



March 6, 2024

City of Naperville
Variance Request

Matthias and Sonia Jezek
1415 Heatherton Drive
Naperville, Illinois 60563

Re: EXHIBIT B
Garage Addition - Variance

GARAGE ENCROACHMENT INTO BACK YARD SETBACK – REQUESTED VARIANCE

Exhibit B.

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

We believe the variance requested is in harmony with the general purpose and intent of the title and master plan. The requested variance simply wants to add a third car garage on to the existing home, partially encroaching into the back yard setback. We believe that by attaching the garage to the house we are addressing items 3 and 4 of the Purpose and intent of the Title. An attached, smaller structure will prevent the visual impression of overcrowding of the land by leaving more green space between the applicant and their neighbor while addressing light, air and green space as well. All potentially affected by a Detached Structure. The variance is requesting authorization to build approximately 12'-3" into what is considered the back yard setback at the above referenced location.

Exhibit B.

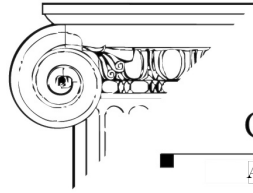
2. Strict enforcement of the Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

Corner lots are very restrictive when it comes to zoning setback requirements and the potential for any type of addition. 3 of the 4 yard setbacks are 30' in depth and can limit any possibility of expansion. You can see from the plat of survey that this lot configuration is not a typical corner lot and is very large in size. But for two points along the west property line, the yard between the back of the house and its neighbor is over 77' deep at one point and backs up to the forest preserve. Which gives the impression of an even deeper yard. When the current house was built, the front door was placed facing Farrington Drive yet was given a Heatherton mailing address. It had been assumed, by not just the owner but the surrounding neighbors of the property that the yard adjacent to the garage doors to the house was the side yard of the property. The homeowners are simply looking to add a 14'-0" wide x 19' deep single car garage to their home. The total structure area in the setback would be approximately 219 sf.

Exhibit B.

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

By code a much larger garage (480 SF) could legally be erected in the back yard setback if it is a detached structure. It could also be located as close as 10' away from the neighbor's property line. However, for several reasons the petitioner does not want to pursue this option. 1.) Because it affects light, green space, etc. on this Forest Preserve lot. (items addressed in B.1 above). 2) It



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ARCHITECTURE

encroaches too close to the neighbor's property; and they wish to continue to be good neighbors by not putting a large structure so close to their house and 3.) most importantly, the attached addition is in keeping with the "essential character" of the neighborhood. There currently are NO stand-alone detached garages in all of Cress Creek that I am aware of. This variance will provide the applicant with the additional garage space that they need, will be in keeping with the essential character of the neighborhood, will be designed and finished to blend in with the architecture of the existing house and most importantly it will reduce the impact on the adjacent neighbor that a large, detached and "out of character" garage would impose.