

AGENDA

Bureau County Zoning Board of Appeals

Thursday, December 19, 2024

7:00 p.m.

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting: November 21, 2024
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
 - A. **Public Hearing on Variation Requests from Eric R. Pawlowski et ux. BULK VARIATION** to build up to a 30' x 80' steel building (2,400 sq. ft.). Zoning Ordinance allows a maximum of 900 sq. ft. in the R-1 Zoning District. Requesting up to a 1,500 sq. ft. **BULK VARIATION**. Also, proposed building will have 16' sidewalls and will be as tall as 21' ground to peak. Ordinance allows a maximum height of 20' ground to peak in the R-1 Zoning District. Requesting up to a 1' height **VARIATION**. The property is identified as being located on the Southeast corner of Beanna Ct & Abballee Way, 35123 Beanna Ct., Mendota.. Parcel #06-13-300-029 is located on property in Mendota, Section 13, of Clarion Township.
 - B. **Action on Eric R. Pawlowski et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - C. **Public Hearing on VARIATION request from Robert L. Carlson et ux.** **VARIATION** to install a 9.78 kW solar array on the roof of an existing garage located as close as 0' from the right of way of Park Ave., needs 25'. Requesting up to a 25' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said proposed solar array to the roof of the existing non-conforming garage. The property is identified as being located on the Southwest corner of Burnett St. & Park Ave., 802 S. Park Ave., La Moille. Parcel #05-24-479-005 is located on property in Section 24 of La Moille Township.
 - D. **Action on Robert L. Carlson et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - E. **Public Hearing on VARIATION request from Steven D. Day et ux. VARIATION** to install a 14.760 kW solar array on the roof of an existing home and garage located as close as 15' from the right-of-way of S. King St., needs 25'. Requesting up to a 10' front yard **VARIATION**. Proposed array will also be located as close as 0' from the south side property line, needs 10'. Requesting a 10' side yard **VARIATION** to expand a non-conforming structure to add said proposed solar array to the roof of the existing non-conforming home and garage. The property is identified as being located on the East side of S. King St. approx. 175' North of W. 4th St., 309 S. King St., Wyanet. Parcel #15-21-176-004 is located on property in Section 21 of Wyanet Township.
 - F. **Action on Steven D. Day et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

- G. Public Hearing on VARIATION request from Steven E. Lange et al. VARIATION** to install an 11.070 kW solar array on the roof of an existing home located as close as 8' from the right-of-way of E. North St. (Rt. 34), needs 25'. Requesting up to a 17' front yard **VARIATION**. Proposed array will also be located as close as 6' from the right-of-way of N. East St., needs 25'. Requesting up to a 19' front yard **VARIATION**. Also requesting a **VARIATION** to install the proposed array on the roof of the home in the 50' sight triangle at the corner of E. North St. and N. East St. Zoning Ordinance requires structures to be built outside of the sight triangle. Also requesting a **VARIATION** to expand a non-conforming structure to add said proposed solar array to the roof of the existing non-conforming home. The property is identified as being located on the Southwest corner of Rt. 34 & N. East St., 208 N. East St., Dover. Parcel #10-25-229-008 is located on property in Section 25 of Dover Township.
- H. Action on Steven E. Lange et al Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- I. Public Hearing on Rezoning Request from Daniel Jr. & Robyn Mazzolini.** *(Tabled at November 21, 2024 hearing)* **REZONE from Agriculture to Rural Estate** to build a single family home. The property is identified as being located on the Northwest corner of 2150 N. Ave & 2280 E St. Property is located in Section 14, Dover Township. New Parcel. **APPLICATION WITHDRAWN BY THE APPLICANT**
- J. Action on Daniel Jr. & Robyn Mazzolini REZONE** request. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**. **No action will be taken – application withdrawn.**

6. Other business

7. Adjourn