

April 29, 1999

Mr. William J. Mueller
Village President, and
Board of Trustees
Village of Lombard

Subject: ZBA 99-07: 550 Graywood Drive

Dear President and Trustees:

Your Zoning Board of Appeals transmits for your consideration its recommendation on the above-referenced petition. The petitioner requests a variation to the Lombard Zoning Ordinance to reduce the required rear yard setback to twenty feet (20'), where thirty-five feet (35') is required, for a screened-in porch in the R2 Single-Family Residence District.

Robert Maslinski, the petitioner, and Joe Doyle, of Backyard Enclosures located in Lombard, presented the petition. Mr. Maslinski stated that in the last few years he has experienced bouts of skin cancer and would like to enjoy the outside. He stated that he would like to build a screened-in porch so he could be protected from the sun. He referred to staff's statement in the staff report that a permit was never obtained for the deck. He stated that he assumed the contractor for the deck got a permit. Since nobody ever questioned the builder while the deck was being constructed, he never knew they had not obtained a building permit. He then stated that if the Village wants me to pay for it, he would. He then stated that Joe Doyle would explain the construction and design of the screened porch.

Mr. Doyle stated that the proposed addition is a sunroom. He stated that Backyard Enclosure is located in Lombard and does a lot of jobs in the Lombard area. He explained that the windows of the porches are different than regular windows, in that they are made out of vinyl. He continued to state that he has pictures for the Zoning Board members to look at as examples. He explained that the rooms very airy and give ventilation the feeling of being outdoors.

There was no one to speak for or against the petition.

Amy Willson, Planner I, presented the staff report. She explained that according to the Zoning Ordinance, a deck is allowed to encroach into a required yard, but

once the deck is made into a screened-in room, the setbacks for a principal structure must apply. She stated that the proposed screened porch must have a rear yard setback of thirty-five feet (35'), and the petitioner is proposing to reduce this setback to approximately twenty-one feet (21'). She stated that by using the existing deck, which encroaches into the rear yard setback, as floor for the proposed room, the petitioners are creating their own hardship. Ms. Willson stated that staff believes there is an alternative location for the screened room. She explained that there is room at the northeast corner of house for an addition. This location would allow for an addition that is roughly the same size as the proposed screened porch, and would meet the required setbacks. Additionally, Ms. Willson explained that shrubs located on the east side of the property would block the view and reduce the impact of a screened porch for the residences across street.

Ms. Willson stated that the petitioners have submitted letters from neighbors stating they have no objections. She also stated that if the petition were approved, the Building Department would require a full plan review and field inspection of the existing deck, since a building permit was never obtained for the deck.

Dr. Corrado asked the petitioner if he has looked at other corner of the house as an option to build a screened porch. Mr. Maslinski stated that they did look at the other possibility. He stated that when they moved into the house, the grading was poor and they put in drain tiles at the northeast corner of the house. He also stated that J.U.L.I.E came out to mark the property. Mr. Maslinski stated that there are electrical wires and a sump pump at this location, and for this reason, they put the existing deck out of this area. The other reason, Mr. Maslinski stated, is that the view is better where the existing deck is located. He added that there is a door on back and an addition on the northeast corner, as staff is proposing, would leave an enclosed door.

Mr. Doyle explained that the homeowner would enter the proposed screened room from the living room. He stated that Back Yard Enclosures has customized colors to match the interior of the existing house. He added that the shrubs on the east side of the house would block the view of the screened porch if any neighbors had a problem.

Mr. Cadagin asked if there would be any glass on the structure. Mr. Doyle explained there would be no glass. The windows are made of vinyl.

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Mr. Cadagin then asked how tall the structure would be. Mr. Doyle explained that the roof will be a gable roof and shingled, to match the existing roof. He also gave the dimensions of the windows. He continued, stating that there are architects on staff, so the screened porch blends with the existing structure.

Mr. Polley asked if the structure could be built on a slab. Mr. Doyle stated that the screened porches can be built on slab, but the petitioner will be building on the existing deck. He stated that they could build on decks because the walls weigh a couple hundred pounds. He added that this saves the homeowner the large expense for the foundation.

Mr. Doyle stated that he does not have any problems with the Building Department's requirement of looking at the beams and supports, if necessary. Ms. Willson stated that the Building Department might require the posts be exposed to see how deep they are anchored. Nancy Hill, Planner II, added that the Building Department would do a very thorough inspection. Mr. Doyle stated that he doesn't want to build something that is not structurally sound.

Dr. Corrado asked what the people down the block thought about the porch. Mr. Doyle stated that Mr. Maslinski's house is on a corner and goes into a cul-de-sac with the back of his house facing his neighbor's house. Mrs. Newman asked what the other neighbors thought about the screened room. The petitioner stated that the neighbors did not have a problem with the screened room, and that the neighbor to the north had submitted a statement that they did not have a problem with the addition.

After due consideration of the submitted petition and the testimony presented, the Zoning Board of Appeals submits this petition to the Corporate Authorities with a recommendation for approval. The roll call vote was 4 to 0 to approve ZBA 99-07.

Respectfully,

VILLAGE OF LOMBARD

Eugene Polley
Vice-Chairperson
Zoning Board of Appeals
EJP:ACW:jd

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