

The current zoning from 1989 and forward for the R1B zoning district side yard requirement is 16 total with a minimum of 6-foot side yard. So basically, it is 8-foot side yards. That zoning is put in like that, so it gives the builder the opportunity to slide the house over to one side with one side yard being 6 foot if need be, as long as the other side yard is 10 foot. This zoning was put into effect for new subdivisions where most new developments the minimum lot width is 75 feet. R1B zoning was changed I believe it was meant for new subdivisions being developed and not to isolate a few potential lot splits in older established areas like Naperville Heights.

There is a total of 260 lots in this neighborhood with 80% of them being 50-foot lots. Then there are 7 lots that are extra wide 90 to 125 feet and some 60's, a 40, and the rest odd sizes. This area has houses that are 80 plus years old and many that are 60 ish. There are 50 newer houses that have been built 3 of them in the last 6 months. Of these 50 most of them are on 50-foot lots. Attached are a sample of 20 of the newer houses with their property record cards showing they are on 50-foot lots and the houses are 38 feet wide, so all have 6-foot side yards on both sides like the greatest majority of all the houses new and old are.

What I am asking for is to have the same 6-foot side yards as the rest of this neighborhood.

2.1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

The comprehensive plan back when this subdivision was plotted was obviously 6-foot side yards which is what I am asking for, so I believe the answer is an obvious yes.

2.2. 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

If the variance is not granted it puts me at a great disadvantage to compete with any other builder who can build a 38-foot-wide house on a 50-foot lot because it falls under the old zoning of 6 foot side yards. On these narrow lots 1 extra foot to a builder is a lot, 2 foot is huge, and 6 extra feet is a total game changer. If I am forced to build with the current zoning which I firmly believe was not meant for these older established neighborhoods a 33, foot house would put me a great disadvantage and financially may not be economically feasible to build.

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

In fact, if the variance is not granted a 33, foot house will change the character of the neighborhood as a house that narrow is a completely different look and designed for a much lesser price range.