

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 Rick Strohl, 507 Catherine St., for a 5 foot side yard variance and a 3 foot distance between structure variance to replace a dilapidated, detached garage
DATE: March 18, 2020.

PZC REQUEST: To allow the petitioner to construct a 12 foot by 21 foot detached garage, replacing an old, dilapidated structure. The proposed garage would be on the side property line and 5 feet is the required side yard setback. In addition, the proposed garage would be 7 feet from the principal structure and 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 65 feet and a lot depth of 68 feet, which includes 8 feet of vacated right of way. The petitioner is requesting to replace his existing detached garage with a similar size structure in the same location. The new garage will be the same distance to the side property line as the original garage and will be 7 feet away from the principal structure, one foot closer than the original garage. The original garage was on the north property line as well, but with the acquired 8 feet of vacated alley, the set back on the north property line is compliant.

STAFFS OBSERVATIONS:

- It appears that the petitioner may not be able to receive reasonable return on his property without replacing the dilapidated, detached garage.
- There does appear to be unique circumstance as the lot is small in both width and depth.
- It does not appear that there would be any change to the character of the neighborhood as the proposed garage will be no closer to the lot line than the existing garage and there will be minimal change to the distance between structures.

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): RICK STROHL / James Lynch (tenant)

Phone Number of Applicant: _____

Address of Applicant: ^{Variance} 507 CATHERINE

Owner of Property: RICK STROHL

Address of Owner: 417 S SAMPSON ST.

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

Property Tax ID (PIN) number: 46-653-924 6 - 02-02-24-113-009

Current zoning classification of the property: R1 Current use of the property: RES.

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:

PURCHASED THE HOME WITH
GARAGE, WCED TO REPLACE GARAGE
WHICH DILAPIDATED

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: SMALL LOT
WITH ALLEYS

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

NO CHANGE GO BACK AS IS

Describe the nature of the variation you are requesting (attach dimensioned site plan): SIDE YARD
& BACK YARD, DISTANCE BETWEEN
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.

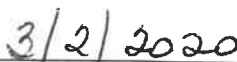
Certification: *To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Variance.*

Signature of Applicant

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.

Property Line

Proposed Garage

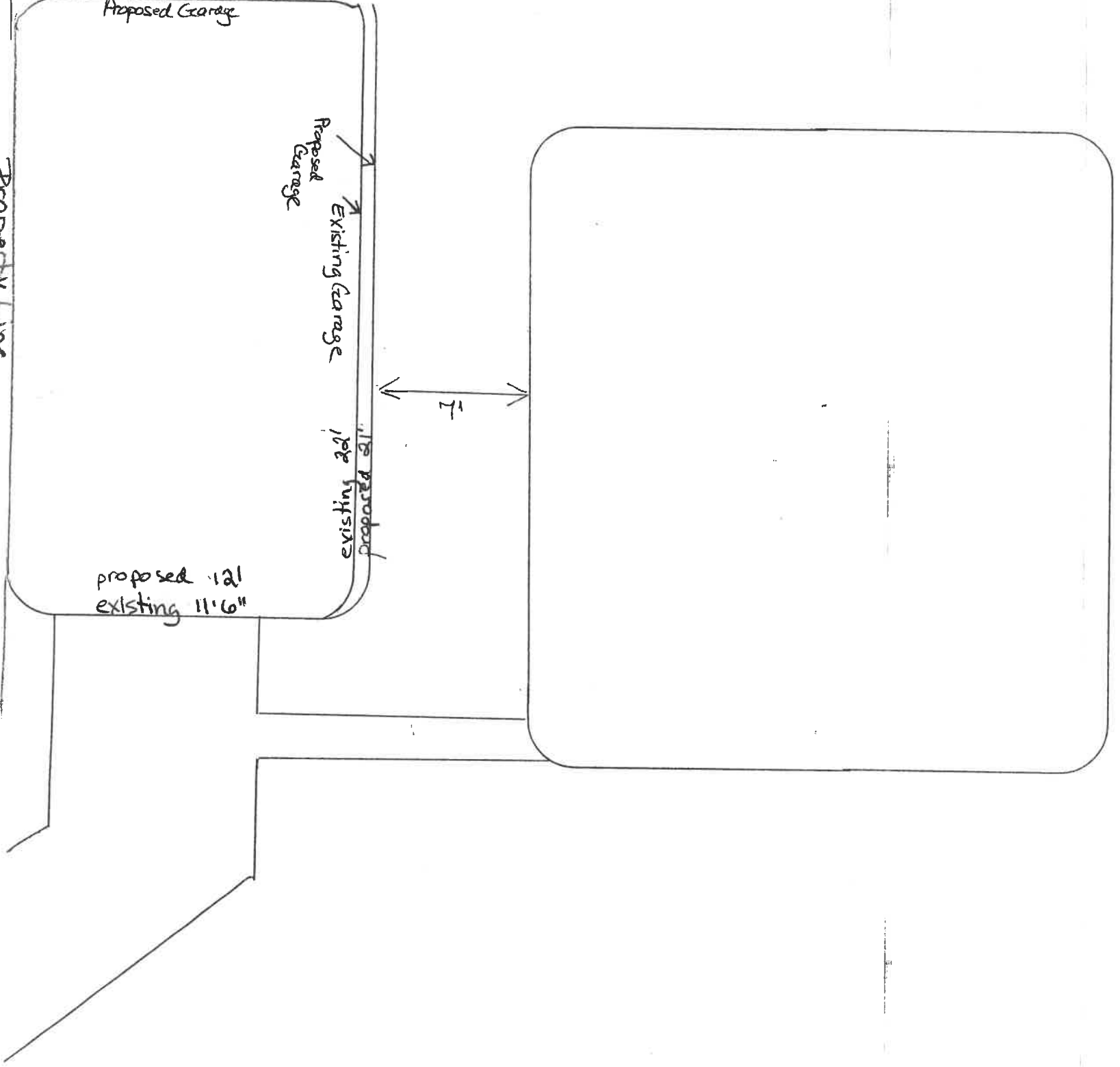
Proposed
Garage

Existing Garage

15'6" proposed
15'2" existing

proposed 12'
existing 11'6"

12'



507 Catherine



22/2020 11:22:27 AM

Parcels

