

Exhibit B:

Exhibit 1; Section 6-3-6:2 Standards for Granting Zoning Variance and/or Sign Variance

- 1) The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and
 - a. The proposed project will maintain harmony with the purpose and intent of the surrounding development. The Eastern lot line at 1541 Fender sits well back from the street, beginning 29.6' from the curb. While the proposed addition would move the garage 12' into the 30' setback, the structure will still be over 47' from the curb. I believe that this will still be compatible with the intent of the surrounding zoning. Construction to the North will stop at the current 8' setback requirement, thus no conflict with the intent on the Northern boundary will exist. The shed currently on the North side of the lot will be removed.
- 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; and
 - a. Due to the lots unusual distance from the curb, the new addition will not disrupt traffic sight lines, nor will it appear too close to the street. The spacing is consistent with homes in the neighborhood. The expansion of the conventional 2-car garage will provide a secure space to store and have easy access to the bicycles, lawn equipment, tools and machines that are part of suburban life. I also believe keeping the driveway clear of vehicles enhances the appearance of the neighborhood.
- 3) The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
 - a. As a Naperville resident since 1967, and Farmstead homeowner for over 35 years, I am sensitive to the feel of the community. The

proposed addition will use the same architectural style, roofline, and materials currently used on the home, other homes in the area, and Naperville in general. The windows proposed on the new North facing wall will provide a visual break to the wall, and present a pleasing facade that will blend in seamlessly with the neighborhood. The new porch area will provide shelter for those entering or leaving the home. I have spoken to many of my neighbors over the last few weeks. No concerns were voiced, and all seemed supportive of the plan.