

**Approval Standards for Variation**  
(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?

We would be unable to install an attached 2 car-garage.

The restriction of the only placement of the new septic system inhibits the location of the attached 2 car garage with the constraints of the location of the well across the street and meeting the current 10 ft set back. We would be unable to install a proper septic system to accomodate a dishwasher and a washing machine and add an attached 2 car garage for safety, security and storage.  
The current home does not have the ability to install these items.

2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

Currently we have a 50' narrow lot, antiquated septic system, without a washing machine or dishwasher and no garage.

We are planning on remodeling the home and updating the home to the new code provisions. We have obtained a permit for a new septic system in the only area allowable due to the well across the street. The new septic system restricts the location of the new 2 car attached garage infringing upon the 10' sideyard setback boundry.

3. Other than increased monetary gain, what is the purpose of the variation?

We are requesting a zoning variance to reduce the 10 foot required sideyard setback to 2 1/2 feet. This will allow for a proper septic system to handle a washing machine and dishwasher and an installation of an attached 2 car garage with 30 inch overhang and gutters on the remodel and addition of the home.

4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?

yes, the property was used a rental duplex without a washing machine, dishwasher or garage and a small septic system

We would like to convert it to a single family home with an attached 2 car garage for safety, security and storage.

5. Will the variation be detrimental to the public welfare or injurious to other property ow improvements in the neighborhood?

No, it will enhance the community and neighborhood as a single family home with an attached 2 car garage and a new septic system

6. Will the variation: impair an adequate supply of light and air to adjoining property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

No, it will enhance the community and neighborhood as a single family home with an attached 2car garage and new septic system.

There is an open community lot on the southside of the home that does not have any structures or housing on it

7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

No, it will become a single family home with a proper septic system and an attached 2 car garage