

ATTACHMENT TO PETITION FOR ZONING VARIATION

Simos Residence
2517 Lindenwood Lane

RESPONSE TO REQUIRED VARIANCE STANDARDS

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and as the zoning variation requested is solely for the purpose of constructing a detached residential garage on a lot in the E2 zoning district, the granting of this request will not increase congestion on public streets nor cause an undue concentration of population. The proposed new garage will not be a cause for overcrowding of land as the lot area of the subject property is 1-1/2 acres with only an existing single-family residence located on the site. The construction of the garage will not impact provisions of light, air and open spaces in the surrounding neighborhood.

There will be no increase in any public services if the variation were granted, including those services such as transportation, water & sewer, and open space & parks.

The intended use of the proposed structure as a private garage for an existing single-family residence is compatible with the zoning district and property use. The placement of the proposed garage will not be an encroachment to neighboring properties given the large distance from this structure to neighboring lots and residential buildings. The proposed area of the new garage will increase the impervious surface coverage on the subject property by 0.7%, which will have a negligible impact on drainage, erosion or potential flood damage.

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. Article 6.2.10 of the City of Naperville Zoning Ordinance addresses accessory buildings for all lots. Section 6.2.10(1) defines the location where an accessory building may be constructed on a property. This sections states that *"detached accessory buildings, structures or uses may be located in the required rear yard or interior side yard of any zoning district; provided, that detached accessory buildings or structures shall not be located within five (5) feet of any rear or interior side lot line nor nearer to a lot line adjoining a street than the longest distance between such lot line and the nearest wall of the principal building or structure."* This property is developed with an existing single-family residence which was constructed approximately 60 years ago, and no change has been made to the footprint of the original building.

Submitted with this petition are the following site drawings:

- Plat of Survey
- Topographic Survey
- Existing Site Plan
- Proposed Site Plan
- Adjacent Parcels with owner information

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On the Existing Site Plan drawing, the setback dimension from the front lot line to the building is shown, along with a dashed line indicating, by Section 6.2.10(1), the line behind which any accessory building is to be constructed in order to comply with this article. Of note is that behind this line is the septic field for the residence in the south portion of the lot and to the north of the house, a minimal piece of property which slopes downhill towards a 30' wide drainage easement running through the property. In either location, there exists a significant challenge to efficiently build a garage. Given that this property is served by both a well and a septic system instead of city water and sewer and also includes a drainage easement through the site, it is different from many other properties within this zoning classification. The requirements of the zoning ordinance create a greater degree of compliance with the ordinance than with similarly zoned sites.

Referring then to the proposed site plan, a location is shown for a new 22' wide x 23' deep detached garage to the east of the existing structure. The orientation of the garage has been set such that it allows for a large setback from the front property line, maintains a minimal fire separation distance from the existing structure and does not encroach on the existing well. The amount of new driveway required to reach the overhead door is fairly minimal, and the distance from the new garage to the entry to the house is short. As can be seen from photograph #1 at the end of this document, there are no large trees to be removed at the proposed new garage location. Further around to the north of the house beyond the setback distance of the existing house, the grade begins sloping down towards the drainage creek. (Photograph #2) Also, there is no entry to the house on the north side of the building, so there would be a further walk to the house entry, and the loss of more green space to extend the driveway to that area.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. Should this zoning variation be granted, there will be no detrimental impact to the surrounding properties and neighborhood. As seen in photograph #1, the east end of the existing building facing Lindenwood Lane is of minimal visual interest. The proposed new garage will be constructed of materials compatible with the house and with matching roof lines, so that it will be of the same character as the existing house. Also shown following is photograph #3 from Lindenwood Lane looking at where the garage will be located. During the time of year when the trees are green, the existing house, and thus the new garage, will barely be visible, if at all.

In a search of other properties in the surrounding E2 zoning district, I did not find another site where there is a drainage easement running through the buildable area behind the greatest distance from the front lot line to the line where an accessory building can be constructed. There are other properties with a drainage easement, but they were found either in the front yard, which means that the buildable area is not impacted, or along and parallel with a side or rear lot line. Thus, this property is uniquely different than others in this area.

Photograph #1 - location on the site of the proposed new garage



Photograph #2 - grade sloping down towards drainage easement in north buildable area



Photograph #3 - from Lindenwood Lane looking west towards the house

