

KANE COUNTY DEVELOPMENT DEPARTMENT

Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492
Fax: (630) 232-3411

Received Date

APPLICATION FOR A VARIATION

Instructions:

To request a variation for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-11-128-002 09-11-128-003
	Street Address (or common location if no address is assigned): 34W708 ILLINOIS ST

2. Applicant Information:	Name RON NICHOLSON	Phone 630-202-6032
	Address 34W708 ILLINOIS ST	Fax
	ST CHARLES IL 60172	Email RONALDNICHOLSON@SBCGLOBAL.NET

3. Record Owner Info:	Name RON NICHOLSON	Phone 630-202-6032
	Address 34W708 ILLINOIS ST	Fax
	ST CHARLES IL 60172	Email RONALDNICHOLSON@SBCGLOBAL.NET

Zoning and Use Information:

Current zoning of the property: F

Current use of the property: RESIDENTIAL SINGLE FAMILY

Reason for Request:

Variation requested (state specific measurements):
15' Right of way setback, 20' variance

To Build A DETACHED FRAME GARAGE IN FRONT OF EXISTING HOUSE

Reason for request:
PROPOSED / DESIRED LOCATION IS THE ONLY AREA THAT IS NOT IN THE FLOOD PLAIN

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

PROPERTY IS ALONG FOX RIVER AND MOST OF IT IS FLOOD PLAIN

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

PROPERTY DOES NOT CURRENTLY HAVE A GARAGE, I JUST BOUGHT THE PROPERTY THIS YEAR AND NEED A PLACE FOR CARS AND STORAGE

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)

NO, FLOOD PLAIN WAS EXISTING

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request will not:

- 1. Impair an adequate supply of light and air to adjacent property.
PROPERTY TO THE WEST IS VACANT AND OWNED BY THE COUNTY
HOUSE TO THE EAST HAS FULL UNOBSTRUCTED VIEW OF THE STREET

2. Increase the hazard from fire and other dangers to adjacent property.

PROPERTY TO THE WEST IS MORE THAN 100' AWAY
HOME + GARAGE TO THE EAST ARE MORE THAN 40' AWAY

3. Diminish the value of adjacent land and buildings.

NO THERE ARE OTHER PROPERTIES NEARBY WITH A GARAGE
IN FRONT OF THE HOUSE

4. Increase congestion or create traffic hazards.

NO CHANGE TO THE TRAFFIC PATTERN AND PROPOSED
GARAGE IS TO BE LOCATED WHERE CARS ALWAYS PARKED

5. Impair the public health, safety, comfort, morals and general welfare.

NO CHANGE TO EXISTING PUBLIC HEALTH, SAFETY, COMFORT, MORALS
OR GENERAL WELFARE

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- Aerial (air photo) with property clearly highlighted contact:
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable) *N/A*
- Application fee (make check payable to Kane County Development Department)
- Site Plan drawn to scale showing house, well and septic.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Ronald G. Nicholson

Record Owner

8-23-18

Date

Applicant or Authorized Agent

Date

PLAT OF SURVEY

D.F.L.S.

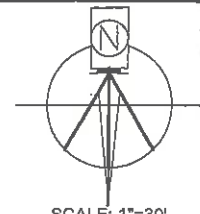
DALE FLOYD LAND SURVEYING L.L.C.

2600 KESLINGER ROAD SUITE A

GENEVA, ILLINOIS 60134

PHONE: 630-232-7705 FAX: 630-232-7725

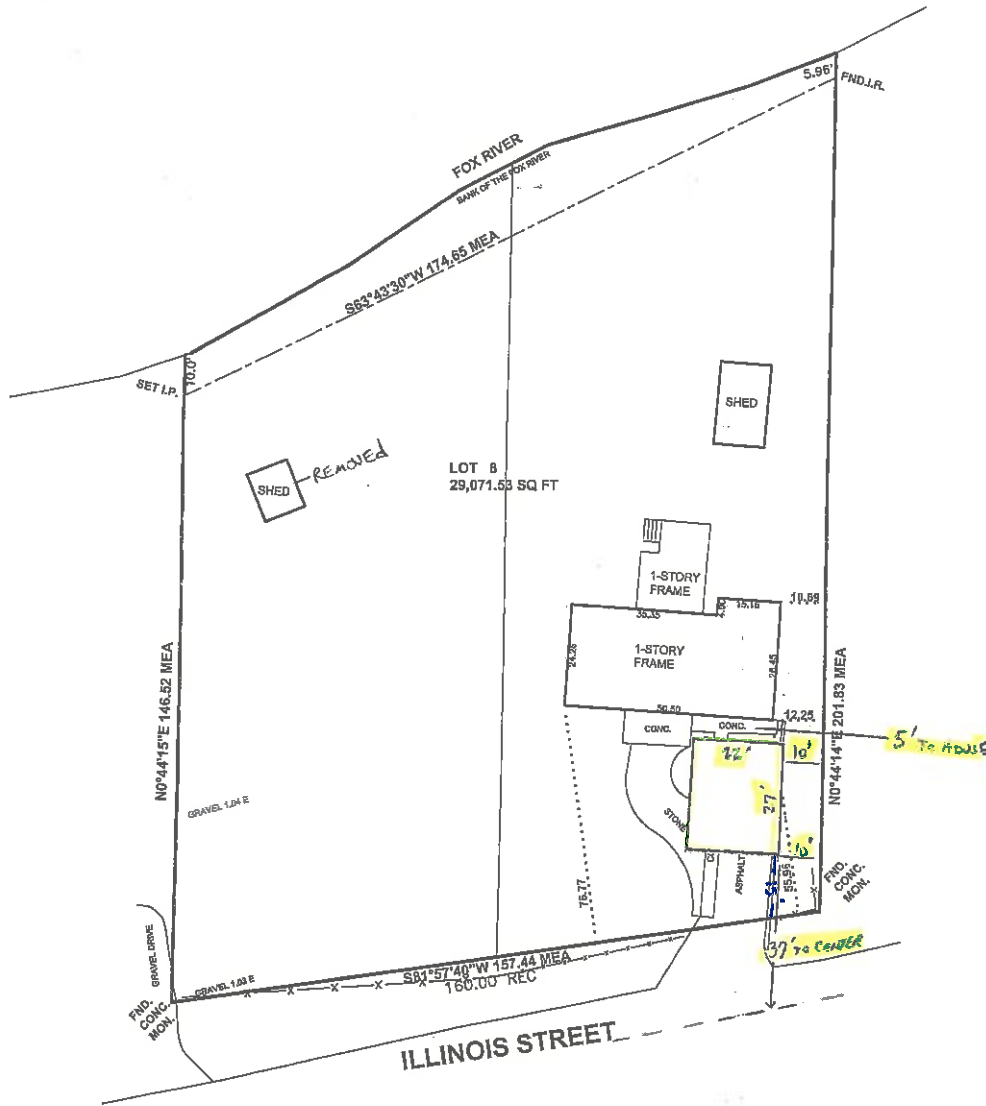
E-MAIL: DFLS@SBCGLOBAL.NET



SCALE: 1"=30'

THE WEST HALF (MEASURED ALONG THE SOUTH LINE) OF LOT 8 IN FOX CREST, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF VALLEY VIEW, KANE COUNTY, ILLINOIS AND, THE EASTERLY HALF OF LOT 8 (MEASURED ON THE SOUTH LINE) OF FOX CREST, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF VALLEY VIEW, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 34W708 ILLINOIS STREET, ST. CHARLES, ILLINOIS



LEGEND

- FND.I.R. = FOUND IRON ROD
- FND.I.P. = FOUND IRON PIPE
- X-X = FENCE
- BLDG. TIE
- BLDG. LINE
- EASEMENT



STATE OF ILLINOIS
S.S.
COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C., A
PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007094
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED
PROPERTY HAS BEEN SURVEYED IN THE MANNER
REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 5-2 A.D. 2018

Thomas J. Sleck
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003908

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

License expiration date 11-30-2018

FIELD WORK COMPLETED: 5-1-2018

PREPARED FOR: ATTY. JOHN HOSCHKEIT

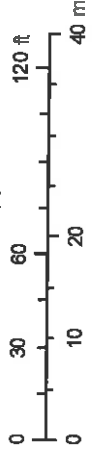
JOB NO. 1115-6

09-11-128-002 & 003



September 14, 2018

1:744



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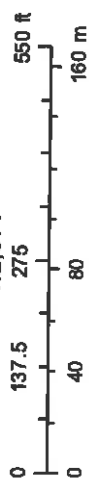
GIS-Technologies
Kane County Illinois

09-11-128-002 & 003



September 14, 2018

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ST. CHARLES TWP.
T.40 N - R.8 E

map 9

