



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: 435 S. State Street, Variance Request	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	DATE: June 28, 2018

BACKGROUND:

Applicant- Jeffrey Carpenter, owner of the single family residence at 435 S. State Street (RD)

Mr. Carpenter currently has an existing garage located at the southeast corner of the property, in the rear yard. Mr. Carpenter has engaged with Bullock Garages to demolish the existing garage and replace with a garage of similar size. As the garage most likely was erected before the City of Monticello zoning was in place, it is considered an existing non-conforming structure, therefore any alterations or replacements must adhere to current zoning standards. The existing garage currently stands 1' from the main structure, and lies on the rear yard property line. The City of Monticello Zoning Ordinance requires accessory structures to be no closer than 10' from the main structure, and 5' from the side and rear property lines. (§153.020, Monticello Municipal Code).

To be able to move forward, Mr. Carpenter has requested a variance to the regulations for an accessory structure, reducing the separation requirement for an accessory structure from 10' to 1', and reducing the rear yard setback from 5' to 0'.

I have enclosed an aerial image of the lot with a conceptual image of the garage location and appearance. Additionally, included is the public notice published in the June 28, 2018 Piatt County Journal Republican, meeting motion, and a meeting agenda.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and make a recommendation to city council on whether to approve or deny this variance request.