

CITY OF WASHINGTON
PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. • Washington, IL 61571

Ph. 309-444-1122 • Fax 309-444-9779

bholmes@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning & Zoning Commission
FROM: Becky Holmes, Building & Zoning Supervisor
SUBJECT: Request of Chris & Roberta Kretschman, 407 Pine Ridge Dr., for a 1 foot 8 inch side yard variance and a 2 foot distance between structure variance to retain an existing storage shed.
DATE: August 25, 2020

PZC REQUEST: To allow the petitioners to retain a 10 foot by 20 foot storage shed that was placed on the property before realizing they needed a permit. The storage shed is 3 foot 4 inches from the side property line, 5 feet is the required side yard setback. In addition, the storage shed is 8 feet 1 inch 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 100 feet and a lot depth of 232+ feet. The petitioners are requesting to keep the shed in its current location. Because of the steep slope in the rear yard, the side yard where there was already an existing concrete slab was the only location that was suitable for placement.

STAFFS OBSERVATIONS:

- It appears that the petitioners may not be able to receive reasonable return on their property without a storage shed.
- There does appear to be unique circumstance as the lot is irregular in shape with a steep slope to the lake in the rear yard.
- It does not appear that there would be a change to the character of the neighborhood as other properties have storage sheds in similar locations on their lots.

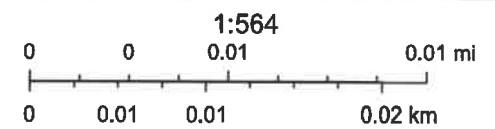
STAFF RECOMMENDATION: Staff recommends approval of the side yard and distance between structure variance requests.

407 Pine Ridge Dr



'25/2020 8:12:31 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): Chris Kretschman

Phone Number of Applicant: [REDACTED]

Address of Applicant: 407 Pine Ridge Drive; Washington, IL 61571

Owner of Property: Chris and Roberta R. Kretschman

Address of Owner: 407 Pine Ridge Drive; Washington, IL 61571

I would like to receive correspondence by: Mail X Email

Email Address: [REDACTED]

Property Tax ID (PIN) number: 02 - 02 - 21 - 202 - 014

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:
My current residence does not have available space to store necessary lawn

equipment and associated lawn tools to maintain the lawn and surrounding property.

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 X 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: Due to the position of my home on my lot and the steep slope of the lot I am unable to locate a storage shed in the back yard or front yard of my home. An existing concrete slab between my house and the neighbors yard is the only possible location to place the shed.

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

Placement of the shed next to the home will not alter the appearance of the neighborhood. The design of the shed is in keeping with the decor of the neighborhood. The colors of the shed are an identical match to the colors of the existing home on the lot (see attached pictures). My homeowners association by-laws do not prohibit sheds and there are other properties with similar sheds.

Describe the nature of the variation you are requesting (attach dimensioned site plan): I am requesting a variance on the required distance from the shed to the neighbors property and the shed to my house. Currently the shed is placed 3' 4" from the neighbors chainlink fence and 8'1" from my existing garage (which is constructed of concrete blocks and red bricks). My immediate neighbor has agreed to the placement of the shed.

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.

ROUTE 24

BUSINESS

COMMON GROUND

↑
NORTH

WASHINGTON

10
ACRE
LAKE

COMMON
GROUND

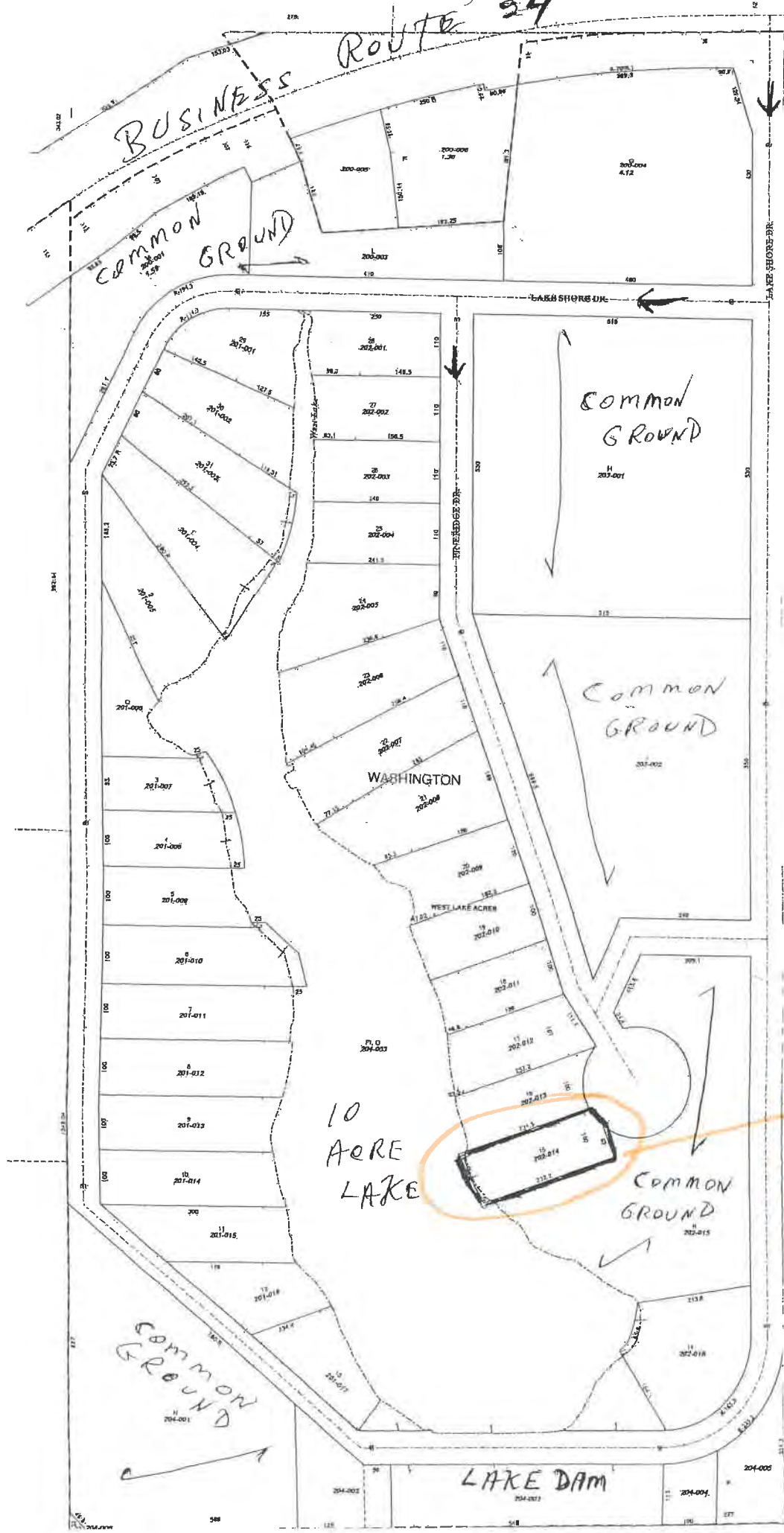
COMMON
GROUND

COMMON
GROUND

HOT
PINE
RIDGE

COMMON
GROUND

LAKE DAM





Tazewell County GIS portal and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be compiled and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a source for title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS portal and map records are provided for any use of the information contained herein at the user's own risk. The user assumes all liability for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS portal and map records assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



Pictures of the Shed at 407 Pine Ridge Drive



View from the back yard



View from the back deck into the neighbor's yard



View between the garage and shed



View from the front driveway