

HARDIN

On October 28, 2022 David Hardin applied for a yardage variation to construct a solar array 6' 5" feet from the rear property line on a 1 acre parcel of R-S Residential Suburban land.

Piatt County Zoning Ordinance requires a 30 foot rear setback line in the R-S zoning 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:

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 and in support thereof submit the following information:

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

Township: **Sangamon**

Address:

PIN#: **06-12-19-006-008-05**

2. Legal Description: **LOT 5 OF WHITE HORSE PADDOCK 1 AC 31 12 1 5**

3. Current Owner of subject property:

Hardin, David W & Sandy G, 5 Welsh Cobb Cir, White Heath, IL 61884

4. Present Zoning: **R-S, Residential Suburban.**

5. Proposed Use of Property: **Install Solar Array**

6. Proposed Construction Description: **Install Solar Array**

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

East: Sharp Douglas K & Susan M

North: Gilbert Mark & Sheila A Maloney

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 **David Hardin** Signature _____



Address: **5 Welsh Cobb Cir, White Heath, IL 61884** Phone **217-722-2876**

Email: **dwhard2002@yahoo.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 : **5 Welsh Cobb Cir, White Heath, Il 61884**

PIN# 06-12-19-006-008-05

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 seeks a variation to:

Keri Nusbaum, Piatt County Zoning Officer
Loyd 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

10/29/22
date

AFFP
PIATT COUNTY ZONING BOARD OF A

Affidavit of Publication

STATE OF ILLINOIS }
COUNTY OF PIATT } SS

PIATT COUNTY
ZONING BOARD OF
APPEALS

NOTICE OF PUBLIC HEARING

Paul Barrett, being duly sworn, says:

That he is Publisher of the Journal Republican, a weekly newspaper of general circulation, printed and published in Monticello, Piatt County, Illinois; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

November 30, 2022

NOTICE IS HEREBY GIVEN that on December 15, 2022 at 5:30 p.m in the Piatt County Courthouse, 101 W. Washington Street, Room 104, Monticello, Illinois 61856, a public hearing will be held on the Application of David Hardin acting for himself,

for property described as: Lot 5 of White Horse Paddock
Located at (address) 5 Welsh Cobb Circle, White Heath IL 61884
PIN# 06-12-19-006-008-05

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 seeks a variation to: Construct a ground mount solar array with a 6' 5" setback.

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

976177 11/30



Karen Clayborn, Authorized Agent, Piatt County, Illinois

99226363 00976177

COURTHOUSE - KERI NUSBAUM
PIATT COUNTY ZONING OFFICE
101 W WASHINGTON STREET
ROOM 105
MONTICELLO, IL 61856

LEGEND

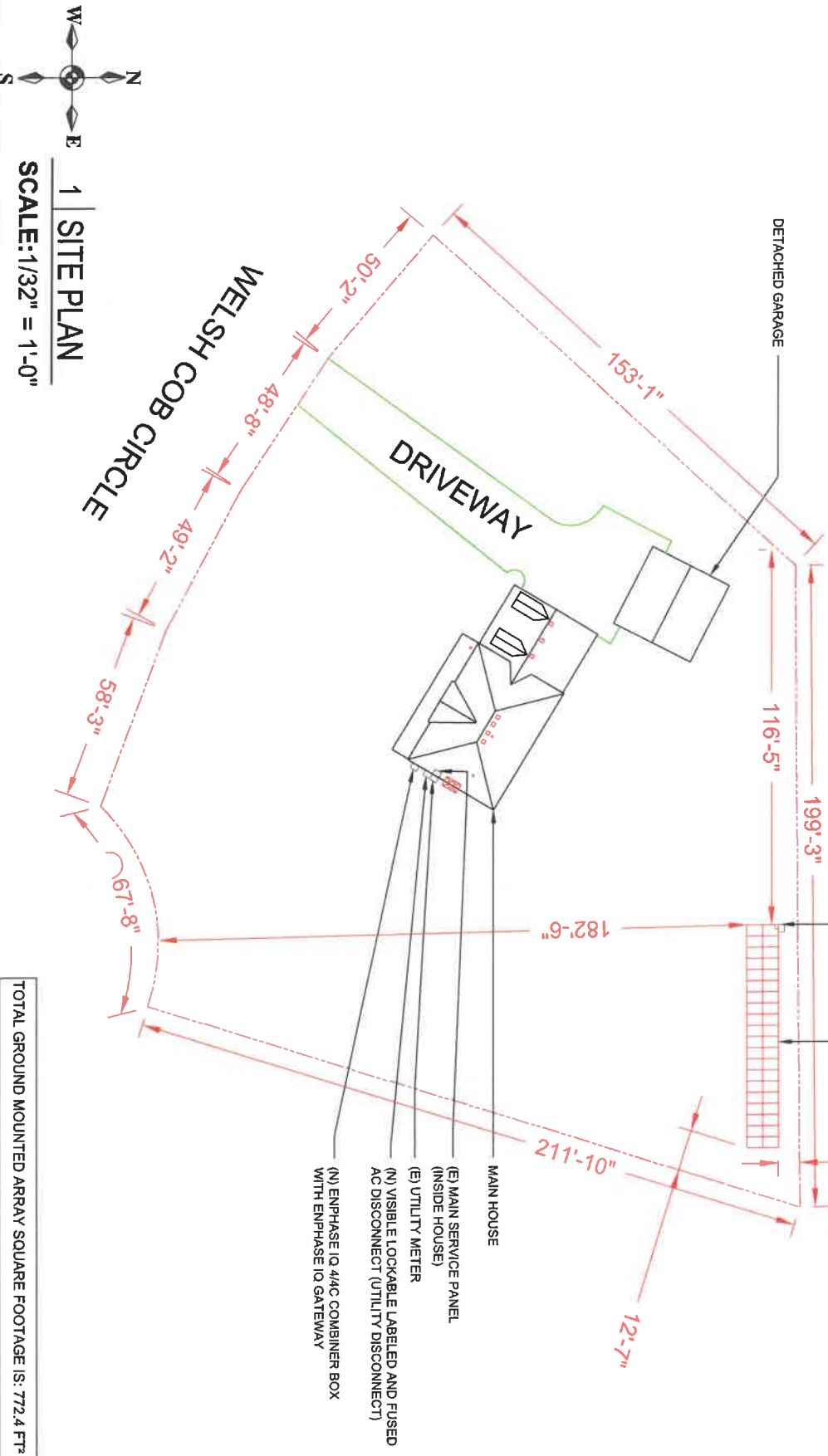
-  - FIRE SETBACK
-  - PROPERTY LINE
-  - JUNCTION BOX
-  - SKYLIGHT (ROOF OBSTRUCTION)
-  - CHIMNEY (ROOF OBSTRUCTION)
-  - VENT, ATTIC FAN (ROOF OBSTRUCTION)

FUSED AC DISCONNECT TO BE LOCATED WITHIN 4' OF THE TAP

DC SIZE 40 X 365W = 14,600 KW DC-STC
AC SIZE 40X 290W = 11,600 KW AC

(40) HANWHA Q-CELLS Q-PEAK DUO BLK-G10+ 365
 ADDRESS : 5 WELSH COB CIRCLE
 CITY ZIP : WHITE HEATH, IL 61884
 METER NO: 72 835 770

40 HANWHA Q-CELLS Q-PEAK DUO BLK-G10+ 365 MODULES
 WITH ENPHASE IQ8PLUS-72-2-US MICROINVERTERS
 UNDER EACH MODULE (240V)
 (N) PV DEDICATED SUB PANEL
 (ON PV ARRAY)



TOTAL GROUND MOUNTED ARRAY SQUARE FOOTAGE IS: 772.4 FT²

1 | **SITE PLAN**
 SCALE: 1/32" = 1'-0"



CONTRACTOR
 22171 MCH RD
 MANDEVILLE, LA 70471
 PHONE: 9152011490
 PROJECT NAME & ADDRESS
 DAVID HARDIN

**5 WELSH COB CIRCLE,
 WHITE HEATH,
 IL 61884**

COUNTY: SANGAMON COUNTY
 SYSTEM SIZE
 DC SIZE: 14,600 KW DC-(STC)
 AC SIZE: 11,600 KW AC



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| SHEET TITLE | |
| SITE PLAN | |
| DRAWN DATE | 8/23/2022 |
| DRAWN BY | JKL |
| SHEET NUMBER | |
| A-101 | |