

**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:** Request of Kim Wade, 500 Jackson St., for a 4 foot side yard variance and a 6 foot distance between structure variance to construct a detached garage  
**DATE:** August 27, 2019

PZC REQUEST: To allow the petitioner to construct a 16 foot by 28 foot detached garage at the rear of her property. The proposed garage would be 1 foot from the side property line and 4 foot from the deck attached to the principal structure. 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 60 feet and a lot depth of 142 feet. The petitioner is requesting to construct a detached garage at the rear of the property in line with the existing driveway.

STAFFS OBSERVATIONS:

- It appears that the petitioner may not be able to receive reasonable return on her property without the addition of a detached garage. Most homes in the neighborhood have garages.
- There does appear to be unique circumstance as the lot is narrow.
- It does not appear that there would be any change to the character of the neighborhood as most accessory garages in the area are close to their respective lot lines.

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): KIM WADE

RON BARRY

Phone Number of Applicant: \_\_\_\_\_

Address of Applicant: 500 JACKSON ST

908 Chelsea PL

Owner of Property: KIM WADE

Address of Owner: 500 JACKSON ST

I would like to receive correspondence by:  Mail  Email

Email Address: \_\_\_\_\_

Property Tax ID (PIN) number: 02 - 02 - 14 - 406 - 006

Current zoning classification of the property: R-1

Current use of the property: \_\_\_\_\_

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:

Other homes in the neighborhood have garages. Would like to keep my property in fair market value.

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: the lot is narrow

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

No change is needed. Most properties in the neighborhood have structures close to the lot lines.

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

Sideyard and distance between structure variances to construct detached garage

**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.*

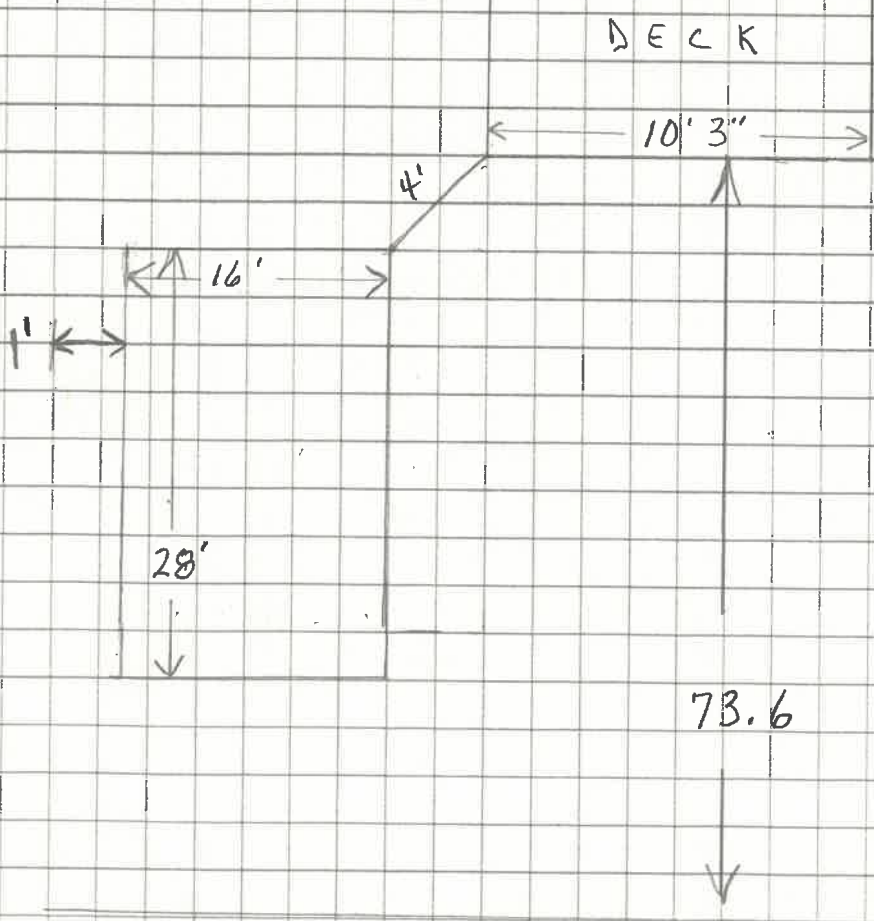
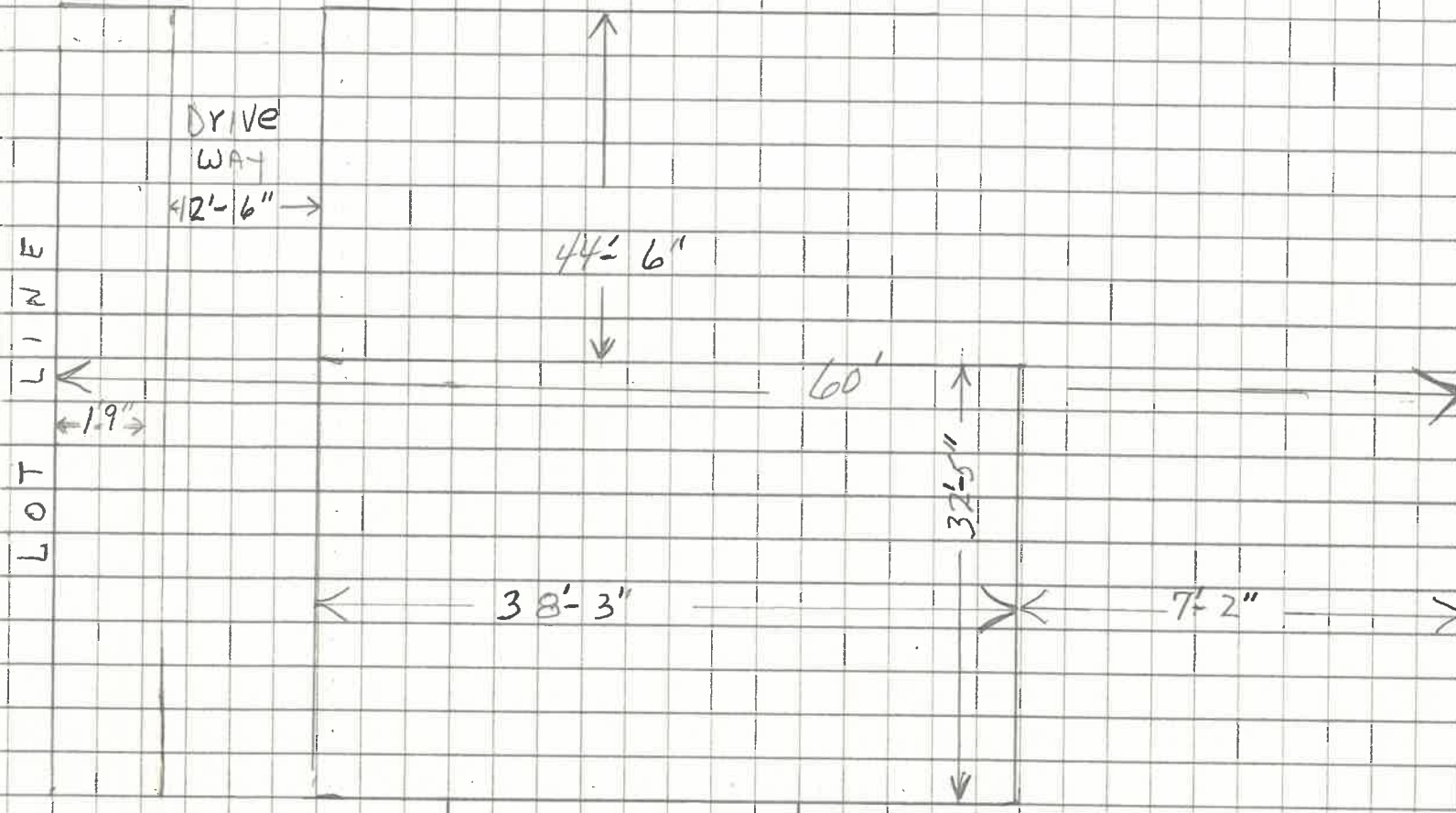
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

*Kimberly S. White*  
\_\_\_\_\_  
Signature of Owner

*8-7-19*  
\_\_\_\_\_  
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.





JACKSON ST.

1920  
Sq Ft

406

870  
Sq Ft

332  
Sq Ft

408

1409  
Sq Ft

500

1183  
Sq Ft

502

1370  
Sq Ft

533  
Sq Ft

504

1328  
Sq Ft

434  
Sq Ft

506

861  
Sq Ft