PROJECT NARRATIVE AND JUSTIFICATION

Residential Detached Garage Variance
18242 Martin Avenue, Homewood, Illinois 60433

Purpose of Request

The applicant is requesting a zoning variance to allow the existing detached garage to be demolished and replaced with a new 22 ft. x 22 ft. two-car detached garage in substantially the same location. The submitted site plan shows the proposed garage extending farther into the backyard than the existing footprint while maintaining the established side/rear location. The requested relief is from the standard 5-foot side-yard and rear-yard setback requirements, to allow the replacement garage to maintain the established existing side- and rear-yard setbacks.

Existing Site and Proposed Work

The plat of survey and proposed site plan show the existing single-family residence, detached garage, side driveway, brick paver patio and property lines. The proposed drawing identifies the existing garage footprint with hatching/dashed lines and the proposed 22 ft. x 22 ft. garage with a red outline. The garage door is oriented toward the residence rather than toward the public alley.

The project consists of demolishing the existing garage and removing the existing concrete pad; constructing a new concrete slab/pad; and building the proposed 22 ft. x 22 ft. two-car garage. The proposed garage plan identifies a 7 ft. x 16 ft. overhead door, a reinforced concrete slab, and a new concrete apron/walk. The site plan identifies the existing brick paver patio as remaining.

Reason for Variance

If the garage were required to move to comply with 5-foot setbacks on both relevant property lines, it would no longer function as a continuation of the existing garage location. The garage would be pushed substantially into the usable backyard area. That relocation would require significant changes to the established site, including removal or alteration of fences, the existing brick paver patio and lawn, and additional expansion of the driveway. It would also create a substantially larger open area between the garage and the right side of the property.

The requested variance therefore seeks to preserve the established garage location and site circulation while allowing the deteriorated/existing garage and its concrete pad to be replaced with a functional two-car garage. The request is limited to the setback relief necessary to accomplish that replacement as shown on the submitted plans.

Relationship to Surrounding Property

The proposal does not introduce a new accessory use. It replaces the existing detached garage serving the single-family residence. The proposed footprint is 22 ft. x 22 ft. (484 square feet) and remains at the side/rear portion of the property. The intent is to retain the established function and general location of the garage rather than move the structure into the middle of the backyard.

Neighbor and Public Impacts

The applicant does not anticipate adverse impacts to neighboring properties. The project replaces an existing garage, does not add a second garage or new residential use, and will be constructed under applicable Village building and fire-safety requirements. The submitted plans also show the existing brick paver patio to remain. The proposed site arrangement is intended to minimize disruption to the existing property and preserve established access.

Supporting Documents

Document	Relevant information
Plat of Survey	Existing property boundaries, lot configuration, residence and existing garage/site features.
Proposed Site Plan / Garage Plan	Existing garage footprint, proposed 22 ft. x 22 ft. garage, setbacks/location, concrete work and garage design.

This narrative is intended to accompany the Village of Homewood Residential Zoning Review application and Variance Standards worksheet.