

July 8, 2015

Ms. Latika Bhide
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Land Use Variation for Side Yard Setback (south) - 921 N. Highland Avenue

Dear Ms. Bhide:

Below is the justification for the land use variation for 921 N. Highland Avenue:

1. The plight of the owner is due to unique circumstances. The house at 921 N. Highland Ave. was built in 2007 on a typical 50' wide lot and conformed to the side yard setbacks at that time. The unique opportunity to have a larger yard was not contemplated at the time the house was built. Only through the acquisition of 927 and 931 N. Highland Ave. by Charlie Drost did the opportunity to have a larger yard (75') by acquiring 25' of 927 N. Highland Ave. become a possibility.
2. The Variation, if granted will not alter the essential character of the locality. If granted, the south side yard will remain the same as it is today – no change or no effect on the neighborhood. Adding an attached garage to the north side of 921 N. Highland is a seamless addition keeping in character of the original structure. There are numerous 75' lots on the 800, 900, and 1000 blocks of N. Highland Ave.
3. If a variation is not granted, the proposed subdivision cannot be done. Moving the existing house to comply with existing side yard setback requirement is simply not feasible.

Sincerely,



Bruce Miller
Trademark Builders

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