

Special Use

~~ZONING VARIANCE APPLICATION~~

For Office Use
Application # 05-16-24-01
Application Fee: \$ 350.00
Publication, mailing, and hearing costs are the responsibility of the applicant and separate from the application fee.

Contact Information:

Date of Application: 5.13.24

Applicant's Name(s): Mark Harris Applicant's Address: 1426A N 775 East Rd 62568

Phone Number: 217-820-1107 Cell Number: 217-825-5599 Email: _____

Agent/Attorney Name: N/A Agent/Attorney/Firm: _____

Agent/Attorney Phone Number: _____ Email: _____

Application History

Have any previous applications been made for a similar text amendment to the Christian County Zoning Ordinance?

Yes ___ No

If yes, please provide specific details (Date, application number, etc.)

Special Use

Variance Application

1. Please identify the Township, Parcel Number and Address:

Ricks Township, Parcel 13-22-07-204-001-04

Address Unknown

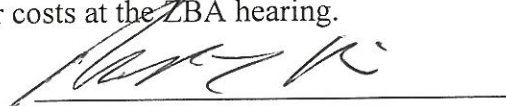
2. State the reason(s) for the proposed Variance:

Currently zoned residential, requesting to change to commercial in order to open a much needed daycare.

* Comment -> Daycare Centers are allowed in R-1 Areas with a Special Use permit

I, the applicant, hereby declare under penalty of perjury that the above information is true and correct to the best of my knowledge. I also certify that I understand that I am responsible for the initial application filing fee due at the time of submission of the application, the costs of notice (including publication and mailing), and court reporter costs at the ZBA hearing.

Applicant's Signature:



Applicant's Printed Name:

Mark L. Harris

Date:

5/13/24

ZONING ADMINISTRATOR'S RECEIPT
Application for Variance *Special USE*

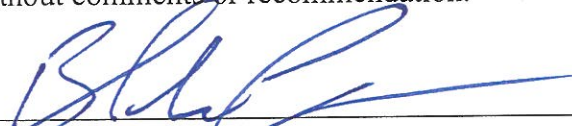
Application Number: 05-16-24-01

A. The Christian County Zoning Administrator certifies the following:

- that this Application for Variance is complete;
- the initial filing fee has been paid in full; and
- Applicant has submitted 16 copies of the Application.

B. This application will be transmitted to the ZBA:

- with comments or recommendation.
- without comments or recommendation.



Christian County Zoning Administrator

5/16/24
Date

Initial ZBA Hearing Date: 6/25/24

DIVISION II – RESIDENCE (R-1 AND R-2) ZONE DISTRICTS

1-5-10 **PREAMBLE.** The purpose of the Residence Districts is to provide an area for residential uses and those public and semi-public uses normally considered an integral part of the residential neighborhood they serve.

1-5-11 **PERMITTED USES IN THE R-1 ZONE DISTRICT.** The following uses are permitted in the R-1 District.

Single-family and two-family residence dwellings, leasing of rooms to not more than **two (2) families.**

Manufactured homes.

Home agricultural uses including nurseries and raising of farm products (not to include livestock or sale of products on premises).

Private swimming pools appurtenant to a one-family dwelling on the same lot when the swimming pool or the property on which it is located is adequately fenced with gate and lock to prevent access of small children and meets all applicable health and sanitary requirements and state law.

Accessory buildings and uses.

Unlighted real estate signs, nonconforming business use signs, and public building or church sign or bulletin boards pertaining to the property on which they are placed and not having over **twelve (12) square feet** of sign area.

1-5-12 **PERMITTED USES IN THE R-2 ZONE DISTRICT.** The following uses are permitted in the R-2 District.

Any use permitted in the R-1 District.

Multiple-family dwelling, tourist homes and lodging uses with accommodations for not more than **fifteen (15) persons.**

1-5-13 **SPECIAL USES.** The following uses may be permitted in the R-1 and R-2 District only upon the issuance of a special use permit in accordance with the provisions of **Section 1-11-20** to provide for the location of special classes of uses which are deemed desirable for the public welfare within this district, but which are potentially incompatible with uses herein permitted in it, a classification of —special uses|| is hereby established.

Churches, schools, libraries, museums, art galleries, parks, playgrounds, community centers, cemeteries, public services, utility buildings,

Clubs, lodges, hospitals, sanitariums, medical and dental clinics, rest homes, and nursing homes.

Day care centers, nursery schools or pre-school centers which are licensed by the State of Illinois, Department of Children and Family Services.

Family care centers.