



THOMAS ARCHITECTS

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November 10, 2023

City of Naperville
400 S Eagle St
Naperville, IL 60540

**Re: Project Narrative & Standards Response
 Zoning Variation Requests for Addition to Single-Family Home
 524 S Brainard St, Naperville, IL 60540**

Dear Commission and Council Members:

We are pleased to submit for your review, the proposed single-family home addition. This cover letter shall serve as the Project Narrative and responses to the Variations standards. The purpose of this request is to seek zoning relief in the form of zoning variations to allow for the construction of a new addition to the existing single-family home at 524 S Brainard St.

Our submittal includes a Zoning Variation Application, a survey of existing site conditions, Zoning Diagrams of required setbacks, a proposed site plan, and preliminary design floor plans and elevations.

PROJECT NARRATIVE

Site Description

The site is approximately 9,916 square feet, located between Prairie Ave, Brainard St, and Victoria Ct. The site is currently zoned R1-B. The parcel contains an existing home. To the north, south, and east of the subject property are single-family residences.

The subject property is compliant with minimum lot area. A single-family residential building is an allowed use on the property.

The subject property lot has a unique flag-shaped footprint, with an existing rear yard driveway accessed via Victoria Court. Across S Brainard St from the subject property is Highlands Elementary School.

Proposed Development

The proposed development is for an addition to the homeowner's existing single-family residential home and attached garage. The residence would maintain the existing driveway curb cut on to Victoria Ct. A curb cut along S Brainard St. is not allowable by Code, due to the Highlands Elementary School.

The proposed addition adds 370 sq ft of lot coverage to the property, about 86 sq ft of which resides in the required rear yard.

The proposed addition serves to provide a new Family Room to the Ground Floor and a new Office to the Second Floor, without moving or eliminating the existing Garage function.

The massing of the addition is in keeping with the character of the existing home and the single-family residential homes in the neighborhood.

Zoning Variances

In order to allow for the residence as proposed, we are requesting the following zoning variance. Please see below for specific responses to the Standard of Variations

The variation is as follows:

- Encroachment into the required Rear Yard, with a maximum 5.1ft encroachment.