

**CITY OF WASHINGTON
WASHINGTON, ILLINOIS**

TO: Chairman Burdette, and Planning & Zoning Commission Members

FROM: Becky Holmes, Building and Zoning Supervisor

DATE: July 17, 2018

SUBJECT: One foot height variance to construct a privacy fence.

PETITIONER: Christine Schauble

LOCATION: 902 E Jefferson St.

ZBA REQUEST: To allow the petitioner to construct a privacy fence 7 feet in height. The allowed height for a privacy fence in an R1 district is 6 feet.

BACKGROUND: The property is zoned R-1 and is a double lot with a lot width of 110 feet and a lot depth of 120 feet. The east side of the property abuts Lee Automotive which is zoned C3. The south side of her property also abuts C3 zoning which has a legal non-conforming residential use. The petitioner is requesting to construct a privacy fence around the sides and rear of the lot with a fence height of 7 feet. If the commercial property to the east were to construct a fence, 7 foot would be allowed along their shared property line.

STAFF'S OBSERVATIONS:

- It appears that the petitioner would be able to receive reasonable return on her property without constructing a privacy fence higher than allowed.
- There does appear to be unique circumstances because the property abuts commercial property.
- It does appear that the character of the neighborhood would be altered as there are no fences within the area that are higher than the allowed 6 feet.

STAFF RECOMMENDATION: Staff recommends denial of the 1 foot privacy fence variance request.

CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR VARIANCE

To have a complete application for a variance, you must submit the following:

- Signed and completed application
- Plat showing subject property and proposed site improvements
- Ownership documentation (lease, deed, mortgage, etc.)
- Application fee of \$100 payable to the City of Washington

Name(s) of Applicant(s): Christine Schauble

Phone Number of Applicant: 309.208.9900

Address of Applicant: 902 E Jefferson

Owner of Property: Christine Schauble

Address of Owner: 902 E Jefferson

I would like to receive correspondence by: ☐ Mail ☒ Email

Email Address: ChristineSchauble@xh.com

Property Tax ID (PIN) number: _____

Current zoning classification of the property: R-1

Current use of the property: personal home

Describe how your property cannot yield a reasonable return, if it is required to be used only under the general conditions of your zoning classification:

To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance became law? Yes ☒ No ☐

If "no," explain why the hardship should not be regarded as self-imposed. (Self-imposed hardships are NOT entitled to variations.)

Describe how your situation is unique or different from any other property:

The property is bordered by commercial property

Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make:


Describe the nature of the variation you are requesting (attach dimensioned site plan):

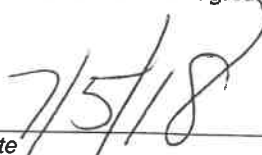
I would like to add 1 foot to the total fence height

PUBLIC HEARING: Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission (PZC) meeting for a public hearing. The PZC meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmor Road. At the PZC meeting, you will present your request. A variance cannot be granted by the PZC unless the PZC finds, based upon the application and evidence presented at the public hearing, that a strict application of the terms of the Zoning Ordinance imposes practical difficulties or particular hardship. The following are examples of variances that can be granted:

1. To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.
2. To permit the reconstruction of a nonconforming building which has been destroyed or damaged to an extent of more than fifty percent (50%) of its value, by fire or act of God, or the public enemy, where the PZC shall find some compelling public necessity requiring a continuance of the nonconforming use, but in no case shall such a permit be issued if its primary function is to continue a monopoly.
3. To make a variance, by reason of exceptional narrowness, shallowness or shape of a specific piece of property of record, or by reason of exceptional topographical conditions the strict application of any provision of this chapter would result in peculiar and exceptional practical difficulties or particular hardship upon the owner of such property, and amount to a practical confiscation of property, as distinguished from a mere inconvenience to such owner, provided such relief can be granted without substantial detriment to the public good and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in the Zoning Ordinance.
4. To interpret the provisions of this chapter where the street layout actually on the ground varies from the street layout as shown on the district map fixing the several districts.
5. To waive the parking requirements in the business or industrial districts whenever the character or use of the building is such as to make unnecessary the full provision of parking facilities or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or convenience.
6. To permit a building to be erected, reconstructed, altered, or enlarged so that the building lines would extend beyond the distance specific in this chapter into side yards or into front yards; provided that such variance may not be granted:
 - a. Unless there is a building in the block that extends beyond the distance from the front street line specified in this chapter, in which case the building line may be permitted to extend as near to the front street line as such nonconforming building;
 - b. Unless the lot is irregular in shape, topography, or size; or
 - c. Unless the street line of the lot is directly opposite the street line of a lot which is irregular in shape, topography, or size.
7. To permit in any district such modifications of the requirements of the regulations of this chapter as the Board may deem necessary to secure all appropriate development of a lot where adjacent to such lot on two or more sides there are buildings that do not conform to the regulations of the district.

Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Variance.

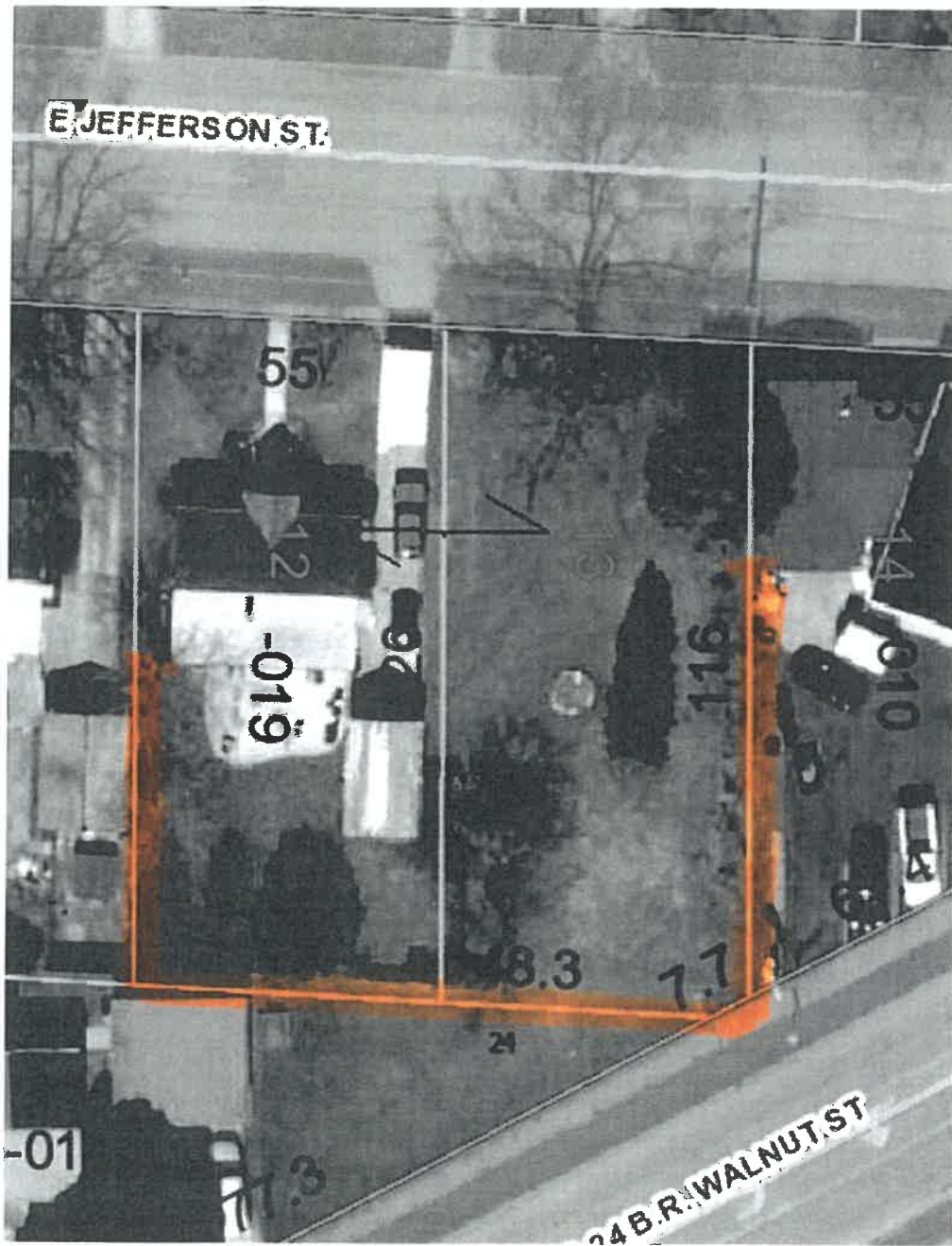

Signature of Applicant


Date

Signature of Owner

Date

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Becky Holmes, Building and Zoning Supervisor, at (309) 444-1122.





JEFFERSON ST.

910

1995
Sq Ft

904

943
Sq Ft

279
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900

963
Sq Ft

337
Sq Ft

810

407
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US 24 B.R. WALNUT ST.

908

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