



Legislation Text

File #: 18-601, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a variance to permit a screened-in porch addition in the required corner side yard at the subject property located at 570 S. Julian Street, Naperville - PZC 18-1-057

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-057 was published in the Naperville Sun on July 1, 2018.

BACKGROUND:

The subject property is zoned R1A (Low Density Single Family Residence District) and is located north of Prairie Avenue and east of Julian Street. The property is currently improved with a single-family residence and is approximately 18,000 sq ft in size. The property is considered to be a corner lot, with Julian Street as the front property line and Prairie Avenue as the corner side property line.

Per Section 6-6A-7:1 (R1A: Yard Requirements), a single family detached dwelling is required to comply with the 30-foot corner side yard setback. Currently, the existing single-family residence is constructed approximately 12 feet from the property line adjacent to Prairie Avenue. Staff considers the location of the home to be a preexisting approved condition which does not require a variance to remain in its current location.

The petitioner, Daniel L. Blumen, Trustee, requests approval of a variance on behalf of the owner, Jane E. Quamme, Trust, to allow for construction of a screened-in porch addition in the required 30' corner side yard. The proposed 16' x 16' (256 sq ft) addition will be constructed 18' 9" from the corner property line encroaching 11' into the 30' corner side yard setback.

DISCUSSION:

As noted above, the screen-in porch addition is required to comply with the R1A district yard requirements. The purpose of the yard requirements is to prevent the overcrowding of land and to preserve sight lines and the open nature of the corner side yard. Upon review of the proposal, staff noted many single-family detached dwelling units along Prairie Avenue do not comply with the corner side yard setback. A location map has been included in the attachments depicting the 30' corner side yard setback along Prairie Avenue. In addition, the petitioner has indicated there are no other locations on site that the screen-in porch could be constructed stating the issue of potential flooding from the existing swale and interference with the location of the existing oak tree.

Given the pattern of development along Prairie Avenue, staff finds the proposed screen-in porch addition is not out of character with the surrounding properties. Staff also finds the impact of the proposed screened-in porch to be minimal considering the small scope of the project and that the existing home encroaches further into the corner side yard setback than the current proposal.

The petitioner's responses to the Standards for Granting a Variance are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests a variance to permit a screened-in porch that encroaches into the corner side yard setback.
- Staff supports the requested variance given the pattern of development along Prairie Avenue and the minimal impact the addition will have on the subject property. Staff recommends approval of the variance request.