

## NOTICE OF REGULAR MEETING

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### ZONING BOARD OF APPEALS



**DATE:** Wednesday, May 21, 2008

**TIME:** 7:30 P.M.

**PLACE:** City Council Chambers  
Urbana City Building  
400 South Vine Street  
Urbana, Illinois 61801

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### AGENDA

1. **Call to Order, Roll Call, and Declaration of Quorum**
2. **Changes to Agenda**
3. **Approval of Minutes**  
  
April 16, 2008 meeting minutes
4. **Written Communications**
5. **Continued Public Hearings**
6. **New Public Hearings**

**ZBA-2008-C-01:** A request filed by Illinois Properties for a Conditional Use Permit to allow a Duplex at 802 West Iowa Street in the R-2, Single-Family Zoning District.

**ZBA-2008-MAJ-06:** A request by Steve Bantz for a major variance to allow vehicles to back out onto a public street at 202 North Coler Avenue in the City's R-4, Medium Density Multiple Family Residential Zoning District.

**ZBA-2008-MAJ-08:** A request by Steve Bantz for a major variance to allow parking to encroach 100% into the required front yard at 202 North Coler Avenue in the City's R-4, Medium Density Multiple-Family Residential Zoning District.

**ZBA-2008-MAJ-07:** A request by Marc and Fran Ansel for a major variance to reduce the required front-yard setback to allow for the construction of a garage at 102 West Pennsylvania Avenue in the R-2, Single-Family Residential Zoning District.

**ZBA-2008-MIN-01:** A request by Maruti Gagan Management, LLC for a minor variance to erect a freestanding sign of 80 square feet in area rather than the maximum 75 square feet allowed by Table IX-1 of the Urbana Zoning Ordinance at 1708 South Philo Road in the B-3, General Business Zoning District.

- 7. Old Business**
- 8. New Business**
- 9. Audience Participation**
- 10. Staff Report**
- 11. Study Session**
- 12. Adjournment**