



VILLAGE OF HOMEWOOD

STANDARDS FOR: VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 2716 Debra Lane Homewood, IL 60430

Requested Variance: Residential

Zoning Requirement: _____

Ordinance Reference: _____

Applicant Name: Audrey B Beaudry Date: _____

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

The property as it existed was in poor physical condition, an eyesore, and a ball hazard due to potholes like craters in the asphalt. The driveway replacement and expansion will only enhance curb appeal and increase the property's value.

2. Is the plight of the owner due to unique circumstances?

Describe why this request is unique to you; would it apply to your neighbors as well?

This request is unique to me because my sister and I have to use assistive devices to move around. We both use a cane, a walker or a wheelchair to get to and from the car, which do not apply to my neighbors present. The driveway is also very steep so it's difficult walking up.

3. If granted, will the variance alter the essential character of the locality?

Describe how the property, with this relief, will compare to the surrounding properties.

My neighbors have done various projects to maintain the upkeep to their properties we endeavor to do the same to keep our property values up, as well.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's following responses. No one is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

Describe the unique characteristics of the site that limit use or development without the requested relief.

Due to over 20 years of heavy traffic and wear and tear to the driveway it left "pot hole" like craters and an uneven surface. That disrepair increased fall hazards, hampered the use of a cane or walker, and all but prevented the use of a wheel chair. which my sister and I need

5. Would the conditions upon which the request for variance is based be generally applicable to other property within the same zoning classification?

Do your neighbors have the same circumstances?

I can't claim that the circumstances are the same but I have noticed ~~at~~ other properties with expansions

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

Provide information about any personal gains related to the hardship.

- ① The ease of wheel chair and walker access to vehicles in the driveway
 ② Fall prevention due to the smooth surface of the driveway.
 ③ Increase property value also.

7. If granted, will the variance be detrimental to public welfare or injurious to other neighboring properties?

Describe any potential negative impacts on neighboring properties and mitigation efforts.

No negative impact. This will only enhance the property's value and appearance.

8. If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

Explain how the requested relief will not create a hazard or de-value adjacent property.

This change will not diminish or impair the value of my or neighboring properties; however, the replacement and expansion of the driveway has prevented a dangerous fall hazard due to "pot hole" like craters ~~and~~ on the uneven pavement.