



NOTICE OF PUBLIC HEARING

Matt and Sarah Stark, owners of the property at 951 Roslyn Road, are requesting a public hearing for variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider the variations on **Tuesday, September 26, 2017** at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owners are requesting approval of variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-1(N) – to allow the construction of a two-story vertical addition on a non-conforming structure which:
 - a. Will not meet the bulk regulation for lot coverage with a lot coverage ratio of 24.11% including the proposed addition; and
 - b. Will have a corner side yard setback of 18.5 feet in lieu of the minimum requirement of 20 feet; and
 - c. Will result in a corner side yard setback being less than the minimum existing setback; and
 - d. Will extend the footprint of the house.
2. Section 10-4-8(E)1 – to allow the construction of a two-story addition on a single family home with a lot coverage of 24.11% in lieu of the maximum lot coverage permitted of 20% for structures greater than one-story.
3. Section 10-8-6(B) to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations.
4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

LOT 16 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND CO.'S GLEN ELLYN GOLF CLUB ADDITION, BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1924 AS DOCUMENT 185312, IN DUPAGE COUNTY, ILLINOIS.

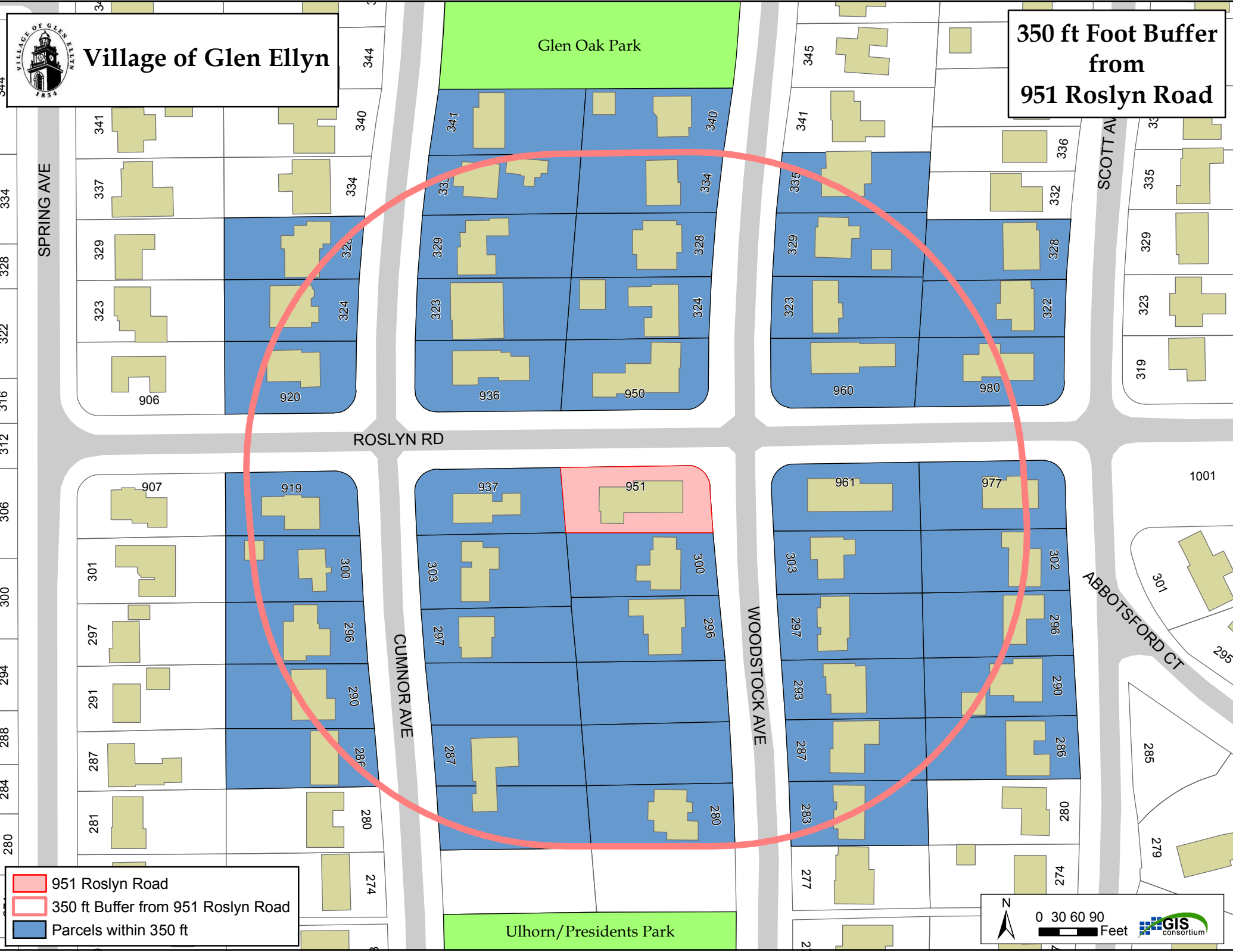
P.I.N.: 05-13-116-017

Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Kelly Purvis at (630) 547-5371. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact Brian Baltudis, ADA Coordinator, at (630) 547-5209.



Village of Glen Ellyn

350 ft Foot Buffer from 951 Roslyn Road



- 951 Roslyn Road
- 350 ft Buffer from 951 Roslyn Road
- Parcels within 350 ft

N

0 30 60 90 Feet



951 Roslyn Road



STARK RESIDENCE

SECOND FLOOR ADDITION

MATT & SARAH STARK
951 ROSLYN ROAD
GLEN ELLYN, ILLINOIS

PRELIMINARY ZONING REVIEW - JULY 24, 2017
ROSLYN ROAD



T.R. Knapp
ARCHITECTS
320 North Main Street
Lombard, Illinois 60148
630.620.6512

STARK RESIDENCE
REMODELING & ADDITION
MATT & SARAH STARK
951 ROSLYN ROAD
GLEN ELLYN, ILLINOIS

NO.	REVISION	DATE
1	PRELIMINARY ZONING VARIANCE	7-24-17
2	OWNER'S 50% REVIEW	6-14-17
3	OWNER'S 50% REVIEW	4-20-17
4	PRELIMINARY ZONING VARIANCE	JULY 24, 2017

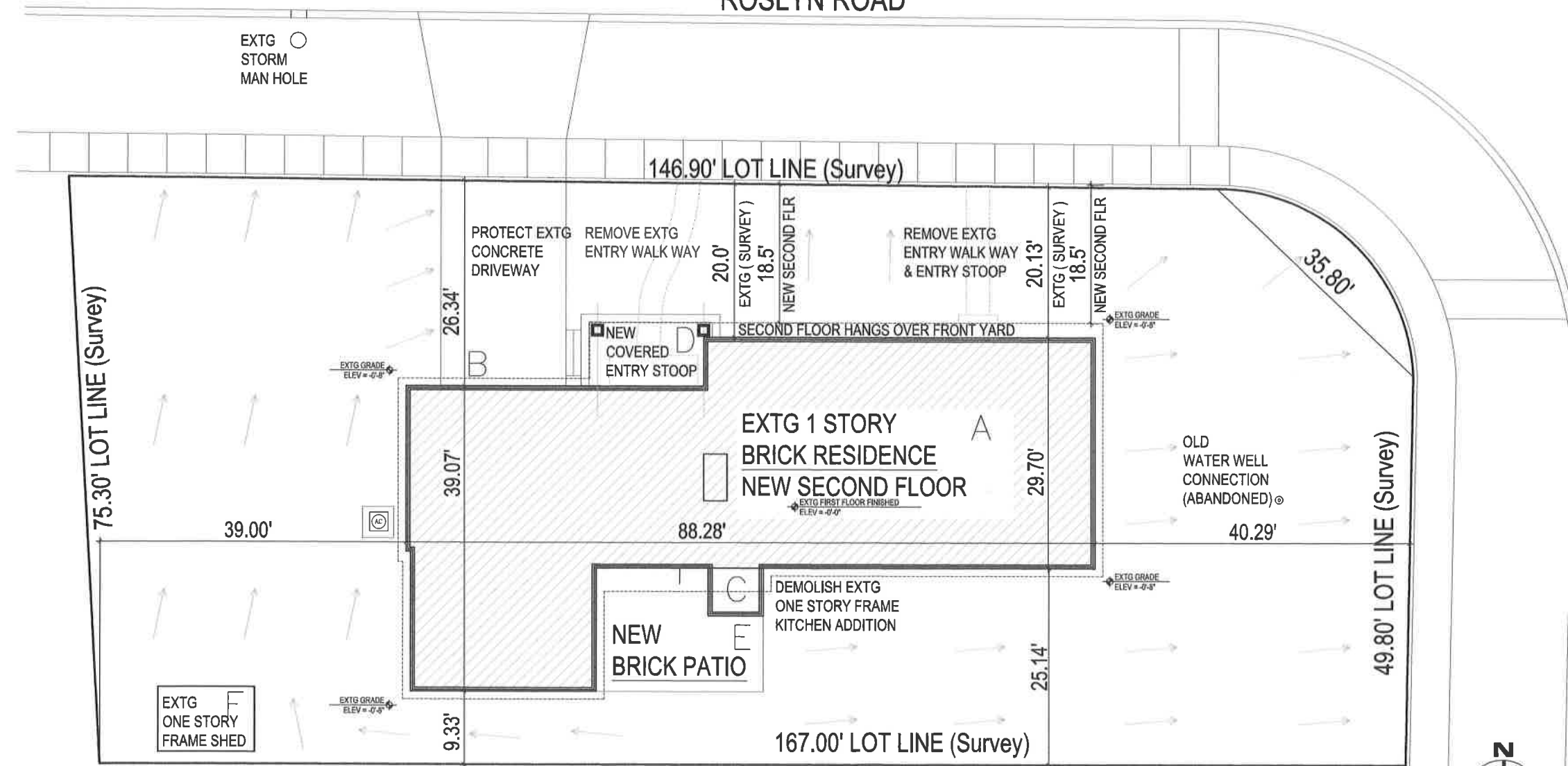
FILE NAME: STARK ROSLYN

JOB NUMBER: 21607

SHEET NAME: PROPOSED SITE PLAN

SHEET NO.:

SITE



12,628 SF = CERTIFIED LOT AREA

LOT COVERAGE CALCULATIONS

A = 2740 SF	= EXISTING HOUSE FOOTPRINT	
B = 430 SF	= EXISTING CONCRETE DRIVEWAY	
C = 0 SF	= EXISTING 1 STORY FRAME ADDITION (DEMOLISHED)	
D = 125 SF	= NEW COVERED MASONRY ENTRY STOOP	
E = 340 SF	= NEW BRICK PATIO AT REAR YARD	
F = 100 SF	= EXISTING FRAME UTILITY SHED	EXTG = 3,735 SF
G = 3,735 SF	= TOTAL PROPOSED IMPERVIOUS SURFACE = TOTAL = 3,735 SF	
	TOTAL EXISTING LOT AREA = IRREGULAR = 12,628 SF	
	PERCENTAGE OF LOT COVERAGE = 30%	

1 PROPOSED SITE PLAN
NOT TO SCALE

NOTE: AVERAGE GRADE AT PERIMETER OF STRUCTURE = 771.5' (BY SURVEY)
SLOPE ARROWS INDICATE APPROXIMATE SLOPE OF EXTG GRADE TO REMAIN
CONTRACTOR SHALL CONFIRM THAT FINAL GRADING SLOPES AWAY FROM NEIGHBORS
PROPERTY LINE AND DOES NOT ADVERSELY AFFECT THE NEIGHBOR'S PROPERTY.

GENERAL NOTE:
REGRADE OF YARD SURFACE IS THE
RESPONSIBILITY OF THE OWNER / GENERAL CONTRACTOR.
ARCHITECT TAKES NO RESPONSIBILITY FOR FINAL GRADE.