

EXHIBIT B: PETITION FOR ZONING VARIANCE

Section 6-3-6:2: Standards for Granting a 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.

Response: Yes, the variance to build the proposed three-season porch will maintain the harmony and general purpose and intent of this standard. The proposed three season porch will be built on a smaller footprint than the current raised deck that is being removed. The roof line will be considerably below the current roof line of the main residence so as to not affect any sight lines. The three-season porch floor will be the same height as the current deck structure and thus will not present any privacy concerns. It will not encroach on the public easement and will not create any safety concerns. The net result will be an addition that will fit within the aesthetics of the neighborhood, and as an attached structure, this porch will be further from the neighbor's lot line than if an unattached structure/gazebo was built which could be closer to the lot line.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and usual conditions which are not generally found on other properties in the same zoning district.

Response: Our lot is one of the pie-shaped cul-de-sac lots. Due to the shape of the lot, our main residence is set back closer to the back-lot line than most houses in the neighborhood. The placement of the house, near the middle back of the "pie-shape" along with the 25% average lot depth requirement from the back lot line makes any addition of an attached structure not possible directly behind the house, even though the proposed porch will be significantly smaller than the raised deck it is replacing. The pie shape lot creates approximately 50' from our house to each corner of our lot and maintains 80' to 100' to the closest home behind our back-lot line, but the middle of the "pie shape" back lot line has a section that is 33' from our home, and with the 25% average lot depth requirement which is calculated at 27' it would make any attached porch not feasible without a variance. Our proposed 14' three-season porch would be 19' from the back line. The entire back lot line is 103' long, and only this 14' section is impacted by this variance (with the 25% setback requirement).

Furthermore, our understanding is that the technical zoning requirement would allow for us to build a similar structure even closer to the back lot line and closer to our neighbors if it wasn't attached to the house, but a three season porch is considered "attached" and thus we are requesting this variance.

Special additional hardship notes on the 3-season porch: We moved from a Naperville home at 521 Seville Ave. that had a screened-in porch. My wife and oldest son both have a diagnosed allergy to mosquitoes that require my wife to keep an epi-pen. We would not have moved to this location if we believed we could not build a screened-in porch or a three-season porch. When we were deciding to purchase the home, the size and shape of the back yard, spacing from the neighbors, aesthetics of the neighborhood and the presence of a current

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approved deck that is two times larger than the proposed three season porch, provided us with a reasonable assumption that building a three-season porch was going to be possible.

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

Response: As stated in the answers to #1 and #2 above, the proposed three season porch will be on a smaller footprint than the current deck (50% the size of the current deck), the floor/sitting area will be the same height, and the roof line (1-story room) will be below the current main structure of the home (2-story home). The porch will be more than 80' from any adjacent home. The design is in line with the character of the neighborhood, as many of the homes in the neighborhood have similar designs, and the nature of the cul-de-sac lots provide significant space and privacy between the homes.