

# **CITY OF WASHINGTON WASHINGTON, ILLINOIS**

**TO:** Chairman Burdette, and Planning & Zoning Commission Members

**FROM:** Becky Holmes, Building and Zoning Supervisor

**DATE:** August 21, 2018

**SUBJECT:** Recommendation to City Council for a 5 foot height variance to construct an accessory building higher than the principal structure

**PETITIONER:** Michael Kelsey

**LOCATION:** 1000 S Main St.

**ZBA REQUEST:** To make recommendation to City Council to allow the petitioner to construct an accessory building 5 feet higher than the principal structure. The allowed height for an accessory structure in an R-1A district is the lesser of 22 feet or the height of the main or principal structure on the property.

**BACKGROUND:** The property is zoned R-1A and is three combined lots with a total lot width of 100 feet and a lot depth of 260 feet. The north line of the petitioner's property abuts Ag zoning and the west and south property lines abut County property. The petitioner is requesting to construct a 1,600 square foot accessory building at the rear of the lot. The principal structure is a ranch-style house with a building height of 17 feet. The petitioner is requesting to construct the accessory structure with a height of 22 feet, which is 5 feet higher than allowed.

## **STAFF'S OBSERVATIONS:**

- It appears that the petitioner would be able to receive reasonable return on his property without constructing an accessory building higher than allowed.
- There does appear to be unique circumstances because the property abuts a 6+ acre lot to the rear which is undeveloped except for an accessory building and abuts Ag zoning on the north.
- It does not appear that the character of the neighborhood would be altered as the property that abuts the northwest corner is zoned Ag and has larger accessory structures.

**STAFF RECOMMENDATION:** Staff recommends denial of the accessory height variance request.



MAIN ST.

**APPLICATION FOR VARIATION**  
**CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS**  
**CITY COUNCIL**

A variation is requested from the City Council of the City of Washington in conformity with the powers reserved in the Corporate Authorities to the City of Washington. It is further requested that a hearing be held in front of the Zoning Board of Appeals and that said Zoning Board of Appeals make its recommendation to the City Council. In support of those requests, applicant states as follows:

**General Information**

- 1) Full name(s) and address(es) of all legal owners:  
Michael Kelsey
- 2) Full and complete legal description for the property (also attach a copy of your deed):  
see attached
- 3) Address for the property: 1000 S. Main St.
- 4) Present zoning classification (i.e., AG, R1, R2, CE, C1, C2, C3, I1, I2): \_\_\_\_\_
- 5) Present use of the property: Homeowner occupied
- 6) Describe the nature of the variation you are requesting (attach site plan):  
Morten Building - Height extension (see attached)

**Reasons for Requesting a Variation**

Describe in detail the "practical difficulties or particular hardship" that the current zoning laws of the City of Washington would have on your property if those laws were to be strictly enforced:

Restrict height based on my ranch style home. Neighbors have 2 story houses and large buildings.

I/we certify that all of the above statements and the statements contained in any papers or plans submitted with this Application are true and accurate to the best of my/our knowledge.

I/we hereby expressly consent to the entry in and upon the premises and property described in this Application by any authorized official of the City of Washington for the purpose of posting, maintaining, and removing such notices as may be required by law and for the purpose of verifying any statement or statements herein contained.

DATE: 7/20/18

APPLICANT:   
APPLICANT: \_\_\_\_\_

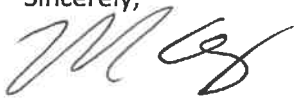
**NOTE:** This application must be signed by the true legal owner or owners of the property.

Dear Washington Board:

I am requesting a building variance for my property located at 1000 S. Main, Washington. I have over ½ acre of property mostly in my backyard. I am looking to have a Morton building erected. The trouble I am facing is height restrictions because my home is a ranch style with a peak of about 17 feet.

As you can see from the attached photo I have neighbors on 3 sides with large metal buildings all of which exceed my height request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Kelsey', written in a cursive style.

Mike Kelsey

## Building Purpose

I am requesting permission to build a Morton style building on my property. The building will have several uses.

1. I am the race director for a large event in Pekin IL called Potawatomi Trail Runs. This is a unique event offering running distances of 50,100,150 and 200 miles has grown quite large and I provide all tents (carnival style), timing equipment, 20+ tables, chairs, generators, 50 large coolers, ect.

We donate 100% of the proceeds to a good cause. Last year was the National Multiple Sclerosis Foundation and this year we are donating profits to local cross country school programs to provide shoes to those in need.

2. Parking – as an avid cyclist I enjoy the bike routes in Washington including the bike lane on South Main (in front of my house). With two kids at WHS, parking is tight and I am forced to utilize on street parking blocking this bike lane. Vehicles would be parked off the road and in my shed if approved providing a safe bike lane.
3. I currently rent the largest spot Minimax storage has at \$100/mo. yet need more space. If approved my building would provide the storage I need while also benefiting the city through increased property tax revenue.

Thanks in advance,

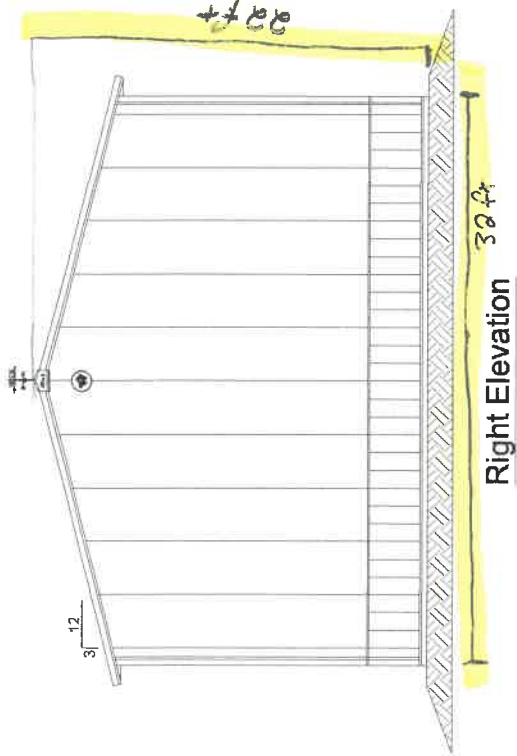
A handwritten signature in black ink, appearing to read 'Mike Kelsey', with a stylized, flowing script.

Mike Kelsey

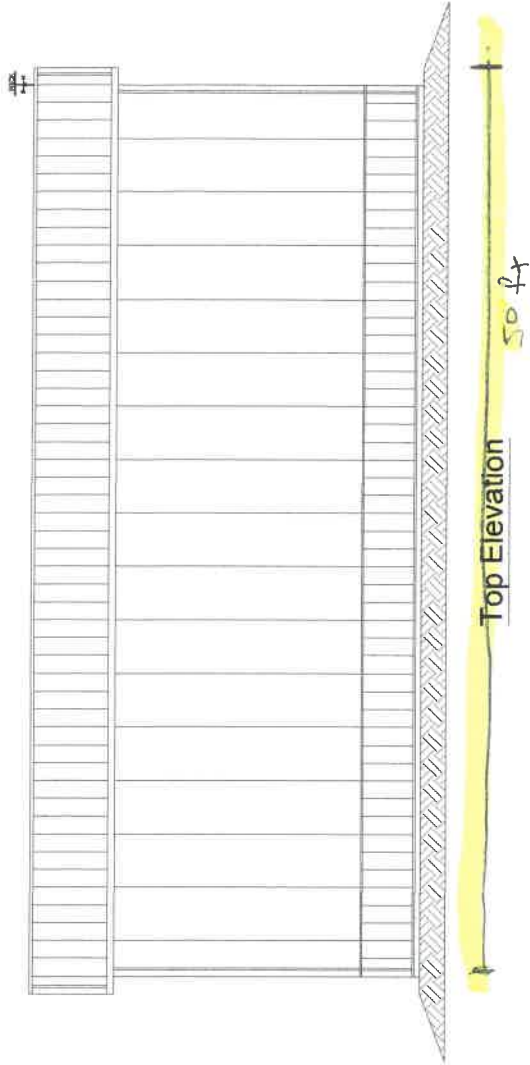
1000 S. Main

217-260-1248

Proposed

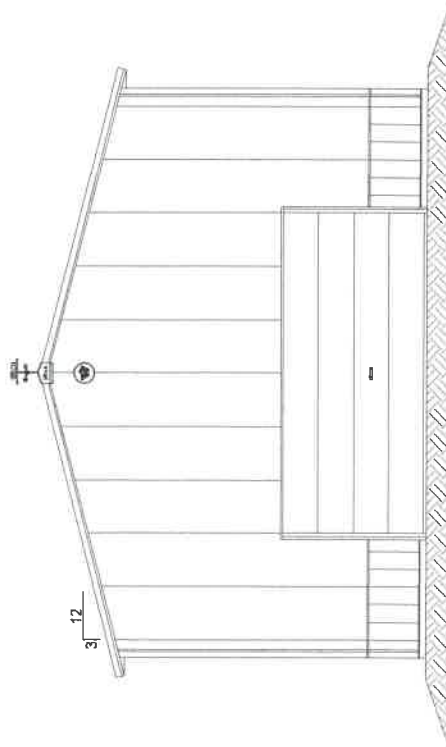


Right Elevation

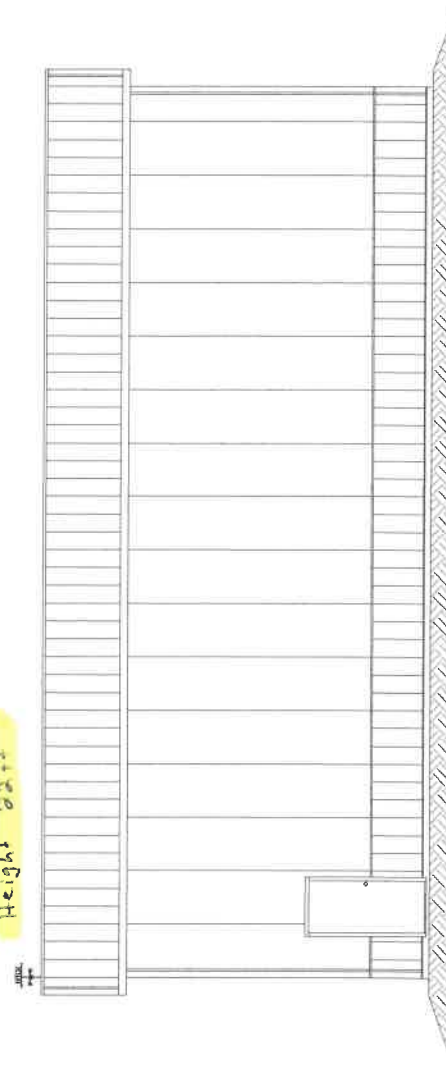


Top Elevation

1600 sq ft total  
Height 22 ft



Left Elevation



Bottom Elevation

OH door by others



Terry L. Ellis  
8079 Kings Mill Road  
Bloomington, IL 61705

WickBuildings.com

Date: 6-29-2018

Time: 1:49 PM

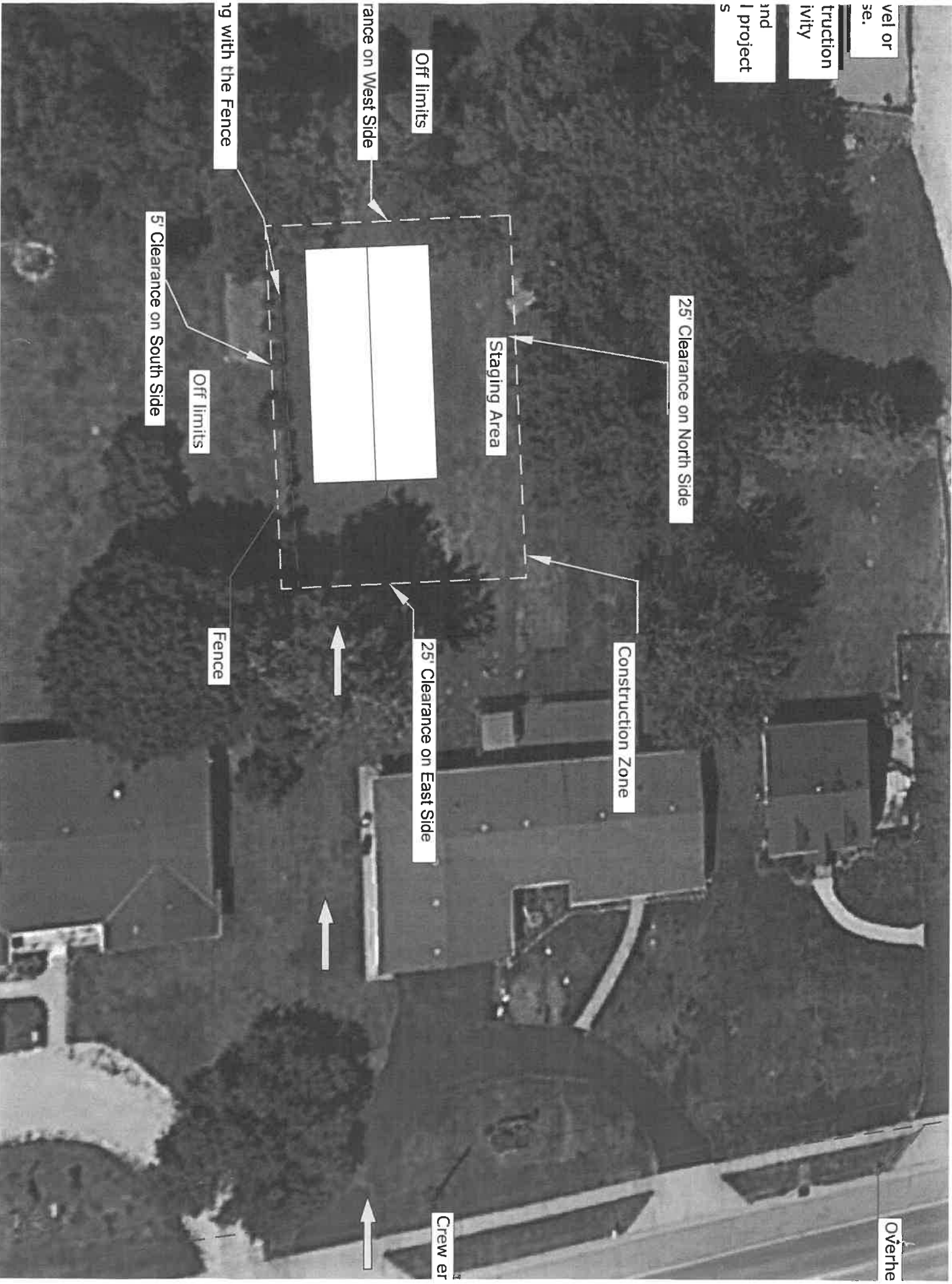
DO NOT SCALE

KELSEY M3250  
32'-0" x 50'-0" x 16'-4" ICH

Customer Signature

Mike Kelsey  
1000 S Main St  
Washington, IL 61571





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25' Clearance on North Side

Staging Area

Construction Zone

25' Clearance on East Side

Off limits

5' Clearance on South Side

Fence

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