

Exhibit B

132 South Loomis Street, Naperville, IL 60540

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

The requested deviation from the zoning code is increasing the maximum height of a detached garage from 18' to 20'-6". This increase will allow the owner to utilize the attic of the garage for storage without the need for bending or crawling through the attic space.

The overall intent of the zoning code would certainly be maintained if granted this variance. It's assumed that this provision was created to prevent homeowners from creating detached structures (garages/sheds) of a two-story nature that block views and create confusion between the primary structure and the detached structure. I.E., which is which? An additional 30" of height on this structure would not result in an additional story on the garage. It will still be a 1.5 story structure with an exterior appearance as such. It's not the Owner's intent to create a large two-story garage blocking sunlight and views. An additional 30" on the peak of a gable structure will have a minimal impact on either next-door neighbor or the neighbors across the alley. It certainly wouldn't have any affect across Loomis where the Wentz Science Center towers above the street blocking the sunlight and views.

- 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.**

We could see how this Title could apply to sheds or other accessory structures. A detached garage with an attic is difficult to design and build with a useable attic space. Modern day homeowners have vehicles of a certain height and size which require a first-floor ceiling of at least 9'. Anything lower will most likely force them to park certain vehicles outside. At which point why have a garage in the first place? With the first floor at this height, taking into consideration ceiling/roof framing it makes the attic very low and oddly shaped. Other garages in the district can be described this way. The petitioner has been in two garage attics in the historic district nearby and have noticed the low headroom space especially with the rafters infringing on the edges.

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

As mentioned in section one above we feel an additional 30" at the peak of a garage near the alley will have virtually no impact on any of the adjacent neighbors. The design of the garage is in harmony with the architecture of the house and the neighborhood. We have to ask, how does the height and bulk of the Wentz Science Center alter the essential character of the neighborhood?