

St. Charles Zoning Board of Appeals
C/O: Rachel Hitzemann-City Planner
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To whom it may concern:

I'm writing this letter to object to the granting of the variances to St. Charles City Codes for the property at 303 North 3rd Avenue. The breezeway connecting the main residence to the upstairs bedroom/garage is enclosed and thus the Bedroom/Garage is defined as attached. As such, the developer is NOT entitled to a bonus 500 square feet of structure coverage on the property. Without that bonus, the home is way too big for a single lot and violates the code setback requirements on the north (rear) and west (side) of the property.

The bigger issue at stake in this zoning request is that it sets a dangerous precedent for the historic district of St. Charles. We have numerous smaller homes in the historic district and they are prime targets for oversized rebuilds (like this one being proposed for 303 North 3rd) and teardown/rebuilds making way for oversized homes being built. Please make this proposed renovation comply with long established codes.

If the requested variances are granted, the structure will only allow 7.5 feet between the property line (north side) and 5 feet from the property line (west side) and is over 30 feet tall at each property line. This gross overbuild for a single lot will choke off both air and light for the neighbors on the north and west property lines.

Other issues are:

- (1) SAFTY—the use of the existing driveway empties on to North Third Avenue and is completely blind to southbound traffic. Use of this driveway insures accidents will occur.
- (2) The existing grades already guide runoff water into the neighbor's yards and basements... the decrease of greenspace coverage will exacerbate this problem. Even renovating the existing structure according to existing codes will require the developer to create a water abatement system approved by the city engineering BEFOR any renovation can begin.

(3) The developer claims he and his family (2 adults and either 5 or 7 children) will move in and make this their principal residence. The house leaves NO ROOM for a yard if the variances are granted...is this a safe environment for children at play? Gives rise to the question... is this a flip?

Seeing what an enormous home the developer wants to put on a single lot should make it apparent that these variances cannot in good conscience be granted.

Dean Bemis-Resident, voter and taxpayer (over 40 years in our home)
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