

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

joliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Request by Natalie Bielema for a 3-foot side yard setback variance and a 4-foot rear yard variance at 210 Monroe Street
DATE: August 31, 2023

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

Comprehensive Plan: Single- and Two-Family Residential

Summary: Natalie Bielema is requesting a 3-foot reduction of the west side yard setback and a 4-foot reduction in the rear setback at 210 Monroe Street. The property is zoned R-1 (Single- and Two-Family Residential). The purpose of the variance is to allow for the replacement of an existing garage.

Background: The minimum setback for accessory structures is five feet from the side and rear property lines and ten feet from other structures when not connected. An existing 14' x 23' garage built in 1947 is approximately two feet from the west side property line, one foot from the rear property line, and eight feet from the principal structure. A severe weather event earlier this year caused substantial damage to the existing garage. Because the garage infringes upon the minimum side and rear yard setbacks, a variance must be approved before it can be replaced. Ms. Bielema would like to replace it and connect it to the house eight feet to the north. As a result, the proposed new garage would be 14' x 31'. It would be constructed on the same footprint as the existing garage with the exception of the additional square footage that would connect it to the house. The property is approximately 2,570 square feet with an average width from east-to-west of 38.5 feet.

Many accessory structures in the subdivisions in this area do not conform with the five-foot side and rear yard setbacks. This proposed variance would allow for the replacement of a garage and place it no closer to the side and rear property lines as the existing garage. The limited property size makes it difficult to replace the accessory structure without necessitating at least one variance request.

The request would not appear to create any impacts to adjacent properties and the smaller lot size and lot width are hardships that are common to many lots on the west and east sides of Washington. This would allow for the replacement of the garage was damaged by a fallen tree. The requested variance would not appear to pose substantial impacts on the basic character of the neighborhood. **Staff recommends approval of the 3-foot side yard setback variance and 4-foot rear yard variance requests at 210 Monroe Street.**

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, September 6, 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): Natalie Bielema

Phone Number of Applicant: [REDACTED]

Address of Applicant: 210 Monroe Street

Owner of Property: Natalie Bielema

Address of Owner: 210 Monroe Street

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

Property Tax ID (PIN) number: 02 - 02 - 14 - 415 - 005

Current zoning classification of the property: R-1 Current use of the property: 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: The current position of the home on the lot will not allow a garage structure to be rebuilt within the current set back requirements.

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: The previously existing garage structure was damaged beyond repair by a fallen tree during an adverse weather event

Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make: None

Describe the nature of the variation you are requesting (attach dimensioned site plan): Rebuilding a garage structure within the same distance of the lot line as the previous garage structure. This distance is not within the current set back requirements.

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.*

Natalie M. Buelma
Signature of Applicant

8/6/23
Date

Natalie M. Buelma
Signature of Owner

8/6/23
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 Aaron Paque, Planner, at (309) 444-1122.

Tazewell County, Illinois

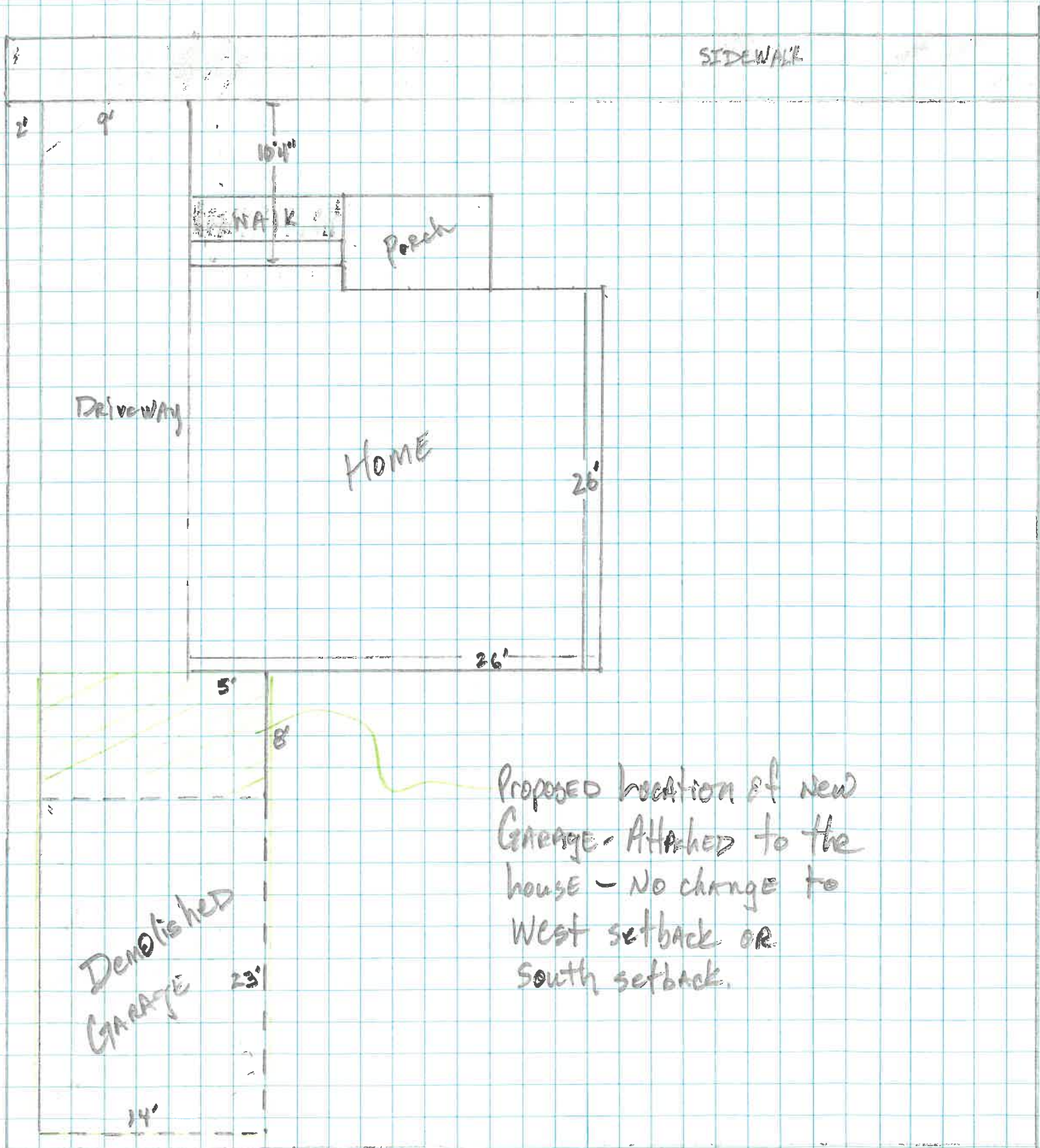
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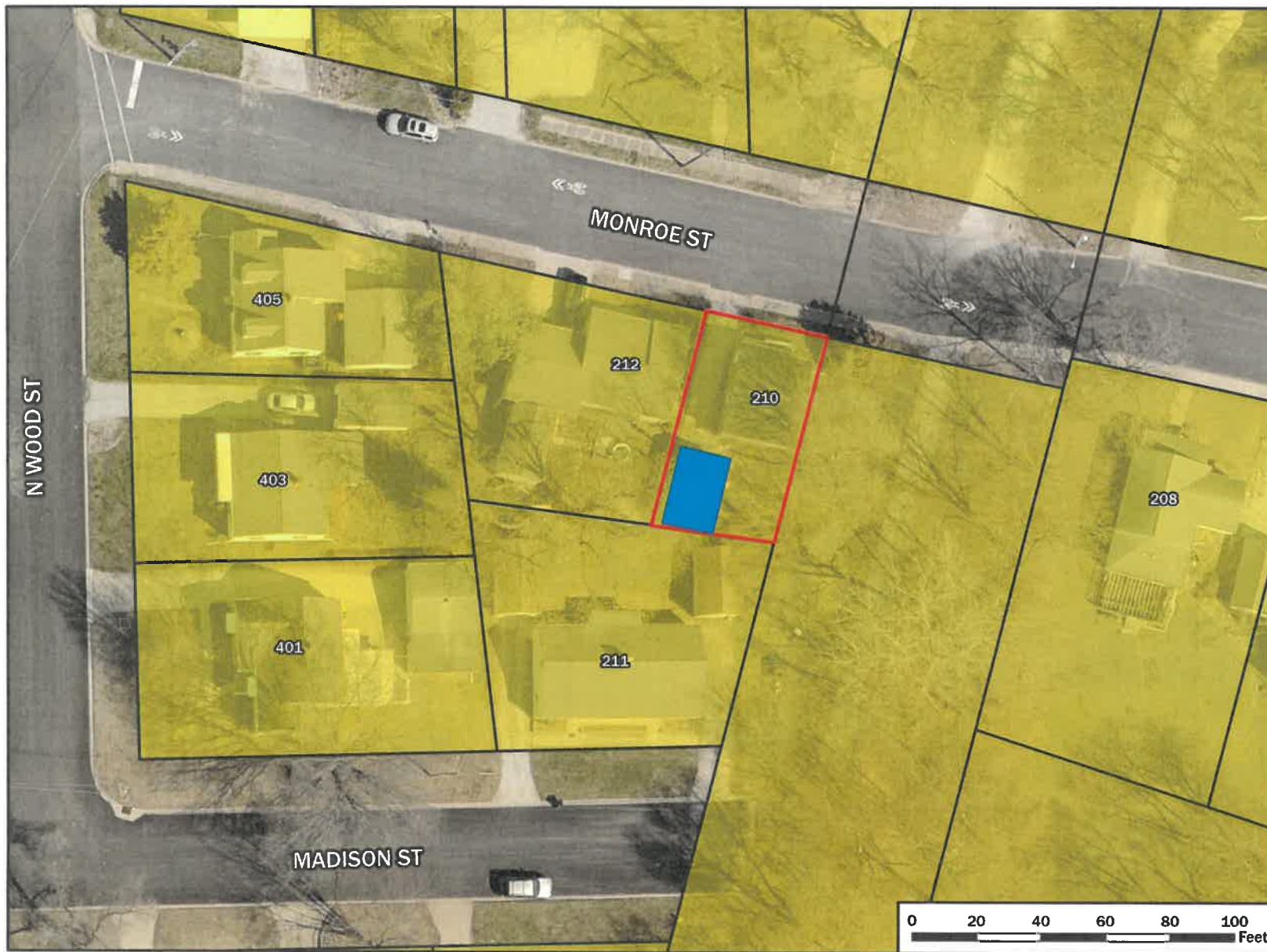
Parcel

Parcel ID	Alt. PIN	Parcel Address	Data as of		
02-02-14-415-005		210 MONROE ST, WASHINGTON	8/26/2023		
Tax Payer Information					
Tax Payer	BIELEMA NATALIE M				
Tax Payer Address	210 MONROE ST WASHINGTON IL 615710000				
Transfer Date	10/15/2021				
Location Information					
GIS		Section & Plat			
District No.	02027	State Assigned District No.	020		
Township No.	002,	Routing No.			
Parcel Address	210 MONROE ST, WASHINGTON	Legal Desc.	SEC 14 T26N R3W WITSCHIES RE-SUB OF BLOCK 6B LOT H SE 1/4		
Parcel Information		Topography	Services		
		Level	N		
Property Class Code	40 IMPROVED RESIDENTIAL LOT	High	N	Water	
Neighborhood Code	211	Low	N	Sewer	
Neighborhood Factor	109.00	Rolling	N	Gas	
Neighborhood Type		Swampy	N	Electricity	N
Street or Road Code		Flood Hazard		Sidewalk	
		Waterfront Property Type		Alley	N

210 Monroe

N↑





210 Monroe St.

PIN: 02-02-14-415-005

Legend

- 210 Monroe St
- Garage
- Parcels
- Zoning
- R-1



Date: 8/10/2023

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





210 Monroe St.

PIN: 02-02-14-415-005

Legend

-  210 Monroe St
-  Garage
-  Parcels



Date: 8/10/2023

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

