

126 N. Laird Street – Exhibit 8: Petition for Zoning Variance

Detailed Description of Variance:

The lot in question is zoned R1B, which has a required front yard setback of 30'-0". The original plats of survey has a platted front yard setback of 35'-0". The existing structures, which were in disrepair, have been demolished so that the homeowner can improve the lot with the construction of a new brick-clad single family residence in accordance with City of Naperville Municipal code Title 6-6B-2.

We are requesting this variance so that we can provide an aesthetically pleasing home which will enhance the neighborhood and provide a new home compatible with the newer homes in the area West of Downtown Naperville. This variance would alleviate undue constraints on the property owners such as a more restrictive front yard setback, as well as keeping with the look and style of the existing neighborhood, which already has multiple properties utilizing the 30'-0" R1B zoning front yard setback line. In fact, the majority of homes fronting Laird Street in this block are utilizing the 30'-0" setback as required by the City of Naperville Municipal code Title 6-6B-7.

Exhibit 8: Section 7-1-8-:2.3 Standards for Granting a Subdivision Deviation

Section 7-1-8:2.3.1 The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the owner or petitioner.

Response: *Granting this variance would be in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan per City of Naperville Municipal Code 606B-7 and is requested due to the unnecessary hardship caused by conditions which are unique to this site and not caused by the Owner or Petitioner. This property was purchased by a family currently living in Naperville wanting to build a new home for their growing family as they are outgrowing their existing home. The more restrictive platted setback is greater than what is required in the R1B zoning district and specifically greater than the majority of the setbacks imposed upon their neighbors in this block, in the same zoning district.*

Section 7-1-8:2.3.2 The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title.

Response: *The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title. In fact, granting this deviation to a platted setback would bring this property into conformity with the provisions of the City of Naperville Municipal Code 6-6B-7 for the R1B zoning district which allows for a 30'-0" front yard setback. In addition, this home would better fit the streetscape with a 30'-0" setback as it would complement the majority of existing homes utilizing the 30'-0" front yard setback.*