



Tranquility Builders, Inc.
10119 Clow Creek Dr. Ste.A
Plainfield IL 60585

630.809.2693

To Whom it May Concern,

The subject property (632 N Brainard Street, Naperville, IL) is currently zoned R2, which code requires a 15' corner yard setback (Municipal Code 6-6C-7 R2:YARD REQUIREMENTS). The current property is non-conforming as it is currently located 4.3' from the north property line where a 15' setback is required, and 3.8' from the south property line where a 6' setback is required.

As designed, the proposed addition for the property would be built 10' 4" from the North corner yard property line. Based on how narrow the property is and the uniqueness of said property, we would be seeking a variance to accommodate the new proposed addition to be built 10' 4" from the North corner property line.

We corresponded with City of Naperville staff prior to submitting this variance regarding this submission. A similar variance was sought and approved on April 4th of 2006 at the property 706 N Brainard Street, Naperville, IL (the property just North of 632 N Brainard Street Naperville, IL). Based on prior approval with 706 N Brainard Street, the City of Naperville staff communicated their support for the variance that we are seeking.

Please call me with questions,

Best regards,

Ryan L. Totsch
Vice President
630.809.2693