

Everything You Need!

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June 22, 2017

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

RE: Report from Zoning Board of Appeals for June 21, 2017 Meeting.

The Zoning Board of Appeals convened at 7:00 p.m. on June 21, 2017 Kewanee City Hall, Council Chambers. ZBA member Bracket was absent. For business, there was one variance petition application upon which to conduct a public hearing.

Case Number 1:

703 S. Washington St., side yard setback for garage.

Anthony Holdgrafer applied for a building permit to construct a 18' by 20' garage / carport North and West side of the existing house.

The Subject Property:

Address: 703 S. Washington St.

Legal Description: Lot 1,2 & 3, EX S38 Lt 3, Blk 4 Walnut Hill Addition to the City of Kewanee, County of Henry, State of Illinois.

Location: Southwest corner of Pine St. and South Washington St.

Zoning: R2 Single-Family Dwelling District.

Dimensions: 121 feet North to South by 179.5 feet East to West, 21,719.5 Sq Ft area.

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

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.

Uses of Land:

The surrounding land contains single-family dwellings.

Variance Requested:

A variance of 6 feet (50%), to the North side yard setback for the proposed carport to allow a 6 foot setback versus the 12 feet setback required by §155.061-(E)-(2)-(A), building setback in the Side Street, required in an R-2 One Family Dwelling District of the City Code.

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Please Note:

The variance requested above differs from that on the Zoning Variance Petition and the Letter of Denial dated May 11, 2017. When I first denied the building permit I was thinking of the lot at 703 S. Washington St. as a "Reversed Corner Lot" which requires a 15' side street yard setback; however, 703 S Washington St. is not a "Reversed Corner Lot." With this under consideration, the required side yard adjacent to Pine St., according to ordinance, is 12 feet.

Background Information:

Anthony Holdgrafer contacted me and applied for a Building Permit to construct a 18 feet by 20 feet garage/carport to the West & North of the existing house. The existing house exists on a corner lot having frontage on S. Washington St. with the side yard to North laying adjacent to Pine St. The Zoning code states:

§155.061-(E)-(2)-(a) On each lot upon which a dwelling is constructed, there shall be a side yard on each side equal to not less than 10% of the width of the lot, the combined total of the side yards on interior lots shall not be less than 15 feet. On corner lots there shall be maintained a side yard adjacent to the street which intersects the street upon which the building or structure maintains frontage, and in case of a reversed corner lot, there shall be maintained a setback from the side street of not less than 50% of the front yard required on the lots in the rear of such corner lots, but such setback need not exceed 15 feet.

By allowing the placement of the garage/carport, the existing side yard would be reduced to 6 feet (please note, this is referencing to the property/Right Of Way line. Not to the edge of the street.)

When Holdgrafer purchased this property there was a single car garage in the location that Holdgrafer wishes to place the new garage/carport. This single car garage was in very poor condition, which prompted Holdgrafer to remove the building from the property. The garage was lawful nonconforming with concern to its placement in relation to the setback.

Holdgrafer has stated that his wife is disabled and by placing the new garage/carport in the same location of the old garage, his wife will have easier access to the house.

According to the Henry County Assessor's Office the existing house was built in 1907.

With consideration to the surrounding neighborhood, vision clearance at the intersection of Pine St. & S Washington St. 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.

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The Public Hearing:

At 7:00 p.m. on June 22, 2017, the hearing on the variance request at 703 S. Washington St. was held. Anthony Holdgrafer of 703 S. Washington St. Kewanee, Illinois, was present to represent the petition for the variance request.

- Anthony Holdgrafer stated that when he purchased the property there was a small garage located in the area where he wishes to build the new garage/carport. Because the garage was in very poor condition, he tore the garage down several years ago.
- Holdgrafer stated that the concrete pad for the old garage was left in place and he wishes to use a portion of the existing pad for the new building.
- Holdgrafer also stated that his wife has a disability that makes it difficult for her to walk long distances and by placing the new building where the old garage was located, his wife will have a shorter distance to walk to enter the house.

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 six in favor of the application, none opposed to the application, one absent, 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 Anthony Holdgrafer for the property at 703 S. Washington St, as to the required North side street yard setback to allow the proposed garage/carport:

Variance Requested:

A variance of 6 feet (50%), to the North side yard setback for the proposed carport to allow a 6 foot setback versus the 12 feet setback required by §155.061-(E)-(2)-(A), building setback in the Side Street, required in an R-2 One Family Dwelling District of the City Code.

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully yours,


Martin Medley, Chairman 