

Everything You Need!

Phone 309-852-2611
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May 16, 2019

Honorable Mayor and City Council
Kewanee City Hall
401 E. Third Street
Kewanee, Illinois 61443-2365

RE: Report from Zoning Board of Appeals for May 15, 2019 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on May 15, 2019 Kewanee City Hall, Council Chambers. All ZBA members were present. For business there was one variance petition application upon which to conduct a public hearing.

Case Number 1:

629 W. Prospect St, front yard setback for addition of a screened in front porch with roof.

Dean Olson, 629 W. Prospect St. met with me at City Hall to discuss his plans for a screened in front porch. The proposed porch would project 7 feet too far into the required front yard. Olson was advised of the variance process and wished to apply for the variance.

The Subject Property:

Address: 629 W Prospect St.

Legal Description: W62 LOT 11 & 12 BLK 3 FAIRMONT ADD CITY OF KEWANEE.

Location: Southeast corner of W. Prospect St and Beach St.

Zoning: R2 Single-Family Dwelling District.

Dimensions: 100 feet North to South by 62 feet East to West, 6,200 Sq Ft area.

Existing Buildings or Uses: One family dwelling with detached garage.

Existing Land Use Map: Low Density Residential.

Proposed Land Use Map: Low Density Residential.

The Surrounding Area:

Zoning District(s): Surrounding land is zoned R2 Single-Family Dwelling District to the East, South and West And R4 Two-Family Dwelling District to the North.

Uses of Land:

The surrounding land contains single family dwellings to the East, South and West. There is a neighborhood tavern to the South on Beach St and an church that is not in use to the Northwest.

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Variance Requested:

A variance of 7 feet (23%), to the North front yard setback for the proposed screened in porch to allow a 23 foot setback versus the 30 foot setback required by §155.061-(E)-(1), building setback in the Front Yard, required in an R-2 One Family Dwelling District of the City Code.

Background Information:

With consideration to the surrounding neighborhood characteristics and after speaking with the City Manager about this petition, the City can see no adverse effect on anyone if the variance is granted and has no issues with the request.

The Public Hearing:

At 7:00 p.m. on May 15, 2019, the hearing on the variance request at 629 W. Prospect St. was held. **Dean Olson** of 629 W. Prospect St., Kewanee, Illinois, was present to represent the petition for the variance request.

- Olson stated that he and his wife want to construct a screened in porch for entertaining as it is cooler at the front of their house which faces North versus the South side of the house. He also stated that one of their favorite days to gather with friends is during Hog Days and the screened porch will give them a nice area to gather during the Hog Jog.
- The ZBA members conversed and agreed that the porch would not be out of character with the surrounding properties and would not cause a vision clearance issue at the intersection of Beach and West Prospect St.

No others were present to speak in support of the variance petition.

No others were present to speak in opposition to the variance petition.

Recommendation:

After discussing the facts and testimony presented, the Zoning Board of Appeals recommends, based on the authority of §33.062 of the City Code, by a vote of seven in favor of the application, none opposed to the application, that the City Council grant the variance petition as filed.

Specifically, the Zoning Board of Appeals recommends the City Council grant the following variance to Dean Olson for his property at 629 W. Prospect St., as to the required North front yard setback to allow the proposed screened in porch to the existing house:

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There being no further business, the meeting adjourned at 7:07 p.m.

Respectfully yours,

By:

Martin Medley, Chairman

