



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 17915 Riedle Court Homewood, IL 60430

Requested Variance: Exceed Impervious Surface Coverage by 11% (+3% to existing conditions)

Zoning Requirement: 40% maximum impervious surface coverage

Ordinance Reference: Table 44-03-01 Bulk and Dimensional Standards

Applicant Name: Chris Kalvig **Date:** 5/18/23

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.

We would like to add 3% impervious coverage via a parking pad extension to our driveway off the front of the house near the front door. Currently the driveway near the main access to the house is just as wide as a vehicle. Entering, Exiting, Loading and Unloading the vehicles frequently results in stepping on our own or neighboring property lawns which a parking pad would alleviate. In addition, would allow a car to park in drive without blocking rear garage access. Overall I believe this would be an improvement to property value of several thousand dollars.

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?

The lots are narrow, and the driveway is narrow. One side of our street does not allow for vehicle parking. The narrow drive makes loading/unloading kids/groceries/etc difficult. It is also difficult to put larger vehicles like trucks in the driveway. Some aspects of this would apply to neighbors but several other houses in the area have wider or double wide driveways already so not all would require such an expansion.

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.

No. An addition to the driveway large enough for one vehicle is all that is being changed on the lot. Several houses in the neighborhood have such a feature already and this would not stand out or alter the character of the locality. In addition, we intend to softscape the front of the pad to minimize the visual presence of the pad and vehicle that may be parked there.

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.

The reason for the variance would be to increase parking space on the lot. Currently visitors either block the drive or have to park on the street. The narrow driveway in particular is only wide enough for a vehicle, so walking around the vehicle parked in the drive requires stepping on a neighbor's yard. In the snow, this also requires stepping into and through the snow to access a vehicle parked on the driveway.

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?

While there are several other narrow lots nearby, most of those have wider driveways, some already double wide. In addition, several homes have an attached garage which eliminates much of the issue of having a disconnect between the house and an appropriately large area to do or bring things to a vehicle. That said, there are some properties nearby with similarly thin driveways to ours.

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.

No. The driveway and layout have been like this since our purchase in 2018

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. The possible negative is adding to the impervious surface coverage which could increase flooding risk, but it is my understanding that our property is not prone to flooding. We are also willing to add other water positive features to our property. We already have two 50 gallon rain barrels we use for watering and softscaping around the property.

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.

The addition of the parking pad will hopefully create value on the property itself but should have no bearing on the value of nearby properties. The property will still look like a typical neighborhood residence. As discussed in the previous question the only possible hazard may be flood risk which I do not believe is a concern for such a small addition in our area.