

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 Tony & Cheri Rodgers, 202 S Wood St., for a variance to exceed the allowable aggregate square footage of all accessory structures
DATE: April 22, 2021

PZC REQUEST: To allow the petitioners to construct an enclosed structure for their RV and a 1 stall addition to their existing garage. The proposed aggregate square footage will exceed the allowable square footage of all accessory structures on the property. The total of the current detached garage is 675 square feet. There is currently a small shed on the property which will be removed. With the proposed addition to the garage and the proposed enclosed RV structure, the aggregate square footage will total 2,124 square feet, 924 square feet over the allowable square footage for all accessory structures.

Residential zoning code reads:

In any R-1A or R-1 District, no accessory structure shall be constructed, placed, or made upon the property unless it shall comply with the following additional requirements:

- (a) The aggregate ground floor area of all accessory structures on any single lot up to one-half (½) acre in size shall not exceed the lesser of:
 - 1. One thousand two hundred (1,200) square feet; or
 - 2. The ground floor area of the principal structure on the property.

BACKGROUND: The property is zoned R-1 (Single and Two Family Residential) has a lot width of 70 feet and depth of 210 feet. The petitioners are requesting to construct a 19 foot by 51 foot enclosed structure on an existing concrete pad to house their RV and a 30 foot by 16 foot, 1 stall addition to their existing garage. The existing pad and RV are currently compliant; the RV is not required to be in an enclosed structure. However, the petitioner feels it would enhance the neighborhood to have the RV under cover. In addition, with the removal of the shed, a third stall will allow for additional storage.

The proposed RV enclosure and garage addition will exceed the allowed aggregate square footage on the property. The proposed structures will meet all setback and distance between structure requirements.

STAFF OBSERVATIONS:

- It appears that the petitioners should be able to receive reasonable return on their property without the enclosed RV structure and addition to their garage.
- There does appear to be unique circumstance as the lot is deep and just over a third acre.
- It does not appear that there would be a change to the character of the neighborhood as there is already a pad for the RV and the garage addition will be to the rear of the garage and not visible from the street

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

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): Tony & Cheri Rodgers

Phone Number of Applicant: _____

Address of Applicant: 202 S Wood St, Washington

Owner of Property: Tony & Cheri Rodgers

Address of Owner: 202 S Wood St, Washington

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

Property Tax ID (PIN) number: 02 - 02 - 23 - 211 - 008

Current zoning classification of the property: R1 Current use of the property: Single Family Home

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:

Reasonable return would be ~~to~~ improved
by a structure to cover RV.

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: Property in narrow
and deep.

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

Enhanced with the RV under cover and
an additional Stall to the garage.

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

area of all accessory structures to exceed
1200 feet.

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.*

Jon W Rodger Cheri A. Rodger 3-30-2021
Signature of Applicant Date

Jon W Rodger Cheri A. Rodger 3-30-2021
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.

Google Maps 202 S Wood St



Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, Map data ©2021 50 ft

1 House
 34' wide X 34' 4" deep
 +20 (deck + Porch)

 34' wide X 54' 4" deep
No Changes

2 Garage
 30' deep X 22' 5" wide
 Add 1 stall 30' deep X 16' wide
 New dimensions 30' deep X 38' 5" wide

3 Building for RV
 19' wide X 51' deep

Doc No.: 201700014174

Receipt #: 774531
Pages Recorded: 1
Document Type: REL

Total Fees: \$42.25
+RHSP FUND: \$9.00

FOR THE PROTECTION OF
THE OWNER, THIS
RELEASE SHALL BE FILED
WITH THE RECORDER OF
DEEDS OR THE
REGISTRAR OF TITLES IN
WHOSE OFFICE THE
MORTGAGE OR DEED OF
TRUST WAS FILED.

Date Recorded: 9/20/2017 8:50:24 AM

RELEASE MORTGAGE

Pursuant to 765 Ill. Comp. Stat. Ann. 905/3.

KNOW ALL MEN BY THESE PRESENTS, that JPMORGAN CHASE BANK, N.A., owner of record of a certain mortgage from TONY RODGERS AND CHERI RODGERS to JPMORGAN CHASE BANK, N.A., dated April 2, 2011 and recorded on May 4, 2011, in Volume/Book at Page and/or as Document 201100007944 in the Recorder's Office of TAZEWELL County, State of Illinois, does hereby acknowledge full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage.

ALL THAT PARCEL OF LAND IN TAZEWELL COUNTY, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 4 IN BLK 2 IN ANTHONYS ADDITION AND BEING MORE FULLY DESCRIBED IN DEED INST # 200700008823 DATED 04/27/2007 AND RECORDED 04/27/2007, TAZEWELL COUNTY RECORDS, STATE OF ILLINOIS.

TAX/PIN: 02-02-23-211-008

Property Address: 202 S WOOD, WASHINGTON, IL 61571

Witness the due execution hereof by the owner of said mortgage on September 18, 2017.

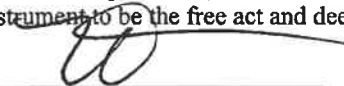
JPMORGAN CHASE BANK, N.A.


EDNIQUE WILLIAMS
Vice President



STATE OF Louisiana
PARISH/COUNTY OF Ouachita

On September 18, 2017, before me appeared EDNIQUE WILLIAMS, to me personally known, who did say that s/he/they is (are) the Vice President of JPMORGAN CHASE BANK, N.A., and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/ they acknowledged the instrument to be the free act and deed of the corporation (or association).


VICKI C. KNIGHTEN - 54231, Notary Public
Lifetime Commission



Prepared by/Record and Return to:
Lien Release
JPMorgan Chase Bank, N.A.
700 Kansas Lane
Mail Code LA4-3120
Monroe, LA 71203
Telephone Nbr: 1-866-756-8747

Loan Number: 1757754266
Outbound Date: 09/14/17
MERS Phone, if applicable: 1-888-679-6377
MIN, if applicable:
MERS Address, if applicable:
P.O. Box 2026, Flint, MI 48501-2026