


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: January 7, 2014

TO: Board of Adjustment

FROM: Chrissy McNally, Planner 
Community Development Department

FILE NO.: VAR2013 0023

PROPOSAL: Variance request to reduce rear setback from 20 feet to 5 feet in order to construct a carport.

GENERAL INFORMATION

Applicant: Kevin McDougall

Property Owner: Kevin McDougall

Property Address: 225 St. Ann's Avenue

Legal Description: Douglas Townsite Block 48 Lot 8

Parcel Code Number: 2-D04-0-T48-020-0

Site Size: 6,615 Square Feet

Comprehensive Plan Future
Land Use Designation: Medium Density Residential

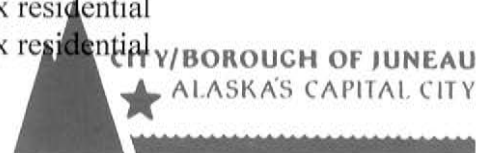
Zoning: D5

Utilities: City Water & Sewer

Access: St. Ann's Avenue

Existing Land Use: Single-family residential

Surrounding Land Use: North – D18 – multi-unit residential
South – D5 – single-family/duplex residential
West – D5 – single-family/duplex residential
East – D5 – single-family/duplex residential



VICINITY MAP



ATTACHMENTS

Attachment A: Development Permit Application
Attachment B: Variance Application & Narrative
Attachment C: Plat
Attachment D: As-Built

PROJECT DESCRIPTION

The applicant requests a Variance to the rear yard setback of 20 feet to 5 feet to construct a 14' x 32' carport.

BACKGROUND

The subject parcel is 6,615 square feet and was platted in 1988 (see Attachment C). The parcel is in the D5 zoning district. The minimum lot size in the D5 zoning district is 7,000 square feet. The required setbacks in the D5 zoning district are 5 feet from the side property lines and 20 feet from the front and rear lot lines.

The property is bordered on the north, east and west by single family residences. The property is bordered on the southwest by an undeveloped steeply sloping CBJ parcel.

The original single family residence and accessory apartment was built in 1966. The original construction had a 28' x 16' attached single story garage on the rear of the residence. The structure meets both side yard setbacks and the front yard setback. The applicant was granted a Variance on September 25, 2012 to reduce the rear yard setback from 20 feet to 5 feet for the purposes of building a 28' x 16' x 20' shop and storage space. This project is near completion and the applicant would like to build a carport over the driveway adjacent to 2012 the addition (see figure 1).

The previous Variance (VAR2012 0016) conditioned that plant vegetation be installed on the western property boundary to act as a visual buffer for the residents of 305 St. Ann's Avenue. This condition was met by the applicant.

A creek runs along the east side of the property through an undeveloped CBJ parcel (see figure 2). The drainage renders the nearly 1,700 square feet of the eastern portion of the property unbuildable (see figure 1 & Attachment D). There is approximately 14 feet between the structure and the creek.



Figure 1: East side of residence with addition



Figure 2: Facing south at CBJ parcel

ANALYSIS

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

1. ***That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.***

If the lot did not contain the drainage, the structure could have been built to the east instead of the southwest to meet all required setbacks. The creek drainage makes building into the eastern side of the lot challenging and expensive.

During the growing season substantial vegetation is in bloom surrounding the property creating a visual buffer between adjacent properties. Reducing the rear yard setback to add a carport to the addition would be consistent with justice to other property owners in that the structure would meet the required side yard setback so as not to impede on the eastern neighbor. Reducing the rear yard setback to 5 feet for a carport would not affect properties to the south and southwest. As previously mentioned, the southwest property boundary is adjacent to an undeveloped steeply sloping lot. The subject parcel is not visible to properties above on 5th street due to the degree of the slope and vegetative buffer.

Many lots in the Douglas Townsite are substandard. Many residences in the neighborhood do not meet the required setbacks. The residence to the east, 215 St. Ann's Avenue, sits 15 feet from the rear property line, which does not meet the required 20 foot rear yard setback. The proposed Variance would allow the property owner to utilize the developable area of the lot while remaining consistent with existing development in the neighborhood.

Yes. This criterion is met.

2. ***That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.***

The intent of Title 49 is established in Section 49.05.100 Purpose and Intent. Those sections, which are applicable to the requested variance, are as follows:

- 1) To achieve the goals and objectives and implement the policies of the Juneau Comprehensive Plan and the coastal management program;
- 2) To ensure that future growth and development in the city and borough is in accord with the values of its residents;
- 3) To identify and secure, for present and future residences, the beneficial impacts of growth while minimizing the negative impacts;
- 4) To ensure that future growth is of the appropriate type, design, and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;
- 5) To provide adequate open space for light and air; and
- 6) To recognize the economic value of land and encourage its proper and beneficial use.

A grant of the requested Variance will observe the intent of Title 49 by allowing for the development of a residential site in a manner that is consistent with the neighborhood. Distance, vegetation, and elevation between properties generally maintain light and air and minimize negative effects of the development on neighboring properties. The presence of the creek drainage onsite further ensures that adequate light and space will be provided as that area is undevelopable. Granting a Variance to the required rear yard setback of 20 feet to 5 feet would allow growth, development and beneficial use of a lot with topographical challenges.

YES. This criterion is met.

3. *That the authorization of the Variance will not injure nearby property.*

Adjacent properties are separated from the proposed structure by distance, vegetation, and elevation. Therefore, no injury would be incurred by nearby properties with the addition of a carport that sits 5 feet from the rear property line.

YES. This criterion is met.

4. *That the Variance does not authorize uses not allowed in the district involved.*

The Variance would allow for a carport to extend from the shop/storage space over the driveway. Carports are allowed in all zoning districts.

YES. This criterion is met.

5. *That compliance with the existing standards would:*

(A) *Unreasonably prevent the owner from using the property for a permissible principal use;*

NO. The proposed structure is an accessory use.

(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*

The proposed carport is consistent in the scale, amenities, appearance and features of existing development in the neighborhood. Many residences in the neighborhood project into required setbacks.

YES. This criterion is met.

- (C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;*

As previously stated, the property contains a creek drainage which renders nearly 1,700 square feet of the already substandard lot undevelopable. If the drainage was not present the owner could build from the center of the property to the eastern side yard. However, because of the creek drainage and the expense to bury or reroute it, the rear of the property is the more feasible developable area.

YES. This criterion is met.

or

- (D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.*

The lot width is 67 feet and the lot depth is 100 feet. The minimum lot width in the D5 zoning district is 70 feet and lot depth, 85 feet. Therefore, this lot is not eligible for a reduction to any of the required setbacks according to CBJ 49.25.430(4)(J) *Substandard lots*. Therefore, reducing the rear setback to 5 feet would result in a net decrease in overall compliance.

NO. This criterion is not met.

6. *That a grant of the Variance would result in more benefits than detriments to the neighborhood.*

No evidence has been presented to show that any detriments will occur from a grant of the Variance. A carport would allow for vehicle and boat storage in the rear of the property versus in the front which would be a benefit to the neighborhood.

YES. This criterion is met.

FINDINGS

1. *Is the application for the requested Variance complete?*

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

2. *Will the proposed development comply with the Juneau Coastal Management Programs?*

NOT APPLICABLE.

3. *Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?*

YES. Based on the analysis above, staff finds that the proposal does meet the criteria of CBJ 49.0.250, Grounds for Variances. Specifically, the Variance meets criteria 1, 2, 3, 4, 5B, 5C, and 6.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and APPROVE the requested Variance, VAR2013 0023. The Variance permit would allow for a reduction of the rear setback from 20 feet to 5 feet in order to construct a carport.

DEVELOPMENT PERMIT APPLICATION

Project Number VAR20130023	CITY and BOROUGH of JUNEAU	Date Received: 11/18/13
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description EXTEND COVERED AREA OVER GARAGE DOORS. ADDITION TO EXISTING BLDG. Permit Also VARIANCE TO SETBACK REQUIREMENTS		
	PROPERTY LOCATION		
	Street Address 225 ST. ANNS	City/Zip Douglas	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Douglas Townsite Block 48 lot 8		
	Assessor's Parcel Number(s) 2-DOH-0-T48-020-0		
	LANDOWNER/LESSEE		
	Property Owner's Name KEVIN McDougall	Contact Person: SAME	Work Phone:
	Mailing Address Box 240714 Douglas AK 99824	Home Phone:	Fax Number:
	E-mail Address McDougall111@gmail.com	Other Contact Phone Number(s): cell 907-209-4959	
	LANDOWNER/LESSEE CONSENT <small>Required for Planning Permits, not needed on Building/Engineering Permits</small>		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X Kevin McDougall Landowner/Lessee Signature		11/18/13 Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name SAME	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X Kevin McDougall Applicant's Signature		11/18/13 Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type Building/Grading Permit	Date Received	Application Number(s)
	<input type="checkbox"/>	City/State Project Review and City Land Action		
	<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
	<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	<input type="checkbox"/>	Sign Approval (If more than one, fill in all applicable permit #'s)		
	<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	<input type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
	<input checked="" type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)	11/18/13	VAR20130023
	<input type="checkbox"/>	Wetlands Permits		
	<input type="checkbox"/>	Zone Change Application		
<input type="checkbox"/>	Other (Describe)			
***Public Notice Sign Form filled out and in the file.				
Comments:			Permit Intake Initials	

VARIANCE APPLICATION

TO BE COMPLETED BY THE APPLICANT

Project Number	Project Name (15 characters)	Case Number <u>VAR201300023</u>	Date Received <u>11/18/13</u>	
TYPE OF VARIANCE REQUESTED:				
<input type="checkbox"/> Variance to the Sign Standard (VSG)	<input type="checkbox"/> Variance to Dimensional Standards (VDS)			
<input type="checkbox"/> Variance to Habitat Setbacks (VHB)	<input type="checkbox"/> Variance to Parking Requirements (VPK)			
<input checked="" type="checkbox"/> Variance to Setback Requirements (VSB)				
DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:				
Previous Variance Applications? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Date of Filing: <u>8/22/12</u>				
Previous Case Number(s): <u>VAR2012 0016</u>				
Was the Variance Granted? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): <u>ATTACHED</u>				
UTILITIES AVAILABLE: WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site				
WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?				
<u>APPARENTLY THE ANSWER IS YES, DUE TO NEED TO APPLY FOR VARIANCE TO SETBACK REQUIREMENTS THE 1ST TIME!</u>				
WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?				
<u>ATTACHED</u>				
For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	VARIANCE FEES			
	Application Fees	Fees \$ <u>400.00</u>	Check No.	Receipt
	Adjustment	\$ _____	_____	_____
Total Fee	\$ <u>400.00</u>	_____	<u>CDD1567</u>	<u>11/18/13</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Variance Application Instructions

Application: An application for a Variance will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

Forms: A completed Variance Application and Development Permit Application form. The "land owner or lessee consent" signature is mandatory for all landowners on the Development Permit Application form.

Fees: The fee for a Variance Application is \$400.00. If the application is in conjunction with a major development permit a separate fee shall not be required. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.

Project Description: A detailed letter or narrative describing the hardship and/or practical difficulties that is the result of an extraordinary situation or unique physical feature affecting a specific parcel of land or structure. **Also include how the proposed project meets the variance criteria listed on the attached sheet.**

Plans: A site plan, drawn to scale, is required for all Variance Applications. The site plan should include the following information:

- A. The location of existing and proposed structures (i.e. buildings, fences, signs, parking areas, etc.); and
- B. The location of existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.).

Document Format: All information that is submitted as part of an application shall be submitted in either of the following formats:

- A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf or other formats pre-approved by the Community Development Department.
- B. Paper copies may not be larger than 11" X 17" (Unless a larger paper size is preapproved by the Community Development Department).

Please consult with the Community Development Department to discuss whether additional information may be required for your application. The "Planner-On-Call" can be reached by contacting the Permit Center at 586-0770 or via e-mail at Permits@ci.juneau.ak.us.

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Variance Application request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Variance Applications must be reviewed by the Board of Adjustment. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: As part of the Variance process, all requests must be given proper public notice, which consists of the following:

Community Development Department: Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site. A "Public Notice Sign" is not required to be posted on the site.

PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ§49.20.200), a Variance may vary any requirement or regulation of this title concerning dimensional and other design standards, but **NOT** those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards.

Variance Approval Criteria

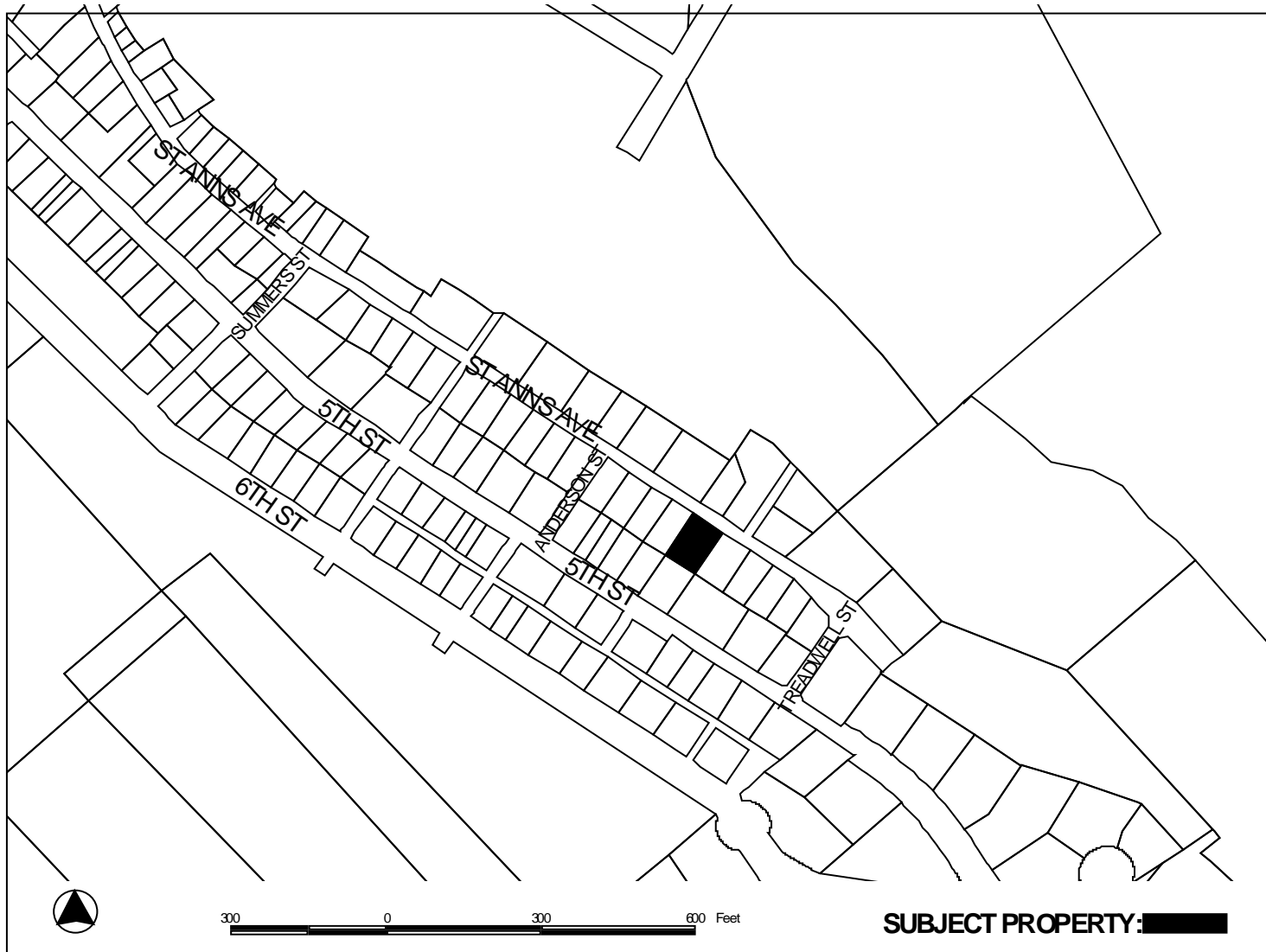
A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined the following criteria are met. Include in your project narrative a detailed description about how your proposal meets each of the criteria listed below:

- (1) *The relaxation applied for or a lesser relaxation specified by the board of adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;*
- (2) *Relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare preserved;*
- (3) *The authorization of the variance will not injure nearby property;*
- (4) *The variance does not authorize uses not allowed in the district involved;*
- (5) *Compliance with the existing standards would:*
 - (A) *Unreasonably prevent the owner from using the property for a permissible principal use;*
 - (B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*
 - (C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive; or*
 - (D) *Because of preexisting nonconforming conditions on the subject parcel, the grant of the variance would not result in a net decrease in overall compliance with the land use code, title 49, or the building code, title 19, or both; and*
- (6) *A grant of the variance would result in more benefits than detriments to the neighborhood.*

PLEASE NOTE: As provided by CBJ Land Use code section on Variances (CBJ§49.20.200), a Variance may vary any requirement or regulation of this title concerning dimensional and other design standards, but NOT those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NOTICE OF PUBLIC HEARING



PROPOSAL: Variance request to reduce rear setback from 20 feet to 5 feet for the construction of a carport.

<p>FILE NO: VAR2013 0023</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Jan 14, 2014</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: KEVIN M MCDOUGALL</p> <p>Property PCN: 2-D04-0-T48-020-0</p> <p>Owner(s): KEVIN M MCDOUGALL</p> <p>Size: 6,615 sqft</p> <p>Zoned: D5</p> <p>Site Address: 225 ST ANN'S AVE</p> <p>Accessed via: ST ANN'S AVE</p>
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PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Chrissy McNally at christine_mcnally@ci.juneau.ak.us or 586-0761.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Variance application for 225 St. Anns, Douglas.

Description of activity which requires a variance:

I want to extend the existing roofline to provide a covered area over the garage doors. This will provide protection from both rain and snow for both garage areas when doors are open. We can have significant wind here in Douglas on both rain and snow days.

When I first started working on the design of this project I had intended on having the roof line extend out over the front of the proposed (now built) garage addition door. Getting the roof trusses built to do that was not practical. It was suggested to me to just come off the building lower down and extend out from there. Sounded like a great idea and seeing as how it would not impede me getting going on the addition, I moved forward with the building. I did not realize and was later told, I'd probably need to get an addition to my building permit. Now I have been told I need to apply for a variance again because it was not part of the original plan I submitted. I see now that was a mistake on my part, one I'd like to resolve so I can finish this project as I had originally envisioned.

We can call it an extended roof line or a car port. I understand the planner's decision to require a new variance application because it was not part of the original proposal, and the rear of this "new" project will be in line with the building which already required a variance due to setback requirements.

However I believe all the requirements of the code to approve this variance will still be met. I also expect there will be no opposition from the neighbors or public contacted during original project review. In addition, when one of the planners does an on site inspection they will see this is the obvious conclusion to this project. I have put significant time, effort and money into this. It has turned out very well and will add value to both the home and neighborhood. This type of opportunity does not happen often here in Douglas where the lots are not only small but the houses closely situated. I was barely able to pull this off with the small amount of buildable space left on this lot and the original variance you granted me was absolutely the right decision. I'd appreciate your consideration to bring this project to its logical and intended conclusion.

Statements below are from original application except were noted as Additional.

Unique characteristics of land or building:

Tight quarters already but site at rear of property is suitable to build with no impediments or hazards to neighbors. There is a rising hillside beyond rear property line. There will be no obstructions to views or use of land by neighbors. This location at rear of property will barely be seen from the street. There is no opposition to proposed building by neighbors. See attached statements.

Additional: Garage doors face toward predominant wind direction. It was always intended to provide covered work area when doors are open to weather.

Why a variance would be needed regardless of the owner:

This would be the best use of this site on the property. There is no other suitable place to build on this lot. North side of home is already close to property line. South side has narrow drive way which accesses rear of lot and borders small run off creek. Ground floor of house on south side has an apartment with windows both for light and egress that would also preclude building there. This building site is actually ideal for this storage addition. Addition will add value to property.

What hardship would result if the variance were not granted?

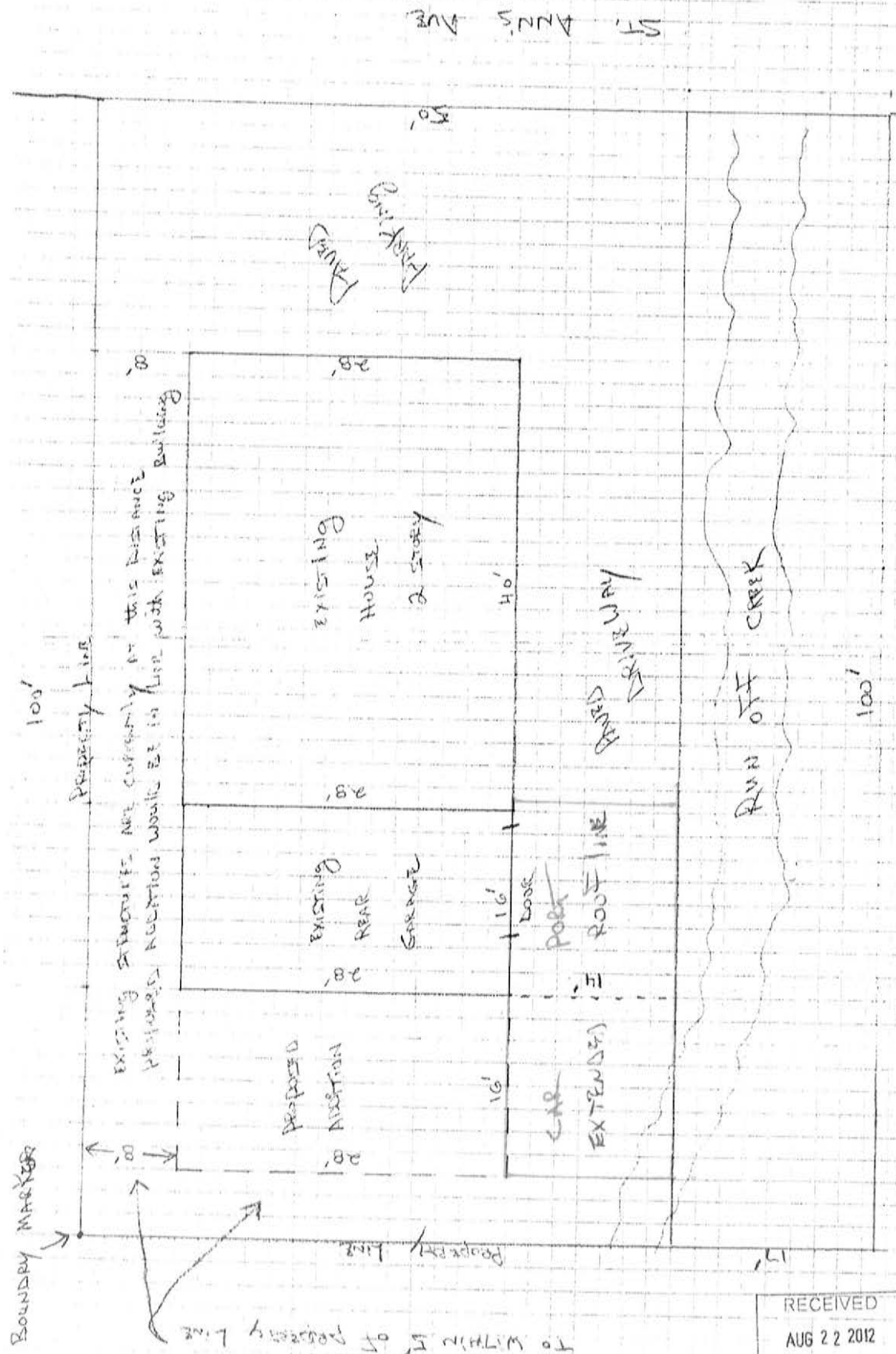
I need more storage/work space. If not granted a suitable site I already own would go unused. I would be forced to spend excessive money to purchase storage off site. This would be very inconvenient and most likely be considerably more expensive. Currently numerous pieces of fishing gear are stored in driveway along south side of house. They continue to be an eye sore and make snow removal difficult in the winter.

Additional: Garage doors face toward predominant wind direction. It was always intended to provide covered work area when doors are open to weather.

How proposed project meets Variance Approval Criteria:

I believe the criteria for variance approval which I submitted originally are still valid now. I have copied and pasted below from original application. I am sure that had I submitted the building plans with this covered area the first time it would not have affected either my justification or your approval to grant this variance. As stated previously, this is the logical conclusion to this project. It was an over site not to have included it in the original variance application.

- (1) Many of these lots in Douglas are quite small at 50'x100' and have limited room for expansion. This would allow me to use the only suitable place to build on my property. It would allow me to meet my needs for additional storage/work area, add value to my property and produce no adverse on my neighbors.
- (2) Intent of title will be observed with no issues of safety or public welfare arising. This should be evident by visitation of planners/inspectors.
- (3) Variance is to build to within 5' and will not injure nearby property.
- (4) There are no proposed uses that are not already authorized in the district. No commercial activities. No addition to zoning density.
- (5) Compliance with the existing standards would:
 - (A) Without a variance I would be unable to build on a suitable site. Yes, I could pave the area without a variance and store numerous items outside under tarps. There is already too much of that in Juneau. It would seem unreasonable to deny what would be a higher use of the property.
 - (B) This addition will be mostly unnoticeable from the street but upon observation will appear to be a logical extension of existing home. It will match existing roof line in style, height and materials. Due to nature of property and existing home our profile is already much less visually imposing than other homes in the neighborhood and addition will not change that.
 - (C) It is beyond unreasonable burdensome and expensive. Because of the physical features of this property there is **no** other site to build upon and a variance is required to do this.
 - (D) I believe this to be true.
- (6) Granting this variance will results in no detriments to the neighborhood. There is no opposition from my neighbors. See attached statements. I believe it is always in the interests of everyone to have our property well kept.



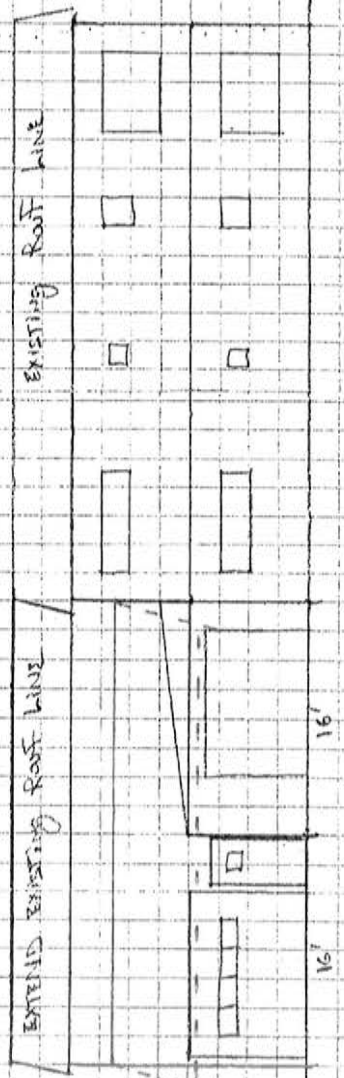
VARIANCE APPLICANT TO BUILD TO WITHIN 5' OF PROPERTY LINE

RECEIVED
AUG 22 2012
PERMIT CENTER/CDD

JANIGRO

SCALE - EACH SQUARE = 2 FEET
1 INCH = 8 FEET

NEEDS TO BUILD TO WITHIN 5'
OF REAR PROPERTY LINE



PROPOSED ADDITION INKED OVER

RECEIVED
AUG 22 2012
PERMIT CENTER/CDD

70621111



STATEMENT OF OWNERSHIP (ART 81)
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original and correct plat of the above described property, as the same is shown on the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original and correct plat of the above described property, as the same is shown on the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original and correct plat of the above described property, as the same is shown on the records of the County of Cook, Illinois.

WITNESSED BY ME in presence of the following persons:

NOTARY'S ACKNOWLEDGMENT

Notary Public in and for the State of Illinois
 My Commission Expires _____

STATEMENT OF OWNERSHIP (ART 81)

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original and correct plat of the above described property, as the same is shown on the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original and correct plat of the above described property, as the same is shown on the records of the County of Cook, Illinois.

NOTARY'S ACKNOWLEDGMENT

Notary Public in and for the State of Illinois
 My Commission Expires _____

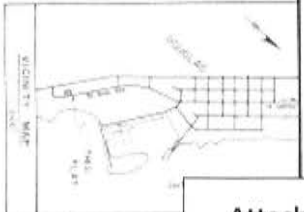
ACRES	0.00
SQUARE FEET	0
FOOT	0
INCH	0



ST. ANNS AVE.

SECTION OF LOT 20, DISTRICT 13A
 VACATED 10/17/79, MAP 128
 PART OF 1/4 SECTION 18, T32N, R10E, S1
 THE SECOND QUARTER OF THE SAID

SCALE
 1" = 10'



SECTION'S CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original and correct plat of the above described property, as the same is shown on the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original and correct plat of the above described property, as the same is shown on the records of the County of Cook, Illinois.



SECTION'S CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original and correct plat of the above described property, as the same is shown on the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original and correct plat of the above described property, as the same is shown on the records of the County of Cook, Illinois.

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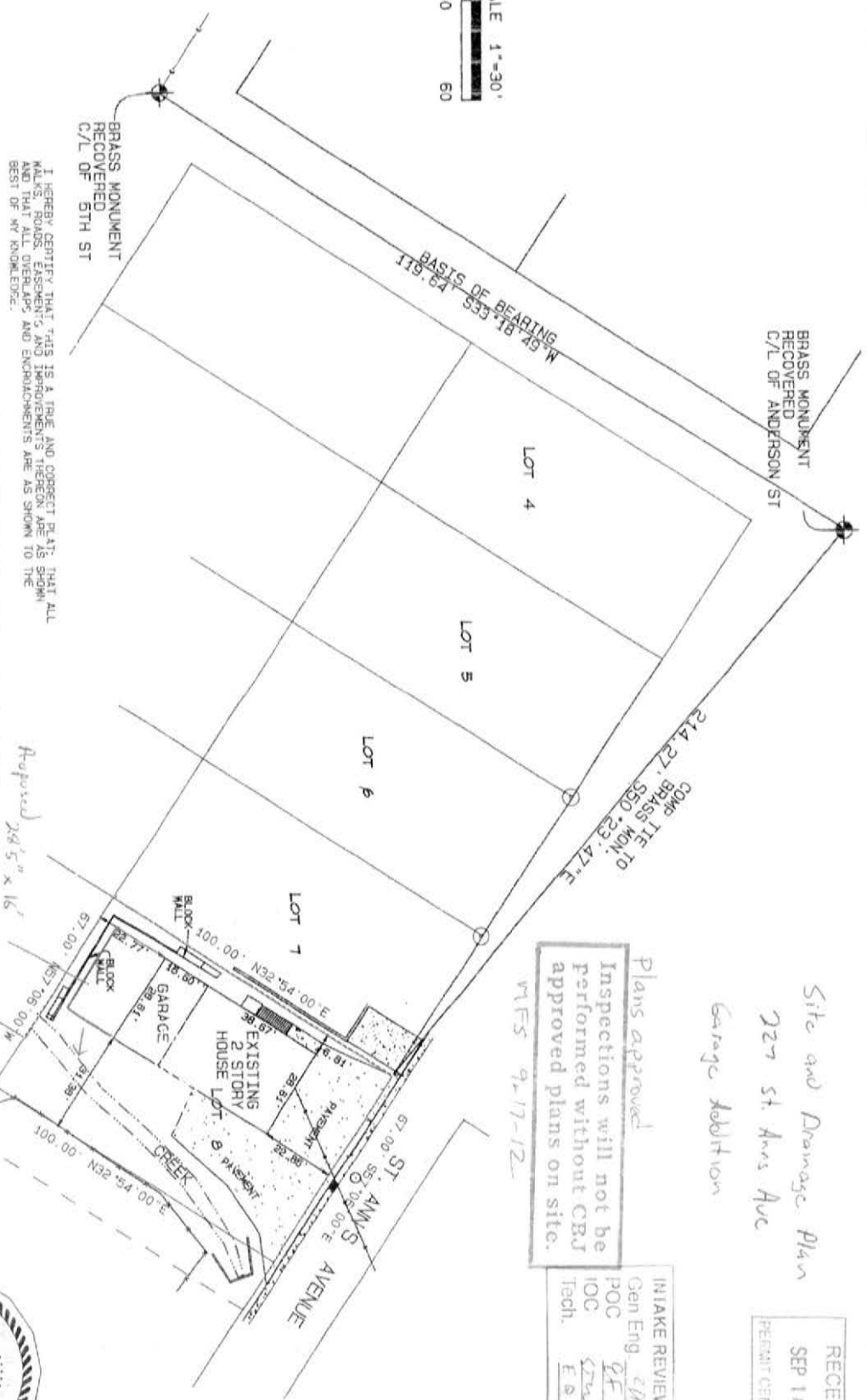
SECTION'S CERTIFICATE
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Plans approved
 Inspections will not be performed without CBJ approved plans on site.
 WFS 9-17-12

Site and Drainage Plan
 227 St. Ann's Ave
 Garage Addition

RECEIVED
 SEP 14 2012
 PERMIT CENTER/CDD

HI/IAKE REVIEW
 Gen Eng. *elt*
 POC *QE*
 IOC *DE*
 Tech. *EA*



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT, THAT ALL WALLS, ROADS, EASEMENTS, AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

J.W. BRIAN
 PROFESSIONAL SURVEYOR
 TDS-5-TH-D JOB No 13195
 SCALE AS SHOWN
 DATE 9-12-2012

AS-BUILT SURVEY OF
 LOT 8 BLOCK 48
 ADDITION TO
 DOUGLAS TOWNSITE

Garage Addition
 Proposed 24'5\"/>

