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**DATE:** Wednesday, August 19, 2020

**TIME:** 7:00 P.M.

**PLACE:** Urbana City Council Chambers - Due to COVID-19, this meeting will be held via Zoom Webinar (Note: Instructions to access the Zoom meeting will be made available on the City of Urbana website; you may click on the following hyperlink to access the webpage: <https://www.urbanaininois.us/node/8332>)

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## AGENDA

1. **Call to Order, Roll Call & Declaration of Quorum**

2. **Changes to the Agenda**

3. **Approval of Minutes of Previous Meeting**

Minutes from the February 19, 2020 Regular Meeting

4. **Communications**

5. **Continued Public Hearings**

6. **New Public Hearings**

**ZBA-2020-C-01** – A request by the Masonic Lodge #157, represented by Mitch Duszynski, for a Conditional Use Permit to allow operation of a Lodge or Private Club at 312 West Elm Street in the MOR, Mixed-Office Residential Zoning District.

**ZBA-2020-MAJ-02** – A request by Andrew Fell, on behalf of Hao Jan Liu, for a Major Variance to allow construction of an Infill Residential Planned Unit Development on a site less than the minimum required one-half acre in size located at 1304 South Vine Street in the R-3, Single and Two-Family Residential Zoning District.

**ZBA-2020-MAJ-03** – A request by Fran and Marc Ansel for a Major Variance to allow a garage to encroach 14.5 feet into the required 15-foot front yard at 102 West Pennsylvania Avenue in the R-2, Single-Family Residential Zoning District.

7. **Old Business**

Review of Annual Bylaws – Deferred to next regular meeting of the Urbana Zoning Board of Appeals

8. **New Business**

9. **Audience Participation**

**10. Staff Report**

**11. Study Session**

Discussion on Precedent in ZBA Cases

**12. Adjournment**

NOTE: Please note that the details of a request or application related to an agenda item may change during the public review process. For example, a Major Variance case may be revised to require only a Minor Variance, which may be approved by the ZBA.

