



Tranquility Builders, Inc.
10119 Clow Creek Dr. Ste. A
Plainfield IL 60585

630.809.2693

To Whom It May Concern,

Here are the attached descriptions as they relate to the required Variance Standards, per the City of Naperville Petition for Zoning Variance.

- 1) The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan:

The variance requested deviates from the standard zoning setback standard rules. Based on the unique property configuration, with E 7th Ave. going East coming to a dead end to the rear of the subject property, 7th Ave. going East of Brainard St. primarily acts as driveway access to our subject property and the property directly to the North. The existing homeowners of the subject have been maintaining the portion of the land from the side yard setback to 7th Ave., going East of Brainard St.

The proposed addition will not have a negative impact on the overall neighborhood aesthetic. The proposed addition will be built in accordance with the City of Naperville Building Code.

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

Based on the unique property configuration, with E 7th Ave. going East and coming to a dead end to the rear of the subject property, 7th Ave. going East of Brainard St. primarily acts as driveway access to our subject property and the property directly to the North.

The current property is non-conforming with setbacks (currently less than 5') or minimum lot width for properties within this zoning (currently 43'.5' lot width). Generally, homes in this neighborhood or zoning districts do not have a street that dead ends at the rear of their property, where the current street only acts as driveway access for the subject property and the property directly to the North.

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

The proposed addition, if granted, will be built 10'4" from the setback property line directly to the North. The proposed addition does not follow the rule that properties platted prior to 1989 require a 15' corner sideyard setback in R2 zoning. However, the house currently sits in excess of 20' from the house to the existing street.

Additionally, the proposed addition will be set back behind the house and will not be built any closer to the sideyard setback than the current house sits in relation to the sideyard setback.

Please consider the following descriptions of the required Variance Standards and call me if you have any further questions.

Please call me with questions,

630.809.2693

Best regards,

Ryan L. Totsch
Vice President



Vice President