

CITY OF WASHINGTON
PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. • Washington, IL 61571

Ph. 309-444-1122 • Fax 309-444-9779

<http://www.washington-illinois.org>

bholmes@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning & Zoning Commission
FROM: Becky Holmes, Building & Zoning Supervisor
SUBJECT: Public Hearing — 4 foot 8 inch rear yard variance request by
John A Turnbull to construct an addition to his detached
garage
DATE: May 22, 2019

PZC REQUEST: To allow the petitioner to construct an addition to his detached garage 4 inches from the rear property line.

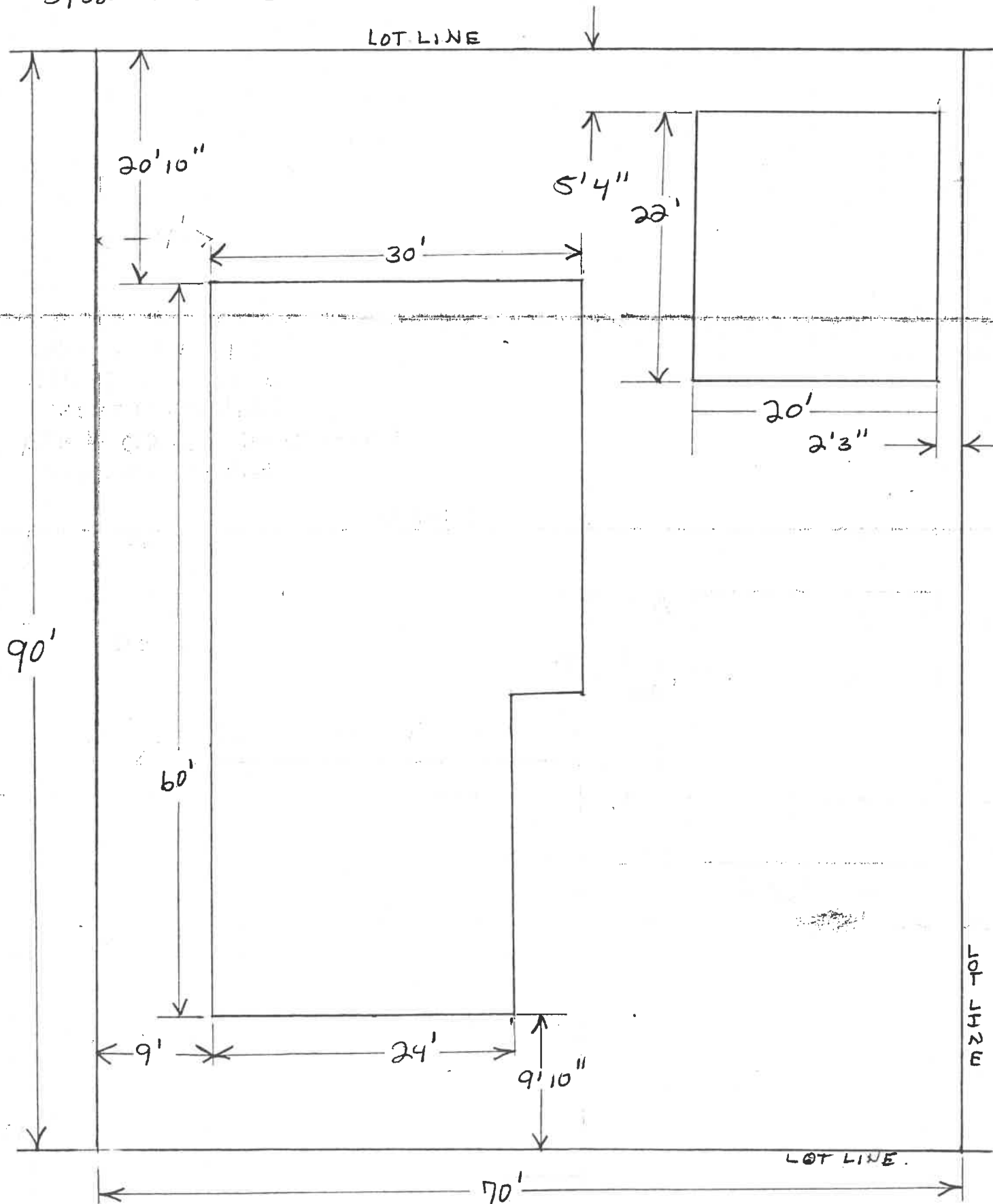
BACKGROUND: The property is zoned R-1 (Single- and Two-Family Residential) and has a lot width of 70 feet and a lot depth of 90 feet. The petitioner is requesting to construct an addition on the north side of his detached garage. The petitioner states that the rear addition would allow increased storage for his tenants while allowing the historic appearance of the garage to remain intact.

STAFFS OBSERVATIONS:

- It appears that the petitioner would be able to receive reasonable return on his property without an addition to the garage.
- There does appear to be unique circumstance as the lot is narrow and shallow for a two-family home.
- It does not appear that there would be any change to the character of the neighborhood as many properties have both principal and accessory structures on or near their property lines.

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

JOHN A. TURNBULL
109 E. HOLLAND
WASHINGTON, IL
PIN# 02-02-24-116-009
3/32 = 1' SCALE.





142
Sq Ft

2343
Sq Ft

1903
Sq Ft

506
Sq Ft

534
Sq Ft

1207
Sq Ft

301
Sq Ft

M 107

109

M 115

HOLLAND ST.

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):

John A. Turnbull

Phone Number of Applicant:

309 444 4220 w

309-208-8481 mobile

Address of Applicant:

109 Holland

Owner of Property:

John A. Turnbull

Address of Owner:

304 Zinser Place (Business Address)

I would like to receive correspondence by:

Mail

☒ Email

Email Address:

stcow@mteco.com

Property Tax ID (PIN) number:

02 - 02 - 24 - 116 - 009

Current zoning classification of the property:

0040 R-1

Current use of the property:

Residential Rental

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:

If I cannot improve the property to better attract potential tenants then I will be unable to compete with newer apartments buildings recently constructed in Washington. Staying profitable means I can maintain rental prop to a higher standard.

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:

This property is located on a smaller lot in a historic area and there is not surrounding land to purchase. I am limited in the amount of land I have to work with + also trying to keep and not change the attractive historical appearance of the unique property esp garage doors

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

This will not change the basic character of the neighborhood, as the shed will be built behind the existing garage. It will only be visible to a few surrounding neighbors. Most, if not all of those, have similar structures that are very close to the lot lines and do not adhere to the standard set back.

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

I would like to construct an addition to the back of the existing garage. This addition would be within a few inches of the rear lot line.

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

MAY 3, 2019
Date

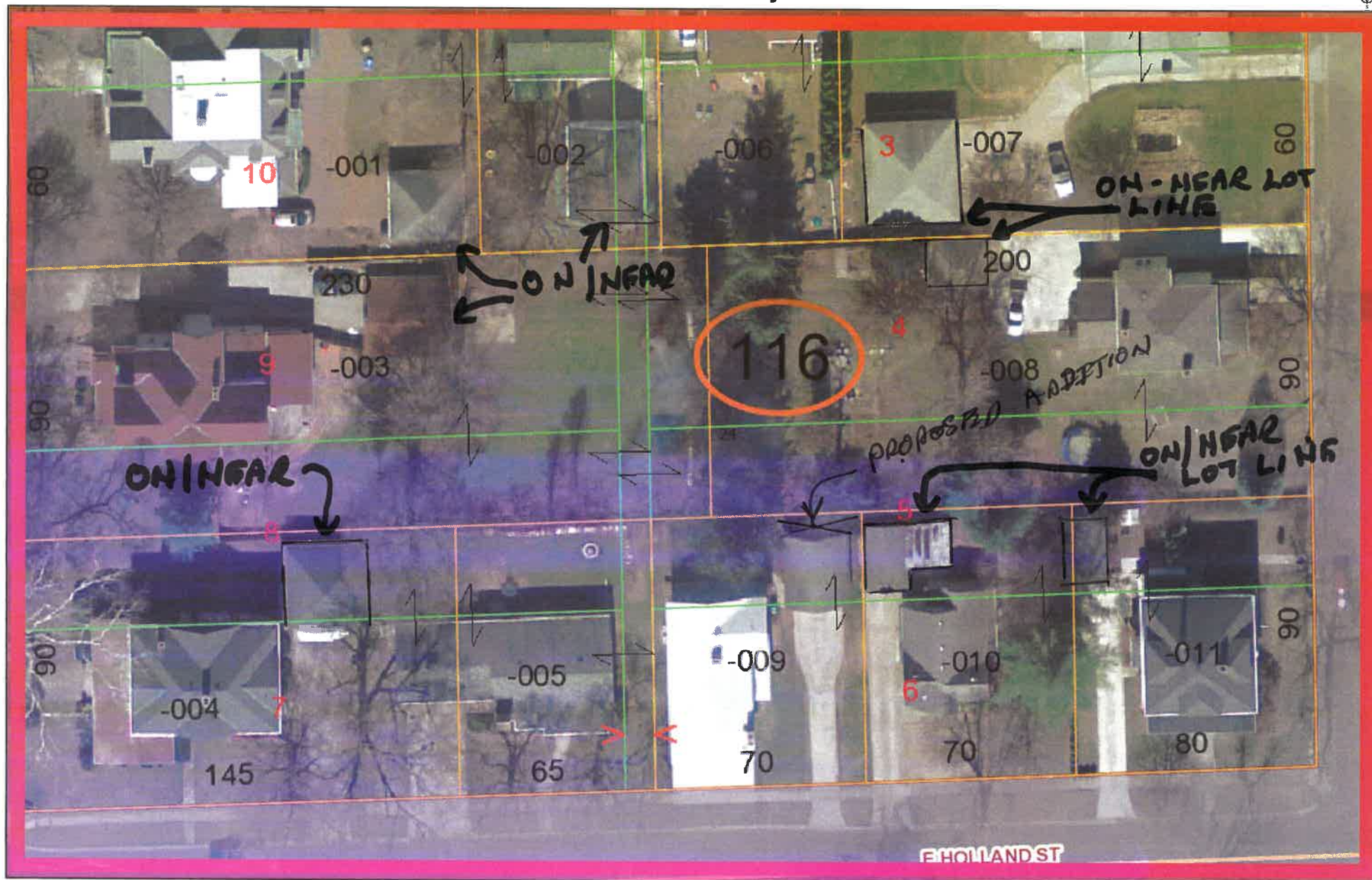


Signature of Owner

MAY 3, 2019
Date

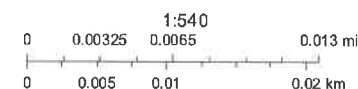
After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Becky Holmes, Building and Zoning Supervisor, at (309) 444-1122.

Tazewell County GIS



- | | | |
|-------|--------|---------|
| I-155 | IL 29 | US 24 |
| I-474 | IL 98 | Streets |
| I-74 | US 150 | |

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



FRONT MY GARAGE. UNIQUE TRI FOLD GARAGE DOORS



SPACE PROPOSED ADDITION ↓



SPACE OF PROPOSED ADDITION ↓ NOTE PROPERTY TO EAST
ON LOT LINE.



PROPERTY TO EAST GARAGE + PORCH (PORCH ON LOT LINE).



BACK OF NEIGHBORS TO WEST



JUST NORTH OF MY PROPERTY.

