

City of Naperville
Petition for Zoning Variance

Address of Subject Property: 1224 Stonebriar Court, Naperville, Illinois 60540
PIN: 08-28-101-098
Petitioner: Charles J. Bellock

Exhibit 1

Response to a set of standards that demonstrate both the need and appropriateness of the variance request.

Section 6-3-6-2: Standards for Granting a Zoning Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan. Whereas the Zoning Code seeks to improve and protect the public health, safety, comfort, convenience and general welfare of the people by establishing a uniform set of rules applicable to each zoning district.

The requested variance to deviate from the standard rules will still be maintained if the variance is granted. Furthermore, the variance will allow for added safety and comfort to the residents. Screening in the deck will allow for a safe place to sit without fear of being bit by insects, such as bees, wasps and mosquitoes. Having a roof above the area will reduce the temperature of the area and provide a place to sit without exposure to the sun's harmful rays and rainfall.

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.

Many of the residents in my community already have screened in porches rather than open, unroofed decks. The special or unusual conditions found in my lot include the fact that there is a narrow pond at the end of my lot. The other side of the lot contains a vast common area that will never be built on. Extending my roof so to screen in my deck will in no way interfere with the pond or the common area.

This hardship is not self-imposed and it has no financial basis.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a detriment to adjacent property in our neighborhood. It is not out of character or inconsistent with other townhomes in our community. Other properties in our community will not be impacted by the variance I am requesting. Several other properties in the Hobson Villas community are already improved with screened in porches.

Please see the enclosed photos of the vast area extended at the end of our property line and photos of some of the other roofed porches in the Hobson Villas community.



