

TIM NELSON ARCHITECT, LTD.

Custom Homes • Additions • Remodeling

May 4, 2023

Zoning Board of Appeals
2 E. Main Street
St. Charles, IL 60174

To Whom It May Concern:

I am writing to express my opinion on the proposed addition and remodeling of the residence located at 303 North Third Avenue in St. Charles, Illinois. I worked closely with the homeowner, Matt Sweeney, to complete the construction drawings for the project and therefore, am in favor of the overall design of the house.

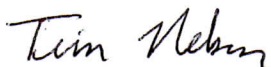
I believe the size and scale of the addition not only fits the character of the neighborhood but enhances it as well. The proposed size of the house is modest at only 2,200 square feet, and the height of the highest roof ridge is only 27 feet above grade. The garage roof ridge is even shorter, at only 20 feet above grade. In comparison, the neighboring property has a roof ridge at 29 feet above grade.

Additionally, the proposed design keeps the garage away from the minimum setback in order to respect and fit the scale of neighboring properties.

I also believe that the design of the breezeway is appropriate for the Greek revival style maintained by the rest of the house and that having a folding glass wall at the breezeway does not necessarily detract from this style.

Finally, in my opinion, a long driveway accessible from Chestnut Avenue is not feasible because it leaves no room for automobile access to the garage. To make this scenario work, the garage would essentially have to be located on the West and North property lines which would not meet the zoning code nor be good for neighboring properties. A short driveway accessible from Third Avenue is a much better solution.

Sincerely,



Tim Nelson, AIA, ALA
President