

Zoning Variation Application 722 South 9th Ave



CITY OF
ST. CHARLES

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Variation Requested

- ▶ 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.



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 (2,250 ft²), however because of setback restrictions our home has approx. 1,500 ft² of coverage (difference of 730ft²). 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.

▶ 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.

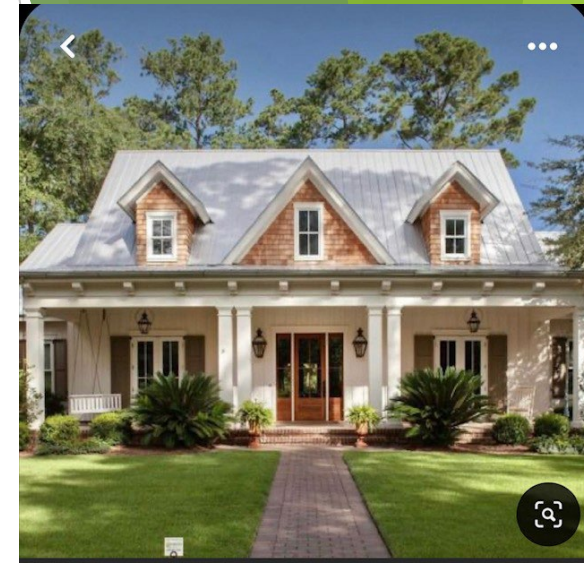
▶ Public welfare

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.

Typical Front View



Typical Rear Yard View



Typical Side Profile View

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.

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.

Typical Design Layouts of Proposed Home Improvement

Typical Front Views



Typical Side Profile



Typical Rear Views



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.

