

Legal Notice

Illinois Times

October 19, 2023

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, November 15, 2023, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to vary Sections: 155.061, Basic Yard Requirements, 155.055, Minimum Lot Width for Residences, and 155.114, Regulations for the Location of Off-Street Parking Facilities, of the Springfield Zoning Ordinance.

Petitioner desires to convert the Property to a zero-lot line duplex with a party wall. A proposed plat of survey, per Exhibit B, (a) the parcels that will become 2112 and 2114 Austin Drive will each have a side yard setback of zero feet and (b) the proposed 2114 Austin Drive lot will have a total side yard setback of 9.54 feet which is less than the required 10 feet. To be in compliance with the Zoning Ordinance, petitioner respectfully requests a variance of Section 155.061 - Basic Yard Requirements for the proposed 2114 Austin Drive lot for a total side yard setback of 9.54 feet instead of the required 10 feet and a variance of Section 155.055 (Minimum Lot Width For Residences) to allow a lot width of 21.61 feet instead of 35 feet per code. In the event that it is not practical or allowable to subdivide the Property as depicted on Exhibit B, Petitioner will subdivide it as depicted on Exhibit C as per the petition. In that event, petitioner further requests a variance of Section 155.114 (Regulations for the Location of Off-Street Parking Facilities) for the proposed 2112 Austin Drive Lot to allow accessory off-street parking spaces to be located on a different zoning lot — namely, the proposed 2114 Austin lot. Subsequent thereto, the proposed 2112 Austin Drive lot will have access to the garage and ingress/egress areas by virtue of an easement to be granted by the proposed 2114 Austin Drive lot owner to the owner of the proposed 2112 Austin Drive lot which is illustrated on Exhibit C. Petitioner does not seek to modify the existing structure, only the legal format/classification as to how the property is characterized.

Improvements (or structures) located on said property is a frame building consisting of a duplex. Subject property is currently classified in the R-2, Single Family and Duplex Residence District, Section 155.017.

Legally described as: The East 5 feet of Lot 64 and West 75 feet of Lot 65 of Westchester Fifteenth Addition, a Subdivision of part of the Northeast Quarter of Section 18, Township 15 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, as platted by plat filed of record in the Office of the Recorder of Sangamon County, Illinois on November 11, 1971 and recorded as Document No. 343491 in Book 20 of Plats, at page 65. 2112 Austin Drive Springfield, IL 62704 22-18.0-277-025

The subject property is commonly known as 2112 Austin Drive, Springfield, Illinois

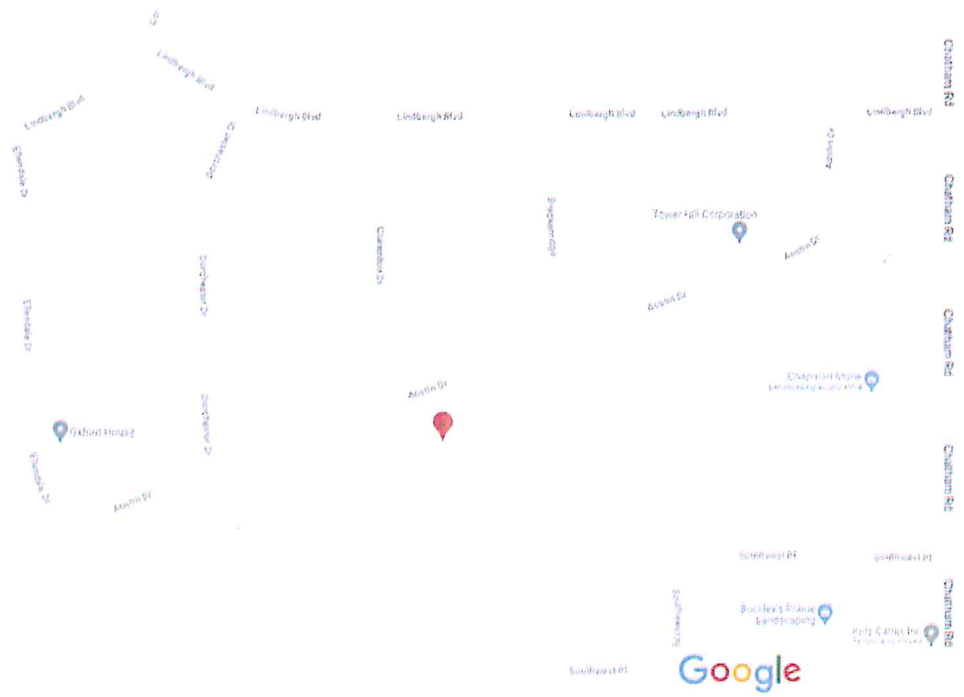
The petitioner is Patrick J. Giacomini, By His Attorneys Delano Law Offices, LLC, Thomas C. Pavlik, Jr. of Counsel.

Docket No. 2023-045

John Harris
Assistant Zoning Administrator

2023-045

Google Maps 2112 Austin Dr



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