



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 10, 2023
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 516 S. Bristol Ln. - 6/12/23
- B. 329 S. Burton Pl. - 6/12/23
- C. 1223 N. Arlington Heights Rd. - 6/12/23
- D. 407 S. Waterman Ave. - 6/12/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 308 S. Donald Ave. - ZBA#23-019
- B. 331 S. Forrest Ave. - ZBA#23-020
- C. 1932 N. Carlyle Pl. - ZBA#23-021
- D. 1506 N. Beverly Ln. - ZBA#23-022
- E. 11 S. Waterman Ave. - ZBA#23-023

VII. OTHER BUSINESS

- A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Zoning Board of Appeals
7/10/2023**

Item: 516 S. Bristol Ln. - 6/12/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
516 S Bristol Ln - 6/12/23 Findings	Minutes
516 S Bristol Ln - 6/12/23 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
JUNE 12, 2023

PETITIONER: Douglas Residence
ADDRESS OF PROPERTY: 516 S. Bristol Ln.
VARIATION: 5.1-3.3b (Required Minimum Yards)

A 3.2' variation to allow an addition with a side yard setback of 4.7' instead of the required 7.9' and an additional 1.5' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing a family room extension at the rear of the home. The petitioner further testified that the footprint of the existing house is currently nonconforming. The petitioner commented that the lot is irregular in shape which creates a hardship. The petitioner testified that they are complying with all other zoning requirements.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Portera and seconded by Mr. Drake. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 516 SOUTH BRISTOL LANE - ZBA #23-014

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 12th day of June, 2023 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN SIAVELIS: Okay, everyone, we're going to call the meeting to order. This is the Village of Arlington Heights Zoning Board of Appeals. Welcome to the June 12th, 2023 meeting.

First item up is roll call.

Derek?

MR. MACH: Chairman Siavelis.

CHAIRMAN SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

(No response.)

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

CHAIRMAN SIAVELIS: Okay, next item is the approval of minutes from the May meeting, the draft minutes. Has everybody had a chance to review those minutes, and if so, are there any revisions or proposed additions to them?

(No response.)

CHAIRMAN SIAVELIS: Hearing none, is there a motion to approve those minutes, the draft minutes?

COMMISSIONER JAFFE: I move to approve the minutes.

COMMISSIONER DRAKE: Second.

CHAIRMAN SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRMAN SIAVELIS: Any opposed?

(No response.)

CHAIRMAN SIAVELIS: Hearing none, minutes approved. Motion carries.

Okay, I apologize, Derek, I skipped the Pledge of Allegiance which is bad. The flag is right there.

(Pledge of Allegiance recited.)

CHAIRMAN SIAVELIS: All right, thank you.

Okay, before we get to the new business, folks, I want to go through some of the hearing procedures, kind of like the rules and regulations that govern tonight's discussions and the hearings and the other petitions that are handled by the Board.

So, the first item up or first aspect of the procedures, if less than six members are present, the petitioner has an option to continue to the next meeting, while recognizing that it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. So, you have to have four yes votes, okay? Do the math. There's five of us here, that means 80 percent, four out of the five need to vote

in support of your variance, or variances-plural, sought.

If you are denied a variance, you cannot reapply for an entire year. So, there's a one-year preclusive effect, okay, so keep that in mind.

We will have a Staff presentation of each petition where Derek will provide an overview of the project and the variances sought, okay. Then the petitioner will be given an opportunity to speak at the podium in regards to his or her petition.

There are four elements necessary to establish in order for the Board to be able to grant a variance:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to the unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 of the Village's Code; and
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

A variance may be granted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four elements that I just read. These are the same elements that are in your papers, that the petitioners submitted to the Village. Keep in mind as well that it is the responsibility of the petitioner to establish these elements. It is not the responsibility of this Board to pull them out of you. We have declined variances in the past and declined petitions in the past when the petitioner does not establish the elements, even when prodded by us. So, remember, it is your responsibility, not ours.

Okay, with that in mind, we will go to the first item of new business. It's ZBA Petition No. 23-014, 516 South Bristol Lane.

Derek, do you want to give the overview please?

MR. MACH: Sure, thank you.

The Petitioner is proposing a one-story addition in the rear of the existing two-story residence along the south property line. The proposed addition encroaches 3.2 feet into the required side yard setback.

Therefore, they're requesting a 3.2-foot variation from Chapter 28, Section 5.1-3.3b to allow an addition with a side yard setback of 4.7 feet instead of the required 7.9 feet and an additional 1.5 feet for the eave. Thank you.

CHAIRMAN SIAVELIS: Great, thanks, Derek.

All right, who's speaking on behalf? Okay, can you identify yourself for the record?

MR. PURDOM: Yes, I'm Kevin Purdom with JRC Design Build.

CHAIRMAN SIAVELIS: Raise your right hand please.

(Witness sworn.)

CHAIRMAN SIAVELIS: Okay, proceed.

MR. PURDOM: All right, so our clients are looking to do a family room extension off the back of their house. The existing house is already nonconforming, so that is our hardship that we're trying to address.

As you can see on the south, we are trying to extend within line of the existing side yard. We're not trying to go past it, we're just trying to go in line. We are not going farther back to preserve that tree that is existing as well. We're not altering any

other zoning or codes. We comply with all that.

We're only looking to maintain an addition that doesn't look like an addition, that's not set back in, just keeping the flush line, keeping it all together. It is the minimum we're asking. We're not asking to extend the eave or anything. We're not bumping out even more.

As you can see, the lot is a very irregular shape and it's almost a corner lot. Due to this, we're just asking to go in line with the existing south. Then, I believe that is all I have.

CHAIRMAN SIAVELIS: Okay, so that's a family room bump-out, basically an addition to the family room?

MR. PURDOM: Yes.

CHAIRMAN SIAVELIS: How many folks live in the house?

MR. PURDOM: There are four.

CHAIRMAN SIAVELIS: Did the Petitioners talk to their neighbors?

MR. PURDOM: Yes, they did. Anything that they heard back was positive. The homeowner is here with you if you have any questions for him about what the neighbors have said.

CHAIRMAN SIAVELIS: Positive feedback only, Kevin?

MR. PURDOM: All positive feedback.

CHAIRMAN SIAVELIS: I don't think I have any other questions. It's pretty straightforward. So, Joe, do you have, no?

Okay, Kevin, take a seat. We'll see if there's any comments from the audience. If there are, we'll give you a chance to rebut and address. If not, we can proceed to deliberation.

So, is there anybody here in the audience who wishes to speak in regards to this particular petition and this one only?

(No response.)

CHAIRMAN SIAVELIS: Okay, hearing none, we can move to the next phase, that's deliberation, to the Board members. I can start here.

This is very straight-forward to me. Existing nonconforming lot, kind of funky lot lines and, you know, it's just going to carry to the south house line back to put a family room on. I see this as reasonable and, you know, I guess the word would be acceptable if I was living next to it. That's the way I look at these things. If I was living next door, how would I look at this? I think it's pretty straightforward and reasonable, so I'm in support.

Are there other comments from Board members?

COMMISSIONER DRAKE: In agreement. No neighbor considerations, no Staff issues, so I'm for it.

CHAIRMAN SIAVELIS: Yes, good point, Tom. There is no Staff issues, nobody in the other departments had any, flagged anything or raised any concerns. So, that definitely helps your cause.

COMMISSIONER JAFFE: Yes, very reasonable ask here. I'm in support.

CHAIRMAN SIAVELIS: Okay, do we have a motion?

COMMISSIONER JAFFE: I move to approve the variance as requested.

COMMISSIONER DRAKE: Second.

CHAIRMAN SIAVELIS: Derek?

MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Geisel.
COMMISSIONER GEISEL: Yes.
MR. MACH: Mr. Jaffe.
COMMISSIONER JAFFE: Yes.
MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. MACH: Chairman Siavelis.
CHAIRMAN SIAVELIS: Yes.
 Congratulations, variance granted.
MR. PURDOM: Thank you, Board.
 (Applause.)

CHAIRMAN SIAVELIS: Hold your applause here, please. I know it's really exciting. By the way, if you're here for like Petition 2 or Petition 3, you can leave like they did after it. You don't have to stay til the end, it's not going to offend us. So, no problem.
 (Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:08 p.m.)



**Zoning Board of Appeals
7/10/2023**

Item: 329 S. Burton Pl. - 6/12/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
329 S Burton Pl - 6/12/23 Findings	Minutes
329 S Burton Pl - 6/12/23 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
JUNE 12, 2023

PETITIONER: Tosch Residence

ADDRESS OF PROPERTY: 329 S. Burton Pl.

VARIATION: 5.1-3.3b (Required Minimum Yards) & 5.1-3.4 (Maximum Floor Area-R-3 Zoning District)

A 2.9' variation to allow an addition with a side yard setback of 5.1' instead of the required 8.0' and an additional 1.0' for the eave; and a 418 square foot variation to allow a Floor Area Ratio of 4,196 square feet instead of the maximum allowed 3,778 square feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the proposed residence with the addition will be 4,196 square feet which exceeds the allowable Floor Area Ratio. The petitioner also testified that along the south property line, the proposed addition encroaches 2.9 feet into the required side yard setback. The petitioner commented that the screened in porch is contributing to the FAR which is the majority of the overage. The petitioner also explained that the addition is setback further away from the side property line than the side yard setback for the existing home.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Jaffe and seconded by Mr. Drake. Thereafter, the Board voted 5-0 to approve the variance request, with consideration of the Engineering Department conditions.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 329 SOUTH BURTON PLACE - ZBA #23-015

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 12th day of June, 2023 at the hour of
7:08 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN SIAVELIS: All right, next item is ZBA Petition No. 23-015, 329 South Burton Place.

Derek?

MR. MACH: Thank you.

The Petitioner is proposing a one-story addition in the rear of the existing two-story residence. Along the south property line, the proposed addition encroaches 2.9 feet into the required side yard setback. In addition, the home with the proposed addition exceeds the allowable floor area ratio.

Therefore, they're requesting a 2.9-foot variation from Chapter 28, Section 5.1-3.3b to allow an addition with a side yard of 5.1 feet instead of the required eight feet, and an additional one foot for the eave; as well as a 418 square-foot variance from Section 5.1-3.4 to allow a floor area ratio of 4,196 square feet instead of the maximum allowed 3,778 square feet. Thank you.

CHAIRMAN SIAVELIS: Great. Thank you very much, Derek.

Who's speaking on behalf? Come on up, sir. Could you identify yourself for the record?

MR. CUNNINGHAM: Yes. Chris Cunningham, CT Design and Development. So, thank you for having us and listening to our request.

CHAIRMAN SIAVELIS: Hold on, let me swear you in.

MR. CUNNINGHAM: Oh, sorry.

CHAIRMAN SIAVELIS: Right hand.

(Witness sworn.)

CHAIRMAN SIAVELIS: Okay, thank you.

Ben, did you have a, is this the petition you're going to have introduction of?

COMMISSIONER JAFFE: Yes, and I'm sure you'll speak to it, but on the petition document, there's two requests, but in the document there's just only verbiage around the side yard setback. So, are you still asking for both the side yard setback and the square footage?

MR. CUNNINGHAM: Yes. Yes and no, so we'll address that. So, initially, I guess the floor area ratio, the way we understood and calculated, did not include the porches. So, when we included that, that was not in our original calculation, because it was screened in, we thought that that did not require to be I guess counted towards it. So, I think as we got through the plan review, that became a flag. So, our initial request was just the variance into the setback.

COMMISSIONER JAFFE: Okay.

MR. CUNNINGHAM: So, that was kind of a second issue that came up as part of the review.

COMMISSIONER JAFFE: Okay.

CHAIRMAN SIAVELIS: But you're going to be speaking in regards to the second variance as well, correct?

MR. CUNNINGHAM: Yes, sir.

CHAIRMAN SIAVELIS: Okay.

MR. CUNNINGHAM: So, much like the other one, we've got kind of a, we have an internal lot. So, we've got neighbors to the south and to the north. At some point

in time, I think there was a lot split to the south that kind of made that wonky little diagonal through there. As you can see, you know, it kind of flies through there at a diagonal.

So, what we want to do here is add on to the east side of the house with a family room. That's the primary addition, and then we have a kitchen bump-out as well that kind of runs along. Then to the north side, we've got a screened-in porch that's about 200 plus square feet.

So, Erin and Randy, you know, they have recently, I think they bought the house a couple of years ago.

MR. TOSCH: 2019.

MR. CUNNINGHAM: 2019. You know, they're bursting at the seams, four kids, but they love the neighborhood and really are kind of vested in staying here. So, we wanted to give them a plan that helps them utilize the property to the fullest and enjoy the house, you know, as much as they can.

So, the original house, as you can see there at the garage, actually impinges to the south into that side yard and is almost two or less than three feet from the existing property line. So, it extends quite significantly into the existing setback. We've gone through a couple of design iterations and have come up with this plan that does impinge into that side yard setback just slightly, at 1.9 feet, I believe, but it still works with the house, the architecture, and the space. I think it all still works really great. So, that is kind of our primary request being the variance into the setback.

We've got an architecture here that, you know, blends nicely with the existing. We've kept the same roof pitch. We've got a nice chimney. You know, it's a great space. Claudia and Eugene have done some fabulous renderings of it.

Then, as you can see there on the right-hand side, that's the screened-in porch that we would like to build if we can. I think we're also willing to give that up if, you know, that is an issue with the floor area ratio. You know, that is kind of secondary as I understand it to the desire of, you know, the goals here. You know, that does count towards that floor area ratio as we understand it now, so I think that's kind of where we're at.

You know, we'd love to get this done. We've got the clients, Randy and Erin here, and some of the neighbors, and we got a letter from one of the neighbors, too, if you'd like to --

CHAIRMAN SIAVELIS: Any negative feedback?

MR. CUNNINGHAM: Not that we've heard of.

MR. TOSCH: No. We spoke to --

CHAIRMAN SIAVELIS: Okay, we're going to need you to come up. If you can come up, you can sign in, we'll swear you in, it's fine. We asked the question and opened the door, so yes.

Your name, sir?

MR. TOSCH: Randy Tosch.

CHAIRMAN SIAVELIS: Right hand.

(Witness sworn.)

CHAIRMAN SIAVELIS: Okay, go ahead, continue.

MR. TOSCH: I was just going to mention we talked to both neighbors and they were comfortable. We got a letter from one of them just indicating their support. That's all.

CHAIRMAN SIAVELIS: Have you provided that letter to Derek?

MR. TOSCH: I just got it today.

CHAIRMAN SIAVELIS: Derek?

MR. MACH: I have not received it.

CHAIRMAN SIAVELIS: Do you want to, if you give it to him, he keeps it.

MR. TOSCH: Sure.

CHAIRMAN SIAVELIS: Okay.

MR. MACH: I'll read it.

CHAIRMAN SIAVELIS: Yes, you can read it, yes.

MR. MACH: Right now?

CHAIRMAN SIAVELIS: Do you have any questions?

COMMISSIONER JAFFE: Yes, I've got questions. Whichever order you want.

CHAIRMAN SIAVELIS: No, let Ben go ahead.

COMMISSIONER JAFFE: So, as the house is today, what is the current floor area ratio?

MR. CUNNINGHAM: I don't have that calculation with me. I think it's over just, actually, I think it's spot on. Well, it's under, actually, it's got to be under because I think our net add was 200 over.

COMMISSIONER JAFFE: Yes, because I was looking through the docs because I was trying to do the math on the dimensions, because allowed is 3,778. So, you think the house as it stands today is at about 3,778?

MR. CUNNINGHAM: No, less because we're doing a 426 square-foot addition to it, not including the porch. As I guess we got from this, I think it was noted on here that floor area ratio is exceeded, where is it, by 418.

COMMISSIONER JAFFE: So, that would assume that you are currently at 3,778, is that right? That's what I'm trying to understand. Are you currently under? Are you currently over?

MR. CUNNINGHAM: So, we are just slightly under.

COMMISSIONER JAFFE: Okay, did you see the comments from Engineering regarding the side yard setback variance, that the proposed side yard should be graded to ensure positive drainage from the adjacent properties?

MR. CUNNINGHAM: Yes. I don't think that's a problem. I think we can accommodate that. Absolutely, yes.

COMMISSIONER JAFFE: Okay, and again, just to confirm, six people in the house?

MR. TOSCH: Yes.

COMMISSIONER JAFFE: And you've owned it for four years?

MR. TOSCH: Yes.

COMMISSIONER JAFFE: Okay.

MR. CUNNINGHAM: They're all little kids, they all have lots of good friends in the neighborhood.

CHAIRMAN SIAVELIS: Got it.

Other, do you have any questions, Ben, with regard to the porch, the screened-in porch?

COMMISSIONER JAFFE: No, I don't. I think as the Petitioner, and I don't

want to drift into deliberations, but I don't have an issue with them, with their current full ask.

CHAIRMAN SIAVELIS: Their full ask, both, okay. Good to know.

COMMISSIONER JAFFE: Do we go to other questions from the Board or do you want Derek to read the letter?

CHAIRMAN SIAVELIS: Let's go to other questions from the Board.

Any Board members have any questions? Then we'll have Derek read in that letter of support.

Joe, do you have any questions? I see you looking closely at the documents.

COMMISSIONER GEISEL: Questions, no. Observation later, yes.

CHAIRMAN SIAVELIS: Okay.

All right, go ahead, Derek, please.

MR. MACH: To whom it may concern: We are the next-door neighbors of Randy and Erin Tosch, residing at 319 South Burton Place. They shared their plans to expand their kitchen, family room and porch with us. We are very supportive of the investment they are making to expand their home. In fact, in January 2021 we used the same company, Advanced Design Studio, to remodel our home. We were pleased with their work and approach. We have no concerns with approval of their plans. Sincerely, Jerry Lee and Michele --

CHAIRMAN SIAVELIS: Thank you, Derek.

I'm looking at the Engineering Department's specific language in the paper. All right, there are no other comments. Take a seat.

MR. TOSCH: May I make one other comment?

CHAIRMAN SIAVELIS: You may.

MR. TOSCH: I mean, it's a decent-sized square-foot home, but it's, there's five bedrooms. The challenge we've had is the family room and the kitchen are actually rather small. So, when we gather as a family, that's really what we're looking to do, I just wanted to explain that, that it just feels a bit cramped. I feel that we've been through a few iterations given this concern with the side yard, and I think this seems like reasonable, kind of blends in and stills give us a little more space. So, hopefully you'll consider that.

CHAIRMAN SIAVELIS: Duly noted, thank you. Go ahead and grab a seat, and we'll see if there's any comments from the audience in regards to this petition. If so, we'll give you a chance to address them when we want them.

Okay, so any comments from the audience members in regards to this petition?

(No response.)

CHAIRMAN SIAVELIS: Okay, hearing none, let's move now to deliberation.

COMMISSIONER JAFFE: Does Joe want to start? Because he did say he had an observation.

COMMISSIONER GEISEL: No, I was just trying to understand the odd rear lot line because of that angle. I don't know if this was cut off. Derek, can you go to the aerial. I'm not sure if this was subdivided.

MR. FLUBACKER: I might be able to help you.

COMMISSIONER GEISEL: Okay, Bob.

MR. FLUBACKER: We remodeled the house across the street. That gap is an error in the survey between two subdivisions.

COMMISSIONER GEISEL: Well, it looks almost as if 338 --

CHAIRMAN SIAVELIS: You know what, Bob?

COMMISSIONER GEISEL: -- was there previously because of where the garage is located. It looks like that rear lot line was carved out after the fact because of where that garage, or maybe, it's hard to tell. But it doesn't align with the lots that are, it jumps back in line after that and it just creates an odd configuration and it also shorts the overall lot a little bit and creates a little bit of the FAR calculation issue.

CHAIRMAN SIAVELIS: Impacts it.

COMMISSIONER GEISEL: Yes.

CHAIRMAN SIAVELIS: Yes. Okay, just so the record is clear, right, because we have a reporter taking this down because all these discussions are transcribed and go into the record.

Bob, can you identify yourself?

MR. FLUBACKER: Bob Flubacker of Robert Flubacker Architects. If you look at that diagonal line, it goes horizontally across. We did the project across the street below that line, and there is a five-foot gap between lot lines there that were a mistake in the surveys of the subdivisions. That weird crooked line that's behind the house that's the subject of this hearing is another part of that mistake. So, it's --

COMMISSIONER GEISEL: Yes, and I was just looking at the overall, you know, odd triangulation of that rear.

MR. FLUBACKER: Yes, it's very strange.

COMMISSIONER GEISEL: It's very odd. It almost as if the garage was there first and they subdivided around it, you know.

MR. FLUBACKER: And I believe the gaps in the surveys no one owns, it doesn't have a PIN number, it has no ownership whatsoever.

COMMISSIONER GEISEL: Thank you for the additional comments.

MR. FLUBACKER: Sure.

CHAIRMAN SIAVELIS: Thanks, Bob.

MR. TOSCH: If I could add a comment myself?

CHAIRMAN SIAVELIS: We're actually closed for deliberations now, and it's not a contentious issue.

COMMISSIONER GEISEL: No.

CHAIRMAN SIAVELIS: So, you'd best rest on where you're at.

All right, any other comments, Joe?

COMMISSIONER GEISEL: No. Yes, it was just, it was more so what it does to the size of the lot. Because of the, you know, the odd triangulation of that, it makes the lot smaller than it otherwise would have been, and it in part triggers the FAR because you've got a slightly smaller lot than would have been normal.

CHAIRMAN SIAVELIS: Yes. Thanks, Joe.

Ben?

COMMISSIONER JAFFE: Yes, so I mean, I guess, you know, to start with the deliberation, you know, at the beginning I did have some concerns given the size of the ask and I really wanted to know what the size of the house was before. But I got that answer, without any neighborhood issues with what the Petitioner is trying to do, that's a

plus. And if they're willing to honor what Engineering asked regarding the grading, then I would be comfortable approving it as is presented with that call out.

CHAIRMAN SIAVELIS: So, you would support a motion that takes into account Engineering Department's comments?

COMMISSIONER JAFFE: Yes.

CHAIRMAN SIAVELIS: Okay, good to know.

Frank, do you have anything?

COMMISSIONER PORTERA: No.

CHAIRMAN SIAVELIS: Tom?

COMMISSIONER DRAKE: No.

CHAIRMAN SIAVELIS: All right, do we have a motion?

COMMISSIONER JAFFE: I would move to approve both variances with the consideration for Engineering's recommendation on grading.

CHAIRMAN SIAVELIS: Is that, I hate to mop this up, I'm sorry, but is that a mandatory condition for your motion?

COMMISSIONER JAFFE: Yes.

CHAIRMAN SIAVELIS: Derek, is that sufficiently clear as to what the scope of the motion is, or should we re-motion?

MR. MACH: It's clear.

CHAIRMAN SIAVELIS: Good, do we have a second?

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRMAN SIAVELIS: Yes.

Congratulations, both variances granted.

MR. CUNNINGHAM: Thank you.

CHAIRMAN SIAVELIS: Certainly.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:24 p.m.)



Zoning Board of Appeals 7/10/2023

Item: 1223 N. Arlington Heights Rd. - 6/12/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1223 N Arlington Heights Rd - 6/12/23 Findings	Minutes
1223 N Arlington Heights Rd - 6/12/23 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS JUNE 12, 2023

PETITIONER: Goujon Residence
ADDRESS OF PROPERTY: 1223 N. Arlington Heights Rd.
VARIATION: 10.2-11.1b (Parking in Yards-Driveway Width)

A 9.0' variation to allow a driveway with a width of 31.0' where a maximum width of 22' is permitted.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the proposed driveway exceeds the allowable width. The petitioner further testified that backing onto Arlington Heights Road can be challenging and that the wider drive will allow for a vehicle to turn around.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Jaffe. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 1223 NORTH ARLINGTON HEIGHTS ROAD - ZBA #23-016

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 12th day of June, 2023 at the hour of
7:24 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN SIAVELIS: All right, next item is ZBA Petition No. 23-016, 1223 North Arlington Heights Road.

Derek?

And then we'll bring you up, sorry about that.

Go ahead, overview please.

MR. MACH: Thank you.

The Petitioner is proposing to increase the width of the driveway. The proposed expansion results in a driveway with a width of 31 feet where a maximum width of 22 feet is permitted.

Therefore, they're requesting a nine-foot variation from Chapter 28, Section 10.2-11.1b to allow a driveway with a width of 31 feet where a maximum width of 22 feet is permitted. Thank you.

CHAIRMAN SIAVELIS: Okay, thanks a lot, Derek.

All right, come on up, sir. If you could identify yourself, please?

MR. GOUJON: Christophe Goujon.

CHAIRMAN SIAVELIS: Christophe, okay. Right hand please. By the way, did you get the spelling of his name and everything?

COURT REPORTER: As long as he signs in, that's fine.

CHAIRMAN SIAVELIS: Okay, did you sign in, too, sir?

MR. GOUJON: No.

CHAIRMAN SIAVELIS: Go ahead and sign in, please.

Okay, let's do that again. What's your full name, sir?

MR. GOUJON: Christophe, last name is Goujon, G-o-u-j-o-n.

CHAIRMAN SIAVELIS: Right hand, please.

(Witness sworn.)

CHAIRMAN SIAVELIS: Okay, please proceed.

MR. GOUJON: I was asking to extend a little bit of the driveway. So, today it is 22 feet wide I believe. So, the reason we're asking this extension is to safely back up in the driveway and not on Arlington Heights Road, especially when we have visitors. Sometimes we have to ask our neighbor to back the car at our neighbor's because he has a larger driveway.

CHAIRMAN SIAVELIS: Okay, Tom, I think this is yours?

COMMISSIONER DRAKE: Yes, I have some questions for you.

MR. GOUJON: Sure.

COMMISSIONER DRAKE: Good evening. How many drivers do you have in your household? And how many vehicles do you have?

MR. GOUJON: We have two vehicles as of today.

COMMISSIONER DRAKE: Two vehicles, two drivers?

MR. GOUJON: Yes, two drivers. My son is 13; we are still looking at three years from now.

COMMISSIONER DRAKE: So, more coming.

MR. GOUJON: Yes.

COMMISSIONER DRAKE: How about the discussion with your neighbors? You've talked to them about your --

MR. GOUJON: I talked to my neighbor on the north side, and he couldn't be

more than happy for me.

COMMISSIONER DRAKE: Any opposition?

MR. GOUJON: No. No opposition, no.

COMMISSIONER DRAKE: Okay, in the petition package, there was a photo of your lawn looking from the front of the house. I couldn't tell on the lawn next to the driveway, are those pipes? Are those the neighbor's? What are those?

MR. GOUJON: No, those, so we have some pavers, I mean a few years ago and a pipe broke two years ago. We'd like to replace those blocks. Since, I mean, it's a little bit shorter than what it used to be and it was not done properly, so now it's going down, maybe two-three inches down, I mean, the ground. That's one of the reasons we wanted to have something a little bit more solid and to be nicer because right now it's spreading mud a little bit everywhere.

COMMISSIONER DRAKE: So, you had parked on, what we're looking at, you had parked on that pavement before?

MR. GOUJON: No, just to back up.

COMMISSIONER DRAKE: Okay. All right, that's all I have.

CHAIRMAN SIAVELIS: How many people total live in this house?

MR. GOUJON: Four.

CHAIRMAN SIAVELIS: Four.

MR. GOUJON: Yes.

CHAIRMAN SIAVELIS: Okay, so looking in the future, you said you have a 13-year-old, he'll be driving theoretically in three years. Do you have another child, a younger child?

MR. GOUJON: Yes. My daughter is eight, so I have a little bit more time.

CHAIRMAN SIAVELIS: A little bit more time, right. You talked to your neighbor on the south of you?

MR. GOUJON: Not on the south, no. They moved recently, we don't know them yet.

CHAIRMAN SIAVELIS: Okay, but they didn't express any opposition to you?

MR. GOUJON: No. No, we mailed them the petition.

CHAIRMAN SIAVELIS: Okay, take a seat, sir.

Any comments or questions from the audience?

(No response.)

CHAIRMAN SIAVELIS: Okay, hearing none, let's move to deliberations. Go ahead, Tom.

COMMISSIONER DRAKE: I think this is also straight-forward. It's a busy road on North Arlington Heights Road. They're extremely busy, and here you're in with office buildings and things across the street. I can understand why you'd want to have some more room to work with.

There were no comments or objections from any Staff people. I don't see anybody here in terms of neighbors or from the neighborhood that would have any kind of issue.

Derek, I don't think we have anything that was submitted, do we?

MR. MACH: No.

COMMISSIONER DRAKE: Okay, so I think it's a straight-forward ask. He's

met all the conditions and I'm in favor.

CHAIRMAN SIAVELIS: Thank you, Tom.

Any other comments from the Board members?

COMMISSIONER PORTERA: I agree. I think there's a fire station pretty close as well, so that adds to the busyness and the kind of hazard that could be going on if we don't help them expand their driveway.

CHAIRMAN SIAVELIS: Yes, that's a good point, Frank. I didn't connect the dots on that, but I agree with Tom, this is entirely reasonable. I would not want to be backing my cars into Arlington Heights Road, no way.

COMMISSIONER DRAKE: I would not want a 13-year-old who in three years will be driving trying to back out of that driveway here without a longer space.

CHAIRMAN SIAVELIS: That's a good point, yes. A young driver, right, with lack of experience, right. So, it sounds like we're at the motion stage; is that correct?

COMMISSIONER DRAKE: I would move approval of this petition as presented.

CHAIRMAN SIAVELIS: Do we have a second?

COMMISSIONER JAFFE: Seconded.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRMAN SIAVELIS: Yes.

Congratulations, your variance is granted.

MR. GOUJON: Thank you.

CHAIRMAN SIAVELIS: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:30 p.m.)



Zoning Board of Appeals 7/10/2023

Item: 407 S. Waterman Ave. - 6/12/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
407 S Waterman Ave - 6/12/23 Findings	Minutes
407 S Waterman Ave - 6/12/23 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
JUNE 12, 2023

PETITIONER: Wyller Residence
ADDRESS OF PROPERTY: 407 S. Waterman Ave.
VARIATION: 5.1-3.3b (Required Minimum Yards)

A 3.7' variation to allow an addition with a side yard setback of 3.0' instead of the required 6.7' and an additional 1.7' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that an addition is proposed in order to expand the home along the north elevation. The petitioner further testified that as part of the project the one car attached garage will be expanded in order to create a two car attached garage. The petitioner commented that previously code allowed attached garages to be setback three feet from the side property line.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Geisel and seconded by Mr. Jaffe. Thereafter, the Board voted 5-0 to approve the variance request with the following conditions:

1. That the petitioner comply with the comments from the Building Department at time of permit.
2. That the driveway apron may not encroach any closer to the existing parkway tree.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance, with the 2 conditions.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 407 SOUTH WATERMAN AVENUE - ZBA #23-017

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 12th day of June, 2023 at the hour of
7:30 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN SIAVELIS: Last but not least, ZBA Petition No. 23-017, 407 South Waterman Avenue.

Derek?

MR. MACH: The Petitioner is proposing to expand the home along the north elevation including an expansion to the existing one-car attached garage in order to create a two-car attached garage. The proposed addition requires a zoning variation to allow a side yard setback of three feet where 6.7 feet is required.

Therefore, they're requesting a 3.7-foot variation from Chapter 28, Section 5.1-3.3b to allow an addition with a side yard setback of three feet instead of the required 6.7 feet, and an additional 1.7 feet for the eave. Thank you.

CHAIRMAN SIAVELIS: Great, thanks, Derek.

Okay, sir, please identify yourself.

MR. WYLLER: Hi, Matthew Wyller.

CHAIRMAN SIAVELIS: Matthew, okay. Right hand, please.
(Witness sworn.)

CHAIRMAN SIAVELIS: Go ahead.

MR. WYLLER: I just wanted to introduce I guess the project. So, we moved in 2017. Since moving in, we have expanded our family by another boy and also a bedroom. Currently, just, you know, we're sort of struggling to find the space to fit just not only them but their things, their friends, our family members. So, we're asking to expand our footprints of the house into an attached screened-in porch, to add on to the kitchen so that we can all kind of join and break bread and enjoy each other's company, and then in addition to that, add on to a space in the garage so it can help add more space not only now but for the future.

CHAIRMAN SIAVELIS: Okay.

Thank you, Bob. Just go ahead and re-identify yourself, Bob.

MR. FLUBACKER: Bob Flubacker of Robert Flubacker Architects.

CHAIRMAN SIAVELIS: And I'll swear you real quick.
(Witness sworn.)

CHAIRMAN SIAVELIS: Go ahead.

MR. FLUBACKER: I'm actually excited because I can answer all four of the things.

CHAIRMAN SIAVELIS: The elements?

MR. FLUBACKER: Yes, fairly articulately.

CHAIRMAN SIAVELIS: So, is it your testimony, Bob, that in all of your prior experiences and appearances in front of this Board, you could not answer them and articulate them with great clarity?

MR. FLUBACKER: No, you know, I like that, no. What I'm saying is I didn't need to this time, and you'll see as I go through it why I'm doing that.

CHAIRMAN SIAVELIS: Okay, just giving you a hard time, just yanking your chain.

MR. FLUBACKER: Yes, I know, I know. My skin is thick. So, the first one is about the essential character of the neighborhood. You know, obviously this is a single-family home. It's a single-family home neighborhood. We're doing minimal work to the

house so we're really not changing the character, so obviously this is compatible.

The plight of the owner is very unique circumstances. So, the property was subdivided sometime in the 1950's. I want to say it's like '55, '54-'55, in that range. At that time, the Zoning Ordinance allowed or had a requirement of a five-foot side yard setback, but it allowed a reduction to a three-foot setback if it was an attached garage.

The Code was re-written in 1960, correct, Derek? '60?

MR. MACH: Yes.

MR. FLUBACKER: And there was a provision in the code that maintained that exception. They changed the side yard setback to 10 percent of the width, but they maintained the three-foot exception for an attached garage on a house built prior to the adoption of that Code which was 1960. This house was built in the '50s.

In, I think it's 2001, the Code was updated again, and for some reason that clause was eliminated from the Code. So, it's my opinion that the intent of the subdivision when it was first put together was that attached garages were able to go to three-foot to the property line. So, that's the unique circumstance that exists here.

The harmony and intent, I guess that's one I can't articulate fully because there's I think 13 different elements of the intent of the Zoning Ordinance, and I don't think we'd want to go through all 13 of those items.

The last one is that the variation is the minimum variation necessary to achieve the goal. We're looking at a two-car garage. The Building Code actually requires a 21-foot width, minimum width for a two-car garage. The garage we're proposing is 20 feet wide. There are countless garages in Arlington Heights that are two-car garages that are 20 feet wide, so they function.

Our approach with the Building Department is, actually, this is classified as a one-car garage with a really big garage door, so it exceeds the minimum width of a one-car garage. But our goal is to get as wide a two-car garage as practical in this case, and the house just happens to be located at a point on the property that expanding it to that three-foot setback line gets us the 20-foot wide garage.

I have a handout just as I always have. A quick review of just the block that these people live on. There were four properties that have less than the five-foot side yard setback that was at the time that the properties were developed. A couple of them are clearly additions that were done. So, the two, all right, first of all, let me explain. The cover sheet is the map of that block. The lot that's highlighted is the subject property, and then LL is lower left, UL is upper left, UR is upper right. That relates to the pictures that are on the next sheet.

The two on the left side probably are the most extreme examples. The one on the upper left, the setback from the garage to the lot line is basically the dimension of that recycling container. The one below, assuming the fence is on the lot line, you know, it's a simple gate, then that's the width to the lot line.

I can tell you that I took advantage of that code many, many times prior to 2001, and have also come before the Zoning Board with the same request a number of times since 2001 asking for this variation. I wouldn't do it for a three-car garage because I think that's an excessive kind of abuse of it. But going from a one-car to a two-car is pretty important in today's marketplace for a two-car attached garage to the house.

So, with that, I'll open it up to questions.

CHAIRMAN SIAVELIS: Joe?

COMMISSIONER GEISEL: So, thank you.

MR. FLUBACKER: Sure.

COMMISSIONER GEISEL: I think everything generally makes sense. But one of the questions I had was you've got three feet you're trying to maintain, what does that do with the actual eave? Because the eave is 22 inches?

MR. FLUBACKER: I wanted you to ask that. Derek, in his comments, so all of the Planning Department comments, I'm fine with all but the eave comment. If need be, that's what we'll do, but our intent is that the eaves around the entire perimeter of the house match.

COMMISSIONER GEISEL: I understand you're trying to match, but that's the one particular area that jumped out at me is the conflict because that would only leave you, what, like 14 inches or so?

MR. FLUBACKER: 14 inches from the edge of the gutter to the lot line.

COMMISSIONER GEISEL: And do we know, or do you know what the adjacent home, what their setback --

MR. FLUBACKER: It's substantial to the rear of their house.

COMMISSIONER GEISEL: It's a corner?

MR. FLUBACKER: Yes, it's a corner and they face the adjacent street. If you look on that map I gave you, you can see that the property is --

CHAIRMAN SIAVELIS: Oh, yes.

MR. FLUBACKER: There's that last space there.

COMMISSIONER GEISEL: And that's one of the things I was just trying to understand a little bit better is that relationship because you're going to end up extremely close.

MR. FLUBACKER: And Derek will read into the minutes when it's the public comment, we have a letter from that neighbor that has no objection to the project.

CHAIRMAN SIAVELIS: To the north there at 2205?

MR. FLUBACKER: Yes. Yes.

COMMISSIONER DRAKE: Did you say they have an objection?

MR. FLUBACKER: They have no objection.

COMMISSIONER DRAKE: No objection, okay.

COMMISSIONER GEISEL: That's a well-timed comment to make.

CHAIRMAN SIAVELIS: Did your homework today, Bob.

MR. FLUBACKER: Right.

COMMISSIONER GEISEL: Well, because you're ending up, in this particular case, it's not the side of their home. You're ending up in their backyard.

MR. FLUBACKER: Right, closer to the rear of their house.

COMMISSIONER GEISEL: Correct, and so that was really my concern and just trying to parse through with what Engineering says or Building Department says you can't, you know, three feet, and yet you're going to go 22 inches with the eave, and so that was really what jumped out at me.

MR. FLUBACKER: In reality, the house to the north, that is actually a side yard. So, they far exceed what the side yard setback would be for that lot. Their rear yard is on the right side of that lot. The front yard is always defined --

CHAIRMAN SIAVELIS: On the east side of the house?

COMMISSIONER GEISEL: Yes.

MR. FLUBACKER: The front yard is always defined as the shorter of the sides of the corner.

COMMISSIONER GEISEL: Understood, but from a practical standpoint, you're moving closer to their home is really --

MR. FLUBACKER: Right, right.

COMMISSIONER GEISEL: I mean, that's where I'm going, so I was trying to understand that. So, you said you were going to parse through that eave issue?

MR. FLUBACKER: Well, I want to understand the two-foot requirement. That's the first I've heard that. The comment says the minimum of two-foot from the lot line with the eave.

COMMISSIONER GEISEL: Yes.

MR. FLUBACKER: Then I need to understand, the definition of eave is kind of weird. I understand it includes the gutter.

COMMISSIONER GEISEL: So, you could end up with a, call it a 12-inch overhang instead of 22 if you needed to because of the Building Department or whatever else?

MR. FLUBACKER: Yes, we'd actually end up, I think an eight-inch overhang and then a four-inch gutter to be a foot if the definition of that eave is to be the face of the gutter.

COMMISSIONER GEISEL: And that's what I wasn't sure about and that's why I was trying to call it out.

MR. MACH: If I understood correctly, or dimensioned it correctly, I had the understanding that this was 1.7 feet, but you're saying it's actually --

MR. FLUBACKER: I think the dimensions are on the elevation below you on the right side.

MR. MACH: Okay.

MR. FLUBACKER: Yes, over there.

CHAIRMAN SIAVELIS: Can we zoom, Derek? No, that's the one, Derek.

MR. FLUBACKER: It's actually 20 inches, I'm sorry. There's a mistake done on the document. So, 20 inches, we're ending up --

CHAIRMAN SIAVELIS: It's 22 some, right? At 18 inches plus --

COMMISSIONER JAFFE: 22.

CHAIRMAN SIAVELIS: 22.

MR. FLUBACKER: The mistake is up here is what happened. So, what does that leave? 14 inches?

COMMISSIONER GEISEL: 14, yes.

CHAIRMAN SIAVELIS: And I thought I heard you say, and I may have misconstrued what you said or I mis-heard you, you want that eave for consistency purposes, is that --

MR. FLUBACKER: It's the exact dimension on all the rest of the house.

CHAIRMAN SIAVELIS: And what happens if we balked at granting that particular aspect? What would you have to do in a remedial sense?

MR. FLUBACKER: I would move the fascia and have an asymmetrical kind of thing going on.

CHAIRMAN SIAVELIS: So, there's 18 inches on the other side of the

house?

MR. FLUBACKER: Everywhere, yes.

COMMISSIONER JAFFE: With four-inch gutters around the whole house?

MR. FLUBACKER: Yes. Yes, yes.

COMMISSIONER GEISEL: That's what jumped out at me, that's what it is.

COMMISSIONER JAFFE: And given his proximity, proposed proximity to the house, I wouldn't want to mess with the gutter width, you know what I mean?

CHAIRMAN SIAVELIS: Oh, yes, but I think it could be valuable to hear what that neighbor has to say, right?

So, go ahead, Derek.

MR. MACH: This is a letter that the Petitioner shared from the neighbor at 2205 East Grove Street: My name is Alex Walter and I'm the owner at 2205 East Grove Street, Arlington Heights. Regarding the appeal referenced above, my wife Elizabeth and I do not have any issues with the proposed variation. Signed, Alex Walter.

COMMISSIONER GEISEL: That part is good. For me it's more so what the Building Department had to say in the two-foot. So, if we were to approve this, in my mind it would have to be subject to obviously whatever the Building Department ends up specifying.

CHAIRMAN SIAVELIS: What did they say again, specifically?

COMMISSIONER GEISEL: They're saying it can't be less than two feet.

MR. FLUBACKER: And I'm, you know, we're talking about Building Code requirements versus Zoning Ordinance requirements. So, in the Zoning, the gutter is included. I'm not sure the gutter is included in the Building Code aspects of it.

COMMISSIONER GEISEL: Well --

CHAIRMAN SIAVELIS: Where are you at in the packet please, Joe?

MR. FLUBACKER: It's the first of the comment sheets from the departments.

COMMISSIONER DRAKE: It's Buildings and Safety. It's Point No. 2.

CHAIRMAN SIAVELIS: Point No. 2, okay. I'm sorry, I was on the Engineering Department. That's 24 inches, and what was our distance again?

COMMISSIONER JAFFE: 22.

MR. FLUBACKER: 14.

CHAIRMAN SIAVELIS: 14 from the lot line.

COMMISSIONER JAFFE: Oh, I'm sorry, 14, yes. Sorry.

CHAIRMAN SIAVELIS: Yes, but, okay, so --

MR. FLUBACKER: Now, I can make it work, you know.

CHAIRMAN SIAVELIS: Hold on one second. This is just Building and Life Safety, right? I mean, this takes into account the petition that's in front of us. Their comments arise from the petition that's in front of us. So, what Building and Life Safety says here is not scripture to us, right, because think about it, they say here I've reviewed the request for the following variance, colon, and then they set forth the variance and have the following comments. So, that doesn't mean that there is a --

COMMISSIONER GEISEL: No, no. I don't think that. I don't think we have the right to trump the Building Code. That's not, for example, they have to have, you know, the one-hour rated wall. We can't hold the right, there are stipulations in there that I don't think we have the right. So, this is where I'm going, and in my opinion I'm supportive

of the project subject to that aspect there.

CHAIRMAN SIAVELIS: Point 2?

COMMISSIONER GEISEL: Yes, you know, whatever they end up, whatever the Building Department requires. If they are going to stick to, you know, a minimum of two feet, well, then he's got to pull in on the eave, I mean which is doable. I mean, it's not going to quite match but, you know, really very few people would ever notice that.

CHAIRMAN SIAVELIS: I'm going to notice that every time I drive down Waterman now. So will you.

COMMISSIONER GEISEL: I grew up on Donald, so that's one of the reasons I took this.

MR. FLUBACKER: My suggestion would, perhaps if the motion just said approved as submitted subject to Building Code compliance with the eave.

COMMISSIONER GEISEL: That's what I'm saying. This is where I was saying that I would support it subject to that. That's what --

CHAIRMAN SIAVELIS: I think Derek was going to comment as well.

MR. MACH: That's correct, yes. The Zoning Board can, if they're supportive of the variance, condition it subject to maybe Building requirements at the time of permit.

COMMISSIONER GEISEL: Then I guess the other question I had, if we could please, the driveway, so we've got two fairly large maples out there or trees? I'm trying to understand what that does to, what is it, the tree to the north?

CHAIRMAN SIAVELIS: The one to the south.

COMMISSIONER GEISEL: To the south?

CHAIRMAN SIAVELIS: The one on the left there, isn't that to the south?

COMMISSIONER GEISEL: Show the aerial.

MR. FLUBACKER: I don't believe it does anything to any trees, because we know the tree guys can handle it.

COMMISSIONER GEISEL: I think this tree in the center is actually here. Then the one out there I think is in front of the other lot. So, I don't, am I correct that the driveway width doesn't affect the tree currently, correct?

MR. WYLLER: I don't believe so.

CHAIRMAN SIAVELIS: Yes. Well, how much wider are you going to make that driveway, Bob?

MR. FLUBACKER: Six feet, I think.

MR. MACH: It will need to taper at some point and maintain a distance in the parkway from the existing maple tree, but it doesn't really appear to taper.

COMMISSIONER GEISEL: So, again, that's where I wasn't sure when I saw that. I mean, you have a fairly limited amount of space to work with there and that might be part of the actual parkway to be slightly tapered subject to --

CHAIRMAN SIAVELIS: Why didn't the tree department guy, why didn't he put it in here like he explained it in the past?

MR. MACH: They have, I mean, they've consistently maintained that position, you know, with you couldn't bring this apron right up to the tree.

CHAIRMAN SIAVELIS: Yes, but there's no paper in regards to this file of the current petition, right?

MR. MACH: There is not, and there is room to taper this driveway and then, you know, the apron portion is, you know, it's just going to taper on the private side.

MR. FLUBACKER: It would. Yes, we'd be happy to make the statement that we'll modify the --

CHAIRMAN SIAVELIS: As made necessary, yes.

MR. FLUBACKER: -- parkway apron to save the tree.

CHAIRMAN SIAVELIS: Yes, I'm just wondering why it's not here given --

MR. FLUBACKER: I would have thought Engineering would have picked up on it.

CHAIRMAN SIAVELIS: Yes, right, given that it's popped up in other places when we sometimes didn't expect it.

COMMISSIONER GEISEL: Agreed, but I saw it and, you know, it's likely going to get flagged. If, you know, you're not going to be allowed to abut right on the tree, so we might as well have the conversation about it now.

CHAIRMAN SIAVELIS: Okay, so Mr. Flubacker has identified a willingness to accept the variances based on those conditions; is that correct, Mr. Flubacker?

MR. FLUBACKER: Yes. Yes, sir.

COMMISSIONER GEISEL: Arguably, you could expand to the south side if necessary, just make up a --

MR. FLUBACKER: Yes, I think that's an eight-foot garage door. We're going to a 16-foot, so that's the difference in width, so eight feet probably. Tapering it to that street is not an issue.

COMMISSIONER GEISEL: Okay. All right, so those are my comments. I'm not sure if anybody else on the Board has any additional.

MR. FLUBACKER: Whichever of my clients is the worst driver will get the right-hand stall.

CHAIRMAN SIAVELIS: Did you notice there's a picture of, there's a dog behind that tree on the left if you look really closely? Opportune time, somebody, it was taken when somebody was walking their dog.

MR. FLUBACKER: Yes.

COMMISSIONER GEISEL: He's a coyote.

CHAIRMAN SIAVELIS: Don't say that to Bob.

Okay, any other comments from the Board members, questions, anything like that?

(No response.)

CHAIRMAN SIAVELIS: Okay, grab a seat, Bob. We'll see if there's any other comments from the audience.

Comments from the audience?

(No response.)

CHAIRMAN SIAVELIS: Hearing none, we'll move to deliberation with the Board members.

COMMISSIONER GEISEL: I'm very supportive of the project. I understand the need. Just subject to the existing limitations, if you will work around those as need be from Building and then the tree really.

CHAIRMAN SIAVELIS: Okay, do we have a motion?

COMMISSIONER GEISEL: So, I would move approval of the requested

variance subject to adjustment of the eave as needed by the Building Department and the parkway extension of the driveway by Engineering and/or Forestry.

CHAIRMAN SIAVELIS: Do we have a second?

COMMISSIONER JAFFE: Seconded.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRMAN SIAVELIS: Yes.

Congratulations, petition granted.

MR. FLUBACKER: Appreciate it.

CHAIRMAN SIAVELIS: Okay, moving on to the next item, the public commentary section or public commentary opportunity. Take care.

(No response.)

CHAIRMAN SIAVELIS: All right, hearing no public commentary, nobody is remaining, we can adjourn if we have a motion. Do we have a motion to adjourn?

COMMISSIONER DRAKE: So moved.

COMMISSIONER GEISEL: Second.

CHAIRMAN SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRMAN SIAVELIS: Any opposed?

(No response.)

CHAIRMAN SIAVELIS: Hearing none, we are adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:52 p.m.)



**Zoning Board of Appeals
7/10/2023**

Item: 308 S. Donald Ave. - ZBA#23-019

Department: Planning & Community Development

REQUEST

A 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.5 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2023
Date Prepared: July 5, 2023
Project Title: Fogle Residence
Address: 308 S. Donald Ave.

Background Information

Petition Number: ZBA #23-019
Petitioner: Robert Flubacker Architects
Address: 1895 Rohlwing Rd, Suite B
Arlington Heights IL 60008

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

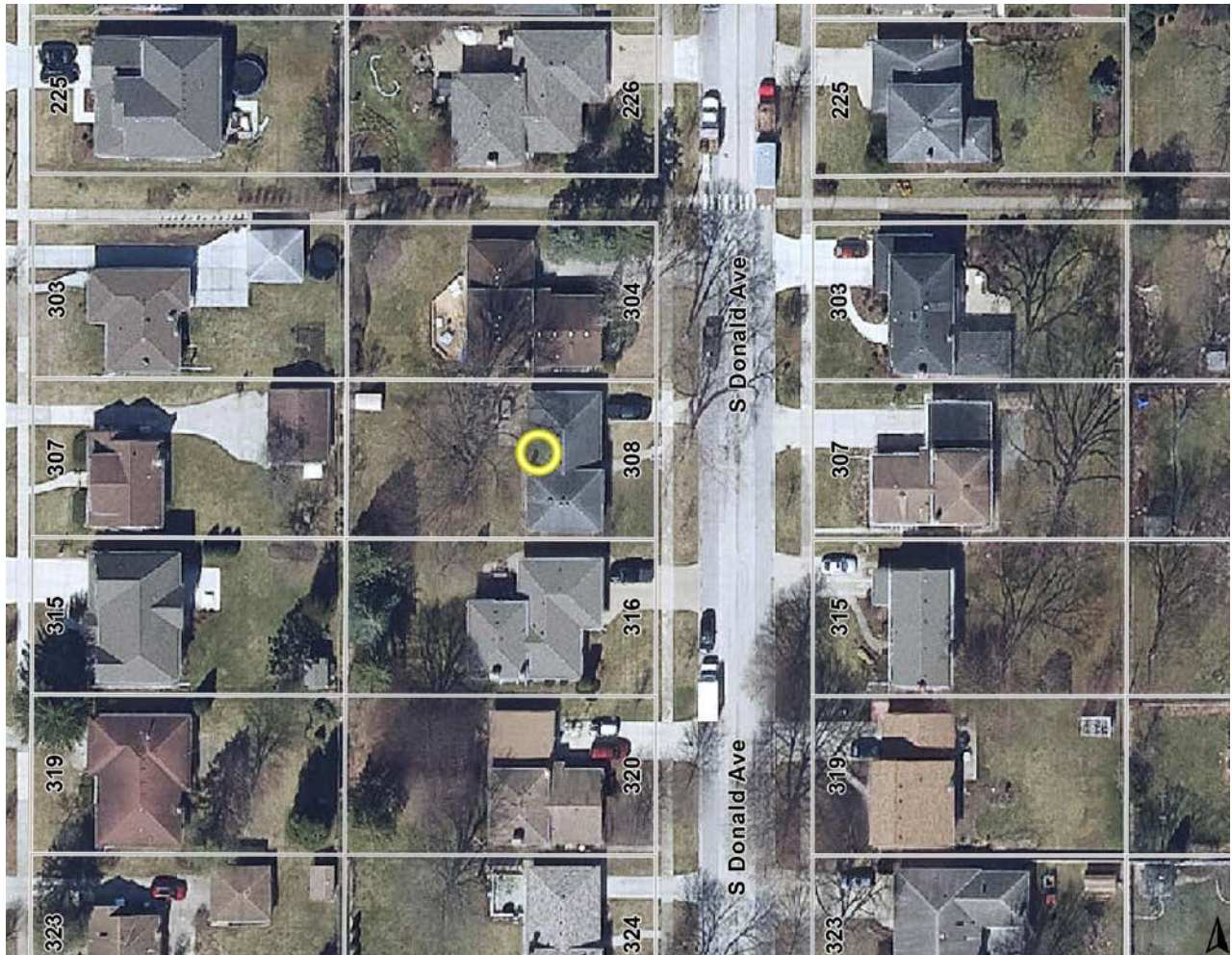
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 8,843 square feet and the proposed residence with the addition will be approximately 2,815 square feet. The petitioner is proposing a second story addition on the north half of the existing tri-level home. The proposed addition requires a zoning variation to allow a side yard setback of 5.7 feet, where 6.7 feet is required. Therefore, the petitioner requests the following variation:

- A 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.5 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

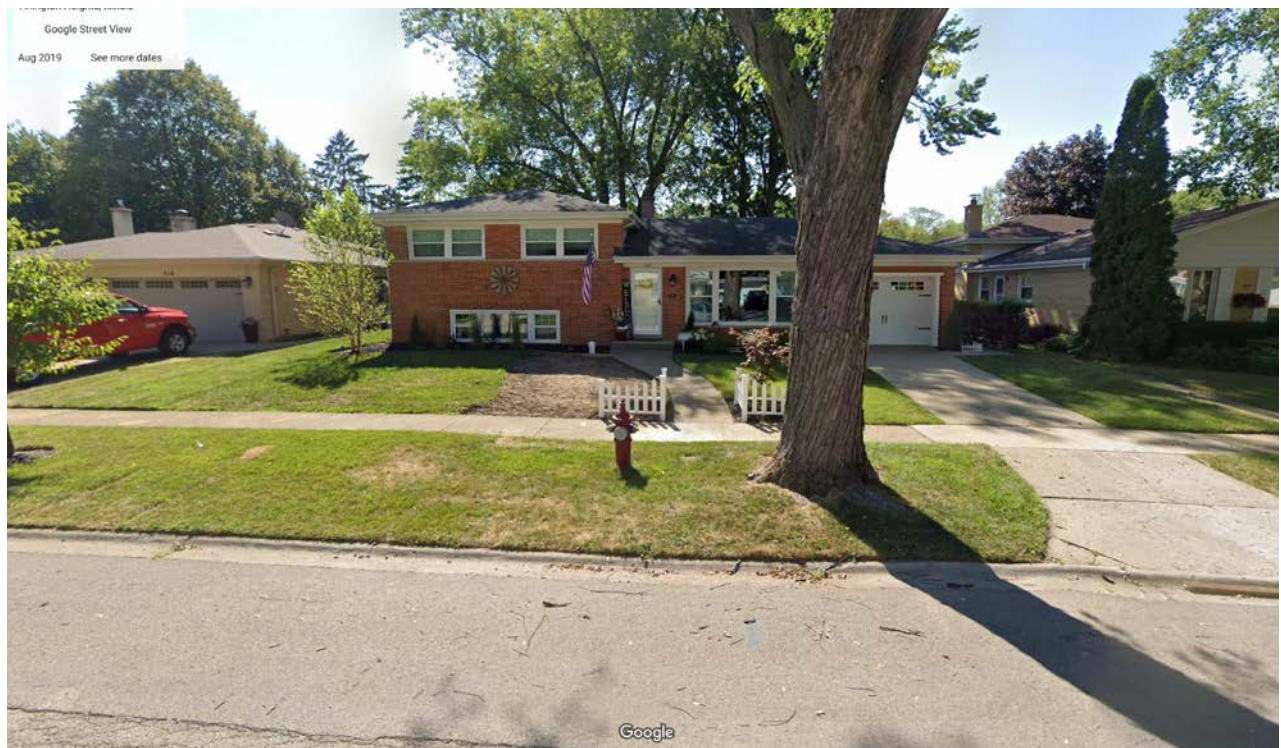
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/22/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/22/23	
3. Letter that was Mailed	✓	6/22/23	
4. Photographs of Sign on Property	✓	6/22/23	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Fogle Residence

Project Address: 308 S. Donald Avenue

ZBA #: 23-019

Date: June 26, 2023

Derek:

We have reviewed the request for the following variance:

- **A 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.5 feet for the eave.**

and have the following comment:

1. The south part of the proposed addition eave soffit within 5 feet of the property line shall have a 1-hour fire-resistance rating or solid blocking between the top plate and the roof sheathing.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Fogle Residence

Project Address: 308 S. Donald Avenue

ZBA #: 23-019

ZBA Hearing Date: July 10, 2023

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: June 21, 2023

- A 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.5 feet for the eave.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments:

A Design Commission application is required to be submitted for review. Overall, the proposed design appears to be nicely done.

- Steve Hautzinger, Design Planner

From: Schwab, Briget
To: DiMatteo, Pat; Mach, Derek
Cc: Pagones, Mike
Subject: Re: ZBA hearing 7/10/23 - For Department Review
Date: Friday, June 30, 2023 10:47:35 AM

308 S Donald Ave - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)

- 331 S Forrest Ave - Engineering Division has NO COMMENT to the requested variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards)
- 1932 N Carlyle Pl - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions)
- 1506 N Beverly Ln - Engineering Division is DOES NOT OBJECT to the requested variation from Chapter 28, Section 10.2-11.1e to allow a setback of 0 feet from the south property line. Homeowner should be aware there is an existing 5' utility easement which contains an existing sanitary sewer line under proposed driveway. In addition, side yard drainage would potentially be impacted and cause a drainage nuisance for adjacent property. Therefore, a grading plan will be required at time of permit and the addition of a curb edge along driveway will be required.
- 11 S Waterman Ave - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)

Please let me know if you have any questions.

Kind Regards,

Briget Schwab

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **308 S. Donald Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-3.3 (b) Required Minimum Yards and Table 6.6-5.1 Table of Permitted Obstructions** Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a second story addition; which has:

- a frame wall encroaching 1 foot into the required 6.7 foot side yard setback and also,
- an eave, overhang and gutter encroaching 17.25 inches (to match existing eaves) beyond the allowed eave and gutter side yard obstruction of 16.25" (2.5" per foot of setback).

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variations were granted:

The use of the existing house is not changing and the surrounding neighborhood has single-family homes of a widely varied mix of sizes and shapes. The propose addition enhances the existing architectural character of the home.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned:

The location of the exiting north wall of the house is from the original construction more than 60 years ago and subsequent zoning ordinance changes have created the current, unique circumstance.

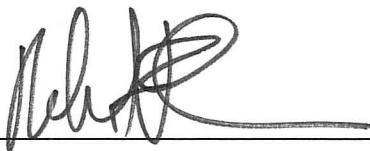
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter:

With the exception of the variations requested, the project falls well below the other zoning requirements. The project maintains the character of the neighborhood, while providing the desired expansion of the home the owner needs.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property:

The variance requested matches the wall location of the first floor wall below

Signed: _____
Petitioner

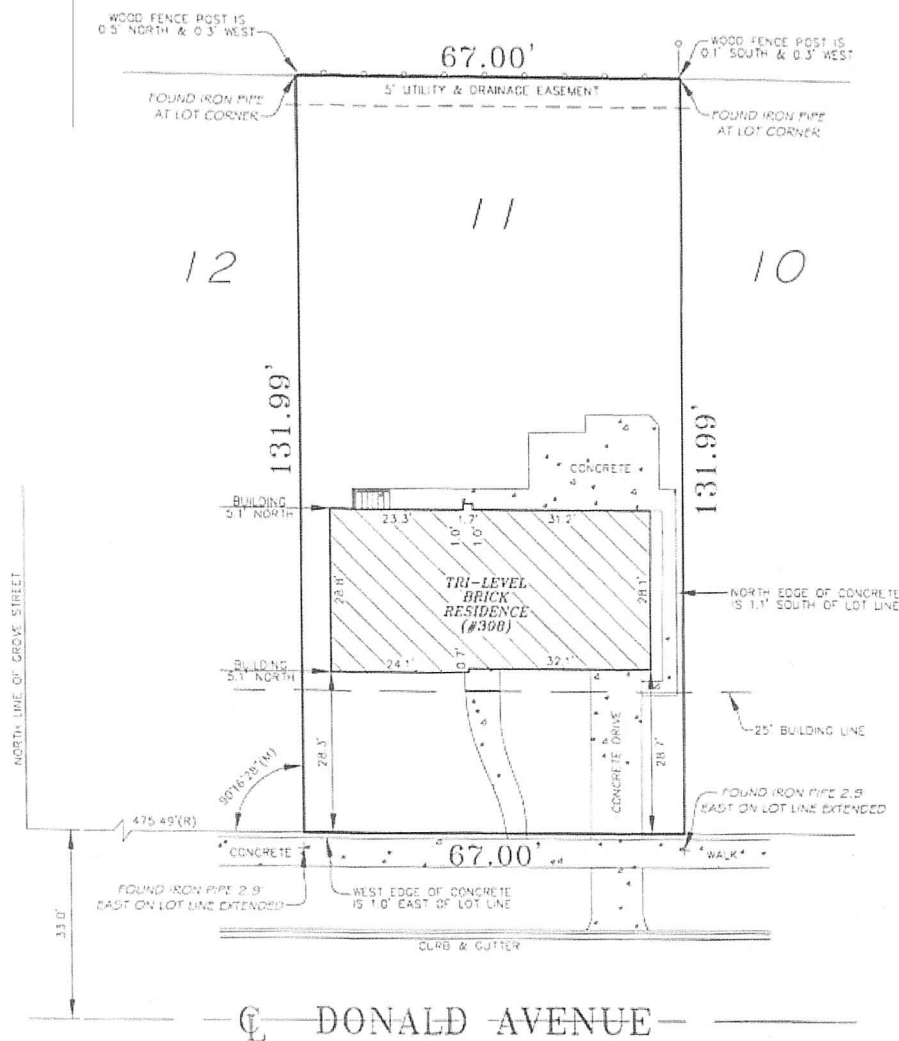


Date: 5.23.23

PLAT OF SURVEY

OF

LOT 11 IN STOLTZNER'S GREENVIEW ESTATES SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 28, 1958, AS DOCUMENT NUMBER 1798320, IN COOK COUNTY, ILLINOIS.



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 8,843 SQ. FT.
MORE OR LESS

PREPARED FOR: BRIAN IVERS'N (ATTORNEY AT LAW)
JOB ADDRESS: 308 S. DONALD AVENUE, ARLINGTON HEIGHTS, IL
SELLER/BUYER: OLSEN, DENNER & FOGLE
JOB NO: 17-05-012

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



SCALE: 20'



FIELD WORK COMPLETED ON THE 8TH DAY OF MAY, 2017.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

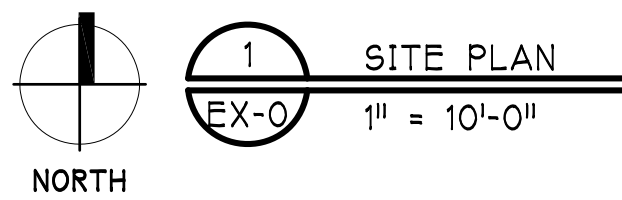
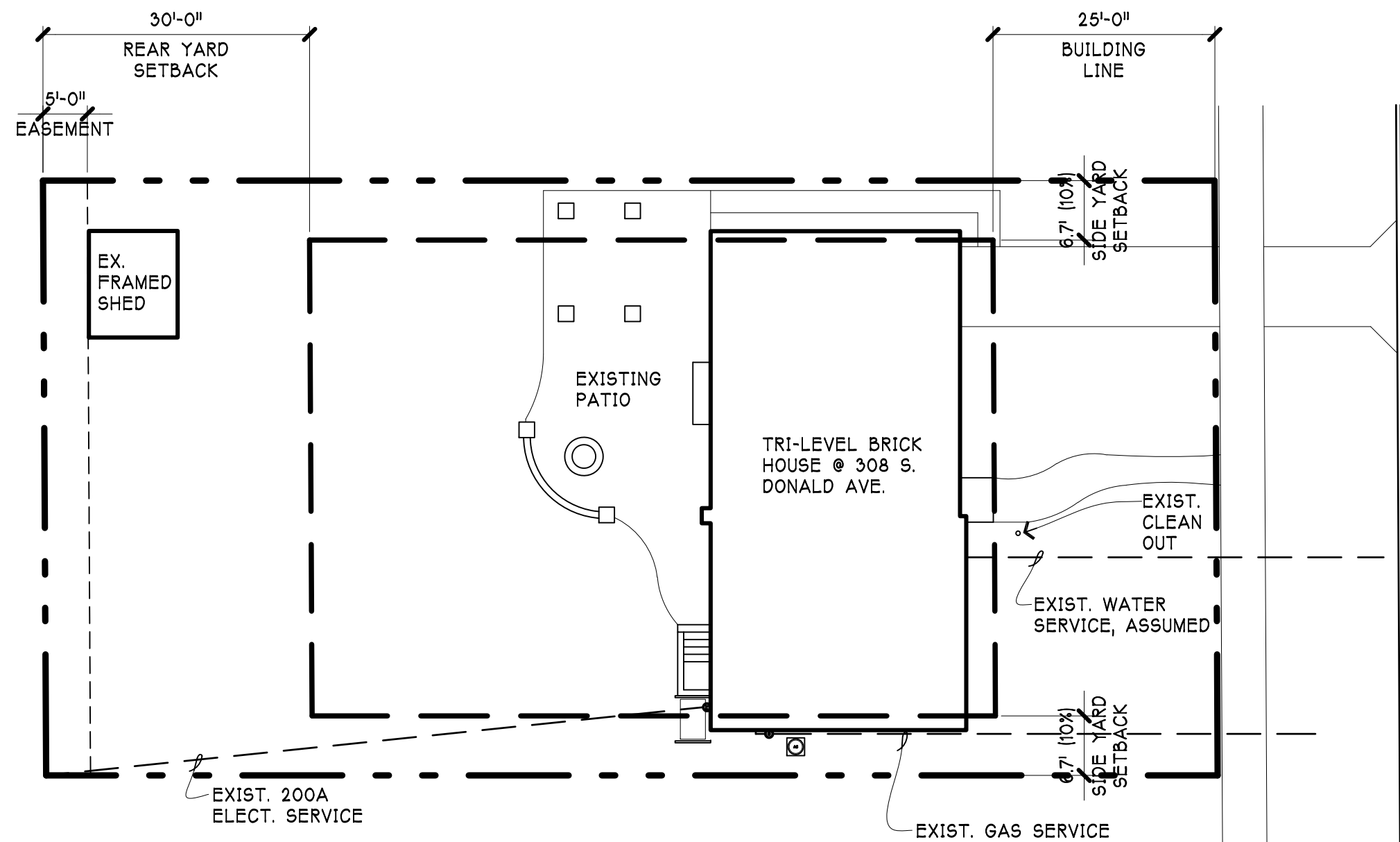
NEKOLA SURVEY, INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 11TH DAY OF MAY, 2017

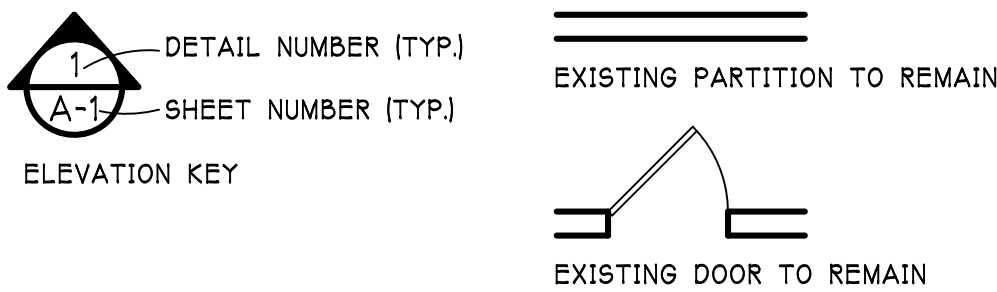
Wayne W. Nekola
IP/S No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2018

ALTERATIONS AND ADDITIONS FOR
**THE FOGLE
RESIDENCE**
308 S. DONALD AVE.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN



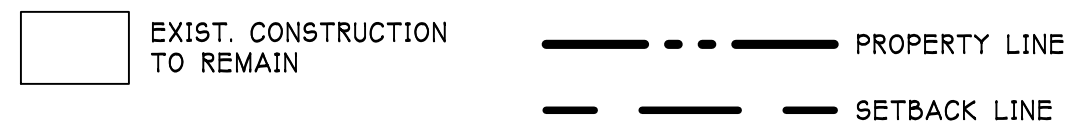
SYMBOLS



LIST OF DRAWINGS

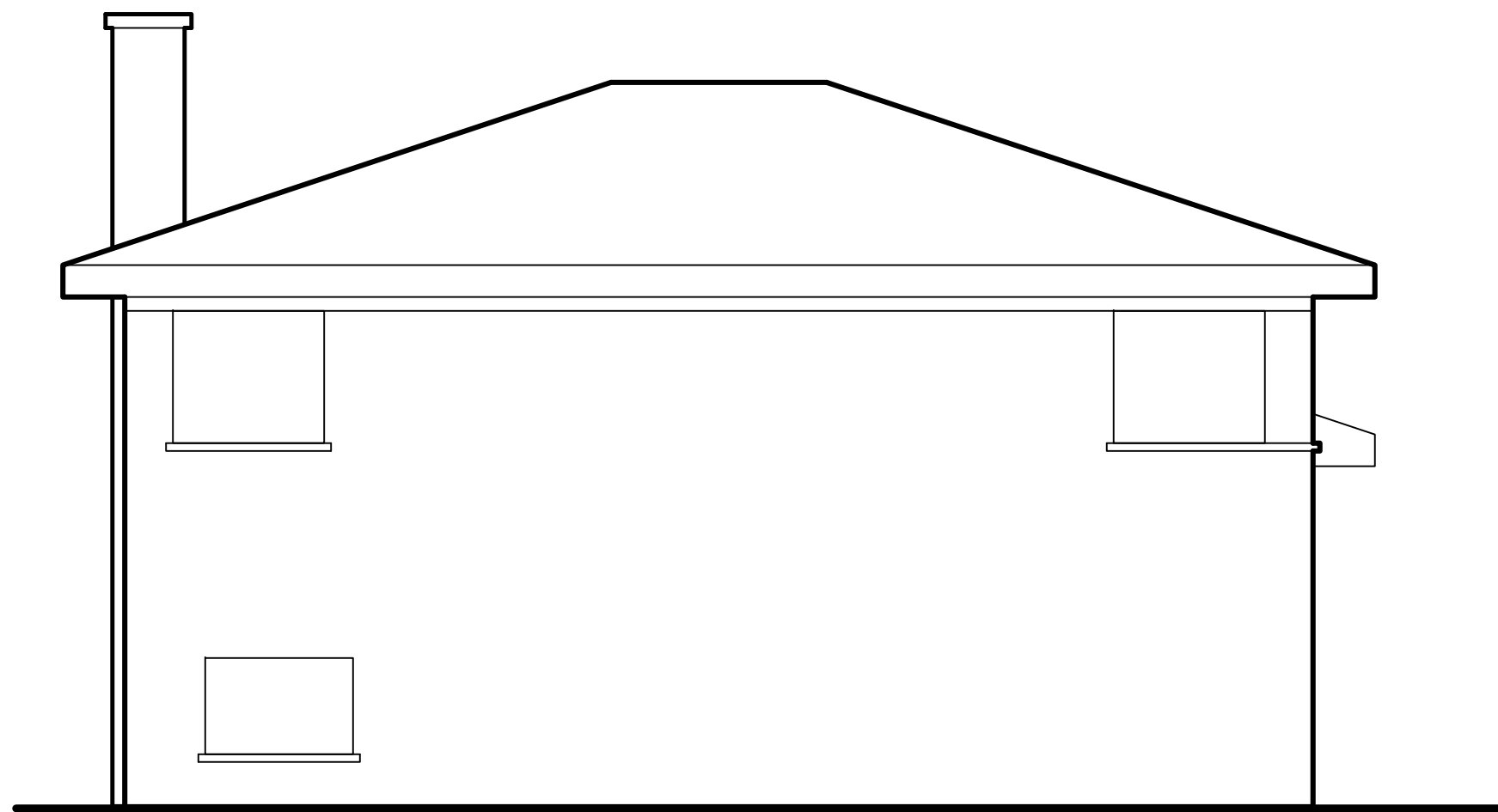
EX-0	TITLE SHEET / SITE PLAN
EX-1	EXISTING BASEMENT / FIRST FLOOR PLAN
EX-2	EXISTING SECOND FLOOR PLAN
EX-3	EXISTING EXTERIOR ELEVATIONS

SITE PLAN LEGEND:

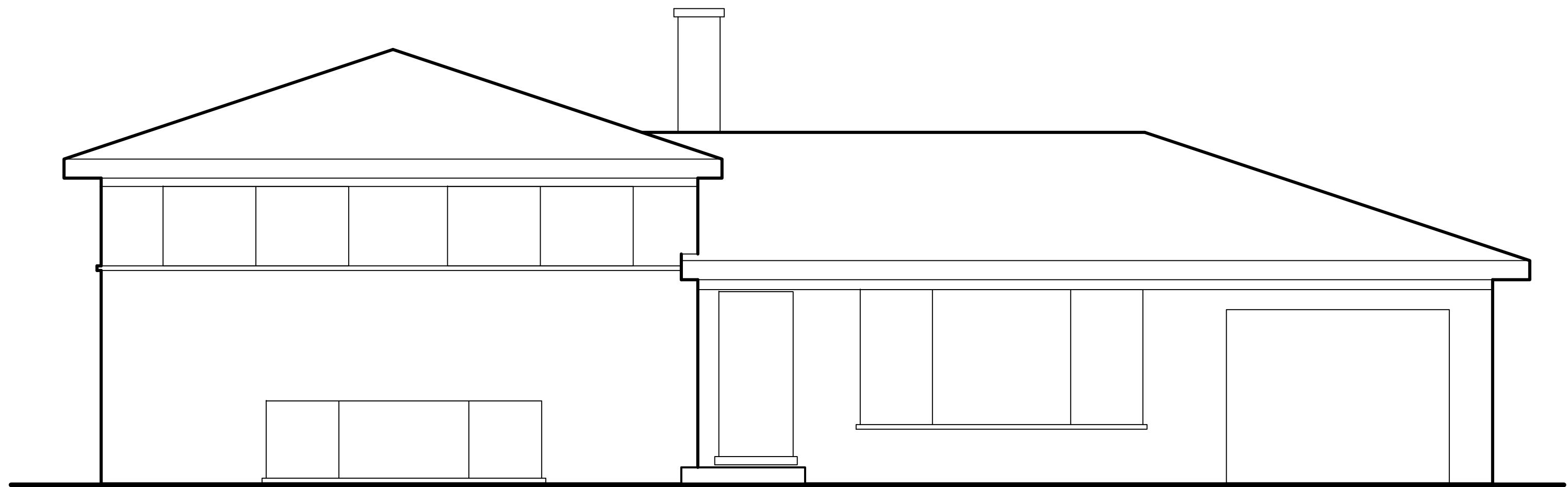


CODE REVIEW

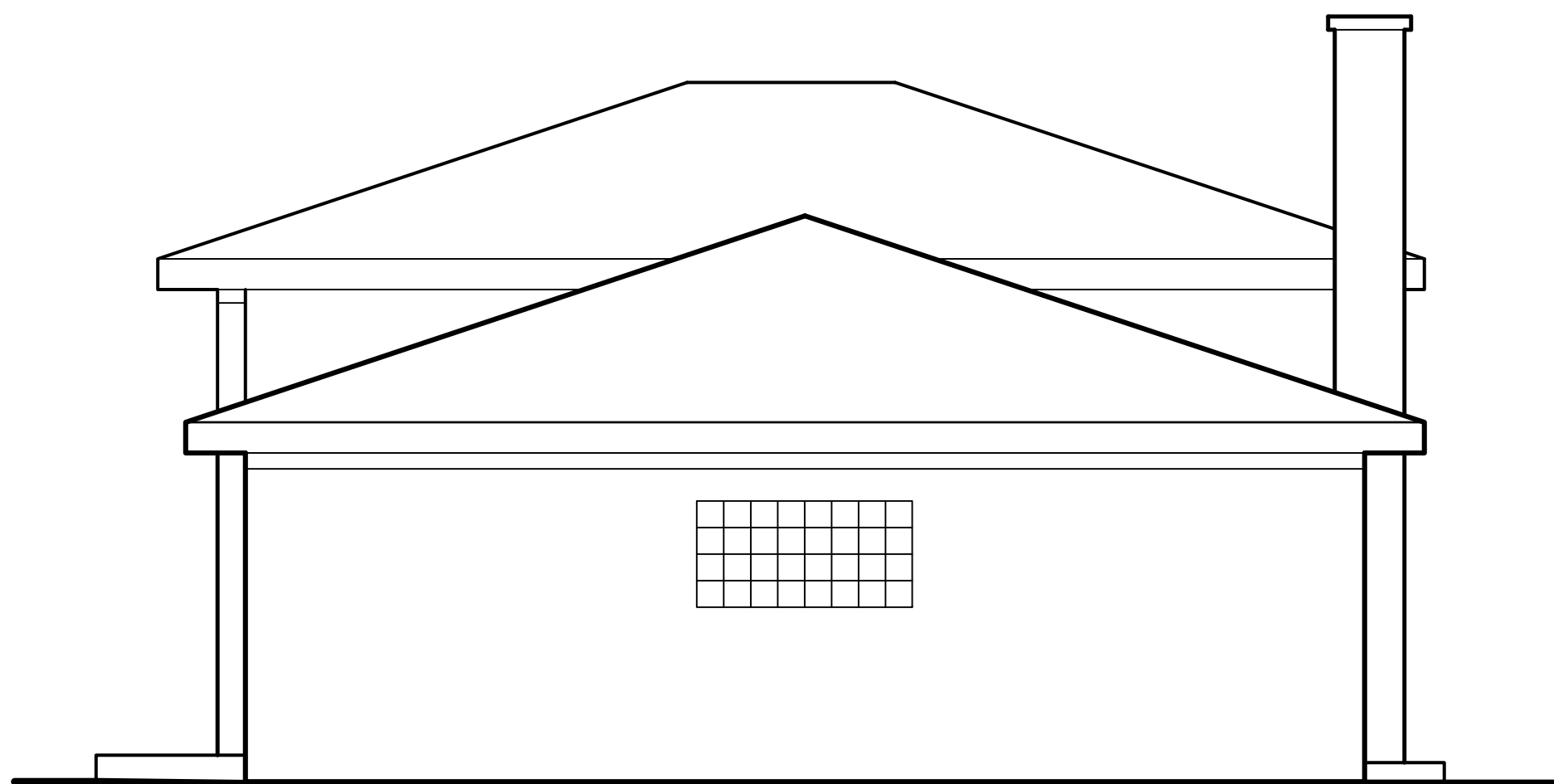
<u>ZONING</u>	R-3		
<u>LOT AREA</u>	8,843 SQ.FT.		
<u>BUILDING AREA</u>		EXISTING	ALLOWED
FIRST FLOOR		1,307 SQ.FT.	
SECOND FLOOR		679 SQ.FT.	
ATTACHED GARAGE		290 SQ.FT.	
ACCESSORY STRUCTURES		120 SQ.FT.	
<u>FLOOR AREA RATIO (FAR)</u>		1,986 SQ.FT.	3,975 SQ.FT.
<u>BUILDING LOT COVERAGE</u>		1,717 SQ.FT.	3,095 SQ.FT.
<u>IMPERVIOUS SURFACE COVER.</u>		3,016 SQ.FT.	4,421 SQ.FT.
<u>BUILDING HEIGHT</u>		15.5 FT.	25 FT.



1 EXISTING SOUTH ELEVATION
EX-3 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
EX-3 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
EX-3 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
EX-3 1/4" = 1'-0"

Date	Description
3/3/23	EXIST.

ALTERATIONS AND ADDITIONS FOR

THE FOGLE RESIDENCE

308 S. DONALD AVE.
ARLINGTON HEIGHTS, ILLINOIS

ABBREVIATIONS

●	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	POLYVINYL CHLORIDE
AF.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&S	ROD & SHELF
B/	BOTTOM OF	FTG.	FOOTING	REBAR	REINFORCING BAR
BD.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.I.	BUILT-IN	GA.	Gauge	REG.	REGULAR
BLDG.	BUILDING	GALV.	GALVANIZED	REINFR.	REINFORCE
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
BRG.	BEARING	GYP.BD.	GYP.SUM BOARD	R.O.	ROUGH OPENING
C.	CARPET	HGT.	HEIGHT	R.O.	ROUGH OPENING
CAB.	CABINET	H.M.	HOLLOW METAL	S.C.	SOLID CORE
C.I.	CAST IRON	HORZ.	HORIZONTAL	SECT.	SECTION
C.J.	CONSTRUCTION JOINTS	H.TG.	HORIZONTAL	S.H.	SINGLE-HUNG CLOSET ROD
CL.	CENTER LINE	H.TG.	HEATING, VENTILATION,	SIM.	SIMILAR
CLG.	CEILING	H.V.A.C.	HEATING, VENTILATION,	S.P.	SUMP PIT
CMU.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SPEC.	SPECIFICATION
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	SQ.	SQUARE
COL.	COLUMN	INT.	INTERIOR	STD.	STANDARD
CONC.	CONCRETE	L.	LINEN	STL.	STEEL
CONST.	CONSTRUCTION	LAM.	LAMINATE	STOR.	STORAGE
CONT.	CONTINUOUS	LAV.	LAVATORY	STRUCT.	STRUCTURAL
C.T.	CERAMIC TILE	LLV.	LONG LEG VERTICAL	SUSP.	SUSPENDED
C.W.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T/	TOP OF
D.	DRYER	LVL.	LAMINATED VENEER LUMBER	T&B.	TOP & BOTTOM
DEMO.	DEMOLITION	LVL.	LAMINATED VENEER LUMBER	T&G.	TONGUE & GROOVE
D.H.	DOUBLE-HUNG CLOSET RODS	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
DIA.	DIAMETER	MECH.	MECHANICAL	T.M.E.	TO MATCH EXIST.
DM.	DIMENSION	MED.	MEDIUM	T.O.P.	TOP OF PLATE
DISP.	DISPOSAL	MICRO.	MICROWAVE	TV.	TELEVISION
DIV.	DIVISION	MIN.	MINIMUM	TYP.	TYPICAL
DN.	DOWN	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
D.S.	DOWN SPOUT	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.W.	DISHWASHER	MTL.	METAL	V.T.R.	VENT THRU ROOF
EA.	EACH	NFHB	NON-FREEZE HOSE BIBS	W.	WASHER
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	N.I.C.	NOT IN CONTRACT	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NO.	NUMBER	WD.	WOOD
ELEV.	ELEVATION	NOM.	NOMINAL	WDW.	WINDOW
EP	EJECTOR PIT/SUMP	N.T.S.	NOT TO SCALE	W.H.	WATER HEATER
EQ.	EQUAL	O.A.	OVER ALL	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	O.C.	ON CENTER	W/O	WITHOUT
EQUIV.	EQUIVALENT	O.H.	OVERHANG	WT.	WEIGHT
EW.	EACH WAY	OPP.	OPPOSITE	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	OV.	OVEN		
		PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS

	DETAIL NUMBER [TYP.]		EXISTING PARTITION TO REMAIN
	SHEET NUMBER [TYP.]		EXISTING CONSTRUCTION TO BE REMOVED
	BUILDING SECTION KEY		NEW FRAMED PARTITION
	MAJOR WALL SECTION KEY		EXISTING DOOR TO REMAIN
	DETAIL KEY		NEW DOOR & REFERENCE TAG
	ELEVATION MARK		NEW WINDOW REFERENCE TAG
	ROOM NAME		
	NEW HEADER REFERENCE TAG		

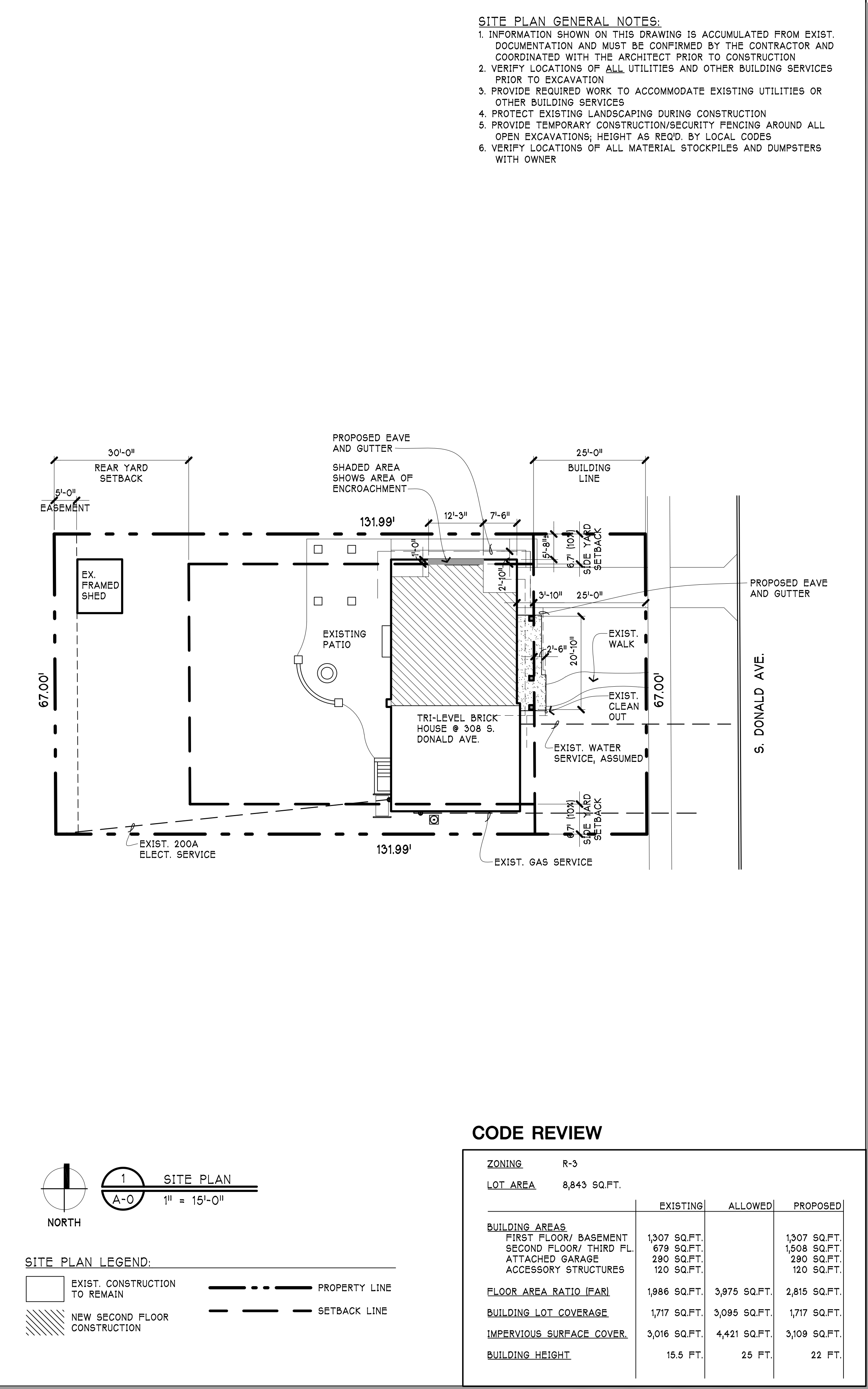
CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
- 2018 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL SWIMMING POOL AND SPA CODE
 - 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
 - 2018 ILLINOIS ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 2018 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

LIST OF DRAWINGS

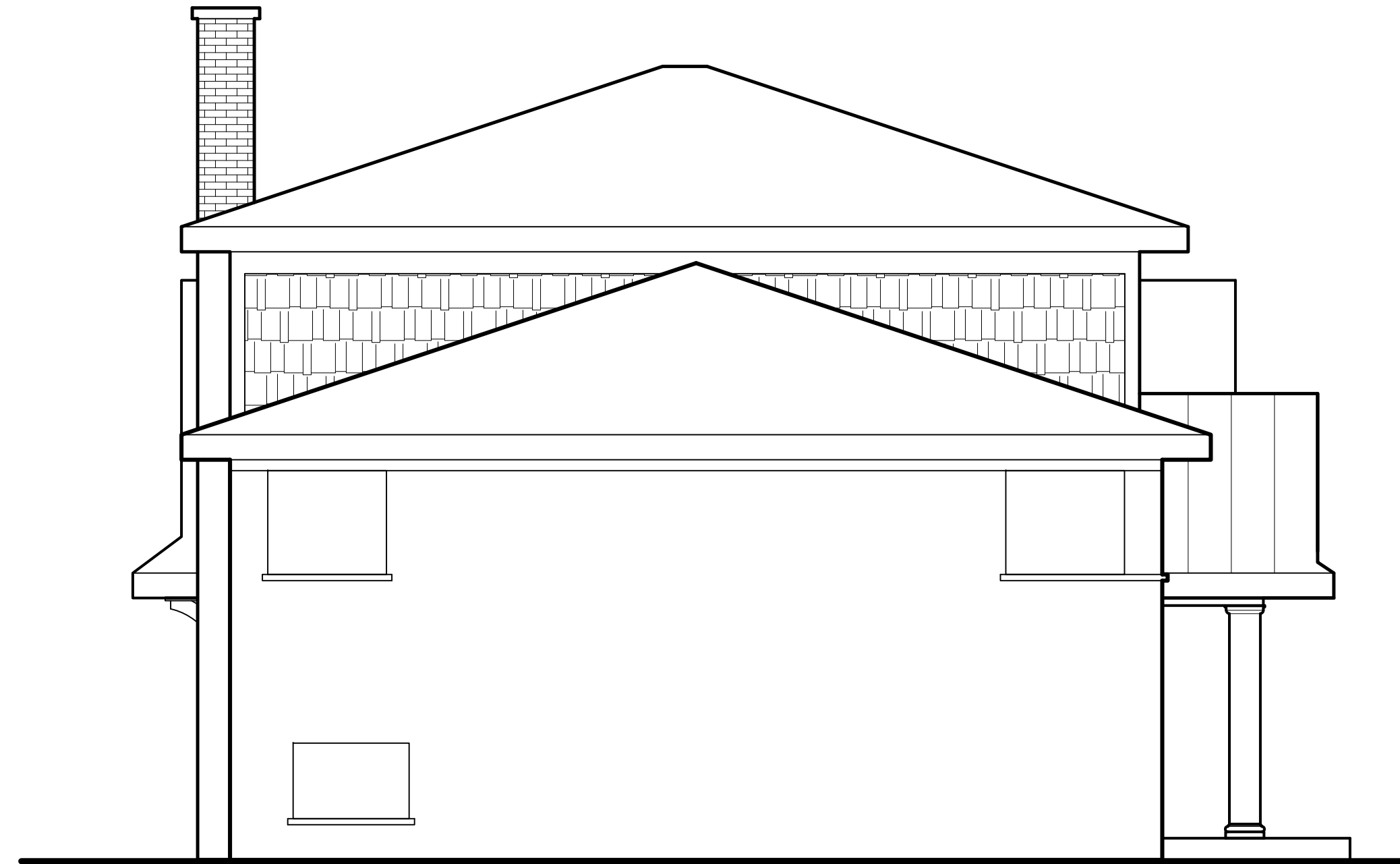
A-0	TITLE SHEET / SITE PLAN
A-1	FIRST FLOOR PLAN / BASEMENT PLAN
A-2	SECOND FLOOR PLAN / THIRD FLOOR PLAN / SECTION
A-3	EXTERIOR ELEVATIONS

SITE PLAN



CODE REVIEW

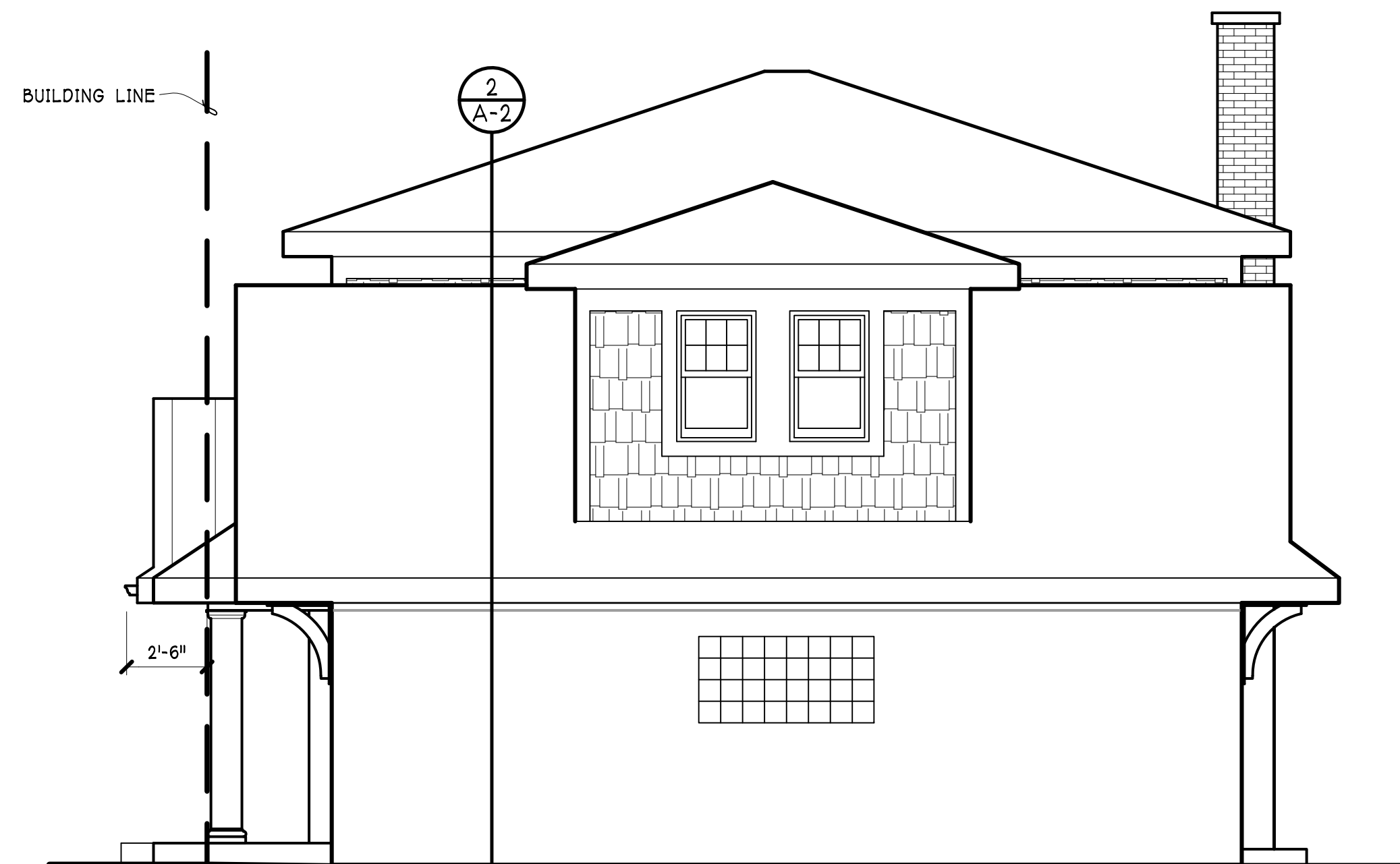
ZONING	R-3
LOT AREA	8,843 SQ.FT.
BUILDING AREAS	
FIRST FLOOR/ BASEMENT	1,307 SQ.FT.
SECOND FLOOR/ THIRD FL.	679 SQ.FT.
ATTACHED GARAGE	290 SQ.FT.
ACCESSORY STRUCTURES	120 SQ.FT.
FLOOR AREA RATIO (FAR)	1,986 SQ.FT. 3,975 SQ.FT. 2,815 SQ.FT.
BUILDING LOT COVERAGE	1,717 SQ.FT. 3,095 SQ.FT. 1,717 SQ.FT.
IMPERVIOUS SURFACE COVER.	3,016 SQ.FT. 4,421 SQ.FT. 3,109 SQ.FT.
BUILDING HEIGHT	15.5 FT. 25 FT. 22 FT.



1 SOUTH ELEVATION
A-3 1/4" = 1'-0"



2 EAST ELEVATION
A-3 1/4" = 1'-0"



3 NORTH ELEVATION
A-3 1/4" = 1'-0"



4 WEST ELEVATION
A-3 1/4" = 1'-0"



**Zoning Board of Appeals
7/10/2023**

Item: 331 S. Forrest Ave. - ZBA#23-020

Department: Planning & Community Development

REQUEST

A 5.8-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition (porch) with a front yard setback of 19.2 feet instead of the required 25.0 feet and an additional 2.5 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2023
Date Prepared: July 5, 2023
Project Title: Miller Residence
Address: 331 S. Forrest Ave.

Background Information

Petition Number: ZBA #23-020
Petitioner: Robert Flubacker Architects
Address: 1895 Rohlwing Rd, Suite B
Rolling Meadows IL 60008

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

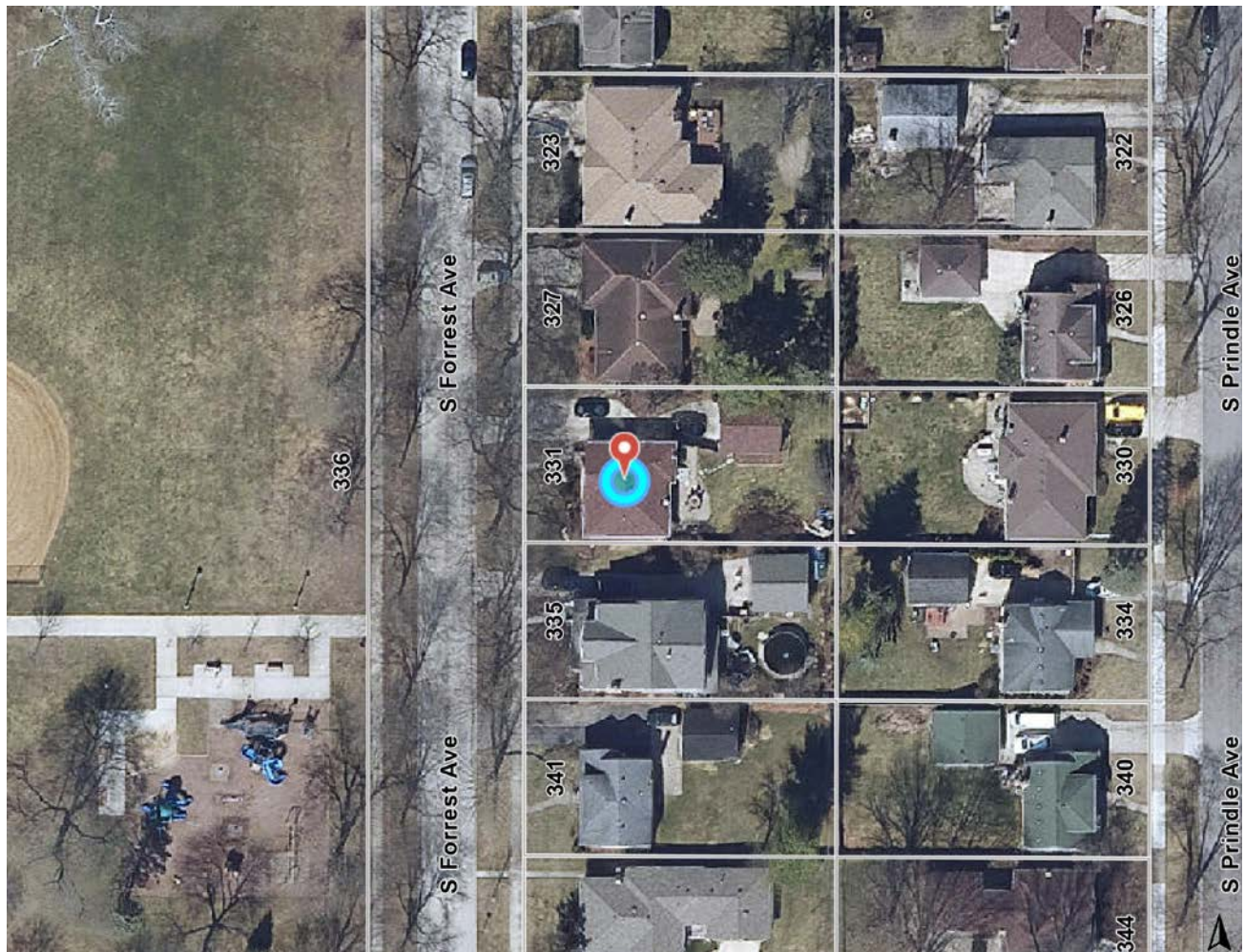
The subject property is zoned R-3, One-Family Dwelling District and the property has a total land area of 8,710 square feet. The petitioner is proposing to add a front porch addition to the existing home. The proposed front porch is 5.8 feet deep by 33.3 feet in width and the proposed front yard setback is 19.2 feet; however, per code, a front yard setback of 25.0 feet is required. Therefore, the petitioner requests the following variation:

- A 5.8-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition (porch) with a front yard setback of 19.2 feet instead of the required 25.0 feet and an additional 2.5 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

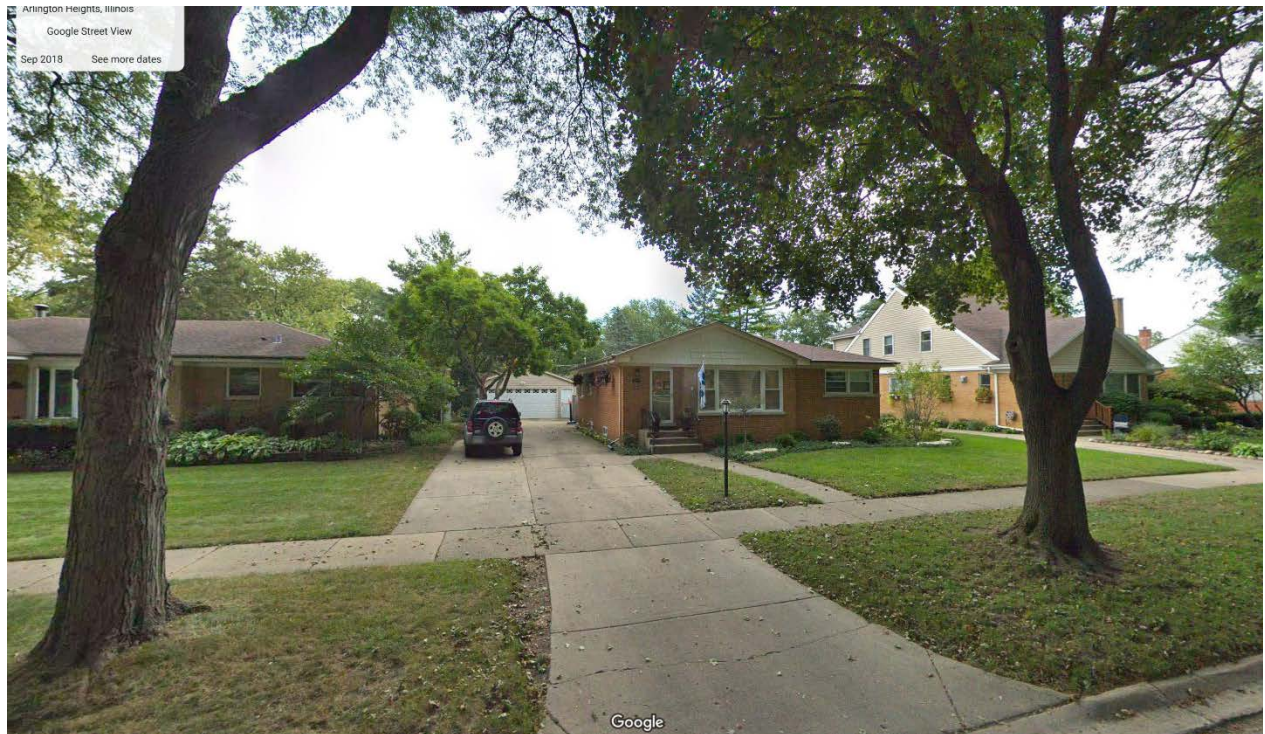
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/22/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/22/23	
3. Letter that was Mailed	✓	6/22/23	
4. Photographs of Sign on Property	✓	6/22/23	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Miller Residence

Project Address: 331 S. Forrest Avenue

ZBA #: 23-020

Date: June 26, 2023

Derek:

We have reviewed the request for the following variance:

- **A 5.8-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 19.2 feet instead of the required 25.0 feet and an additional 2.5 feet for the eave.**

have no objections or comments.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Miller Residence

Project Address: 331 S. Forrest Avenue

ZBA #: 23-020

ZBA Hearing Date: July 10, 2023

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: June 21, 2023

- A 5.8-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 19.2 feet instead of the required 25.0 feet and an additional 2.5 feet for the eave.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: _____

No objection to the design of the proposed front porch.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than June 30, 2023.

From: Schwab, Briget
To: DiMatteo, Pat; Mach, Derek
Cc: Pagones, Mike
Subject: Re: ZBA hearing 7/10/23 - For Department Review
Date: Friday, June 30, 2023 10:47:35 AM

308 S Donald Ave - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)

- 331 S Forrest Ave - Engineering Division has NO COMMENT to the requested variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards)
- 1932 N Carlyle Pl - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions)
- 1506 N Beverly Ln - Engineering Division is DOES NOT OBJECT to the requested variation from Chapter 28, Section 10.2-11.1e to allow a setback of 0 feet from the south property line. Homeowner should be aware there is an existing 5' utility easement which contains an existing sanitary sewer line under proposed driveway. In addition, side yard drainage would potentially be impacted and cause a drainage nuisance for adjacent property. Therefore, a grading plan will be required at time of permit and the addition of a curb edge along driveway will be required.
- 11 S Waterman Ave - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)

Please let me know if you have any questions.

Kind Regards,

Briget Schwab

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **331 S. Forrest Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-3.3 (a) Required Minimum Yards and Table 6.6-5.1 Table of Permitted Obstructions** Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a one-story front covered porch addition, which:

- is encroaching 5 feet 10 inches into the required 25 feet building line, and also,
- a rake to project 30 inches beyond columns.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variations were granted:

The use of the existing house is not changing and the surrounding neighborhood has single-family homes of a widely varied mix of sizes and shapes. The propose addition enhances the existing architectural character of the home.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned:

The location of the existing house across the street from Evergreen park makes the desire for exterior living space unique to this location.

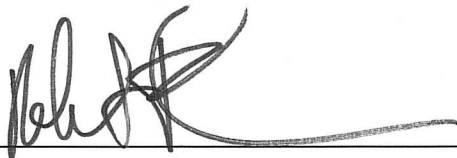
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter:

With the exception of the variations requested, the project falls well below the other zoning requirements. The project maintains the character of the neighborhood, while providing the desired expansion of the home the owner needs.

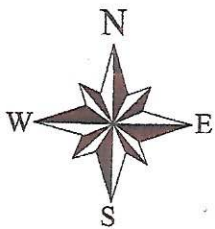
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property:

The size of the existing encroachment is, in my opinion, the minimum width for comfortable use of a front porch space.

Signed: _____
Petitioner



Date: 5.23.22

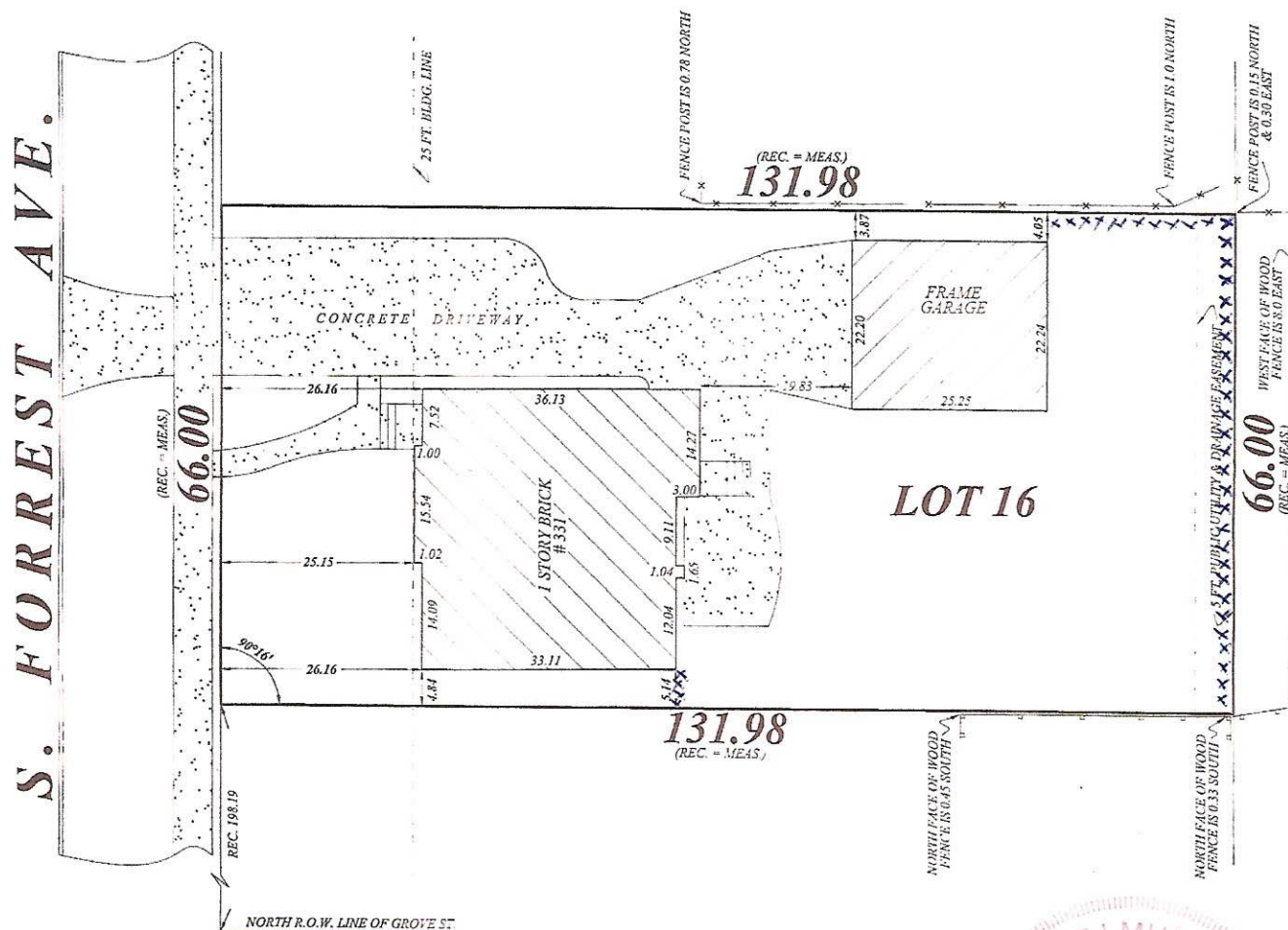


PLAT OF SURVEY

DESCRIBED AS :

LOT 16 IN BLOCK 2 IN STOLTZNER'S GREENVIEW ESTATES, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 17, 1955 AS DOCUMENT NUMBER 1581803, SITUATED IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 8710.6 SQ. FEET



5 ft tall
board-on-
board
dog-ear

LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

DIMENSIONS ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.

SCALE: 1"=16'

ORDERED BY: JEREMY E. REIS, ATT.

B NO: 140922F

DATE: OCT. 10TH 2014

CITY: ARLINGTON HTS.

MUNICIPALITY: ARLINGTON HTS.

LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE:
OCTOBER 14TH 2014

NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2014
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.



ANDRZEJ MURZANSKI
LAND SURVEYORS, INC
PROFESSIONAL DESIGN FIRM
NO. 184-004748

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE: 847-486-8731
FAX: 847-486-8732

amurzanski@yahoo.com

ALTERATIONS AND ADDITIONS FOR

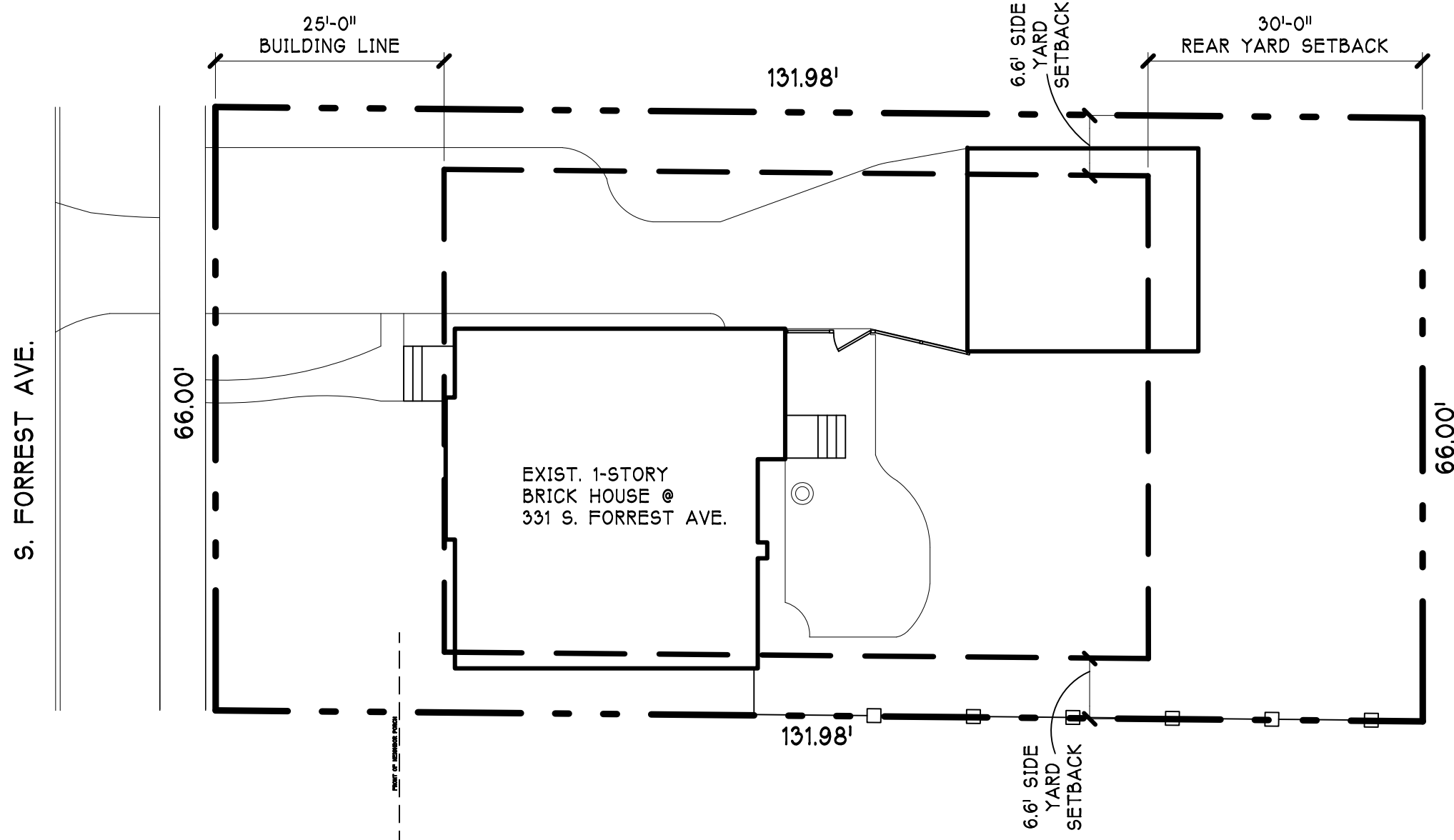
THE MILLER RESIDENCE

331 S. FORREST AVE.
ARLINGTON HEIGHTS, ILLINOIS

LIST OF DRAWINGS

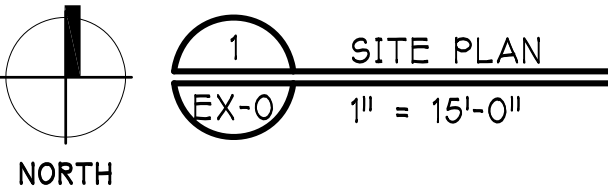
EX-0 TITLE SHEET / SITE PLAN
EX-1 EXISTING PARTIAL PLAN
EX-2 EXISTING EXTERIOR ELEVATIONS

SITE PLAN



SITE PLAN GENERAL NOTES:

1. INFORMATION SHOWN ON THIS DRAWING IS ACCUMULATED FROM EXIST. DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D. BY LOCAL CODES
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER



SITE PLAN LEGEND:

EXIST. CONSTRUCTION TO REMAIN PROPERTY LINE SETBACK LINE

CODE REVIEW

ZONING	R-3	
LOT AREA	8,710 SQ.FT.	
BUILDING AREAS	EXISTING	ALLOWED
FIRST FLOOR	1,291 SQ.FT.	
DETACHED GARAGE	561 SQ.FT.	
BUILDING LOT COVERAGE	1,852 SQ.FT.	3,049 SQ.FT.
IMPERVIOUS SURFACE COVER.	3,736 SQ.FT.	4,355 SQ.FT.
BUILDING HEIGHT	13.7 FT.	25 FT.

Date	Description
4/5/23	EXIST.

EXTERIOR ALTERATIONS FOR
THE MILLER RESIDENCE
331 S. FORREST AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
3/23/23	EXIST.

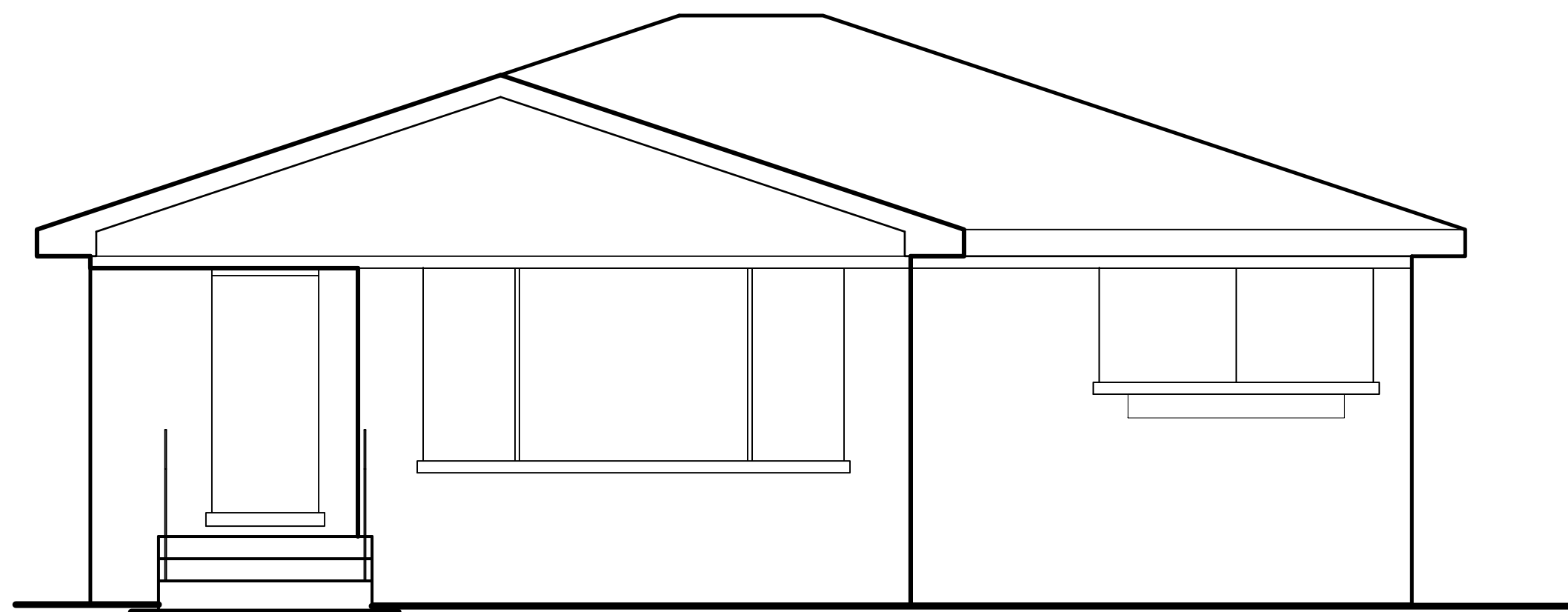
© 2023 R.F.A. LTD.

Project Number
230

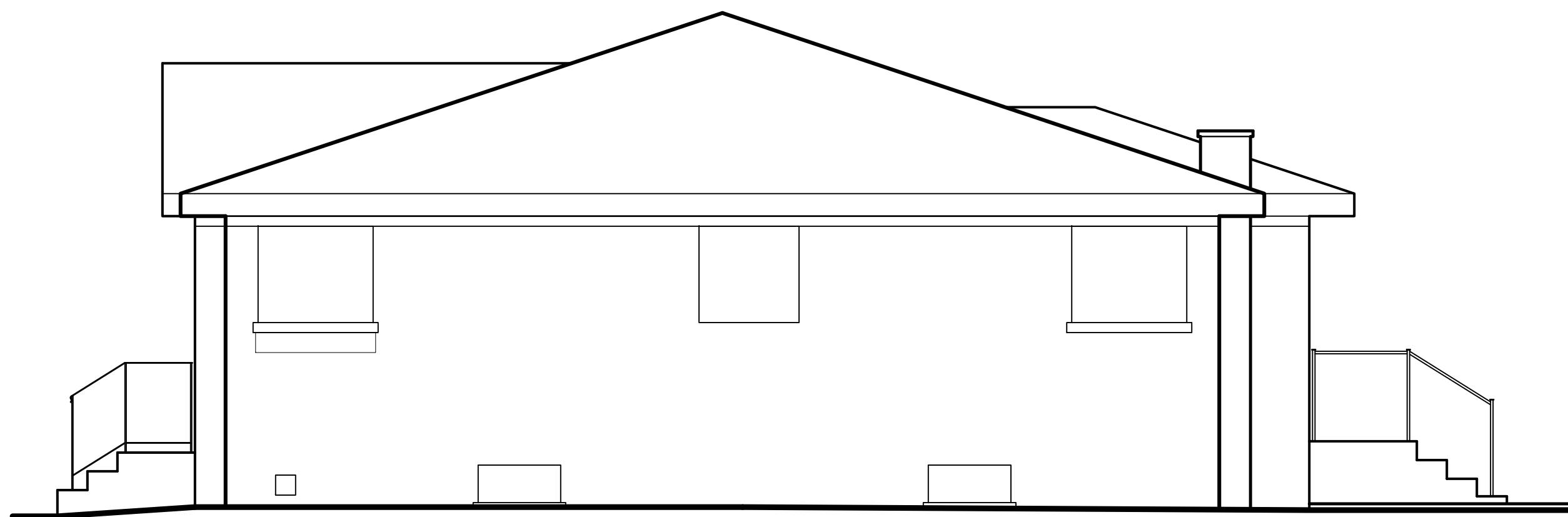
EX-2



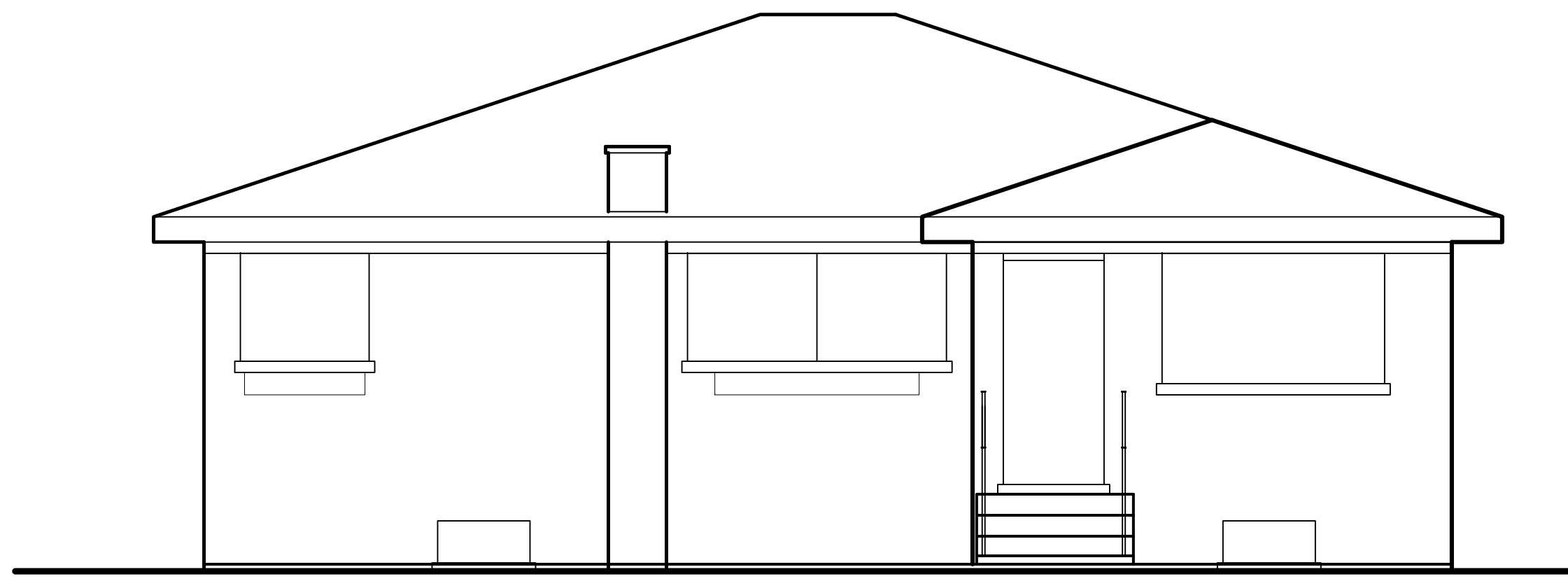
1 EXISTING NORTH ELEVATION
EX-1 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
EX-1 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
EX-1 1/4" = 1'-0"



4 EXISTING EAST ELEVATION
EX-1 1/4" = 1'-0"

RFA
ROBERT
FLUBACKER
ARCHITECTS
LIMITED

IL Design Firm
#184.001489

EXTERIOR ALTERATIONS FOR
THE MILLER RESIDENCE
331 S. FORREST AVE.
ARLINGTON HEIGHTS, ILLINOIS

●	AT	EXP.	EXPANSION	PLAM	PLASTIC LAMINATE
A/C	ANGLE	F.D.	FLOOR DRAIN	PLYWOOD	PLYWOOD
A/S	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
ADJ.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A.F.F.	ADJUSTABLE	FIXT.	FIXTURE	PSI.	PARALLEL STRAND LUMBER
ALT.	ABOUT FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALUM.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
APPROX.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
ARCH.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
B.I.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&S	ROD & SHELF
B.D.	BOTTOM OF	FTG.	FOOTING	REBAR.	REINFORCING BAR
B.O.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.O.	BUILT-IN	GA.	GAUGE	REG.	REGULAR
B.O.S.	BUILDING	GALV.	GALVANIZED	REINFORCE.	REINFORCE
B.R.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
B.G.	BEARING	GYP.BD.	GYPSUM BOARD	R.O.	ROUGH OPENING
B.H.	CARPET	HGT.	HEIGHT	S.O.C.	SOLID CORE
C.B.	CABINET	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORIZ.	HORIZONTAL	S.H.	SINGLE-UNION CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HEATING	HEATING	SIMILAR	SIMILAR
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION,	S.P.	SUMP PIT
CL6	CEILING	AIR CONDITIOING	AIR CONDITIONING	SPEC.	SPECIFICATION
CMU.	CONCRETE MASONRY UNIT	HOT WATER	HOT WATER	SQUARE	SQUARE
COL.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
CO.	COLUMN	INT.	INTERIOR	STL.	STEEL
CONC.	CONCRETE	L.	LINEN	STGE.	STORAGE
CONST.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LV.	LONG LEQ VERTICAL	T.	TOP
C.W.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T.B.	TOP & BOTTOM
D.	DRYER	MAX.	MAXIMUM	T&G.	TONGUE & GROOVE
D.E.M.O.	DEMOLITION	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MED.	MEDIUM	T.O.P.	TOP OF PLATE
DISP.	DIMENSION	MICRO.	MICROWAVE	TV.	TELEVISION
DIV.	DISPOSAL	MIN.	MINIMUM	TYP.	TYPICAL
DN.	DIVISION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	M.O.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	M.T.L.	METAL	VERT.	VERTICAL
D.W.	DISHWASHER	NFBH	NON-FREEZE HOSE BIBB	V.T.R.	VENT THRU ROOF
E.A.	EACH	NIC.	NOT IN CONTRACT	W.	WITH
E.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	NUMB.	NUMBER	W.	WASHER
ELECT.	ELECTRICAL	N.O.	NOMINAL	W.C.	WATER CLOSET
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	WD.	WOOD
E.P.	EJECTOR PITSUMP	OA.	OVER ALL	W.D.W.	WINDOW
E.Q.	EQUAL	O.C.	ON CENTER	W.H.	WATER HEATER
E.Q.	EQUIPMENT	O.H.	OVERHANG	W.I.C.	WALK-IN CLOSET
EQUIV.	EQUIVALENT	OPP.	OPPOSITE	W/O	WITHOUT
E.W.	EACH WAY	OV.	OVEN	WT.	WEIGHT
EXIST.	EXISTING	PERF.	PERFORATED	W.W.F.	WELDED WIRE FABRIC
			PLATE		

Legend for room schedule symbols:

- EXISTING PARTITION TO REMAIN:** Represented by two parallel horizontal lines.
- EXISTING CONSTRUCTION TO BE REMOVED:** Represented by a hatched area.
- NEW FRAMED PARTITION:** Represented by a thick solid line.
- EXISTING DOOR TO REMAIN:** Represented by a door symbol with a circle in the center.
- NEW DOOR & REFERENCE TAG:** Represented by a door symbol with a circle in the center, labeled "4" TYP. DOOR" and "U.O.N. R.O.", with a reference tag "A" in a square.
- NEW WINDOW REFERENCE TAG:** Represented by a window symbol (pentagon with a circle) and a reference tag "A" in a square.
- DETAIL NUMBER (TYP.):** Represented by a circle with the number "1" inside.
- SHEET NUMBER (TYP.):** Represented by a circle with "A-1" inside.
- ELEVATION KEY:** Represented by a horizontal line.
- BUILDING SECTION KEY:** Represented by a horizontal line with a triangle at each end, each containing the number "1" in a circle.
- MAJOR WALL SECTION KEY:** Represented by a horizontal line with a triangle at one end containing the number "1" in a circle.
- DETAIL KEY:** Represented by a circle with the number "1" inside.
- ELEVATION MARK:** Represented by a circle with a cross inside.
- ROOM NAME:** Represented by the text "ROOM NAME" underlined.
- NEW HEADER REFERENCE TAG:** Represented by a horizontal line with a reference tag "A" in a square.

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2018 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL PLUMBING AND MECHANICAL SPA CODE
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS STATE PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE w/ STATE AMENDMENTS

INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

A-0	TITLE SHEET / SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	EXTERIOR ELEVATIONS

1 SITE PLAN
A-O
1" = 15'-0"

SITE PLAN LEGEND:

- EXIST. CONSTRUCTION TO REMAIN
- NEW CONC. FRONT PORCH & CONC. REAR PATIO CONSTRUCTION
- PROPERTY LINE
- SETBACK LINE

CODE REVIEW

ZONING	R-3
LOT AREA	8,710 SQ.FT.
BUILDING AREAS	
FIRST FLOOR	1,291 SQ.FT.
DETACHED GARAGE	561 SQ.FT.
ADDITION PORCH AND DECK	
BUILDING LOT COVERAGE	1,852 SQ.FT.
IMPERVIOUS SURFACE COVER	3,736 SQ.FT.
BUILDING HEIGHT	13.7 FT.

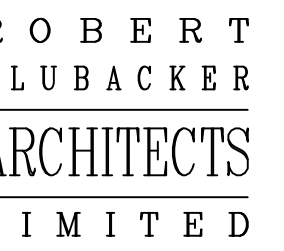
<u>ZONING</u>	R-3		
<u>LOT AREA</u>	8,710 SQ.FT.		
<u>BUILDING AREAS</u>	<u>EXISTING</u>	<u>ALLOWED</u>	<u>PROPOSED</u>
FIRST FLOOR	1,291 SQ.FT.		1,291 SQ.FT.
DETACHED GARAGE	561 SQ.FT.		561 SQ.FT.
ADDITION PORCH AND DECK			326 SQ.FT.
<u>BUILDING LOT COVERAGE</u>	1,852 SQ.FT.	3,049 SQ.FT.	2,178 SQ.FT.
<u>IMPERVIOUS SURFACE COVER.</u>	3,736 SQ.FT.	4,355 SQ.FT.	4,196 SQ.FT.
<u>BUILDING HEIGHT</u>	13.7 FT.	25 FT.	13.7 FT.

[illegible]

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Project Number

A-0

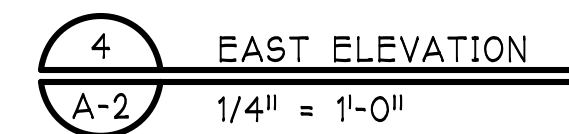
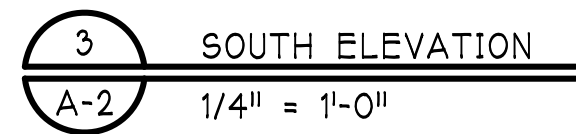
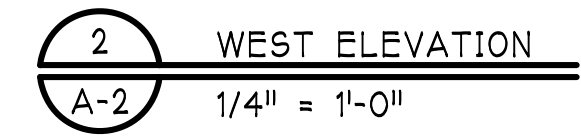
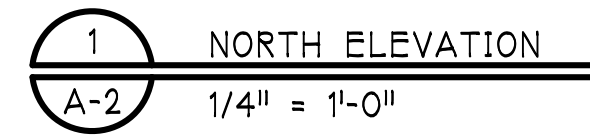


IL Design Firm
#184.001489

THE MILLER RESIDENCE
331 S. FORREST AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
5/23/23	ZBA
© 2023 R.F.A. LTD.	Project Number

A-2





**Zoning Board of Appeals
7/10/2023**

Item: 1932 N. Carlyle Pl. - ZBA#23-021

Department: Planning & Community Development

REQUEST

A 5.0 foot variation from Chapter 28, Section 6.6-5.1 to allow a deck with a rear yard setback of 10.0 feet from the west property line instead of the minimum required 15.0 feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2023
Date Prepared: July 5, 2023
Project Title: Kovacic Residence
Address: 1932 N. Carlyle Pl.

Background Information

Petition Number: ZBA #23-002
Petitioner: Beth Simone-Kovacic & Pavle Kovacic
Address: 1932 N. Carlyle Pl.
Arlington Heights IL 60004

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

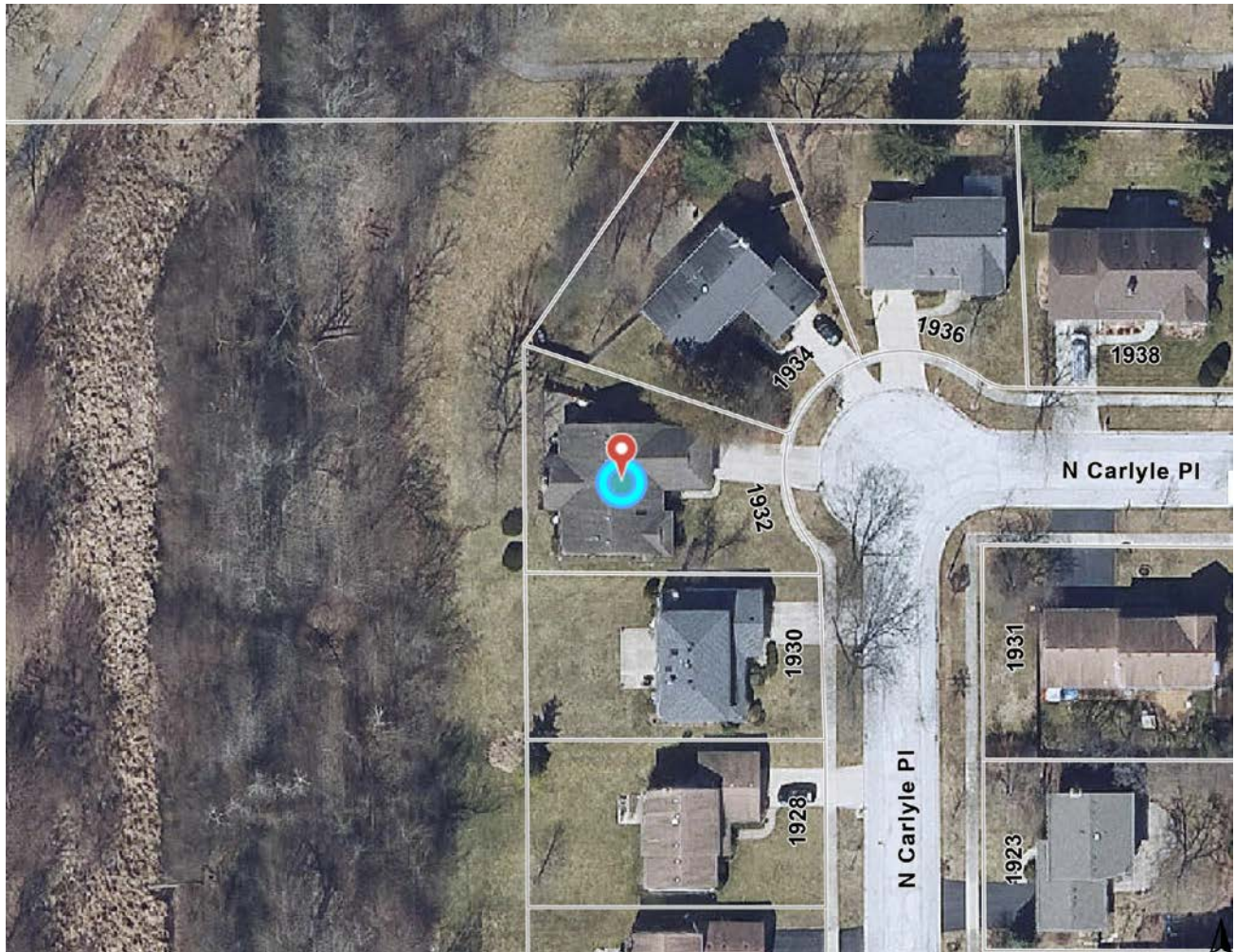
The petitioner is proposing to replace their existing deck. Pursuant to Chapter 28, Section 6.6-5.1, decks must be a minimum of 15 feet from the rear property line. The proposed deck is ten feet from the rear property line; therefore, the petitioner requests the following variation:

- A 5.0 foot variation from Chapter 28, Section 6.6-5.1 to allow a deck with a rear yard setback of 10.0 feet from the west property line instead of the minimum required 15.0 feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/22/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/22/23	
3. Letter that was Mailed	✓	6/22/23	
4. Photographs of Sign on Property	✓	6/22/23	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Kovacic Residence

Project Address: 1932 N. Carlyle Place

ZBA #: 23-021

Date: June 26, 2023

Derek:

We have reviewed the request for the following variance:

- **A 5.0 foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow a deck with a rear yard setback of 10.0 feet from the west property line instead of the minimum required 15.0 feet.**

and have no objections or comments on the variance, however have a comment on the vertical clearance as follows:

Minimum vertical clearance would be required base on the existing type of electrical service (overhead or underground) of the subject property. If the service is overhead, the minimum clearance above the deck surface is required to be at least 10 feet.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kovacic Residence

Project Address: 1932 N. Carlyle Place

ZBA #: 23-021

ZBA Hearing Date: July 10, 2023

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: June 21, 2023

- A 5.0 foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow a deck with a rear yard setback of 10.0 feet from the west property line instead of the minimum required 15.0 feet.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: _____

No Comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than June 30, 2023.

From: Schwab, Briget
To: DiMatteo, Pat; Mach, Derek
Cc: Pagones, Mike
Subject: Re: ZBA hearing 7/10/23 - For Department Review
Date: Friday, June 30, 2023 10:47:35 AM

- 308 S Donald Ave - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)
- 331 S Forrest Ave - Engineering Division has NO COMMENT to the requested variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards)
 - 1932 N Carlyle Pl - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions)
 - 1506 N Beverly Ln - Engineering Division is DOES NOT OBJECT to the requested variation from Chapter 28, Section 10.2-11.1e to allow a setback of 0 feet from the south property line. Homeowner should be aware there is an existing 5' utility easement which contains an existing sanitary sewer line under proposed driveway. In addition, side yard drainage would potentially be impacted and cause a drainage nuisance for adjacent property. Therefore, a grading plan will be required at time of permit and the addition of a curb edge along driveway will be required.
 - 11 S Waterman Ave - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)

Please let me know if you have any questions.

Kind Regards,

Briget Schwab

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 if the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Beth Simon-Kovacic and Pavle Kovacic

being the owner of the property commonly know as: 1932 N Carlyle Place

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.6-5.1

Chapter 28, of the Arlington Heights Municipal Code, in order to: construct a deck.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The deck is consistent with neighboring homes and does not impact them. There are no residences adjacent to the rear of the property.

Both adjacent homes sit closer to the street. The deck is minimally visible from the street.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The deck enables the only egress from the rear of the home.

The irregular shape of the lot and the placement of the home do not accommodate the required 15'

setback. The lack of a deck would restrict egress and detract from our enjoyment of our home.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):

The proposed deck is in keeping with the character of the residential neighborhood, does not

impact neighbors, and is integral to the full use and enjoyment of our home.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The plan decreases the size of the deck to be even with the rear of the home,

preserving as much of the setback as possible.

Beth Simon-Kovacic

Signed: _____

Petitioner

Digitally signed by Beth Simon-Kovacic

Date: 2023.04.26 04:21:18 -05'00'

Date: April 26, 2023



SURVEY NUMBER: 1806.0232

REVISION DATE(S): (REV'D 6/18/2016)

LOT 11 IN WILLOW PLACE, UNIT NO. 1 SUBDIVISION BEING A
SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4
OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Please Remit Payment To: 2132 19th St : Suite 310 Cleveland, OH 44115

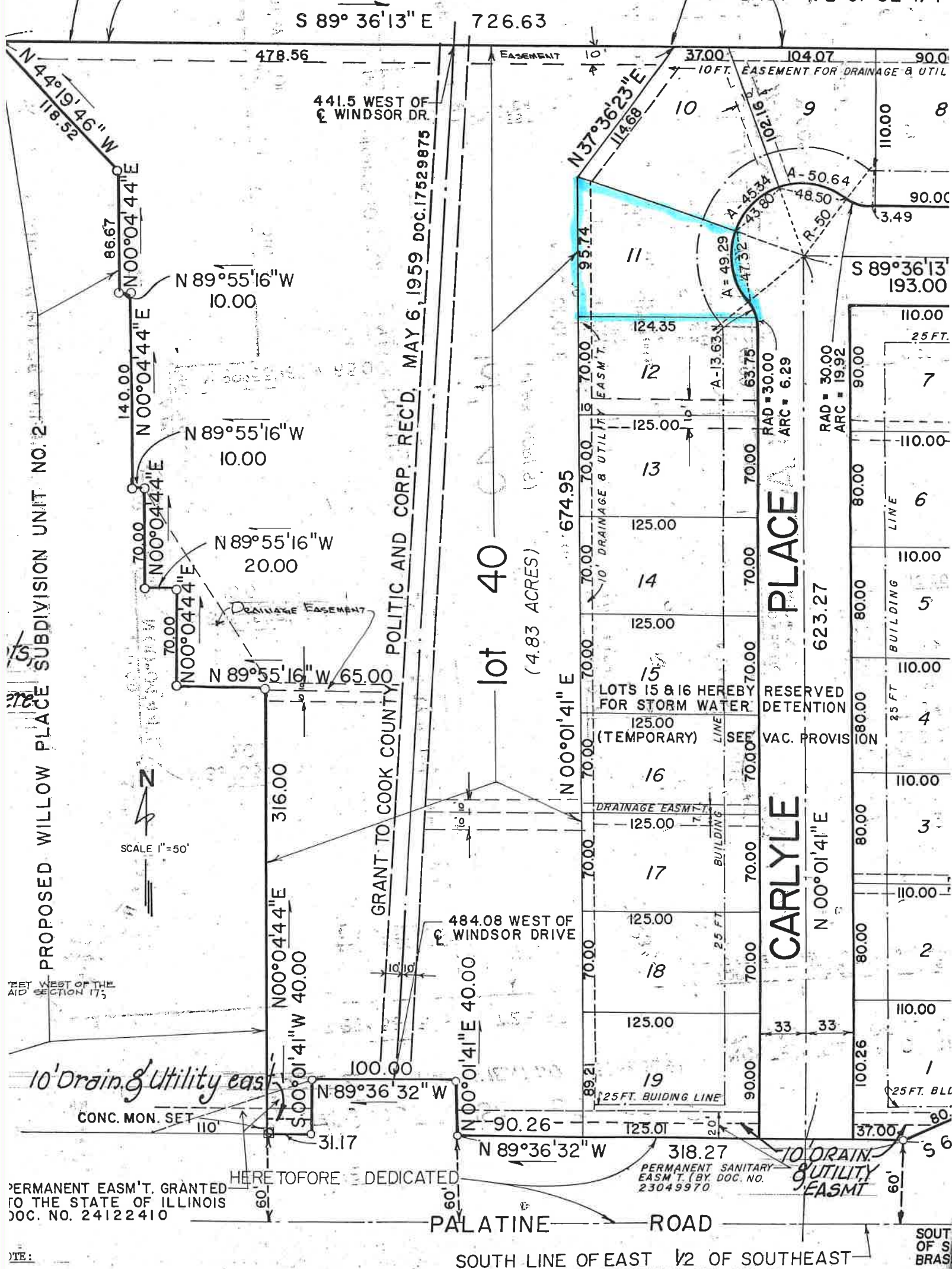
This is page 1 of 2 and is not valid without all pages.

COUNTRY CLUB

SOUTH LINE OF IVY HILL SUBDIVISION
UNIT NO 12 PHASE NO. 2

Ivy Hills Subdivision unit no. 12
phase 2 (DOCUMENT NO. 23566609)

NORTH LINE OF SOUTH 2
OF EAST 1/2 OF SE 1/4



WILLOW PLACE UNIT 1

S U B D I V I S I O N

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

25027948

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA AS SHOWN BY DOTTED LINES ON THE PLAT AND MARKED "UTILITY EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, WITH ALL NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE; ALSO IS HEREBY GRANTED THE RIGHT TO USE THE STREETS FOR SAID PURPOSES, THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN WITHIN SAID EASEMENT AFORESAID CONDUITS, CABLES, WIRES, AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS SHRUBS, LANDSCAPING OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

EASEMENT PROVISION

FOR

VILLAGE OF ARLINGTON HTS., ILLINOIS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF ARLINGTON HTS., ILLINOIS, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSPECT, CONSTRUCT, AND OTHERWISE RELOCATE, REMOVE, RENEW AND TO OPERATE AND MAINTAIN WATER MAINS, VALVES AND WATER SERVICE FACILITIES INCIDENTAL THERETO, SANITARY SEWER PIPE, MANHOLES AND SEWER CONNECTIONS AND FACILITIES INCIDENTAL THERETO, AND STORM SEWER PIPE, AND STORM SEWER SERVICE CONNECTION AND FACILITIES INCIDENTAL THERETO, IN, ON, UPON, OVER, THROUGH, ACROSS AND UNDER ALL THAT REAL ESTATE INCLUDED WITHIN THOSE AREAS ON THIS PLAT DESIGNATED AS WITHIN A UTILITY EASEMENT. DASHED LINES ADJACENT TO SIDELINES OF CERTAIN LOTS AND ADJACENT TO ALL REAR LOT LINES DESIGNATE A UTILITY EASEMENT. SAID EASEMENTS SHALL INCLUDE RIGHTS FOR MAINTENANCE OF SURFACE STORM WATER DRAINAGE.

I STANLEY GERUT, AN ILLINOIS REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17 AND RUNNING THENCE NORTH 00°01'41" EAST ALONG CENTERLINE OF WINDSOR DRIVE (EAST LINE OF SECTION 17) FOR A DISTANCE OF 119.00 FEET; THENCE SOUTH 64°41'51" WEST FOR A DISTANCE OF 36.51 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 64°41'51" WEST, 99.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PALATINE ROAD; THENCE NORTH 89°36'32" WEST ALONG SAID RIGHT OF WAY LINE, 318.27 FEET; THENCE NORTH 00°01'41" EAST, 40.00 FEET; THENCE NORTH 89°36'32" WEST, 100.00 FEET; THENCE SOUTH 00°01'41" WEST, 40.00 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PALATINE ROAD; THENCE NORTH 89°36'32" WEST, 31.17 FEET; THENCE NORTH 00°04'44" EAST, 316.00 FEET; THENCE NORTH 89°55'16" WEST, 65.00 FEET; THENCE NORTH 00°04'44" EAST, 70.00 FEET; THENCE NORTH 89°55'16" WEST, 20.00 FEET; THENCE NORTH 00°04'44" EAST, 70.00 FEET; THENCE NORTH 89°55'16" WEST, 10.00 FEET; THENCE NORTH 00°04'44" EAST, 140.00 FEET; THENCE NORTH 89°55'16" WEST, 10.00 FEET;

THENCE NORTH 00°04'44" EAST, 86.67 FEET; THENCE NORTH 44°19'46" WEST, 118.52 FEET TO THE SOUTH LINE OF IVY HILLS SUBDIVISION UNIT NO. 12, PHASE NO. 2 (ACCORDING TO THE DOCUMENT NO. 23566609) AND THE NORTH LINE OF THE SOUTH 25 ACRES OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°36'13" EAST, 726.63 ALONG SAID SOUTH LINE TO THE WESTERLY RIGHT OF WAY LINE OF WINDSOR DRIVE; THENCE RUNNING SOUTH 00°01'41" WEST, 723.08 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF MARCH A.D. 1979

Stanley Gerut 35-1814
ILLINOIS REGISTERED LAND SURVEYOR NO. 35-1814

PERMANENT EASMT. GRANTED TO THE STATE OF ILL. DOC. NO. 24122410

NOTE:

IRON PINS HAVE BEEN SET AT OTHERWISE NOTED.

CONC. MON. SET

PROPOSED WILLOW PLACE SUBDIVISION UNIT NO. 2

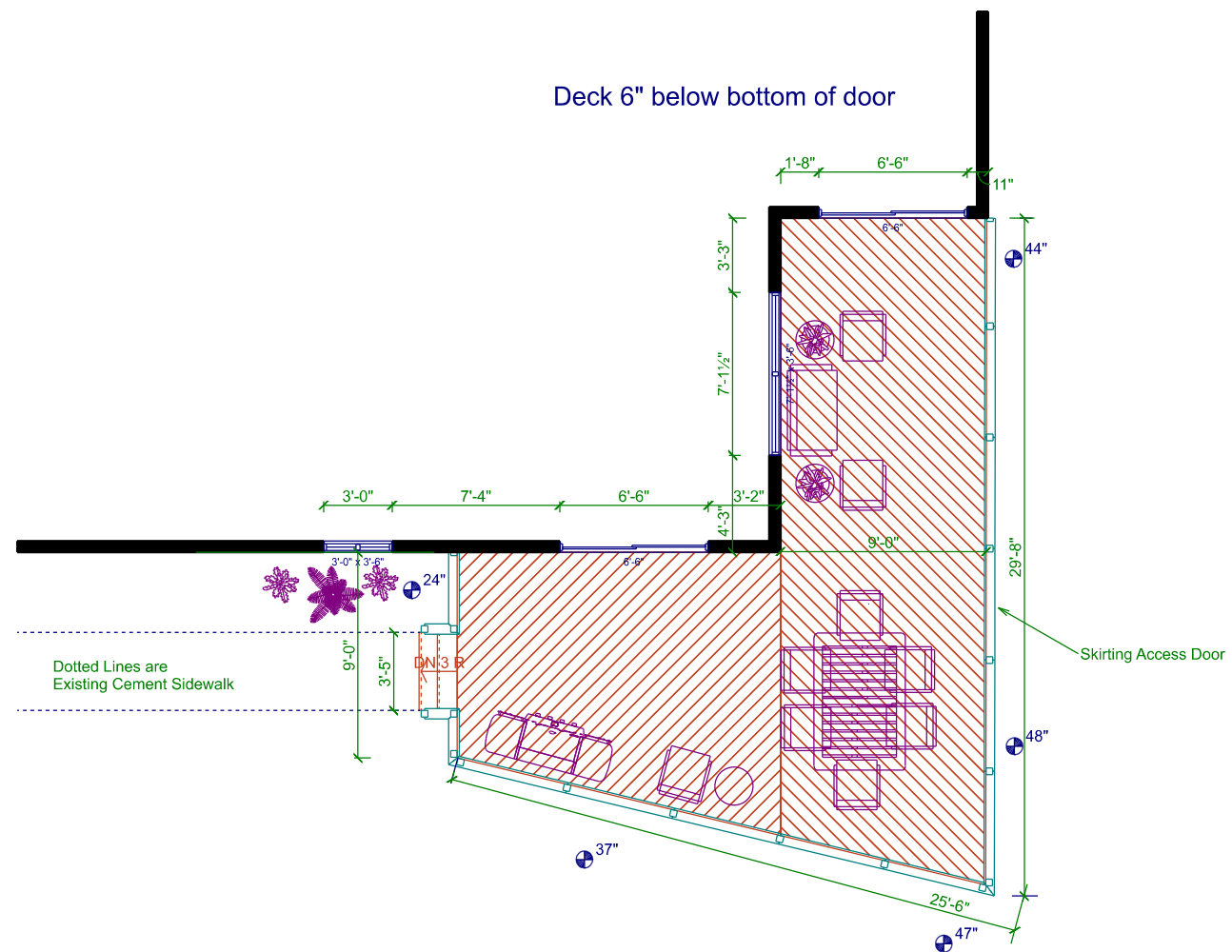
SCALE 1"=50'

TO A LINE 441.21 FEET WEST OF THE EAST LINE OF SAID SECTION 17

10' Drain & Util.

CONC. MON. SET

Street lights, cables and facilities there to



Custom Design

Final Revised

SCALE = 1/8"

Prepared by
Integrity Enterprises Inc.
dba Archadeck of Chicagoland
395 W Northwest Hwy
Suite A
Palatine, IL 60067
847-496-4333

Unauthorized duplication
is prohibited

#102189

1/3/2023

Beth & Pav Kovacic
1932 Carlyle Pl
Arlington Heights, IL 60004



Zoning Board of Appeals 7/10/2023

Item: 1506 N. Beverly Ln. - ZBA#23-022

Department: Planning & Community Development

REQUEST

1. A 9.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 31.0 feet where a maximum width of 22 feet is permitted.
2. A 3.0 foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 0 feet from the south property line instead of the minimum required 3.0 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 9, 2023
Date Prepared: January 3, 2023
Project Title: Bersch Residence
Address: 1506 N. Beverly Lane

Background Information

Petition Number: ZBA #23-022
Petitioner: Jeff Bersch
Address: 1506 N. Beverly Lane
Arlington Heights IL 60004

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

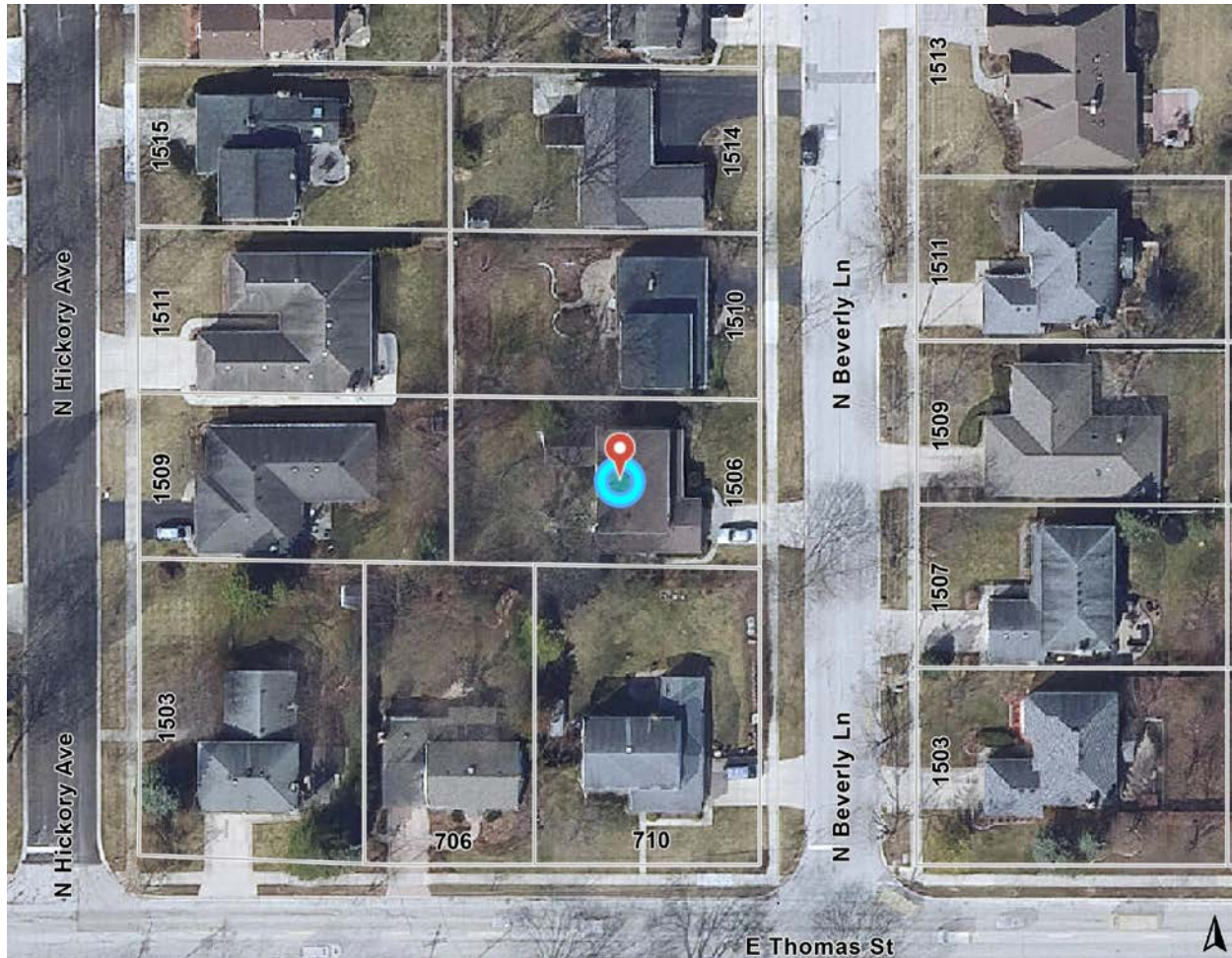
The subject property is zoned R-3, One Family District. The petitioner is proposing to increase the width of the driveway. The proposed expansion results in a driveway with a width of 31 feet where a maximum width of 22 feet is permitted. If the Zoning Board is supportive of the variance request, it is recommended that the fence be setback one foot from the side property line. The petitioner requests the following variations:

- A 9.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 31.0 feet where a maximum width of 22 feet is permitted.
- A 3.0 foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 0 feet from the south property line instead of the minimum required 3.0 feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

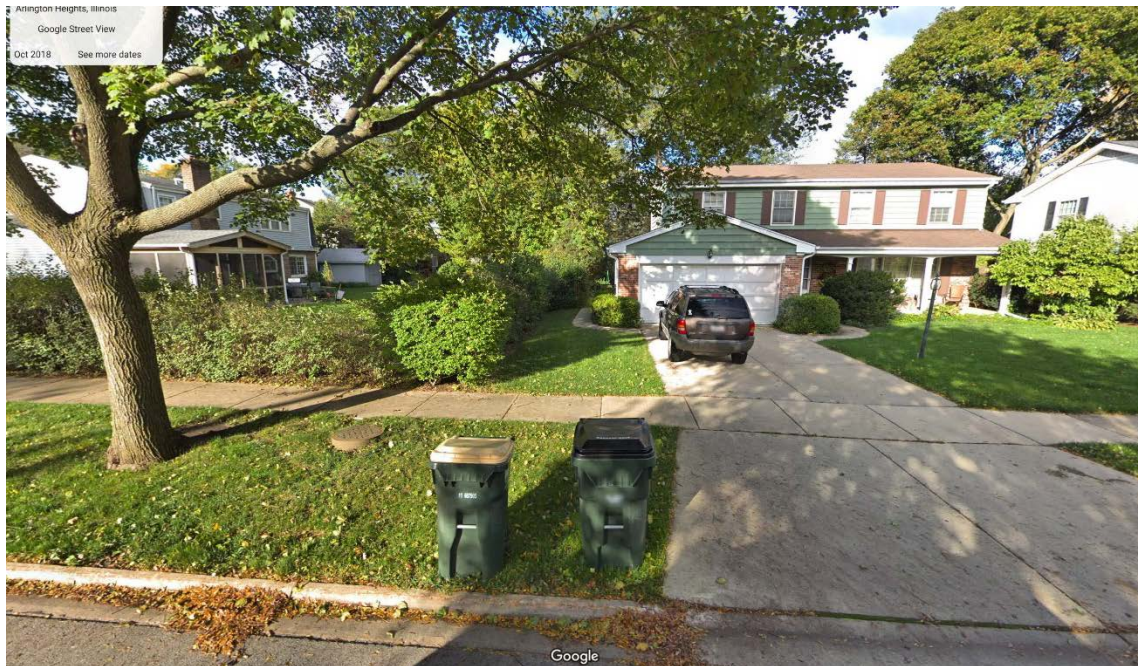
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/23/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/23/23	
3. Letter that was Mailed	✓	6/23/23	
4. Photographs of Sign on Property	✓	6/23/23	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Bersch Residence

Project Address: 1506 N. Beverly Lane

ZBA #: 23-022

Date: June 26, 2023

Derek:

We have reviewed the request for the following variance:

- **A 9.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 31.0 feet where a maximum width of 22 feet is permitted.**
- **A 3.0 foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 0 feet from the south property line instead of the minimum required 3.0 feet.**

and have no objections or comments.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Bersch Residence

Project Address: 1506 N. Beverly Lane

ZBA #: 23-022

ZBA Hearing Date: July 10, 2023

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: June 21, 2023

- A 9.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 31.0 feet where a maximum width of 22 feet is permitted.
- A 3.0 foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 0 feet from the south property line instead of the minimum required 3.0 feet.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: _____

No Comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than June 30, 2023.

From: Schwab, Briget
To: DiMatteo, Pat; Mach, Derek
Cc: Pagones, Mike
Subject: Re: ZBA hearing 7/10/23 - For Department Review
Date: Friday, June 30, 2023 10:47:35 AM

- 308 S Donald Ave - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)
- 331 S Forrest Ave - Engineering Division has NO COMMENT to the requested variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards)
 - 1932 N Carlyle Pl - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions)
 - 1506 N Beverly Ln - Engineering Division is DOES NOT OBJECT to the requested variation from Chapter 28, Section 10.2-11.1e to allow a setback of 0 feet from the south property line. Homeowner should be aware there is an existing 5' utility easement which contains an existing sanitary sewer line under proposed driveway. In addition, side yard drainage would potentially be impacted and cause a drainage nuisance for adjacent property. Therefore, a grading plan will be required at time of permit and the addition of a curb edge along driveway will be required.
 - 11 S Waterman Ave - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)

Please let me know if you have any questions.

Kind Regards,

Briget Schwab

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 if the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner JEFF BERSCH & KAREN BERSCH
being the owner of the property commonly known as: 1506 N. BEVERLY LN 60004
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10.2-11.1
Chapter 28, of the Arlington Heights Municipal Code, in order to: 1

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): 2

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): 3

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): 4

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): 5

Signed: _____

Petitioner

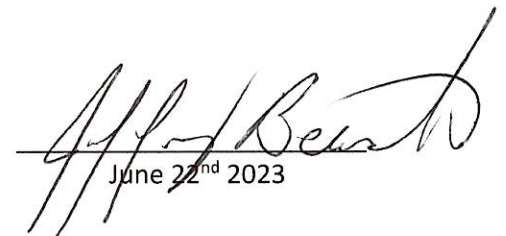
Date: 6/22/2023

Page 1 of 2

***From the office of Jeff & Karen Bersch
1506 N. Beverly Ln
Arlington Hts, IL 60004***

RESPONSES TO PETITION SUBMITTED TO ARLINGTON HTS ZONING BOARD – PAGE 2 OF 2

- 1) Expand Driveway to the side yard (South) to a total width of 31'
- 2) Our neighborhood is of newer style (primarily 2-story) homes with a blend of 2 and 3 car garages and driveways. Additionally, the side-drive would not be visible to all but the neighbor directly across the street as it would run along the fenced and heavily "bushed" back yard of my neighbor to the south (they face Thomas Ave) and be shielded from the north by my existing garage (see pictures included)
- 3) My wife and I have 6 children ages 31 down to 15. In addition to parental cars, 5 of the 6 have cars and the 15yo will receive his license in 2024. Fortunately, 2 are out-of-the-house. We have 1 child that is graduating college in December and will be returning home in the fall. Unfortunately, our driveway is only 26' deep so doubling-up is not an option.
- 4) The requested variance will only minimally alter the appearance of the block and serve to minimize the blighted appearance of multiple vehicles continually visible from either end of the block as well as keep some vehicles off the street. Regarding the set-back concern; our property is only 1' to wide to qualify for a "ZERO" side yard driveway set back.
- 5) We believe this is the least impactful way to keep our cars off the street to maintain neighborhood aesthetics as well as improve safety near the corner of Beverly & Thomas. Our house is the 1st house facing the street for cars turning from a very busy Thomas Ave. It is dangerous to park cars on the street that close to the corner because to teens flying around the corner, village & garbage trucks maneuvering through highly congested bottleneck, and general traffic exiting / entering Thomas Ave


June 22nd 2023



SURVEY NUMBER: IL2010.2182

REVISION DATE(S): (REV.0 10/21/2020)

LOT 15 IN LOCASCIO'S SUBDIVISION, UNIT NO. 1, BEING A RESUBDIVISION OF PART OF LOT 113 IN C.A. GOELZ'S ARLINGTON HEIGHTS GARDENS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
 LICENSE EXPIRES 11/30/2020
 EXACTA LAND SURVEYORS
 PROFESSIONAL DESIGN FIRM 184008059-0008

N 89°52'04" E 131.48' (R&M)

C.L.F.

FND. NOTCH
0.81' (E)

BRCK & FR
PORCH

BRICK
PATIO

2 STORY
BRICK & FRAME
RES. #1506

CONC. PORCH

CONC.
DRIVE

N 89°44'34" W 131.56' (C)
131.50' (R)

LOT 14

0.2' ON

1/2" FIP

50°11'38" E 71.90' (C)

71.67' (R)

CONC. DW

5' CONC. SW

15
Q.FT. ±

60.0'

61.6'

C.L.F.

5' U.E.

28.0'

10.5'

41.5'

25' S.B.L.

26.1'

15.7'

20.8'

26.4'

10.3'

43.5'

39.3'

10.1'

0.6'

5.2'

6.2'

1.7'

1.7'

2.0'







Zoning Board of Appeals 7/10/2023

Item: 11 S. Waterman Ave. - ZBA#23-023

Department: Planning & Community Development

REQUEST

1. A 1.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition for a garage expansion with a side yard setback of 4.8 feet instead of the required 6.6 feet and an additional 2.2 feet for the eave.
2. A 0.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition for a garage expansion with a side yard setback of 6.0 feet instead of the required 6.6 feet and an additional 2.2 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2023
Date Prepared: July 5, 2023
Project Title: Seidemann Residence
Address: 11 S. Waterman Ave.

Background Information

Petition Number: ZBA #23-023
Petitioner: Robert Flubacker / Robert Flubacker Architects
Address: 1895 Rohlwing Rd, Suite B
Rolling Meadows IL 60008

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

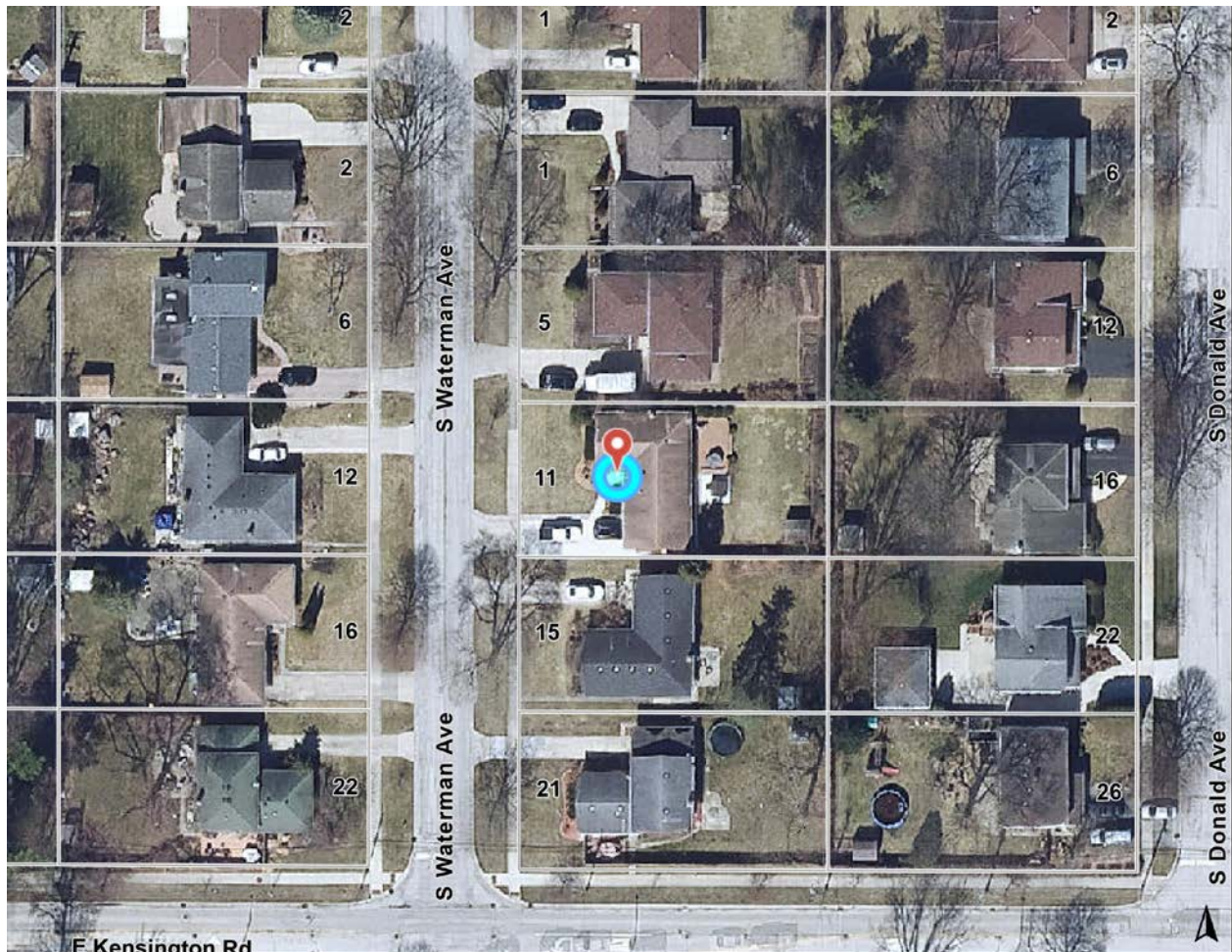
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 8,692 square feet and the proposed residence with the addition will be approximately 1,942 square feet. The petitioner is proposing to construct two separate additions to the existing single story home. The front addition, which is an expansion of the attached garage, is encroaching 1.8 feet into the required side yard setback. The second addition in the rear of the home is encroaching 0.6 feet into the required side yard setback. Therefore, the petitioner requires the following variations:

- A 1.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition for a garage expansion with a side yard setback of 4.8 feet instead of the required 6.6 feet and an additional 2.2 feet for the eave.
- A 0.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition for a garage expansion with a side yard setback of 6.0 feet instead of the required 6.6 feet and an additional 2.2 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/22/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/22/23	
3. Letter that was Mailed	✓	6/22/23	
4. Photographs of Sign on Property	✓	6/22/23	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Seidemann Residence

Project Address: 11 S. Waterman Avenue

ZBA #: 23-023

Date: June 26, 2023

Derek:

We have reviewed the request for the following variance:

- **A 1.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 4.8 feet instead of the required 6.6 feet and an additional 2.2 feet for the eave.**

Building Department Comment(s):

1. The south part of the addition, located within 5 feet from the side lot line shall have a minimum of 1-hour fire-resistance rated construction with exposure from both the inside and outside of the wall, based on the distance to the lot line of less than 5 feet.
2. The soffit projection of the addition shall have a minimum of 1-hour fire-resistance rated construction on the underside or solid blocking between the top plate and the roof sheathing based on the distance to the lot line of between 2 feet to 5 feet.
3. The maximum openings on the south wall shall be 25% of the wall area.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Seidemann Residence

Project Address: 11 S. Waterman Avenue

ZBA #: 23-023

ZBA Hearing Date: July 10, 2023

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: June 21, 2023

- A 1.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 4.8 feet instead of the required 6.6 feet and an additional 2.2 feet for the eave.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments:

A Design Commission application is required to be submitted to the Planning Department for review. However, the proposed additions appear to be nicely designed, so this project is favorable for an Administrative design approval, pending the outcome of the ZBA review.

- Steve Hautzinger, Design Planner

From: Schwab, Briget
To: DiMatteo, Pat; Mach, Derek
Cc: Pagones, Mike
Subject: Re: ZBA hearing 7/10/23 - For Department Review
Date: Friday, June 30, 2023 10:47:35 AM

308 S Donald Ave - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)

- 331 S Forrest Ave - Engineering Division has NO COMMENT to the requested variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards)
- 1932 N Carlyle Pl - Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions)
- 1506 N Beverly Ln - Engineering Division is DOES NOT OBJECT to the requested variation from Chapter 28, Section 10.2-11.1e to allow a setback of 0 feet from the south property line. Homeowner should be aware there is an existing 5' utility easement which contains an existing sanitary sewer line under proposed driveway. In addition, side yard drainage would potentially be impacted and cause a drainage nuisance for adjacent property. Therefore, a grading plan will be required at time of permit and the addition of a curb edge along driveway will be required.
- 11 S Waterman Ave- Engineering Division has NO OBJECTION to the requested variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards)

Please let me know if you have any questions.

Kind Regards,

Briget Schwab

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **11 S. Waterman Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-3.3 (a) Required Minimum Yards and Table 6.6-5.1 Table of Permitted Obstructions** Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct two one-story additions, of which, the rear addition is encroaching 0.6 feet into the required 6.6 foot side yard setback. The front addition (attached garage) is encroaching 1.75 feet. Also construct eave, overhang and gutter to project 25 inches (to match existing eaves) beyond face of both addition walls.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variations were granted:

The proposal complies with this statement. The use of the existing house is not changing and the surrounding neighborhood has single-family homes of a widely varied mix of sizes and shapes. The propose addition extends and enhances the existing architectural character of the home.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned:

The existing lot has a covenant adopted of the time the property was subdivided, which includes a 6 foot side building line. The existing garage encroaches 1 foot beyond the building line. The request is to match the existing garage setback with the new garage addition (assuming title insurance approval, otherwise to the building line) and build the rear addition up to the building line.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter:

With the exception of the variations requested, the project falls well below the other zoning requirements. The project maintains the character of the neighborhood, while providing the desired expansion of the home the owner needs.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property:

The variations request for the rear addition is to use the building line approved by the village in the 1950. The front addition setback is to provide a code minimum width of two car garage and maximize the with of a potential front porch.

Signed: _____

Petitioner

Date: 6.7.23

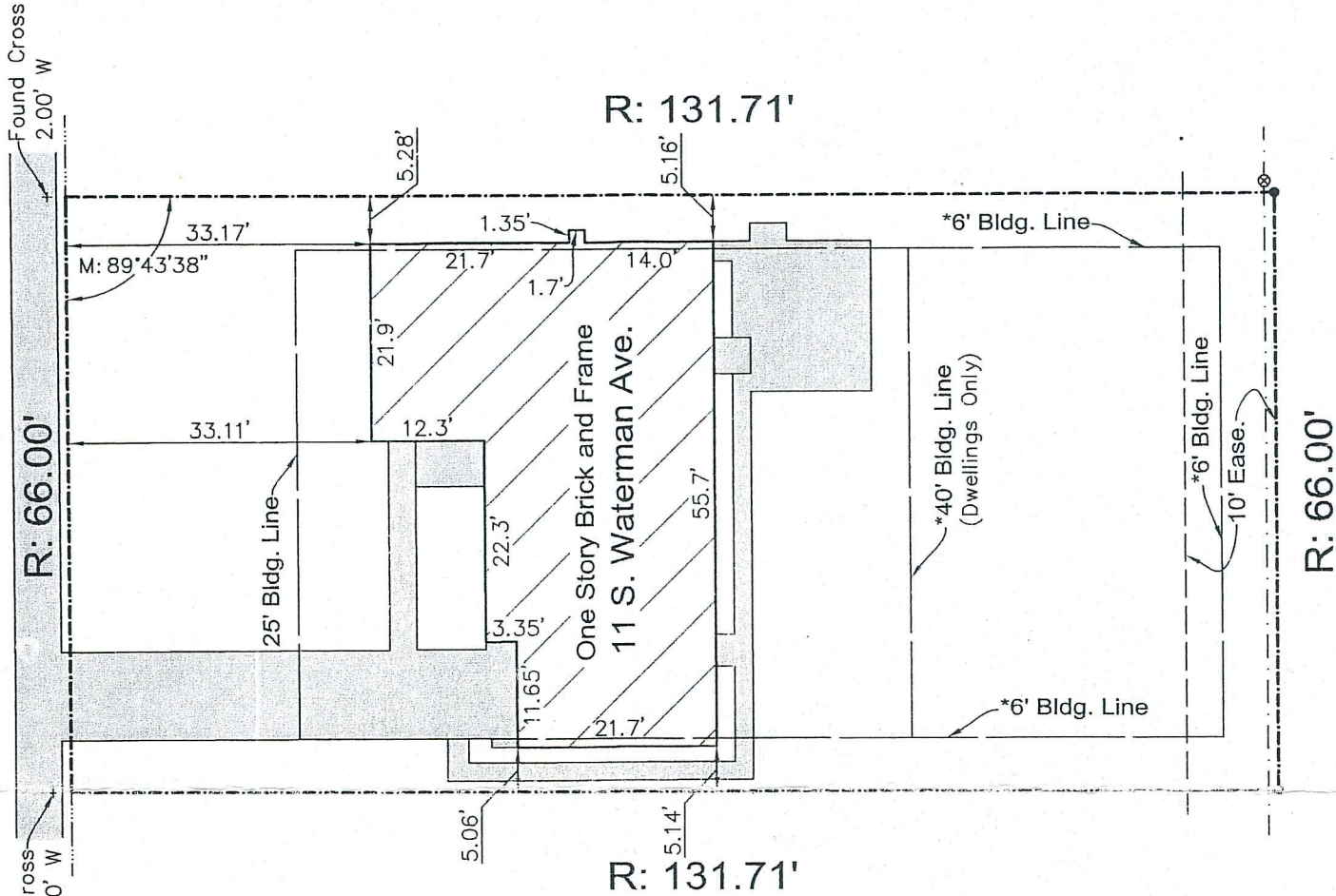
PLAT OF SURVEY

Of Lot 22 in Lurya Addition to Arlington Heights, a Subdivision of the West 10 acres of the South ½ of the Southeast ¼ of Section 28, Township 42 North, Range 11, also of Lots 1 and 2 in Arthur T. McIntosh's Arlington Heights Farms, a Subdivision of the South ½ of the Southwest ¼ of said Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.



Waterman Ave.

Access To
Kensington Rd.



*Building lines per doc. no. 16248478.

PROPERTY AREA: 8698.4 SQ. FT.

CLIENT: ATTY. SCHMIDT-WOODS

JN 140509

DATE OF SURVEY: JULY 9, 2014

STATE OF ILLINOIS

COUNTY OF KANE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



LEGEND

R - RECORD DISTANCE

M - MEASURED DISTANCE

PROPERTY LINE

UTILITY POLE W/ OVHD. WIRES

CONCRETE

FOUND IRON

SCALE 1" = 20'

SCHLAF-SEDIG & ASSOCIATES, INC.

130 GATES STREET

ELBURN, ILLINOIS 60119

(630) 365-9831

Vincent B. Frye

MY LICENSE EXPIRES 11-30-2014

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON, UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.

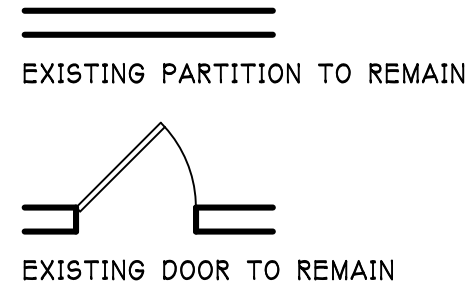
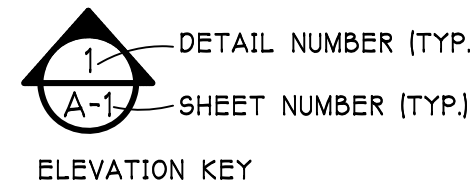
ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183

ALTERATIONS AND ADDITIONS FOR

THE SEIDEMANN RESIDENCE

11 S. WATERMAN AVE.
ARLINGTON HEIGHTS, ILLINOIS

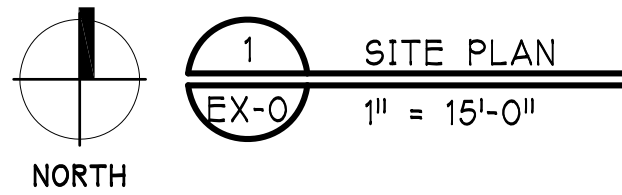
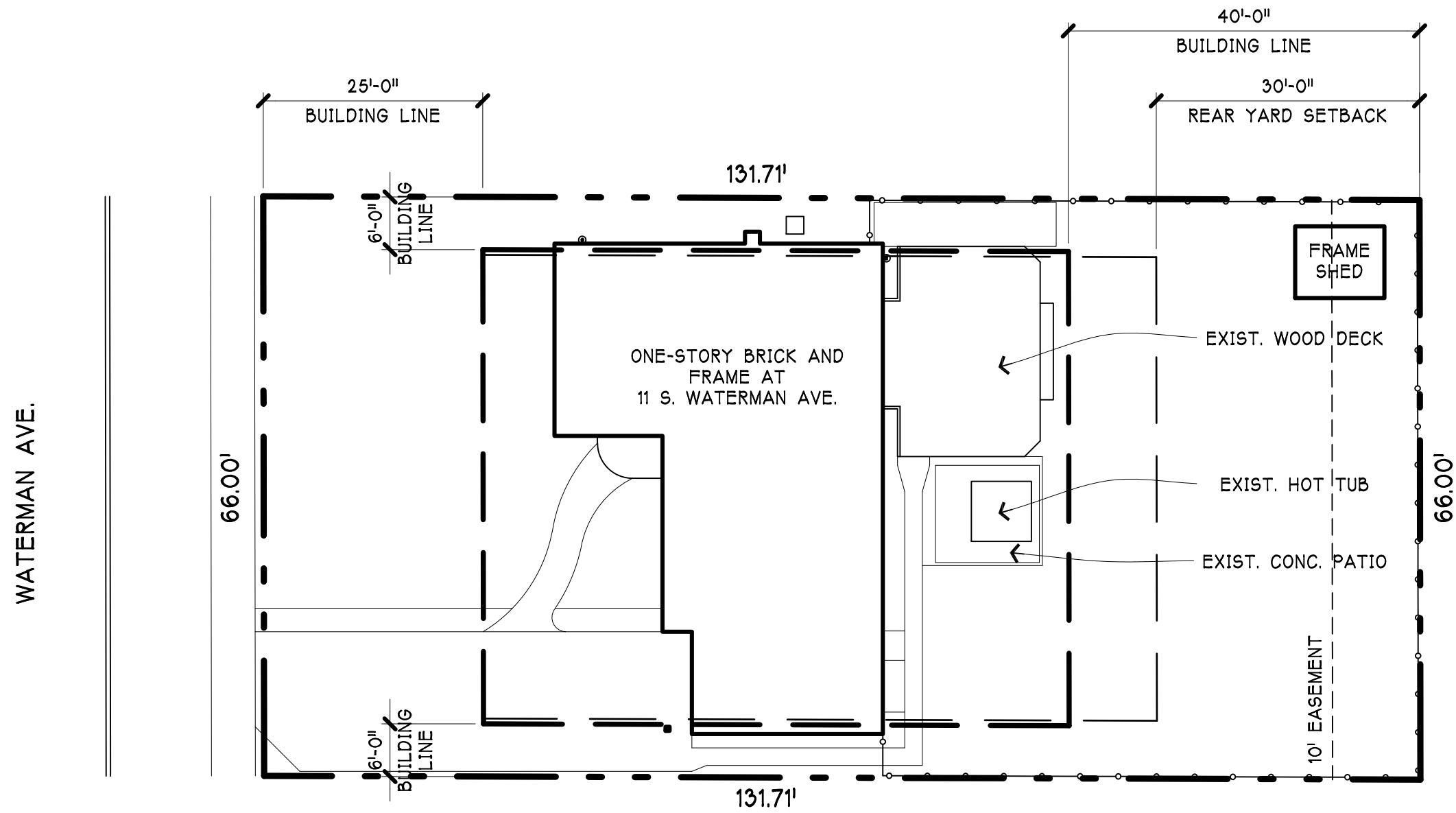
SYMBOLS



LIST OF DRAWINGS

- EX-0 TITLE SHEET / SITE PLAN
EX-1 EXISTING BASEMENT FLOOR PLAN
EX-2 EXISTING FIRST FLOOR PLAN
EX-3 EXISTING EXTERIOR ELEVATIONS

SITE PLAN

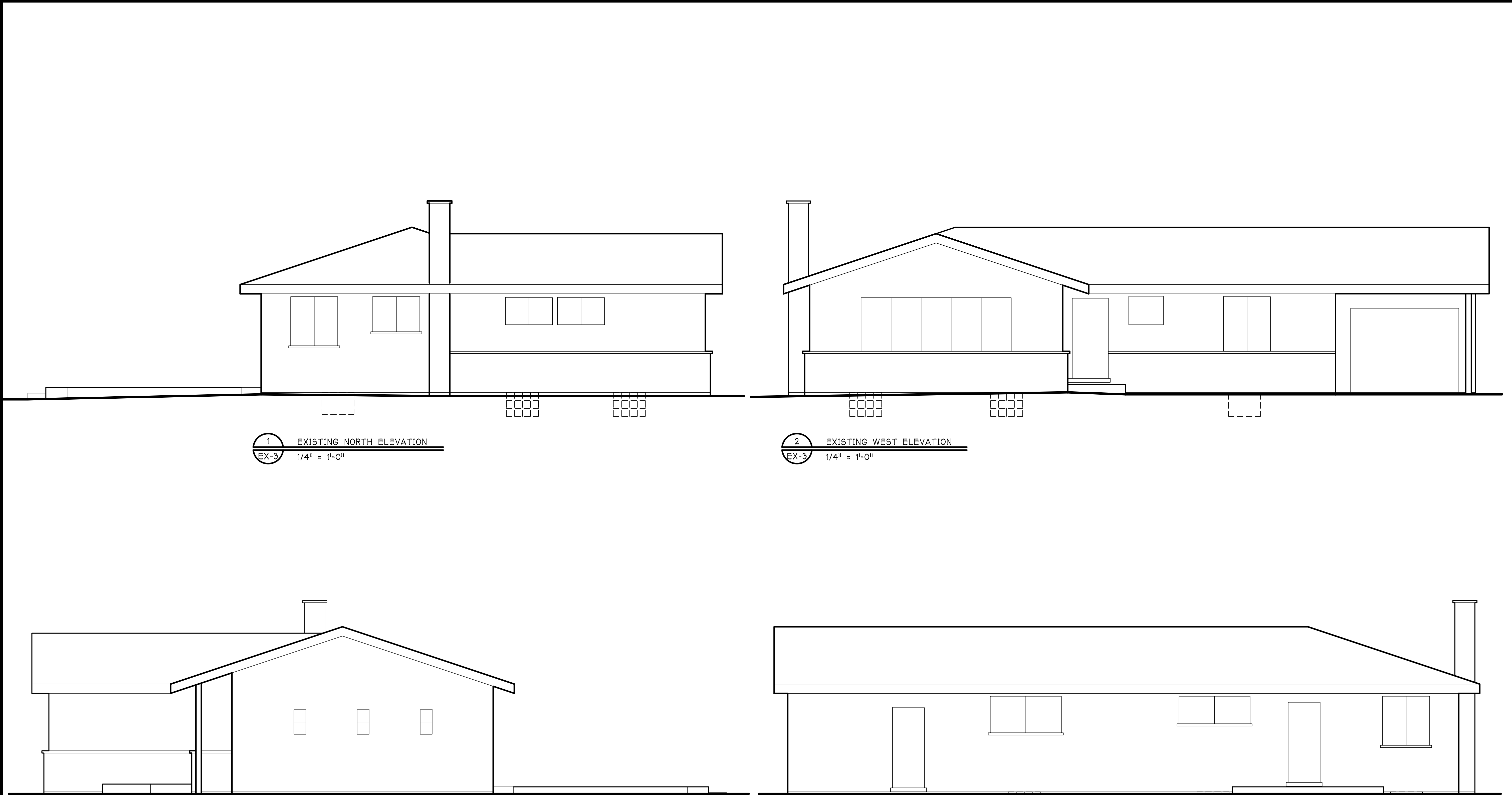


SITE PLAN LEGEND:

- EXIST. CONSTRUCTION TO REMAIN
- PROPERTY LINE
- SETBACK LINE

CODE REVIEW

ZONING	R-3	
LOT AREA	8,692 SQ.FT.	
BUILDING AREAS	EXISTING	ALLOWED
FIRST FLOOR	1,374 SQ.FT.	
ATTACHED GARAGE	261 SQ.FT.	
ACCESSORY STRUCTURE	83 SQ.FT.	
FLOOR AREA RATIO (FAR)	1,374 SQ.FT.	3,911 SQ.FT.
BUILDING LOT COVERAGE	1,718 SQ.FT.	3,042 SQ.FT.
IMPERVIOUS SURFACE COVER.	3,127 SQ.FT.	4,346 SQ.FT.
BUILDING HEIGHT	11.5 FT.	25 FT.



1 EXISTING NORTH ELEVATION
EX-3 1/4" = 1'-0"

2 EXISTING WEST ELEVATION
EX-3 1/4" = 1'-0"

4 EXISTING SOUTH ELEVATION
EX-3 1/4" = 1'-0"

3 EXISTING EAST ELEVATION
EX-3 1/4" = 1'-0"

ALTERATIONS AND ADDITION FOR
THE SEIDEMANN RESIDENCE
11 S. WATERMAN AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
2/22/23	EXIST.

ALTERATIONS AND ADDITIONS FOR

THE SEIDEMANN RESIDENCE

11 S. WATERMAN AVE.
ARLINGTON HEIGHTS, ILLINOIS

ABBREVIATIONS

●	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	POLYESTER LAMINATE
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&S	ROD & SHELF
B/	BOTTOM OF	FTG.	FURNACE	REBAR	REINFORCING BAR
BD.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.D.	BUILT-IN	GA.	GALV.	REG.	REGULAR
BLDG.	BUILDING	GALV.	GALVANIZED	REIN.	REINFORCE
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
BRG.	BEARING	GYP.BD.	GYP.SUM BOARD	R.O.	ROUGH OPENING
C.	CARPET	HGT.	HEIGHT	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORZ.	HORIZONTAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	SIM.	SIMILAR
CL.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	S.P.	SUMP PIT
CLG.	CEILING	H.W.	HOT WATER	SPEC.	SPECIFICATION
CMU.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STD.	STANDARD
COL.	COLUMN	L.	LINEN	STL.	STEEL
CONC.	CONCRETE	LAM.	LAMINATE	STOR.	STORAGE
CONST.	CONSTRUCTION	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LLV.	LONG LEG VERTICAL	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LVL.	LAMINATED VENEER LUMBER	T/	TOP OF
C.W.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T&B.	TOP & BOTTOM
D.	DRYER	LVL.	LAMINATED VENEER LUMBER	T&S.	TONGUE & GROOVE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MED.	MEDIUM	T.O.P.	TOP OF PLATE
DM.	DIMENSION	MICRO.	MICROWAVE	TV.	TELEVISION
DISP.	DISPOSAL	MIN.	MINIMUM	TYP.	TYPICAL
DIV.	DIVISION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	M.O.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	MTL.	METAL	VERT.	VERTICAL
D.W.	DISHWASHER	N.F.H.S.	NON-FREEZE HOSE BIBS	V.T.R.	VENT THRU ROOF
EA.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASH
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NO.	NUMBER	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NOM.	NOMINAL	WD.	WOOD
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	WDW.	WINDOW
EP	EJECTOR PIT/SUMP	O.A.	OVER ALL	W.H.	WATER HEATER
EQ.	EQUAL	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	O.H.	OVERHANG	WO.	WITHOUT
EQUIV.	EQUIVALENT	OPP.	OPPOSITE	WT.	WEIGHT
EW.	EACH WAY	OVN.	OVEN	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PERF.	PERFORATED		
		PL.	PLATE		

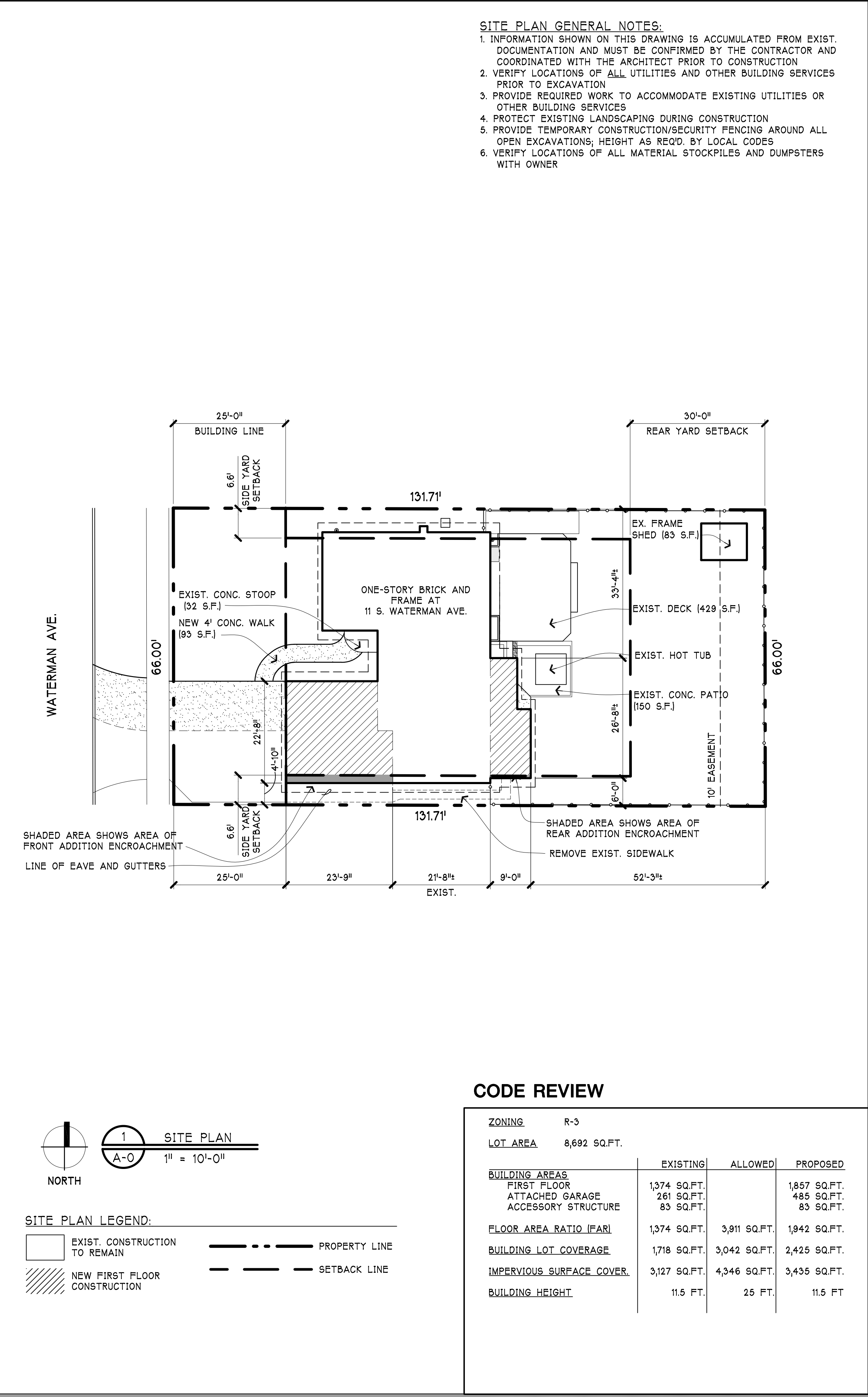
SYMBOLS

	DETAIL NUMBER [TYP.]		EXISTING PARTITION TO REMAIN
	SHEET NUMBER [TYP.]		EXISTING CONSTRUCTION TO BE REMOVED
	ELEVATION KEY		NEW FRAMED PARTITION
	BUILDING SECTION KEY		EXISTING DOOR TO REMAIN
	MAJOR WALL SECTION KEY		ELEVATION MARK
	DETAIL KEY		ROOM NAME
	NEW HEADER REFERENCE TAG		NEW WINDOW REFERENCE TAG

LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS

SITE PLAN



Date	Description
6/9/23	ZBA



1 NORTH ELEVATION
A-4 1/4" = 1'-0"



2 SOUTH ELEVATION
A-4 1/4" = 1'-0"