

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: February 26, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 26-02: Variance for Bulk and Dimensional Standards at 17863 Golfview Avenue

APPLICATION INFORMATION

APPLICANT	Steven Scott
ACTION REQUESTED	Variance
ADDRESS	17863 Golfview Avenue
PIN	29-31-121-008

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	R-1 Single-Family Residence	Vacant (formerly single-family residence, demolished 2011)
SURROUNDING	N: R-1 Single-Family Residence	Single-family residence
	E: R-1 Single-Family Residence	Single-family residence
	S: PL-2 Public Land and Open Space	Golf course (Ravisloe CC)
	W: PL-2 Public Land and Open Space	Golf course (Ravisloe CC)

LEGAL NOTICE Legal notice was published in *Daily Southtown* on February 11, 2026; letters were sent to property owners and residents within 250’.

BACKGROUND

The applicant and property owner, Steven Scott, has requested a variance for property at 17863 Golfview Avenue. The variance would allow for the construction of a single-family residence on the property, which is located in the R-1 Single-Family Residence zoning district.

The applicant has requested variances from the following requirements:

- Maximum building coverage (max. 30% in R-1 zoning district) – 32.8% requested
- Maximum impervious surface coverage (max. 40% in R-1 zoning district) – 54.5% requested
- Minimum rear setback (min. 40’ in R-1 zoning district) – 23.25’ requested

CONTINUATION

The applicant presented plans to staff through the review process for this variance application. The applicant is finalizing revised plans based on staff comments, and making additional changes to lessen the extent of the proposed variances. The applicant requested a continuation on February 18, 2026 to allow for additional time to finalize plans and revise materials.

The applicant has requested that the case is continued to the March 12, 2026 regular meeting of the Planning and Zoning Commission.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Recommend continuance of Case 26-02, a request for a variance from bulk and dimensional standards found in Table 44-03-04 of the Village Zoning Ordinance, including:

- a) increase maximum permitted building coverage area by 2.8%;
- b) increase maximum permitted impervious surface coverage area by 14.5%
- c) decrease minimum required rear setback by 16.75 feet;

for property located in the R-1 Single-Family Residence zoning district at 17863 Golfview Avenue;