

MAR - 2 2015

ORDINANCE NO. 3167

  
City Clerk

**AN ORDINANCE TO GRANT A ZONING CODE  
VARIANCE TO STEVE AND BRANDY MENNING FOR  
THEIR SINGLE FAMILY RESIDENTIAL PROPERTY  
LOCATED AT 525 MICAH'S WAY IN THE CITY OF  
COLUMBIA, ILLINOIS, TO REDUCE THE REAR YARD  
SETBACK FROM THE REQUIRED THIRTY (30) FOOT TO  
NINETEEN (19) FOOT**

WHEREAS, Steve and Brandy Menning are the owners of the property having the assigned address of 525 Micah's Way in the City of Columbia, Illinois (the "City") and which property is legally described as Lot 273, Columbia Lakes IV Subdivision on which property is located a single family residential structure;

WHEREAS, Subsection 17.20.050 (C) of the City's Zoning Code provides and requires the rear yard shall be at least thirty (30) feet;

WHEREAS, Steve and Brandy Menning ("Menning") has applied for a variance from strict compliance with said rear yard requirement of the City's Zoning Code to allow for construction and installation of an addition to the single family residential structure;

WHEREAS, Section 17.08.040 of the City's Zoning Code provides and requires that all applications for variances from strict compliance with the City's Zoning Code shall be filed with the City Clerk and forwarded by the City Clerk to the City's Zoning Board of Appeals for public hearing, following publication of the required notice of hearing in a newspaper published in the City;

WHEREAS, a public hearing with regard to the Menning zoning variance application was held before the Columbia, Illinois Zoning Board of Appeals on December 10, 2014, following the publication of the required notice of hearing in compliance with the City's Zoning Code requirement and the City's Zoning Board of Appeals has recommended that the requested rear yard variance not be granted to Menning;

WHEREAS, Subsection 17.08.050(A) of the City's Zoning Code provides and requires that when by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which condition is not generally prevalent in the area, the strict application of the area regulations would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property, the City Council shall be empowered to authorize on application in regard to such property, a variance from such zoning district regulation so as to relieve such difficulty or hardship;

WHEREAS, Subsection 17.08.050(C) of the City's Zoning Code provides and requires that in the City Council's consideration of all applications for Zoning Code variances, the City Council shall, before making any finding in a specific case, first determine that the proposed change will not constitute a change, including a variation in use, in the district map and will not impair an adequate supply of light and air to adjacent property, or increase congestion in public streets or increase the danger of fire, or materially diminish, or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals and welfare of the City;

WHEREAS, Subsection 17.08.050(C) of the City's Zoning Code further provides and requires that every variance granted shall be granted by ordinance and that the ordinance granting the variance shall include a written finding of fact based upon testimony and evidence, specifying the reason for granting or denying the variance and the decision of the City Council shall be made a part of any building permit for which a variance is allowed;

WHEREAS, Subsection 17.08.050(D) of the City's Zoning Code provides and requires that a two-thirds (2/3) vote of all Aldermen of the City then holding office shall be required for the granting of a variance from strict application with the City's Zoning Code where the Zoning Board has recommended denial of the granting of the variance; and,

WHEREAS, by agreement of both parties, the application of the variance request to reduce to rear yard setback to eleven feet six inches (11.5'), has been amended to request the rear yard setback to nineteen feet (19').

WHEREAS, the City Council of the City has found and determined and does hereby declare that it is necessary and appropriate that the amended rear yard variance requested by Menning be granted by this Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Columbia, Illinois, as follows:

**Section 1.** The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

**Section 2.** The City's City Council has found and determined and does hereby declare that the proposed variance will not constitute a change, including a variation in use, in the City's district map and will not impair an adequate supply of light and air to adjacent property, or increase congestion in public streets or increase the danger of fire, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals and welfare of

the City. Further, the City Council of the City has found and determined that, based upon testimony and evidence presented at the public hearing before the City's Zoning

Board of Appeals, the amended request to the Zoning Code variance should be granted based upon the following facts:

(A) The proposed construction will not diminish the appearance of the property and will not adversely affect any adjoining or proximately located property or property owner.

(B) The building and property constitute an exceptional topographical condition or extraordinary or exceptional situation or condition on the subject property which condition is generally not prevalent in the neighborhood as the location of the existing residential structure does not allow for a reasonable expansion of the structure with the installation of an addition without encroaching into the required rear yard setback.

(C) The property owners who own property adjoining or located proximate to the subject property in the neighborhood have not objected to the requested variance.

(D) Requiring strict application of the building placement requirement in this R-5 (One Family Dwelling District) in the City for the applicant would result in a peculiar and exceptional practical difficulty for them and would create exceptional and undue hardship for them and the community; whereas the proposed installation of the addition on the subject property will allow the addition to be attached to the residential structure and be of reasonable size and, that hardship should be avoided by the granting of the requested variance.

**Section 3.** The amended variance herein requested reducing the rear yard setback from the required thirty (30) feet to nineteen (19) feet is hereby granted.

**Section 4.** The City's Building Inspector is directed to attach a copy of this Ordinance to the building permit to be issued to Steve and Brandy Menning in connection with the authorization to construct an addition on property having the assigned address of 525 Micah's Way, in the City of Columbia, Illinois in accordance with the requirements of Subsection 17.08.050(C) of the City's Zoning Code.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage.

Alderman Huch moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Ebersohl, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Mathews, Reis, Holtkamp  
and Mayor Hutchinson.

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 2nd day of March, 2015.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

(SEAL)