

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: Variance request of Charles and Lois Stamper to vary from the minimum lot width requirement in the R-1 district.
DATE: February 26, 2020

PZC REQUEST: Charles and Lois Stamper are the owners of 301 and 303 Lincoln St. The petitioners have a buyer who is requesting to split the lot into 2 lots of record. The proposed lot to the south will be approximately 57 feet in width, the minimum lot width at the setback line is no less than 65 feet. The proposed lot to the north will be approximately 84 feet, which is compliant.

BACKGROUND: The property is currently 141.5 feet wide by 205 feet deep on the south and 230 feet deep on the north. The current use of the property is residential with two homes on one lot of record. The buyers are wanting to separate them on two lots of record in order to sell the houses at a later date. The proposed split would leave 12 foot 8 inches between the two houses. If the variance is approved the buyers will have the property surveyed to get exact measurements.

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 a legal nonconformity with two houses on one lot.
- It does not appear that there would be any change to the character of the neighborhood as the separation of the lots will not be a visible change.

STAFF RECOMMENDATION: Staff recommends approval of the variance of minimum lot width.

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): Joe LaHood Jr / Mitch LaHood

Phone Number of Applicant: _____

Address of Applicant: 105 Donald Ct East Peoria for 301/303 LINCOLN

Owner of Property: Charles and Lois Stamper

Address of Owner: 219 1/2 Monroe St, Washington IL 61571

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

Property Tax ID (PIN) number: 02 - 02 - 14 - 420 - 009

Current zoning classification of the property: R1 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:

Homes need to be separated in order to sell at a later date. Once lots are separate, I will order engineering. They will have exact measurements.

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: There are 2 houses on 1 parcel, we need to separate into separate parcels, but we do not have enough frontage on 301 Lincoln St

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

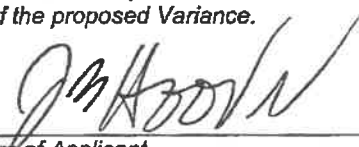
No Change in basic character of neighborhood

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

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

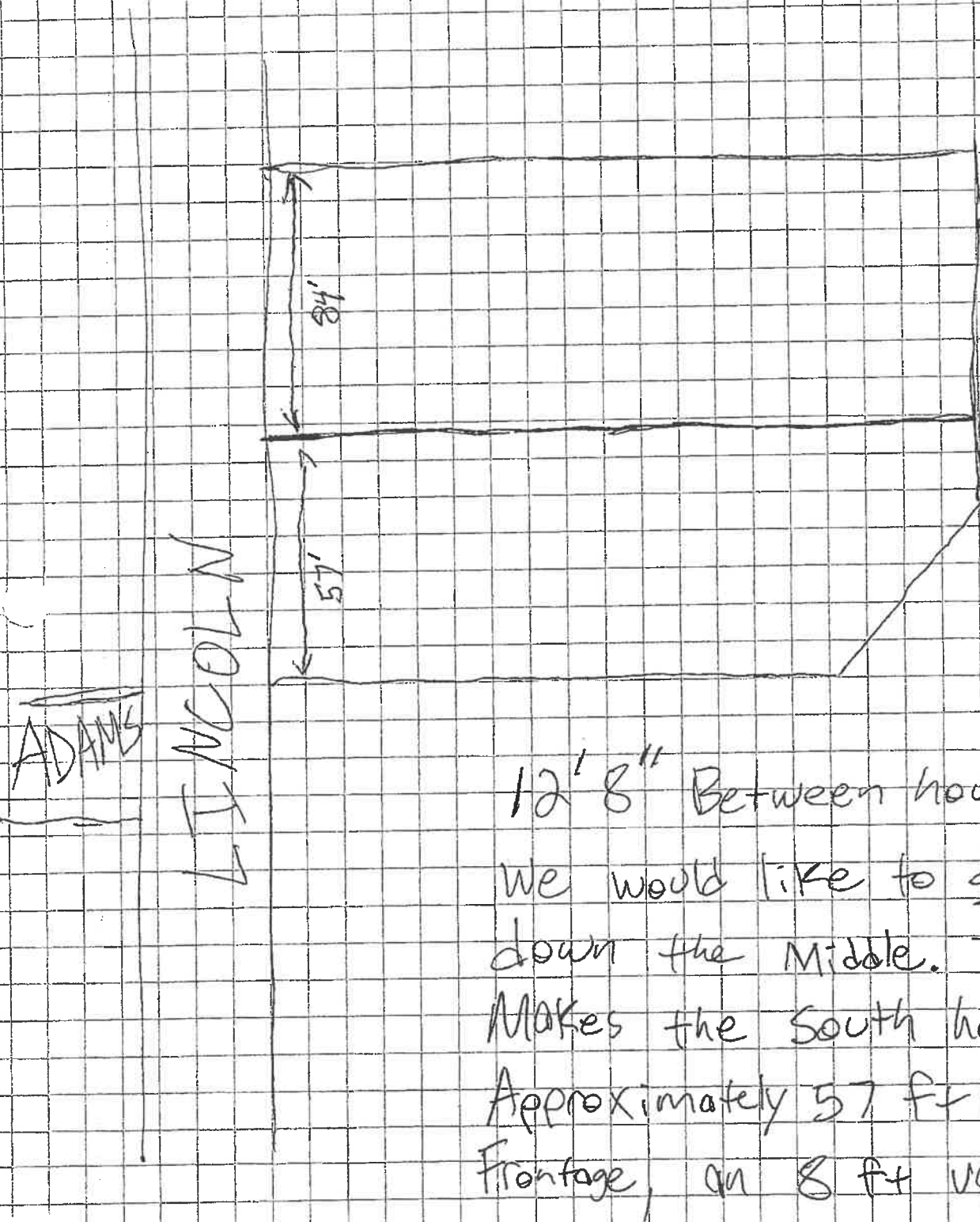
3-2-20
 Date


 Signature of Owner

dotloop verified
 03/03/20 10:49 AM CST
 ZKDT-1HR9-GZSM-PKEL

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.



301-303 Lincoln St



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