

**Subject Property: 516 Spring Ave, Naperville, IL 60540**

## **REQUIRED VARIANCE STANDARDS**

### **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**

*The proposed improvement complements other improvements in the neighborhood. It will be of high architectural character and replace an aging unsafe structure. This will contribute towards the overall value of the surrounding 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**

*The proposed structure intends to incorporate the use of a car lift to accommodate storage for the owner's classic car collection requiring a height in excess of 18'. The adjacent business to the front of the property (Ozinga) creates significant amounts of air pollution (dust) which will hinder the value of these vehicles if parked in the existing exposed yard.*

*The lot is 50' in width which hinders the buildable area. Access to the proposed structure is via a rear alley and therefore requires locating to the rear of the lot.*

- 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 proposed improvement will not dramatically alter the street view from the current structure. The property has an alley at the rear yard. The neighbor immediately adjacent has a structure of similar height. The proposed structure will be set back from the alley in line with city code and will not impact the adjacent property's ability to access their structure.*