



CITY COUNCIL MEETING MEMORANDUM

ITEM: Ordinance 2019-41; 615 S. Buchanan Street, Variance Requests	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) ORDINANCE (X) OTHER SUPPORTING DOCUMENTS	DATE: August 20, 2019

BACKGROUND:

Applicant- James & Eloise Hamilton, owners of the single-family residence at 615 S. Buchanan St. (RD).

Mr. & Mrs. Hamilton are elderly and currently needing to replace the deteriorating front stoop of their home. They would like to construct a larger space to be able to open the door, as well as provide a balanced and visually pleasing deck, eliminating potential for slippage, and increasing the distance for mobility.

The City of Monticello Zoning Ordinance states that decks may not encroach into setbacks (§153.039(B)), and the proposed deck would encroach into the front yard setback. Mr. & Mrs. Hamilton are requesting a variance to the City of Monticello Zoning Ordinance, reducing the front yard setback requirement from 25' to 17', so they may proceed with their desire to construct the deck proposed.

A public notice was published in the July 31, 2019 edition of the Piatt County Journal Republican, and all adjacent property owners were notified by certified mailing, as per state statute. The Planning & Zoning Board held a public hearing at the August 19, 2019 meeting, where public comment was solicited, but no comment was made. After further discussion, the Planning & Zoning Board voted to recommend approval of variance request for 615 S. Buchanan Street, 7 yes, 0 no.

RECOMMENDED ACTION:

It is recommended that the City Council discuss this zoning request, waive the second reading and vote on the request; or discuss and postpone the vote until the September 9th, 2019 City Council meeting.