

CITY OF WASHINGTON WASHINGTON, ILLINOIS

TO: Chairman Burdette, and Planning and Zoning Members

FROM: Becky Holmes, Building and Zoning Supervisor

DATE: April 24, 2017

SUBJECT: 7 foot Rear Yard Variance Request

PETITIONER: Gregory & Julie Hoff

LOCATION: 1420 White Tail Dr.

ZBA REQUEST: To allow a proposed patio cover to be thirteen (13) feet from the rear property line. Twenty (20) feet is the required rear yard setback.

BACKGROUND: The property is zoned R-1, is a corner lot on a cul-de-sac and has a lot width of 120 feet and a lot depth of 90 feet. The petitioner is requesting to cover an existing patio which is 14 from the rear property line. The cover would extend slightly past the patio due to the supporting posts. There is no setback requirement for patios. However, the proposed cover is required to adhere to setback regulations. I have included the site plan from the original building permit with the patio added.

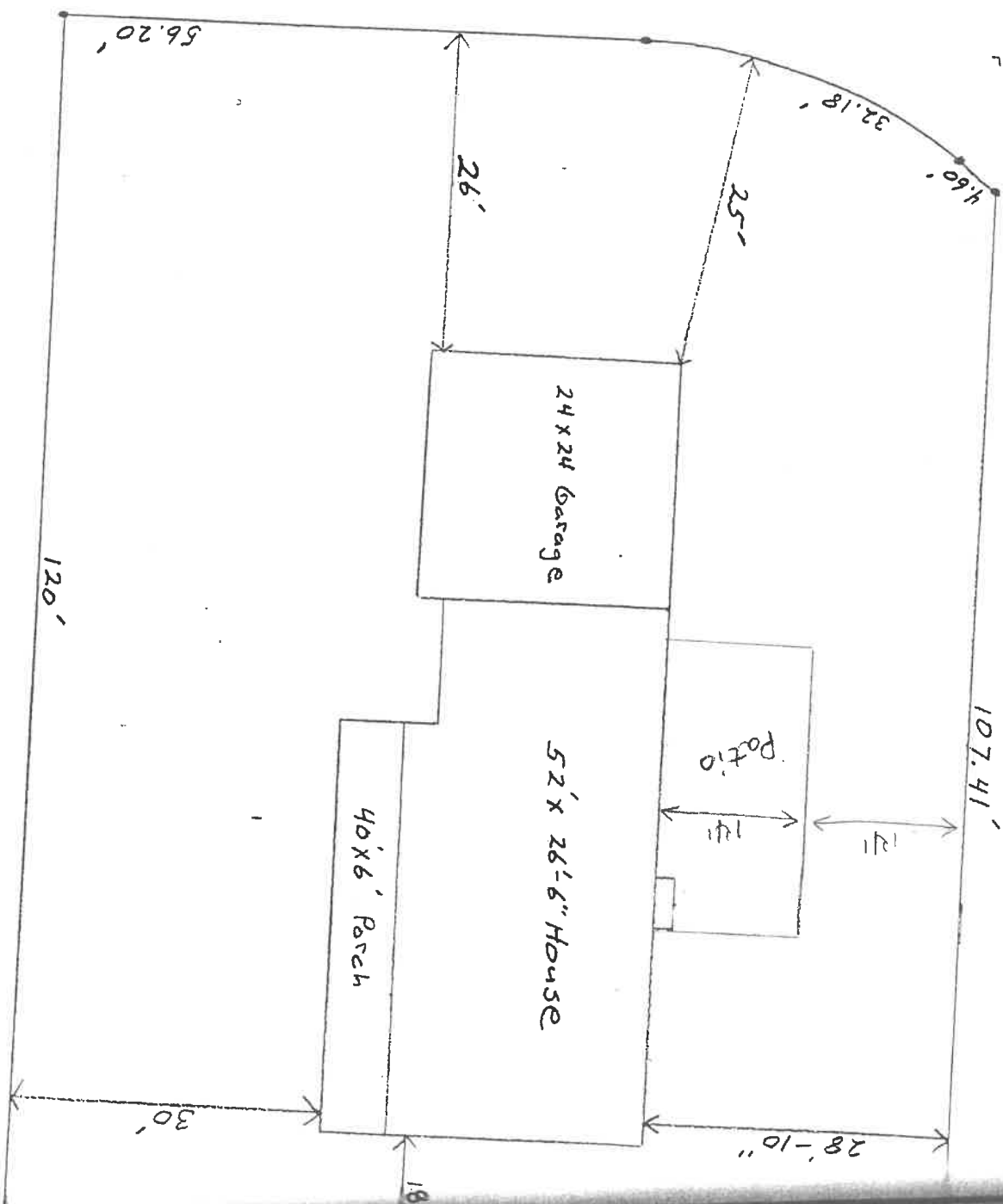
STAFF'S OBSERVATIONS:

- It appears that the petitioner should be able to receive reasonable return on his property without covering his existing patio.
- There does appear to be unique circumstances because the property is a corner lot on a cul-de-sac with a shallow depth.
- It does not appear that the character of the neighborhood would be altered with a cover over the existing patio.

STAFF RECOMMENDATION: Staff recommends denial of the rear yard variance request.

$\frac{1}{8}'' = 1'$
 H&SF Job
 309-257-4452 cell
 Aug
 397-2368

Browning Ct.



White Tail Dr.

