



AGENDA

**Carbondale Zoning Board of Appeals
April 12, 2017
City Hall/Civic Center, Room 108
200 South Illinois Ave.
6:00 p.m.**

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes:** Minutes of June 15, 2016
- 3. Citizens Comments and Questions**
- 4. Hearings:**
 - a) ZBA 17-04-724** North Illinois Avenue Street, Variance from the minimum side yard setback for primary structures in a LI, Light Industrial, District
 - b) ZBA 17-05-406** North Washington Street, Variance from the minimum front yard setback and the minimum side yard setback for primary structures in an LI, Light Industrial, District
- 5. Old Business**

None
- 6. New Business**

None
- 7. Adjournment**



MINUTES
Carbondale Zoning Board of Appeals
Wednesday, June 15, 2016
Room 108, 6:00 p.m.
200 South Illinois Avenue

MEMBERS PRESENT: LeBeau, Sheffer, Anz, Lilly, Burnside, Love

MEMBERS ABSENT: Barke, Litecky, Field

STAFF PRESENT: Taylor, Sergeev

1. Call to Order and Roll Call

Roll call was completed and the determination of a quorum was made.

2. Approval of Minutes:

Mr. Sheffer moved, seconded by Ms. Lilly, to approve the minutes of May 25, 2016.

The motion was approved by a unanimous voice vote.

3. Citizen Comments or Questions:

None

4. Hearing:

ZBA 17-02 – Jerome Molumby is requesting a 340 ft² variance from Section 15-3.4.1.B of the Carbondale Revised Code, which limits the maximum floor area for accessory structures to 800 ft² in the R-1-15, Low-Density Residential, district for the following described property located at 29 Hill Haven Drive

Mr. LeBeau opened the Public Hearing at 6:05 p.m. and asked Mr. Taylor to read the Legal Notice.

Mr. Taylor, Senior Planner for the City of Carbondale, read the Legal Notice.

Mr. LeBeau asked Ms. Sergeev to present the staff report.

Ms. Sergeev, Planner for the City of Carbondale, was sworn in and presented the staff report for ZBA 17-02.

Mr. LeBeau asked if the applicant was present and would like to step forward and present their case.

Mr. Jerome Molumby came forward and stated that the variance is being requested to allow space for vehicles and farm equipment to be stored. Mr. Molumby requested that the Zoning Board of Appeals approve the variance.

Mr. LeBeau asked if there were any questions for the applicant.

There were none

Mr. LeBeau asked if there were any questions the Board had for staff.

There were none.

Mr. LeBeau asked if there was anyone in support.

There were none.

Mr. LeBeau asked if anyone would like to speak in opposition.

There were none

Mr. LeBeau asked Ms. Sergeev to read the conclusion of the staff report.

Ms. Sergeev read the conclusion of the staff report with the recommendation that the Zoning Board of Appeals deny ZBA 17-02.

Mr. LeBeau asked if there were any questions from the Board.

Mr. Sheffer states that he had comments about the granting of the variance. He stated that he disagree with the City because of the benefits it would have for the neighborhood and for the applicant. Mr. Sheffer asked Ms. Sergeev to explain the recommendation to deny.

Ms. Sergeev stated that the granting of the variance would not be in conflict with the harmony of the neighborhood it just does not meet the criteria required for granting a variance.

Mr. Sheffer then said that he agreed with the City's 4b statement the most, but not with the rest.

Mr. LeBeau stated that he agreed with Mr. Sheffer's comments, as well. He then asked if there were any further questions from the Board.

Mr. LeBeau asked if the applicant had any questions for City staff.

There were none.

Mr. LeBeau asked if there were any questions from anyone to anyone.

Mr. Burnside then stated that he had further questions about adding a structure to the existing home and the costs associated with the addition.

Ms. Eckert stated that it would be difficult and expensive to add onto the existing structure. Adding on to the existing structure may devalue the home for resale and cause the applicant financial hardship in the future.

Mr. LeBeau asked if there were further questions for anyone else.

There were none.

Mr. LeBeau asked if the applicants would like to give a closing statement.

Ms. Eckert spoke about the zoning ordinance on lot size and how the maximum square footage allowed for accessory structures does not work for every case.

Mr. Sheffer stated that while the City has to follow the ordinance, the ZBA's purpose is to grant variances such as this.

Mr. LeBeau asked for closing statements from any interested parties.

There were none.

Mr. LeBeau asked if there were any rebuttal statements.

Hearing none, Mr. LeBeau declared Public Hearing 17-02 closed at 6:24 p.m.

Mr. LeBeau then asked for motion on the five items of the case.

Mr. Love moved, seconded by Ms. Lilly, that the City has jurisdiction over this case.

The motion was approved by a unanimous voice vote.

Mr. Love moved, seconded by Mr. Sheffer, that the applicant has standing to bring the case to the Board.

The motion was approved by a unanimous voice vote.

Mr. Love moved, seconded by Ms. Lilly, of the finding of facts, which the applicant was present to speak in support of the application and no one spoke in opposition.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved, seconded by Mr. Love, to vote on the criteria as one.

The motion was approved by a unanimous voice vote.

Mr. Love moved, seconded by Ms. Lilly, that the applicant has met all 5 criteria.

Roll Call Vote

Yes – 5 (LeBeau, Sheffer, Anz, Burnside, Lilly)

No – 1 (Love)

Mr. Sheffer moved, seconded Mr. Love, to approve the variance in case 17-02.

Roll Call Vote

Yes – 5 (LeBeau, Sheffer, Anz, Burnside, Lilly)

No – 1 (Love)

Mr. Taylor thanked Mr. Molumby and Ms. Eckert, for their application and stated that they would receive written notification of the Board's decision within 10 days.

5. Old Business:

None

6. New Business:

None

7. Adjournment:

Mr. LeBeau adjourned the meeting at 6:30 p.m.

M-E-M-O-R-A-N-D-U-M

TO: City of Carbondale Zoning Board of Appeals

FROM: Travis Taylor, AICP, Senior Planner

RE: ZBA 17-04, 724 North Illinois Avenue Street, Variance from the minimum side yard setback for primary structures in an LI, Light Industrial, District

DATE: April 5, 2017

(Zoning Board of Appeals Public Hearing on Wednesday, April 12, 2017 6:00 p.m.)

Applicant/Owner: Prairie Farms Dairy
1100 Broadway
Carlinville, IL 62626

PART A. BACKGROUND AND SUMMARY

Prairie Farms Dairy, located at 724 North Illinois Avenue, is requesting a twelve foot (12') variance from the side yard setback in the LI, Light Industrial, District (Please refer to Exhibit A – Location Map). The Carbondale Revised Code Section 15-2.24.9 states that the minimum side yard setback for primary structures in the LI district shall be no less than twelve feet (12'). This variance, if granted, would reduce the side yard setback for the Prairie Farms addition down to zero (0).

The applicant is making this request to allow for the construction of a building addition to accommodate additional cooler space (Please refer to Exhibit B – Applicant's Brief; and, Exhibit C – Proposed Development Plans). As shown on the construction plans, only approximately 36.87' feet of the building will impose into the side yard setback. This section of the building will be located on the west property line which abuts an approximately 20 foot wide, unowned parcel. This parcel currently contains railroad tracks which were once used to serve the buildings on the Prairie Farms Parcel (Please refer to Exhibit D – Photographs of the Subject Property).

It is staff's understanding that upon being notified of the unowned parcel and the LI District's setback requirements, Prairie Farms sought to obtain ownership of the adjacent property so they would meet the side yard width requirements. However, as the property has no owner of record, the process to obtain ownership will take longer than a normal property transfer. As the applicant

wishes to build the addition as soon as possible to meet the demand of the growing business the applicant is making the variance request while the owner begins the lengthy process of obtaining ownership of the west parcel. Once obtained, the currently unowned strip would provide enough of a separation from the property line for the addition to meet the LI District's required twelve foot (12') side yard setback.

APPLICABLE REGULATIONS:

15.2.24: LI Light Industrial District:

15.2.24.1: Statement of Intent:

This district is established to provide space for certain types of industrial and/or manufacturing and/or warehousing or storage operations which are compatible with adjoining districts. Such uses generally require open storage of materials, goods, or equipment before, during, or after the manufacturing process, but are of a low noise or nuisance level. Land designated for this district should be located in relation to the thoroughfare network of the community, as well as rail and air, if required, so as not to disrupt normal traffic flow. (Ord. 2013-20)

15.2.24.9: Minimum Side Yard Width:

Twelve feet (12')

Sec. 15-6.9.1 Provisions for Hearing and Deciding upon Appeals and Variances:

B. Variances

1. A variance may be granted by the Zoning Board of Appeals after a public hearing upon the following conditions:
 - a. That the party seeking a variance makes written application to the Board demonstrating:
 - (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
 - (2) That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article;
 - (3) That the special conditions and circumstances do not result from the actions of the applicant.
 - (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands, structures, or buildings in the same district.
 - b. That the granting of the variance will be in harmony with the general purpose and intent of this Article and will not be injurious to the neighborhood, or detrimental to the public welfare. A variance shall not be granted merely to serve as a convenience to the applicant, but only if it is necessary to alleviate some demonstrable hardship or difficulty. Under no circumstances shall the Board grant a variance to allow a use not expressly permissible under the terms of this Article in the district involved.

CORRESPONDENCE RECEIVED: City Staff has received no correspondence in regards to this request.

PART B. ANALYSIS

Sec. 15-6.9.1.B.1: A variance may be granted by the Zoning Board of Appeals after a public hearing upon the following conditions:

Staff's responses to the criteria in Section 15-6.9.1.B.1 for granting a variance are as follows:

- a. (1) ***That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.***

It is staff's opinion that there is a special circumstance peculiar to the land which is not applicable to other lands in the same district. As the adjacent parcel has no owner, it makes the process of obtaining ownership of the parcel more difficult than that of other parcels in the district. There are no other special conditions or circumstances that are peculiar to the property.

- (2) ***That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article.***

The literal interpretation of the provisions of this article would not deprive the applicant of rights enjoyed by other properties in the LI district. While staff does consider the lack of ownership for the adjacent parcel to be a unique circumstance, the Prairie Farms property does have adequate room to construct the addition and still meet the setback from the property line. Any other property owner in this district would be required to build to the appropriate setbacks.

- (3) ***That the special conditions and circumstances do not result from the actions of the applicant.***

It is staff's opinion that while the ownership of the adjacent parcel is not a result of actions of the applicant, the requested location of the building addition is a result of action of the applicant. It is staff's opinion that the building addition could be constructed in such a way as to meet the applicable setbacks.

- (4) ***That granting the variance request will not confer on the applicant any special privilege that is denied by this Article to other lands, structures, or buildings in the same district.***

Granting the variance will confer on the applicant a special privilege not available to other property owners in the area. The side yard setback requirements limit all property owners in the City from expanding structures within the minimum setback area.

5. ***That the granting of the variance will be in harmony with the general purpose and intent of this Article and will not be injurious to the neighborhood, or detrimental to the public welfare. A variance shall not be granted merely to serve as a convenience to the applicant, but only if it is necessary, to alleviate some demonstrable hardship or***

difficulty. Under no circumstances shall the Board grant a variance to allow a use not expressly permissible under the terms of this Article in the district involved.

It is Staff's opinion that the granting of the variance would not be in harmony with the general purpose and intent of this Article. The intent of the variance process is to allow for flexibility in the zoning code only where the strict enforcement of the zoning code would cause an undue hardship upon the applicant due to unique circumstances surrounding the property or structure. Unfortunately, as this size and shape of the lot does not prevent the property owner from constructing an addition which meets the setbacks, there is not a legal justification for granting the variance.

It is Staff's opinion, however, that granting the variance would neither be injurious to the neighborhood nor detrimental to the public welfare. The proposed addition will not alter the general character and layout of the district. The adjacent strip's lack of ownership, not only temporarily prevents Prairie Farms from obtaining ownership of the property, but also any other potential owner. The adjacent property owner west of this strip of land is the City of Carbondale. The City, the only other potential owner for this unbuildable piece of property, has no interest in obtaining ownership. Therefore, should Prairie Farms successfully obtain ownership or not, the setback for the building from the adjacent City of Carbondale property should be retained and will meet the intent of the side yard setback requirement. Should the property owner successfully obtain ownership of the adjacent parcel, the building addition will meet all applicable setbacks.

PART C. RECOMMENDATIONS:

Based on the analysis presented in this report, and the applicant having not met the five criteria for granting a variance, Staff recommends the Zoning Board of Appeals deny ZBA 17-05.

However, staff recognizes that while the adjoining property remains unowned and unbuildable, the Zoning Board of Appeals may determine that the intent of the side yard setback is met, and therefore grant the variance. Should the Zoning Board of Appeals move to approve the variance request, Staff would recommend the Board apply the following condition:

- 1) The variance approved with ZBA 17-04 shall apply only to the building addition approved with SP 17-08.

ATTACHMENTS

Exhibit A: Location Map
Exhibit B: Applicant's Brief
Exhibit C: Proposed Development Plans
Exhibit D: Photos of the Subject Property



200 South Illinois Avenue
P.O. Box 2047
Carbondale, Illinois 62902-2047
Telephone: 618-549-5302
Fax: 618-457-3283
www.ci.carbondale.il.us

M-E-M-O-R-A-N-D-U-M

TO: City of Carbondale Zoning Board of Appeals

FROM: Mark Price Jr. AICP, Planner *MPJ*

RE: ZBA 17-05, 406 North Washington Street, Variance from the minimum front yard setback and the minimum side yard setback for primary structures in an LI, Light Industrial, District

DATE: April 5, 2017

(Zoning Board of Appeals Public Hearing on Wednesday, April 12, 2017 6:00 p.m.)

Applicant/Owner: Alphonso Hall
406 N. Washington Street
Carbondale, IL 62901

PART A. BACKGROUND AND SUMMARY

Mr. Alphonso Hall, residing at 406 N. Washington Street, is requesting a 12.5 foot variance from the 20 foot front yard setback and a 6 foot variance from the 12 foot side yard setback in the LI, Light Industrial, District. The variances, if granted, would reduce the minimum front yard setback from 20 feet to 7 ft. 6 in. and the side yard setback from 12 feet to 6 feet.

The applicants have owned and occupied the property since October of 1985. When the City adopted the zoning ordinance in 1974, the subject property, and adjacent properties were zoned, LI, Light Industrial. The LI, Light Industrial, District requires a minimum front yard depth of 20 feet and a minimum side yard of 12 feet. The applicant's property is approximately 50 feet wide by 100 feet deep (Please refer to Exhibit A: Location Map).

The applicant maintains a single family residence that is currently located 16 feet (11 feet with the existing awning) from the front property line and 6 feet from the side (northern) property line. As the structure was constructed prior to the adoption of the 1974 zoning ordinance, it is classified as legally nonconforming. If built today, the structure would be required to move four feet to the west and 6 feet to the south to meet all setbacks as required by the zoning district. The applicants are proposing to build a cover for the existing accessible ramp that would measure 8.5 feet wide by 30 feet long (Please refer to Exhibit B: Proposed Construction Plan). Since the existing single family home is located approximately 15.5 feet from the front property line and the proposed porch will

extend an additional 8 feet into the front yard, the applicant is requesting a variance of 12.5 feet from the 20 foot front yard setback to allow for a setback of 7.5 feet. The extension of the roof over the accessible ramp would also require a side yard setback variance as it will be extended in the same line as the northern wall of the home. As the northern wall of the home is located approximately 6 feet from the northern property line and the homeowner intends on maintaining that setback with the new roof structure, a 6 foot side yard variance would be required from the 12 foot side yard setback requirement in the LI, Light Industrial, district. If this variance is granted, it would leave a 6 foot side yard setback. (Please refer to Exhibit C: Photos of Subject Property).

The applicant is proposing to build this roof to provide a comfortable and accessible entrance to the home. Mr. Hall recently had his left leg amputated mid-thigh down and this amputation created the need for him to use a wheelchair. The applicant is proposing the addition to provide for a safer environment for him to maneuver in and out of the front door, even in times of inclement weather. (Please refer to Exhibit D: Applicant's Brief).

APPLICABLE REGULATIONS:

15.2.24: LI Light Industrial District:

15.2.24.1: Statement of Intent:

This district is established to provide space for certain types of industrial and/or manufacturing and/or warehousing or storage operations which are compatible with adjoining districts. Such uses generally require open storage of materials, goods, or equipment before, during, or after the manufacturing process, but are of a low noise or nuisance level. Land designated for this district should be located in relation to the thoroughfare network of the community, as well as rail and air, if required, so as not to disrupt normal traffic flow. (Ord. 2013-20)

15.2.24.7: Minimum Front Yard Depth:

Twenty feet (20'). (Ord. 2013-20)

Sec. 15-6.9.1 Provisions for Hearing and Deciding upon Appeals and Variances:

B. Variances

1. A variance may be granted by the Zoning Board of Appeals after a public hearing upon the following conditions:
 - a. That the party seeking a variance makes written application to the Board demonstrating:
 - (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
 - (2) That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article;
 - (3) That the special conditions and circumstances do not result from the actions of the applicant.
 - (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands, structures, or buildings in the same district.
 - b. That the granting of the variance will be in harmony with the general purpose and intent of this Article and will not be injurious to the neighborhood, or detrimental to the public welfare. A variance shall not be granted merely to serve as a convenience to the applicant, but only if it is necessary to alleviate some demonstrable hardship or difficulty. Under no circumstances shall the

Board grant a variance to allow a use not expressly permissible under the terms of this Article in the district involved.

CORRESPONDENCE RECEIVED: City Staff has received no correspondence in regards to this request.

PART B. ANALYSIS

Sec. 15-6.9.1.B.1: A variance may be granted by the Zoning Board of Appeals after a public hearing upon the following conditions:

Staff's responses to the criteria in Section 15-6.9.1.B.1 for granting a variance are as follows:

- a. (1) ***That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.***

There are no special conditions or circumstances which exist that are peculiar to the land which are not applicable to other lands in the same district. The single family structure, however, was built prior to its zoning designation and is located 15.5 feet from the front property line and 6 feet from the side property line. Due to its encroachment into the minimum required front yard and side yard setbacks, the structure is classified as legally nonconforming. This situation is normal for the residential homes along this street. The homes range in setback from 16 feet to as close as 6 feet from the front property line. The neighboring homes are located immediately adjacent to the side property line or as far as 6 feet away from the northern side property line. The structure's front and side setbacks are consistent with the other homes located on the western side of North Washington Street.

- (2) ***That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article.***

The literal interpretation of the provisions of this article would not deprive the applicant of rights enjoyed by other properties in the LI district. The literal interpretation of the article would allow the applicant to construct the covered porch, but only if it meets the required 20 foot front yard setback and the 12 foot side yard setback. Any other home in this district that is located in this area would be required to apply for a variance as all of the homes on the street, that are zoned LI, are closer to the property lines than the required 20 foot front setback and the required 12 foot side setback.

- (3) ***That the special conditions and circumstances do not result from the actions of the applicant.***

Although the original, legally nonconforming structure was built prior to the adoption of the 1974 zoning ordinance, the covering of the front porch is the result of actions desired by the applicant. The ramp addition is allowed without a variance. The addition of a roof

over the ramp is optional and is the only reason a variance is needed. There are no other special conditions or circumstances that are peculiar to the property.

- (4) ***That granting the variance request will not confer on the applicant any special privilege that is denied by this Article to other lands, structures, or buildings in the same district.***

Granting the variance will confer on the applicant a special privilege not available to other homes in the area. The front yard setback requirements limit all property owners in the City from expanding their homes or businesses within the minimum setback area. The property owners in the LI District are limited as to the location of any proposed additions as all of the homes in this area have been built inside the required setback. Even though Mr. Hall's disability may classify as a personal hardship, it is not a legal justification for granting a variance. The applicant's lot and structure allow for other means of an accessible entrance and exit that will meet the appropriate setback requirements. Staff notes, for instance that the rear entrance to the home is approximately at ground level and is currently covered.

5. ***That the granting of the variance will be in harmony with the general purpose and intent of this Article and will not be injurious to the neighborhood, or detrimental to the public welfare. A variance shall not be granted merely to serve as a convenience to the applicant, but only if it is necessary, to alleviate some demonstrable hardship or difficulty. Under no circumstances shall the Board grant a variance to allow a use not expressly permissible under the terms of this Article in the district involved.***

It is Staff's opinion that the granting of the variance would not be in harmony with the general purpose and intent of this Article. The intent of the variance process is to allow for flexibility in the zoning code only where the strict enforcement of the zoning code would cause an undue hardship upon the applicant due to unique circumstances surrounding the property or structure. Unfortunately, a personal hardship is not considered a legal justification for granting a variance.

It is Staff's opinion, however, that granting the variance would neither be injurious to the neighborhood nor detrimental to the public welfare. The proposed addition will not alter the general character and layout of the neighborhood. The variance would allow for a structure to be 2 feet closer to the east property line than the property to the north which currently maintains a single family residence that is approximately 12 feet from the property line. The structure would, also, not encroach further on the northern property line than it does, currently. Furthermore, Staff believes the addition will not be detrimental to the public welfare as the addition would still meet sight visibility requirements. In order to allow for the safe use of driveways and intersections, the Carbondale Revised Code, Section 15.4.6.1, requires properties to maintain clear visibility no less than 15 feet from the street. While the covered porch would be constructed 8 feet from the front property line, it would be approximately 18 feet from the edge of the street.

ADDITIONAL ANALYSIS:

The applicants have requested a variance from the front yard setback requirement to allow for the construction of a roof over an accessible front porch 7.5 feet from the east property line and a variance from the side yard setback requirement for the roof to be 6 feet from the north property line. Staff's review of the applicant's property found that the applicant has other alternatives for the proposed porch. The applicant may choose to not cover the existing accessible front porch, as the Carbondale Revised Code does not require an uncovered porch to meet setback requirements. The applicant may also build a covered porch at the rear entrance of the house. The current structure sits approximately 31 feet from the rear property line which allows adequate space for an addition that would meet the 20 foot rear yard setback requirement for the LI district.

It should be noted, however, that the Zoning Board of Appeals heard a case very similar to this variance request in 2007, ZBA 07-01. ZBA 07-01 presented a wheelchair bound applicant's request for a variance from the front yard setback in an R-1-8, Low Density Residential, District for the construction of an accessible covered front porch. As the applicant's personal hardship did not provide legal justification for the granting of the variance, Staff recommended its denial. However, the Board considered the applicant's disability a hardship and moved to grant the variance with a condition that the structure remain open on all three sides so that it may not be made habitable in the future. The board also reviewed a case in 2015, ZBA 15-04, where the property owners requested a variance in the R-1-15 zoning district. The property owner had need of a covered accessible ramp to provide access for emergency response. In this case, the board approved the request with a similar condition. Similarly, if the Zoning Board of Appeals should consider Mr. Hall's variance request justified, it is Staff's recommendation that a similar condition be placed on this variance.

PART C. RECOMMENDATIONS:

Based on the analysis presented in this report, and the applicant having not met the five criteria for granting a variance, Staff recommends the Zoning Board of Appeals deny ZBA 17-05.

However, if the Zoning Board of Appeals desires to approve the variance request, Staff would recommend the Board apply the following condition:

- 1) The structure must remain open to the North, East, and South and shall not be enclosed at any time hereafter.

ATTACHMENTS

Exhibit A: Location Map
Exhibit B: Proposed Construction Plan
Exhibit C: Photos of the Subject Property
Exhibit D: Applicants' Brief

Exhibit A

BWA

North Illinois Avenue

LI

R-1-5

North Marion Street

North Washington Street

James and Themla Walker Blvd

Public Hearing Date & Time

April 12, 2017
6:00 p.m.

Case Description

Mr Alphonso Hall is requesting a variance from Section 15-2.24.7 and Section 15-2.24.9 of the Carbondale Revised Code for property located at 406 N. Washington St

Zoning Classifications

LI Light Industrial
R-1-5 Low-Density Residential
BWA Wholesale and Automotive

Legend

 Subject Property

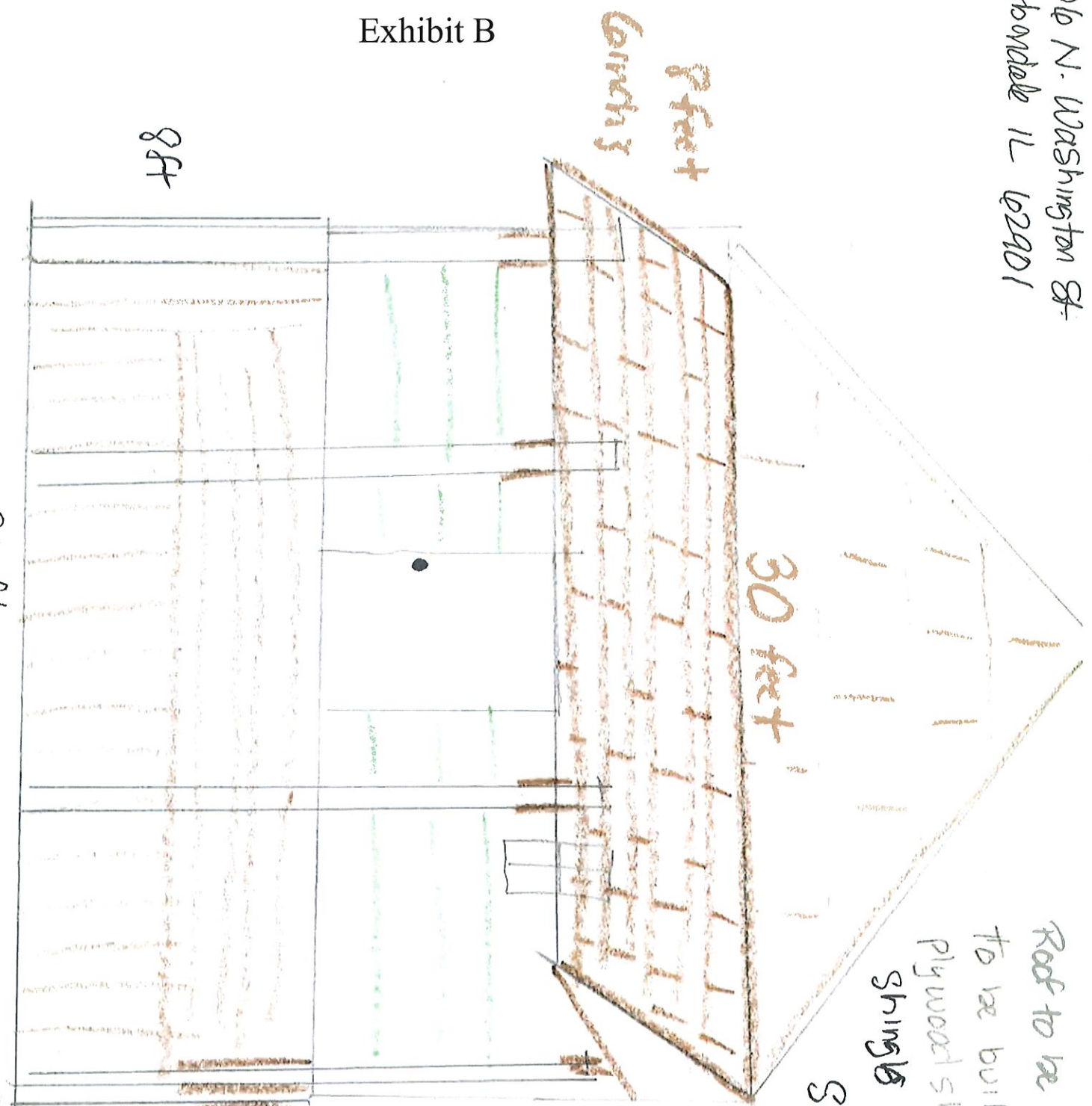
 Parcels

0 50 100 Feet



406 N. Washington St.
Carbondale IL 62901

Exhibit B



Roof to be 30 feet x 8 feet lengths
to be built out of 2x6's,
plywood sheets, black paper and
shingles

Size will be 30 feet
by 8 feet lengths.

No gutter needed

Roof needed to
cover wheel chair ramp
Roof will replace the
awning that is there.
Putting in this new
Roof over ramp, will
shelter entire wheel chair
Ramp.

Exhibit C – Photographs of Subject Property



Facing Subject Property



Facing South along North Washington Street

Exhibit C – Photographs of Subject Property (Cont.)



Facing north along North Washington Street



Facing east across North Washington Street

Exhibit C – Photographs of Subject Property (Cont.)



Facing the newly constructed uncovered accessible ramp facing North
Washington Street

Exhibit D

03/16/17

To Whom it may concern:

We are requesting a permit to build a roof for a recently built wheelchair ramp at 406 North Washington Street, Carbondale, IL. This is the residence of Alphonso "Sonny" Hall. He recently had his left leg amputated mid thigh down. He will be using a wheelchair. We built an 8 foot by 30 foot deck attached to the front of his house. We request to build a roof attached to the house over the new wheelchair ramp. The expected size will be 8 feet 6 inches by 30 feet. It will be build out of 2x6's, plywood, black roof paper and shingles. This will ensure his safety going up and down his ramp which will allow him to enter/exit his home.

If you have further questions, feel free to contact him at 618-529-3351. I can also be reached by cell, 618-713-4159. Thanks you in advance for your assistance.

Sincerely,

Annie Gunn, MS, CAADC MISA I (daughter)