

4457

KANE COUNTY DEVELOPMENT DEPARTMENT

Subdivision and Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492
 Fax: (630) 232-3411

Received Date

APPLICATION FOR A VARIATION**Instructions:**

To request a variation for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 03-03-201-027-0000
	Street Address (or common location if no address is assigned): 1110 Menoma Trail, Algonquin, IL 60102

2. Applicant Information:	Name Rebecca Christensen Braden	Phone 224-305-5537
	Address 1110 Menoma Trail	Fax
	Algonquin, IL 60102	Email RCHRISTENSEN1291@gmail.com

3. Record Owner Info:	Name Rebecca Christensen Braden	Phone 224-305-5537
	Address 1110 Menoma Trail	Fax
	Algonquin, IL 60102	Email RCHRISTENSEN1291@gmail.com

Zoning and Use Information:

Current zoning of the property: Residential

Current use of the property: Single family residence

Reason for Request:

Variation requested (state specific measurements):

The request is to be able to build a garage with a 5-foot setback from the property line instead of 10 feet because property only allows for us to build 15 feet out and we need 20 feet.

Reason for request:

The lot is very narrow and my family needs a garage that is big enough to store our 2 vehicles as well as yard equipment for safe-keeping and to protect from the elements. One of our vehicles is a truck so the

Action by Applicant on Property: additional footage is necessary.

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

Our lot is very narrow and we live in a well-established neighborhood with no other land to purchase in order to build garage big enough to store our two vehicles.

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

The purpose of the variance is to improve my family's quality of life by providing shelter for my family's vehicles, lawn equipment, etc. As of right now, we have no garage at all.

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)

The hardship was not created by any person having interest in the property.

We purchased our home with no garage and simply would like to build a 2-car garage, which seems to be the standard in our neighborhood.

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request **will not:**

1. Impair an adequate supply of light and air to adjacent property.

The request will not impair light or air to the adjacent property. Also, the closest structure to the proposed garage is our neighbor's garage.

2. Increase the hazard from fire and other dangers to adjacent property.

The exterior wall of the garage being built will have cement board siding and interior wall fire proof drywall; therefore, will not increase any risk of hazard from fire or other danger.

3. Diminish the value of adjacent land and buildings.

The structure will not interfere with adjacent land or buildings; therefore, will not diminish the value of adjacent lot. If anything, I would imagine that by increasing our property value, it would also increase the market value for adjacent lots.

4. Increase congestion or create traffic hazards.

The request will not increase congestion or create traffic hazards and there is very little traffic on our street and neighborhood.

5. Impair the public health, safety, comfort, morals and general welfare.

The request will not impair the public's health, safety, comfort, morals or general welfare.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- Aerial (air photo) with property clearly highlighted contact:
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable) *N/A*
- Application fee (make check payable to Kane County Development Department)
- Site Plan drawn to scale showing house, well and septic.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Rebecca Christensen Braden
Record Owner

3/29/18
Date

Rebecca Christensen Braden
Applicant or Authorized Agent

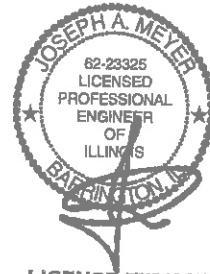
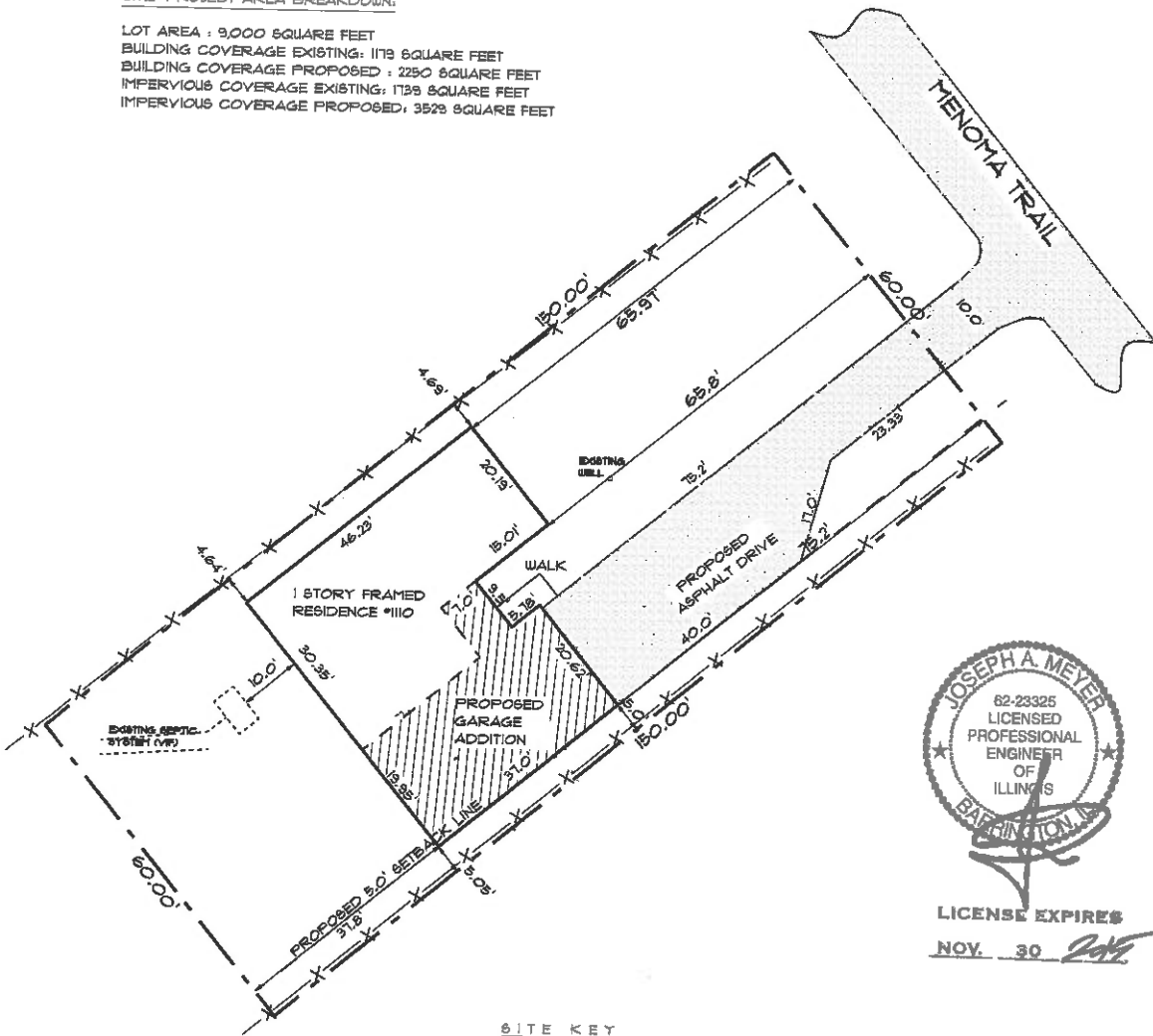
3/29/18
Date

PROPOSED SITE PLAN

110 MENOMA TRAIL ALGONQUIN, ILLINOIS
 PIN # 03-03-201-021-0000
 LOT #9 AND PART OF LOT #10
 GARAGE AND FOYER ADDITION

SITE/ PROJECT AREA BREAKDOWN:

LOT AREA : 9,000 SQUARE FEET
 BUILDING COVERAGE EXISTING: 1179 SQUARE FEET
 BUILDING COVERAGE PROPOSED : 2250 SQUARE FEET
 IMPERVIOUS COVERAGE EXISTING: 1739 SQUARE FEET
 IMPERVIOUS COVERAGE PROPOSED: 3529 SQUARE FEET



LICENSE EXPIRES
 NOV. 30 2015

SITE KEY

- PROPERTY LINE
- - - PROPOSED SETBACK LINE
- LINE OF STRUCTURE
- - - LINE OF ORIGINAL STRUCTURE
- DIMENSION ARROW
- x - x - x - FENCE LINE
- ||||| PROPOSED ADDITION
- ▨ PROPOSED BITUMINOUS PAVEMENT



SCALE: 1" = 20'-0"

INFORMATION HERE IS BASED ON THE
 PLAT OF SURVEY PROVIDED BY
 WINEMILLER & ASSOCIATES
 JOB # 150034 DATED: JAN 12, 2015

NO FLOODPLAIN INDICATED ON SURVEY

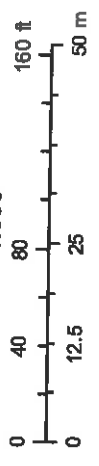
JOSEPH A. MEYER & ASSOCIATES
 ■ STRUCTURAL AND PROFESSIONAL ENGINEERS ■
 135 PARK AVE BARRINGTON ILLINOIS 60010 847-382-0200

Map Title



May 16, 2018

1:956



These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

