

FINAL DECISION

VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION

- Zoning Calendar:** V-05-15
- Petitioner:** Bret & Amy Conway
- Meeting held:** Public Hearing was held on Wednesday, November 18, 2015 at 6:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on September 24, 2015.
- Premises Affected:** Subject Property is commonly known as 718 W. 4th Street, Hinsdale, Illinois and is legally described as:
- LOTS 47 AND 48 IN BLOCK 14 IN RESUBDIVISION OF BLOCKS 9 TO 20 IN STOUGH'S 2ND ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION IN THE EAST HALF OF SECTION II, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 12, 1874 AS DOCUMENT 18723, IN DUPAGE COUNTY, IL
- Subject:** In this application for variation, the applicant requests relief from the maximum building coverage requirement set forth in section 3-110(F) for the construction of a residential addition. The request is for 263 square feet of relief.
- Facts:** This property is located in the R-4 Residential District in the Village of Hinsdale and is located on the southeast corner of 4th and Bruner. The property has a frontage of approximately 47', a depth of approximately 123, and a total square footage of approximately 5,781. The maximum allowable FAR is 2,800 square feet; the maximum allowable building coverage is 25% or approximately 1,445 square feet, and the total allowable lot coverage is 60% or approximately 3,468 square feet.
- As the Zoning Board of Appeals does not have final authority on Building Coverage requests, this will move on to the Board of Trustees as a recommendation.

Action of the Board: Members discussed the request and agreed that the standards for variation set forth in 11-503 (F) of the Hinsdale Zoning Code had been met, primarily with respect to not being self-created and not merely special privilege. This corner lot is unique (47'x123') and the 25% building coverage requirement creates a hardship and denied substantial right.

A motion to recommend approval was made by Member Connelly and seconded by Member Engel.

AYES: Members Connelly, Giltner, Biggert, Engel, Podliska, Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: Member Moberly

THE HINSDALE ZONING BOARD OF APPEALS

Chairman Robert Neiman

Filed this ____ day of _____, _____, with the office of the Building Commissioner.