

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Jeanne Graf
Owner(s)

Ph: (847) 971-5821

25886 W. Wilson Rd
Antioch, IL 60002

Fax:

Email:jeannevongraf@gmail.com

Address

N/A/

Phone:

Contract purchaser(s) if any

N/A
N/A

Fax:

Email:

N/A

Address

I/we hereby authorize the following person to represent me/us in all matters related to this application:

N/A

Name

Phone:

Cell:

Fax:

Email:

Address

Subject
Property:

Present Zoning:

R1

Present Use:

Single Family

Proposed Use:

attach 2 car garage

PIN(s):

01-36-102-035

Address:

25886 W. Wilson Rd

Antioch, IL 60002

Legal description: (__ see deed)

Request: The following variation(s) are requested:

1. Street setback to garage from 27.8 feet to 3.21 feet.
2. Side yard setback for garage from 4 feet to 2.02 feet.
3. Side yard setback for the residence from 4 feet to 2.48 feet.

Explain why this variation(s) is necessary:

The exiting garage is bisected by the common lot line of my neighbor's property. I am requesting these variances so I can rebuild my garage entirely on my property, attach the garage to my home, and to construct a second story addition onto the existing house so the rooflines of the new garage will align with the home. Variances are necessary because there is no place on my parcel I can place the garage to satisfy the setback requirements. In addition, altering the roofline and attaching the garage to the home will provide needed storage and will be more aesthetically pleasing for the neighborhood.

Approval Criteria: The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

1. Exceptional conditions peculiar to the applicant's property.

Response:

- My house's location on the lot is limiting the space in which a garage can be replaced/rebuilt.
- My home is already non-conforming and the addition will have no impact on the setbacks to the home.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation. Response:

- Continuing to have a garage in this neighborhood is a reasonable need and will allow me to continue with the significant comfort and convenience of having a sheltered secure space for tools, vehicles/boats or storage.
- Most houses in the neighborhood have a garage.
- My existing garage which currently sits on the boundary line creates a practical difficulty of tension between myself and the neighbors.
- I will sustain a significant financial hardship in the form of property value loss unless the Zoning Board allows me to continue to have a garage by granting these variances to me.

3. Harmony with the general purpose and intent of the zoning regulations.

Response:

- Being granted these variances will allow me to act in accordance with an Agreed Order filed with the Lake County Court without my sustaining significant property value loss by losing a garage. This Agreed Order is expected to be filed early April 2015.
- Relocating/rebuilding my garage will ease tensions between the neighbor and I by resolving the issue that my current garage overlaps the boundary line.
- My relocated/rebuilt garage location will be farther away from the septic tank.
- My relocated/rebuilt garage location will be farther away from the street.
- My relocated/rebuilt garage and aligned rooflines will help sustain property values in the area.
- My relocated/rebuilt garage will continue to contribute to the county tax pool.
- My relocated/rebuilt garage will completely eliminate the non-conformity of my currently existing garage being situated on the boundary line.