

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Zoning Board of Appeals	HEARING DATE:	March 24, 1999
FROM:	Department of Community Development	PREPARED BY:	Amy Willson Planner I

TITLE

ZBA 99-02; 9 South Edgewood Avenue: Requests a variation to the Lombard Zoning Ordinance to reduce the required rear yard setback from thirty-five feet (35') to thirty feet (30') and to reduce the required side yard setback from six feet (6') to four feet (4') in the R2 Single-Family Residence District.

GENERAL INFORMATION

Petitioner/Property Owner: David S. Hauke, CKS Builders / Tom and Bonnie Noll
1534 Gamon Road
Wheaton, IL 60187

PROPERTY INFORMATION

Existing Zoning: R2 Single-Family Residence District
Existing Land Use: Single-Family Residence
Size of Property: Approximately 7,598 square feet

Surrounding Zoning and Land Use:

North:	Great Western Trail
South:	R2 Single-Family Residence District, Single-Family Residence
East:	R2 Single-Family Residence District, Single-Family Residence
West:	CR Conservation/Recreation District, Lombard Commons

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on March 1, 1999:

1. Petition for Public Hearing.
2. Response to Applicable Standards.
3. Plat of Survey, prepared by Gentile and Associates, Inc., dated December 21, 1993.
4. Building Plans, prepared by CKS Builders, dated January 1999.

DESCRIPTION

The petitioner is proposing to erect an enclosed porch to the rear of the house that will encroach in to the side and rear yards. The proposed porch is approximately one hundred forty-four (144) square feet (12' x 12'), with an eighteen (18) square foot landing and stairs. The petitioner states that if the porch was within the rear and side yard setbacks, the main floor area of the porch (less the landing) would be reduced to seventy (70) square feet (10' x 7'), and would therefore be nonfunctional. In order to construct the porch in the dimensions proposed, a variation will be required.

PLANNING

The proposed location of the porch will encroach in both the side and rear yards, which therefore requires a variation to the Zoning Ordinance. The petitioner is proposing to place the porch in the rear yard. Currently, the house has a rear yard setback of forty-two feet (42'). There is an additional seven feet (7') buildable before encroaching into the rear yard setback requirement of thirty-five feet (35').

The house is also currently setback seven and one-half feet (7.5') from the east property line. As proposed, the landing and stairs of the porch will not be in line with the existing house. It will extend beyond the house about three and one-half feet (3.5') to the east. There are no obstructions to the west which cause the porch to be shifted to the east into the six foot (6') side yard.

Among the seven (7) standards of a variation to be met, a hardship must be proven. The petitioner has not shown that there is a hardship in that the porch cannot be built without encroaching into the rear and side yards. An adequate size porch could be built within the space available without encroaching into the side or rear yard. The south side of the house has a blank wall. If the porch was extended along the length of the wall approximately twenty-one feet (21') and had a depth of seven feet (7'), the porch would maintain approximately the same area as the

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proposed one hundred forty-four (144) square feet. With these different dimensions, the porch would not encroach into any required yards and the porch would not be blocking any windows because the south wall is blank.

FINDINGS AND RECOMMENDATIONS

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

Based on the submitted petition and the testimony presented, the requested variation does not comply with the Standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals recommend to the Corporate Authorities **denial** of ZBA 99-02.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:ACW:jd
att-
c: Petitioner