

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

SUBJECT: Ordinance Approving a Variance of Lot Coverage for 315 N. 11th Street
Parcel 24-24-351-002

Staff Contact: Michelle Pease, Community Development Director

Summary: The petitioner is seeking a variance of lot coverage for a proposed deck and driveway for the property located at 315 N. 11th Street. The property is zoned R3, single family high density residential. Currently, the lot is covered approximately 44%. The petitioner is requesting to cover approximately 63%, which is an additional 19% lot coverage with the proposed deck and driveway.

The petitioner is requesting a variance to provide current and future improved access for handicap family members by installing a deck, which would be elevated above ground level and would reduce the amount of drop off from the back door to the ground level.

Sec. 110-111 (1) d. On a single-family lot no more than forty (40%) percent of the rear yard, and thirty-three (33%) percent of the combined front and side yards, may be occupied by accessory buildings or uses. Accessory buildings or uses located in the rear yard do not count toward the maximum lot coverage of thirty-three (33%) percent of the lot.

On Tuesday, September 5, 2023, the Planning and Zoning Commission voted 6-0 to approve the variance of code for 315 N. 11th Street.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Community Engagement and Inclusivity.

Recommendation: Approve the proposed variance of lot coverage for 315 N. 11th Street, Parcel 24-24-351-002.