

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 & Vickie Baldwin, 202 Ernest St., for a variance to exceed the allowable aggregate square footage of all accessory structures
DATE: August 25, 2020

PZC REQUEST: To allow the petitioners to construct a 10 foot by 16 foot storage shed that will exceed the allowable square footage of all accessory structures on the property. The total of the current accessory structures on the property is 1,748, which is over the allowable square footage of 1,600 square feet. With the addition of the proposed shed, the aggregate square footage will be 1,908 square feet.

BACKGROUND: The property is zoned R-1 (Single and Two Family Residential) and is a double lot with a width of 160 feet and a depth of 150 feet. The petitioners are requesting to construct a storage shed at the rear of the property. The proposed shed will meet all setback and distance between structure requirements. Because the principal structure has no basement, the petitioners are requesting a variance to allow the shed for additional storage.

STAFFS OBSERVATIONS:

- It appears that the petitioners should be able to receive reasonable return on their property without a storage shed.
- There does appear to be unique circumstance as the lot is a double lot.
- It does not appear that there would be a change to the character of the neighborhood as the shed will not be visible from the street.

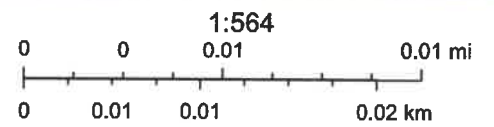
STAFF RECOMMENDATION: Staff recommends denial of the variance to exceed the allowable aggregate square footage of all accessory structures.

202 Ernest



25/2020 8:08:06 AM

Parcels



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 & Vickie Baldwin

Phone Number of Applicant: [REDACTED]

Address of Applicant: 202 Ernest St

Owner of Property: Rick Baldwin

Address of Owner: 202 ERNEST ST

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

Email Address: [REDACTED]

Property Tax ID (PIN) number: 02-02-20-405-019

Current zoning classification of the property: Residential

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:

Extra Storage needed

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 have a double lot, and NO basement Therefore looking for extra Storage

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

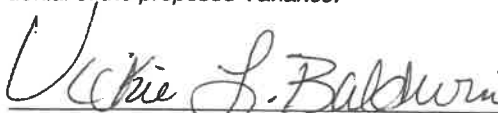
NO Change, Shed wouldn't be visible from Street View.


* 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.

