

## **Request for Zoning Variance**

**626 S. Webster St.**

**Naperville, Il.**

**We are requesting that we be allowed to construct a parking pad next to our detached garage. Current zoning will not allow for this additional square footage of rear lot coverage. We are requesting the variance for a few reasons.**

**We have lived in this neighborhood for a decade and our children use the alley and parking area to play basketball, four square, and ride bikes. The front driveway isn't conducive to kids playing as Webster st. is extremely busy. Having lived next door for the last decade we have become accustom to the set up we are respectfully requesting. We moved from 624 S. Webster. It has the same set up we are currently requesting. I have also have attached pictures of several of my immediate(alley) neighbors so you can see the current character of the neighborhood. Our request is consistent with most of the examples in the pictures. Our request will not be a detriment to any adjacent property. Additionally, we have provided a BMP under the requested structure to handle any additional storm water concerns.**

**Thank you in advance for your consideration.**

**All the best,**

**Kevin/Shari Dause**

**626 S. Webster St.**

## EXHIBIT 1: 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; and

### ***Dause Response:***

***The purpose and Intent (section 6-1-2) of the City of Naperville's zoning codes very first sentence; "This Zoning Title is adopted for the purpose of improving and protecting the public health, SAFETY, comfort, convenience and general welfare of the people." As stated above our children spend a fair amount of time playing in the rear yard and alley. It is much safer than Webster street. On any given day with Naperville Central, the School District Building, and the Settlement across the street Webster is extremely congested and dangerous for pedestrians. Further more the first objective listed under Purpose and Intent is "To lesson congestion on the public streets." This additional parking spot will do just that. It will give our guests and eventually children a place to park in lieu of on Webster Street.***

***The City's Master Plan defines this area as "Washington-Hillside Small Area Study". It further defines the east side of Webster and West side of main as "Area 3: Residential Neighborhood" This study was dated March 1 of 2004. Much of the study discusses traffic congestion and continued monitoring of traffic patterns. The discussion is more focused on Main st. and Porter than on Webster. I would make a case that Webster has become the more congested path in recent years. Most notably due to the Water Street district completion. The city even installed a stop light at the intersection of Webster and Aurora. The City's focus in 2004 was to***

***maintain a residential feel for this area, but I would argue with the large commercial development along Aurora that they have made a standard residential feeling neighborhood difficult given the congestion.***

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

***Dause Response:***

***I believe that as evidenced by the attached pictures that a case can be made that adding the parking pad would be in keeping with the balance of the neighborhood and without question immediate adjacent properties. The hardship is a safety concern. We realize we will not be able to reduce the congestion associated with Naperville Central, The School District, the Naper Settlement, and the current redevelopment along Aurora ave. We are simply asking that you give our children the ability to go in the back of the house and play on a driveway/parking space that can be viewed directly out the back of our house with out the concern of the traffic and congestion associated with the front.***

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

***Dause Response:***

***The variance if granted will be in direct harmony with the balance of the character of the Webster/Main alley. Please drive down the alley or review the attached photos. Our yard will have more green space than all but one of the 20 properties on our block. We have responsibly prepared for the storm water management associated with the parking***

***space by including enough storm water storage below the spot to accommodate the new impervious area.***