

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 Kathleen Smith, 911 E Jefferson St.,
for a 2 foot 8 inch side yard variance and a 1 foot 3 inch distance
between structure variance to construct an addition to the
detached garage
DATE: July 31, 2019

PZC REQUEST: To allow the petitioner to construct a 12 foot by 12 foot addition to the rear of the detached garage. The proposed addition would be 2 feet 4 inches from the side property line and 8 foot 9 inches from a structure on the neighboring property. 5 feet is the required side yard setback and the required distance between structures is 10 feet.

BACKGROUND: The property is zoned R-1 (Single- and Two-Family Residential) and has a lot width of 67 feet and a lot depth of 140 feet. The property narrows from the front to the back and appears to be approximately 63 feet at the rear property line. The petitioner is requesting to construct an addition onto the rear of her garage. The addition will be constructed on an existing concrete pad which is 2 feet 4 inches from her west property line and 8 feet 9 inches from the neighboring accessory structure.

STAFFS OBSERVATIONS:

- It appears that the petitioner may not be able to receive reasonable return on her property without the addition which would increase storage.
- There does appear to be unique circumstance as the lot is narrow and is a corner lot.
- It does not appear that there would be any change to the character of the neighborhood as the addition will not encroach any further into the side yard than the current structure.

STAFF RECOMMENDATION: Staff recommends approval of the side yard and distance between structure variance requests.

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): Kathleen I. Smith

Phone Number of Applicant: _____

Address of Applicant: 911 E. Jefferson St.

Owner of Property: Kathleen I. Smith

Address of Owner: 911 E. Jefferson St.

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

Email Address: _____

Property Tax ID (PIN) number: 02 - 02 - 13 - 410 - 019

Current zoning classification of the property: R1

Current use of the property: Single Family Residence

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:

Most properties have 2 stall garage. To keep my property in fair market value, I need to add additional storage to garage.

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: _____

Corner lot, original garage was built prior to setback requirements

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

No change, other properties are close to lot line

Describe the nature of the variation you are requesting (attach dimensioned site plan): side yard variance and distance between structure variance

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.*

Kathleen S. Smith
Signature of Applicant

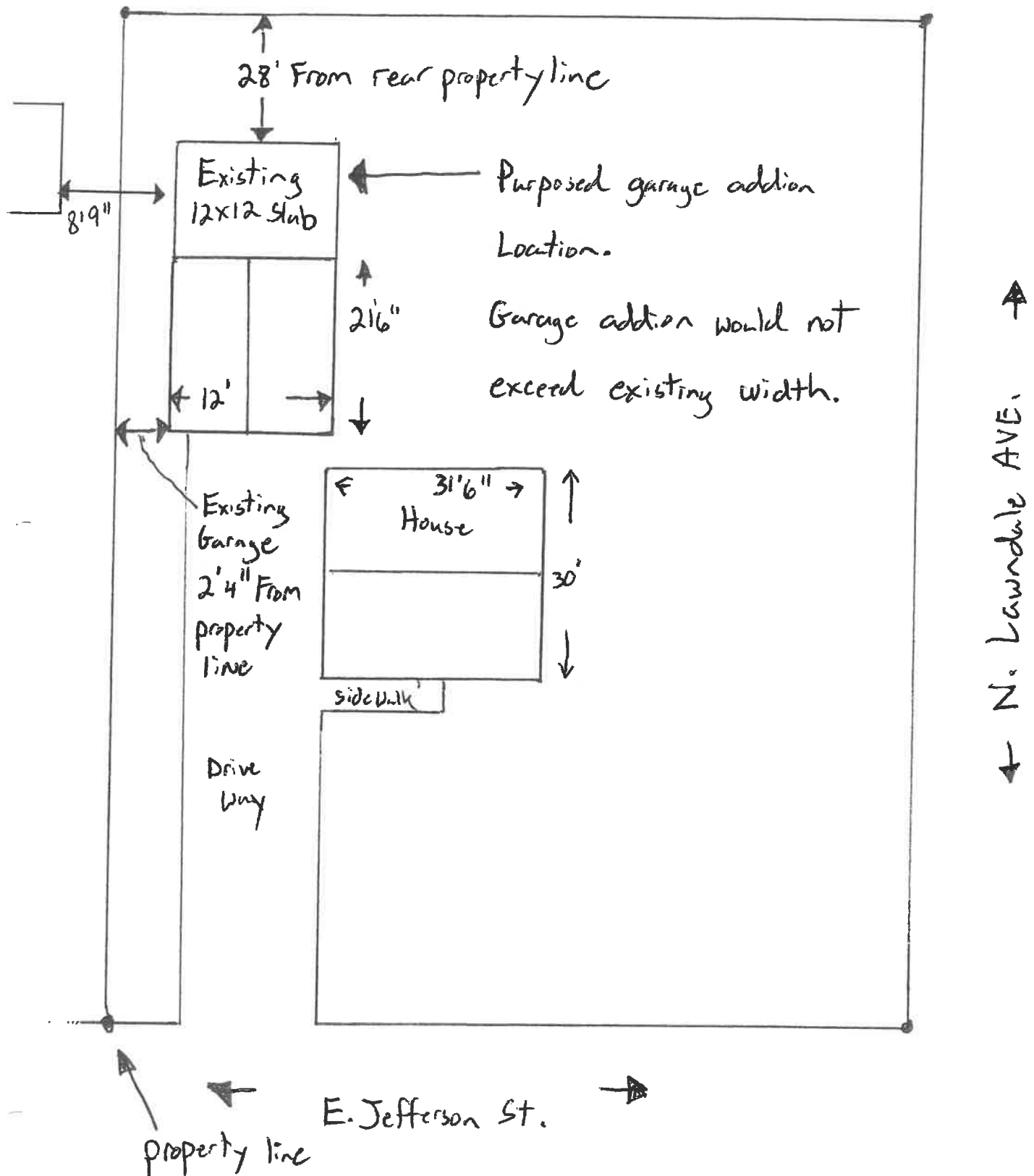
May 23, 2019
Date

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.

- Cathex 'Smith Garage Addition
- 911 East Jefferson St. Washington IL. 61571



MARY BURRESS

TAZEWELL COUNTY PROPERTY TAX BILL

TAZEWELL COUNTY TREASURER/COLLECTOR 2018 TAXES PAYABLE 2019

11 S. 4TH ST. STE. 308

PEKIN, IL 61554

(309) 477-2284

Make checks payable to: TAZEWELL COUNTY TREASURER

LOCATION: 911 E JEFFERSON ST
WASHINGTON, IL 61571-0000

LEGAL DESC: SEC 13 T26N R3W WASHINGTON KNOLLS ADDN LOT 2 BLK 2 SE 1/4

NAME:

SMITH KATHLEEN
911 E JEFFERSON ST
WASHINGTON IL 61571-0000

PROPERTY INDEX
NUMBER (PIN)

02-02-13-410-019

FIRST DUE DATE

06/03/2019

FIRST INSTALLMENT

\$1,260.85

SECOND DUE DATE

09/03/2019

SECOND INSTALLMENT

\$1,260.85

PRIOR TAX SOLD

NO

FORFEITED

NO

PROPERTY CLASS
0040

LENDING CODE

TIF BASE

1977 EQUALIZED

11,390

SAF BASE

FAIR CASH VALUE

110,020

TOTAL ACRES

0.00

LAND VALUE

7,230

+ BUILDING VALUE

29,440

+ HOME IMPROVEMENT

0

= ASSESSED VALUE

36,670

* STATE MULTIPLIER

1.0000

= EQUALIZED VALUE

36,670

- DISASTER EXEMPT

0

OWNER OCCUPIED

6,000

- SENIOR EXEMPT

0

- FREEZE EXEMPTIONS

0

- DISABLED VET

0

- DISABLED EXEMPT

0

+ FARM LAND

0

+ FARM BUILDING

0

= NET TAXABLE VAL.

30,670

* TAX RATE

8.22202

= CURRENT TAX

\$2,521.70

- ENTERPRISE ZONE

\$0.00

+ DRAINAGE

\$0.00

+ FORFEITURE BAL.

= TOTAL TAX DUE

\$2,521.70

- TOTAL TAX PAID

\$0.00

= TOTAL TAX DUE

\$2,521.70

TAX CODE 02027 TAZEWELL COUNTY ITEMIZED STATEMENT TOWNSHIP WASHINGTON

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount
TAZEWELL COUNTY	0.51498	\$157.93	0.52722	\$161.70	\$21.33
GRADE SCHOOL 52	2.80413	\$860.03	2.85708	\$876.27	\$36.46
HIGH SCHOOL 308	2.72035	\$834.33	2.81620	\$863.73	\$21.68
COMMUNITY COLLEGE 514	0.49231	\$150.99	0.48642	\$149.19	\$2.36
WSHNGTN DIST LIBRARY	0.21307	\$65.35	0.21890	\$67.14	\$5.39
WSHNGTN MASS TRANS	0.00000	\$0.00	0.00000	\$0.00	\$0.00
WASHINGTON PARK	0.38549	\$118.23	0.39101	\$119.92	\$12.33
WASHINGTON RD & BR	0.31093	\$95.36	0.31736	\$97.33	\$1.20
WASHINGTON TOWNSHIP	0.13132	\$40.28	0.13491	\$41.38	\$1.30
WASHINGTON CORP	0.44022	\$135.02	0.47292	\$145.04	\$103.46
Totals	8.01277	\$2,457.52	8.22202	\$2,521.70	\$205.51

2018 PAYABLE 2019

PLEASE SEE REVERSE SIDE FOR PAYMENT INFORMATION.

#1

RETURN THIS PORTION WITH PAYMENT

FOR THE YEAR 2018	PROPERTY INDEX NUMBER (PIN) 02-02-13-410-019
DUE DATE 06/03/2019	FIRST INSTALLMENT \$1,260.85
AMOUNT PAID	
PAID BY	

LATE PAYMENTS

AFTER: 06/03/2019 \$1,279.76
AFTER: 07/03/2019 \$1,298.68
AFTER: 08/03/2019 \$1,317.59
AFTER: 09/03/2019 \$1,336.50



NAME: SMITH KATHLEEN
ADDRESS: 911 E JEFFERSON ST
WASHINGTON IL 61571-0000

#2

RETURN THIS PORTION WITH PAYMENT

FOR THE YEAR 2018	PROPERTY INDEX NUMBER (PIN) 02-02-13-410-019
DUE DATE 09/03/2019	SECOND INSTALLMENT \$1,260.85
AMOUNT PAID	
PAID BY	

LATE PAYMENTS

AFTER: 09/03/2019 \$1,279.76
AFTER: 09/12/2019 CONTACT 309-477-2284 FOR AMOUNT



NAME: SMITH KATHLEEN
ADDRESS: 911 E JEFFERSON ST
WASHINGTON IL 61571-0000

Total Tax Due \$2,521.70



1253
Sq Ft

1020
Sq Ft

721
Sq Ft

1763
Sq Ft

963
Sq Ft

337
Sq Ft

943
Sq Ft

1199
Sq Ft

666
Sq Ft

299
Sq Ft

1140
Sq Ft

1921
Sq Ft

644
Sq Ft

946
Sq Ft

284
Sq Ft

979
Sq Ft

926
Sq Ft

1877
Sq Ft

332
Sq Ft

659
Sq Ft

992
Sq Ft

1707
Sq Ft

906

908

212

903

905

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909

911

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902

904

910

LAWNDALE AVE.

JEFFERSON ST.

US 241 B.R. WALNUT ST.