

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: Request of Robert & Dorothy Knisley, 508 Lincoln St.,
for a 3 foot front yard variance to construct a front porch
DATE: June 27, 2019

PZC REQUEST: To allow the petitioners to construct an 8 foot by 26 foot front porch onto the principal structure. The proposed porch would be 22 feet from the front property line. 25 feet is the required front yard setback.

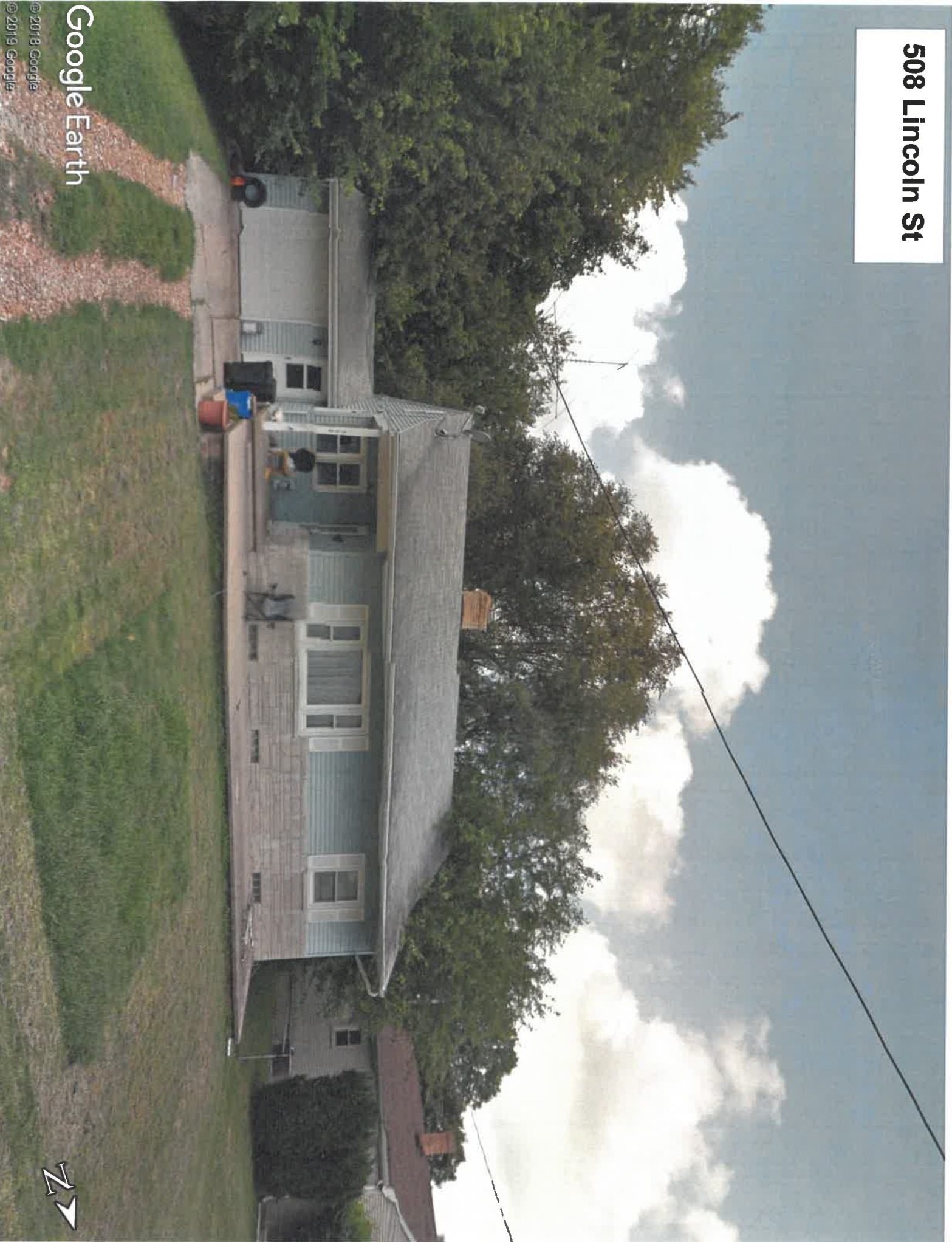
BACKGROUND: The property is zoned R-1 (Single- and Two-Family Residential) and has a lot width of 71 feet and a lot depth of 120 feet. The petitioners are requesting to construct a wood front porch, replacing a deteriorated concrete slab/porch (see attachments). The proposed porch will be the same depth as the existing concrete and narrower by 18 feet.

STAFFS OBSERVATIONS:

- It appears that the petitioners may not be able to receive reasonable return on their property without replacement of the existing slab/porch.
- There does appear to be unique circumstance as the lot has a shallow front yard.
- It does not appear that there would be any change to the character of the neighborhood as the new porch would not encroach any further into the front yard than the existing slab/porch.

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

508 Lincoln St



Google Earth

© 2018 Google
© 2019 Google

27



JACKSON ST.

LINCOLN AVE.

406
870
Sq Ft

1920
Sq Ft

404

356
Sq Ft

402

1123
Sq Ft

1783
Sq Ft

508

680
Sq Ft

1418
Sq Ft

502

922
Sq Ft

987
Sq Ft

405

1122
Sq Ft

1331
Sq Ft

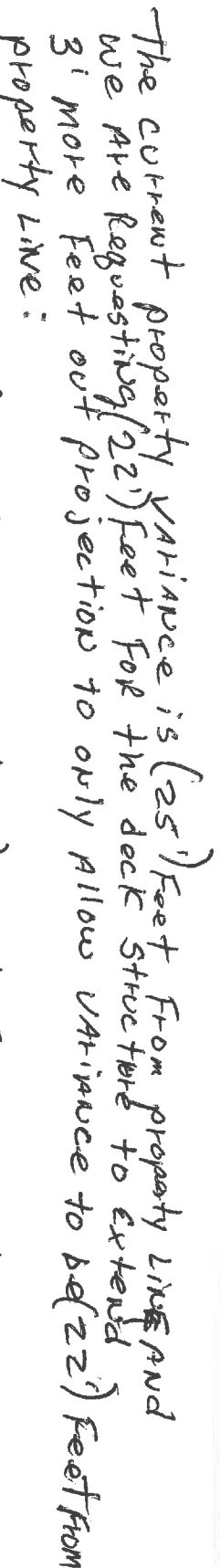
282
Sq Ft

2600
Sq Ft

310

1-0F-7

Empty space
After work is
Completed.



the variance request to have (22') feet from property line and front (7.5') feet. Note: there is currently cement porch slab size 8'x44' →

that will Be Removed to fully and and the new deck structure will only using 8'x26' and not 8'x44'. the extra space Beyond 26' Feet will Be yard Grass Area:

the current old Slab size is 8'x44' - will Be Removed:

Existing

