

**406 S. Julian**

**Corner Yard Setback Variance  
Covered Porch Setback Variance  
Driveway Width Variance**

**V. SUBJECT PROPERTY INFORMATION**

**Detailed Description of Variances:**

The Petitioner is requesting a variance from Section 6-6A-7 (R1A/ YARD REQUIREMENTS) to reduce the required corner side yard setback of 30' to a graduated setback of 15' on the northwest corner tapering to a 30' setback at the property line at the northeast corner; a variance to Section 6-2-3:3.2 (YARD REQUIREMENTS) so a porch may extend more than five (5) feet into the required corner side yard; and, a variance from Section 9-11-3: (GENERAL REQUIREMENTS) to allow for a driveway width greater than 20' at the property line.

The subject property has three unique physical attributes that directly necessitate the need for this variance; 1) The Subject Property has a larger than normal distance between the property line and the existing location of Porter Street; 2) The Subject Property has an extremely narrow west frontage on Julian Street; and, 3) the depth of the Subject Property increases toward the easterly property line, see attached Site Plan.

Typical distance from back of curb to the property line in the City of Naperville is approximately 19'. On the Subject Property, this distance is greater than 25' at the northwest corner, tapering to 16'-5" at the northeast corner. In other words, the granting of the variance would make the distance from the street to the home consistent, and not less than what already exists on neighboring properties.

With the property being a trapezoid shape, if the 30' corner yard setback was strictly adhered to, the building envelope at the western set back line would be a very narrow 27.5 feet, which is very inconsistent with the existing structures in the area.

With the Subject Lot increasing to the east, and the distance from the street to the property line decreasing to the east, the granting of the "tapering" variance would provide a setback from the street and sight lines consistent with existing structures and the surrounding area.

The proposed covered porch located at the northwest corner of the residence would encroach more than five (5) feet into the 30' corner side yard setback. However, this encroachment would be less than five (5) feet into the requested 15' corner side yard setback, if our request for that variance is granted.

The proposed driveway width is 20'; however, the property line is on an angle as it relates to the right of way and street, effectively causing the width on the property line itself to exceed 20'.

Unique Physical Characteristics of the Subject Property, support the granting of the requested variances without a detrimental impact on the community.