

STAFF REPORT
Decatur Zoning Board of Appeals

COMMON NAME: 1428 West Glenn Drive

GENERAL INFORMATION

Hearing Date December 8, 2016
Calendar No. 16-04
Property Location 1428 West Glenn Drive
Requested Action Variance to reduce the side yard setback from ten (10) feet to three (3) feet to allow for an attached garage.
Petitioner Max Rentfrow

LAND USE AND ZONING

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Single Family Residence	R-1	Residential - Low Density
North	IL Route 121	R-1	Residential - Low Density
South	Single Family Residence	R-1	Residential - Low Density
East	IL Route 121	R-1	Residential - Low Density
West	Single Family Residence	R-1	Residential - Low Density

BACKGROUND

1. The subject site is approximately 0.39 acres and located at 1428 West Glenn Drive. The lot is improved with a single family residential structure with an attached one car garage and an accessory structure.
2. The single family structure is currently situated on the property so that the existing attached garage is located on the west side with a concrete driveway. The structure is approximately 25 feet from the west side property line and 38 feet from the south property line.

PROJECT DESCRIPTION

1. The petitioner is requesting variation from the provisions of the Zoning Ordinance to allow for the construction of an attached two car garage. The proposed garage addition is 484 (22' X 22') square feet to be constructed adjacent to the west side of the current attached one car garage with a side yard setback of three (3) feet.
2. The required side yard setback for this property is ten (10) feet. The petitioner is requesting to reduce the required side yard setback along the west property line from ten (10) feet to three (3) feet to allow for an attached two car garage.
3. The petitioner is requesting the variance as the property and structure are currently designed that the logical expansion of an attached garage would be located on the west side adjacent to the current attached garage.
4. The portion of the driveway leading to the current garage is paved with concrete and the western portion of the driveway leading to the location of the proposed garage is currently aggregate. The aggregate driveway will be required to be paved with asphalt or concrete.

STAFF ANALYSIS

1. The Zoning Board of Appeals can grant variances for the reduction of setbacks when it will not create a safety hazard will not be detrimental to the overall health, safety or welfare of the neighborhood or to the City as a whole and the variance is found to be in harmony with the intent of the Zoning Ordinance and the Comprehensive Plan.
2. The addition of a two garage attached garage located three (3) feet from the west property line should not adversely affect the neighboring properties or the general area.
3. Granting a variance for the attached two car garage should not alter the essential character of the locality. The attached garage should not impair the adequate supply of light and air to adjacent properties; it will not increase congestion of the area or endanger public safety; and the request is in harmony with the intent of the Zoning Ordinance and the Comprehensive Plan.

STAFF RECOMMENDATION

1. Staff recommends approval of the petition with the following condition:
 - a. The driveway leading to the proposed garage will be required to be paved with asphalt or concrete.

ZBA ACTION

1. The Zoning Board can approve the variance request as presented, deny the variance request or modify the request as appropriate.

The above report constitutes the testimony and recommendation of the Planning and Sustainability Division, Department of Planning and Building Services, City of Decatur.

Suzan M. Stickle
Senior Planner

ATTACHMENTS

1. Petition
2. Site Plan
3. Location Map



City of Decatur, Illinois

PETITION FOR VARIANCE

Zoning Board of Appeals

Economic and Urban Development Department

One Gary K. Anderson Plaza

Decatur, Illinois 62523-1196

424-2781

FAX 424-2728

SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION

Petitioner	Max Rentfrow				
Address	1428 W. Glenn Dr				
City	Decatur	State	IL	Zip	62526
Telephone	501-749-7149	Fax		E-mail	MRentfrow@gmail
Property Owner	Max Rentfrow				
Address	1428 W. Glenn Dr				
City	Decatur	State	IL	Zip	62526
Telephone	5017497149	Fax		E-mail	MRentfrow@gmail
Representative	Self				
Address					
City		State		Zip	
Telephone		Fax		E-mail	

SECTION TWO: SITE INFORMATION

Street Address	1428 W. Glenn Dr					
Legal Description	L 0008 300 Glenn Halls 2ND Add (Ex Hwy Row) Irreg.					
Present Zoning	<input checked="" type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input type="checkbox"/> R-6	Is this property a Planned Unit Development? <input type="checkbox"/> YES Approval Date: _____ <input checked="" type="checkbox"/> NO
	<input type="checkbox"/> B-1	<input type="checkbox"/> B-2	<input type="checkbox"/> B-3	<input type="checkbox"/> B-4	<input type="checkbox"/> O-1	
	<input type="checkbox"/> M-1	<input type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1		
Please list all improvements on the site: Single Family Dwelling 1100ft ² Tool Shed						
Size of Tract	0.39	<input type="checkbox"/> SF	<input checked="" type="checkbox"/> AC			

SECTION THREE: REQUESTED ACTION

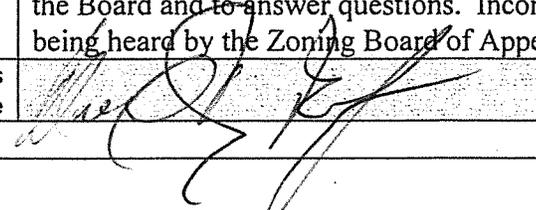
<i>Check One:</i>	<input checked="" type="checkbox"/> Variation of Specified Site Requirements (e.g. setbacks)	<input type="checkbox"/> Variation of Parking & Loading Requirements	<input type="checkbox"/> Other - classification of use, off-street parking in an "R" zone, special circumstances, etc.
Description	<i>Please state the reason for exception, variation or appeal to the Zoning Board of Appeals. Be as specific as possible, detailing the circumstances that make an appeal necessary. Additional description pages may be attached.</i>		

Request for exception of 10' displacement from adjoining property line for the attached addition of a garage. Attachment in an area previously graded and landscaped would place the west wall of the garage less than 3 ~~4~~ feet from the adjoining property line. It is to be a 22 x 22 Two Car garage

SECTION FOUR: ATTACHMENTS

Description	<i>Please list any attachments and/or supporting documents below:</i>
	Plot sketch of present and requested property changes Current assessment sheets Aerial property view
<i>Attachments to this petition should include a scaled sketch plan of your proposal showing property lines, lot dimensions, building dimensions, all buildings on the property, setbacks, requested changes in the requirements and other necessary information. Please label this sketch plan as "Exhibit A" and other supporting documents accordingly. Architectural or engineering drawings are preferred, but not required.</i>	

SECTION FIVE: CERTIFICATION

	To be placed on the agenda of the regular meeting on the second Thursday of the month at 4:00 PM in the City Council Chamber, petition must be received on the first Thursday of the prior month. Petitioner or a representative must be present to make statements to the Board and to answer questions. Incomplete or erroneous petitions may delay items being heard by the Zoning Board of Appeals.	
Petitioner's Signature		Date 10/26/2016

NOTES:

1. Please forward this completed form and attachments to the Economic and Urban Development Department, Third Floor, Decatur Civic Center. A filing fee of \$150.00 is charged for all requests for property in the R-1, R-2, R-3 and R-5 districts, and \$250.00 for property in all other districts. Please make checks payable to the City of Decatur.
2. Signature of this petition grants permission to City staff to place a sign, indicating a request for zoning action, on the subject property at least 10 days prior to the Zoning Board of Appeals hearing. Said sign will be removed within 15 days of the Zoning Board hearing.

REVISION

Adjoining Property

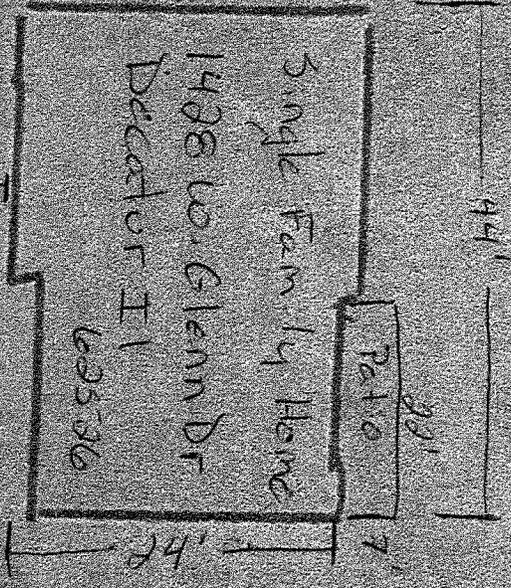
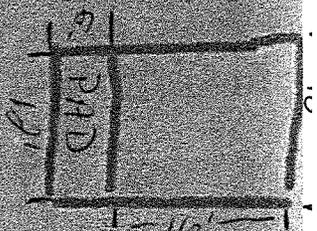


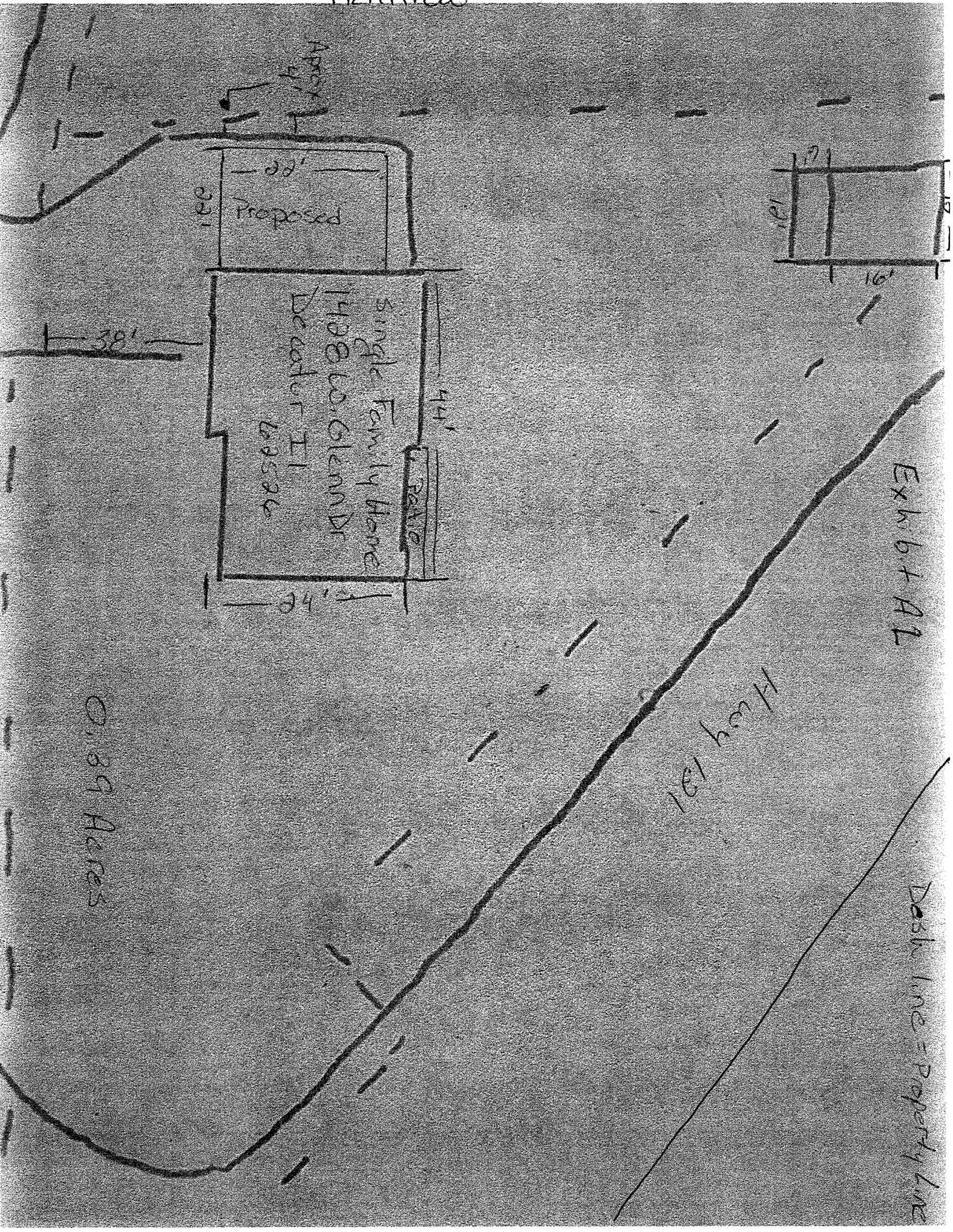
Exhibit A

Hay 181

Dash - Property Line

Ø. 39 Acres

Glenn Dr



0.39 Acres

Exhibit A1

Dashed Line - Property Line

1/4 way 131'

Proposed
 32'
 38'
 Single Family Home
 1408 W. GLENDI
 69596
 44'
 131'

Exhibit B

Macon County

07-07-33-452-006

**1428 W GLENN DR
DECATUR, IL 62526**

Mailing Address:
RENTFROW MAX D JR
1428 W GLENN DRIVE
DECATUR, IL 62526

Property Class:		Assessments		Total Reason Code			
0040 Residential	Subdivision:	Year	Unimproved	Improved	Buildings	Other Buildings	Cost Classification
		2015	0	3,704	29,406	0	33,110
		2014	0	3,704	29,406	0	33,110
		2013	0	3,469	27,537	0	31,006
		2012	0	3,469	27,537	0	31,006

Legal Description:	Sale Information	Amount	Deed Type	Permit Information	Cost Classification
L 0008 B 00 GLENN HALLS 2ND ADD (EX HWY ROW) IRREG	Date: 04/01/2016 Owner: RENTFROW MAX D	\$82,500	WARRANTY DEED	Date: 27,537	
	05/01/2000	\$73,600			

Building Information

Neighborhood:
Type of Use: Single Family
Classification: Split Level
Quality Grade: C
Year Built: 1959
Ground Sq. Ft.: 1,100
Building Sq. Ft.: 1,100
Basement:
Garage Sq. Ft.:
Bathrooms: Full 2 Half Extra
Fireplace: 0 **Central A/C** 1
Deck Sq. Ft.: 0 **Patio Sq. Ft.** 154
OFF Sq. Ft.: 0 **OMP Sq. Ft.** 0
EFP Sq. Ft.: 0 **EMP Sq. Ft.** 0



User Defined Building Characteristics
Integral Garage Subtract 288.00
1.0 Story Frame - C Additive 528.00
Paving - Concrete Additive 192.00
Stoop - Masonry Additive 24.00

Date Printed: 05/25/2016

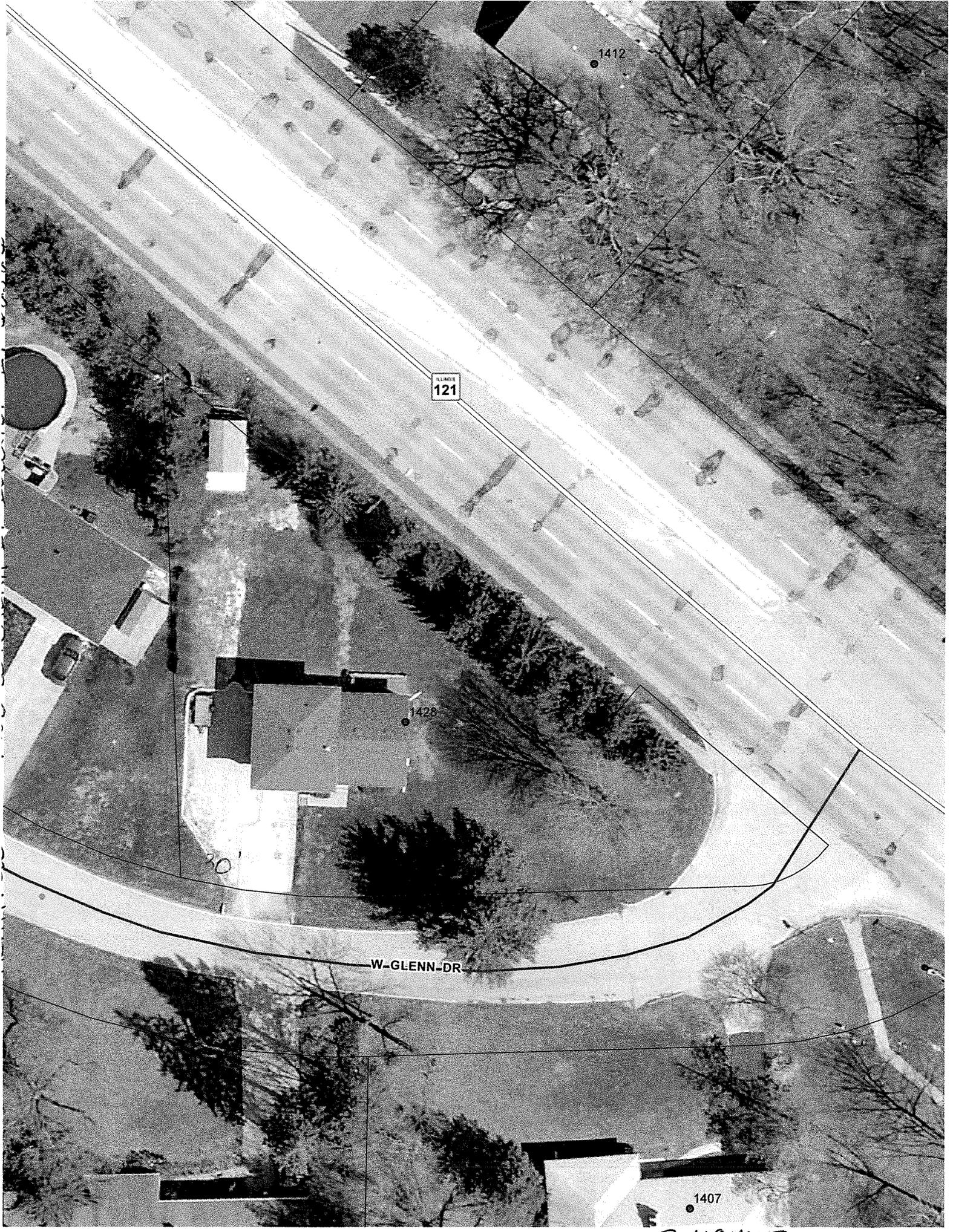
Bathrooms Extra: 0
Fireplace(s): 0
Central A/C Unit(s): 1
Lot Size/Acres: 0.000
Ground Floor Area: 1100
Basement Sq Feet: 0
Garage Sq Feet: 0
Deck Sq Feet: 0
Porch Sq Feet:
Open Frame: 0
Enclosed Frame: 0
Open Mason: 0
Enclosed Mason: 0

Parcel Sales History

Date	Price	Document #
2016-04-01	82500	<u>BK4490 PG928</u>
2000-05-01	73600	

Rentfrow 1428 W. Glenn Dr Decatur IL 62526

Exhibit B1



1412

121

1428

30

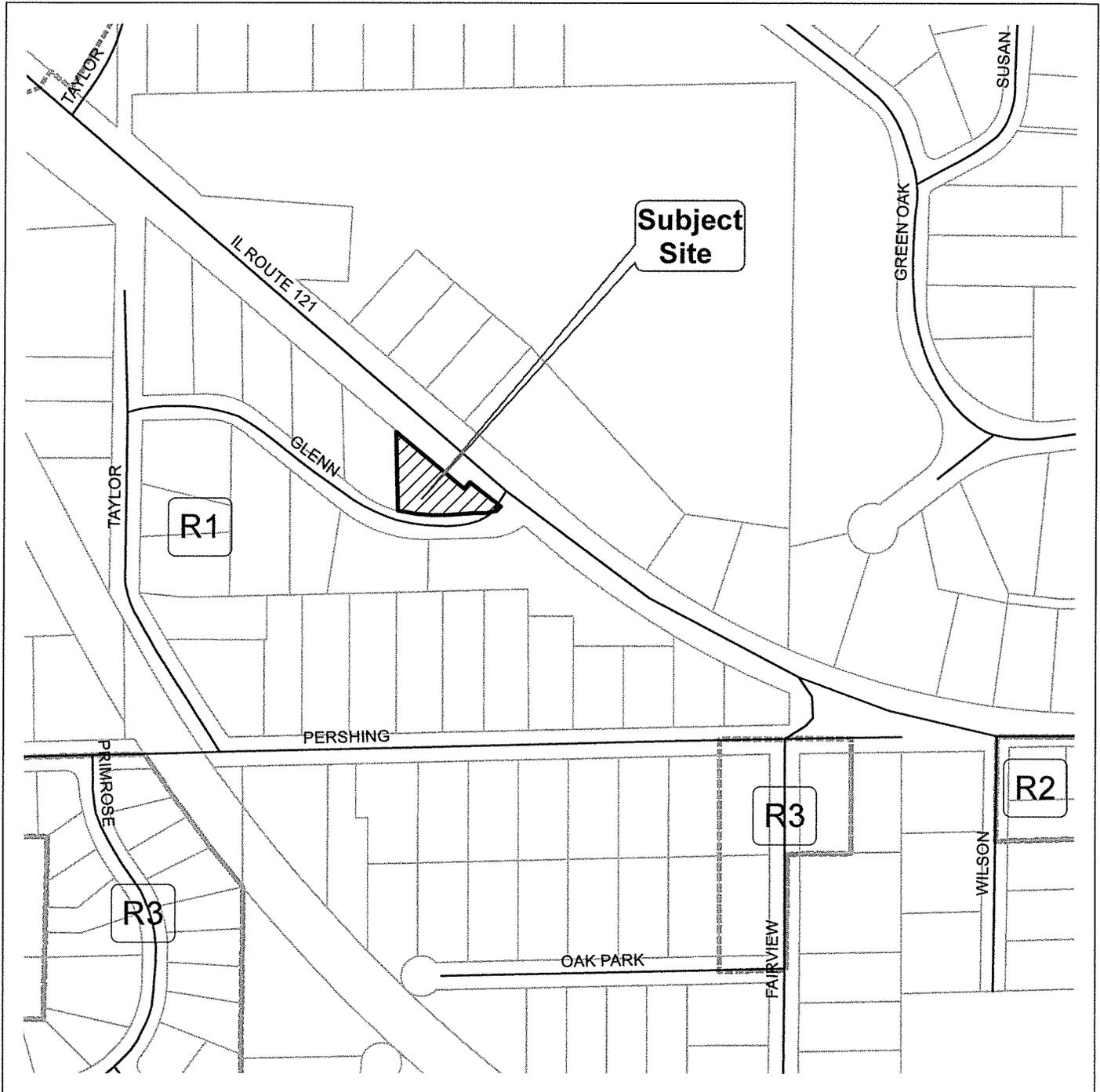
W-GLENN-DR

1407

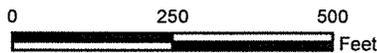
EX 11:9:12

Zoning Board of Appeals

1428 West Glenn Drive



Cal. No.: 16-04
Date: December 8, 2016
Petition of: Max Rentfrow
Requested Action: Reduce side yard setback from 10 feet to 3 feet



Legend

- Decatur Roads
- ▨ subject site
- Decatur Parcel data
- Decatur Zoning