

**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 Judy and Jim Coleman, 311 Madison St., for a 2 foot 4 inch side yard variance to replace a dilapidated storage shed  
DATE: June 19, 2020

**PZC REQUEST:** To allow the petitioners to construct a 10 foot by 10 foot storage shed, replacing an old, dilapidated structure of the same size. The proposed shed would be 2 foot 8 inches from the side property line and 5 feet is the required side yard setback.

**BACKGROUND:** The property is zoned R-1 (Single and Two Family Residential) and has a lot width of 50 feet and a lot depth of 142 feet. The petitioners are requesting to replace their existing storage shed with a similar size structure in the same location. The new shed will be the same distance to the side property line as the original shed, sitting on an existing concrete slab.

**STAFFS OBSERVATIONS:**

- It appears that the petitioner may not be able to receive reasonable return on their property without replacing the dilapidated storage shed.
- 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 the proposed shed will be in the same location as the existing shed has been for over 50 years.

**STAFF RECOMMENDATION:** Staff recommends approval of the side yard 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): Judy and Jim Coleman

Phone Number of Applicant:                     

Address of Applicant: 311 MADISON WASHINGTON, ILL.

Owner of Property: Judy Jim Coleman

Address of Owner: 311 MADISON WASHINGTON, ILL.

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

Property Tax ID (PIN) number: 02-02-14-414-007

Current zoning classification of the property: Residence Current use of the property: owner occupied

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:

our current shed sits on a deep concrete slab 30 inches from property line. Lot is only 50ft wide and newer zoning would put it so far over as to destroy looks of property if for sale

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: We just want to put same size shed 10x10 on slab that's been there over 50 yrs.

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

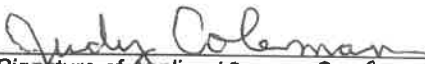
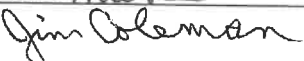
This shed is over 50 yrs old and if not replaced will decrease property value.

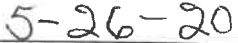
Describe the nature of the variation you are requesting (attach dimensioned site plan):

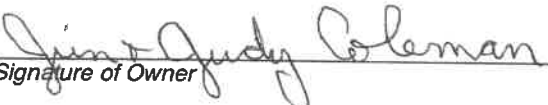
**PUBLIC HEARING:** Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission (PZC) meeting for a public hearing. The PZC meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmor 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.*

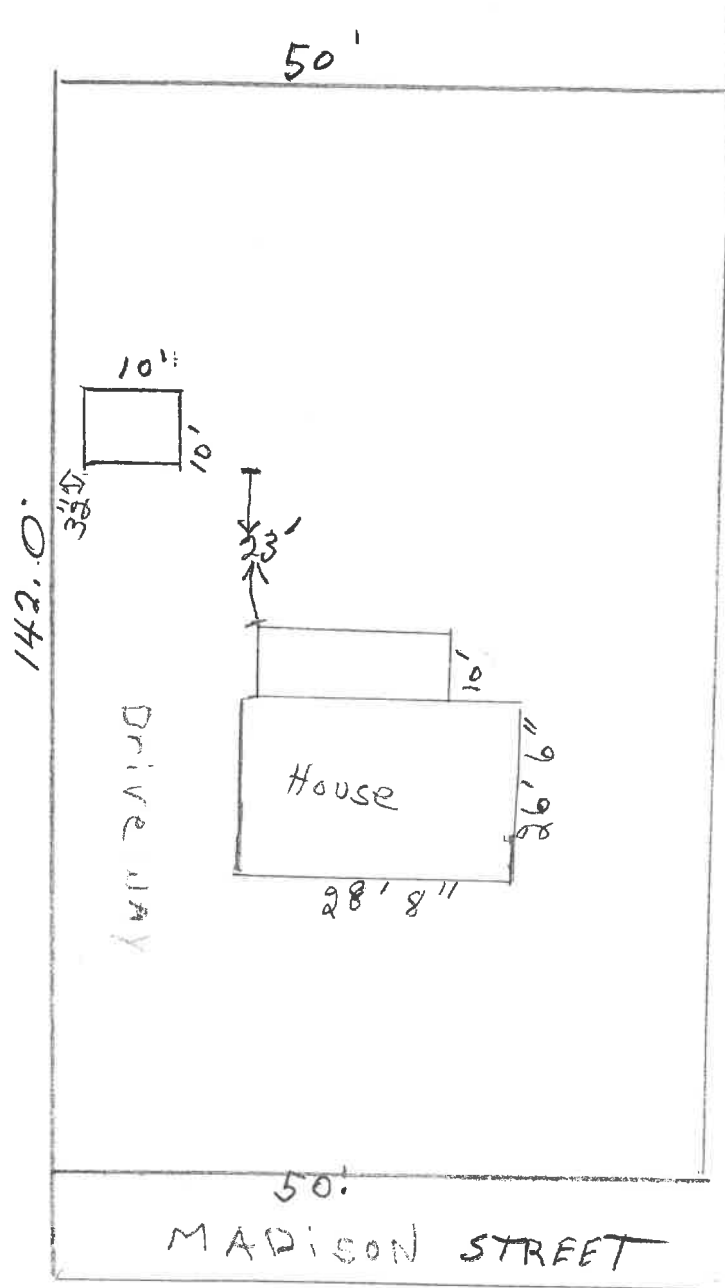
  
Signature of Applicant 

  
Date

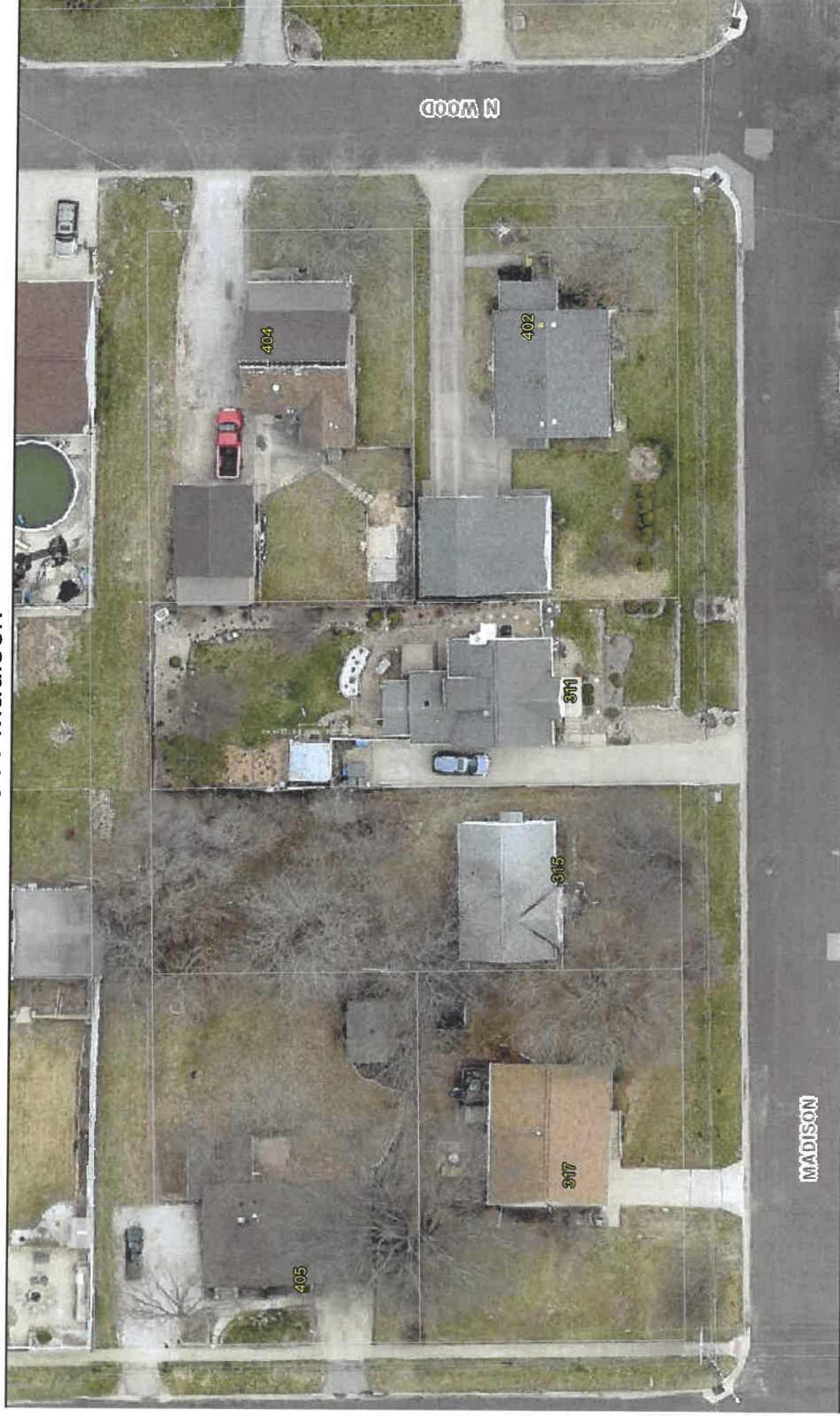
  
Signature of Owner

  
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.



# 311 Madison



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