

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: Ordinance Approving Variance of Height at 851 N 11th Street, Parcel 24-24-155-002

Staff Contact: Michelle Pease, Community Development Director

Summary: The petitioner is seeking a variance of height for a proposed garage and driveway for the property located at 851 N. 11th Street. The property is zoned R3, single family high density residential.

The allowed height for a residential garage is 20 feet and the petitioner is requesting a height of 24 feet on the proposed garage, which is a variance of 4 feet over the allowed height.

The petitioner is requesting a variance to construct a garage and attach it to the existing detached garage for personal storage and states that the large lot size and alley access will allow for this size of a garage. A one-hour rating between the existing garage and the new garage will be required because of the lack of setback between existing garage and house. The lot is 60' x 180'.

Sec. 110-55 (c). Height limits. All accessory buildings, structures or uses shall comply with the height limits of the zoning district in which they are located. In residential districts, detached garages shall not exceed 20 feet in height and storage sheds shall not exceed 12 feet in height.

On Monday, April 1, 2024, the Planning and Zoning Commission voted 4-1 to approve the variance of code for 815 N. 11th Street.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Community Engagement and Inclusivity.