

CITY OF WASHINGTON
PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. • Washington, IL 61571

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MEMORANDUM

TO: Chairman Burdette and Planning & Zoning Commission
FROM: Becky Holmes, Building & Zoning Supervisor
SUBJECT: Request of David Vela, 1713 Jaders Way, for a distance
between structures variance to construct a storage shed
DATE: August 27, 2019

PZC REQUEST: To allow the petitioner to construct an 8 foot by 12 foot storage shed in the rear property with either a 5 foot setback or 2 foot setback from another structure, (see options below). 10 feet is the required distance between structures.

BACKGROUND: The property is zoned R-1 (Single- and Two-Family Residential) and has a lot width of 72 feet and a lot depth of 115 feet on the west and 125 feet on the east. The petitioner is requesting to construct a storage shed in the rear yard and he has indicated two options for consideration.

Option 1, (preferred): The proposed shed would be 5 feet from the rear of the house. 10 feet is required.

Option 2: The proposed shed would be 8 feet from an above ground pool. 10 feet is required. This option would take up usable space in the rear yard and is not the desired location.

STAFFS OBSERVATIONS:

- It appears that the petitioners would be able to receive reasonable return on their property without the addition of a storage shed.
- There does appear to be unique circumstance as the lot is irregular in shape with 10 foot less depth on the west side.
- It does not appear that there would be any change to the character of the neighborhood as the shed is in the rear yard which is adjacent to a retention pond.

STAFF RECOMMENDATION: Staff recommends denial of the distance between structure variance request.

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): DAVID VELA

Phone Number of Applicant: _____

Address of Applicant: 1713 JADENS WAY WASHINGTON IL 61571

Owner of Property: MARCY JONES

Address of Owner: 1713 JADENS WAY, WASHINGTON IL 61571

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

Property Tax ID (PIN) number: _____

Current zoning classification of the property: RESIDENTIAL Current use of the property: RESIDENTIAL

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:

DUE TO 5' SIDE & BACK SETBACKS & 10' DISTANCE
BETWEEN EXISTING OTHER STRUCTURES IMPACT THE AVAILABLE
SPACE TO ADD A SHED IN BACK YARD

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: BACK YARD IS SHALLOW, NARROW,
HAS MULTIPLE TREES, A DECK AND ABOVE GROUND POOL. THESE
IN COMBINATION WITH REQUIRED SETBACKS IMPACTS POTENTIAL LOCATION
OF SHED.

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

THE SHED WILL BE OF QUALITY CONSTRUCTION & MATERIALS THAT
WILL BE AESTHETICALLY APPEALING THEREFORE, CHARACTER OF
NEIGHBORHOOD WILL NOT BE NEGATIVELY IMPACTED.

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


OPTION 1 - SHED ON REAR SIDE YARD. REQUESTING 5'
VARIANCE FOR SHED TO BE ONLY 5' FROM
OTHER STRUCTURE

OPTION 2 - SHED IN BACK YARD. REQUESTING 2' VARIANCE
FOR SHED TO BE ONLY 8' FROM OTHER STRUCTURE.

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

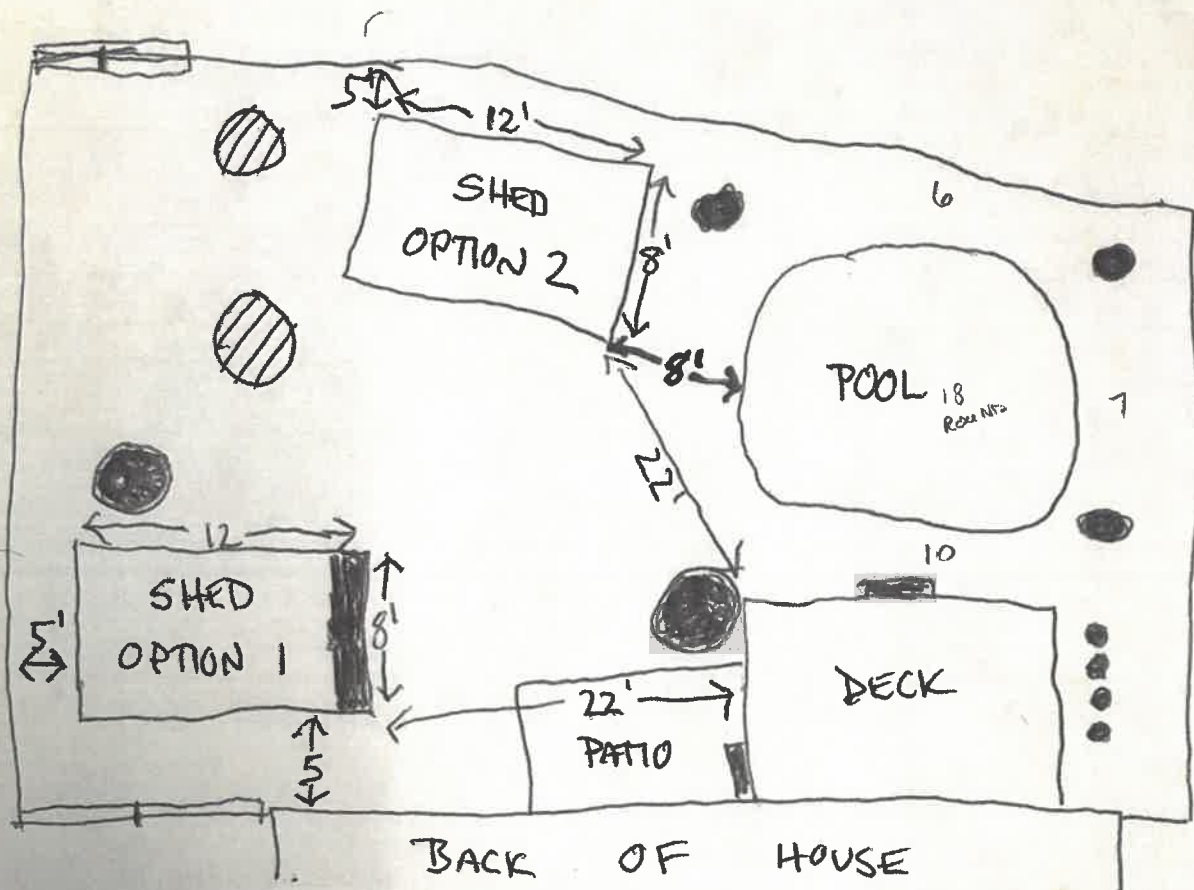
8/6/2019





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.



-  - FENCE GATE
-  - STEP
-  - PINE TREE
-  - MAPLE TREE



1951
Sq Ft

2073
Sq Ft

2469
Sq Ft

1721

1429
Sq Ft

1717

1584
Sq Ft

1713

2846
Sq Ft

1709

2552
Sq Ft

1706

1562
Sq Ft

1562
Sq Ft

JADENS WAY

RYAN LN.