

CITY OF NAPERVILLE  
PETITION FOR ZONING VARIANCE  
EXHIBIT B

Exhibit 1

1 The request is in harmony with the general purpose of intent of this Title and the adopted comprehensive master plan; and this petition for zoning variance will demonstrate the intent and purpose by: lessening congestion on the public streets by providing parking on the driveway of residence rather than just the street. Granting this petition will correct and eliminate the single and dangerous access point to the roadway created by the visual limitation to my line of sight (as well as those on the roadway) caused by the height of the utilities located in the parkway. Not granting this variance prevents safe entrance onto the roadway for me leaving my residence and the other citizens on the roadway. The second part of the variance is a privacy structure which will prevent a direct view into my Kitchen from the roadway and sidewalk. It is essential a see thru 6ft fence, which will not effect access to any

These requests do not interfere with the guidelines of the adopted comprehensive master plan of my R2, Title by: still respecting the character of existing neighborhood, adjacent homes, and changing demographic and market that calls for space for more housing, it improves quiet local streets in residential neighborhood's, protecting connecting sidewalks, improved parking on street, and safer alley access. My variance request does not affect any existing use of property, adjacent property, lot

size, residential appearance or density, and will comply with safety and building code standards, along with being esthetically pleasing for the neighbors.

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

My property on 730 E. Benton Ave. presently has a driveway onto Benton Ave. My R2 single family residence is just outside the Naperville Historic District. The quaintness of the neighborhood is what brought me to the property. However, it does have its draw backs in the matter of street and roadway-access safety. Due to the age of the neighborhood development, Benton is a narrow street and only allows parking on one side of the street. When someone parks on the street it takes up more than three quarters of the westbound lane on Benton, making exiting my driveway difficult in itself. To further add to the problem, there is an electric box in the parkway with the dimensions of 4-.5 Ft x 6 Ft x 4.5 Ft . This utility electric box not only makes it more difficult to see traffic coming out of my drive; furthermore, the location of the service hub doesn't allow me to build the addition to the existing garage. An additional garage is a consistent feature on residential homes build in my neighborhood, adhering to the appearance of the other R2 residential homes in my area. This variance will allow the garage to face the alley making it both safer for both me to exist my home and the people driving on the roadway. If the garage was built with the entrance facing Benton the box would be in the middle of the driveway, which is untenable. By moving the garage as pictured in the plans to the side yard, it will allow me to access Benton while driving forward onto the roadway as opposed to backing out into the road with limited vision to exit.

The additional garage space will drastically increase the comfort of my home specifically during our cold winters months. It will enable me to have safe street parking for my vehicles, and my guests vehicles, to park on my property.

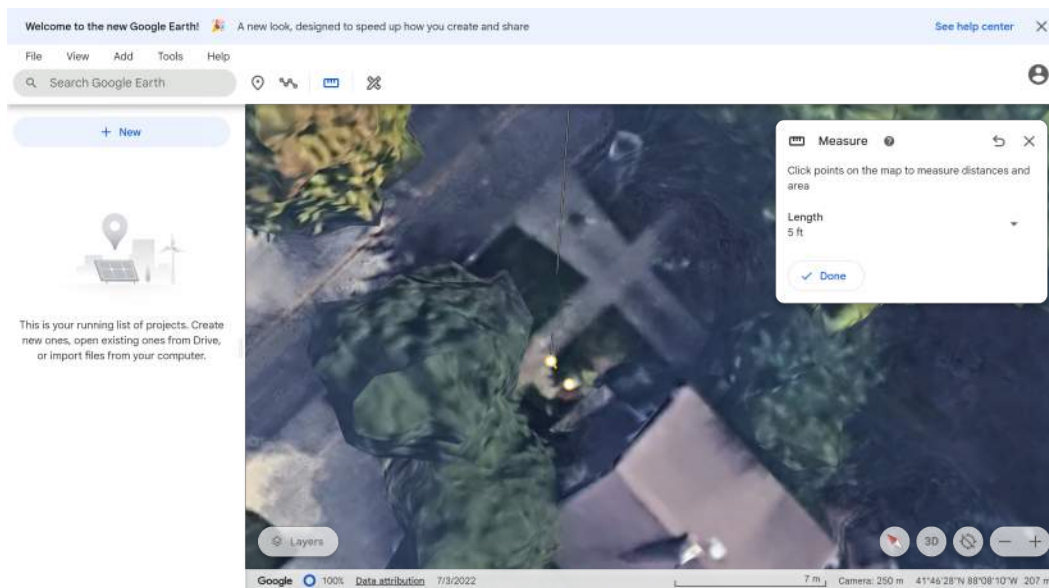
In the request of variance 6-2-10.2 the accessory structure is 6ft. Breeze block wall that will add value of privacy. Without this wall a large siding door is exposed. I believe the wall will also bring charm along Benton Ave.

3.If My variance is granted, I will not alter the essential character of the neighborhood and will not be a substantial detriment to the adjacent properties.

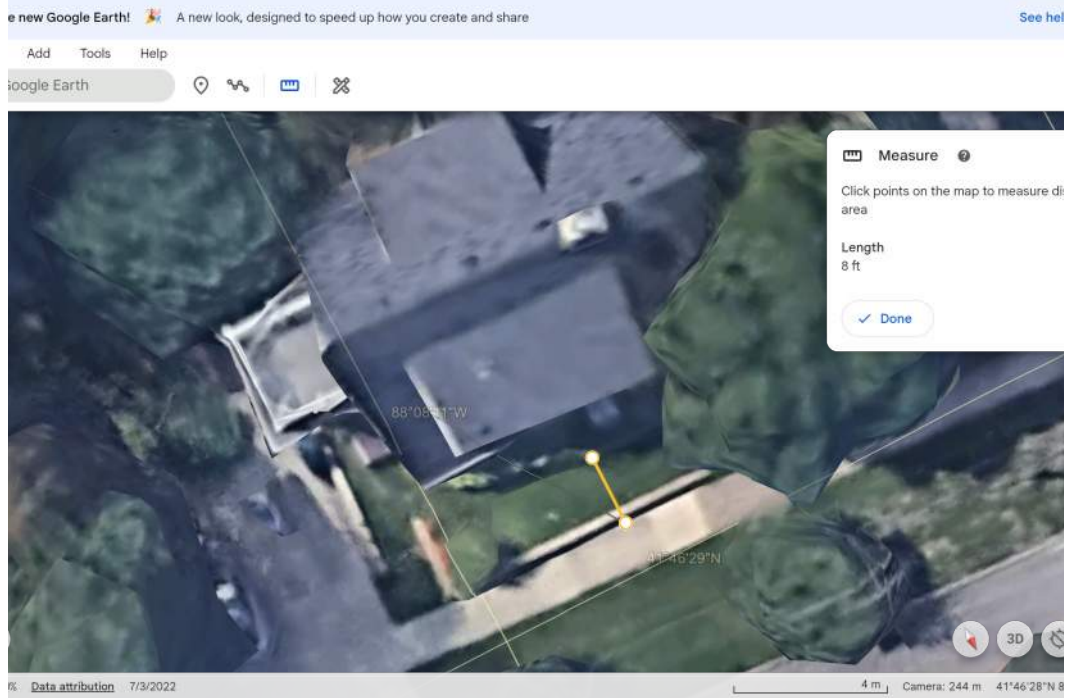
As my plan for the variance for the garage and breeze block wall should demonstrate, and as stated above in my proposal, it adheres to the esthetics and appearance of the neighborhood. It is not overstated nor does it infringe or impede any adjacent properties or surrounding homes. The addition to the garage and wall will adjust the property to an updated

version of the original home. If granted the variance, it will allow my home to blend with to the current conveniences, standards, and size of the neighboring homes including the historic district.

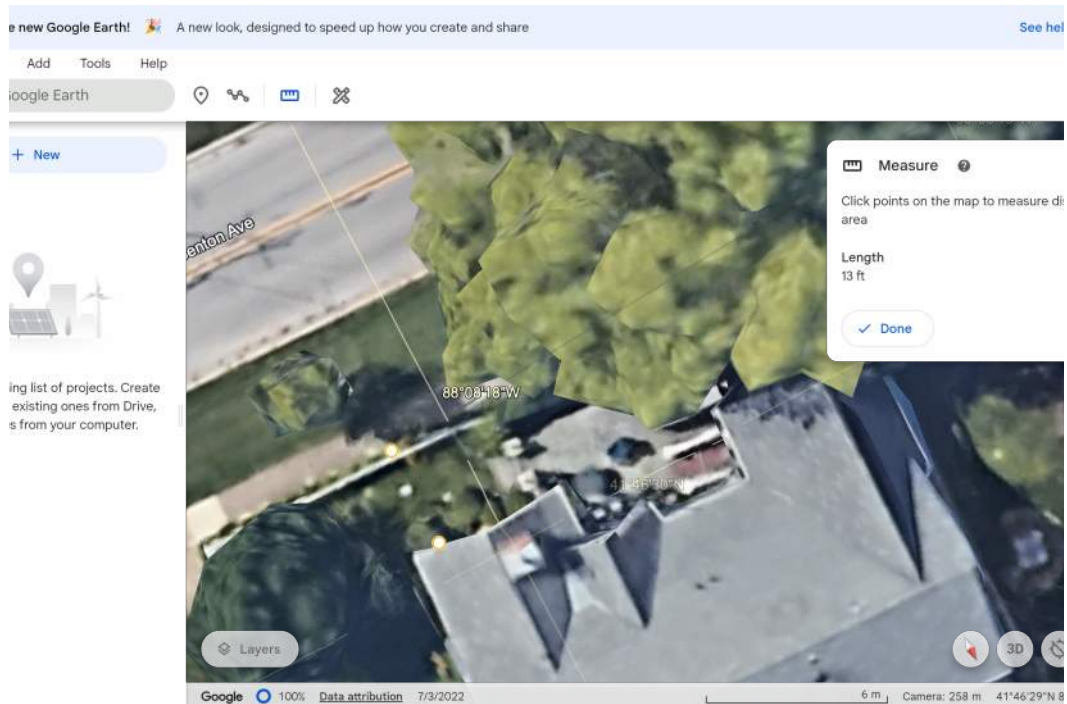
Additionally, I have conscientiously conformed to City of Naperville municipal code. My existing proposal although 2.49 Ft into setback for the attached Garage and 6ft. Into the set back for the accessory structure is still further from the road than several properties along Benton Ave. these properties and more are encroaching deeper into the set back. As stated above, I believe this variance will address and improve a significant safety issue due to location electrical box.



814 jullian



6 s. Jullian



5 n. Columbia st.