

## **426 South Columbia Street – Exhibit B: Petition for Zoning Variance**

### **Detailed Description of Variance:**

The lot in question is zoned R1B, which has a required front yard setback of 30'-0". The original plat of survey has a platted front yard setback of 35'-0". There is an existing single story frame residence which is in disrepair at 35.58' from the front property line which we would like to demolish to make room for a new stone-clad single story residence.

The lot in question is also partially located in the flood plain which precludes us from constructing any type of basement below grade as well as limiting the home's configuration on the property. These are exceptional hardships due to unusual conditions not found on other properties in this same zoning district. The property owners are older residents who need to have their living space on a single floor for mobility. Because the owners are restricted to building a single story structure instead of a 2 story structure with a basement which the other lots in this neighborhood are able to do, we would like to maximize the allowable parameters of the building pad to comply with the R1B zoning requirements as laid out in the City of Naperville Municipal Code Section 6-6B-7.

We are requesting this variance so that we can provide an aesthetically pleasing home which will better fit the neighborhood and provide a new home compatible with the existing neighborhood. This variance would alleviate undue constraints on the property owners such as a more restrictive front yard setback, as well as keeping within the look and style of the existing neighborhood, which already has multiple properties utilizing the 30'-0" R1B zoning front yard setback line. Some of those properties are 412 S Columbia (2 houses to the north), 432 S Columbia and 438 S Columbia (the 2 houses to the south of the property in question) as well as many properties on the west side of Columbia (433 S, 439 S, 443 S, and 445 S).

### **Exhibit 1: Section 7-1-8:2.3 Standards for Subdivision Deviations**

**Section 7-1-8:2.3.1 The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the Owner or Petitioner.**

*Response: Granting this variance would be in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan per City of Naperville Municipal Code 6-6B-7 and is requested due to the unnecessary hardship caused by conditions which are unique to this site and not caused by the Owner or Petitioner. This property is partially located in the flood zone which precludes this residence from having a basement, which is normal construction in this neighborhood. As a basement is not possible, we would like to maximize the footprint of the building to make up for the lost square footage. In order to satisfy the DuPage County Storm Water Management department, we will also need to incorporate a "flow through Crawl Space" to protect against flooding at a significant additional cost to the Owner.*

**Section 7-1-8:2.3.2 The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title.**

***Response:*** *The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title. In fact, granting this deviation to a platted setback would bring this property into conformity with the provisions of the City of Naperville Municipal Code 6-6B-7 for the R1b zoning district which allows for a 30'-0" front yard setback.*