

Zoning Board of Appeals

Meeting Minutes

April 26, 2018

The Knoxville Zoning Board of Appeals was called to order at 7:00 pm on April 26, 2018 by Chairman Bill Shenaut. The Pledge of Allegiance was recited by all present. Those members in attendance were Bill Shenaut, Ken Lockwood, Mike Howard and Randy McCoy. Those absent were Rod Dennis and Neil Smith. Building Administrator Larry Rigg and Mayor Dennis Maurer were present.

The minutes of the May 31, 2017 meeting were presented. Mr. Lockwood moved to accept the minutes with the correction of 10 x 16 feet instead of inches in paragraph six. Mr. Shenaut seconded, and the minutes were approved as corrected.

The first order of business was a variance request from Steve Buster, 807 Swedenburg Rd, to build a 1440 sq ft garage which is over the current 1000 sq ft allowance. Mr. Buster presented the board with new dimensions with a new square footage of 1152 sq ft and a 1'9" variance in building height over the maximum height. Randy McCoy made the recommendation to allow the variance that would allow Mr. Buster to build an 1152 sq ft garage. The recommendation was seconded by Ken Lockwood. Roll was called and the recommendation passed, Four (4) Yeas and No (0) Nays.

The second order of business was a rezoning request for the properties located at 302 & 304 Madison St, owned by Nathan Gibbs. The request was to rezone the properties from its current R1 Single Family Residence to R2 Single Family, Two Family, and Multiple Family Residence for the purpose of building a two family home. Mr. Gibbs was present to explain the plans for the lots if the zoning change was granted. Ken Lockwood made the recommendation to approve the zoning request from R1 to R2. The recommendation was seconded by Mike Howard. Roll was called and the recommendation passed, Four (4) Yeas and No (0) Nays.

Ken Lockwood made a motion to adjourn the meeting and it was seconded by Randy McCoy. All voted in favor of adjourning the meeting. The meeting was adjourned.

Mike Howard

MAR 22 2018

LHW

CITY OF KNOXVILLE
APPLICATION FOR ZONING VARIANCE/AMENDMENT
OR Special Use

CITY OF KNOXVILLE

1. Name, address, telephone number of:

309-299-6285

a. Owner(s) Steve Buster
807 Swedenberg Rd
Knoxville, IL 61448

b. Developer(s)

c. Surveyor(s)

2. Proposed name of subdivision

3. Location of land by township, section, town and range or by other legal description:

Sharp's 2nd SUB LT2 Sec 32 T11 R2
807 Swedenberg, Rd
Knoxville, IL 61448

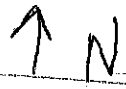
4. List any desired variations from zoning or subdivision ordinances:

Looking for variance on property to build garage. Current ordinance allows for 1,000 sq ft. looking for no larger than 30x48, 1440 sq ft. and 17' ft high.

5. If required, will you donate land or cash in lieu of land for parks and schools (check one)

Land

Cash



Deck

House

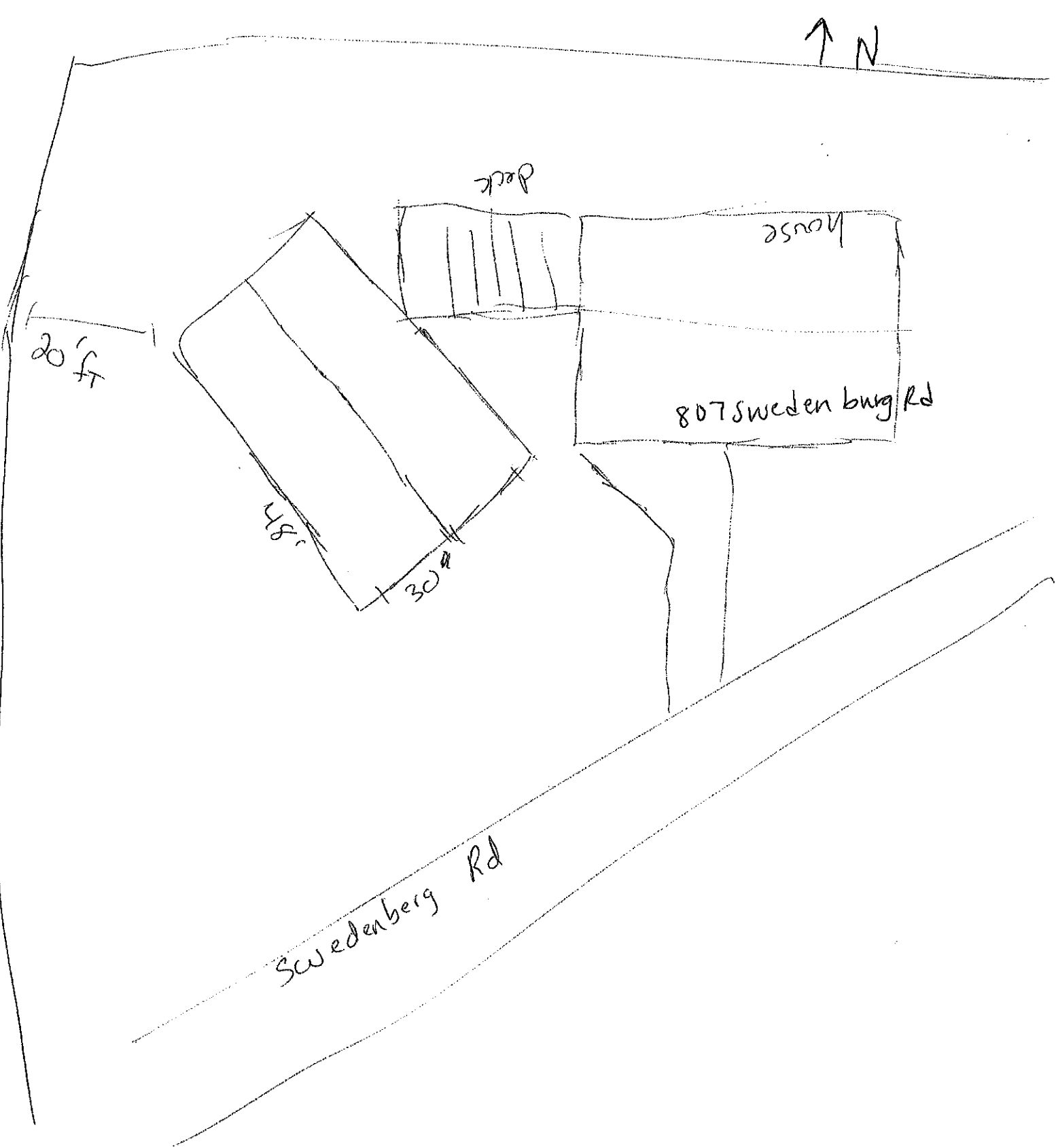
20 ft

48'

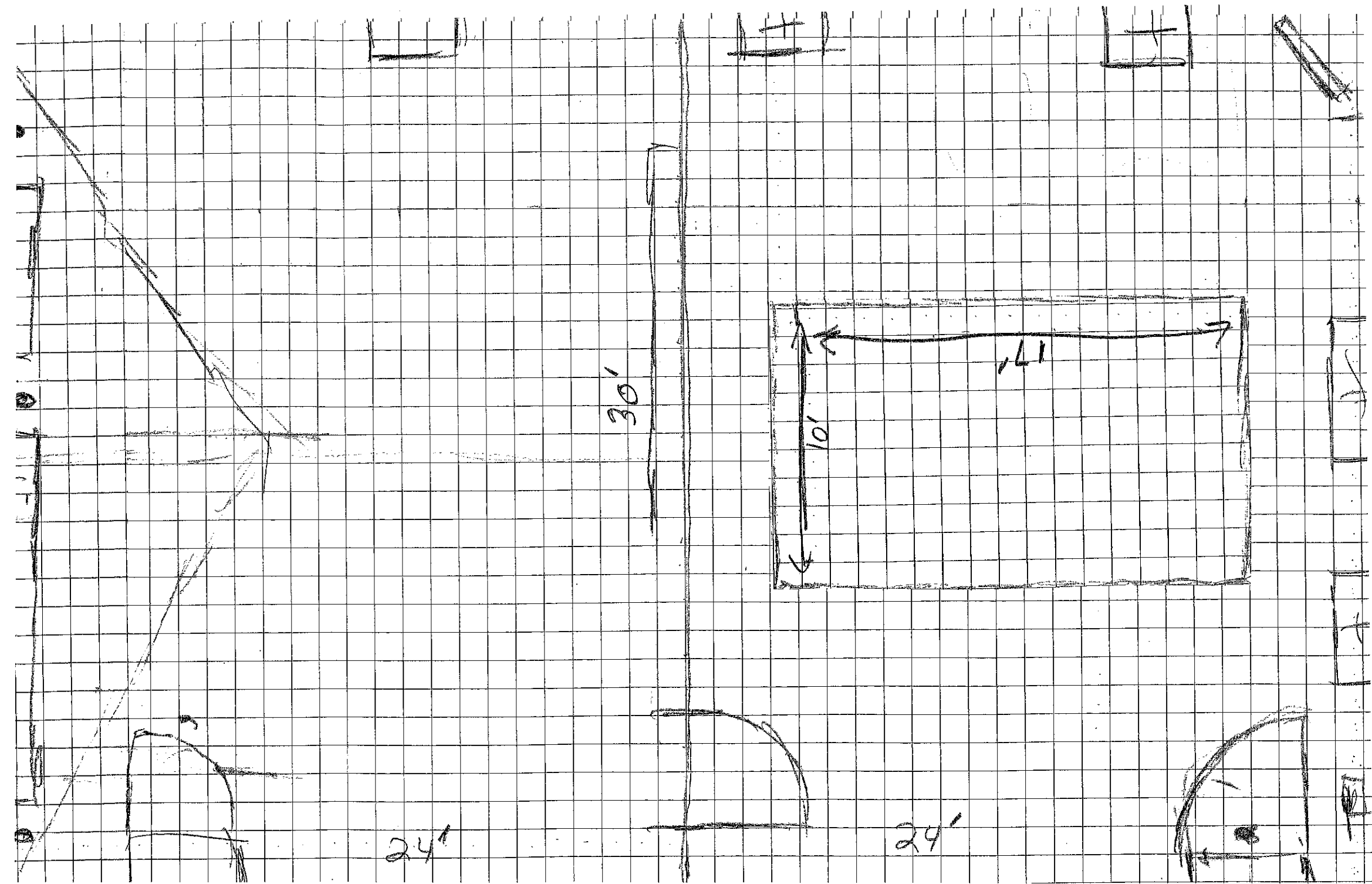
30'

807 Swedenburg Rd

Swedenburg Rd



Proposed building 807 Swedenburg Rd



R1 to R2

CITY OF KNOXVILLE
APPLICATION FOR ZONING VARIANCE/AMENDMENT
OR Special Use

1. Name, address, telephone number of:

Nathan Gibbs 217 North Market
St Knoxville 309 351 2201

a. Owner(s)

Nathan Gibbs

b. Developer(s)

c. Surveyor(s)

2. Proposed name of subdivision

3. Location of land by township, section, town and range or by other legal description:

302 + 304 Madison St Knoxville

4. List any desired variations from zoning or subdivision ordinances:

R1 to R2

5. If required, will you donate land or cash in lieu of land for parks and schools (check one)

Land _____

Cash _____

RECEIVED

APR - 4 2018

CITY OF KNOXVILLE