

Brent & Colleen Carius
2429 Newport Drive
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630-251-2787

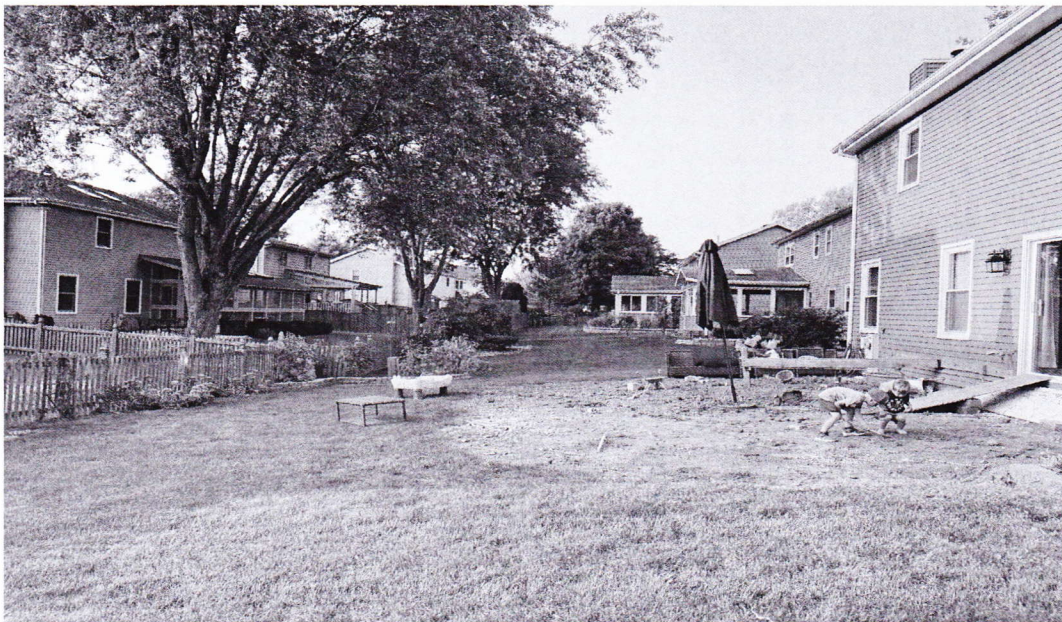
To whom it may concern:

My wife and I are looking to attach an 18' x 14' screened porch to our home. The current zoning based on our initial submittal was rejected due to the 25% rear setback requirement, which sets the rear yard setback at 28.5'. This setback would create a screened room that is only 9' deep, and would therefore leave it useless. As a result, we are requesting a 5' setback variance to extend the room to a reasonable size thus leaving our rear setback at 23.5'. When we bought the house our large eyesore of a deck was 30'x19', much larger than the room we're requesting to build, and sat 19'9" off the rear of the house leaving only an 18.5' rear yard setback. The sunroom would provide an additional 5' to the rear yard setback from its current condition.

When looking for a home of our own to buy back in 2015, we found ourselves looking for one in a good school district, with a big basement, and space to build a screened in porch. While exploring the landscape for the first time, we noted there were four neighboring homes with a screened porch or addition. We had no reason to think that the home we would purchase would not be allowed the same opportunity.

Allowing us to build this screened room would not make our property stand out by any means. In actuality, it would do the opposite; it would help our home fit in with the rest of the neighborhood. Many of the homes in our neighborhood have an addition or three-seasons room attached to the rear of their house and the majority of them are beyond the 30-foot setback. The yards in our neighborhood are unfortunately wide, not deep.

None of our neighbors have any concerns with our plan to build a screened porch. In fact, the screened porch that we are planning for is much more visually appealing and would be farther away from the property line than our old deck was. Thank you for your consideration.



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Members who plan to attend the meeting:

Brent Carius (home owner)
Colleen Carius (Home owner)
Matt McCaw (contractor)

List of Addresses with attached roof screened porch or addition:

2407 Newport Drive
2412 Brockton Circle
2419 Newport Drive
2425 Newport Drive
2452 Brockton Circle
2424 Brockton Circle
2428 Brockton Circle
2500 Brockton Circle
2501 Brockton Circle

Questions:

The 28.5' setback would require our room to be only 9' deep, which would make the room useless. The other option that was given to us by the city was to build the room 10-feet away from our house, which would put it much closer to the property line. I do not understand why the room would need to be detached by 10 feet. Why is that better than an attached room farther away from the property line?

6-7J-9: - YARD REQUIREMENTS: 3.1

Yards adjacent to residentially zoned properties shall abide by the following standards: 3.1. All new structures and additions to existing structures constructed after August 21, 2007, measuring between zero (0) and sixty (60) feet in height, as calculated in accordance with all provisions of this Title, shall require a minimum 30-foot setback.