



**VILLAGE OF BARTLETT  
ZONING BOARD OF APPEALS  
AGENDA  
228 MAIN STREET  
December 5, 2019**

**7:00 P.M.**

- I. Roll Call
- II. Approval of the November 7, 2019 meeting minutes
- III. **(#19-18) 415 S. Hickory Avenue  
Variation - Front Yard  
PUBLIC HEARING**
- IV. **(#19-14) Fence Height in the Corner Side Yard  
Text Amendment  
PUBLIC HEARING**
- V. Chromebook Training
- VI. Old Business/New Business  
Service Recognition
- VII. Adjournment



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M. Werden called the meeting to order at 7:00 pm.

**Roll Call**

**Present: M. Werden, G. Koziol, B. Bucaro, J. Banno, G. Papa, M. Sarwas and C. Deveaux**

**Absent:**

**Also Present: Roberta Grill, Planning & Development Director and Renée Hanlon, Senior Planner, Kristy Stone, Assistant Planner**

**Approval of Minutes**

**A motion was made to approve the minutes of the October 3, 2019 meeting.**

**Motioned by: B. Bucaro**

**Seconded by: G. Koziol**

**Roll Call**

**Ayes: G. Koziol, B. Bucaro, J. Banno, G. Papa, M. Sarwas, C. Deveaux and M. Werden**

**Nays: None**

**Abstain:**

**The motion carried.**



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**(#19-12) 120 Live (120 W. Bartlett Avenue)**

**Variations:**

- a) A reduction in the required number of off-street parking spaces,
- b) A reduction of the required open space, and
- c) An increase in the maximum wall sign square footage allowance

**PUBLIC HEARING**

**The following Exhibits were presented:**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

**R. Hanlon** stated the first petitioners are requesting to renovate an existing building and renovate and establish a restaurant with alcohol service, outdoor dining area and also offer live entertainment. In order to do this they are required to get 3 variations. The first is a reduction in the required number of parking spaces. The second is a reduction of the required open spaces and lastly, an increase in the maximum wall signage square footage allowed. The first variation is parking. They are asking for a 94% reduction in the number of off-street parking spaces required. The zoning ordinance requires 46 off-street parking spaces to accommodate this use. There exists 3 parking spaces on the site right now and they plan to maintain those 3 parking spaces. Due to the large number of public on and off-street parking spaces in the area there should be adequate parking. We included the downtown parking utilization map in your packet, the same one that you saw when More Brew came through and the available parking spaces in the area listed.

The second variation is the reduction in the amount of zoning space. The zoning ordinance currently requires a 15% open space on lots in the downtown area. This property currently does not meet that requirement. This is a little bit more open space on the property that they do plan to improve in order to do the outdoor seating area (outdoor patio).

Lastly, they are asking for an increase in the amount of allowable wall signage. The zoning ordinance allows 1 sq ft of wall signage per 1 linear ft of building width. On the front façade they allowed 22 sq ft of wall signage and they are planning for about 60 sq ft of wall signage. The variation is for the wall signage of the front faced not the rear façade. As you are all aware, the downtown overlay heard recently is making its way through process and will probably be approved by the board at the next meeting. If the downtown overlay were already approved the variation for open space for green space would not be necessary because the overlay does not require that it be set aside. The parking variation would be greatly reduced. The downtown overlay would require for this use only 8 parking spaces and the sign variation would be the same because the downtown overlay does not speak to signage. If you have any questions, I will be happy to answer them. The petitioners are in the audience if you have any questions.

**M. Werden** asked if the signage will be permanent or temporary. **R. Hanlon** stated it is all permanent signage. **J. Banno** questions how does the signage size compare to other businesses in the area?



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**R. Hanlon** we did not do an analysis of that, but I think that it is very compatible to the others in the area. The design as well is in keeping with the downtown area. **R. Grill** stated it appears they are trying to balance the appearance of the signage. **G. Koziol** agrees that larger signage is reasonable request and appropriate. **B. Bucaro** agrees with it being balanced and thinks it looks good. **M. Werden** agrees, highly visible, does not block windows. **C. Deveaux** agrees, looks impressive, and would be beneficial.

**M. Sarwas** question about parking overlay requiring 8 space. Currently they only have 3. **R. Hanlon** correct, they still would be required to get a variation that would be much reduced from the variation they are asking for currently. **R. Hanlon** asks if the 3 spots are in the back of the building. **R. Hanlon** correct, they are on the site plan currently existing. **M. Sarwas** agrees that there is also plenty of public parking available.

**M. Werden** asked if anyone else had any comments or questions.

**M. Werden** opened public hearing. No one came forward.

**M. Werden** asked if there were any further discussions or motions.

**G. Koziol** made a motion to pass along a positive recommendation to the Village Board to approve case (#19-12) 120 Live at 120 W. Bartlett Avenue.

Motioned by: **G. Koziol**

Seconded by: **C. Deveaux**

**M. Werden** closed the Public Hearing portion of the meeting.

Roll Call

**Ayes: G. Papa, B. Bucaro, J. Banno, M. Werden, G. Koziol, M. Sarwas and C. Deveaux**

**Nays: None**

**The motion carried.**

**Mike Kelly** entered the Council Chambers and wished to speak on the 120 Live project.

**M. Werden** asked for a motion to re-open the Public Hearing for 120 Live to allow **Mike Kelly** to speak.

Motioned by: **J. Banno**

Seconded by: **M. Sarwas**

Roll Call

**Ayes: G. Papa, B. Bucaro, J. Banno, M. Werden, G. Koziol, M. Sarwas, and C. Deveaux**

**Nays: None**



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**The motion carried.**

**M. Kelly** For the record, he could not get into the building at 7:02 p.m. Concerned about the outdoor entertainment next door. Concerned about the residential next door and residence that he will be putting on top of his office, residence towards the dentist's office, and behind it. There will be a lot of people affected by the noise and the sounds that will echo. Also would like to put on the record that he saw that the building was shut down at least twice for not having permits, but while it was shut down, they were building on it anyway every day, all day and that did not seem to mean anything. He does not think there has been zoning granted yet, but there has been a lot of work done. **R. Grill** what was discussed tonight was not the special use permit for the noise. Tonight they discussed the variations for the wall signage and the off-street parking, reducing the number of parking spaces and the required open space. The live entertainment is going to be discussed next Thursday at the Plan Commission. **M. Kelly** stated that he is concerned about the parking. He wants these people to be successful, but this is a major problem and when he built his building he was required by the village to build a parking lot in the back and it seems now if you do not have the space that is okay. When he left tonight there was no parking and something has to be done more than just 3 parking spaces in the back. **R. Grill** you are on the record.

**Lucy** stated that her concern is about the business next door having music outside and she is going to be living upstairs in an apartment that she sometimes stays in in the wintertime, but she is afraid she will not be able to sleep because of all of the noise. That is her main concern. He told her there was going to be karaoke inside and a bar outside. She thinks it will be great to have another business nearby that will bring in more people, but her only concern is about what kind of people will come on the weekends. She is concerned that it will be extremely loud and extremely late. **M. Werden** asks if there are earlier restrictions during the week than there are on the weekend. **R. Hanlon** we will be suggesting to Plan Commission next week that they place a condition on special use for live entertainment that the amplified noise on the outside of the business cease at 11:00 Monday through Saturday and at 10:00 on Sunday. The reason we came up with those is because that is consistent with our amplification ordinance. **M. Werden** informs Lucy that this will be discussed next week. **M. Werden** stated you both have brought up valid concerns for people living on that block. Again, voice those next week at the hearing to have some influence and that 11:00 may be a little late during the week. **Lucy** said, yes, she will come next week to the meeting.

**M. Werden** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: G. Papa, B. Bucaro, J. Banno, M. Werden, G. Koziol, M. Sarwas and C. Deveaux**

**Nays: None**

**The motion carried.**



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**(#19-15) 211 Gatewood Lane**

**Variation:**

To allow a six (6) foot high fence where a 4-foot high fence is permitted

**PUBLIC HEARING**

**The following Exhibits were presented:**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

Petitioner, **Bozena Strozik** was sworn in by **M. Werden**.

**B. Strozik** of 211 Gatewood Ln is requesting a 6 ft high fence where a 4 ft is currently allowed because they are on a corner lot by a busy street, which is Gerber and they have 2 small kids and a dog. They are requesting the 6 ft high fence 10 ft off the property line for safety and privacy. **M. Werden** stated that he noticed that the current fence is very close to the sidewalk. On the drawing, it appears that there will be a 10 ft setback for the taller fence. **K. Stone** stated that the existing 3 ft fence is up to the property line. They will be pulling the fence back 10 ft from the existing fence that is out there. **M. Werden** concerned about fences that are along the sidewalk where you cannot see what is on the other side. It is a very busy area there and normally this would be quite a stretch for a fence that high, but giving the traffic area, it probably is justified. According to the picture, I think it is going to be a solid fence. **B. Strozik** stated, yes, it is going to be a solid wood fence. **M. Werden** concerned about the maintenance of a wooden fence. **B. Strozik** stated that her husband will be very good at maintaining the fence.

**M. Werden** asked if there were any further questions. **B. Bucaro** commented that considering the committee of whole meeting on Tuesday and the discussion about changing our fence ordinance would fit in with the permanent change. **K. Stone** stated that the Village Board directed staff to look into possible allowing 6 ft fences in corner side yards. We did an analysis of all fence variations that we have had since 1991 and since 2002, the Zoning Board and the Village Board have approved fences as long as they are 10 ft off the property line. We felt the proposed text amendment that you will see next month is to make this a permanent change if someone has their fence set off 10 ft. from their corner side property line they could go up to 6 ft in height. **B. Bucaro** asks if there would be some distinction from major streets and minor streets. **K. Stone** for major arterials, which would be Lake St, County Farm, and Route 59, we would allow people to go up to 6 inches, because we do not want to have an area that is not being maintained. There are only 8 lots in the village that would qualify as having a corner side yard along one of those major arterials. A lot of those already have fences up to the property line. A lot of times, the developer puts those in initially instead of the homeowner having to come in at a later date. **M. Sarwas** agreed that this would be a great security benefit, especially with young children on such a busy street. **K. Stone** we also think this would make for a more uniform look. When you are going down streets, a lot of time people will have a 4 ft fence. They wanted the 6 ft fence. They did not want to go through the



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variance process, so they have shrubs that are almost overgrown onto the sidewalk. We think if we allow people the 6 ft fence, but have it set back further, it avoids some of those issues as well.

**M. Werden** opened public hearing.

**M. Werden** asked if the public had any other comments. No one came forward.

**Mike Kelly** arrived to join the meeting and stated that he was unable to enter the building because the doors were locked and wanted to make comments on 120 Live. **M. Werden** informs M. Kelly that the current discussion is about 211 Gatewood Ln, but he will be added to the record once the current public hearing is finished. **R. Grill** advised M. Kelly that there is a public hearing next Thursday, November 14 during the Plan Commission meeting.

**M. Werden** asked if anyone had a motion.

**C. Deveaux** made a motion to pass along a positive recommendation to the Village Board to approve case **(#19-15) 211 Gatewood Lane**.

**Motioned by: C. Deveaux**

**Seconded by: G Papa**

**M. Werden** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: G. Papa, B. Bucaro, J. Banno, M. Werden, G. Koziol, M. Sarwas and C. Deveaux**

**Nayes:**

**The motion carried.**



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**(#19-13) Adult-Use Cannabis**

**Text Amendments:**

- a) Definitions: Section 10-2-2
- b) Prohibited Uses: Commercial Districts: Sections 10-6A-6, 10-6B-6, 10-6C-6, 10-6D-6
  - Adult-use cannabis cultivation center,
  - Adult-use cannabis dispensing center,
  - Adult-use cannabis craft grower,
  - Adult-use cannabis infuser organization or infuser,
  - Adult-use cannabis processing organization or processor,
  - Adult-use cannabis transporting organization or transporter
- c) Prohibited Uses: Industrial Districts: Sections 10-7A-6, 10-7C-6
  - Adult-use cannabis craft grower,
  - Adult-use cannabis infuser organization or infuser,
  - Adult-use cannabis processing organization or processor,
  - Adult-use cannabis transporting organization or transporter
- d) Prohibited Uses: Public Land District: Section 10-8A-6
  - Adult-use cannabis cultivation center,
  - Adult-use cannabis dispensing center,
  - Adult-use cannabis craft grower,
  - Adult-use cannabis infuser organization or infuser,
  - Adult-use cannabis processing organization or processor,
  - Adult-use cannabis transporting organization or transporter
- e) Special Uses: Industrial Districts: Sections 10-7A-4 and 10-7C-4
  - Adult-use cannabis cultivation center,
  - Adult-use cannabis dispensing center
- f) Special Uses: Administration and Enforcement: 10-13-8D

**PUBLIC HEARING**

**The following Exhibits were presented:**

**Exhibit A - Mail Affidavit**

**Exhibit B - Notification of Publication**

**R. Hanlon** stated that last summer, Governor Pritzker signed into law House Bill 1438 *Cannabis Regulation and Tax Act*. The purpose of this law is to legalize, beginning January 1, 2020, the legal consumption of cannabis by anyone over the age of 21. This law provides for the expansion of cannabis dispensing, growing, and processing beyond what is currently legal now with medical cannabis. The law recognizes the need for municipalities to regulate the time, place, and manner of these new business enterprises. This summer, we brought the Village Board the idea of addressing the adult use cannabis businesses and how we would address those in the zoning ordinance. The Village Board Committee discussed it and continued their conversation to the fall at the meeting of





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September 17. The board directed staff to prepare a text amendment that basically treats the adult use cannabis business the same as the zoning ordinance currently that regulates medical dispensaries and cultivation centers. The state law also licenses some additional businesses that are not related to medical and they are allowing for craft growers of cannabis, the transportation of cannabis, infuser operations and processing. The text amendment addresses all of those businesses. We define all of the businesses that the state law addresses. Most of them are prohibited village wide. The only 2 uses that Village Board decided were appropriate were the dispensaries and cultivation operations. The text amendment allows for those businesses by special use and the I-1 and I-2 EDA zoning districts with the same distancing requirements as medical marijuana facilities currently. The text amendment goes further in that it limits the total number of these businesses within the village. There is a limitation of 2 adult use cannabis dispensing locations and 2 adult use cannabis cultivation operations. Further, they are limited to 1 in the Blue Heron Industrial Park and 1 in the Brewster Creek Industrial Park. This text amendment has several sections that need to be amended in order to set forth these regulations.

**R. Hanlon** stated that she would be happy to answer any questions. **J. Banno** asks why are we not allowing craft growers and infusers. If we are going to allow it for dispensing and cultivation, why prohibit the others? **R. Hanlon** states that the Village Board determined that the potential negative effects of regulating those businesses was not necessarily off-set with the tax increases or special taxes that can be levied with the dispensing. **J. Banno** stated we should allow or not allow. **C. Deveaux** asks, is that what we are determining today or is the Village Board determining this. **R. Hanlon** Village Board provided the broad policy direction and in order for that policy to be enacted there has to be an amendment to the zoning ordinance. The zoning ordinance will be the document that regulates the business. The ZBA has the authority to hold the Public Hearing for any text amendments to the zoning ordinance. The Village Board does not see any value in allowing small growers. Hobbyists will not be allowed. Zoning currently allows for medical cultivators and medical dispensaries by special use in the I-1 and I-2 EDA zoning districts with the same distancing requirements that we are proposing here. The map shows the only places (Blue Heron and Brewster Creek) are currently allowed for such uses. You could apply for special use for a medical cultivation center. Those would be the same places where you would be allowed to apply for special use for adult use cannabis. The only difference is there is a further limitation. There will only be 1 maximum dispensary, 1 maximum cultivation operation in Brewster Creek and 1 each in Blue Heron. **B. Bucaro** questions, are there any restriction placed on new businesses coming in i.e. daycare center. **R. Hanlon** we would not require them to shut down if a daycare facility positioned themselves across the street. **R. Grill** there is vacant land in the industrial area and we have had inquires for dispensaries there. **M. Sarwas** stated that she feels dispensaries will be the biggest draw as they are able to sell all of the different products. **G. Koziol** stated that we are allowing it, but we are saying where it can happen and at what numbers it can happen. That is reasonable. **M. Werden** discusses how much control the State is holding for itself and reserving a lot of power for themselves. We have limited control. **R. Hanlon** stated that the State will be doing all of the licensing, requiring, security measures, inventory control, and inspections. The State Law specifically gives municipalities the right to further regulate these businesses and even gave municipalities the right to opt out completely to say that none of the adult use cannabis operations would be allowed in the municipality. **M. Werden** stated that home rule towns like Bartlett would be allowed to raise a special tax, right. **R. Hanlon** stated that yes that is correct. There is an occupation tax on any sales of cannabis in the municipality up to 3%. **B. Bucaro** asks if a company



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could put in a dispensary for both medical and adult cannabis dispensing. Would that be considered 1 facility or 2 in this ordinance? **R. Hanlon** We do not limit the number of medical dispensaries. It would count as the 1 dispensary for adult use. **B. Bucaro** agrees with G. Koziol that this gives the Village control over it rather than just opting out, quite stringent control. His first thought was that we have a pretty conservative Board and believed there was no way that the current Village Board was going to allow this in any fashion. He thinks there will be issues if there are dispensing facilities in Streamwood or South Elgin and even we do not have one for our residence they are still going to get it and they are still go to use it, so why not control what is going on at least from dispensing and get some tax revenue and add whatever police enforcement we need. Also, stated that in his opinion this is not going to be a money maker and not bring in tax revenue if it in business park. **M. Werden** Villa Park and Glendale Heights are allowing it all over. **J. Banno** Thinks it is too restrictive and we should either say no or allow it. He asks, who will really go into an industrial area to buy this? These places need to be on major thoroughfare. We should either go in all the way or stay out of it. **G. Deveaux** stated that we need to make a statement up front that these are the places you cannot open a facility and control the number of them or we run the risk of having them everywhere. He stated that he does not think that is what the residence want. That is a way of saying yes, but in a very controlled fashion. **G. Papa** asked if since this is still illegal federally, this will prohibit federally funded grants that Bartlett is receiving right now by passing this. **R. Hanlon** says, she does not think that will be an issue. **C. Deveaux** asks, will this go forward for vote to the Board as is. **R. Grill** says, it can be changed, it is up to this committee. **G. Papa** stated that he thinks the prohibited use language is good. **M. Sarwas** agrees, we should put controls in at least at the onset from public safety perspective. **M. Werden** stated that if these areas become growing areas in some ways it is going to preserve open space as opposed to have having everything build up. **R. Hanlon** stated that all cultivation must be in an enclosed building for security purposes.

**M. Werden** stated that they are looking to us to set the ground work and for the most part, when we make a recommendation for them to overrule it, it takes a supermajority. He asks if there are specifics to add or delete. **J. Banno** stated that he would like remove prohibitions in the 2 allowed areas (I-1 and I-2) and allow all 5 operations in those 2 allowed areas. **R. Hanlon** asks, as special uses similar to the dispensary and the cultivation to allow as special uses. **J. Banno** states that in addition, he would allow the craft growers, transportation and cannabis infusers by special use, sections 10-7A-6, 10-7C-6. A motion was made by J. Banno move the Prohibited Uses in Section 10-7A-6, 10-7C-6 to special uses only to the Industrial Districts I-1 and I-2. **R. Hanlon** stated that are distancing requirements for those prohibited uses including schools and daycare centers. **J. Banno** stated that for the time being, he would them the same. **B. Bacaro** asks, what was the Board's objection to the craft growers and transportation. **R. Hanlon** stated that she thinks they did not discuss that. The policy idea is that this has to be addressed in a conservative way. We can always go back and allow more in the future. The approach is to be as conservative as possible. There are a lot of unknowns with the other types of businesses. **R. Grill** stated that she thinks the Board was looking to mirror what is currently in our code, which is medical dispensaries and medical cultivation. **B. Bacaro** asks, does the state give guidance for craft growers or transportation. **R. Hanlon** stated that all of those businesses have to be licensed with the state and there are a lot of security requirements. The biggest concerns burglary are and illegal sales. **M. Werden** asks, how practical would it be to have a sunset clause where it would come up for review in 2 years. **R. Grill** stated that might difficult even though the law goes into effect January 1, 2020, the Village of Bartlett is not even in the first round because we currently do



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not have medical. Communities that have those currently are part of the first 55 licenses that get issued. It could be some time before we have the opportunity to open one. Two years might be too short.

**J. Banno** make a motion to move the prohibited use of cannabis from prohibited uses to special uses so that they are allowed only in the I-1 and I-2 areas restriction the distance to 1,000 feet. **G. Papa** asks if the changes from prohibited to special are consistent with the state statute that will be implemented in January. **R. Grill** stated that this is our local.

**R. Grill** asks if we have a second the motion yet. **G. Koziol** asks for it to be restated carefully. **R. Grill** asks again if there is a second on the motion. **B. Bacaro** states this is getting complex. He would go for as it is written and we have something on the books as of January 1. This does not mean we cannot add once we learn more and once we see what the demands are, do we have business asking about a transportation operation. We can always add if something warrants us doing something rather than jumping in with both feet now. **R. Grill** states that she thinks that motion died and asks if there is a new motion. **G. Papa** makes a new motion to pass item case **(#19-13) Adult Use Cannabis** with the current language. **C. Deveaux** seconds the motion.

**Motioned by: G. Papa**

**Seconded by: C. Deveaux**

**M. Werden** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: G. Papa, B. Bucaro, M. Werden, G. Koziol, M. Sarwas and C. Deveaux**

**Nays: J. Banno**

**The motion carried.**



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**Old Business/ New Business**

**R. Grill** stated that there will be a meeting next month for fence height text amendment. Also, the holiday party will be on Friday, December 13 at Bartlett Hills. Lastly and sadly, tonight is Diane's last meeting. She is moving to the Police Department. We are sad to see her leave, but we are happy for her.

**B. Bacaro** asked about the status of Buckey's. **R. Grill** informed him that it is not going through. Buckey's has withdrawn their application for that location.

**M. Werden** asked if there was a motion to adjourn.

**Motioned by: M. Sarwas**

**Seconded by: G. Koziol**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 8:32 P.M.**

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**19-187**

DATE: November 25, 2019  
TO: The Chairman and Members of the Zoning Board of Appeals  
FROM: Kristy Stone, Assistant Planner *KS*  
RE: **(#19-18) Langfelder – 415 S. Hickory Avenue**

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**PETITIONER**

JB Architecture Group on behalf of Amy Langfelder

**SUBJECT SITE**

415 S. Hickory Avenue

**REQUEST**

Variation – Front Yard

**DISCUSSION**

1. The subject property is zoned SR-2 (Suburban Residential).
2. The property is a triple frontage lot abutting three roadways– Lamont Parkway (Front Yard), S. Hickory Ave (Corner Side Yard) and W. Devon Ave (Front Yard). The pavement for S. Hickory Ave. ends approximately 83 feet south of Devon Avenue.
3. Due to W. Devon Ave being on the border of Cook and DuPage Counties, it has a right of way of approximately 85 feet wide; a typical right of way width is 66 feet. When constructed, S. Hickory Avenue in DuPage County did not align with the existing S. Hickory Avenue in Cook County so the roadway was not extended.
4. The residence was built in 1973. The property was originally zoned R-1 with 35-foot front and rear yards and 10-foot side yards. The property was rezoned to the SR-2 Zoning District as part of the comprehensive rezoning of the Village in 1978. The setbacks remained the same under both zoning designations.
5. According to the current Zoning Ordinance, the front yard of a corner lot is determined by the narrower of the two frontages not by the direction the house faces. In this case, the north and south lot lines of the property (Devon Ave and Lamont Pkwy) are the front yards (35') and the west lot line (S. Hickory Ave) is

considered the corner side yard (35'). The east property line is the side yard (10').

6. The petitioner is requesting a 13-foot variation from the 35-foot required front yard (W. Devon Ave.) for a third car garage addition. The one story addition would be located 22 feet from the north property line. The proposed addition would be located approximately 59 feet from the Devon Avenue curb line. This represents a 37% reduction in the required front yard.
7. The petitioner is also proposing to construct a one story addition at the rear of the house for a master bath and closet. This addition will be 25 feet from the east property line and meets the side yard setback.
8. The impervious surface ratio of this lot is currently 20%. The proposed additions will increase the impervious surface ratio for the house and other paved improvements to 23%. The maximum impervious surface for a lot of this size is 35%.
9. If the variation is approved, the petitioner could apply for the building permit for the proposed additions.

### **RECOMMENDATION**

According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:

- a. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- b. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
- c. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- d. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- e. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

- f. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- g. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Board of Appeals, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.

//Attachments



November 14, 2019

To: Village of Bartlett  
Building Department  
228 S Main St.  
Bartlett, Illinois 60103

Re: Single Family Home Addition  
415 S Hickory Ave  
Bartlett, Illinois 60103

**Request for Zoning Variation**  
**Cover Letter**

This letter is a formal request for variation from Section 10-4A-4 of the Bartlett Zoning Ordinance, being Title 10 of The Village of Bartlett’s Municipal Code. Table 4A-2 of the “Zoning Ordinance” provides that the minimum set back in SR-2 Single Family Residential District shall not be less than thirty-five (35) feet for corner side yards.

The Petitioner has requested a variation to reduce the minimum corner side set back of the subject property along Devon Avenue from the required thirty-five (35) feet to Twenty-Two (22) feet, to permit the construction of a garage addition to the existing single-family residence.

The difference in setback will not negatively impact the public or neighborhood and the addition will maintain a setback of approximately 22.52’ from the North property line and a setback of 59.53’ from the edge of paved road of Devon Avenue which should provide sufficient reason to grant relief from the above-mentioned zoning ordinance.

Respectfully

Jonathan A. Bieritz, AIA  
President  
JB Architecture Group, Inc.

RECEIVED  
PLANNING & DEVELOPMENT  
NOV 14 2019  
VILLAGE OF  
BARTLETT





# VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only  
Case # **2019-18**  
**RECEIVED**  
PLANNING & DEVELOPMENT  
**NOV 14 2019**

VILLAGE OF  
BARTLETT

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: JB Architecture Group, Inc - Jonathan A Bieritz

Street Address: 1320 N Route 59, Suite 124

City, State: Naperville, IL

Zip Code: 60563

Email Address: jon@jbarchitecture.com

Phone Number: 630-357-8100

Preferred Method to be contacted See Dropdown

### PROPERTY OWNER INFORMATION

Name: Amy S Langfelder

Street Address: 1665 Penny Lane

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-204-0274

OWNER'S SIGNATURE: see attached Date: \_\_\_\_\_

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

### DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

The variation request is for the reduction of the setback along Devon Ave from 35' to 22'

### PROPERTY INFORMATION

Common Address/General Location of Property: 415 S Hickory Ave

Property Index Number ("Tax PIN"/"Parcel ID"): 01-03-2 002-000

Acreage: .36 Acres (15,851 Sq.Ft.)

Zoning: See Dropdown - SR-2 (Refer to Official Zoning Map)

### APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney \_\_\_\_\_

Surveyor \_\_\_\_\_

Other \_\_\_\_\_

## FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Due to the subject property having street frontage on three (3) sides, the buildable area is greatly reduced. The homeowner wishes to make significant enhancements to both the interior and exterior of the home including expanding the two (2) car garage with a third stall. The proposed garage addition would encroach the north setback along Devon Ave, which we feel has an excessive Right-of-Way that will most likely remain open space. With the proposed garage addition the home will still be setback approximately 22.52 feet from the North property line and 59.53 feet from the edge of the paved road of Devon Ave.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

This condition is unique to our property since very few homes in the SR-2 Zoning Classification have frontage on three (3) streets.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The homeowner has inherited this property from her late mother. It is her desire to move their family into this home, post renovations. The requested variation is for the homeowners comfort and usability of the existing family home.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The hardship we are faced with for the proposed addition/renovation is due to the excessive Right-of-Way for Devon Ave.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

Approving this variation will not be detrimental to the public welfare or injurious to the other properties or improvements in the neighborhood. The proposed addition will remain clear of an existing public utility easement that was granted per Document R69-47286.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The proposed addition is for a single stall garage addition. If granted approval, the addition will not impair supply of light or air to the adjacent property nor will the approval of the variation increase congestion in the public streets or increase the danger of fire or endanger the public safety. This proposed addition will not diminish property values of the neighborhood.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

Approval of the variance request will not confer any special privileges to the homeowner that are denied to other land, structures or buildings in the SR-2 Zoning District.

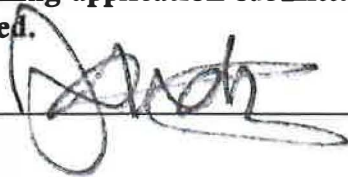
**ACKNOWLEDGEMENT**

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: \_\_\_\_\_



PRINT NAME: Jonathan A Bieritz

DATE: \_\_\_\_\_

11/5/19

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: JB Architecture Group, Inc - Jonathan A Bieritz

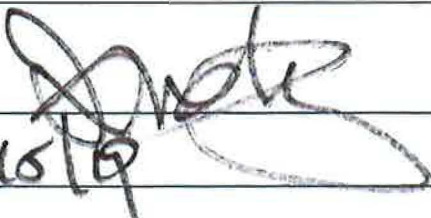
ADDRESS: 1320 N Route 59, Suite 124

Naperville, IL 60563

PHONE NUMBER: 630-357-8100

EMAIL: jon@jbarchitecture.com

SIGNATURE: \_\_\_\_\_



DATE: \_\_\_\_\_

11/5/19

# LOCATION MAP

415 S. Hickory Ave.



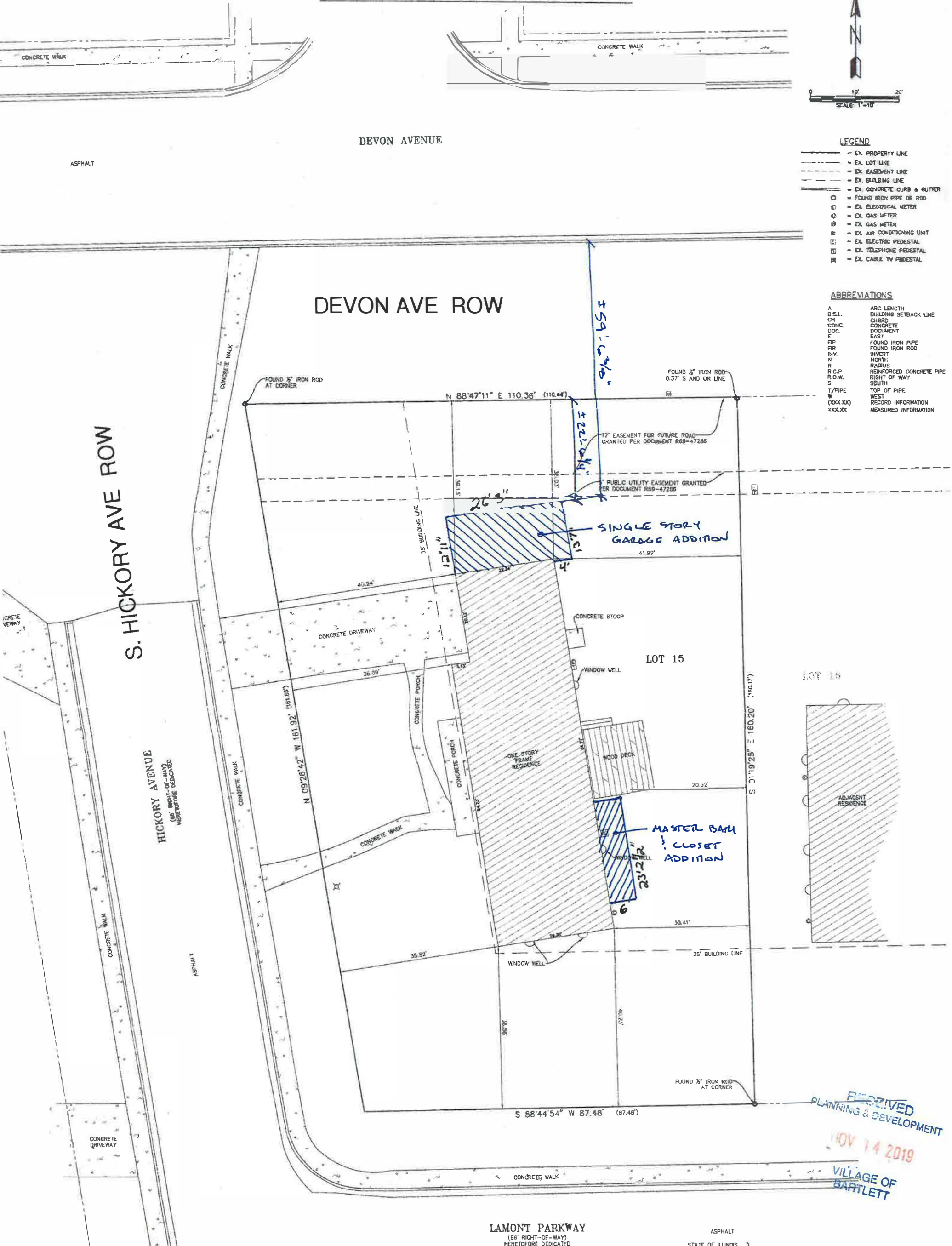


**LEGEND**

—	= EX. PROPERTY LINE
- - -	= EX. LOT LINE
- · - · -	= EX. EASEMENT LINE
- · - · -	= EX. BUILDING LINE
- · - · -	= EX. CONCRETE CURB & GUTTER
○	= FOUND IRON PIPE OR ROD
⊙	= EX. ELECTRICAL METER
⊕	= EX. GAS METER
⊗	= EX. GAS METER
⊠	= EX. AIR CONDITIONING UNIT
⊞	= EX. ELECTRIC PEDESTAL
⊟	= EX. TELEPHONE PEDESTAL
⊠	= EX. CABLE TV PEDESTAL

**ABBREVIATIONS**

A	ARC LENGTH
B.S.L.	BUILDING SETBACK LINE
CH	CHORD
CONC.	CONCRETE
DOC.	DOCUMENT
E	EAST
FIP	FOUND IRON PIPE
FR	FOUND IRON ROD
INV.	INVERT
N	NORTH
R	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
S	SOUTH
T/PIPE	TOP OF PIPE
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION



- GENERAL NOTES**
1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
  2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
  3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
  4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

**LEGAL DESCRIPTION**  
 LOT 15 IN WILLIAMSBURG ESTATES, UNIT 3 BEING A SUBDIVISION OF PART OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF BARTLETT, DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 29, 1969 AS DOCUMENT NUMBER R69-47286.

SURVEY AREA: 15,851 SQUARE FEET (0.364 ACRES±)  
 P.I.N.: 01-03-202-002

**COMMONLY KNOWN AS: 415 SOUTH HICKORY STREET, BARTLETT, ILLINOIS**

**SNOW NOTE**  
 THE ABOVE DESCRIBED PROPERTY WAS MEASURED DURING A PERIOD OF SNOW/ICE COVER. EVERY EFFORT WAS MADE BY ENGINEERING RESOURCE ASSOCIATES TO ACCURATELY LOCATE ANY AND ALL IMPROVEMENTS, ADDITIONS, ETC., (SPECIFICALLY THOSE WHICH MAY ENCRoACH UPON PROPERTY LINES.) SOME ITEMS WHICH ARE CLEARLY WITHIN THE PROPERTY LINE BOUNDARIES MAY NOT HAVE BEEN OBSERVED DUE TO THE SNOW COVER.

ASPHALT  
 STATE OF ILLINOIS }  
 COUNTY OF DU PAGE } SS

I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF NOVEMBER, 2019.

*Timothy B. Martinek*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782  
 LICENSE EXPIRES NOVEMBER 30, 2020

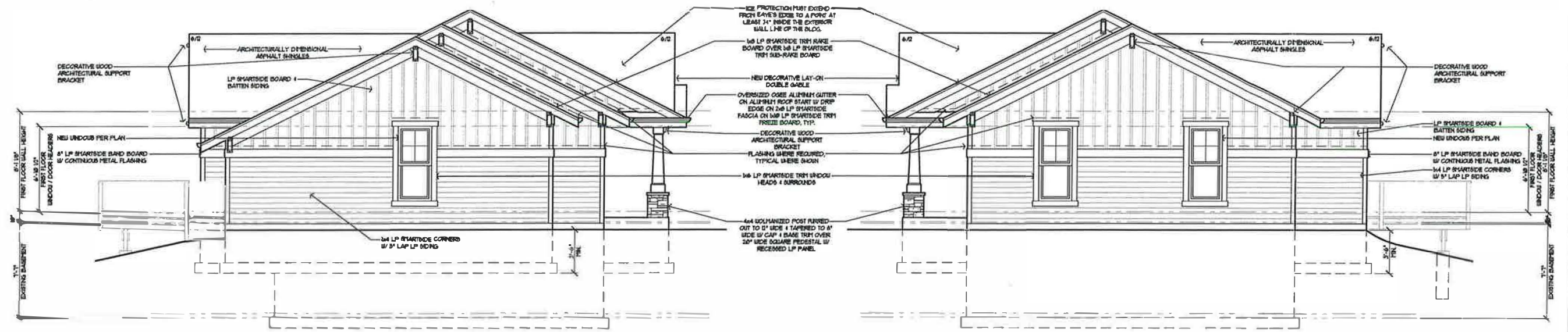
DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186  
 LICENSE EXPIRES APRIL 30, 2021

FIELD WORK COMPLETED NOVEMBER 11, 2019



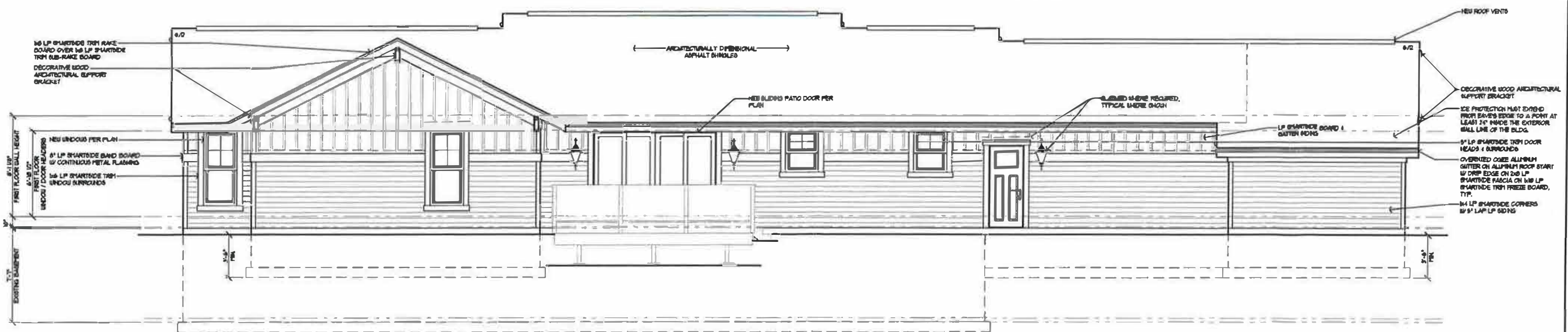


PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION  
SCALE: 1/4"=1'-0"

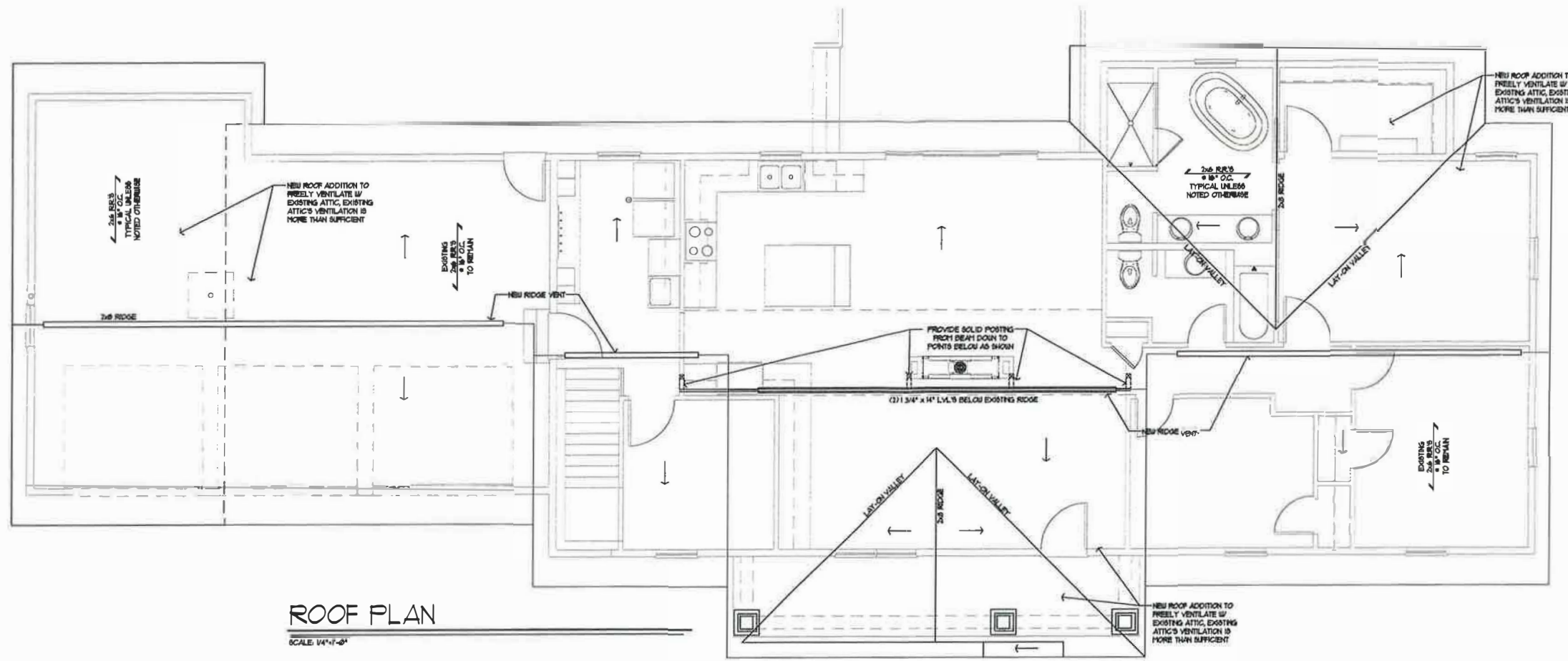
PROPOSED RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

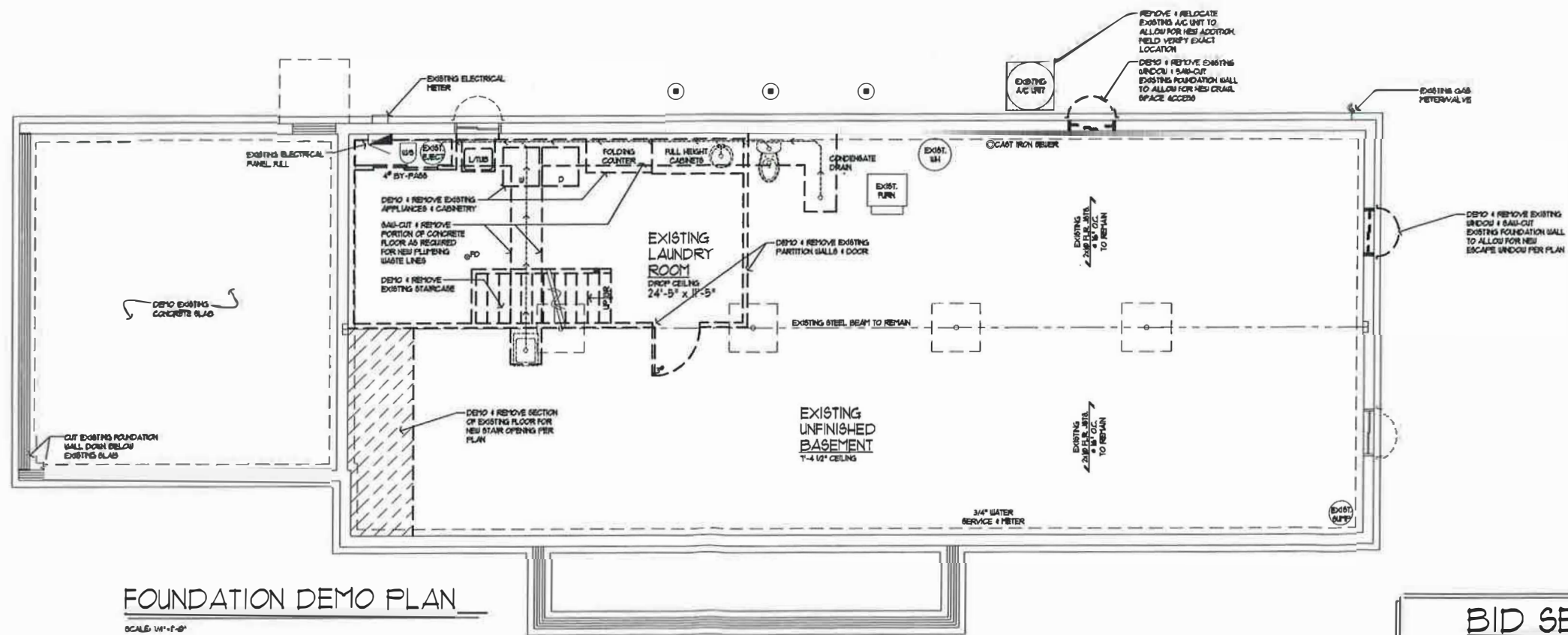
**BID SET**  
NOVEMBER 8, 2013

JB ARCHITECTURE GROUP, INC. - 2013  
 THESE PLANS ARE COPYRIGHTED. ANY ATTEMPTS TO USE OR REPRODUCE THESE PLANS WITHOUT WRITTEN CONSENT OF JB ARCHITECTURE GROUP, INC. IS STRICTLY PROHIBITED.  
**THE LANGFELDER RESIDENCE**  
 415 S. HICKORY AVENUE  
 BARTLETT, ILLINOIS  
 DESIGNED & BUILT BY  
 JB ARCHITECTURE GROUP, INC.  
 NAPERVILLE, ILLINOIS  
 1,100 SQ. FT. ONE-STORY RESIDENCE W/ FULL BASEMENT  
 CREATING MAGNIFICENT HOMES FOR OVER 25 YEARS  
**JB ARCHITECTURE**  
 DESIGN • BUILD  
 1200 N. WOODHURST DR. SUITE 121  
 NAPERVILLE, IL 60563  
 (630) 372-1100  
 DATE: NOVEMBER 8, 2013  
 DRAWN BY: A.L. J.M.T.  
 CHECKED BY: JAB  
 REVISIONS:  
 JOB NUMBER: JBS017  
  
 2  
 1 OF 1



**ROOF PLAN**

SCALE: 1/4" = 1'-0"



**FOUNDATION DEMO PLAN**

SCALE: 1/4" = 1'-0"

**BID SET**  
NOVEMBER 8, 2019

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RESIDENCE W/ FULL BASEMENT

CREATING MAGNIFICENT  
HOMES FOR OVER  
75 YEARS  
**JB**  
ARCHITECTURE  
DESIGN + BUILD  
1220 W. BIRCH STREET ST.  
NAPERVILLE, IL 60563  
630.331.8100

DATE: NOVEMBER 8, 2019  
DRAWN BY: ALL + JPT  
CHECKED BY: JAB  
REVISIONS:

JOB NUMBER: JB0071





**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**  
**19-182**

DATE: November 25, 2019

TO: Chairman and Members of the Zoning Board of Appeals

FROM: Kristy Stone, Assistant Planner

RE: (#2019-14) Fences in the Corner Side Yard - Text Amendment

---

**BACKGROUND**

At the July 16, 2019 Village Board meeting, the Board reviewed and approved a request to grant a variation to allow a 6-foot tall fence located approximately 25 feet off S. Bartlett Road (Minor Arterial) in the corner side yard for 114 Lamont Parkway. Staff was directed to look into modifying the fence height requirement in corner side yards when fences are setback from the property line, especially along major streets.

Since 1990, there have been 57 residential corner side yard fence variation requests. The Zoning Ordinance previously restricted the maximum fence height to three (3) feet in the required front and corner side yards. In 2015, a text amendment was approved by Ordinance 2015-97 to increase the maximum height of fences in the front and corner side yards to four (4) feet. Nineteen (19) of the variation requests were for fences between 3.5 feet and 4 feet tall and would not have required a variation after the 2015 text amendment.

Staff has attached a list of all the previous variation requests to allow 5-foot and 6-foot tall fences in the corner side yard. The charts below show the approval rate of fences based on the height and the distance from the corner side property line as well as by street type since 1991. **The Zoning Board of Appeals recommended approval and the Village Board approved two (2) variation requests for a 5-foot and 6-foot tall fence when it was located along a Major Arterial with the fence only being setback 6 inches. The Zoning Board of Appeals has generally recommended approval of fence variations for fences 5-6 feet tall along all other street designations when the fence is set back at least 10 feet from the corner side property line.**

<b>5-FOOT FENCES</b>		
<b>Distance from Property Line</b>	<b>Number of Requests</b>	<b>Approval rate</b>
6 inches	3	100%
1-4 feet	1	100%
5-9 feet	7	43%
10-14 feet	5	60%
15-19 feet	1	100%
20 feet +	3	100%

<b>6-FOOT FENCES</b>		
<b>Distance from Property Line</b>	<b>Number of Requests</b>	<b>Approval rate</b>
6 inches	5	60%
1-4 feet	2	100%
5-9 feet	2	50%
10-14 feet	4	100%
15-19 feet	2	100%
20 feet +	3	66%

<b>5-FOOT FENCES</b>		
<b>Type of Street</b>	<b>Number of Requests</b>	<b>Approval rate</b>
Major Arterial	1	100%
Minor Arterial	3	66%
Collector	7	71%
Local	9	67%

<b>6-FOOT FENCES</b>		
<b>Type of Street</b>	<b>Number of Requests</b>	<b>Approval rate</b>
Major Arterial	1	100%
Minor Arterial	3	100%
Collector	10	80%
Local	4	50%

Planning Staff often have to explain the fence height restrictions to residents that submit a building permit application for fences exceeding four feet (4') in height in a corner side yard. Many residents have stated that having to install a taller fence at the building setback takes away the benefit of owning a corner lot and makes their corner side yard less usable.

Based on the above analysis of the Zoning Board of Appeals and Village Board's votes on fence variations, Staff has prepared a Text Amendment to the Zoning Ordinance which will increase the fence height in the required corner side yard from four feet (4') to six feet (6') provided the fence is setback at least six inches (6") from roads designated as Major Arterials on the Thoroughfare Plan (i.e. Lake Street, Route 59 and County Farm Road) and setback a minimum of ten feet (10') from all other road designations. The maximum fence height in the required front yard would remain four feet (4') and the maximum height in the vision clearance triangle would remain three feet (3').

The proposed Text Amendment will allow residents to apply for a building permit immediately rather than delaying the permitting process while going thru the 45-60 day variation process awaiting the Zoning Board of Appeals' and Village Board's review. If the proposed Text Amendment had been in effect in 1990 through today, 64% of the petitions for 5-foot and 6-foot tall fence height variations would have been eliminated.

**RECOMMENDATION**

1. Staff recommends **approval** of the proposed text amendment regarding fence height in the corner side yard.
2. A summary of residential fence variation requests and the draft Text Amendment are attached for your review.

/attachments

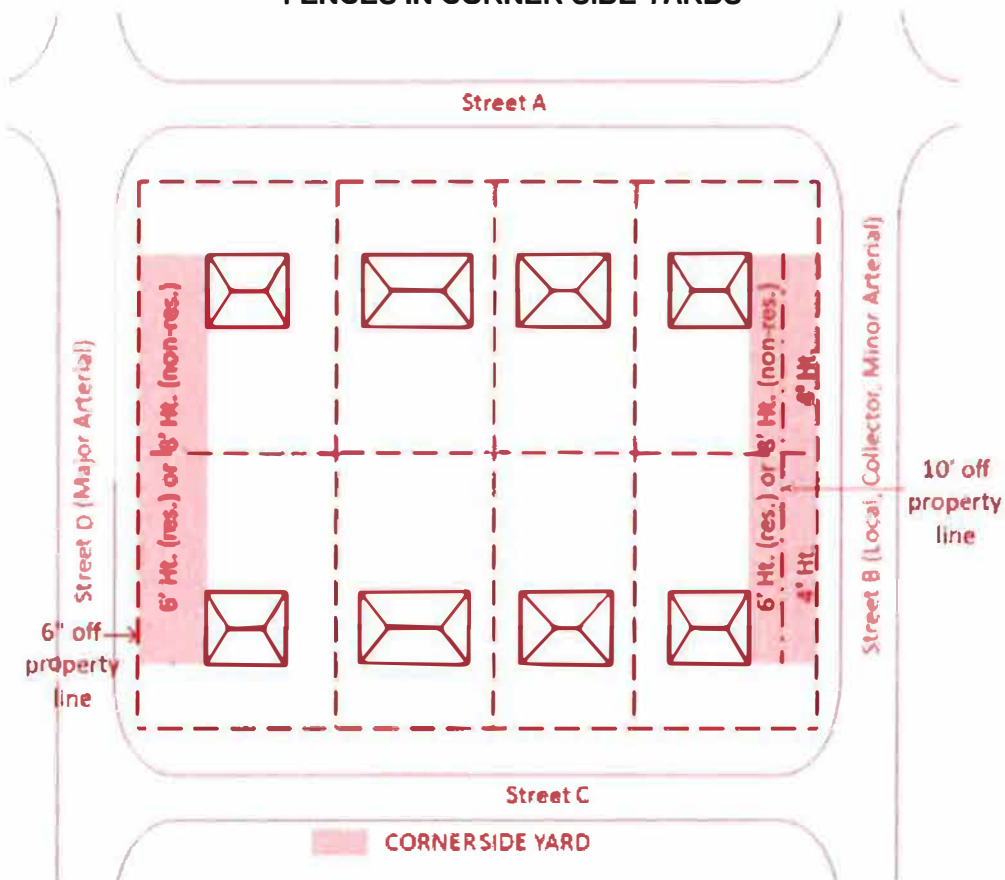
**Zoning Ordinance Section 10-3-4:  
PERMITTED OBSTRUCTIONS IN YARDS  
Table 3-1**

Type Of Obstruction	Yards			
	Front	Corner Side	Side	Rear
Driveways and other access drives	F	C	S	R
Dumpster and trash enclosures, and shall be set back a minimum of 5 feet from any property line <sup>1</sup>			S	R
Eaves and gutters on principal buildings or attached accessory buildings projecting a maximum of 4 feet into a front and rear yard and a maximum of 24 inches into a side yard	F	C	S	R
Entrance structures, architectural, on a lot 2 acres or greater in area or at entrance roadways into subdivisions	F	C	S	R
Farms and garden crops and shall be set back a minimum of 15 feet from the front of the house and a minimum of 5 feet from a side property line, except in the SR-4 district, where it shall be set back a minimum of 3 feet from the side property line			S	R
Fences, a maximum of 4 feet in height <sup>1</sup>	F	C	S	R
Fences, a maximum of 6 feet in height in residential districts or 8 feet in nonresidential districts shall be setback from the corner side property line a minimum of 10 feet, except if the corner side property line abuts a roadway designated as Major Arterial in the Comprehensive Plan's Thoroughfare Plan, where it shall be setback a minimum of 6 inches from the corner side property line <sup>1</sup>		C		
Fences, a maximum of 6 feet in height in residential districts, a maximum of 8 feet in height in nonresidential districts, and a maximum of 8 feet in height on property in any district used for schools or other public or quasi-public uses <sup>1</sup>			S	R
Fire escapes, open or enclosed, or fire towers may project into a front yard or corner side yard a maximum of 5 feet and into a side yard a maximum of 3 1/2 feet	F	C	S	R
Fireplaces, outdoor and shall be set back a minimum of 5 feet from any property line, except in the SR-4 district, where it shall be set back a minimum of 3 feet from any property line				R

**Zoning Ordinance Section 10-3-4:  
REGULATIONS FOR SPECIFIC STRUCTURES AND USES  
And Figure 3-7  
FENCES IN CORNER SIDE YARDS**

c. Corner Side Yards: Fences shall not exceed a height of four feet (4') except when placed on or behind the corner side setback line as established by the zoning district in which the lot is located a minimum of six inches (6") from a corner side property line abutting a Major Arterial as defined in the Comprehensive Plan's Thoroughfare Plan or located a minimum of ten feet (10') from the corner side property line abutting a roadway with any other designation, then fences shall not exceed a height of six feet (6') in residential districts or eight feet (8') in nonresidential districts (see figure 3-7 of this section).

**FIGURE 3-7  
FENCES IN CORNER SIDE YARDS**



## Summary of 5-ft and 6-ft Fence Height Variation Requests

Case#	PROJECT NAME	Description	Status	Distance from Property Line	CSY Road	Road Classification
1991-29	Skelnik - 1198 Morning Glory	5'	Approved	6 inches	W. Struckman Blvd	Collector
1992-18	George - 630 Swinford	5'	Approved	6 inches	County Farm Rd	Major Arterial
1992-23	Massey - 1355 Mohawk	5'	Approved	5 feet	Mayflower Ln	Collector
1992-27	Smith - 405 Millwood Lane	6'	Approved	10 feet	Newport Blvd	Collector
1992-29	Marciniak - 747 Falmore	6'	Approved	6 feet	Newport Blvd	Collector
1992-33	Hardwick - 633 Swinford	6'	Approved	6 inches	County Farm Rd	Major Arterial
1993-26	Mogan - 1182 Princeton Drive	6'	Approved	1 foot	W. Struckman Blvd	Collector
1993-33	Rapinchuk - 380 E. Millwood	6'	Approved	10 feet	Newport Blvd	Collector
1993-34	Ordoqui - 1024 W. Maplewood	5'	Approved	6 inches	S. Park Place	Local
1994-14	Cozzi - 761 Bayberry	6'	Denied	29.5 feet	Terrace Dr	Local
1994-24	Harrison - 510 Orchards Pass	6'	Approved	6 inches	S. Bartlett Rd	Minor Arterial
1995-09	Caputo - 1196 Beechtree Lane	6'	Approved	6 inches	W. Struckman Blvd	Collector
1995-10	Giron - 1355 Marlboro Court	5'	Approved	6 feet	Mayflower Ln	Collector
1995-13	Shea - 717 Heather Lane	5'	Approved	5 feet	Morning Glory Ln	Local
1995-14	Golevicz - 1304 Newcastle Lane	5'	Denied	5 feet	Mayflower Ln	Collector
1995-17	Rodriguez - 1301 Branden Lane	6'	Denied	5 feet	Mayflower Ln	Collector
1995-22	Wurster - 1333 Blackhawk Lane	5'	Denied	10 feet	Mayflower Ln	Collector
1997-05	Fedorowicz - 801 Kent Circle	5'	Denied	5 feet	W. Stearns Rd	Minor Arterial
1997-15	Findon - 993 Longstreet Drive	5'	Denied	7 feet	Jackson St	Local
1997-30	Montiel - 794 Voyager Drive	6'	Approved	21 feet	Harbor Ter	Local
1997-42	Sethi - 947 Longford	6'	Approved	1 foot	Newport Blvd	Collector
2002-21	Wages - 1797 Penny Lane	5'	Approved	20 feet	Fairfax Ln	Collector
2003-47	Dyer - 101 N Western	5'	Approved	12 feet	W. North Ave	Local
2004-28	Carr - 390 Pinoak	5'	Approved	38 feet	W. Devon Ave	Minor Arterial
2005-18	McCarty/Martinez-105 S. Berteau	5'	Denied	5 feet	E. North Ave	Local
2005-20	Zervas - 1041 Foster	5'	Approved	28 feet	Lakewood Dr	Local
2006-16	Hall - 300 Queens Parkway	6'	Denied	6 inches	N. Hickory Ave	Local
2009-22	Mann - 388 E. Woodhollow Ln.	6'	Approved	10 feet	S. Chippendale Dr	Local
2011-08	MacDonald - 292 Bragg St.	5'	Denied	10 feet	Grant St	Local
2012-05	Finnegan - 944 Surf	5'	Approved	14 feet	Shorewood Dr	Local
2012-17	Johnson - 225 Wilcox Drive	5'	Approved	19 feet	S. Bartlett Rd	Minor Arterial
2012-27	Kucia - 560 Vallyview Dr.	6'	Denied	6 inches	Newport Blvd	Collector
2014-10	Mackowiak - 511 Orchards Ps - 2nd Req.	6'	Approved	10 feet	S. Bartlett Rd	Minor Arterial
2014-16	Paladino - 250 Wilcox Ct	5'	Approved	1 foot	S. Prospect Ave	Collector
2015-07	Considine - 908 Shorewood Drive	5'	Approved	10 feet	Shorewood Dr	Local
2015-10	Pilasiewicz - 1200 Pinetree Lane 2nd Req.	6'	Approved	15 feet	W. Struckman Blvd	Collector
2017-21	Hashmi- 1180 Lexington Drive	6'	Approved	15 feet	W. Struckman Blvd	Collector
2019-10	Frank - 114 Lamont Pkwy	6'	Approved	25 feet	S. Bartlett Rd	Minor Arterial

VARIATION WAS DENIED

VARIATION WOULD NOT HAVE BEEN NECESSARY