

CITY OF WASHINGTON
PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Chairman Burdette and Planning & Zoning Commission
FROM: Becky Holmes, Building & Zoning Supervisor
SUBJECT: Public Hearing — Lei Wernsman Variance Request 203 Hilldale Avenue
DATE: April 23, 2019

Summary: Lei Wernsman has submitted a variance application for the installation of a solar energy system on the detached garage at 203 Hilldale Avenue. A special use was approved by City Council on March 4, 2019 to allow a roof-mount solar energy system on the detached garage on the northern portion of the property. The petitioner is requesting a variance to allow coverage to exceed the allowable coverage for a roof-mount system. The petitioner feels that because she has a detached structure, her allowable coverage is less than that of a home with an attached garage.

Background: The property is approximately 0.22 acres and is zoned R-1 (Single- and Two-Family Residential). A detached garage was constructed on the north side of the property concurrently with the house in 1940. A 13.2 KW solar photovoltaic array is proposed to be located on the west and east-facing garage roofs. The site plan submitted would be comprised of 44 300-watt panels and cover approximately 76.5% of the roof, which is more than the maximum allowable 50% aggregate coverage.

An attached letter submitted by the contractor (Green Solar Technologies) explains the practical difficulties and particular hardship for the petitioner if the proposed roof coverage is not allowed.

Staff Recommendation to City Council: Staff recommends approval of the variance to exceed the allowable coverage on a roof-mount system.

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:

Les Wamsman
203 Hilldale Ave Washington, IL 61571

2) Full and complete legal description for the property (also attach a copy of your deed):

3) Address for the property: 203 Hilldale Ave Washington, IL 61571

4) Present zoning classification (i.e., AG, R1, R2, CE, C1, C2, C3, I1, I2):

5) Present use of the property: Residence

6) Describe the nature of the variation you are requesting (attach site plan): PV Solar Array on the garage. We are requesting to use as many panels as will fit on the roof.

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:

See Attached.

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.

APPLICANT: Les Wamsman (project mgr)

DATE: 4/23/19

APPLICANT: _____

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

To whom it may concern,

There are a couple of goals in mind with concern to the solar project for Lei Wernsman at 203 Hilldale Ave in Washington, IL. The first goal in mind is to cut electricity costs to the homeowner by giving her the ability to generate her own electricity. With the current laws in place, allowing for only 50% coverage of the roof would severely hinder the production of the PV solar system, making the viability and practicality of going solar minimal. With the way that we have engineered the plans for the system, this will most help the home owner generate power to reduce her costs and carbon footprint. At present time, the PV solar system is expected to produce around 13,000 kWh (kilowatt hours) which we reasonably estimate to account for 80% or more of the homeowners annual electric usage. Without the variance being granted, that number would decrease to around 30%. This would make the project impractical. If you have further questions about the solar project, feel free to reach out to me.

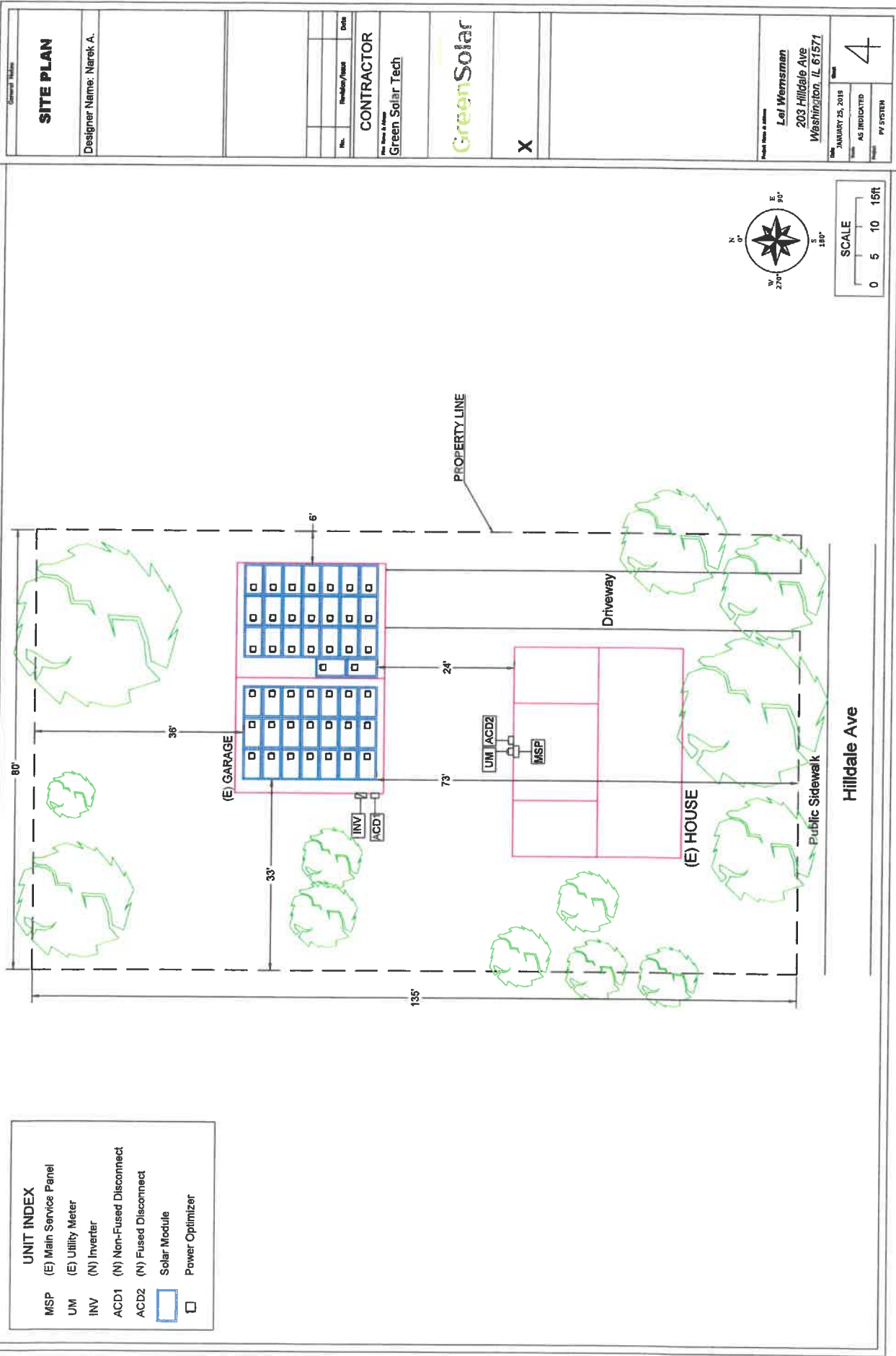
Green Solar Technologies

A handwritten signature in dark ink, appearing to read 'Chad Vasquez', is written over the printed name below.

Project Manager

Chad Vasquez

MEASURES OF



SITE PLAN	
Designer Name: Narek A.	
CONTRACTOR Green Solar Tech	
GreenSolar	
X	
Lef Wernsman 203 Hilldale Ave Washington, IL 61571	
DATE JANUARY 25, 2019	SCALE AS INDICATED
PV SYSTEM	

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