

CITY OF WASHINGTON WASHINGTON, ILLINOIS

TO: Chairman Burdette, and Planning and Zoning Members
FROM: Becky Holmes, Building and Zoning Supervisor
DATE: June 28, 2017
SUBJECT: 6 foot Front Yard Variance Request

PETITIONER: Wes Campbell
LOCATION: 1004 W Jefferson

ZBA REQUEST: To allow the petitioner to construct a deck on the front of the house, replacing an existing concrete porch. The petitioner is requesting to construct an 8 foot deck, leaving a 19 foot front yard. A variance of 6 feet is needed, as the front yard setback requirement is 25 feet. **Please reference amended site plan attached with this memo.**

BACKGROUND: The property is zoned R-1, has a lot width of 62 feet and a lot depth of 160 feet. The petitioner's front porch is in a dilapidated condition and he is requesting to replace the porch with a wooden deck spanning the length of the house. The right-of-way in front of the petitioner's property is setback 8 foot further into the yard than the neighboring houses to the west.

STAFF'S OBSERVATIONS:

- It appears that the petitioner may not be able to receive reasonable return on his property without replacement of the dilapidated front porch.
- There does appear to be unique circumstance as the petitioner has a front yard depth of 8 feet less than neighboring properties to the west.
- It does not appear that there would be any change to the character of the neighborhood as the front line of the deck would be the same as a house to the west at 1010 W Jefferson St.

STAFF RECOMMENDATION: Staff recommends approval of the front yard variance request.



