

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: Variance request of Washington Historical Society to vary from
the minimum lot size requirement in the C-2 district.
DATE: February 26, 2020

PZC REQUEST: Washington Historical Society is the owner of 101-105 Zinser Place, located at the northwest corner of N Main St. and Zinser Place. The petitioner is requesting to split the lot into 2 lots of record. The proposed lot to the east will be 3,375 square feet, the minimum lot size in C-2 is 5,000 square feet.

BACKGROUND: The property is currently 120 feet wide by 75 feet deep. The current use of the property is an office for the Washington Historical Society and a museum. The petitioners wish to separate the two building onto their own lots. The building at 101 Zinser will remain offices and archiving. Their intention is to sell the building at 105 Zinser as a single-family dwelling. With the proposed split, the lot to the west, 105 Zinser, will be 5,625 square feet and the lot to the east, 101 Zinser, will be 3,375 square feet.

STAFFS OBSERVATIONS:

- It appears that the petitioner may not be able to get reasonable return on the property if the lot is not split, placing each structure on its own lot of record.
- There does appear to be unique circumstance as the lot is shallow in depth.
- It does not appear that there would be any change to the character of the neighborhood as there are many commercial lots in the downtown area that are less than the minimum lot size.

STAFF RECOMMENDATION: Staff recommends approval of the variance in minimum lot size in a C-2 District.

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): Washington Historical Society - Jennifer Essig

Phone Number of Applicant: _____

Address of Applicant: 101 and 105 Zinser Place

Owner of Property: Washington Historical Society

Address of Owner: 101 Zinser Place

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

Property Tax ID (PIN) number: 02 - 02 - 23 - 203 - 014

Current zoning classification of the property: R1 Current use of the property: Washington Historical Society office / museum

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:

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: _____

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

The property at 105 Zinser will be a single family home

Describe the nature of the variation you are requesting (attach dimensioned site plan): we would like to

separate two properties so we are able to sell the property located at 105 Zinser Place and maintain 101 Zinser for our offices and archiving

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

1-30-2020

Signature of Owner

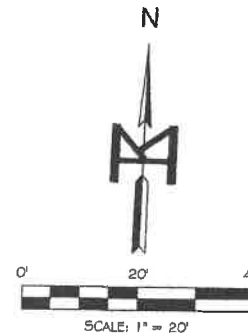
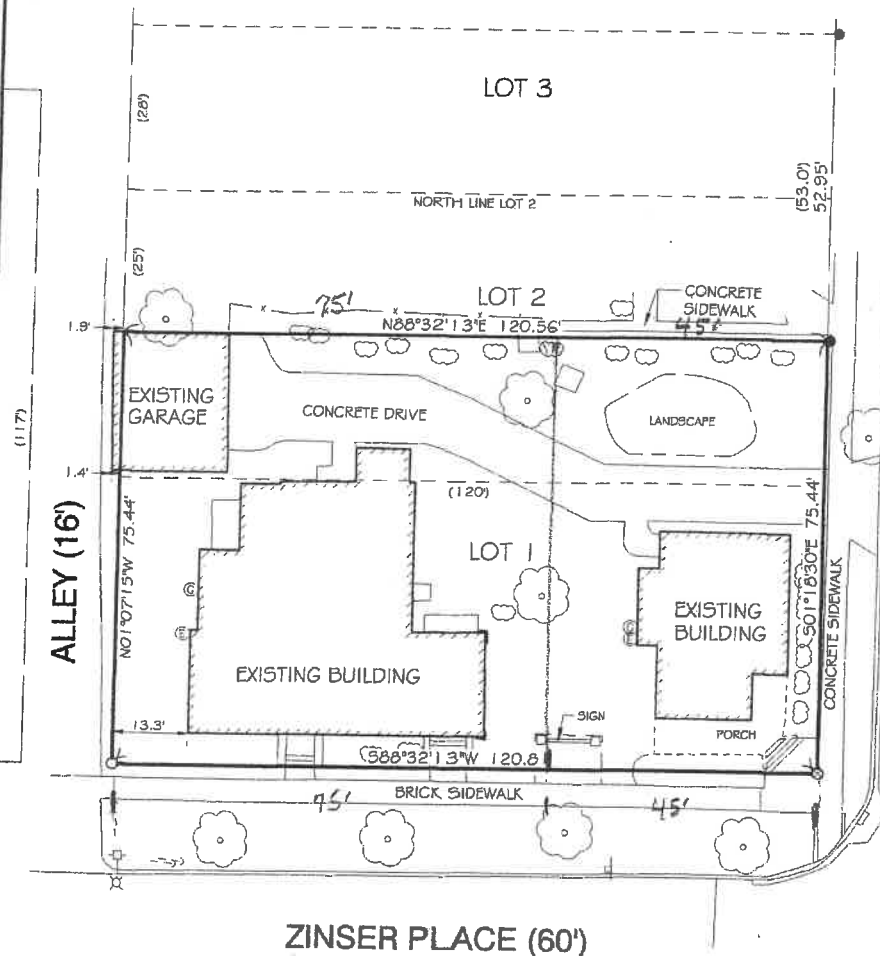
Date

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.

HISTORICAL SOCIETY

EXHIBIT PLAT

LOT 1 AND THE SOUTH 25 FEET OF LOT 2 IN BLOCK 2
OF DORSEY'S ADDITION TO THE CITY OF WASHINGTON



LEGEND

- DEED LINE
- - - ADJACENT PROPERTY LINE
- x - x - FENCE LINE
- - - RIGHT OF WAY LINE
- N01°07'15"W 75.44' (120.00') — MEASURED BEARING & DISTANCE
- RECORD DISTANCE
- — FOUND IRON ROD
- — SET IRON ROD
- ⊗ — CUT CROSS IN CONCRETE
- ⊙ — GAS METER
- ⊕ — ELECTRIC METER
- - - GUY WIRE
- x - UTILITY POLE W/LIGHT
- ⊗ — BUSH
- ⊙ — TREE

N. MAIN ST. (60')

NOTES:

- PROPERTY BEING SURVEYED IS P.I.N. 02-02-23-203-014.
- BEARINGS ARE ASSUMED FOR DESCRIPTIVE PURPOSES ONLY.
- TOTAL AREA SURVEYED IS 0.289 ACRES±.
- THIS PROPERTY IS ZONED R-1, FAMILY RESIDENTIAL.
- THIS PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN AS PER (FIRM) FLOOD INSURANCE RATE MAP NO. 17179C0060E, COMMUNITY PANEL NO. 170655 0060E WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017.
- IT IS NOT WARRANTED THAT THIS EXHIBIT PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAYS, BUILDING SETBACK LINES OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

EXHIBIT PLAT



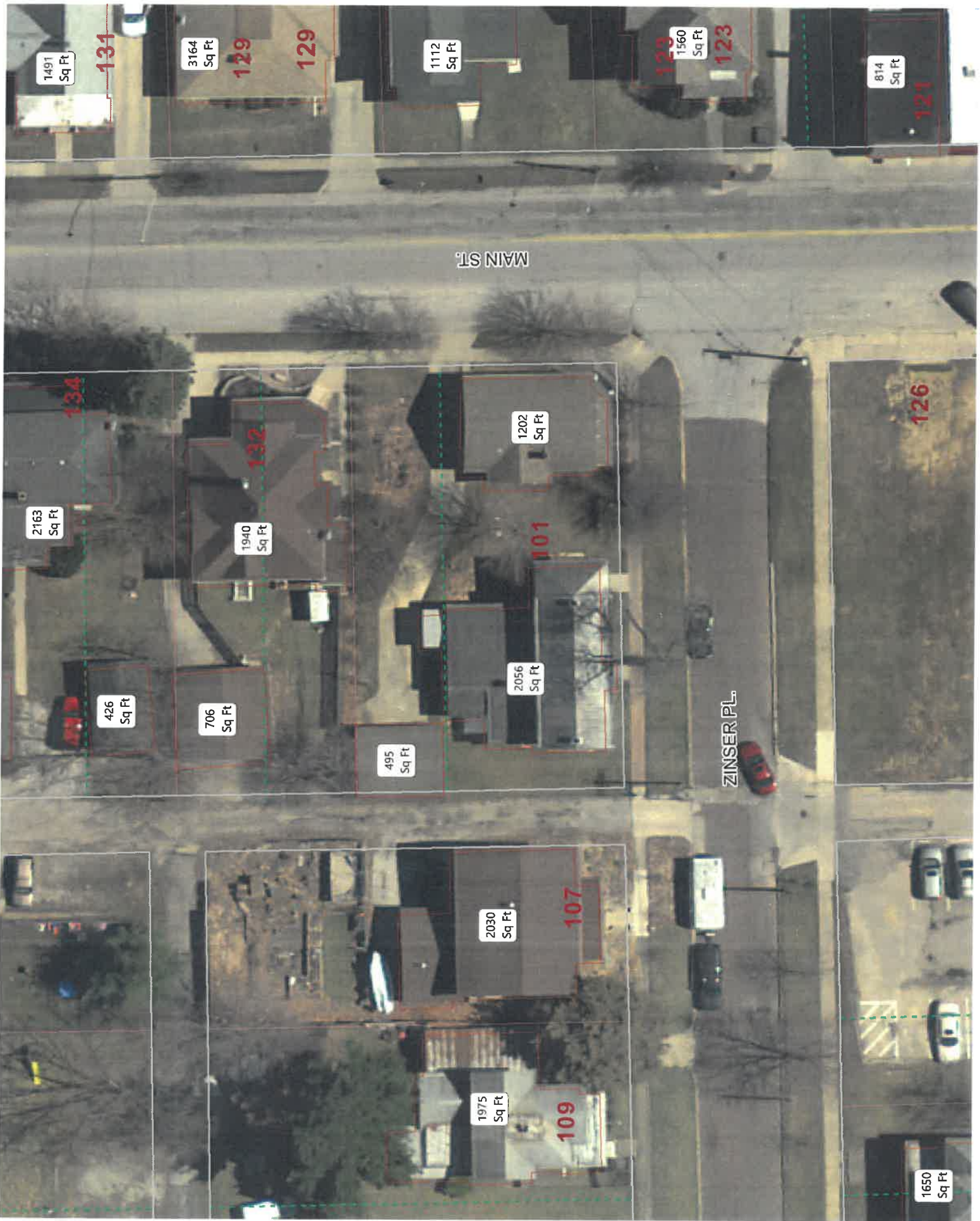
MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5801 N. Prospect Road, Suite 88
Peoria, Illinois 61614
www.mohrerkerr.com
Office: (309) 692-8500
Fax: (309) 692-8601
Professional Design Firm #184.005081

SURVEYED	MDP
DRAWN	JEP
CHECKED	
SCALE	1" = 20'
DATE	12-14-18

**WASHINGTON
HISTORICAL
SOCIETY**

LOT 1 AND THE SOUTH 25 FEET OF LOT 2 IN BLOCK 2
OF DORSEY'S ADDITION TO THE CITY OF WASHINGTON

PROJECT NO.
18-452
SHEET 1 OF 1
DRAWING NO. 1



1491
Sq Ft

131

3164
Sq Ft

129

129

1112
Sq Ft

123

1560
Sq Ft

123

814
Sq Ft

121

MAIN ST.

134

2163
Sq Ft

132

1940
Sq Ft

1202
Sq Ft

101

2056
Sq Ft

495
Sq Ft

706
Sq Ft

426
Sq Ft

ZINSER PL.

126

2030
Sq Ft

107

1975
Sq Ft

109

1650
Sq Ft