

July 31, 2021

Village of Naperville
400 S. Eagle Street
Naperville IL 60540

Zoning Variance Application
Daniel & Jill Ignash – 214 N. Laird St.

Variance Requested: *Reduce setback to accommodate a 7.5-foot-deep front porch (current setback allowance is 10 feet and we are proposing an 8.25-foot setback, or a 1.75-foot reduction).*

Response to Standards Exhibit B:

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

We currently own and live in a small, dated, 1960s ranch property at 214 N. Laird St, Naperville, IL 60540. With a growing family (expecting our first child in November), we are planning to start construction on this property and have secured architect plans to build a traditional two-story house, while re-using the existing foundation of the current house.

Our architect, Craftstone Architects, has designed a beautiful new home (plans attached) that allows us to re-use the existing foundation of the current house for our new home. Since the current foundation is a simple rectangle, our architect has added a front porch to improve with the exterior aesthetics and function of the new house, that also aligns with traditional Craftsman style elevations.

Under the current setback, we have room for a 5.75-foot-deep front porch. Most of the houses in our area have at least a 7.5-foot-deep front porch, which allows for comfortable use of standard sized porch furniture. We are seeking a variance to reduce the allowed setback by 1.75 feet, to accommodate a 7.5-foot-deep front porch, allowing us to have full enjoyment and use of the porch. This will not add any interior square footage to the house, as we will not be building above the front porch.

The general purpose and intent of this Title is to provide for consistent building and sight lines. We believe by adding a front porch to our house design, it will not only improve the curb appeal of the house; but it will not significantly disturb sight lines as the livable space is still within the setback; and it will not have any adverse impact on the neighborhood or adjacent Douglas Avenue. For the above stated reasons, the proposed variance seems to be in harmony with the general purpose of this Title.

For reference, please see the below list of addresses in our immediate neighborhood that have similar houses with at least a 7.5-foot-deep front porch:

7 N. Laird	331 Douglas	117 Fremont	15 Fremont
22 N. Laird	335 Douglas	33 Fremont	205 Mill St
109 N. Laird	925 Douglas	25 Fremont	151 Ewing
40 N. Laird	820 Douglas	14 Fremont	814 Wilson

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.

Since we live on a corner lot, our lot is wide yet very narrow compared to neighboring properties, and the setback is more restrictive than a non-corner lot. Under the current setback, we only have room for a 5.75-foot-deep front porch, which doesn't leave much room for maneuvering around average sized porch furniture or comfortably accommodating leg room while sitting. The addition of just 1.75 feet will allow someone enough room to pass around the porch furniture while another person remains seated. This 1.75 foot will significantly improve the use and functionality of the porch, while not substantially impacting nor adversely affecting the adjacent properties and neighborhood.

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

We have worked with our architect to design a traditional Craftsman style home, which is consistent with the style of many new construction homes in our neighborhood. Traditional two-story homes frequently include a front porch to add to the curb appeal of the house. As such, there will not be any out of character elements added to the property.

This change should not adversely affect any neighboring or adjacent properties and will not alter the essential character of the surrounding neighborhood. We believe the overall construction project will significantly improve the look and feel of the property, and therefore be a considerable improvement to the area. Further, we hope that the addition of this front porch will also help us get to know our neighbors better in a casual and comfortable outdoor setting, allowing us to be more active members of the community.

Please let us know if you need any additional information or have any questions/concerns we can help clarify.

Thank you for your consideration,
Daniel & Jill Ignash
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Naperville, IL 60540
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