



407 South View Street  
P.O. Box 37  
Oreana, IL 62554

217-468-2476 (voice)  
217-468-2660 (fax)

## Zoning Board of Appeals Petition for Zoning Variance

Return this completed form with supporting documentation and a \$25 non-refundable application fee to the Village Clerk. The Village Clerk will notify you when the Zoning Board of Appeals has scheduled a hearing to consider this application.

Name of Petitioner: David Brix

Phone: 217/519-1347

Street Address: 202 W. South St. Oreana IL 62554  
City, State Zip

Mailing Address: S/A City, State Zip

Name of Property Owner: David Brix

Phone: 217/519-1347

Street Address: 409 Garver Church Rd. Decatur IL 62521  
City, State Zip

Mailing Address: S/A City, State Zip

Legal description of property:

Oreana lots 1 & 2 B7  
94BK2552/997 IRREG

Commonly known address: 202 W. South St., Oreana, IL 62554

On a separate sheet of paper or on a plat of survey, show all the relevant information concerning the requested variance. Draw the outlines of the property; draw the existing building(s); draw the proposed new construction; indicate the dimensions of the property and buildings; indicate distances between buildings; indicate distances between buildings and property lines.

Specific purpose of variance:

Rezone from commercial to Residential

Reason Zoning Code regulations can not be followed:

We would like this property rezoned to residential to aid in the selling process of this property. This property has not been used for commercial purposes since the 1980s.

What hardship would result, as distinguished from a mere inconvenience, if the strict letter of the Zoning Code were followed? How is this situation related to the physical surroundings, shape, or topographical conditions of your property?

This property is surrounded by residential.

What conditions, upon which your petition is based, are unique to your property and are not generally applicable to other properties within the same zoning classification?

This property has been used as a residential home since the 1980s.

What conditions, upon which your petition is based, are unique to your property and are not generally applicable to other properties within the same zoning classification?

Is the purpose of the variance based exclusively upon a desire to make more money out of the property?

Based on making it easier for prospective buyers to get a loan

Has the alleged hardship situation been created by any person presently having an interest in the property?

No

Will the granting of the variance be significantly detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood?

No

What conditions, upon which your petition is based, are unique to your property and are not generally applicable to other properties within the same zoning classification?

Will the proposed variance impair an adequate supply of light or air to adjacent properties, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood?

No