

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: Aaron Paque, Planner
SUBJECT: Public Hearing – Request by Susan Springman of 505 E Holland St, requests a variance for a reduction of the front yard setback.
DATE: September 1st, 2022

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

Summary: Susan Springman is requesting a reduction of the front yard setback. The property is zoned R-1 (Single- and Two-Family Residential). The purpose of the variance is to allow for the replacement of the front steps of her home that will require a landing per 2018 International Residential Code (IRC).

Background: Chapter 154 of the City Code states:

“Front yard setback: Front yard: not less than twenty-five (25) feet unless the dwelling unit is constructed in an established area on one side of the street between two (2) intersecting streets which is improved with buildings that have observed a front yard depth of less than twenty-five (25) feet.”

Based on the submitted drawing, the front yard setback would be reduced to nine (9) feet. The house currently sets back approximately sixteen (16) feet from the front property line.

505 E Holland is part of the Holland, Dorsey, Wathan & Robinson Addition in the eastern region of Washington. The home was built in 1931. Like many other homes in that neighborhood, it was built prior to the development of building codes, making many of the lots non-conforming to today's standards. Currently there are multiple examples of homes that do not conform with the twenty-five (25) foot set back within the subdivision. 2018 IRC mandates a landing on all exterior egress locations that require stairs. Staff recommends to approve the requested variance to comply with the current building code requirements.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, September 7th 2022.

**CITY OF WASHINGTON
WASHINGTON, ILLINOIS**

Department of Planning & Development

***Request for Publication
Notice of Public Hearing***

<i>Transmitted to:</i>	Valeri Brod, City Clerk
<i>Transmitted by:</i>	Aaron Paque, Planner
<i>Date of transmittal:</i>	7/15/2022
<i>Send notice by:</i>	7/15/2022
<i>For publication on:</i>	8/10/2022
<i>Date of Public Hearing:</i>	9/7/2022

<i>Purpose of public hearing:</i>	Variance of the front yard setback to replace the front steps and add a landing.
<i>Legal description</i>	HOLLAND DORSEY WATHAN & ROBINSON ADDN NE 1/4 SEC 23 E51' OF LOT 6 & S10' OF E51' OF LOT 7 BLK 11
<i>Property address</i>	505 E Holland St
<i>Property tax ID (PIN #)</i>	02-02-24-120-006
<i>Suggested language to include:</i>	Variance to allow the front steps and landing to encroach into the front yard setback
<i>Ordinance needed?</i>	No
<i>Petition or application attached?</i>	Yes
<i>If yes, petitioner's name:</i>	Susan Springman
<i>If yes, fees paid?</i>	Yes
<i>Other notes/requests</i>	Property is zoned R-1, Front yard setback is 25 feet. The request is a 16-foot reduction of the front yard setback
<i>List of attachments</i>	Application, site plan, tax bill

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): Susan Springman

Phone Number of Applicant: [REDACTED]

Address of Applicant: 505 E. Holland St. Washington, IL 61571

Owner of Property: Susan Springman

Address of Owner: 505 E. Holland St. Washington, IL 61571

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

Property Tax ID (PIN) number: 02-02-24-120-006

Current zoning classification of the property: R-1 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:

Home was built 1931 prior to zoning code. Current zoning prevents front steps from being extend to accommodate landing for stairs

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 property like many others in the older neighborhood were built prior to zoning code and are not built according to current setbacks

Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make: none, replacing existing front porch from concrete to wood. this is typical in this neighborhood

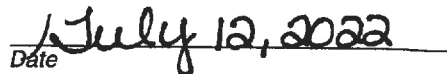
Describe the nature of the variation you are requesting (attach dimensioned site plan): 16 Ft reduction front yard setback


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:

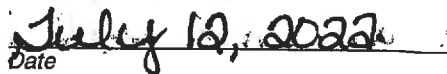
1. To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.
2. To permit the reconstruction of a nonconforming building which has been destroyed or damaged to an extent of more than fifty percent (50%) of its value, by fire or act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





505 E. Holland St.

PIN: 02-02-24-120-006

Legend

Proposed Stairs

Type

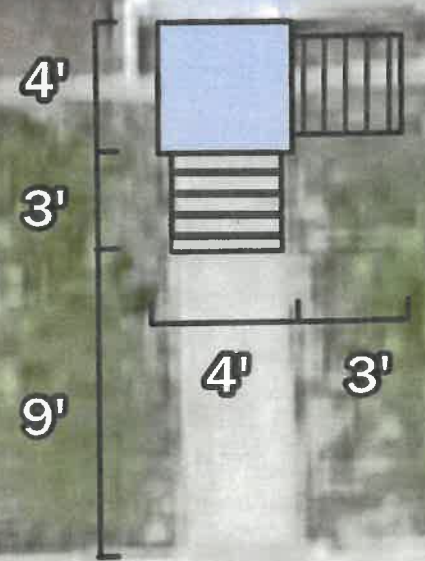
-  Landing
-  Stairs
-  Stairs Horizontal
-  Parcels



This map indicates approximate data locations and may not be 100% accurate. 2019 Aerial Imagery & Parcels are provided and maintained by Tazewell County.



505 E. Holland St.



Tazewell County, Illinois

generated on 9/2/2022 10:41:40 AM CDT

Parcel

Parcel ID 02-02-24-120-006	Alt. PIN	Parcel Address 505 E HOLLAND ST, WASHINGTON	Data as of 8/27/2022
--------------------------------------	-----------------	---	--------------------------------

Tax Payer Information

Tax Payer	SPRINGMAN SUSAN A
Tax Payer Address	505 E HOLLAND ST WASHINGTON IL 615710000
Transfer Date	04/08/2014

Location Information

GIS		Section & Plat	
District No.	02027	State Assigned District No.	020
Township No.	002,	Routing No.	
Parcel Address	505 E HOLLAND ST, WASHINGTON	Legal Desc.	HOLLAND DORSEY WATHAN & ROBINSON ADDN NE 1/4 SEC 23 E51' OF LOT 6 & S10' OF E51' OF LOT 7 BLK 11

Parcel Information		Topography		Services	
Property Class Code	40 IMPROVED RESIDENTIAL LOT	Level	N	Water	
Neighborhood Code	210	High	N	Sewer	
Neighborhood Factor	112.00	Low	N	Gas	
Neighborhood Type		Rolling	N	Electricity	N
Street or Road Code		Swampy	N	Sidewalk	
		Flood Hazard		Alley	N
		Waterfront Property Type			
