

ZONING BOARD OF APPEALS  
VILLAGE OF NEW BERLIN, ILLINOIS

I (We) NATHAN SMITH and \_\_\_\_\_  
of 103 W. ELLIS ST. NEW BERLIN, IL. 62670  
(Address)

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal:

(Check and complete the applicable appeal)

- 1. An interpretation of Section \_\_\_\_\_ of the Zoning Ordinance.
- 2. An interpretation of a \_\_\_\_\_ District Boundary of the Zoning Map.
- 3. A review by the Board of Appeals to interpret whether a \_\_\_\_\_ shall be permitted in a \_\_\_\_\_ (Type of Use) Commercial District,
- 4. A review by the Board of Appeals to interpret and recommend approval or disapproval of the use of a building or premise for an Industrial purpose in an Industrial District.
- 5. A request to amend (or re-zone) a Zoning District from a \_\_\_\_\_ District to a \_\_\_\_\_ District.
- 6. A request to establish, place or erect a \_\_\_\_\_ (Type of Use or Variance).
- 7. A variance to the (area) (height) (coverage) (FRONT yard) (\_\_\_\_\_) provisions of the Zoning Ordinance. (other)

Describe the appeal being requested more specifically. (i.e. Type of use, type and dimensions of structure, dimension of yard variance, etc.).

VARIANCE OF THIRTY (30) FEET SET BACK AS REQUIRED IN THE HERITAGE POINT SUBDIVISION ORDINANCE. REQUESTING 25 FEET SET BACK TO EDGE OF HOUSE ON WEST SIDE OF NEW CONSTRUCTION AT 112 HERITAGE POINT AVENUE, NEW BERLIN, IL.

The premises are situated at 112 HERITAGE POINT AVE.  
in a RESIDENTIAL District.

Lot No. (s) \_\_\_\_\_ of \_\_\_\_\_  
(Addition, Subdivision, etc)

Total Property Dimensions: 125 OP  
129 FEET wide 139 OP  
135 FEET deep.

Does applicant own the property? YES

What is the approximate cost of the work involved? \$ \_\_\_\_\_

Present Property Use VACANT RESIDENTIAL LOT

(check one)

- I hereby request that this appeal be considered at the next regularly scheduled hearing of the Zoning Board of Appeals. (NO FEE).
- I hereby request that this appeal be considered as promptly as a hearing can be arranged, due notice given and advertisement made. Attached is a check in the amount of \$ 100.00 payable to the Village of New Berlin as payment of the necessary filing fee. (Interpretations-\$20.00. Variations and amendments-~~40~~100.00).

I further state that if this request is granted, I will proceed with the actual construction within one year from the date of approval of this appeal.

Date DECEMBER 12, 2002

NATHAN M. SMITH  
(Signature of Applicant)

Telephone No. 217-488-7604

\_\_\_\_\_  
(Signature of Applicant)

\*\*\*\*\* FOR USE OF ZONING BOARD OF APPEALS ONLY \*\*\*\*\*

Hearing Advertised NOV. 29, 2002.

Date of hearing DEC. 16, 2002.

Decision of the Zoning Board of Appeals: RECOMMENDS APPROVAL

By VILLAGE BOARD  
Donald E. Preiner 12/16/02  
(Signature)

Wm M. Off  
(Signature)

**NEW BERLIN ZONING BOARD OF APPEALS  
DECEMBER 16, 2002**

The New Berlin Zoning Board of Appeals met on December 16, 2002 to consider a variance request for Mr. And Mrs. Nathan Smith in Heritage Point Subdivision.

Chairman Prince opened the meeting at 7:30 p.m. with the calling of the roll.

MEMBERS PRESENT: Chairman Prince, Members Ed Cantrall, Tim Berry, Artie Hatfield, Marsha Sweet, and Roger Keyser.

MEMBERS ABSENT: Member Roach

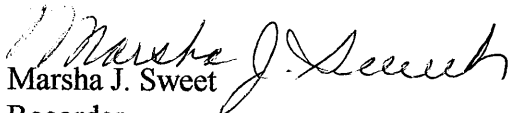
A zoning variance request has been made by Mr. And Mrs. Nathan Smith for a set back of an additional 5 feet on the west side at their property located at 112 Heritage Point Avenue. This would be a 25' side set back instead of the 30' set back as required by the Heritage Point Subdivision regulations. The house dimensions are 90' x 88' setting on a 129' wide x 135' deep lot.

Don Kloppe, resident of Heritage Point Subdivision, stated he would not object to the variance request and would like the variance granted to the Smiths.

Member Sweet made the motion and Member Cantrall seconded the motion to recommend to the New Berlin Village Board to grant the variance as requested. Roll call was taken with Members Cantrall, Sweet, Berry, Keyser, Hatfield voting Aye, 0 Nay, Roach Absent. The New Berlin Village Board will meet on December 18, 2002 and the recommendation for approval of this variance will be presented to them at that time by Chairman Prince.

Member Roach is no longer a resident of New Berlin and Mr. Gene Rhodes was recommended for appointment to fill the vacancy on the Zoning Board. Mr. Rhodes was sworn in at this time by President Pfeffer.

The meeting adjourned at 8:05 p.m. with a motion by Member Keyser and seconded by Member Cantrall. Motion carried on a voice vote.

  
Marsha J. Sweet  
Recorder