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Better Building *by* Design

March 23, 2021

Village of Naperville
400 S. Eagle Street
Naperville, IL 60540

Zoning Variance for Application # 20-00004535
Response to Standards Exhibit B
Mazzone Deck – 1126 Starlite Ct

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

Response: The proposed work will not negatively affect the public health, safety, comfort, convenience or general welfare of the neighborhood. Allowing the additional footage on the outdoor living space of the homeowner will enhance the comfort and overall well-being of those around them. Therefore, the variance seems to be in harmony with the general purpose of the existing structure.

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; and

Response: The backyard of this property is wide rather than long, which is what is causing this setback issue. The shallowness of the backyard is not typical of the surrounding homes, leading to this unusual circumstance. The home is setback further than the minimum required front yard setback of 25 feet, which further reduces the size of the rear yard and provides less space to construct the deck. In using their current deck through previous years of residency on the property, the homeowner has realized that more deck area would allow for a better outdoor dining experience and improve the overall comfortability of the space that would be achieved by using the additional four feet to make better use of their backyard area. While widening the deck would provide addition square footage, it would not provide *functional* square footage. To meet the setback, the deck would only extend 10 feet off the house which is a very difficult space to utilize a common sized table and chairs while allowing for chair movement and traffic around the table.

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

Response: This is due to the minimal footage requested. The proposed deck structure will be built in the rear yard behind the house, which would not affect the curb appeal of the neighborhood. There will not be any out-of-character elements added to the new deck structure. This new deck will improve the homeowner's look and feel of the property by creating an overall refresh, and will not take away from the existing charm of the house or property. It will not alter any character of the surrounding neighborhood.

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