

Illinois Times

February 16, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, March 15, 2023, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification from R-2, Single Family and Duplex Residence District, Section 155.017, to B-1, Highway Business Service District, Section 155.033, and a variance of Sections: 155.063, Required Yards for Lots Adjoining Residential Districts, and 155.480 (i), Landscape Screening and Lighting Regulations: Transitional Buffer Yard Requirements and Landscaping, of the Springfield Zoning Ordinance. Petitioner desires to construct upon said real estate a residential garage approximately 30 feet in width and 32 feet in depth for the storage of personal vehicles. This is to act as an accessory structure to petitioner's residence which is directly across the street at 1525 Watch Avenue. No commercial or business activities will be conducted on this property. Petitioner, to be in compliance with the zoning ordinance, respectfully requests a reclassification from R-2 to B-1 to allow construction of a garage for storage; and a variation of 155.063 to allow side yard setbacks of 5 feet instead of the 20 feet per code; and a variation of 155.480 (i) to reduce the Transitional Buffer Yard requirement from 10 feet to zero feet. Petitioner further requests, if reclassification is not afforded, consideration for a use variance allowing construction of an accessory building on subject property when the primary residence is across the street instead of adjacent to the left or right.

Improvements (or Structures) located on said property are none, a vacant lot. The subject real estate is currently classified in the R-2, Single-Family and Duplex Residence District, Section 155.017.

Legally described as: Lot 28 of Spaulding's Illinois Watch Factory Addition to the City of Springfield, situated in the County of Sangamon and State of Illinois; commonly known as 1516 Watch Avenue, Springfield, Illinois, and further identified as Index #14-23.0-309-004.

The subject property is commonly known as 1516 Watch Avenue, Springfield, Illinois.

The petitioner is Morgan G. Russell.

Docket No. 2023-008

John Harris
Assistant Zoning Administrator