



REQUIRED VARIANCE STANDARDS

The Naperville Municipal Code requires a petitioner who is seeking a variance to respond to a set of standards that demonstrate both the need and appropriateness of the variance request. Your response to the standards is forwarded to the Planning and Zoning Commission and City Council for consideration, along with a report prepared by staff, when reviewing your requested variance. It is important to provide thorough responses to each of the standards listed below. To assist in better understanding the intent of each standard, a more detailed explanation for each standard is provided below along with helpful information to consider when preparing your responses.

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

Interior side yard setback requirements are meant to keep flammable construction away from property boundaries and to maintain the spacing of structures for visual appearances and apparent neighborhood density. The variance for this proposed porte cochere would not materially increase the likelihood of fire spreading to the adjacent lot, as the columns are brick. The porte cochere is situated to align with the existing garage to fit into the neighborhood.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

Living in the Naperville Historic District and inhabiting a house that has a tiny, detached garage has always been a problem. With disabled, elderly family members who often need assistance in entering and leaving the home in inclement weather has been additionally hard on the residents and their care-givers. Allowing this one foot of additional width at the Porte Cochere would make the wheelchair access to vehicles under the protection of a roof much more feasible. It will allow for a level platform that an assistant and the wheelchair can fit on, that is raised above the grade, so that entry into the car does not require lifting the disabled, but rather lowering them.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The existing garage at the premises is currently in violation of the 5' interior side yard setback requirement by several inches, and it has an overhanging eave of 2'-6" however, which is allowed. The proposed porte cochere has only three brick columns which nearly align with the detached garage, but remain 5'-1" off the interior side lot line, so the addition is in keeping with the existing construction, and would meet the zoning requirements for a detached structure, but are 1'-0" beyond the requirements for an attached structure. This additional accessory structure is set back over 58 feet from the front property line and over 65 feet from the rear property line, and is lower than the existing garage. It should have no impact whatsoever on the essential character of the neighborhood. The review by the Naperville Historic Preservation Commission will make sure of this.