File #: 21-0261, **Version:** 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:
Conduct the public hearing to consider a variance to allow an addition to encroach into the front yard setback at 1541 Fender Road - PZC 21-1-001

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

ENTITLEMENTS REQUESTED:
A variance to Section 6-6A-7:1 (R1A Low Density Single Family Residence District: Yard Requirements) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTAR1LODESIMIREDI_6-6A-7YARE> is requested in order to construct an addition which encroaches 12' into the 30' front yard setback.

BOARD/COMMISSION REVIEW:
Official notice for the public hearing for PZC 21-1-001 was published in the Daily Herald on February 1, 2021.

BACKGROUND:
The subject property is generally located on the west side of Fender Road near the Meadow Glens Elementary School off of Wehrli Road. It is zoned R1A (Low Density Single-Family Residence District) and is approximately 10,000 square feet. Currently, the property is improved with a single-family residence and an attached three car front loaded garage.

A 30' platted building setback line exists on the subject property and the R1A zoning district also requires a 30' front yard setback. Per Section 7-1-13:2.1 (Platted Setbacks and Building Lines) of the Municipal Code, when a platted building setback line is the same as the required setback for the zoning district, the applicant is only required to seek approval of a variance to the zoning regulations.

DISCUSSION:
The petitioner, Ralph E. Lambka, is seeking to construct an addition to the front-loaded garage. The proposed addition is 6' wide to the north and 19.26' in depth to the east, resulting in an 8' setback from the northern property line and an 18' setback from the eastern property line. The petitioner is requesting approval of a variance from Section 6-6A-7:1 of the Naperville Municipal Code to allow the addition to encroach 12' into the 30' front yard setback, resulting in an 18' setback from the front property line. The interior side yard setback for the subject property is 8'. The proposed addition will meet the 8' required minimum side yard setback. As indicated by the petitioner, the purpose of the addition is to allow for additional storage.

The existing home and attached garage are located behind 30’ setback. The proposed addition is 19.26’ in depth, however, only 12’ of the addition encroaches into the front yard setback. This property is unique given the front property line is setback 29.60’ from the edge of the curb. Therefore, while the addition encroaches 12’ into the 30’ front yard setback, the addition will be located 47.6’ from the edge of the curb which reduces the perceived encroachment into the front yard setback. The addition is limited to the front-loaded garage only. While the encroachment is significant, the home will remain behind the front yard setback.

The petitioner’s responses to the Standards for Granting a Variance are included in the Development Petition. Staff concurs with the petitioner’s responses and recommends adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests a variance to construct an addition to the attached front-loaded garage. The addition would encroach 12’ into the 30’ front yard setback.
- Staff is in support of the request finding the property is unique given the lot is setback at a significant distance from the edge of the curb reducing the perceived encroachment of the addition. Moreover, the requested encroachment is limited to the existing garage, the home will remain behind the 30’ front yard setback.