



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: 1410 N. Market Street Variance Requests	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	DATE: April 15, 2019

BACKGROUND:

Applicant- Leonard Pittman, owner of the single family residence at 1004 E. Chestnut Street (RD).

Mr. Pittman wishes to construct an addition onto his detached garage, which is a non-conforming structure because it sits less than the current setback of 10' from the main structure (§153.020). The garage addition would be an addition 16' x 27', and would not exceed the maximum height and area for an accessory structure. Mr. Pittman owns three separate adjacent parcels as part of his single family residence (as shown in the attached aerial). The addition would encroach into the adjacent parcel, creating a number of conflicts with the zoning ordinance regulations. Therefore, the appropriate process is for Mr. Pittman to re-plat the parcels into one lot, and address the zoning conflicts from that point. The proposed re-plat (new lot) would not meet the new west side yard setback of 10'.

As a result, Mr. Pittman is requesting the following variances in order to proceed with his project:

1. A variance to reduce the separation distance for a main structure and accessory structure from 10' to 4'.
2. A variance to reduce the side yard setback from 10' to 8.5'.

I have enclosed a copy of a general conceptual site plans of the project, aerial image of the property, proposed re-plat, a copy of the public notice published in the March 27, 2019 edition of the Piatt County Journal Republican, and copy of the meeting agenda.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and make a recommendation to city council on whether to approve these variance requests.