



CITY COUNCIL MEETING MEMORANDUM

ITEM: 2017-52; Ordinance Variance Request – 133 S. Piatt Street	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) ORDINANCE (X) OTHER SUPPORTING DOCUMENTS	DATE: July 19, 2017

BACKGROUND:

Mr. & Mrs. Melton own the residence at 133 S. Piatt Street, zoned Urban Residential. The property has a small backyard with an area between the property line, main residence and carriage house that is not able to grow grass and is consistent mud. The owners would like to construct either a patio or deck in this area to make the area more usable. The City of Monticello Zoning Ordinance states that decks or patios shall not encroach into setbacks (§153.039), which is 10’ in an Urban Residential Zone (RD). The owners have applied for a variance to the setback regulations for a patio or deck, to allow construction of either the deck or patio within the rear yard setback, 1’ from the property line.

A public hearing notice was published in the June 28, 2107 edition of the Piatt County Journal Republican, and notices were sent via certified mailing to all adjacent property owners, as per state statute. The Planning & Zoning Board head a public hearing at their scheduled meeting on July 17, 2017, where no comment was made. After discussion, the Planning & Zoning Board voted to recommend approval of this variance, 6 yes, 0 no, 1 absent.

RECOMMENDED ACTION:

It is recommended that the City Council discuss, waive the second reading of this ordinance and vote on this ordinance; or discuss and postpone the vote to the August 14, 2017 City Council meeting.