

LAND USE VARIATION CRITERIA

Plan Commission PC #18-016

The following variation is being requested:

A required minimum yard variation, encroaching 0'-8.5" into the required minimum established front yard setback of 34.62 feet, to a proposed setback of 33'-11". The encroaching structure is the East wall of a proposed attached garage. (Chapter 28, Section 5.1-3.2(a.))

The following unique circumstances exist:

Due to the requirements of, Section 5.1-3.2(a.) of Chapter 28 of the Municipal Code of Arlington Heights, the front setback is calculated using the average of the existing front setbacks of the block. Due to decisions made by the owners over different periods of time this average results in a setback of 34.62 feet, which is substantially more than the zoning required 25 feet. Additionally, the code discards the existing 12.22 foot setback of the house at 604 North Haddow (adjacent hose to the south). Also, if the Village used the front setback of the existing porch at 614 North Haddow (subject property), the resulting average would not require a variation for this proposal.

The property would not yield a reasonable return (hardship) to the owner if the variation was not granted:

Due to the overall size of the lot and the quality of home to be constructed, a side-load three-car garage is in keeping with standards established in the neighborhood. The lot depth of approx. 132 feet is shallow for this size lot. The large front setback pushes the garage farther into the rear yard and minimizes usable back yard space for the family.

The variation, if granted, will not alter the essential character of the locality because:

The requested variation will not be the closest setback of the block and is only one foot in front of the existing house. The proposed three-car side-load garage would be consistent with the neighbor to the south and the neighbor across the street. Through significant improvements, updates and exterior enhancements the property will increase in value substantially which will remain consistent with other new projects in the neighborhood. The improved property will fit well within the surrounding while also lending a uniqueness to the property.

RECEIVED
SEP 19 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT