

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>

jolphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Aaron Paque, Planner
SUBJECT: Public Hearing –Variance request of Nick Hausam, at 612 Monroe St to reduce the front yard setback.
DATE: December 2nd, 2022

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

Comprehensive Plan: Single- and Two-Family Residential

Summary: Nick Hausam is requesting a variance at 612 Monroe St to reduce the front yard setback. The purpose for this request is to allow for the construction of a covered front porch.

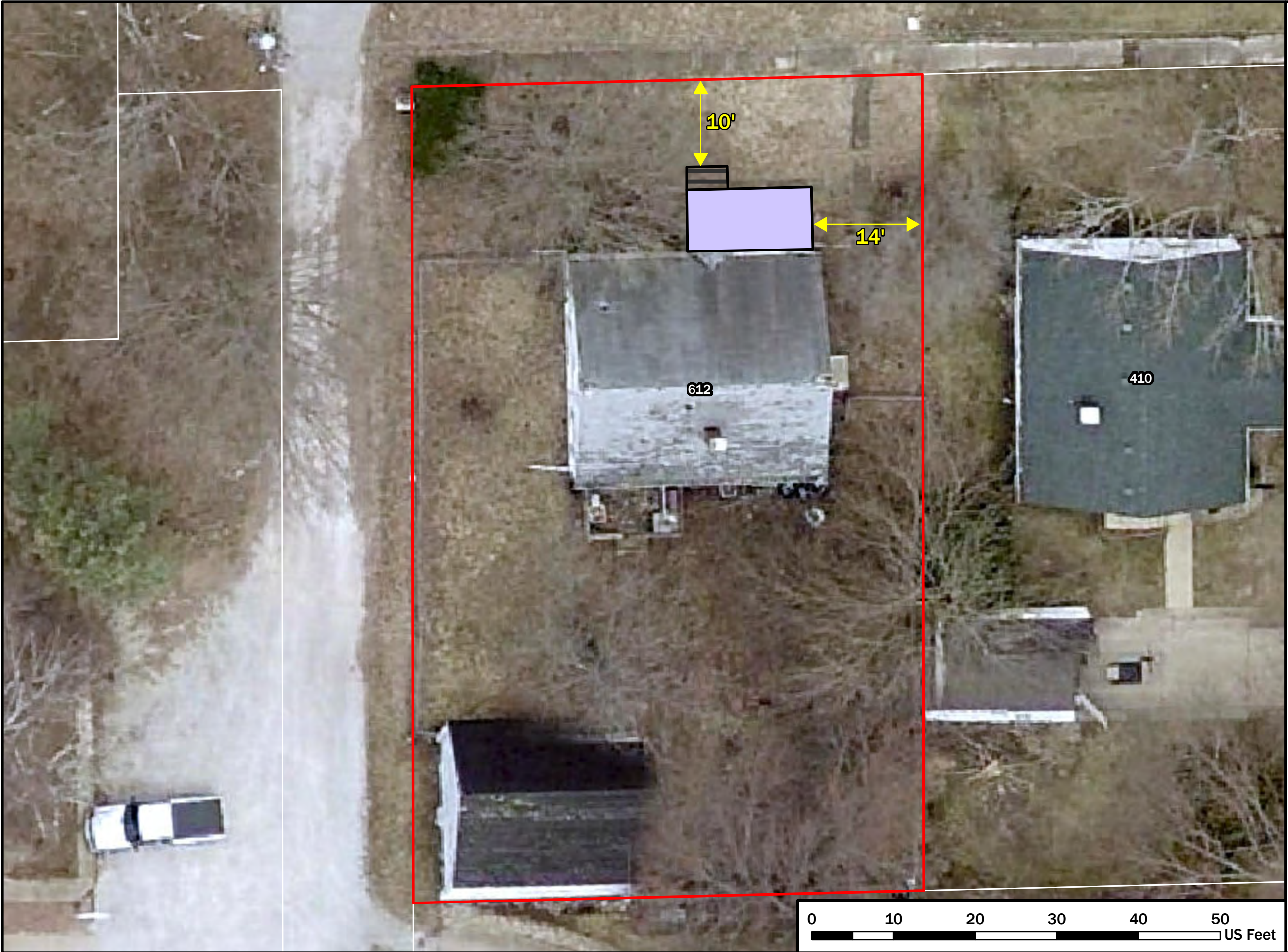
Background: The variance requested is of Chapter 154.057(D)(1) of the City Code which states:

“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 ten (10) feet. This would encroach an additional three (3) feet from the current front facade.

612 Monroe St is a part of the Rinkenberger of Highland Park Addition and located a quarter mile southwest of Lincoln Grade School. The home was built in 1950 prior to the existence of the zoning code, which was adopted by the City of Washington in 1961. Due to this, the home was built thirteen (13) feet from the front property line. A similar example within the neighborhood is 503 Hamilton St. Its front porch sits ten (10) feet from the front yard property line and continues to maintain the character of the neighborhood while not posing life safety concerns with its encroachment of the front yard setback. Likewise, the applicant’s request does not pose any life safety concerns with visibility or require special considerations for fire barriers. Staff recommends approval of the variance due to the hardship experienced from the original placement of the home prior to the adoption of the zoning regulations and the property’s ability to receive a reasonable return.




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



612 Monroe Street

02-02-14-410-001

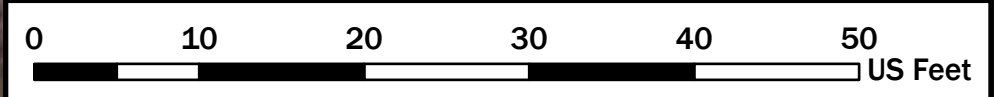
Legend

- Proposed Stairs
Type
-  Covered Porch
 -  Stairs
 -  612 Monroe St.



Date: 12/2/2022

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



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): Nick Hausam

Phone Number of Applicant: [REDACTED]

Address of Applicant: 912 N Main St. Washington IL 61571

Owner of Property: Nick Hausam

Address of Owner: above

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

Property Tax ID (PIN) number: _____

Current zoning classification of the property: Residential Current use of the property: _____

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 home is too close to the front facing property line to construct a covered porch. The little portico and stoop it has currently is hardly enough to be sheltered from the rain.

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 at 612 Monroe was built well before the modern setback convention was established and the front of the house is already closer to the property line than is currently allowed.

Describe the alteration or change, if any, in the basic character of the neighborhood the variation, if granted, would make: Adding a modest porch will not only offer protection from the elements but add tremendous appeal to a home that is currently very plain.

Describe the nature of the variation you are requesting (attach dimensioned site plan): I am proposing adding a front porch that will extend beyond the current front steps by 3 feet. See attached dimensioned site plan

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

November 7, 2022
Date



Signature of Owner

November 7, 2022
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.



