn N 200' W 200' S 200' E 200' POB & BEG SE corner NE SW thn W200' POB Also thn W 14.

PIN #06-22-19-006-012-00  
Address: 104 W Meade Street, White Heath IL 61884.

Metes & bounds description and application are available for review in Room 105, Piatt County Courthouse.

The present classification of the above property is R-S Residential Suburban

The petitioner requests a Variation to construct a garage with reduced setbacks.

All persons in attendance at the hearing shall have an opportunity to be heard.

Any person who also wishes to appear as an "interested party" with the right to cross examine others at the hearing must complete and file an appearance with the Piatt County Zoning Officer before the beginning of the hearing. Appearance forms are available at the Zoning office, 101 W. Washington St.

Keri Nusbaum, Piatt County Zoning Officer  
Lloyd Wax, Chair, Zoning Board of Appeals

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ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

E-MAILED MAY 8 1 18 PM REC'D

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Keri Nusbaum, Piatt County Zoning Officer  
Loyd Wax , Chair, Zoning Board of Appeals

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Please run one time on April 9, 2025

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Ref.: Caudill\_