



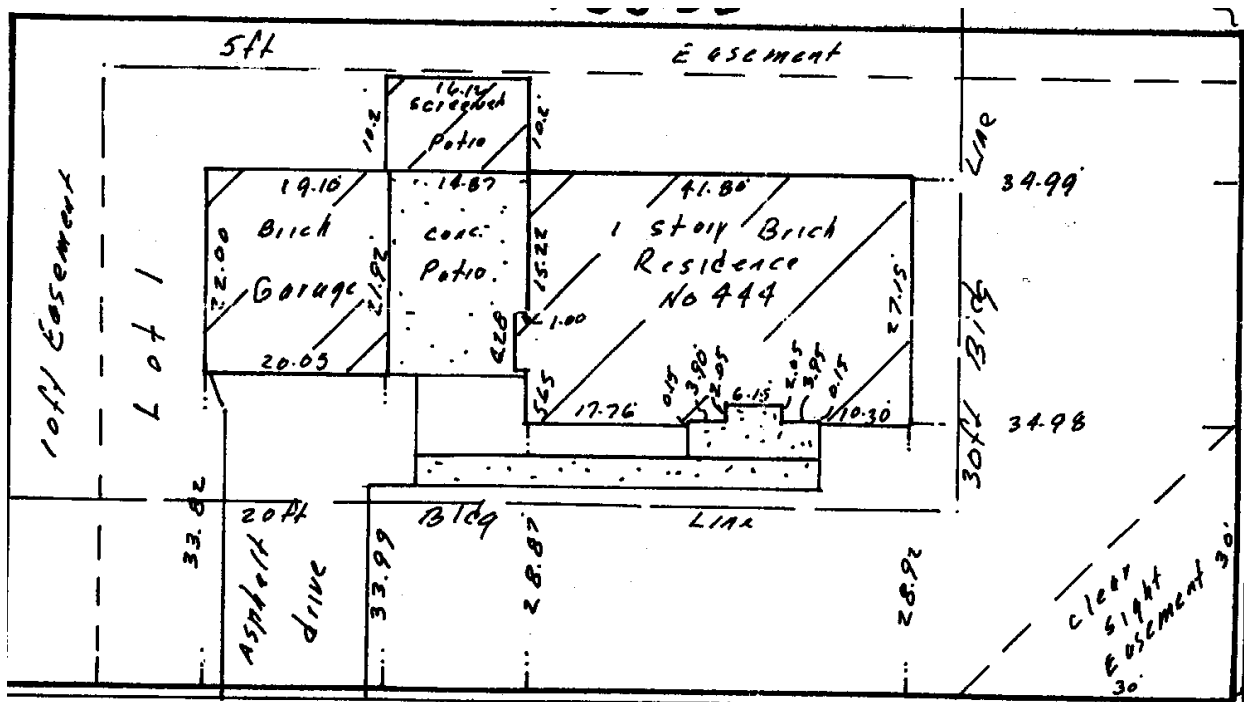
1. Petition for Public Hearing dated May 17, 2005.
2. Response to Applicable Standards.
3. Plat of Survey, prepared by James M. Ellman, dated May 19, 1998.
4. Proposed floor plans and elevations submitted by the petitioner and dated May 17, 2005.
5. Proposed site plan submitted by the petitioner and dated May 17, 2005.

### DESCRIPTION

The petitioner originally requested the variation back in 2002, and it was approved as part of ZBA 02-07. The granted variation has expired because substantial work was not under way within twelve months of the date of issuance. The current petition is functionally a request to renew the variation granted in 2002.

The petitioner intends to replace a concrete patio and screen porch with a one-story addition. The proposed addition will not encroach any further into the rear yard than the existing detached garage (maintaining the rear yard setback at approximately 22 feet), and the addition will meet all other setbacks. Also the proposed addition will maintain the lines of the existing home and will be attached to the house. This will make the garage an attached garage and as such requires a 35 foot setback.

### PLAT OF SURVEY



## **ENGINEERING**

### Private Engineering Services

The Private Engineering Services Division of the Community Development Department has no concerns regarding the petitioner's request.

### Public Works Engineering

The Engineering Division of Public Works has no concerns regarding the petitioner's request.

## **FIRE AND BUILDING**

The Fire Prevention Bureau and Bureau of Inspectional Services will require the new one story addition between the house and the garage would have a full foundation, since it will be connected to the house and the new addition. Also, the new addition would have to meet the current building codes.

## **PLANNING**

The petitioner is requesting to build a one-story house addition in between the principal residence and the detached garage on the property. The garage is currently set back 22 feet from the back property line but as this is a detached garage this meets code requirements. Attaching the house to the garage with the addition means that the garage becomes part of the house and therefore must meet setback requirements for the principal residence which is 35 feet. The basic footprint of the buildings however will not change, and the rear setback is not decreasing. Currently a concrete patio and screen porch are built in the area where the proposed addition will be constructed. The petitioner states he will demolish both of these. The screen porch is set back 5 feet from the interior yard property line and the new addition will be setback 7 feet from the side property line which will bring the structure into conformance in this area.

Staff has traditionally supported variations that would allow an addition to match an existing building line, and since the variation will not decrease the rear setback, staff supports this request.

## **FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the requested variation:

Based on the submitted petition and the testimony presented, the requested variation **does comply** with the Standards required for a variation by the Lombard Zoning Ordinance;

Zoning Board of Appeals

Re: ZBA 05-09

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and, therefore, I move that the Zoning Board of Appeals accept the findings of the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and therefore recommend to the Corporate Authorities **approval** of ZBA 05-09, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of the petition and dated May 17, 2005.
2. That the existing screen porch and patio be demolished entirely before construction of the addition.
3. Any new foundations shall be installed per code and tied into the house and garage foundations.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

MK:jd

att-

c: Petitioner

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