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Better Building *by* Design

February 21 ,2022

Village of Naperville
400 S. Eagle St
Naperville, IL 60450

Zoning variance application
Response to Standards Exhibit B
Deatrick front porch – 228 E 4th Ave

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan. The proposed work will not negatively affect the public health, safety, comfort, convenience, or general welfare of the neighborhood. Allowing the homeowner to keep the existing footage on the outdoor living space will enhance the comfort and overall well-being of those around them. Therefore, the variance seems to be in harmony with the general purpose of the existing structure.

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. This property has an existing front porch, that is of the same size and location of the proposed front porch. Reducing the size of the porch would make the front porch would severely hinder the livability and utilization of the front porch. If we were to change the size, we would have to tear down the whole front porch instead of just replacing the deck that is in poor condition.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property due to the existing front porch being the same size as the proposed new front porch. Since the proposed front porch is of the same dimension as what is already existing, the curb appeal of the neighborhood would not be affected. There will not be an out of character elements added to the front porch structure, this front porch will maintain the homeowners look and feel of the property by creating an overall refresh, and will not take away from the existing charm of the house or property. It will not alter any character of the surrounding neighborhood.

EXHIBIT C

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