

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?
Hardship due to the original construction of the home. The garage size and road setback are too small. Also, combining parcels increased the setback distance from the lot line.
2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?
Setback distance from both roadway and lot line are very similar to most properties on South Emerald Drive.
3. Other than increased monetary gain, what is the purpose of the variation?
Increase storage space and the ability to park cars in the garage.
4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?
Yes original construction of the home was made to be in line with the majority of homes on South Emerald Drive.
5. Will the variation be detrimental to the public welfare or injurious to other property owners' improvements in the neighborhood?
No

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. Most homes in the area are built with small side and street side setbacks.

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