

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Aaron Paque, Planner
SUBJECT: Public Hearing –Variance request of Brandon Hall, at 202 N Meadowview Ln to increase the maximum allowable fence height within the rear and side yard.
DATE: June 7th, 2023

Zoning: R-1 (Single- and Two-Family Residential)

Comprehensive Plan: Single- and Two-Family Residential

Summary: Brandon Hall is requesting a variance at 202 N Meadowview Ln to increase the maximum allowable fence height within the rear and side yard. The purpose for this request is to allow for the construction of an eight foot (8) tall fence within the rear and side yard.

Background: The variance requested is of Chapter 154.057(H)(2) of the City Code which states:

“Side and rear yard fences. Side yard and rear yard fences may be either ornamental fences or any other fence, but may not exceed six (6) feet in height above grade.”

202 N Meadowview Ln is part of the Rolling Meadows (North) Subdivision. The home was built in 1966 and as such, does not conform to modern day setbacks. Due to this, the rear yard is ten (10') feet wide, the rear of the home is fifteen (15) feet from the neighboring facade, and is roughly twenty-four inches lower in elevation than the neighboring property. This is the only home within Rolling Meadows (North) with this unique home placement. The request would not be in line with the character of the neighborhood as this would be the only home with an eight (8') foot tall fence. The request does not pose a life safety concern with visibility or require special require special considerations for fire barriers. Based on the uniqueness of the lot and reasonable expectation of return, staff recommends to approve of the variance as amended in the attached map.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, June 7th 2023.

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): Brandon Hall

Phone Number of Applicant: [REDACTED]

Address of Applicant: 202 N. Meadowview Ln

Owner of Property: Brandon Hall

Address of Owner: 202 N. Meadowview Ln

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

Email Address: [REDACTED]

Property Tax ID (PIN) number: 8 - 75D - 41923 - 0009314 - 001

Current zoning classification of the property: Residential

Current use of the property: Primary Residence

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 house was built very close to the house behind me (to the East), approximately 13 feet apart. As well, that house is between 12 and 24 inches higher than mine.

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 is no privacy to speak of our bedrooms and bathroom(s) are on the adjacent sides. I/we can't even open the blinds let alone a window.

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

None in my opinion, as it would only really be visible from our two houses.

Describe the nature of the variation you are requesting (attach dimensioned site plan): To build an 8 foot tall privacy fence, as opposed to a 6 foot tall fence along the property line. I spoke with the owner of the house and he has no opposition to this whatsoever.

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:

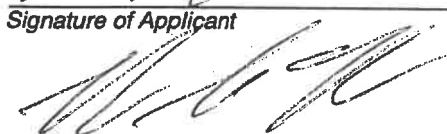
1. To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.
2. To permit the reconstruction of a nonconforming building which has been destroyed or damaged to an extent of more than fifty percent (50%) of its value, by fire or act 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

5-2-23
Date



Signature of Owner

5-2-23
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.

Tazewell County, Illinois

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Parcel

Parcel ID	Alt. PIN	Parcel Address	Data as of
02-02-20-304-014		202 N MEADOWVIEW LN, WASHINGTON	4/29/2023

Tax Payer Information

Tax Payer	HALL BRANDON
Tax Payer Address	202 N MEADOWVIEW LN WASHINGTON IL 615710000
Transfer Date	05/05/2014

Location Information

GIS		Section & Plat	
District No.	02015	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	202 N MEADOWVIEW LN, WASHINGTON	Legal Desc.	SEC 20 T26N R3W ROLLING MEADOWS SEC 8 LOT 257 SW 1/4

Parcel Information

Topography

Services

Property Class Code	40 IMPROVED RESIDENTIAL LOT	Level	N	Water	
Neighborhood Code	203	High	N	Sewer	
Neighborhood Factor	115.00	Low	N	Gas	
Neighborhood Type		Rolling	N	Electricity	N
Street or Road Code		Swampy	N	Sidewalk	
		Flood Hazard		Alley	N
		Waterfront Property Type			

blue
Preferably 8' tall along the whole line for aesthetics, but if not possible, then at least the 7 1/2" side and first 45' between.
Shrubbery is not possible because of drainage issues.

Back Yard

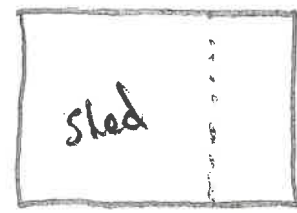
House
+ (12"-24") elevation

Bed window

Bed window

83'

Fence line







**202 N
Meadowview
Ln**

PIN: 02-02-20-304-014

Legend

-  Staff Recommendation
-  Parcels



Date: 6/2/2023

This map indicates approximate data locations and may not be 100% accurate. Parcels are provided and maintained by Tazewell County.