

**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: September 5, 2023

Case No.: PZC-05-23

Applicant: Doug and Rose Ball

Address: 315 N. 11th Street, Parcel 24-24-351-002

Narrative:

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.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on September 5, 2023.

Staff Presents

Staff is presenting the request for a variance of lot coverage.

Findings:

1. Is the proposed variance detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

2. Will the proposed variance impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

3. Will the proposed variance impede the normal development of the surrounding properties?

Yes: _____ No: _____

Explanation: _____

4. Will the proposed variance:
- (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?
- Yes: _____ No: _____

Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a variance for the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a variance for the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a variance for the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:
