

2524 Asbury Avenue
Major Variation
23ZMJV-0001

LUC Determining Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Katie Ashbaugh, AICP, Planner

CC: Sarah Flax, Interim Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Major Variation for Interior Side Yard Setback
2524 Asbury Avenue | 23ZMJV-0001

Date: February 3, 2023

Request

Todd Israel, architect and applicant on behalf of Adam Bezark and Caroline Hayashida, property owners, request two Major Variations to allow a single-story rear addition to a single-family home to be approximately 5 feet 9 inches from the west rear lot line where a rear yard of 30 feet is required [Section 6-8-2-8(A)(4)] and a building lot coverage of approximately 1,380 ft or 31.06% where no more than 1,333 ft or 30% is allowed [Section 6-8-2-7] in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on January 19, 2023, mailed notice to owners of properties within 500 feet of the subject property, and a sign posted on the property visible from public right-of-way.

General Information

Applicant: Todd Israel, Todd Allen Israel Architect, LLC
4878 N. Sheridan Road #3
Chicago, IL 60640

Owners: Adam Bezark and Caroline Hayashida
2524 Asbury Avenue
Evanston, IL 60201

Property Address/PIN: 2524 Asbury Avenue
Evanston, IL 60201
10-12-205-022-0000

Property History

Below is a record of all known building permits and if applicable, zoning applications, located in City records.

Permit Number	Date Issued	Scope of Work
16073	1/4/1927	Single-family home w/ attached garage
7247	Unclear; 1948	Electrical permit
89-19299	7/12/1989	Re-roof
00-52855	8/11/2000	Fence replacement
11ROOF-0463	11/28/2011	Re-roof
16PLMB-0120	4/29/2016	Plumbing

Analysis

Existing & Surrounding Conditions

The site, 2524 Asbury Avenue, is an approximately 4,443 square-foot lot located on the west side of Asbury Avenue (N-S), mid-block between Central and Rosalie Streets. The property is improved with an existing two-story, single-family home that is approximately 1,330 square feet. No accessory structures are present on the property. The property is an interior lot and the home is set back approximately 16-feet 8-inches from the front (east) lot line along Asbury Avenue. The home is legal nonconforming with respect to its rear yard, being approximately 5 feet 9 inches from the west lot line.

Surrounding Zoning and Land Uses	Zoning District	Land Use
North (across alley)	R5 General Residential	Multi-family
South	R1 Single-Family Residential	Single-family homes
East (across Asbury)	R1 Single-Family Residential	Single-family homes
West	R1 Single-Family Residential	Single-family homes

Proposal

The applicant requests a 5-foot 9-inch rear yard setback from the west lot line where a minimum of 30 feet is required to accommodate the conversion and reconstruction of the existing screened porch (breezeway) into a mudroom. The existing screened porch enters into a small dining area within the kitchen. As proposed, the footprint of the home increases by 50 square feet for a total of 1,380 square feet (after rounding rules). The existing footprint of 1,330 square feet is compliant with the maximum 30% building lot coverage. The proposed building footprint is 31.06%. It should be noted that if not for the Major Variation from the required rear yard, the building lot coverage relief would be classified as a Minor Variation subject to review and determination by the Zoning

Administrator. Both are processed together and subject to review and determination by the Land Use Commission pursuant to Section 6-3-8-9 of the Zoning Code. It should also be noted that because the subject property is substandard in size with an area of 4,443 square feet where the minimum lot area in the R1 district is 7,200 square feet, a Minor Variation for any increase to the building footprint would be required. The Zoning Administrator typically grants Minor Variation requests related to building lot coverage for properties that are legal nonconforming with respect to lot area when the request would be compliant if a standard lot size existed.

The property is currently compliant with the maximum allowed impervious surface lot coverage of 45%, with an existing coverage of approximately 1,865 square feet or 41.98%. The scope of work includes the removal of an existing 348-square-foot brick paver patio (278 square feet after the 20% deduction, Section 6-8-2-10) and the construction of a new 224-square-foot deck. Decks receive a three percent (3%) “credit” of the total lot area, so only 91 square feet count toward lot coverage. Combined, the total proposed impervious surface lot coverage remains approximately 1,865 square feet or 41.98% and is compliant.

No additional zoning relief is required and no other changes to the existing building or property are proposed. No written objections were received before the distribution of this report. Two letters of support were included with the application and are attached.

Ordinances Identified for Requested Relief

Section 6-8-2-8(A)(4), R1 Single-Family Residential District, Yard Requirements, Residential Structures

1. Front yard: 27 feet
2. Street side yard: 15 feet
3. Interior side yard: 5 feet
4. Rear yard: 30 feet

Section 6-8-2-8(A)(4), R1 Single-Family Residential District, Building Lot Coverage
The maximum lot coverage in the R1 district is thirty percent (30%).

Design and Project Review (DAPR) Discussion

January 31, 2023 – Staff attending the Design and Project Review meeting generally were supportive of the project. Public Works staff cited concerns with regard to the building lot coverage relief requested, citing potential stormwater impact. Planning & Zoning Division staff noted the building lot coverage request if filed on its own and a Major Variation was not also requested, the degree of the building lot coverage variation would qualify as a Minor Variation subject to review and determination by the Zoning Administrator. No conditions of approval were suggested for the Land Use Commission to consider.

Department Recommendation

The applicants have indicated the proposed project is the minimum relief necessary to accomplish the intended improvements while maintaining functionality in the home. If the Land Use Commission determines the standards are met, they should recommend approval of the requests as proposed.

Standards for Approval [Section 6-3-8-12(E)]

To approve a Major Variation, the Land Use Commission must find that each of the Variations meets each of the following standards.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation.

Action by the Commission

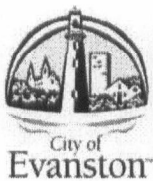
After making findings of fact as to whether or not the requested 5-foot 9-inch rear yard and 31.06% building lot coverage do or do not meet the aforementioned standards, the Land Use Commission may either approve, approve with conditions, or deny the variations as requested.

The Land Use Commission is the determining body for these Major Variation requests pursuant to Section 6-3-8-10(C) of the Evanston City Code.

Attachments

1. Major Variation Application and Proof of Ownership

2. Aerial Photo
3. Street View
4. Zoning Map
5. Plat of Survey
6. Plans
7. Zoning Analysis
8. Public Comments



MAJOR VARIATION APPLICATION

zoning office use or

CASE #: _____

1. PROPERTY

Address 2524 ASBURY AVE

Permanent Identification Number(s):

PIN 1: 10-12-205-022-0000 PIN 2: - - - -

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: TODD ISRAEL

Organization: TODD ALLEN ISRAEL, ARCHITECT LLC

Address: 4878 N. SHERIDAN RD. #3

City, State, Zip: CHICAGO, IL 60640-3700

Phone: Work: _____ Home: _____ Cell/Other: 773-991-6967

Fax: Work: _____ Home: _____

E-mail: todd.a.israel@gmail.com

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> same | <input type="checkbox"/> builder/contractor | <input type="checkbox"/> potential purchaser | <input type="checkbox"/> potential lessee |
| <input checked="" type="checkbox"/> architect | <input type="checkbox"/> attorney | <input type="checkbox"/> lessee | <input type="checkbox"/> real estate agent |
| <input type="checkbox"/> officer of board of directors | <input type="checkbox"/> other: _____ | | |

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: ADAM BEZARK & CAROLINE HAYASHIDA

Address: 2524 ASBURY AVE.

City, State, Zip: EVANSTON, IL 60201-2352

847-905-0627 (ADAM)

Phone: Work: _____ Home: _____ Cell/Other: 847-913-4182 (CAROLINE)

Fax: Work: _____ Home: _____

E-mail: adam@bezarkandassociates[^].com, chayashida44@gmail.com

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Adam Bezark
Property Owner(s) Signature(s) -- **REQUIRED**

12-30-22
Date

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

Todd Israel
Applicant Signature -- **REQUIRED**

12-30-22
Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| <input checked="" type="checkbox"/> | Plat of Survey | Date of Survey: <u>10-18-22</u> |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: <u>01-06-23</u> |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: <u>Mortgage</u> |
| <input checked="" type="checkbox"/> | Application Fee (see zoning fees) | Amount \$ <u>385</u> plus Deposit Fee <u>\$150</u> |

Note: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

- (1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

- (1) One copy of site plan, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Major Variance application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

Non-Compliant Zoning Analysis

This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

Application Fee

- * IMPORTANT NOTE:** Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed project:
Renovation of existing 2 story brick residence with basement & attic to include removal of existing enclosed rear poch, 1 story mud room addition with new open porch, new roof above existing 1 story portion of house, and new deck.

B. Have you applied for a Building Permit for this project? ☒ NO ☐ YES
(Date Applied: _____ Building Permit Application #: _____)

REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant. (See the Zoning Analysis Summary Sheet for your project’s information)

(A) Section (ex. “6-8-3-4”)	(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)	(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)
1		
6-8-2-7	Requires a maximum building lot coverage of 30% (1,333 SF)	Building lot coverage of 31.06% (1,380 SF)

* For multiple variations, see “IMPORTANT NOTE” under “Application Fee & Transcript Deposit” on Page 2.

2		
6-8-2-8 (A)(4)	Requires a minimum rear yard setback of 30 feet.	A rear yard setback of 5.75 feet.
3		

- B.** A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

Lot is smaller than and not typical of surrounding properties with the same zoning designation. The existing house does not comply with existing rear yard setback requirement; the relation to adjoining property to the west is more characteristic of a side yard setback.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

Mud room addition essentially replaces an existing enclosed porch and is set back the same distance from the west property line as the existing house and garage, which are located close to the west property line because the lot is small and shallow.

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

The existing house occupies a small footprint that does not have space for a mud room and storage space, especially since the owners desire a workable, more modern kitchen than currently exists. The home's placement on the lot and interior circulation dictate a mud room at the rear of the property within the required rear yard setback.

3. Either...

- (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or
(b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

Mud room provides functionality to the existing house. It does not provide income.

4. The alleged difficulty or hardship has not been self-created, if so, please explain.

The existing house does not conform to the rear yard setback requirement for the R1 district. It is situated on a lot that is not characteristically similar to most of the surrounding properties.

without the small mud room addition.

5. Have other alternatives been considered, and if so, why would they not work?

Yes. Since the house occupies such a small footprint, the remodeled kitchen layout and circulation don't work without a small addition.

Because the lot is so shallow, a mud room addition would encroach upon the rear yard setback almost anywhere unless it were placed near the front of the house, which is not a natural location for a mud room and would look inappropriate.



City of Evanston

DISCLOSURE STATEMENT FOR ZONING HEARINGS

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:

Does not apply.

2. *If a person or organization owns or controls the proposed land user*, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number 3 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____ above, or indicated below.

Property Owners:

ADAM BEZARK & CAROLINE HAYASHIDA

2524 ASBURY AVE.

EVANSTON, IL 60201-2352

847-905-0627, adam@bezarkandassociates.com (ADAM)

847-913-4182, chayashida44@gmail.com (CAROLINE)

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 3 above, or indicated below.

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

- a. Names and addresses of all officers and directors.

N/A

- b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

N/A

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

Architect as Applicant:

TODD ALLEN ISRAEL, ARCHITECT LLC



4878 N. SHERIDAN RD. #3

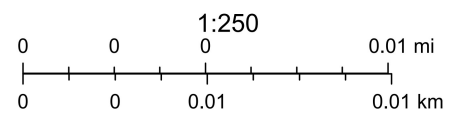
CHICAGO, IL 60640-3700

2524 Asbury Ave - Aerial



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-  Tax Parcels
-  City Boundary

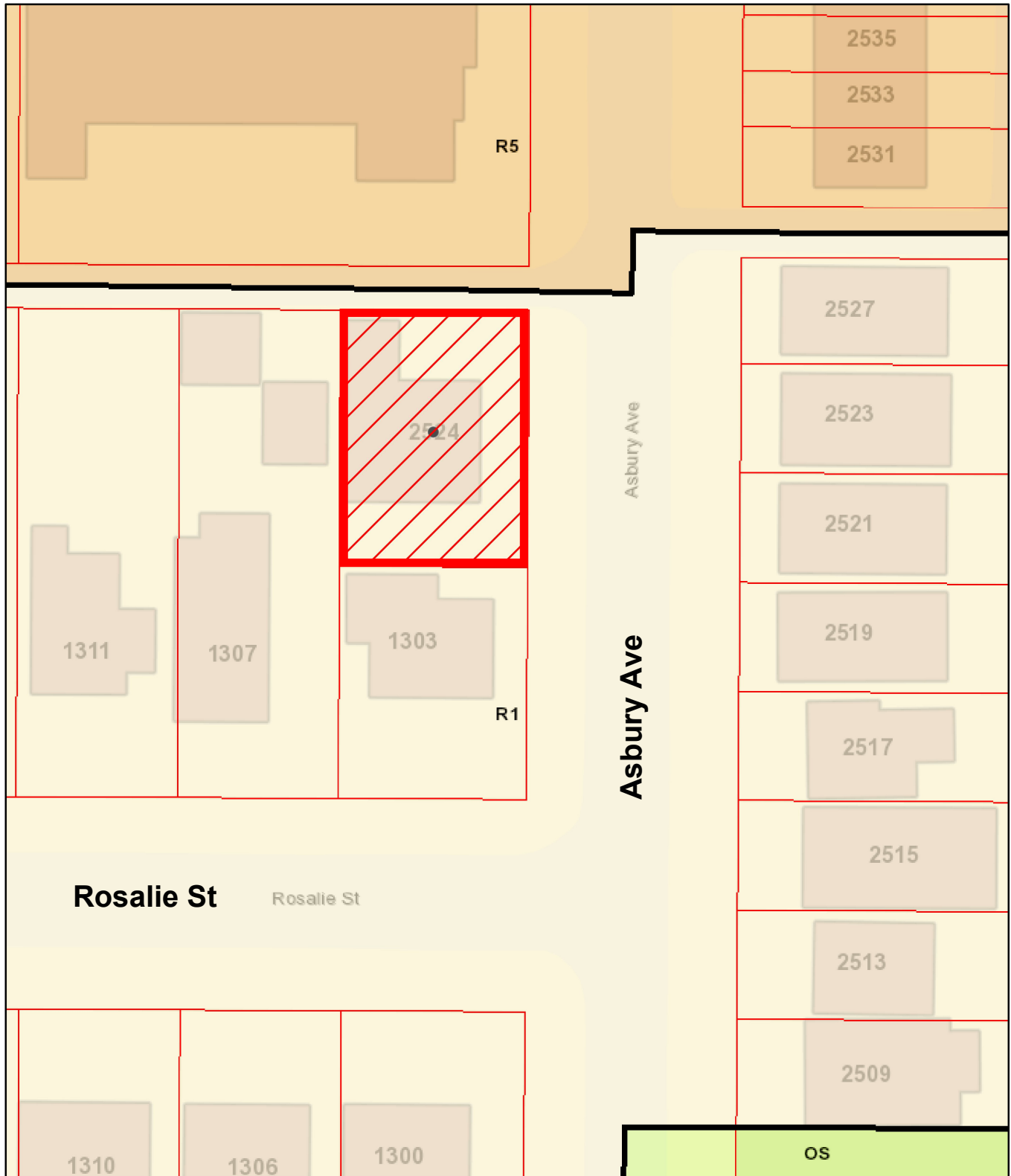


Cook County GIS

2524 Asbury Ave – Street view

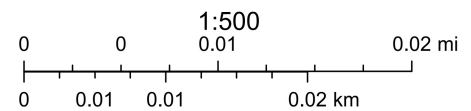


2524 Asbury Ave - Zoning

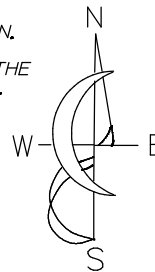


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- | | |
|----------------------------|--------------------------------|
| Zoning Boundaries & Labels | C1a - Commercial Mixed-Use |
| Zoning Districts | C2 - Commercial |
| B1 - Business | D1 - Downtown Fringe |
| B1a - Business | D2 - Downtown Retail Core |
| B2 - Business | D3 - Downtown Core Development |
| B3 - Business | D4 - Downtown Transition |
| C1 - Commercial | I1 - Industrial / Office |



LOT 26 (EXCEPT THE SOUTH 76 FEET THEREOF) IN BLOCK 4 IN EVANSTON PARK ADDITION, BEING A RESUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 6 AND 7 IN NORTH EVANSTON, BEING IN THE NORTHEAST FRACTIONAL QUARTER (1/4) AND THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



WOOD FENCE 0.43' SOUTH

SET NAIL 5.0' NORTH AND ON LINE

CHAIN LINK FENCE 0.79' WEST

WOOD FENCE 0.60' SOUTH

WOOD FENCE 0.59' SOUTH

14' ASPHALT ALLEY

58.52'

89°59'10"

76.00'

2 STORY BRICK AND FRAME RESIDENCE w/ BASEMENT

OPEN PORCH

BRICK GARAGE

23.94'

16.70'

10.05'

10.05'

6.00'

17.31'

17.26'

58.39'

76.00'

76.00'

58.26'

SOUTH LINE OF LOT 26

NORTH LINE OF ROSALIE STREET

FOUND CROSSNOTCH 7.0' EAST AND ON LINE

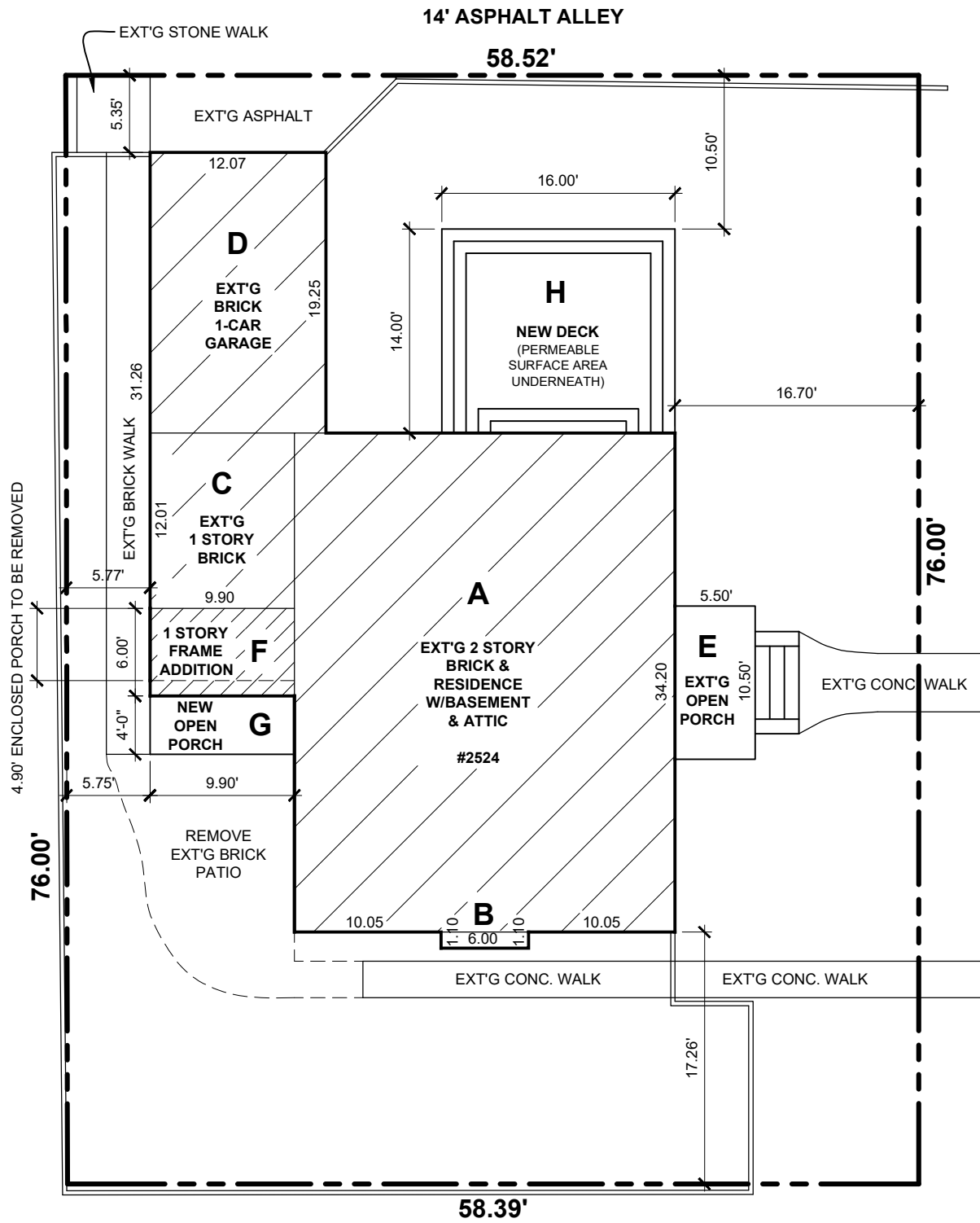
CONCRETE WALK

ASBURY AVENUE

SCALE: 1 INCH EQUALS 20 FEET
ORDERED BY CAROLINE HAYASHIDA
ORDER NUMBER 22-1072

570 E. NORTHWEST HIGHWAY
DES PLAINES, ILLINOIS 60016
(847) 699-0018

LICENSE EXPIRES - 11/30/24



N. ASBURY AVE.
TWO WAY TRAFFIC

ZONING INFORMATION

ZONING DISTRICT: R1

LOT AREA: $(58.52' + 58.39')/2 \times 76.00' = 4,443$ SF

MAX. BUILDING LOT COVERAGE:
 $4,443$ SF \times 30% = 1,333 SF

MAX IMPERVIOUS SURFACE:
 $4,443$ SF \times 45% = 1,999 SF

BUILDING LOT COVERAGE

AREA A (MAIN BODY OF HOUSE):
 $(10.05' + 6.00' + 10.05') \times 34.20' = 893$ SF

AREA B (CHIMNEY):
 $6.00' \times 1.10' = 7$ SF

AREA C (1 STORY HOUSE):
 $(31.26' - 19.25') = 12.01' \times 9.90' = 119$ SF

AREA D (GARAGE):
 $12.07' \times 19.25' = 233$ SF

AREA E (FRONT PORCH):
 $5.50' \times 10.50' = 57.75$ SF \times 50% = 29 SF

AREA F (ADDITION):
 $9.90' \times 6.00' = 59$ SF

AREA G (NEW OPEN PORCH):
 $9.90' \times 4.00' = 40$ SF

TOTAL: **1,380 SF**
(31.06% LOT COVERAGE)

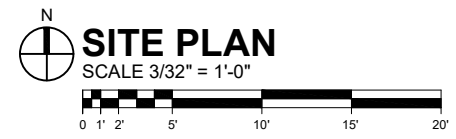
IMPERVIOUS SURFACES

BUILDING LOT COVERAGE: 1,380 SF

AREA H (NEW DECK):
 $16.00' \times 14.00' = 224.00$ SF
 $-(3\% \times 4,442.58) = 91$ SF

EXT'G STONE WALK: 27 SF
EXT'G ASPHALT APRON: 77 SF
EXT'G BRICK WALK: 156 SF
EXT'G CONC. WALKS: 134 SF

TOTAL: **1,865 SF**



01-06-23 VARIATION APPLICATION

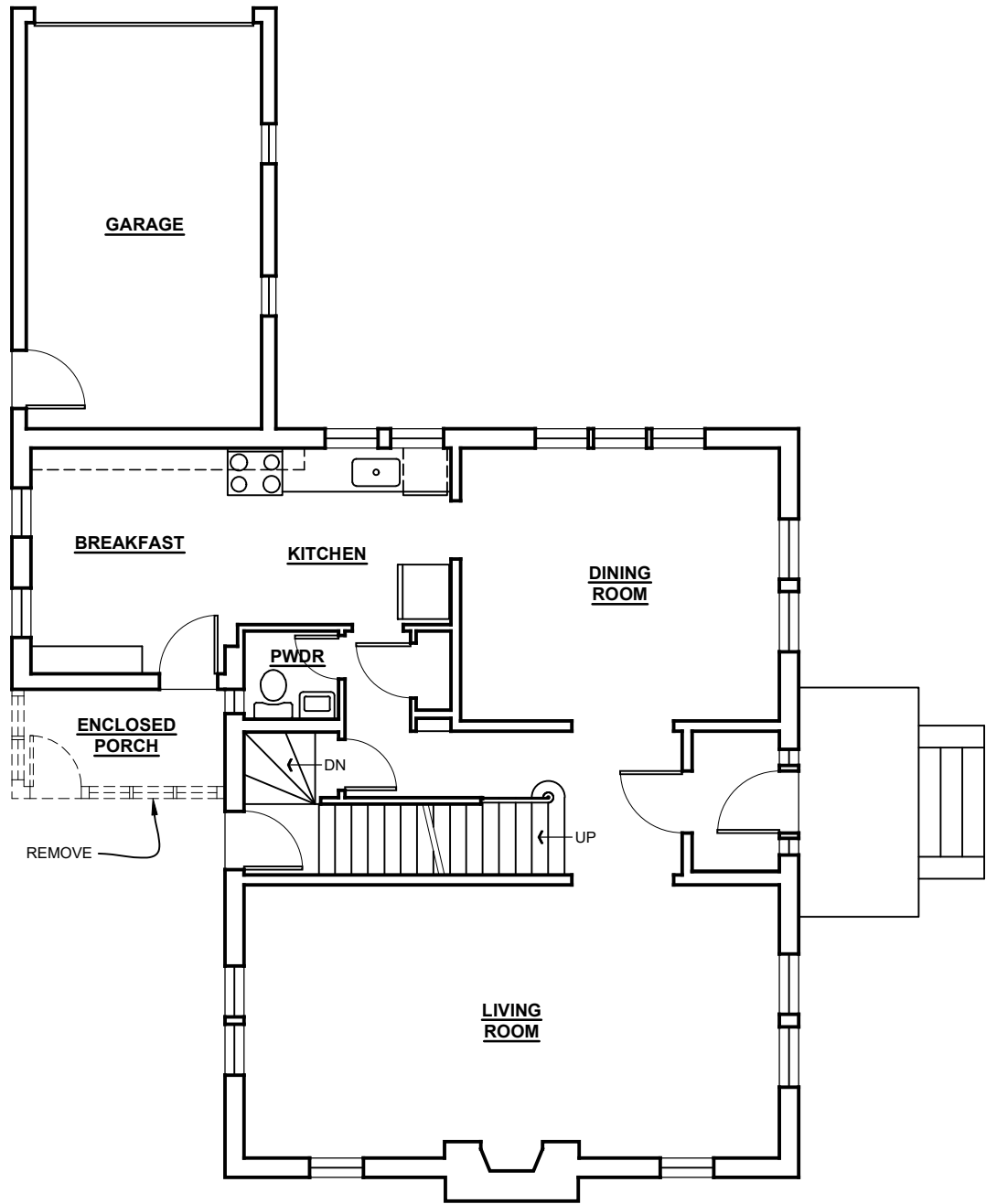
BEZARK-HAYASHIDA RESIDENCE
2524 ASBURY AVE.
EVANSTON, IL 60201


Todd Allen Israel
Architect LLC
4878 N. SHERIDAN RD. #3 | CHICAGO, IL 60640 | 773-991-6967


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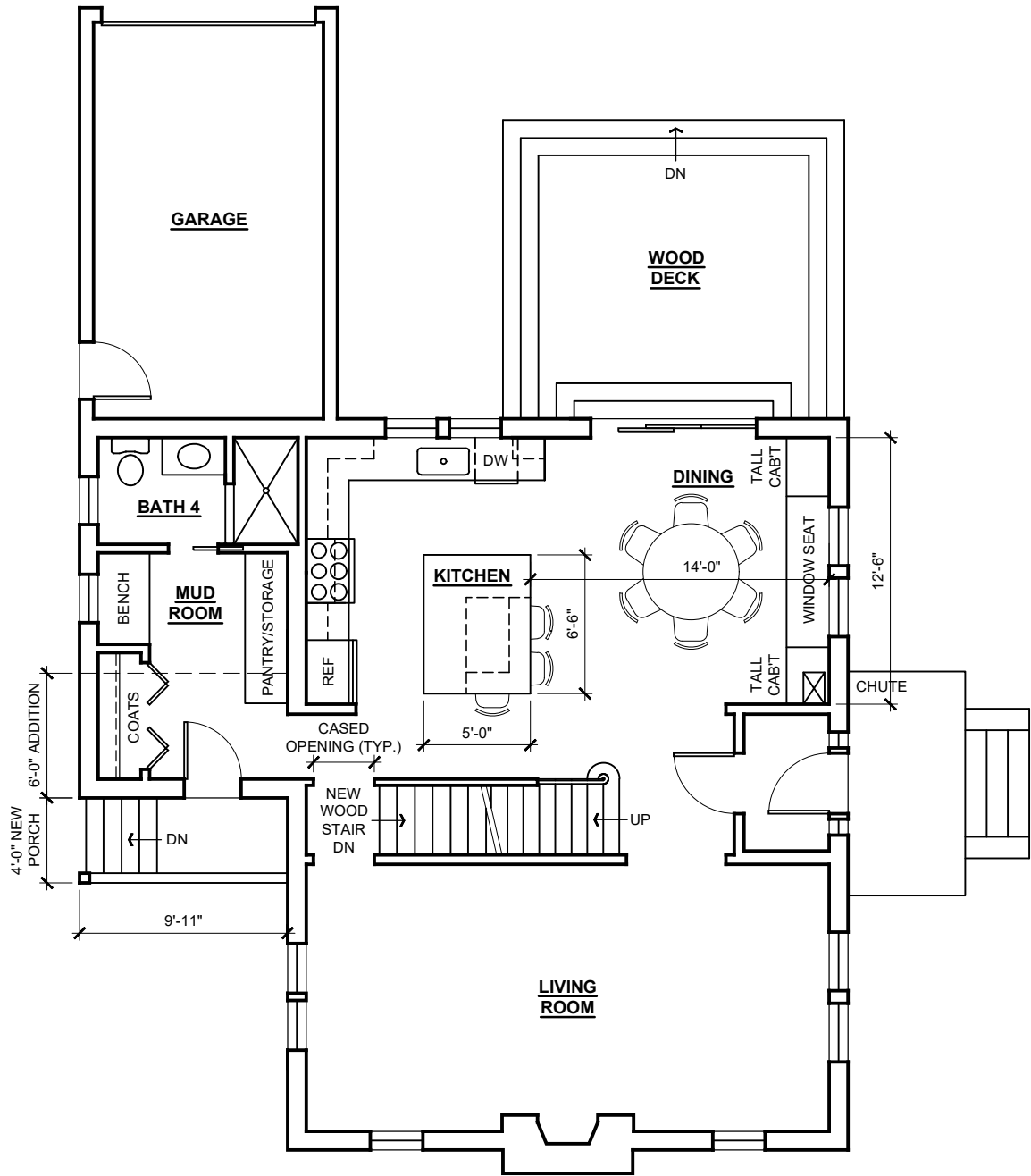
 **EXISTING FIRST FLOOR PLAN**
SCALE 1/8" = 1'-0"



BEZARK-HAYASHIDA RESIDENCE
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EVANSTON, IL 60201

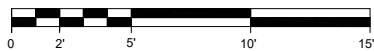
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Architect LLC

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PROPOSED FIRST FLOOR PLAN

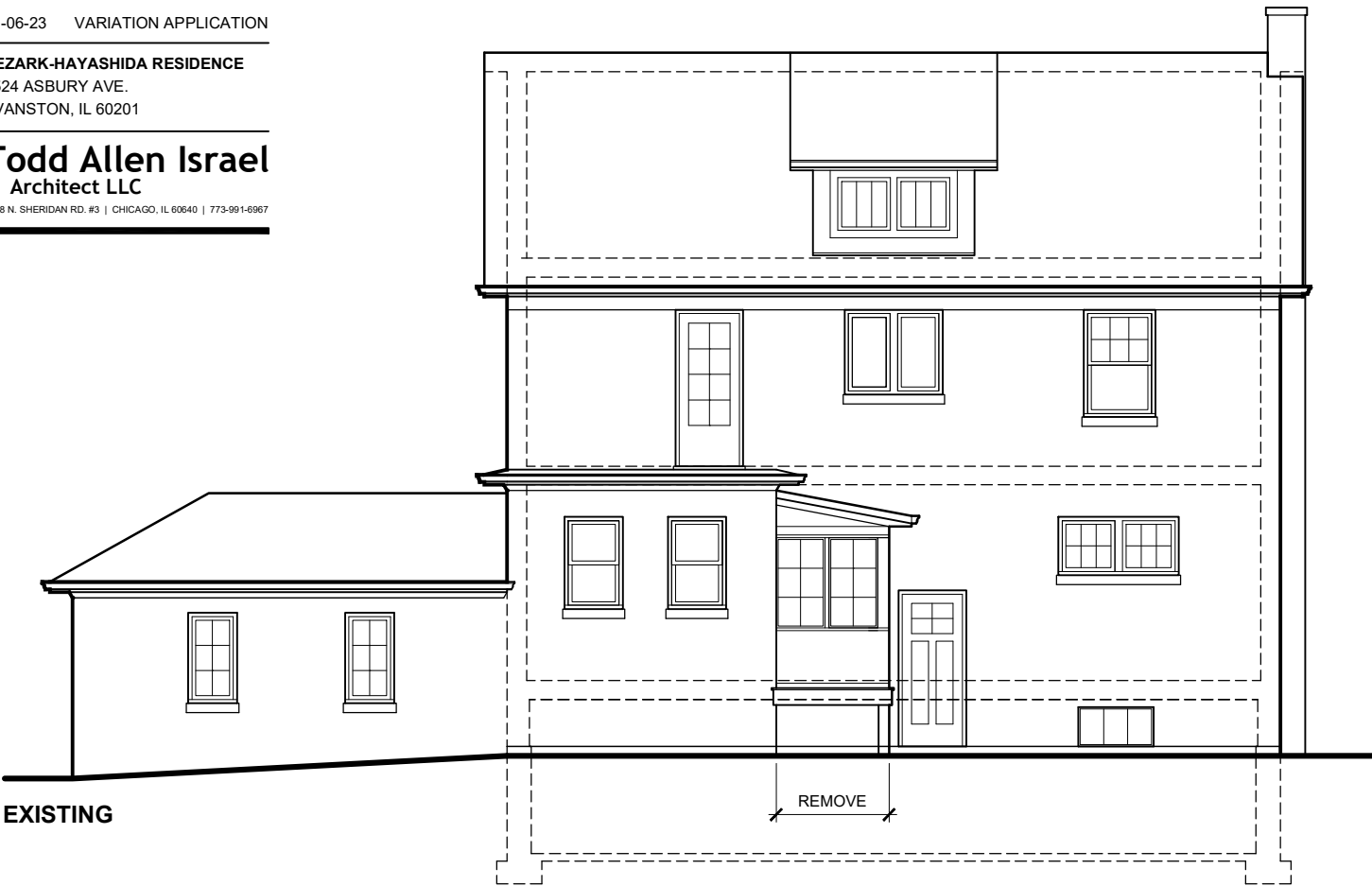
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WEST ELEVATION

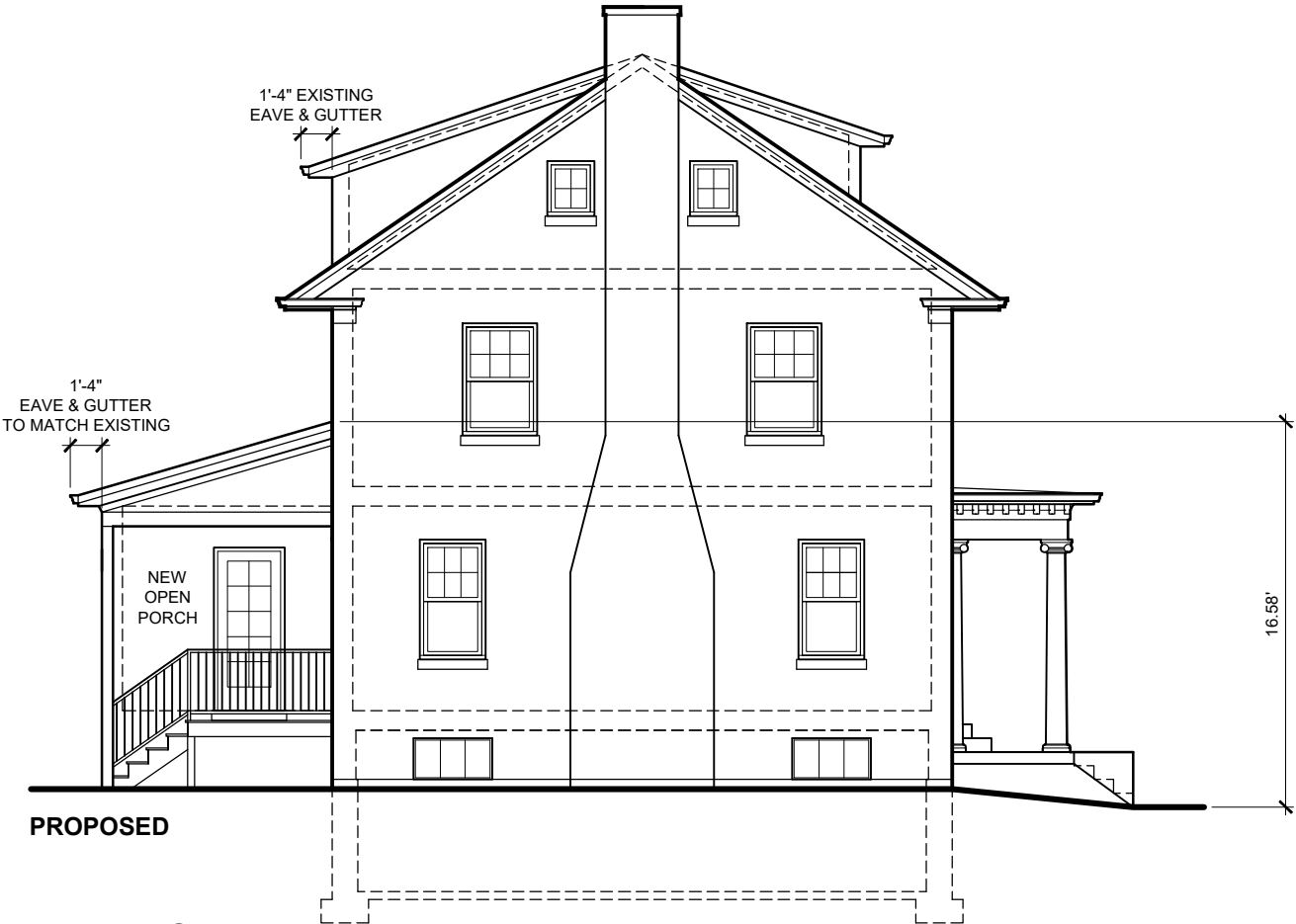
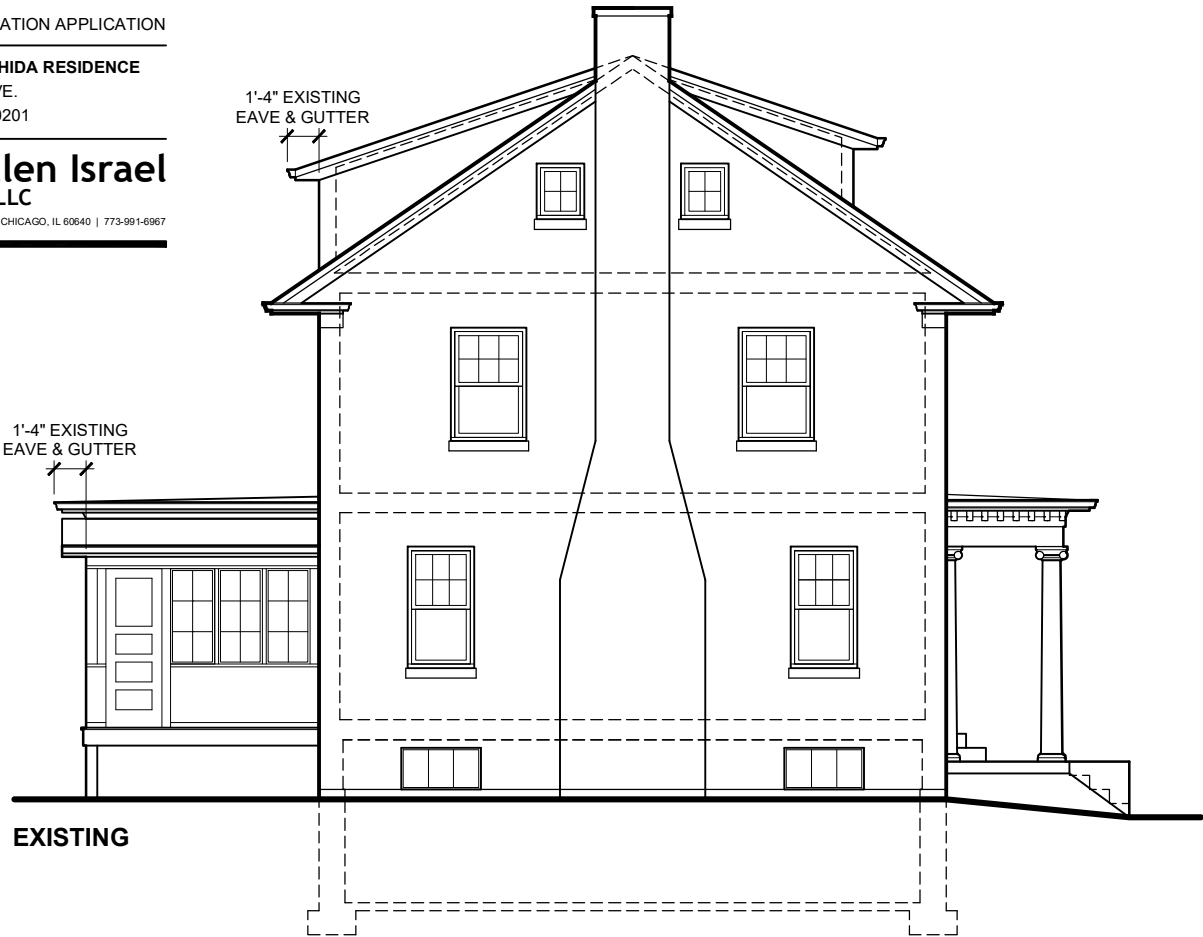
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SOUTH ELEVATION

SCALE 1/8" = 1'-0"



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EXISTING



PROPOSED

EAST ELEVATION
SCALE 1/8" = 1'-0"



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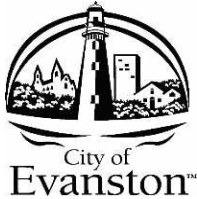
4878 N. SHERIDAN RD. #3 | CHICAGO, IL 60640 | 773-991-6967



NORTH ELEVATION

SCALE 1/8" = 1'-0"





Zoning Analysis

Summary

Case Number:

22ZONA-0232

Case Status/Determination:

Non-Compliant

Proposal:

Rear addition to principal structure

Site Information:

Property Address	2524 Asbury Ave	Zoning District	R1
Overlay District:	None	Preservation District:	None

Zoning Section	Comments
Sec 6-8-2-7	The maximum permitted building lot coverage (roofed structures) is 30% or 1,330 SF of the subject property. The proposed building lot coverage is 1,380 SF or 31.06%. <u>Minor Variation is required.</u>
Sec 6-8-2-8(A)(4)	The minimum required rear yard for principal residential structures is 30 feet. The proposed rear yard for the addition rounds to 5.75 feet. <u>Major Variation is required.</u>

General Comments:

1. Because the proposed rear yard exceeds the 35% threshold for Minor Variations [see [Section 6-3-8-3\(A\)\(2\)\(a\)](#)], both variations cited above must be processed as Major Variations.
2. Please provide a statement attesting that the plat of survey reflects existing conditions and also any information regarding any private easements.
3. Please note that eaves cannot encroach more than 10% into the required yard or 6 inches, when the required yard is 5 feet (the house). Please provide the information regarding the eaves for the west side of the house.

Recommendation(s):

- [Submit for 2 Major Variations](#) from the above cited code sections. The non-refundable application fee is \$385 and also there is a third party printing fee for the public notices mailed to owners of property within 500 feet of the subject property. The Land Use Commission makes the final determination to approve, approve with conditions, or deny the request after conducting a duly noticed public hearing. The process takes about 60-90 days, which includes the public hearing notice no later than 15 days prior to the LUC hearing. The LUC meets every second and fourth Wednesday of the month.

Applicant	Todd Israel
Phone Number	(773) 991-6967

1/6/2023

Signature

Date

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant December 06, 2022

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 22ZONA-0232 **Purpose:** Zoning Analysis without Bld Permit App
Address: 2524 ASBURY AVE **District:** R1 **Overlay:** None **Preservation:** Not Within
Applicant: Todd Israel **Reviewer:** Katie Ashbaugh **District:**
Phone:

THIS APPLICATION PROPOSES (select all that apply):

ANALYSIS BASED ON:

New Principal Structure
X New Accessory Structure
X Addition to Structure
Alteration to Structure
Retention of Structure

Change of Use
Retention of Use
Plat of Resubdiv./Consol.
Business License
Home Occupation

Sidewalk Cafe
Other

Plans Dated: 1/6/2023
Prepared By: Todd Allen Israel Architect, LLC
Survey Dated: 10/18/2022

Proposal Description:
Addition to principal structure and new deck

Existing: single-family home, brick patio
Improvements:

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<u>Front Porch Exception (Subtract 50%)</u>	<u>Pavers/Pervious Paver Exception (Subtract</u>	<u>Open Parking Debit (Add 200sqft/open space</u>
Total Elibigle Front Front Porch Regulatory Area	Total Paver Area Paver Regulatory Area	# Open Required Spaces Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:	R1	Dwelling - SF Detached	Dwelling - SF Detached	Compliant
Comments:				
Minimum Lot Width (LF)	35	76		Compliant
USE: Single Family Detached				
Comments:				
Minimum Lot Area (SF)	7,200 sqft	4443		Legal Non-Conforming
USE: Single Family Detached				
Comments:				
Dwelling Units:	1	1	1	Compliant
Comments:				
Building Lot Coverage (SF) (defined, including subtractions& additions):	30% or 1333 SF	1330 29.96845425867508%	1380 31.06%	Non-Compliant
Comments:				
Impervious Surface Coverage (SF, %)	45% or 1999 SF	1865 41.98%	1865 41.98%	Compliant
Comments:				

	Standard	Existing	Proposed	Determination
Height (FT)	35'	32.13'	16.58'	Compliant
Comments: of addition only				
Front Yard(1) (FT)	5.75	16.7		Compliant
Direction: E				
Street: Asbury				
Comments: no change				
Interior Side Yard(1) (FT)	5	5.35		Compliant
Direction: N				
Comments: no change				
Interior Side Yard(2) (FT)	5	17.26		Compliant
Direction: S				
Comments: no change				
Rear Yard (FT)	30	5.77	5.75	Non-Compliant
Direction: W				
Comments:				

ACCESSORY USE AND STRUCTURE

Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts:	R1	Terrace (At Grade)	Deck or Patio (raised)	Compliant
Comments:				
Permitted Required Yard:	Rear, interior	Rear Yard	Interior Side Yard	Compliant
Comments:				
Additional Standards:				
Comments:				

Interior Side Yard(1A) (FT)	3	N/A	10.5	
Direction: N				
Comments:				

RESULTS OF ANALYSIS

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is: **Not Required**

See attached comments and/or notes.

SIGNATURE _____ DATE _____

1303 Rosalie Street
Evanston, IL 60201
773-562-0636 (Ann cell)
773-562-0634 (Joe cell)

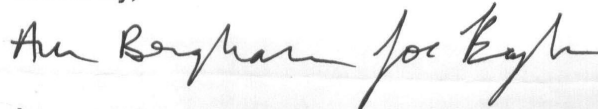
December 15, 2022

Zoning Office
City of Evanston

Dear Zoning Officers:

We are writing to express our support for the petition of our neighbors, Caroline and Adam Bezark, for a zoning variance which would enable them to rebuild their back porch area to create an open porch in the back of their house at 2524 Asbury Avenue. Our house at 1303 Rosalie Street directly abuts their property and we share a fence line. Adam and Caroline have shared details and plans for the project with us and we think it sounds like a great improvement to their property. We strongly support their petition.

Sincerely,

A handwritten signature in black ink that reads "Ann Berghammer for Joe Berghammer". The signature is written in a cursive, flowing style.

Ann and Joe Berghammer

December 14, 2022

Dear Adam and Caroline,

Thank you for sharing with us your plans to update your home on N Asbury Avenue, Evanston.

We are in full support of your plans and wish you both the very best with it.

Kindly,

Handwritten signatures of Ken Tornvall and Lisa Russ. Ken's signature is written in a cursive style, and Lisa's signature is more stylized and fluid.

Ken Tornvall and Lisa Russ

1307 Rosalie Street

Evanston, IL 60201