

To: The City of Naperville
Attn: Zoning Commission

Re: 720 Roanoake Ct., Naperville, IL 60565; Petition for Variance

Date: October 24, 2021

To whom it may concern:

We are petitioning for a variance of the 25% distance requirement from the back-lot line to build an attached three-season porch. We submit that our proposed structure will remain in harmony and not alter the essential character of the neighborhood and follows the general purpose of the Naperville Code. Within our application, we respectfully ask for your consideration regarding the following:

1. The modest three-season porch fits with the character of the neighborhood and has the support of our neighbors. (porch will be over 80' from closest back neighbors)
2. The proposed porch will replace a larger current raised deck (2x larger than proposed porch); the current deck is being completely removed. The result will be a finished porch with a smaller footprint and further from our neighbors than the current deck.
3. Our house is on a pie-shaped lot within a cul-de-sac where the placement of the house was set further back on the lot compared to most other houses in the neighborhood, making any porch addition not possible with the 25% setback requirement. Our back-lot line is over 100' long, and only a 14' section of that back-lot line will be closer than the 25% set-back requirement. The nature of our pie-shaped lot and our neighbor's lots, maintains a significant 80-100 ft from the nearest house
4. My wife and oldest son have diagnosed allergies to mosquitos that require my wife to carry an epi-pen. At time of purchase, we had made a reasoned assumption, based on the current size of the yard and current raised deck, that building a smaller screened-in or three season porch within the outline of the current deck would be acceptable. We moved from Seville Ave. in Naperville that had a screened-in porch closer to the lot lines than this proposal. That home did not have the zoning issue due to the lot shape. Due to the mosquito allergies, we likely would not have purchased this home without the ability to add a three-season porch.
5. The porch will not encroach on the 10-foot city easement.

We understand and support the intent of the zoning ordinance to maintain important safety, character, and harmony within the neighborhood; along with a diligent variance approval process that provides for individual home owners an opportunity to make reasonable home improvements when practical difficulties arise to stay within the requirements of the Code. We believe our proposal fits well within Naperville's general purpose and expectation of the ordinance. We look forward to answering any questions.

Sincerely,

Dawn and David Prochnow