

ST. CHARLES ZONING BOARD OF APPEALS

VARIATION #: V-4-2023
LOCATION: 722 S. 9TH AVE.

Requested Action: Zoning Variation to;

1. Reduce the minimum rear yard setback from 40ft to 29ft, a reduction in 11ft
2. Allow 31% of building coverage (1% over the maximum allowed 30%), roughly 160sf.

Purpose and Scope: The applicant is proposing to construct an addition to their single-family home. The RS-3 Zoning District has a 40ft rear yard building setback requirement and 30% building coverage requirement.

Existing Land Use: Private Residence

Existing Zoning: RS-3 Suburban Single Family Residential



Zoning Board of Appeals
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



FOR OFFICE USE
Received <u>2/23/24</u>
File # _____
Fee Paid \$ _____
Receipt _____

APPLICATION FOR A VARIATION

RECEIVED

FEB 23 2024

**City of St. Charles
Community Development**

PLEASE PRINT AND PROVIDE ALL INFORMATION AS REQUESTED.

APPLICANT & OWNER:

Name of Applicant* Michelle Spruth Phone 847-373-2727
Email Address mspruth@yahoo.com
Address/City/State/Zip7 22 South 9th Ave., St Charles, IL 60174
Applicant's interest in the property Home Owner
Name and Phone of Owner(s) of Record*Michelle Spruth Ph. 847-373-2727
Applicant is (check one)
____ Attorney ____ Agent X Owner ____ Other: _____
Owner acquired the property on (date): _____ September 2015

ADDRESS, USE & ZONING OF PROPERTY:

Address of Property (attach legal description) 722 South 9th Ave, St Charles, IL, 60174
Present Use (commercial, industrial, residential, etc.) Residential
Zoning District RS-3
To your knowledge, have any previous applications for variations been filed in connection with this property? No
If YES, provide relevant information _____

ACTION BY APPLICANT ON PROPERTY:

Permit applied for and denied? (yes or no) No
An Appeal was made with respect to this property? (yes or no) No
Appeal Application File Number N/A
Appeal approved? (yes or no) N/A
Appeal Application accompanies this request for variation? (yes or no) N/A

**In the event that the applicant or owner is a trustee of a land trust or beneficiary of a land trust, a statement identifying each beneficiary by name and address of such land trust and defining his/her interest therein must be attached hereto. Such statement shall be verified by the trustee of such trust.*

REASON FOR REQUEST:

- A. Variation requested (state specific measurements): This application for a request to vary the zoning requirements at 722 South 9th Ave., St Charles to:
 - 1.) A 19ft setback from the 10 ft utility easement /or 29 ft from the rear fence. Adjusting the rear setback for our property would enable a 14 ft rear extension along the rear width of our home. Please refer to the attached Plat of Survey.
 - 2.) 31% of Maximum Building Coverage.
- B. Reason for request: Please refer to Attachment A _____
- C. Purpose for which property will be used: 722 South 9th Ave will continue to be the primary residence for our family.

CRITERIA FOR VARIATION:

The Board of Zoning Appeals may approve a Variation only when it makes written findings with respect to each requested Variation, based upon the evidence presented at the public hearing, that strict compliance with the regulations and standards of the Zoning Ordinance would create practical difficulties or particular hardships for the subject property, and the requested Variation is consistent with the stated purposes and intent of the Zoning Ordinance.

In making its determination of whether practical difficulties or particular hardships exist, the Board of Zoning Appeals must take into consideration the extent to which evidence has been submitted substantiating the criteria have been met.

Provide a response under each item to substantiate that the requested variation meets the criteria:

- 1. Do the particular physical surroundings, shape or topographical condition of the specific property involved result in a practical difficulty or particular hardship to the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out? (Explain)
Please refer to Attachment A _____

- 2. Are the conditions upon which the petition for a Variation is based applicable, generally, to other property within the same zoning classification? (Explain)
Please refer to Attachment A _____

- 3. Is the purpose of the Variation based exclusively upon a desire to make more money out of the property? (Explain)
Please refer to Attachment A _____

4. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property? (Explain)

__ Please refer to Attachment A. _____

5. Will the Variation, if granted, alter the essential character of the neighborhood? (Explain)

__ Please refer to Attachment A. _____

6. Will granting of the Variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located? (Explain)

__ Please refer to Attachment A. _____

7. Will the proposed Variation impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood? (Explain)

__ Please refer to Attachment A. _____

ATTACHMENTS REQUIRED:

- A. PLAT OF SURVEY: One (1) copy of a plat of survey (to scale) of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements and adjoining streets or uses.
- B. MAILING LIST: A written certified list (form attached) containing the registered owners, their mailing and tax parcel numbers as recorded in the Office of the Recorder of Deeds in the county in which the property is located and as appears from the authentic tax records of such county, of all property within 250 feet in each direction of the location for which the variation is requested, provided all the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement. Registered owner information may be obtained at the St Charles Township Assessor's office, 1725 Dean St., St. Charles, (630) 584-2040. The Kane County Recorder of Deeds is located in the Kane County Government Center, 719 Batavia Ave., Geneva, and (630) 232-5935. The DuPage County Recorder of Deeds is located in the DuPage County Government Center, 421 N. County Farm Rd., Wheaton, and (630) 682-7200.
- C. FILING FEE: Filing fee in the amount of **\$300.00** must be rendered at the time the application is submitted. If payment is made by check, it should be made payable to the City of St. Charles.
- D. REIMBURSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning

Ordinance. By signing this Agreement, the applicant agrees to reimburse the City all costs incurred during review of the application, including but not limited to: the cost of the newspaper notice publication; certified mailing to surrounding property owners; Court Reporter at the public hearing(s); and City staff time spent on review and administration of the application.

The total cost of an application typically amounts to approximately \$1,000. However, the cost of each application varies depending on the following:

- Location of the property, due to the number of surrounding property owners and resulting number of certified letters that will be sent.
- Length of the newspaper notice publication which is based on the legal description of the property.
- Length and number of public hearings, which effect the cost of the Court Reporter. Note that if not all Board members are in attendance at the meeting, the applicant may request a continuation of the public hearing in the interest of having more Board members in attendance at a later meeting. If the public hearing is continued, at the request of the applicant or otherwise, the applicant is responsible for the cost of the Court Reporter at the additional public hearing(s).
- Amount of City staff time spent on review and administration of the application.

- E. REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. For properties less than 5 acres, a deposit in the amount of **\$1,000** is needed. For larger properties, see the table in the Reimbursement of Fees Agreement. These funds will be used to reimburse the City for all costs incurred during review of the application, per the Reimbursement of Fees Agreement. The applicant may need to provide additional funds to cover costs.
- F. LETTER OF AUTHORIZATION: Letter of authorization from the property owner as to the request for the zoning variation must be included, if the applicant is not the property owner.
- G. DISCLOSURE: Disclosure of beneficiaries of a land trust must be included, if the applicant or owner is a land trust.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

 N/A N/A _____ Date
Signature of Applicant or agent Print name of applicant/agent

_____ Michelle Spruth _____ Date
Signature of owner Print name of owner

Attachment A

REASON FOR REQUEST

A. Variation requested (state specific measurements):

This application for a request to vary the zoning requirements at 722 South 9th Ave., St Charles to enable 14 ft rear extension along the rear width of our home and use of 31% Maximum Building Coverage. Please refer to the attached Plat of Survey.

B. Reason for request:

722 South 9th Ave located in St Charles, IL is a 1970s single story ranch house zoned RS-3. As such, RS-3 is designated to have a minimum lot area of 8,400 ft² with an allowed coverage up to 30% of the lot size (2,250 ft²), however because of the setback restrictions, our home has approximately 1,500 ft² of allowable lot coverage, a difference of 730ft² of additional area which may be allowed by the Code because of setbacks and depth of our lot. The 722 lot on South 9th Ave is almost 1,304 ft² (14%) less than the minimum lot size at approx. 7,200 ft².

I purchased the house with two (2) young boys in 2013, COVID, remote school/ work and areas to safely quarantine while keeping other family members of the same family safe working/school highlighted the requirement for additional space.

We are requesting a zoning variation to extend 14 ft of the rear width of our home and 31% Maximum Building Coverage. This would increase would allow larger common living areas whilst adding space for additional bathrooms.

This application to vary the zoning of 722 South 9th Ave. is requested due to the small lot size and restrictions due to the depth of our lot, as detailed above.

As part of our home improvements, it is our intention to submit a planning application for an additional ¾ level to accommodate bedrooms upstairs, small sitting area and bathroom through the planning application process. Please refer to the attached Drawings for details of the proposed zoning variation.

C. Purpose for which property will be used:

722 South 9th Ave will continue to be the primary residence for our family.

CRITERIA FOR VARIATION

1.) Do the particular physical surroundings, shape or topographical condition of the specific property involved result in a practical difficulty or particular hardship to the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out? (Explain)

Yes, there is a practical difficulty to increasing our communal living area without a request for a zoning variation. The 722 lot is smaller than the minimum required lot size for properties zoned in RS-3 (8,400 sq ft) compared to our lot size of approx. 7,200 sq ft., practical difficulties include:

- Small lot size
- Depth of Lot

- Restricted development due to the 30ft front yard setback requirements.
- Restricted development due to the 40ft rear yard setback requirements.

The above which, necessitates a zoning variance to increase communal living and provision of additional bathroom areas within our home.

2.) Are the conditions upon which the petition for a Variation is based on applicable, generally, to other property within the same zoning classification? (Explain)

The above physical conditions are unique to 722 South 9th Ave. My neighbors and other properties near have more regular shaped lots. The 722-lot located on South 9th Ave is unique in that it is smaller than the minimum lot size with a number of restrictions which pose difficulty to increase the useable communal living area within our home from existing 1288 ft² (including 300 ft² garage) 988 ft² living space to 3350 ft² (including 551 ft² garage and 2nd 3/4 level of 940 ft² to allow for 2 bedrooms) .

3.) Is the purpose of the Variation based exclusively upon a desire to make more money out of the property? (Explain)

No, the sole intention for this variation is to increase our family communal living area so we can live, work and enjoy a better homelife as a family. The additional space would allow to safely accommodate friends and family in our home, to date we have only been able to hold gatherings outside due to small communal areas.

4.) Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property? (Explain)

No, the practical difficulty is inherent to the small, irregular size and restricted depth of lot.

5.) Will the Variation, if granted, alter the essential character of the neighborhood? (Explain)

No, the variation will not alter the character of the neighborhood. The proposed extension will be in the rear of the house. The proposed architecture will be in line with the existing character of the house and it is the intension to enhance the neighborhood.

6.) Will granting the Variation be detrimental to the public welfare or injurious to other property improvements in the neighborhood in which the property is located? (Explain)

No, the Variation for a rear 14 ft extension to our home will not alter the character of the neighborhood or be detrimental to the public welfare or injurious to other property. The proposed extension would be an improvement as well as increase neighboring property values and aesthetics of our neighborhood.

7.) Will the proposed Variation impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood? (Explain)

No, the proposed Variation for a 14ft rear extension will not impair the light or air to the adjacent properties. The depth of the proposed expansion has been thoughtfully planned so align to with neighboring properties. Our neighbors have larger houses and yards with multilevel decks. Our proposed extension will provide additional privacy as the extension will be in line with neighboring multilevel decks located at the back of their houses and/ decks. I have discussed our proposed extension/ variation with my neighbors, and they expressed support in the further beautification of our home through increase in communal living space. We have a good relationship with our neighbors and intend to keep them informed as well as listen to any concerns they may have as construction proceeds.

Additional Comments Regarding Proposed Improvements:

It is our intension to request an additional 3/4 level to our home as part of the planning application process. The additional ¾ level will allow move my sons' bedroom upstairs, small sitting area and bathroom to share. The upstairs bedroom will facilitate a safe and comfortable area to isolate separately from other family members if required.

The zoning variance will enable an increase in communal living, separate office and bathroom. The current small lot area limits configuration adequate to provide the above requirements within the area provided. A zoning variance approval, will improve our standard of living while enjoying our existing, neighborhood, community and location since making 722 South 9th Ave our home in 2013.

SCALE: 1" = 20 FEET

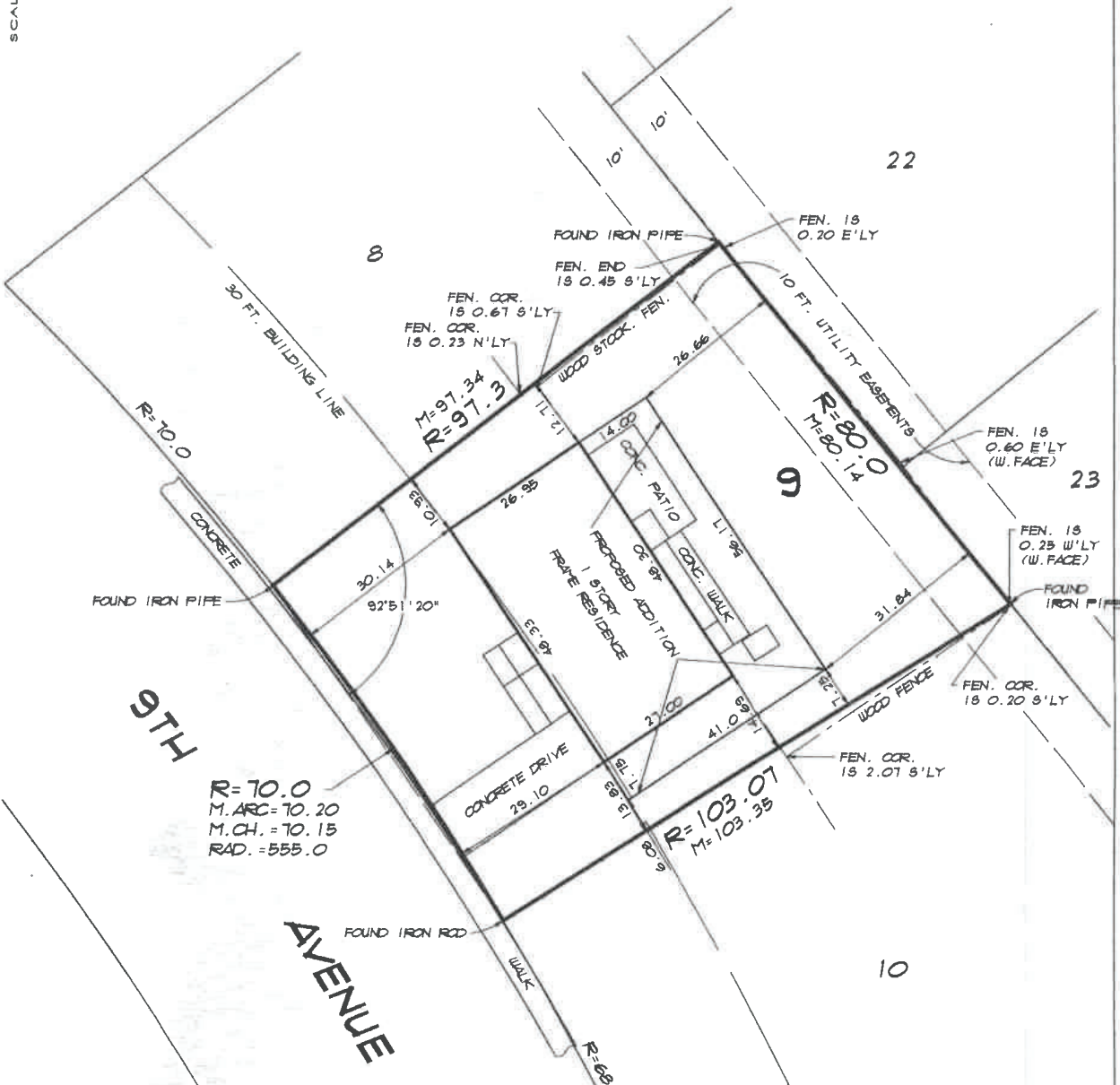


PLAT OF SURVEY

OF LOT 9 IN RON-LEIGH PARK UNIT NO. 2, SECTION A, ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

This property is known as 722 S. 9th Avenue, St. Charles, IL.

Prepared for Michelle Spruth



LOT AREA = 7468 SF
 7468 x 30% (0.3) = 2240 SF
 RES. W/ PROP. ADDITION = 2299 SF
 2299/7468 = 31%

- LEGEND**
- F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND IRON ROD
 - R = RECORDED DISTANCE
 - M = MEASURED DISTANCE
 - D = DEED
 - R.O.V. = RIGHT OF WAY
 - RAD. = RADIUS
 - CONC. = CONCRETE
 - M.H. = MANHOLE
 - V.V.V. = WATER VALVE VAULT
 - INV. = INVERT
 - PVC = POLYVINYL CHLORIDE PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - TC = TOP OF CURB
 - EP = EDGE OF PAVEMENT



STATE OF ILLINOIS)
 COUNTY OF DUPAGE) S.S.

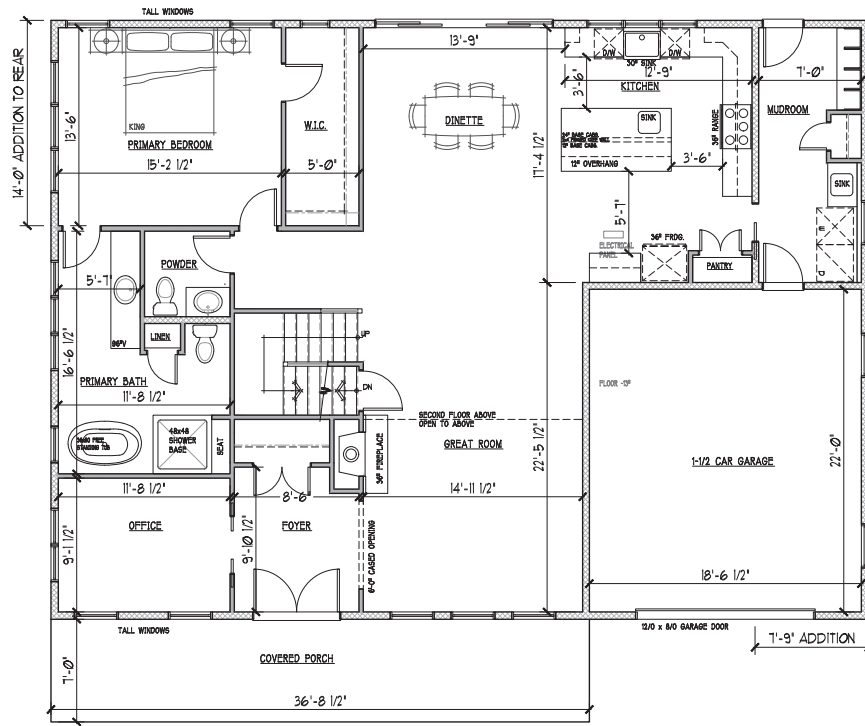
This is to certify that we, Steinbrecher Land Surveyors, Inc. Land Surveying Design Firm No. 184-003126 have surveyed the property shown and described on the annexed plat, which is to the best of our knowledge and belief a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, DECEMBER 14, 2023

Steinbrecher Land Surveyors, Inc.
 Professional Land Surveying
 Design Firm Corporation No. 184-003126
 141 S. Neilnor Blvd., West Chicago, IL 60185-2844
 (630) 293-8900 Fax 293-8902

Steinbrecher Land Surveyors, Inc. by

 Professional Land Surveyor 3583
 My license expires November 30, 2024



1 FIRST FLOOR PLAN
 A-1/1 SCALE 1/4" = 1'-0"

814 SQ. FT. HOUSE ADDITION
 448 SQ. FT. GARAGE ADDITION
 --EXST. HOUSE + 389 SQ. FT. + 309 SQ. FT. GARAGE

REVISIONS:

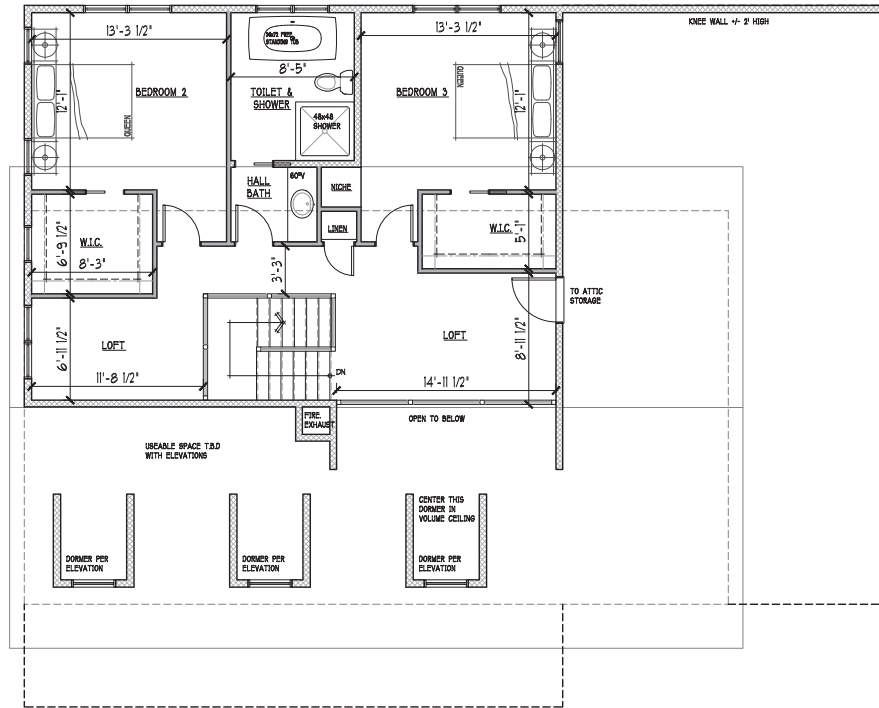
No.	Date	Description
10-30-23		AS-BUILT
11-03-23		PRELIM DESIGN
11-08-23		UPDATED DESIGN
11-13-23		ELEVATIONS
11-21-23		ZONING MEETING
12-15-23		DESIGN CHANGES
01-04-24		UPDATED DESIGN

PROJECT:
 SPRUTH RESIDENCE
 722 S. 9TH AVE
 ST. CHARLES, IL

BDS ARCHITECTURE LLC
 639 SAK-7848
 700 S. CANTONVILLE DR.
 GENEVA, IL 60134
 BDSARCH@GMAIL.COM

DATE: 04JAN24
 PROJECT #: 23-048
 DRAWN BY: BDS
 SHEET TITLE: FIRST FLOOR PLAN
 SHEET:

A-1.1



1 SECOND FLOOR PLAN
 A-12 SCALE: 1/4" = 1'-0" 348 SQ. FT. ADDITION

REVISIONS:

No.	Date	Description
10-30-23	AS-BUILT	
11-03-23	PRELIM DESIGN	
11-08-23	UPDATED DESIGN	
11-13-23	ELEVATIONS	
11-21-23	ZONING MEETING	
12-15-23	DESIGN CHANGES	
01-04-24	UPDATED DESIGN	

PROJECT: **SPRUTH RESIDENCE**
 722 S. 9TH AVE
 ST. CHARLES, IL

BDS ARCHITECTURE LLC
 635 SAK 7868
 780 S. CANTON ST. ST. CHARLES, IL 62256
 636.344.7868 | INFO@BDSARCHITECTURE.COM

DATE: 04JAN24
 PROJECT #: 23-048
 DRAWN BY: BDS
 SHEET TITLE: SECOND FLOOR PLAN
 SHEET: A-1.2



1 WEST ELEVATION
A-21 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A-21 SCALE: 1/4" = 1'-0"

REVISIONS:

No.	Date	Description
10-30-23		AS-BUILT
11-03-23		PRELIM DESIGN
11-08-23		UPDATED DESIGN
11-13-23		ELEVATIONS
11-21-23		ZONING MEETING
12-15-23		DESIGN CHANGES
01-04-24		UPDATED DESIGN

PROJECT:
SPRUTH RESIDENCE
 722 S. 9TH AVE
 ST. CHARLES, IL

BDS ARCHITECTURE
 LLC
 635 SAK-7868
 170 S. CAMDEN AVE DR.
 GENEA, IL 60134 | BDSARCH@GMAIL.COM

DATE: 04JAN24
 PROJECT #: 23-048
 DRAWN BY: BDS
 SHEET TITLE:
 EXTERIOR
 ELEVATIONS
 SHEET:

A-2.0



1 EAST ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"

REVISIONS:

No.	Date	Description
10-30-23		AS-BUILT
11-03-23		PRELIM DESIGN
11-08-23		UPDATED DESIGN
11-13-23		ELEVATIONS
11-21-23		ZONING MEETING
12-15-23		DESIGN CHANGES
01-04-24		UPDATED DESIGN

PROJECT:
SPRUTH RESIDENCE
 722 S. 9TH AVE
 ST. CHARLES, IL

BDS ARCHITECTURE
 LLC
 635 SAK-7868
 700 S. CAMDEN AVE DR
 GENEA, IL 60134 | BDSARCH@GMAIL.COM

DATE: 04JAN24
 PROJECT #: 23-048
 DRAWN BY: BDS
 SHEET TITLE:
 EXTERIOR
 ELEVATIONS
 SHEET:

A-2.1

Zoning Variation Application 722 South 9th Ave



CITY OF
ST. CHARLES

ILLINOIS • 1834

Variations Requested

This presentation is a follow up to my original variation application submitted July 2023, presented to Board October and November 2023.

- ▶ Reducing 29ft (at shortest end, varies) setback from the rear fence (19ft from the 10ft utility easement) to enable a 14 ft rear extension along the rear width of our home.
- ▶ Increase from use of 30% to 31% of plot area.



Variation Criteria

722 South 9th Ave is a 1970s ranch house zoned RS-3.

► Irregular Shape

RS-3 is designated to have a minimum lot area 8,400ft² with allowed coverage up to 30% of the lot size (2,520 ft²), however because of setback restrictions our home has approx. 1,500 ft² of coverage (difference of 6,900ft²). 722 lot on South 9th has 14% less than the minimum lot size in RS-3.

- **Current restrictions reduce the useable area of the lot**
 - Restricted development due to the 30ft front yard setback.
 - Restricted development due to the 40ft rear yard setback.
- **Small lot size**

► Other properties

722 South 9th Ave has 14% less than the minimum lot size in RS-3.

► Purpose

722 South 9th Ave will continue to be our primary residence and home. The 14ft extension would allow for larger kitchen, living room and space for an additional bathroom. The additional 1% coverage of the plot area allows for the layout as designed.

► Practical difficulty

I purchased our home with two (2) young boys in 2013. COVID, remote school and work have heightened the need for additional space in common areas and keeping family safe when sick.

► Keeping in character with the neighborhood

Our home improve and extension will be in character with the surrounding homes.

► Public welfare

Will not be to the determinant to public welfare or injurious to other property.

► Impact of light, air, traffic, fire, endangerment of public safety, property value to adjacent properties and neighborhood

The proposed variation to allow for a 14ft rear extension will not impair the light, air to adjacent properties. The depth of the proposed expansion has been thoughtfully planned so to align with neighboring properties. Our neighbors have larger houses with multilevel decks and yards. Our home improvement will be in line with neighboring rear multilevel decks.

Thoughtfully Planned and Consultation

- ▶ I have discussed our proposed home improvement/ zoning variation with our neighbors.
- ▶ All of my neighbors within 250ft of our home were supportive of the proposed variation to our property. Seven (7) neighbors in proximity of our home have provided written support presented in the October 2023. No objections received to date and further letters of support for the April 2024.

October 16, 2023

Zoning Committee Members
2 E Main Street
St Charles, IL 60174 -1984

Dear Sir and Madame:
I am Michelle's (722 S 9th Ave.) neighbor in St Charles. Michelle discussed her proposed home improvement and zoning variation required in-person.
We support Michelle's proposed home improvement and request for 14ft rear extension as proposed in the zoning variation application.

Thank you,

804 S. 9th Ave

October 16, 2023

Zoning Committee Members
2 E Main Street
St Charles, IL 60174 -1984

Dear Sir and Madame:
I am Michelle's (722 S 9th Ave.) neighbor in St Charles. Michelle discussed her proposed home improvement and zoning variation required in-person.
We support Michelle's proposed home improvement and request for 14ft rear extension as proposed in the zoning variation application.

Thank you,

704 S. 9th Ave

October 16, 2023

Zoning Committee Members
2 E Main Street
St Charles, IL 60174 -1984

Dear Sir and Madame:
I am Michelle's (722 S 9th Ave.) neighbor in St Charles. Michelle discussed her proposed home improvement and zoning variation required in-person.
We support Michelle's proposed home improvement and request for 14ft rear extension as proposed in the zoning variation application.

Thank you, Robert Swanson
723 S. 10th Ave
(neighbors nearby in back)

October 16, 2023

Zoning Committee Members
2 E Main Street
St Charles, IL 60174 -1984

Dear Sir and Madame:
I am Michelle's (722 S 9th Ave.) neighbor in St Charles. Michelle discussed her proposed home improvement and zoning variation required in-person.
We support Michelle's proposed home improvement and request for 14ft rear extension as proposed in the zoning variation application.

Thank you,

715 S. 10th Ave

October 16, 2023

Zoning Committee Members
2 E Main Street
St Charles, IL 60174 -1984

Dear Sir and Madame:
I am Michelle's (722 S 9th Ave.) neighbor in St Charles. Michelle discussed her proposed home improvement and zoning variation required in-person.
We support Michelle's proposed home improvement and request for 14ft rear extension as proposed in the zoning variation application.

Thank you,
Sue + Dave Darby
710 S. 9th Ave

October 16, 2023

Zoning Committee Members
2 E Main Street
St Charles, IL 60174 -1984

Dear Sir and Madame:
I am Michelle's (722 S 9th Ave.) neighbor in St Charles. Michelle discussed her proposed home improvement and zoning variation required in-person.
We support Michelle's proposed home improvement and request for 14ft rear extension as proposed in the zoning variation application.

Thank you,
Scott Curtis 10/18/23
716 S. 9th Ave
St Charles, IL 60174

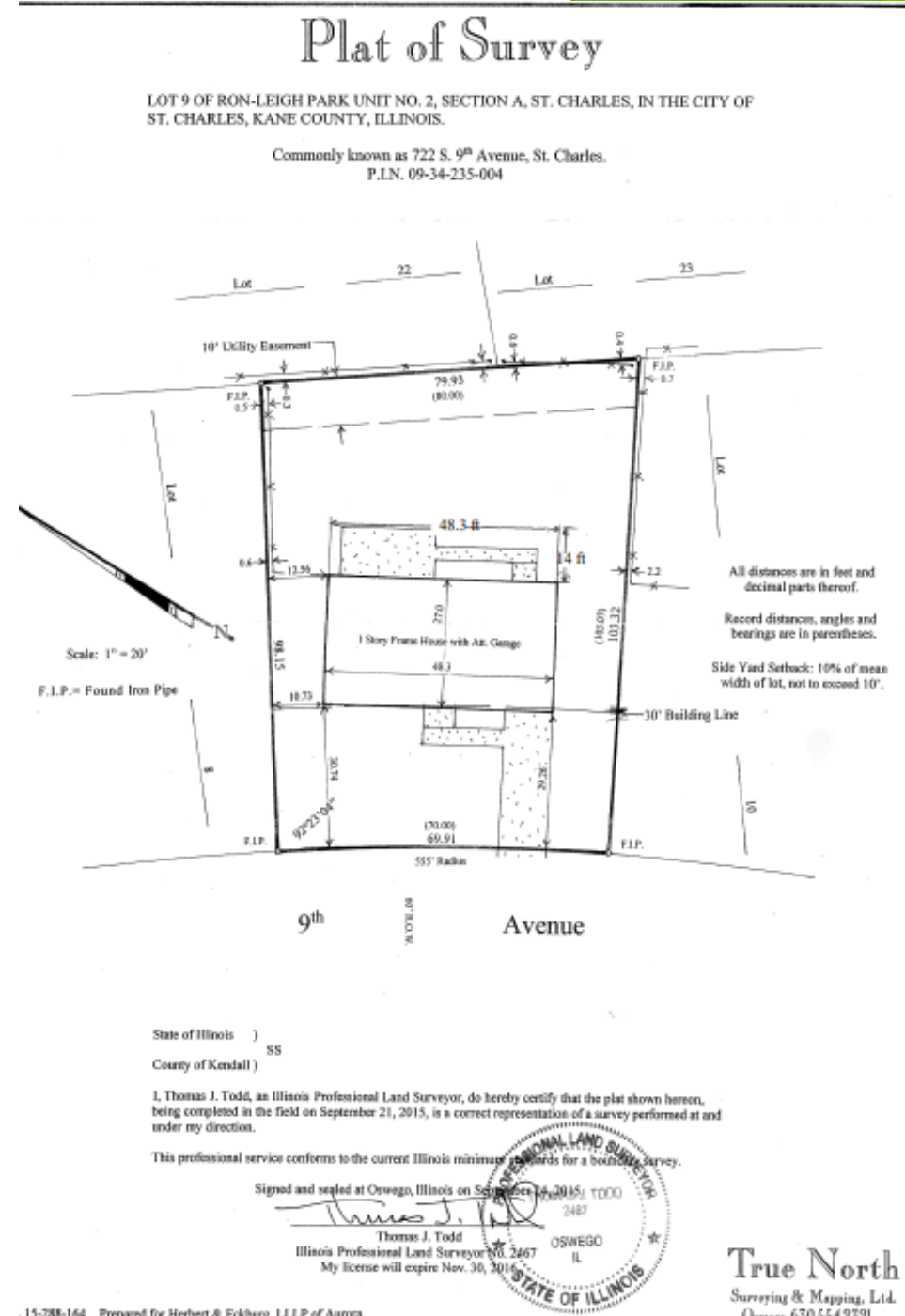
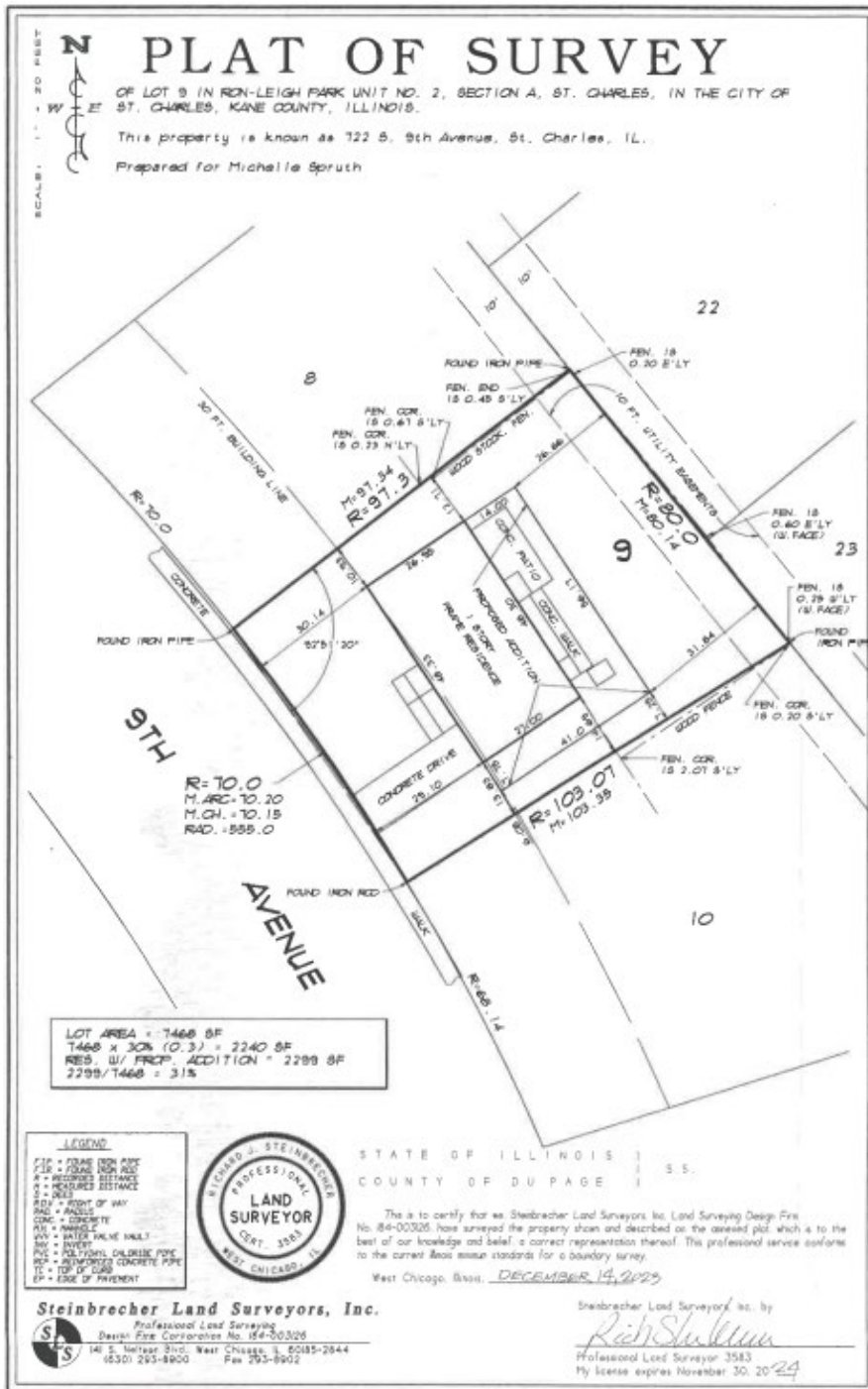
October 16, 2023

Zoning Committee Members
2 E Main Street
St Charles, IL 60174 -1984

Dear Sir and Madame:
I am Michelle's (722 S 9th Ave.) neighbor in St Charles. Michelle discussed her proposed home improvement and zoning variation required in-person.
We support Michelle's proposed home improvement and request for 14ft rear extension as proposed in the zoning variation application.

Thank you,
806 S. 9th Ave.

Updated Survey



Design Layouts of Proposed Home Improvement

Front View



Side Profile



Design Layouts of Proposed Home Improvement

Rear View



Side Profile



Additional Comments

- ▶ It is our intension to request $\frac{3}{4}$ level to our home as part of the planning application process. The additional $\frac{3}{4}$ level will be my sons' bedrooms and small sitting area and bathroom to share.
- ▶ Upstairs bedroom will facilitate safe and comfortable area while maintaining well being for the rest of the family, if required.
- ▶ The approval of this zoning variance will enable an increase in communal living, office and bathroom.
- ▶ Increasing the area of our home through this zoning variance will improve our standard of living while enjoying our existing neighborhood, community and location since making 722 South 9th Ave our home in 2013.

