

Cohen

On September 9, 2024 Blair Cohen applied for a yard variation to construct a detached two car garage 5' feet from the side property line on a 3-acre parcel of I-A land located at 2163 Wagon Trail Road, White Heath.

Piatt County Zoning Ordinance requires a 25-foot side setback line in the Interchange Agriculture zoning district.

The \$50 Yard 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: 09/04/2024

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: Residential lot with home.

Township: Sangamon

Address: 2163 Wagon Trail Rd, White Heath, IL 61884

PIN#: 06-14-19-006-006-01

2. Legal Description: BEG NW COR 14-19-6 T4 S 2203.70' E 432.73' POB TH S 80' E 442.1 N 317' W 278.70' SWLY 318.30' POB 3.00 AC 31 14 7

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided) Blair & Jessica Cohen

4. Present Zoning: I - A

5. Proposed Use of Property: Garage/Storage

6. Proposed Construction Description: Replace old, dilapidated shed with 2 car garage.

7. Names of adjacent land owners (Complete information required by Applicant): Richard H Darnell, Jr. Cindy L. Darnell, Anita D. Clifton, Daniel D. Clifton

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

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 Blair Cohen Signature Blair Cohen
Jessica Cohen Cohen

Address 2163 Wagon Trail Rd Phone (217) 377-5169 Blair cell
White Heath, IL 61884 (217) 202-3888 Jessica cell

Email: picassoq@yahoo.com
jesslcohen@outlook.com

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on 9/26 at 7:00pm in the Piatt County Courthouse, 101 W. Washington Street, Room 104, Monticello, Illinois 61856, a public hearing will be held on the Application of Blair Cohen acting for himself, for property described as:

Located at (address) 2163 Wagon Trail, White Heath

PIN# 06-14-19-006-006-01

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

The present classification of the above property is I-A Interchange Aq.
The Petitioner seeks a variation to: build detached garage with reduced setback (5')

Keri Nusbaum, Piatt County Zoning Officer
Lloyd Wax, Chair, Zoning Board of Appeals
Please run one time on 9/11 .. 24

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.

X Blair P. Cohen 9/24
Applicant date

PIATT COUNTY
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on September 26, 2024 at 7:00pm in the Piatt County Courthouse, 101 W. Washington Street, Room 104, Monticello, Illinois 61856, a public hearing will be held on the Application of Blair Cohen acting for himself, for property described as: Beg. NW corner 14-19-6, then S 2203.70' E 432.73' POB Then S 80' E 292' N 317' W 278.70' SWLY 318.30' POB 3.00 acres 31 14 7

Located at (address) 2163 Wagon Trail Road, White Heath IL 61884

PIN# 06-14-19-006-006-01

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

The present classification of the above property is I-A Interchange Agriculture.

The Petitioner seeks a variation to: construct a new detached garage with a reduced setback. (5').

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

Loyd Wax, Chair, Zoning Board of Appeals

Please run one time on September 11, 2024

To the Applicant:

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Keri Nusbaum, Zoning Officer
101 W. Washington Street, Room 105
Monticello, IL 61856
Ref.: __Cohen_____

ZONING BOARD OF
APPEALS

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Loyd Wax, Chair, Zoning Board of Appeals