

Please find attached our request for a variance for our home at 1940 Sybil Drive, Crest Hill.

We have always had pride in our yard and keeping our home maintained.

Our backyard is our sanctuary in the warmer weather and fall. We consistently spend time relaxing and enjoying the neighborhood. Since May, 1990, we have a good relationship with our neighbors, and we have never had a complaint from our neighbors regarding our pool, shed, deck or in general the use of our yard.

We would like to petition for the following to keep our yard maintained:

- 1) No changes to the decking- see picture A
- 2) No change to the pool location – note there is no issue with electric or the pool blocking any drainage per the site survey- see pictures B and C
- 3) No change to the shed location- the shed is well maintained and there are no issues with its construction- see picture D

The original footprint of the yard had pavers where you see gravel today. We now understand there is a regulation to have 50% greenery in our yard. We would like to keep the pavers that are around the flowering bushes, see picture D and the pavers that transition from higher ground to lower ground- see picture E. In addition, we will need to build a step off the end of the deck that is not in place currently.

We have included pictures of the pavers we have removed and would like to keep- see picture F and G. However, if needed we will replace these pavers with grass to meet the regulation.

If any of the items are a hinderance to getting this variance approved, we are open to discussion to come to a conclusion that will be agreeable to all.

Scott & Ellen McFedries

6/30/24

1940 Sybil Drive Accessory Structure and Lot Coverage Analysis (6.26.2024)

24' dia. Above ground Swimming Pool

Side Property Line Setback: 10' required (ZO Section 8.3-9.2.b) / **2.4'** provided
Rear Property Line Setback: 10' required (ZO Section 8.3-9.2.b) / **2.7'** provided
5' Public Utility Easement
along rear property line: No encroachment allowed (Z.O Section 8.3-5) / **2.3'** encroachment currently

10' x 13' Shed

Rear Property Line Setback: 10' required (ZO Section 8.3-6.a) / **3.2'** provided
5' Public Utility Easement
along rear property line: No encroachment allowed (Z.O Section 8.3-5) / **1.8'** encroachment currently

Decks

Side Property Line Setback: 4' required (ZO Section 8.3-5) / **.7' over property line**

Patio/Gravel

Side Property Line Setback: 4' required (ZO Section 8.3-5) / **0' setback provided**
Rear Property Line Setback: 10' required (ZO Section 8.3-5) / **0' setback provided**

Maximum Lot Coverage

50% Allowed per Table 1 of the Zoning Ordinance = 4,373 sq. ft.
58.1% Provided = 5,079.24 sq. ft. or 705.35 sq. ft. over

Will need to obtain building permits for all accessory structures that will remain or will be reconstructed
Will need to obtain authorization from property owner to the north for deck encroachment