

Agenda Item 3

587-589 Ivy Court Front and Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey – Existing Conditions
Existing and Proposed Site Plan
Proposed Elevations
Proposed Floor Plan
Proposed Roof Plan and Section
Existing Elevations
Existing Floor Plans
Perspective Views
Photographs
Concept Studies

Materials listed in italics are included in the Board packet only. The complete file is available for review at the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	September 28, 2020
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	587-589 Ivy Court – Front and Side Yard Setback Variances

PROPERTY OWNER

McIlvaine Enterprises, LLC
Bruch McIlvaine
1062 S. Green Bay Road
Lake Forest, IL 60045

PROPERTY LOCATION

South side of Ivy Court

ZONING DISTRICT

GR-3 – General Residence

REPRESENTATIVE

Wells Wheeler, architect
1100 N. Waukegan Road
Lake Forest, IL 60045

SUMMARY OF REQUEST

This is a request for approval of a front yard setback variance to allow construction of a replacement and expanded front porch and a side yard variance to allow placement of new air conditioning units to replace existing in-wall units. This duplex residence, under the previous ownership, was the site of some ongoing nuisance conditions and the property was recently purchased by McIlvaine Enterprises. The new property owner immediately, upon acquiring the property, obtained the required permits and began interior repairs, renovations and updates.

This property is located on the south side of Ivy Court, just west of Maywood Road. This property is part of the Wolfe and Dhamer Subdivision platted in 1959. The property was developed with a duplex residence in 1960 and based on City records, little work has been done over the years.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed improvements comply fully with the lot coverage limitation.
- ❖ The proposed improvements comply fully with the building scale requirements.
- ❖ The existing house complies fully with the side (east) and rear yard setback requirements.
- ❖ The existing house does not comply with the front and side (west) yard setback requirements.
- ❖ The proposed replacement and expanded open front porch complies with the side yard setback requirements.
- ❖ The proposed replacement and expanded open, front porch addition does not comply with the front yard setback requirements.

- ❖ The proposed new air conditioning units do not comply with side (west) yard setback requirements.
- ❖ The property complies with the minimum lot width requirements.
- ❖ The property complies with the minimum lot size requirements.

Physical, Natural or Practical Difficulties

- ❖ The existing main mass of the house is sited at the front yard setback line and the existing front porch is failing, requiring modifications to the front entry or replacement of the existing porch, which is in the setback.
- ❖ This house and others in the neighborhood were constructed prior to the application of the current setback requirements.

STAFF EVALUATION

This property is located within the GR-3 zoning district. As noted above, the duplex residence has suffered from lack of maintenance in the recent years and the new property owner is working carefully to upgrade this property. During the petitioner's early discovery period, it was noted that the existing front porch stoop, located in the front yard setback is pulling away from the foundation of the residence. Since the porch and the stoop need to be replaced, the new property owner desires to expand the new front porch along a larger expanse of the front façade and deepen the porch to create a functional space for future occupants to utilize the front porch. The proposed porch is open in nature, similar to the existing porch and helps to break up the mass of the front façade of the residence. The proposed expanded replacement porch will encroach into the front yard setback 8.5 feet.

The second variance request is for new air conditioning units. The duplex residence currently has wall air conditioning units. The new property owner desires to provide central air conditioning to both units in the duplex which will require placement of new air conditioning units on the property. Upon review of the site and existing and proposed utility meters, window wells and exhaust vents, the only location to place the air conditioning units is along the west side of the residence, within the 6 foot side yard setback. The proposed air conditioning units will be set along the west wall of the residence, toward the south and as proposed, will be 3 feet from the west property line. The property owner plans to screen the units

FINDINGS OF FACT

Based on review of the information submitted by the petitioners, site visits and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

1. The variances will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. Many of the homes in the neighborhood have a front porch, similar to the proposed porch.
2. The conditions upon which the variance is requested are unique to the property, the existing character of the neighborhood and are not universally applicable to other properties in the same zoning district in other areas of the community.
3. The hardship in conforming to the front yard setback is the original construction of the home at the front yard setback.
4. The variances will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The air conditioner units will

be screened to minimize the potential for visual and sound impacts on the immediately adjacent property.

5. The proposed improvements will support the value of the property and will be an improvement to the neighborhood.

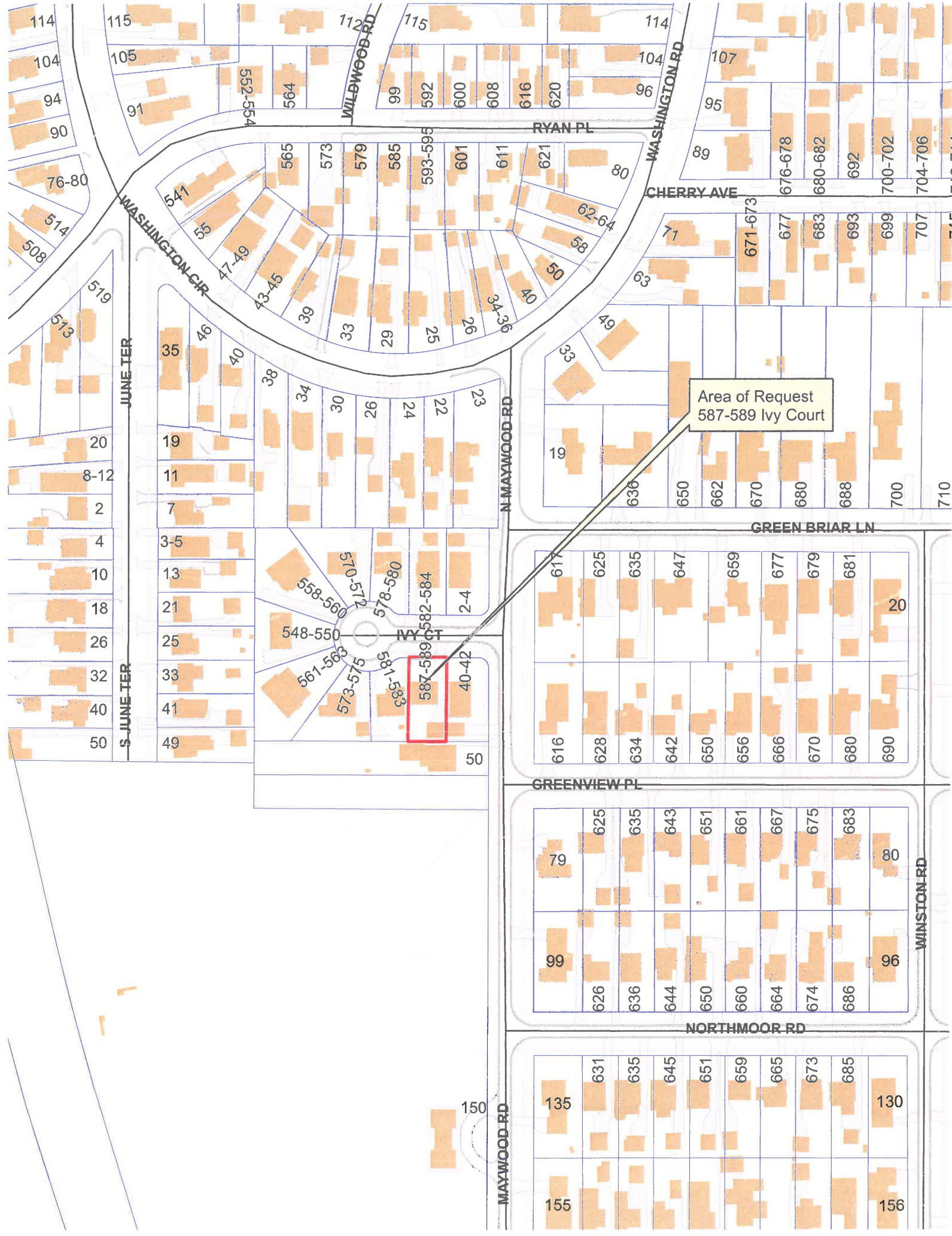
PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester, the agenda was posted at five public locations and on the City's website. As of the date of this writing, staff received one message from a neighbor with questions regarding the project.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow a replacement and modified front porch no closer than 31.5 feet from the front property line and new air conditioning units no closer than 3 feet from the side (west) property line, as shown on the site plan in the Board's packet.. The following conditions of approval are recommended.

1. No more than two residential air conditioning units shall be installed.
2. Efforts shall be made to mitigate the visual and sound impacts on the immediate neighbor through the use of fencing, trellis or vegetation.



Area of Request
587-589 Ivy Court



Area of Request
587-589 Ivy Court



Area of Request
587-589 Ivy Court



THE CITY OF LAKE FOREST
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 587+589 Ivy Court Lake Forest, Ill.
ZONING DISTRICT GR3

Property Owner (s)

Name McILVAINE Enterprises, Inc.
(may be different from project address) Address 1062 S. Green Bay Rd. Lake Forest, Ill.
Phone 847-502-6800 Fax
Email BLMCI@AOL.COM

Applicant/Representative

Name BRUCE L. McILVAINE
Title PRESIDENT
(if different from Property Owner)
Address same
Phone Fax
Email

Beneficial Interests

Corporation ☒ See Exhibit A
Partnership ☐ See Exhibit B
Trust, land or other ☐ See Exhibit C

Staff Reports are Available the Friday before the Meeting

Email Report:	Owner	☐	Representative	☐
Fax Report:	Owner	☐	Representative	☐
Pick Up Report:	Owner	☐	Representative	☐

Signatures

I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

Owner Bruce L. McIlvaine President Date 9-1-2020
Owner Date

Applicant/Representative Date



1062 S. Greenbay Road, Lake Forest, IL 60045
847-502-6800 blmcinc@aol.com

September 14, 2020

Zoning Board of Appeals, City of Lake Forest

Re: Statement of Intent
Replacement of Front Porch
587 – 589 Ivy Court, Lake Forest, IL 60045

Dear Board Members:

We are requesting a variance at 587-589 Ivy Court for our proposed removal of the existing covered front entry porch and the construction of a new expanded entry porch.

The duplex residence itself is structurally sound, but the site has suffered from decades of neglect, lack of maintenance, and no modernization. The porch roof is beyond repair, and the front concrete stoop has pulled away 3" from the house foundation. Repair of these elements will require complete removal of the front entry.

The following are our statements regarding the standards for variance:

1. Character: The variance, if granted, will allow us to provide a front porch that more suitably supports and encourages engagement with the neighborhood. In addition it will enhance, not alter, the essential character of this property, and the neighborhood will benefit from the transformation of the unfortunate appearance of this residence.
2. Unique Condition: The north wall of this residence is located on the front setback line. This unique condition mandates that any new porch will require review by this board. This residence is characterized by its homely appearance, so we are seeking to make this building more attractive.
3. Hardship: We contend that conforming to the zoning code would not allow any reconstruction of the front porch, and we hereby request relief from this hardship.
4. Property Impairment: We believe that the expanded covered porch will have no deleterious effect on light and air to adjacent properties, and it is not likely to increase congestion, fire danger, or public safety in the neighborhood. We are very sure that the proposed structure will improve the appearance, function, and value of this residence, and it will certainly have a concurrent beneficial effect on the neighborhood property values as well.

The construction of a new front porch offers a significant opportunity to build a multi-planed entry with great curb appeal. The seating areas in the new porch, while occupied, will promote security and interaction amongst neighbors and passersby, helping to reinforce the sense of community in this unique neighborhood.

LEGEND	
N.	= North
S.	= South
E.	= East
W.	= West
N.W.	= Northwest
N.E.	= Northeast
S.E.	= Southeast
S.W.	= Southwest
P.O.B.	= Point of Beginning
SQ.FT.	= Square Feet
R.O.W.	= Right of Way
Doc.	= Document
Rec.	= Recorded as
Meas.	= Measured as
T.F.	= Top of Foundation
MIN.	= Minimum
MAX.	= Maximum

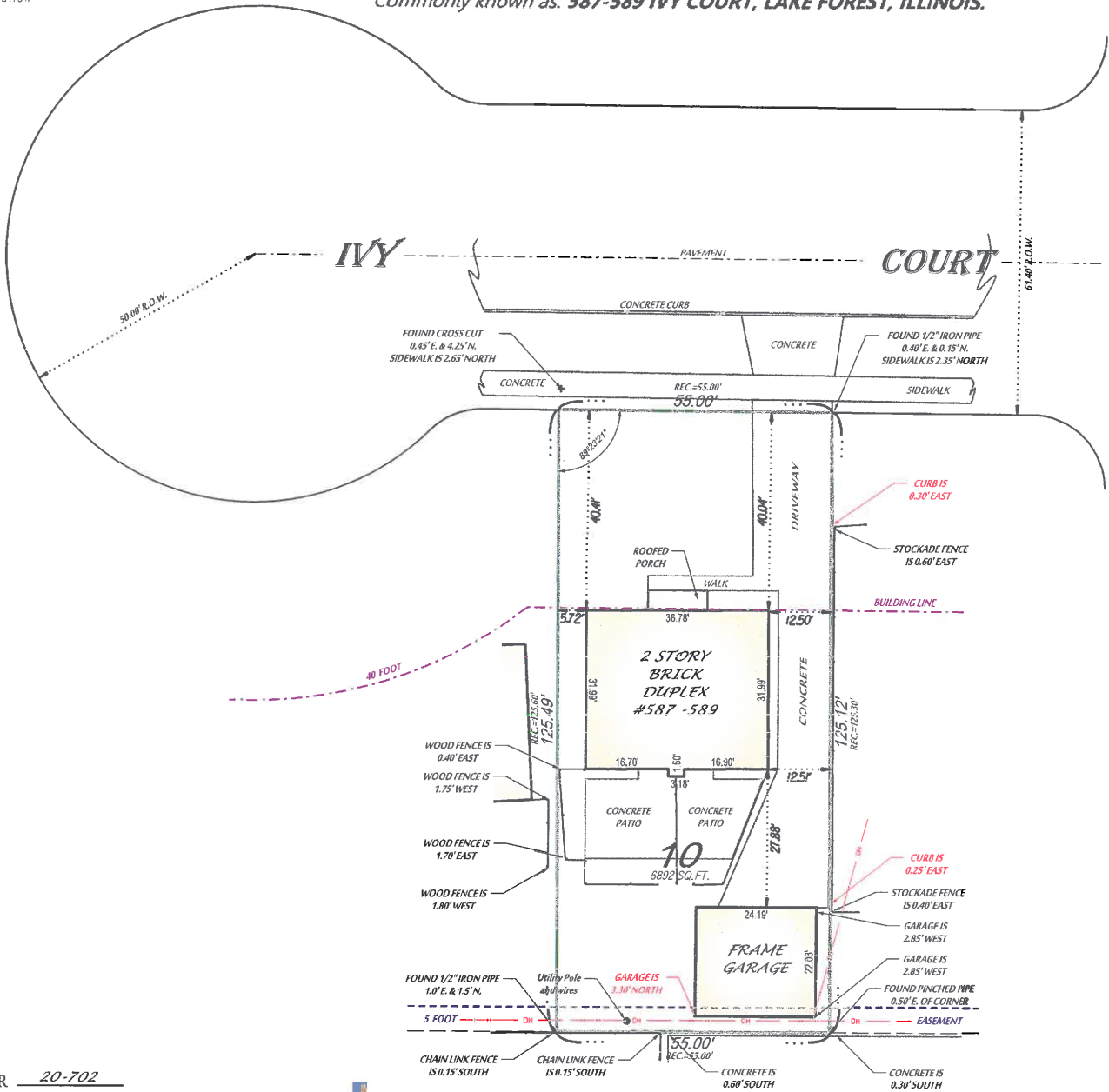
R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

of
Lot 10 in Wolfe and Dhamer Subdivision, being a Resubdivision of Lots 1 to 4, inclusive, of Schneider and Nahin's Second Addition to Northmoor Terrace, in part of the Northeast Quarter of Section 4, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Wolfe and Dhamer Subdivision, recorded June 1, 1959 as Document 1032104, in Book 34 of Plats, Page 117, in Lake County, Illinois.

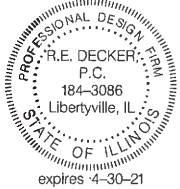
Commonly known as: 587-589 IVY COURT, LAKE FOREST, ILLINOIS.



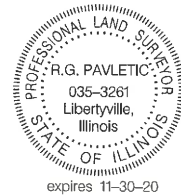
N
W E
S
The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.
Scale 1"=20 ft

ORDER NUMBER 20-702
ORDERED BY: CRAIG PIERSON, ATTY.
FOR: WAGNER TO MCILLVAINE ENTERPRISES, INC
REVISIONS:

WITHOUT A RAISED SEAL
PLAT IS NOT VALID

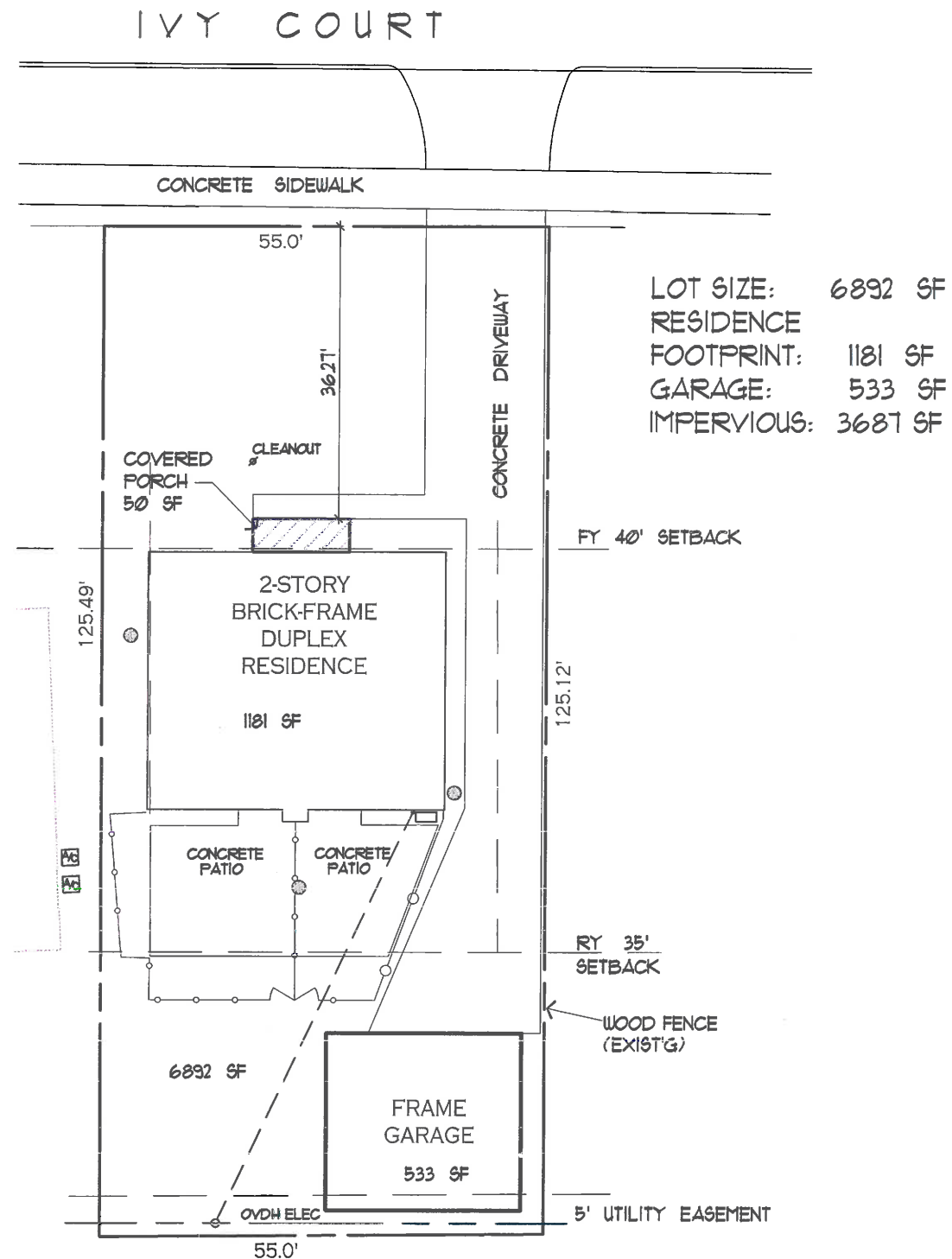


R E DECKER
PROFESSIONAL LAND SURVEYORS PC
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com



Field Work Completed on: 8-12-20
STATE OF ILLINOIS } ss
COUNTY OF LAKE }
This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."
R. E. DECKER, P.C.
By: 8-19-20
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

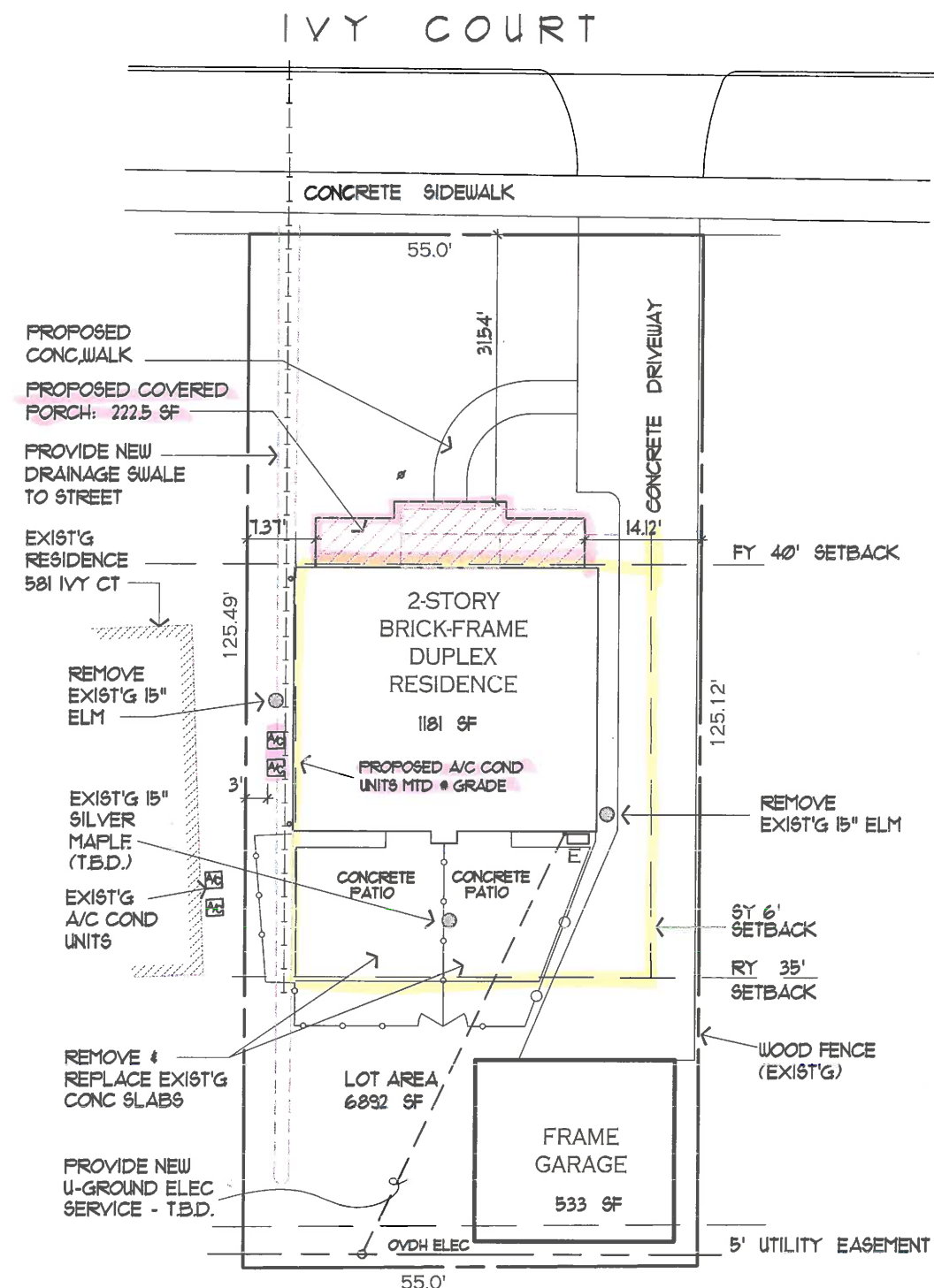


EXISTING SITE PLAN

SCALE: 1" = 20'



MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045



PROPOSED SITE PLAN

SCALE: 1" = 20'



REQUEST FOR REPLACEMENT FRONT PORCH &
A/C CONDENSING UNITS IN SIDEYARD

ZONING DISTRICT: GR-3
FY: 40'
SY: 6'
RY: 35'

LOT SIZE: 6892 SF
FOOTPRINT: 1181 SF

1st FLOOR: 1135 SF
2nd FLOOR: 1135 SF
GARAGE: 533 SF
PORCH ADD'N: 179 SF

REVISED
IMPERVIOUS: 3866 SF

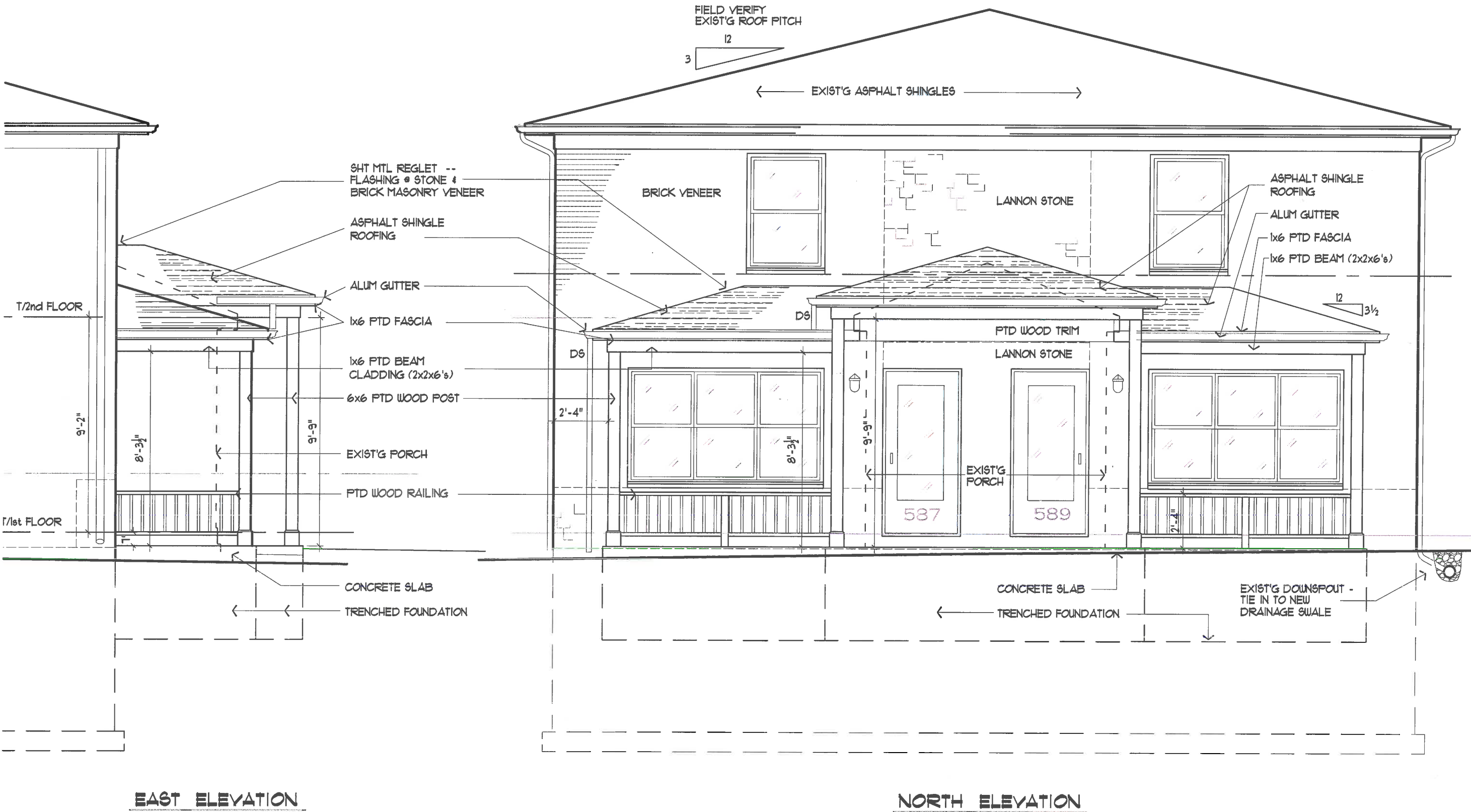
SETBACK LINES

PROPOSED VARIANCE AREAS

SEPTEMBER 11, 2020



WELLS P. WHEELER, ARCHITECT
A.L.A. N.C.A.R.B.
1100 NORTH WAUKEGAN ROAD
LAKE FOREST, ILLINOIS 60045
847 604 8819 CEL: 847 804 0487
EMAIL: WWARCH@SBCGLOBAL.NET



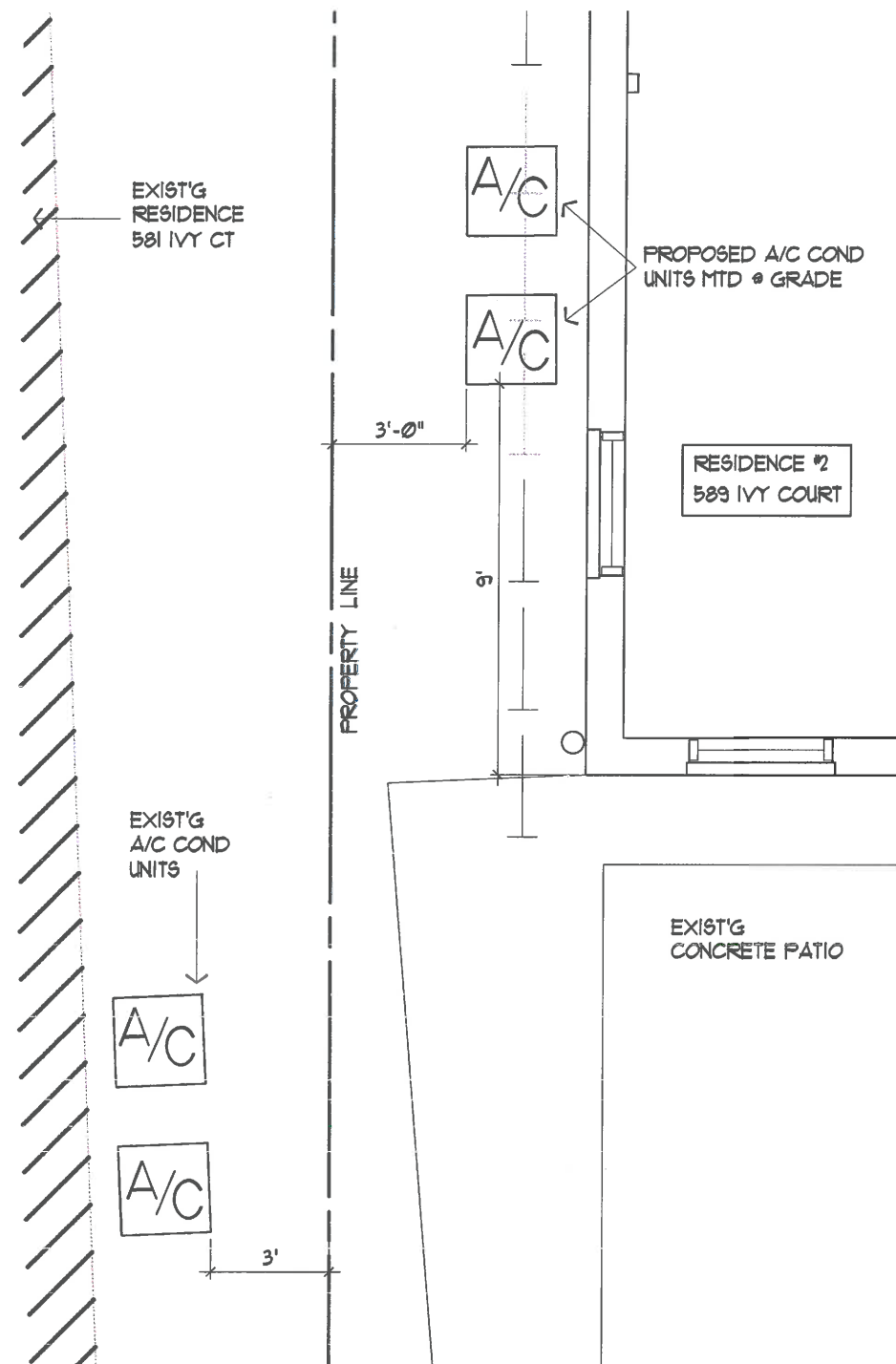
MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045

PORCH ELEVATIONS
SCALE: 1/4" = 1'-0"



September 1, 2020

WELLS P. WHEELER, ARCHITECT
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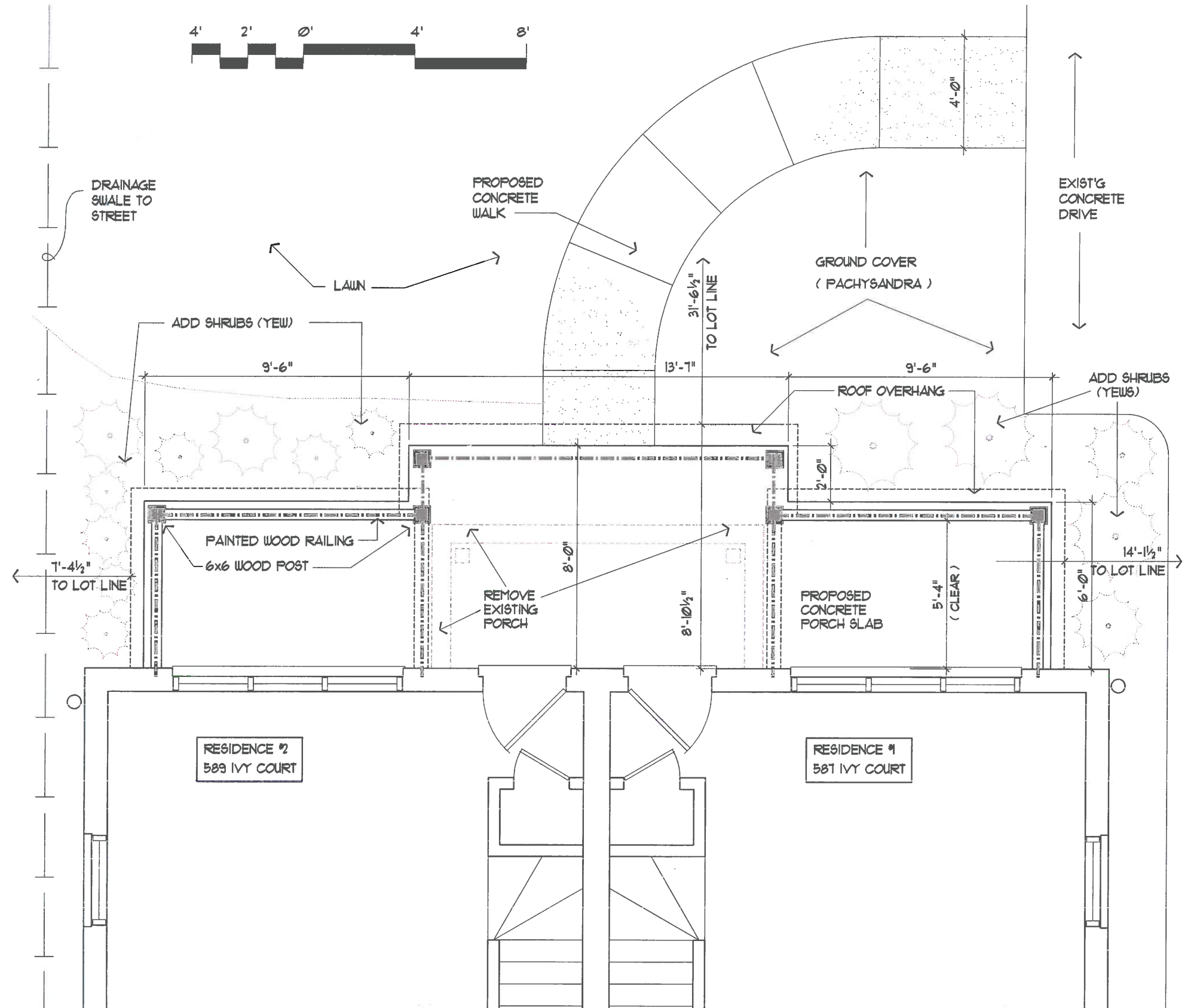


PLAN @ WEST WALL

SCALE: 1/4" = 1'-0"



MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045



PARTIAL 1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

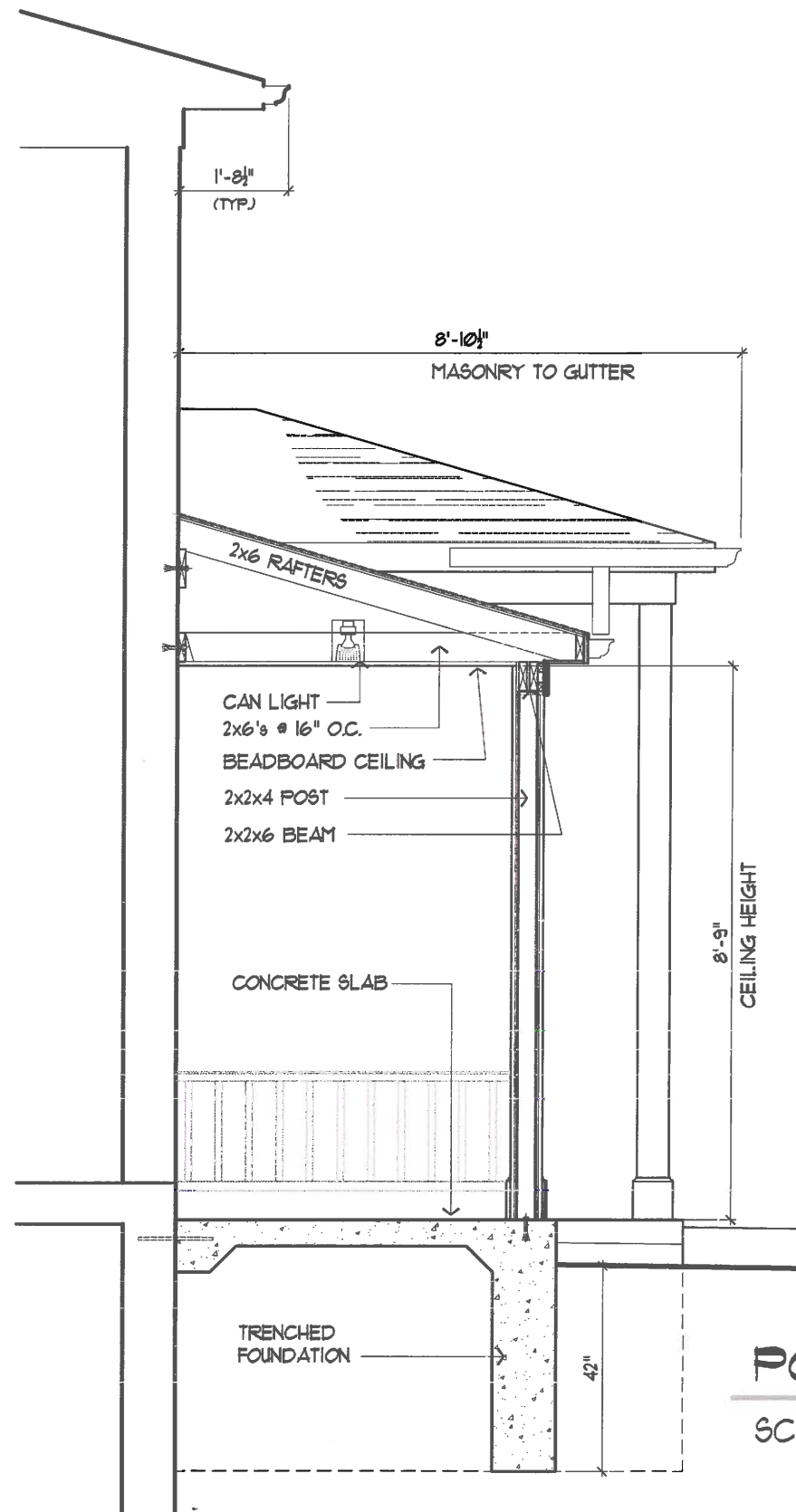


PROPOSED FLOOR PLAN

SEPTEMBER 11, 2020

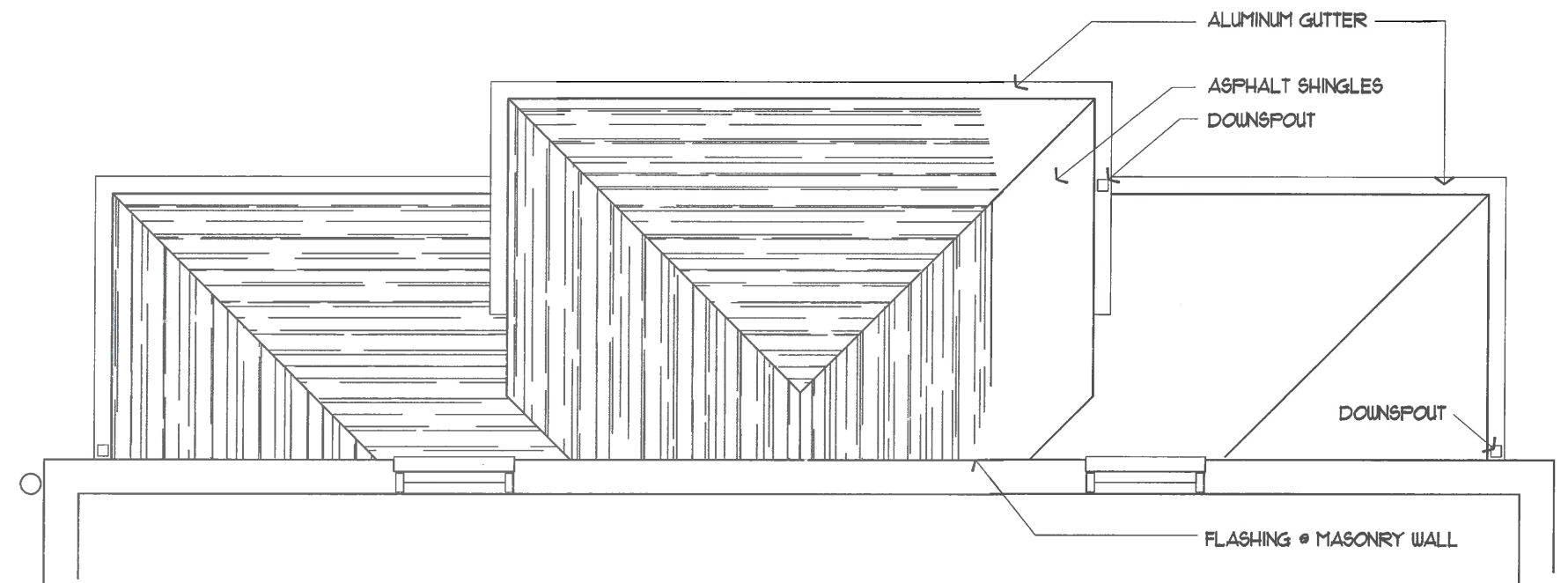


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PORCH SECTION

SCALE: $\frac{3}{8}" = 1'-0"$



PORCH ROOF PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



SEPTEMBER 10, 2020

MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045

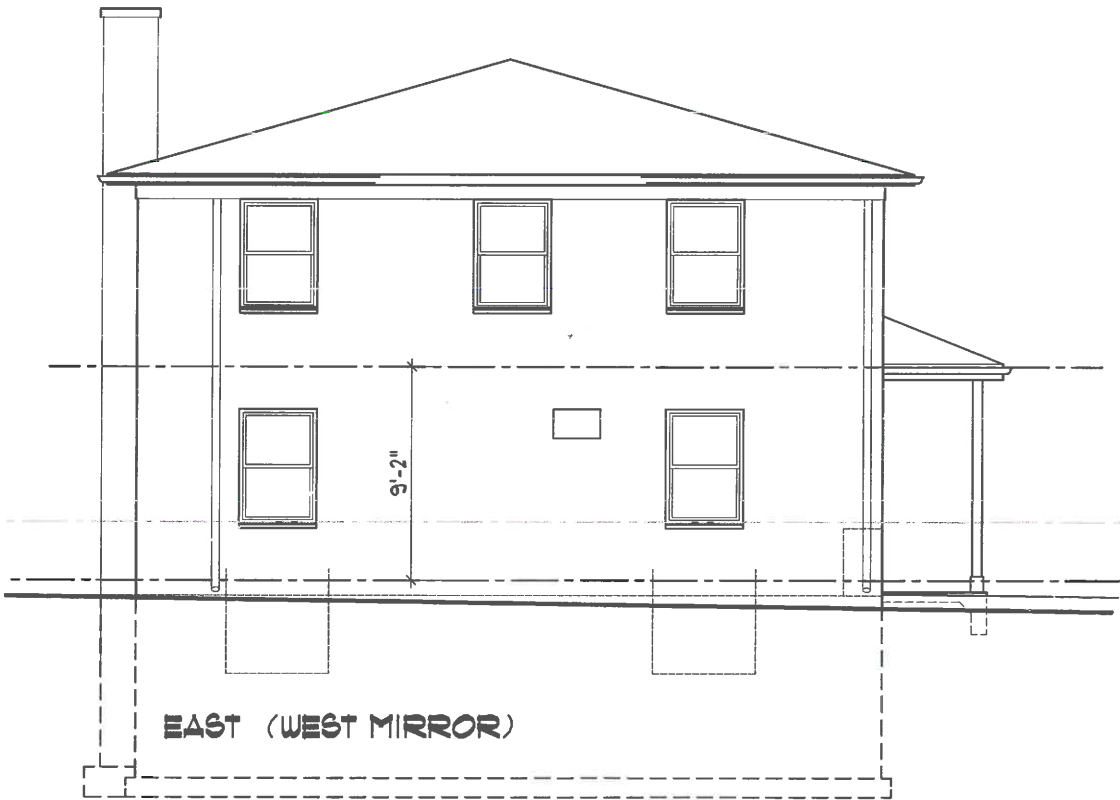


WELLS P. WHEELER, ARCHITECT
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LAKE FOREST, ILLINOIS 60045
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EXIST'G ELEVATIONS

SCALE: $\frac{1}{8}'' = 1'-0''$

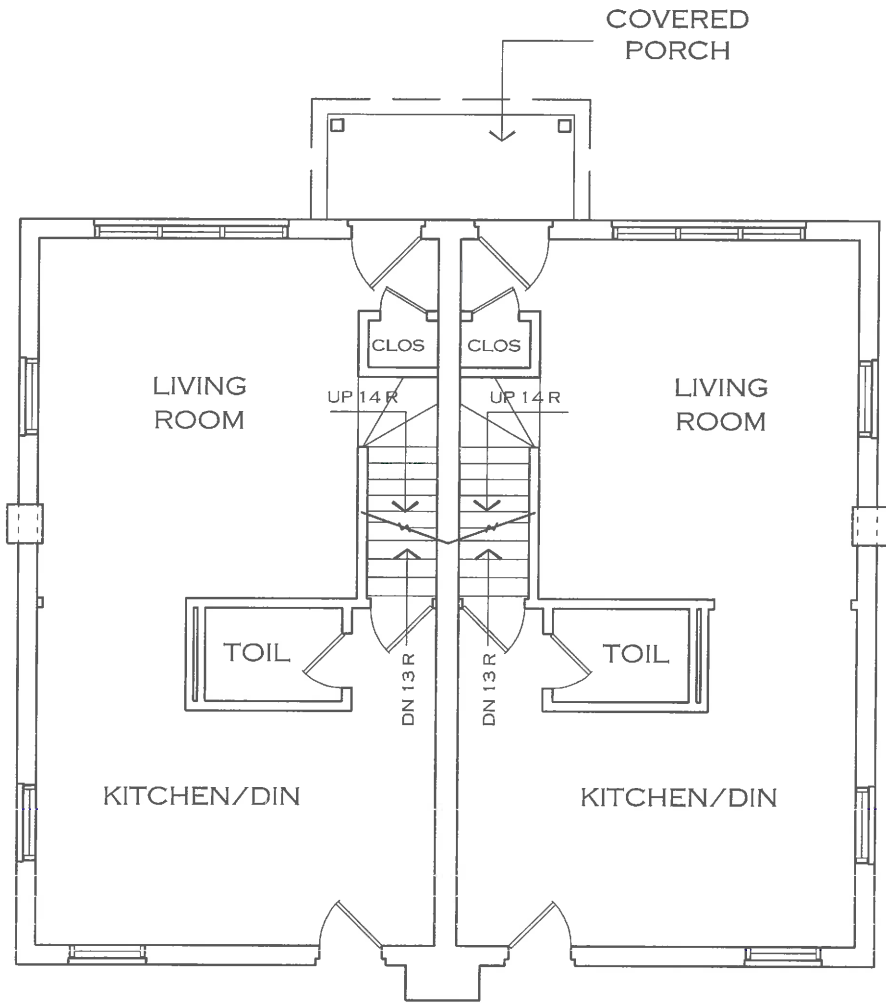


McILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045

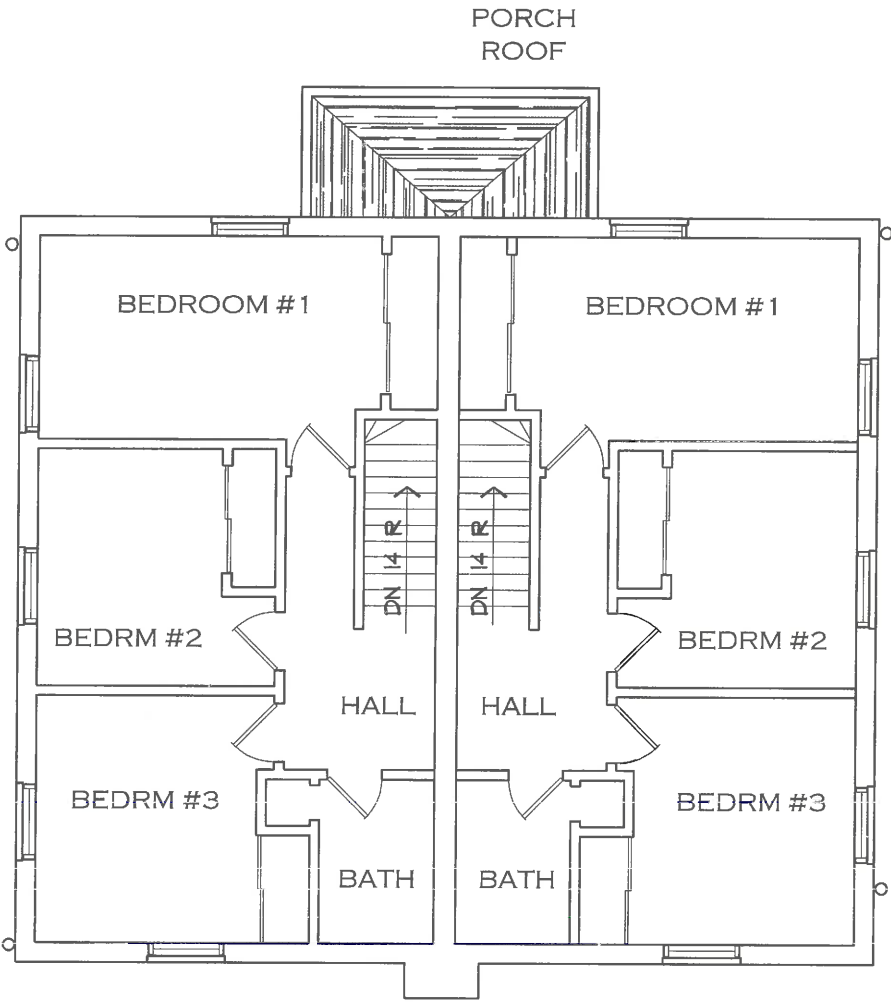
September 1, 2020



WELLS P. WHEELER, ARCHITECT
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LAKE FOREST • ILLINOIS • 60045
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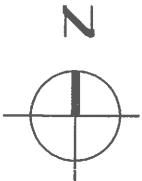
FIRST FLOOR



SECOND FLOOR

September 1, 2020
MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045

EXISTING FLOOR PLANS
SCALE: 1/8" = 1'-0"



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MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045

PERSPECTIVE VIEWS



September 1, 2020

WELLS P. WHEELER, ARCHITECT
" A.L.A. N.C.A.R.B. "
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587-589



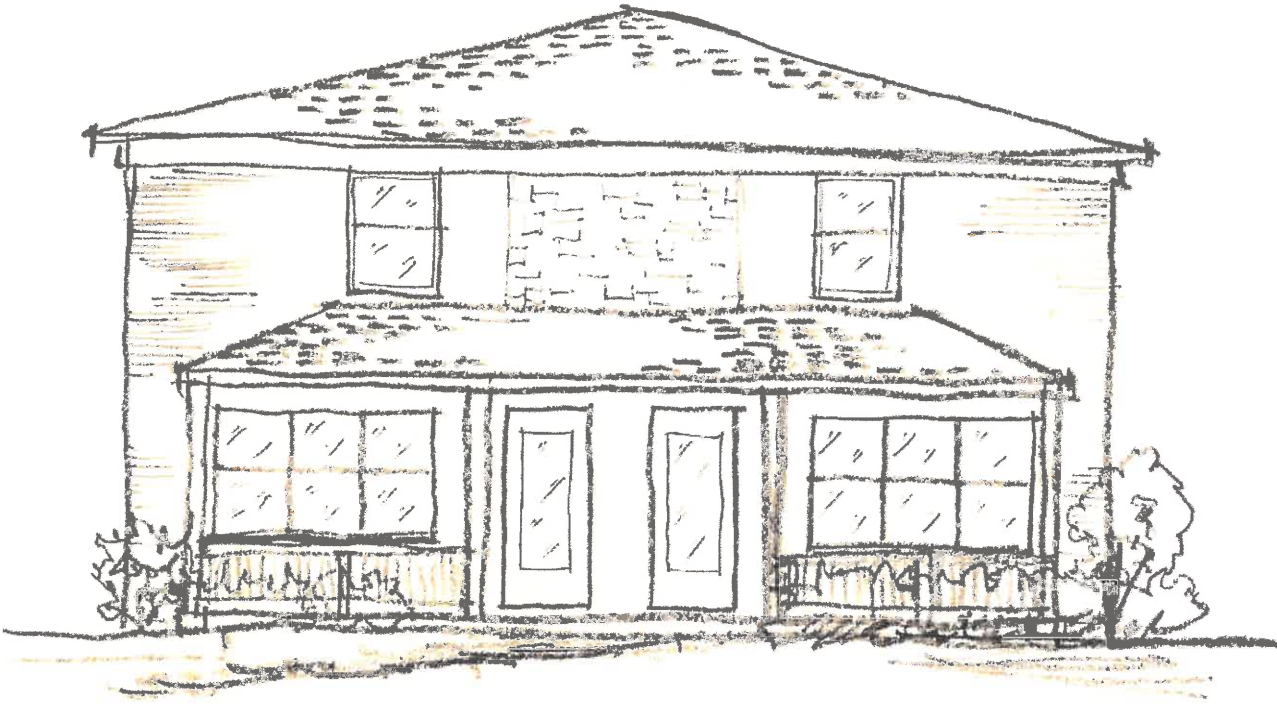
SEPTEMBER 1, 2020

MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045

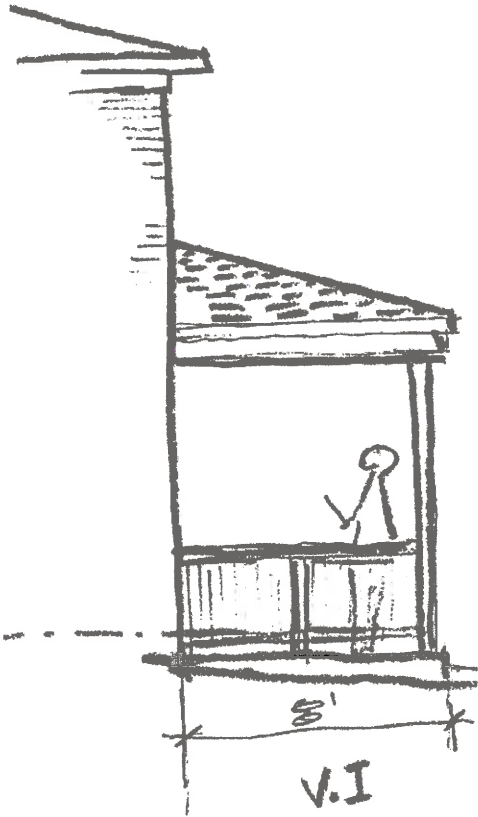
NEIGHBORHOOD PHOTOS



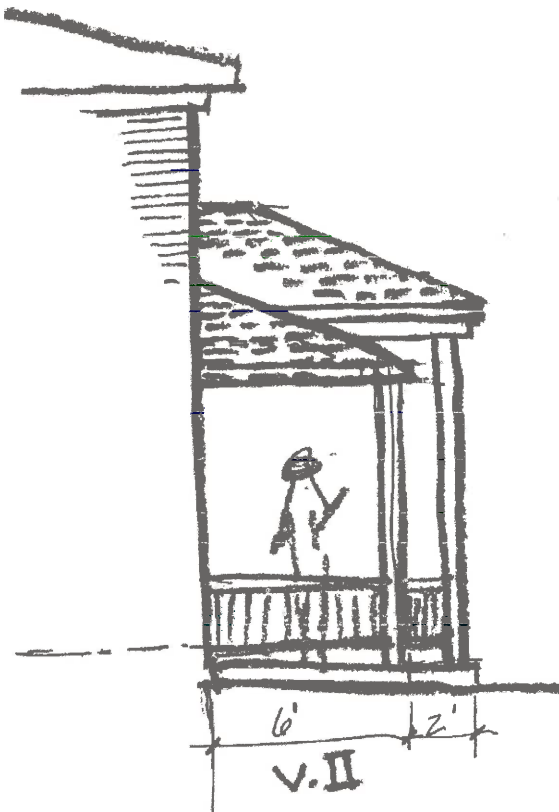
WELLS P. WHEELER, ARCHITECT
A.L.A. N.C.A.R.B.
1100 NORTH WAUKEGAN ROAD
LAKE FOREST, ILLINOIS 60045
847 604 8819 CEL: 847 804 0487
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NORTH ELEVATION V. I



V. I



V. II



NORTH ELEVATION V. II

September 1, 2020

MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045

INITIAL CONCEPT SKETCHES
SEPTEMBER 1, 2020



WELLS P. WHEELER, ARCHITECT
• A.L.A. N.C.A.R.B. •
1100 NORTH WAUKEGAN ROAD
LAKE FOREST • ILLINOIS • 60045
847 604 8819 CEL: 847 804 0487
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Agenda Item 4

1088 Griffith Road Front, Rear and Side Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Proposed Site Plan
Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Proposed Section
Proposed Grading Plan
Tree Survey
Proposed Landscape Plan
Site Plan Overlay
Elevation Overlays
Streetscape Elevations
Rendering
Photographs
Correspondence

Materials listed in italics are included in the Board packet only. The complete file is available for review at the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and members of the Zoning Board of Appeals
DATE:	September 28, 2020
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	1088 Griffith Road – Front Yard, Side Yard and Rear Yard Setback Variances

PROPERTY OWNER

Brian and Jennifer Harbison
1044 Evergreen Street
Mundelein, IL 60060

PROPERTY LOCATION

West Side of Griffith Road, South
of Rose Terrace

ZONING DISTRICT

GR-3 – General Residence

SUMMARY OF REQUEST

This is a request for approval of front, side and rear yard setback variances to allow construction of a new single family residence and attached garage. The existing residence is proposed for demolition. The demolition of the existing house and the design elements of the new single family residence and attached garage will be reviewed at the October 7 Building Review Board meeting.

This parcel is a “through lot” located east of McKinley Road and west of Griffith Road, with frontage on both streets. Through lots are lots having a pair of opposite lot lines along two or more parallel streets. On a through lot, the portion of the lot along both street frontages are deemed front lot lines. The proposed house is oriented toward Griffith Road and the garage is setback on the property, near McKinley Road, consistent with many garages in the neighborhood and is attached to the house at one corner.

This property is located on the west side of Griffith Road, south of Rose Terrace. This property is part of the Rose Terrace Subdivision platted in 1913.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project complies fully with the building scale requirements.
- ❖ The house complies fully with the side (south) yard setback requirement.
- ❖ The proposed new single family residence and attached garage does not comply with the front, rear and side (north) yard setbacks.
- ❖ The property does comply with the minimum lot width requirements.
- ❖ The property does not comply with the minimum lot size requirements.

Physical, Natural or Practical Difficulties

- ❖ Siting the house forward on the lot to match the prevailing setback pattern of homes on the block will help ensure that the redevelopment of this property generally preserves the character of the streetscape.
- ❖ The property is 85 feet deep and complying with 40 foot front and rear setbacks creates a very narrow buildable area.
- ❖ This house and others in the neighborhood were constructed prior to the application of the current setback requirements.

STAFF EVALUATION

This property is located within the GR-3 zoning district. The Rose Terrace subdivision plat indicates a 25 foot front yard setback. Many of the homes in this subdivision were constructed in accordance with the setback established by the subdivision plat in 1913. Application of the GR-3 zoning district to the area in 1972, established the 40 foot front yard setback which is in place today. The proposed single family residence is generally sited in the same location as the existing residence. The proposed residence is shifted north, to comply with the side yard setback on the south side of the property. The main mass of the front of the house encroaches 15 feet into the 40 foot front yard setback and there is an open front porch proposed that encroaches an additional 3 feet. The front yard setback variance as requested would allow the home to be located no closer than 22 feet to the front property line, an encroachment of 18 feet into the required 40 foot front yard setback.

The proposed house encroaches 14 feet 2 inches into the 40 foot rear yard setback and is located 25 feet 10 inches from the property line that extends along McKinley Road. The proposed house is generally consistent with the location of the existing house. The garage is connected to the house at the northwest corner of the house for convenience and extends further into the rear yard setback than the house. The garage as proposed encroaches 31 feet 2 inches into the rear yard setback and is located 8 feet 10 inches from the property line that extends along McKinley Road. The siting of the garage is consistent with many garages in the neighborhood, near McKinley Road. As proposed, the new garage is adjacent to the garage on the property to the north, creating similarly used spaces side by side.

The garage as proposed and encroaches 3 feet 6 inches into the required six foot side yard setback, including the overhang on the garage and is located 2 feet 6 inches from the north property line. The main mass of the house complies with the required six foot side yard setback from the north property line. This garage setback from the side property line is generally consistent with other garage locations throughout the neighborhood.

FINDINGS OF FACT

Based on review of the information submitted by the petitioners, site visits and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

1. The variances if granted will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located. Many of the homes in the neighborhood are two story structures and sited consistent with the proposed house. The proposed attached garage is also sited consistent with many garages in the neighborhood, near the McKinley Road frontage.
2. The conditions upon which the variances are requested, the existing character of the streetscape and the pre-existing pattern of front yard setbacks due to the construction of the

houses in this neighborhood prior to current setback regulations, are generally unique to this property and this neighborhood and are not applicable to other properties in the same zoning district in other areas of the community. In addition, this property is generally unique in comparison to most GR-3 zoned properties in that it is a through lot, with front yard setback requirements applied on both the east and west sides of the lot.

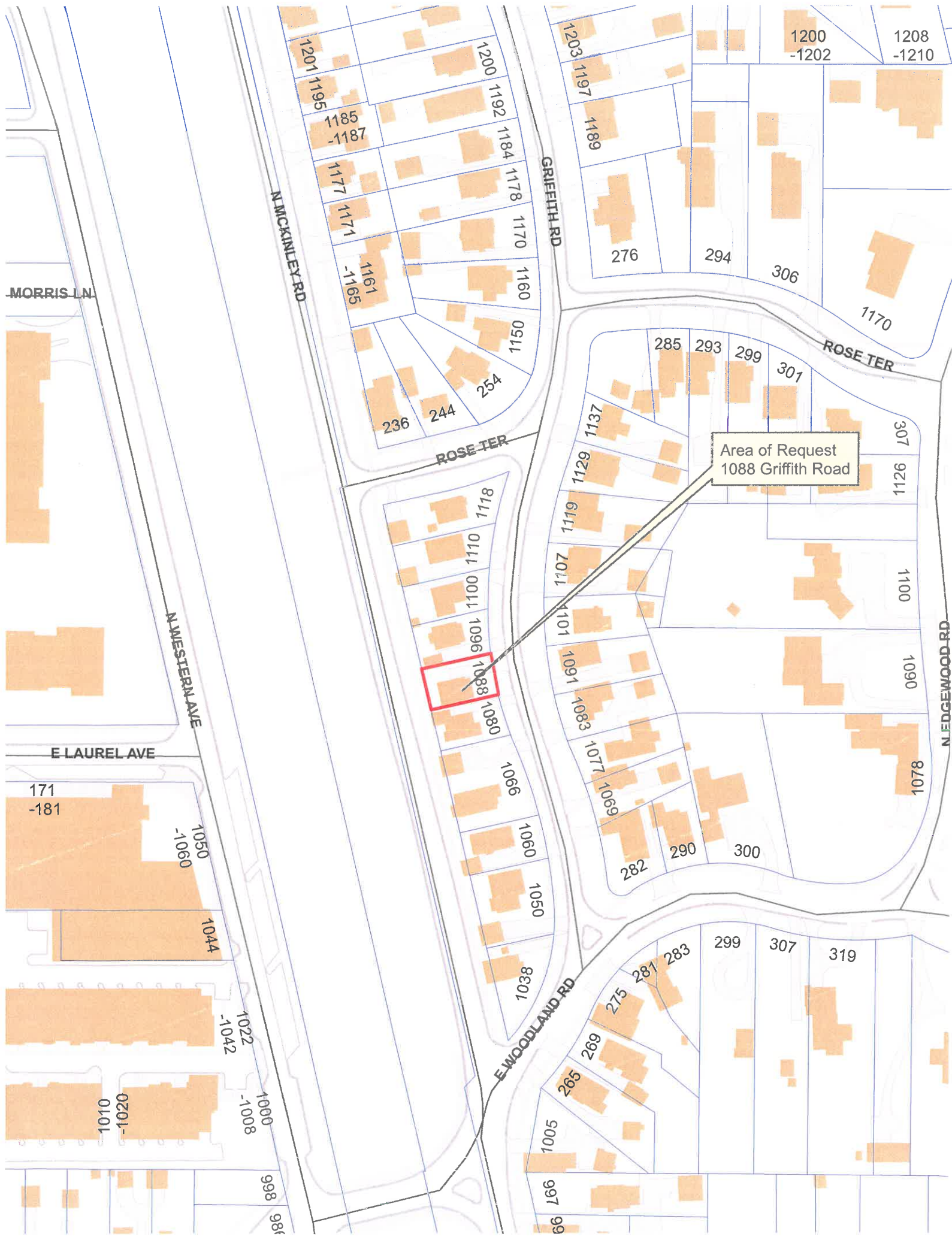
3. The existing residence is nonconforming as it was constructed prior to current zoning regulations. This hardship was not created by any current or former owner of the property but instead, results from a change to the zoning regulations after the neighborhood was established.
4. The variances requested will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The existing residence is generally in the same location as the proposed new residence. The proposed improvements will enhance the value of the property and will be an improvement to the neighborhood.

PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester, the agenda was posted at five public locations and on the City's website. As of the date of this writing, two emails were received in response to a letter sent to the neighbors by the petitioners. The correspondence received is included in the Board's packet and indicates general support for the project.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow a new single family residence and attached garage no closer than 22 feet to the front (east) property line, 8 feet 10 inches to the rear (west) property line and 2 feet 6 inches feet to the side (north) property line.





Area of Request
1088 Griffith Road



Area of Request
1088 Griffith Road



THE CITY OF LAKE FOREST
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 1088 GRIFFITH ROAD
ZONING DISTRICT GR-3

Property Owner (s) Name BRIAN & JENNIFER HARBISON
(may be different from project address) Address 1088 GRIFFITH RD
Phone (224) 277-4130 Fax _____
Email brianharbison@comcast.net

Applicant/Representative Name NA
(if different from Property Owner) Title _____
Address _____
Phone _____ Fax _____
Email _____

Beneficial Interests

Corporation ☐ See Exhibit A
Partnership ☐ See Exhibit B
Trust, land or other ☐ See Exhibit C

Staff Reports are Available the Friday before the Meeting

Email Report:	Owner	☒	Representative	☒
Fax Report:	Owner	☐	Representative	☐
Pick Up Report:	Owner	☐	Representative	☐

Signatures

I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

[Signature] Owner August 28, 2010 Date
Jennifer Harbison Owner August 28, 2010 Date

Applicant/Representative _____ Date _____

Statement of Intent

Zoning Board of Appeals

September 15, 2020

Brian & Jennifer Harbison
1088 Griffith Road
Lake Forest, Illinois 60045

The City of Lake Forest
Zoning Board of Appeals
800 N Field Drive
Lake Forest, Illinois 60045

We are writing to provide our statement on intent regarding our property at 1088 Griffith Road. We purchased the property back in September of 2018. At the time of the purchase, there was no one living at the property – in fact, according to our real estate agent, she had advised no one had lived there for several years. At the time of purchase and as it stands today, without a significant investment in the existing infrastructure, the property is arguably uninhabitable and further not in alignment with the aesthetic standards within the Lake Forest community. As such, our intention is to demolish the full existing structure as it exists today and build a new house – our future retirement home.

In particular, as the lot size (83' by 50') provides its challenges, as captured in the drawings, we're asking for 3 specific variances:

- 1) 22' setback from the front property line – in the front of the house (facing east)
- 2) 8' 10" setback from the rear property line (measured from the back of the attached garage) – in the back of the house (facing west)
- 3) 2' 6" setback (factors in the eve measurement (attached garage most northern gutter)) on the north side of the house

In referencing the Location Plan, it's evident that:

Factoring in the front porch, the ask of the 22' setback from the front property line – in the front of the house (facing east) is consistent with more than a majority of the existing houses on the block (reference points include, but aren't limited to:

all of the homes on the west side of Griffith Road (addresses ranging from 1038 Griffith Road to 1118 Griffith Road).

The ask of the 8' 10" setback from the rear property line (measured from the back of the attached garage) in the back of the house (facing west which for further reference is along McKinley Road) is consistent with most of the existing houses on the block (reference points include, but aren't limited to: the neighbors immediately to the north at 1096 Griffith Road and the neighbors immediately to the south at 1080 Griffith Road).

The ask of the 2' 6" setback (factors in the eve measurement (attached garage most northern gutter) on the north side of the house is consistent with several of the existing houses on the block (reference points include, but aren't limited to: 1038 Griffith Road, 1060 Griffith Road, 1091 Griffith Road, 1096 Griffith Road and 1107 Griffith Road).

In the preparation of our new home design and in parallel in collaboration with the Community Development Department, we have carefully considered all of the known standards for variance, supporting requirements and constraints (as captured in this letter as well as detailed in the supporting materials within the overall application).

- i. **The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located.**

With respect to the essential character of the subject property, strong consideration was given to the architecture of the existing house on the property as well as the surrounding neighborhood. As further detailed in the Letter of Intent for the Building Review Board, the materials chose to be utilized are consistent with those that can be seen in neighboring residences. In regards the proposed new house and garage, the intent is to heavily leverage the footprint of the existing house and previously standing garage.

- ii. **The conditions upon which a petition for variance are based are unique to the property for which the variance is sought, and are not applicable, generally, to other property with the same zoning classification.**

As noted, the existing lot size (83' by 50') provides its challenges. Several decades back, the City of Lake Forest truncated the lots along the west side of Griffith Road to accommodate the development of McKinley Road. Although the original lot size isn't readily known, the historic reduction in size of the overall lot was considerable. And while all of the existing

houses along the west side of Griffith Road were impacted, as a result, 1088 Griffith Road is the smallest of the fore mentioned lots.

- iii. **The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formally having and interest in the property.**

The house was initially platted back in 1913. Undoubtedly, the zoning codes and requirements are significantly different today in 2020. Further, as noted, the development of McKinley Road several decades back significantly reduced the overall lot size. At 80' x 53' – that lot size couldn't be created in today's time.

- iv. **The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

As noted, in regards the proposed new house and garage, the intent is to heavily leverage the footprint of the existing house and previously standing garage. As such, there should be little variation, if any, to the supply of light and air that exists with the existing house on the property. With respect to any impact on the congestion of the public streets, the expectation is there will be no impact. In addition to the existing house not having been inhabited in over a decade, the house has reached its physical and functional obsolescence. Without a doubt, the construction of a new house and garage along with a well landscaped yard will add significant value to the existing property as well as general neighborhood.

We welcome and appreciate all of your feedback and look forward to moving forward expeditiously with the project – to realize our future home.

Regards,

Brian & Jennifer Harbison

EXACTA

ILLINOIS SURVEYORS, INC.

PROPERTY ADDRESS: 1088 GRIFFITH ROAD, LAKE FOREST, ILLINOIS 60045

SURVEY NUMBER: 1805.0061

FIELD WORK DATE: 5/4/2018

REVISION DATE(S): (REV. 5/7/2018)

18050061 BOUNDARY SURVEY LAKE COUNTY

LOT 36 (EXCEPT THE WESTERLY 63 FEET THEREOF) IN ROSE TERRACE SUBDIVISION, IN THE WEST HALF OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF, RECORDED MAY 28, 1913, AS DOCUMENT 147486 IN BOOK "I" OF PLATS, PAGES 66 AND 67, IN LAKE COUNTY, ILLINOIS.

STATE OF OHIO
COUNTY OF CUYAHOGA } 55

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF MAY, 2018 AT 1300 BOBBY LANE, WESTLAKE, OHIO, 44145.

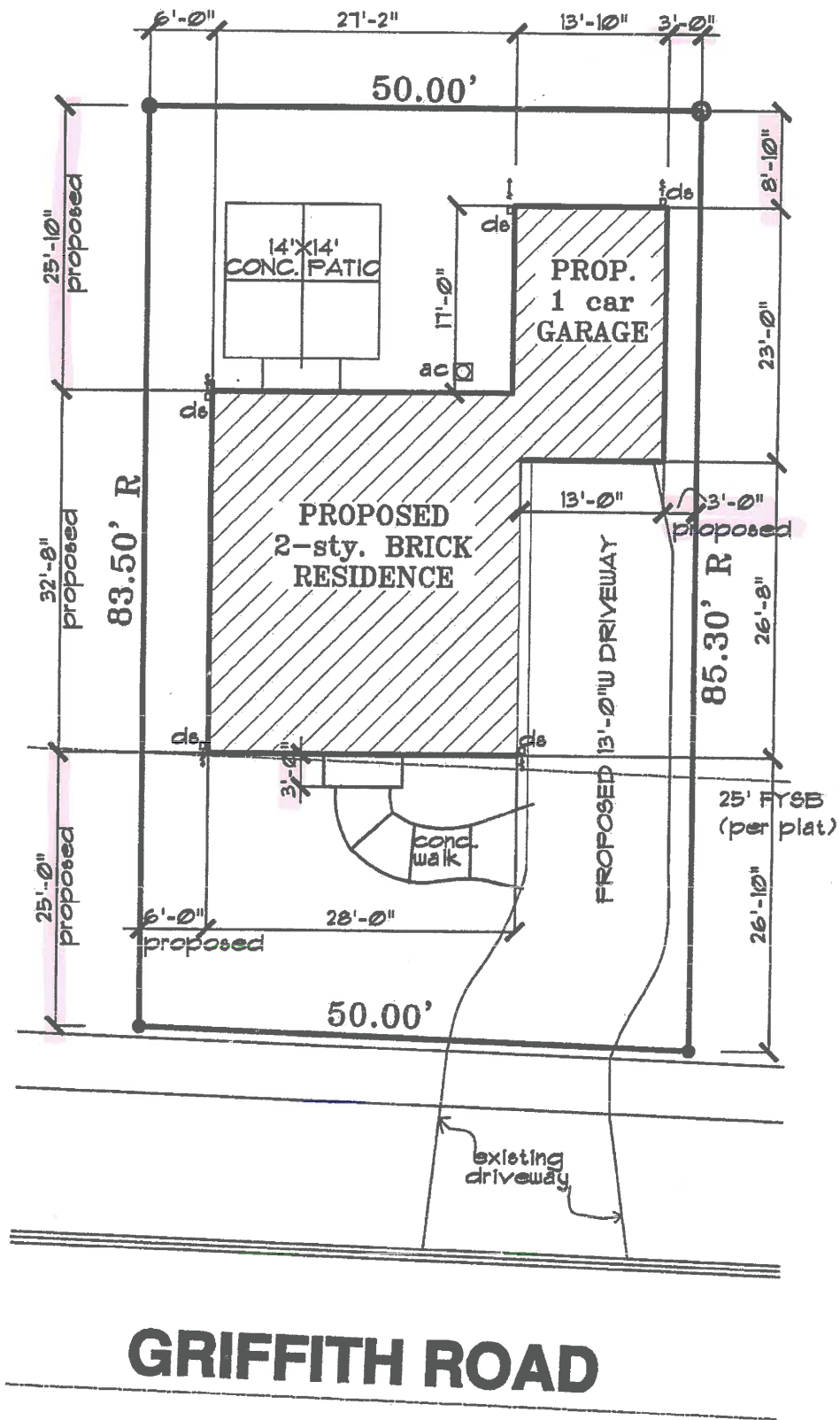
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3993
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: _____ DATE: 05/07/18
BUYER: _____
SELLER: _____
CERTIFIED TO: _____

This is page 1 of 2 and is not valid without all pages.

PROPOSED 2-STOREY BRICK RESIDENCE FOR:
BRIAN & JENNIFER HARBISON
1088 GRIFFITH ROAD
LAKE FOREST, IL



REQUIRED SETBACKS:

40 FEET – FRONT AND REAR YARD

6 FEET – SIDE YARD

PROPOSED SETBACKS

BUILDING DATA:		
LAND AREA	= 4,167.80 SF.	
FLOOR AREA (F.A.R.)	REQUIREMENTS = 1,883.492 SF. (914.48 sf/floor)	PROPOSED = 1,828.96 SF.
GARAGE EXEMPTION	= 576.00 SF.	= 313.17 SF.
PORTICO		= 21.00 SF.
LAND COVERAGE(30%)	= 1,250.00 SF.	= 1,248.65 SF.
MAX. HEIGHT	= 30'-0"	= 29'-7"
PROPOSED BUILDING DATA:		
FIRST FLOOR	= 914.48 SF.	
SECOND FLOOR	= 914.48 SF.	
TOTAL FLR. AREA	= 1,828.96 SF. (REQ. 1,883.492 SF.)	
GARAGE AREA	= 313.17 SF.	
PORCH(ENTRY)	= 21.00 SF.	
FIRST FLOOR	= 914.48 SF.	
TOTAL L.C.	= 1,248.65 SF. (REQ. 1,250.00 SF.)	



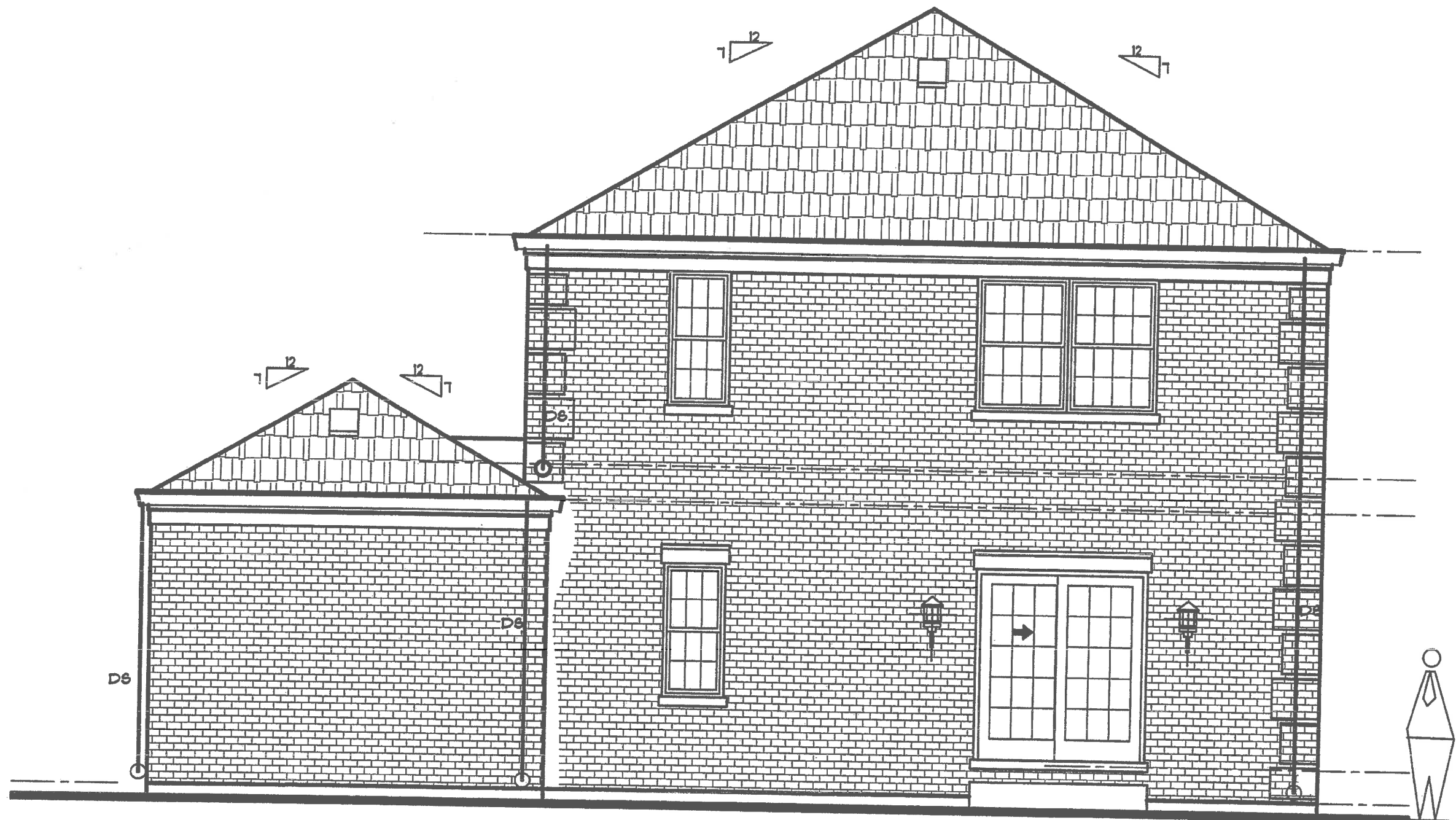
SITE PLAN
SCALE: 1" = 15'-0"

RUBEN L. ANASTACIO & ASSOCIATES, LTD.
4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL 60004
architects
anastacioco@aol.com
CELL (847) 812-1558

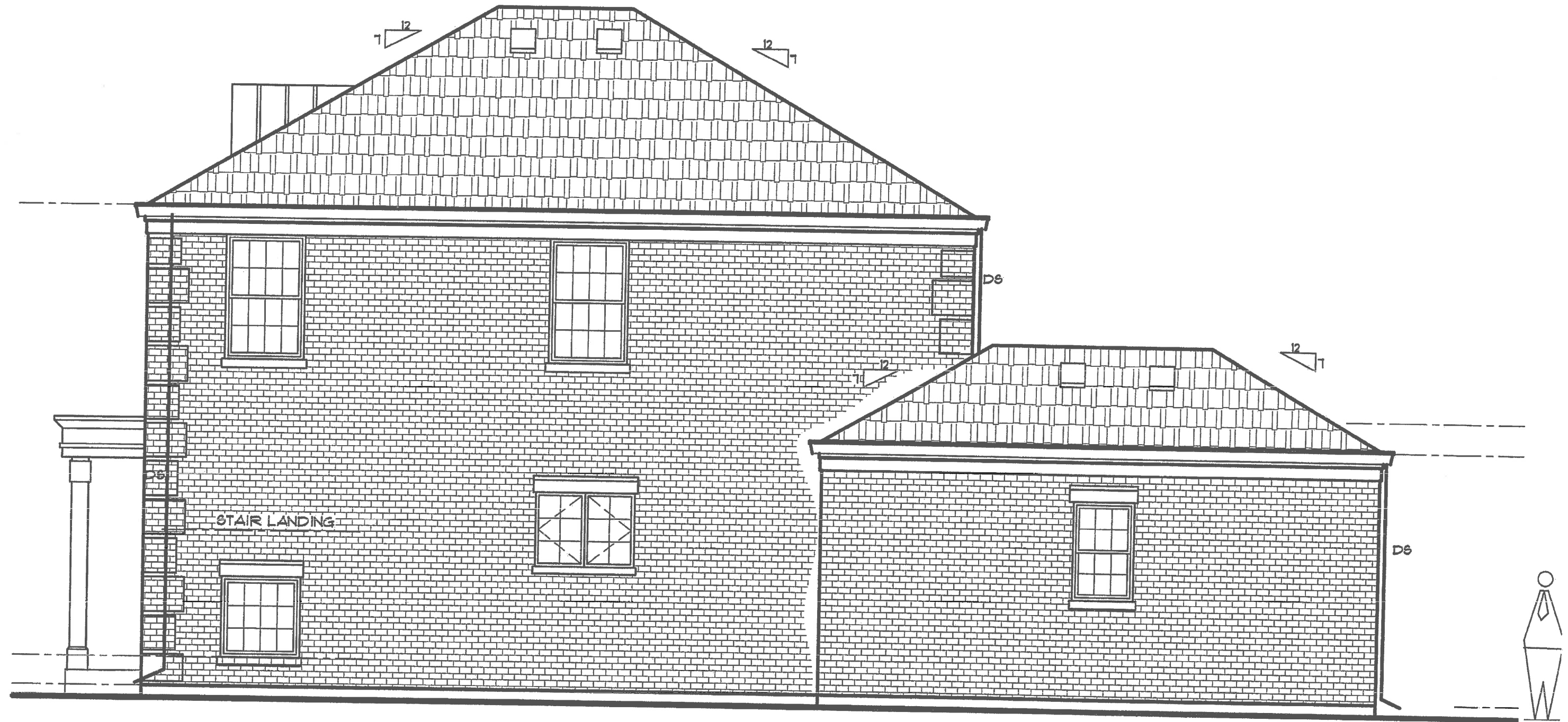
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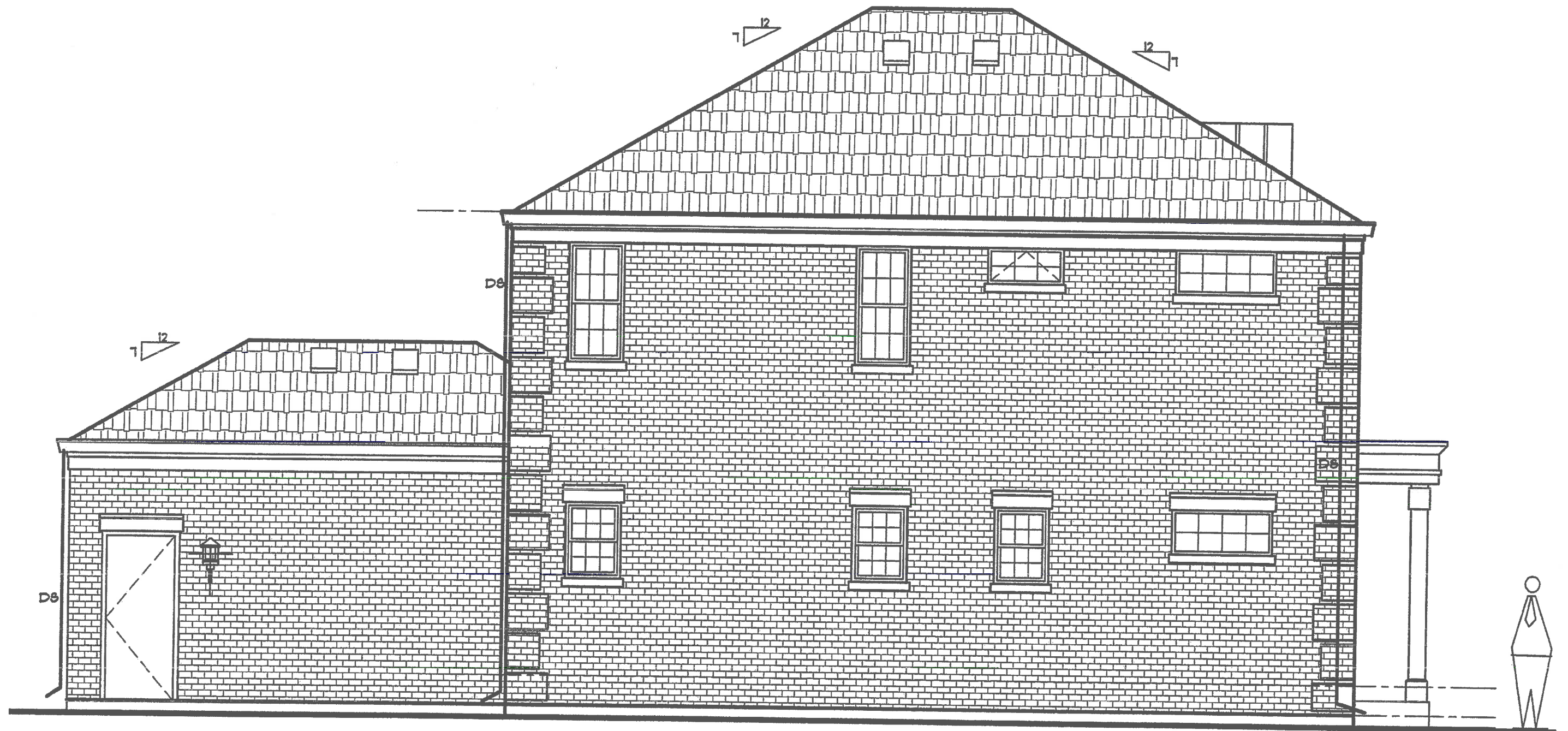
Proposed
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



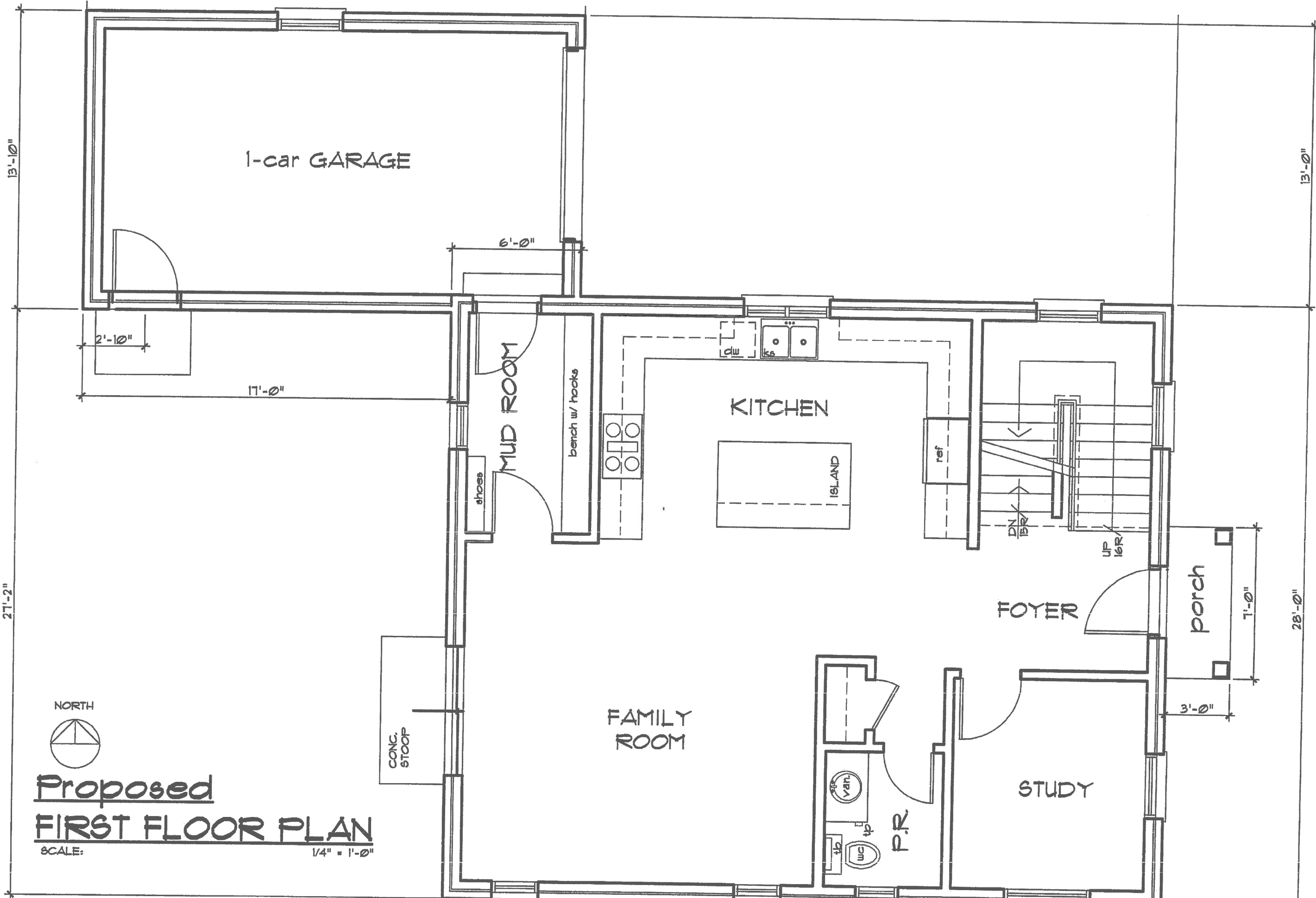
Proposed
REAR ELEVATION
SCALE: 1/4" = 1'-0"



Proposed
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Proposed
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

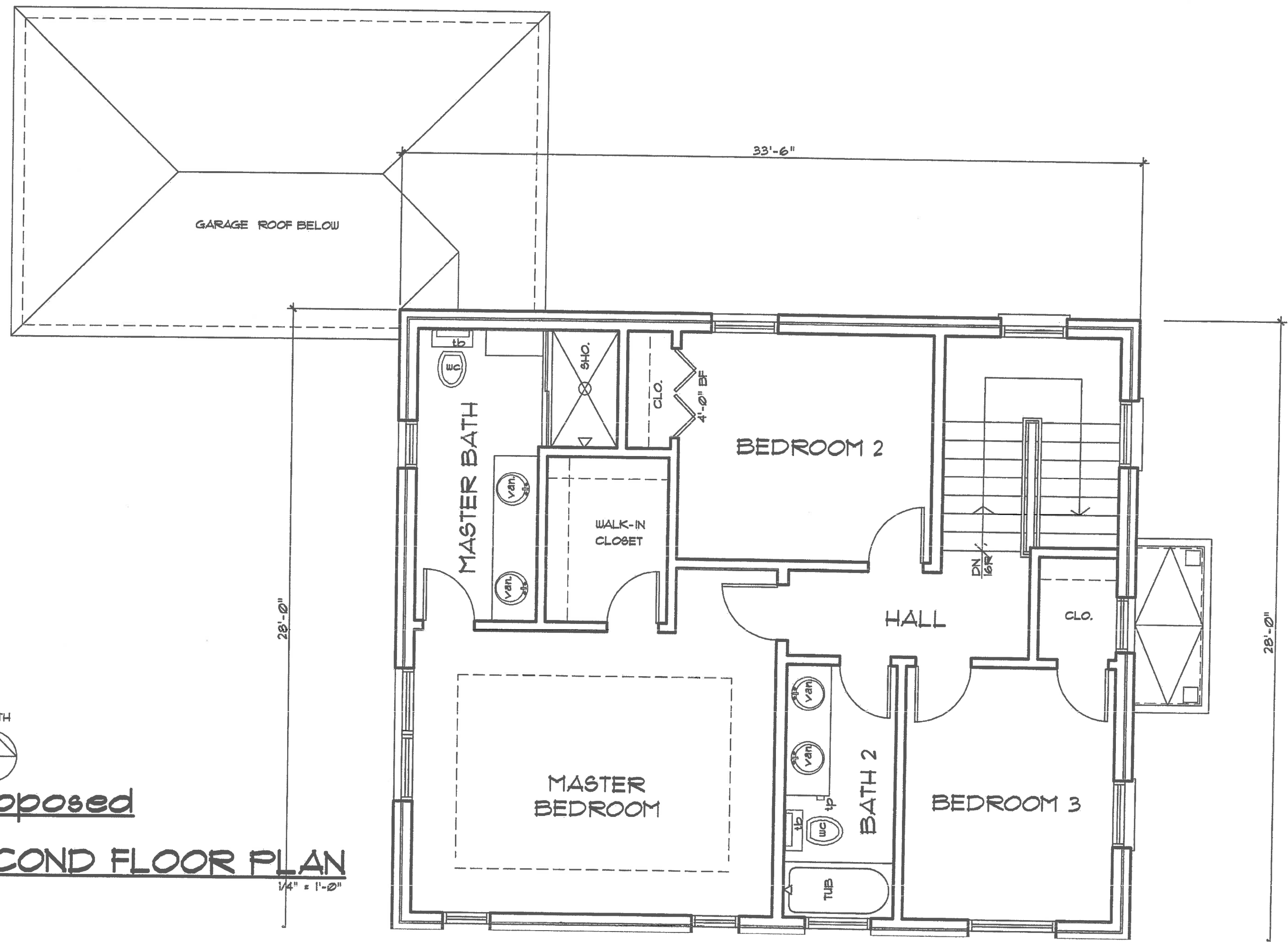


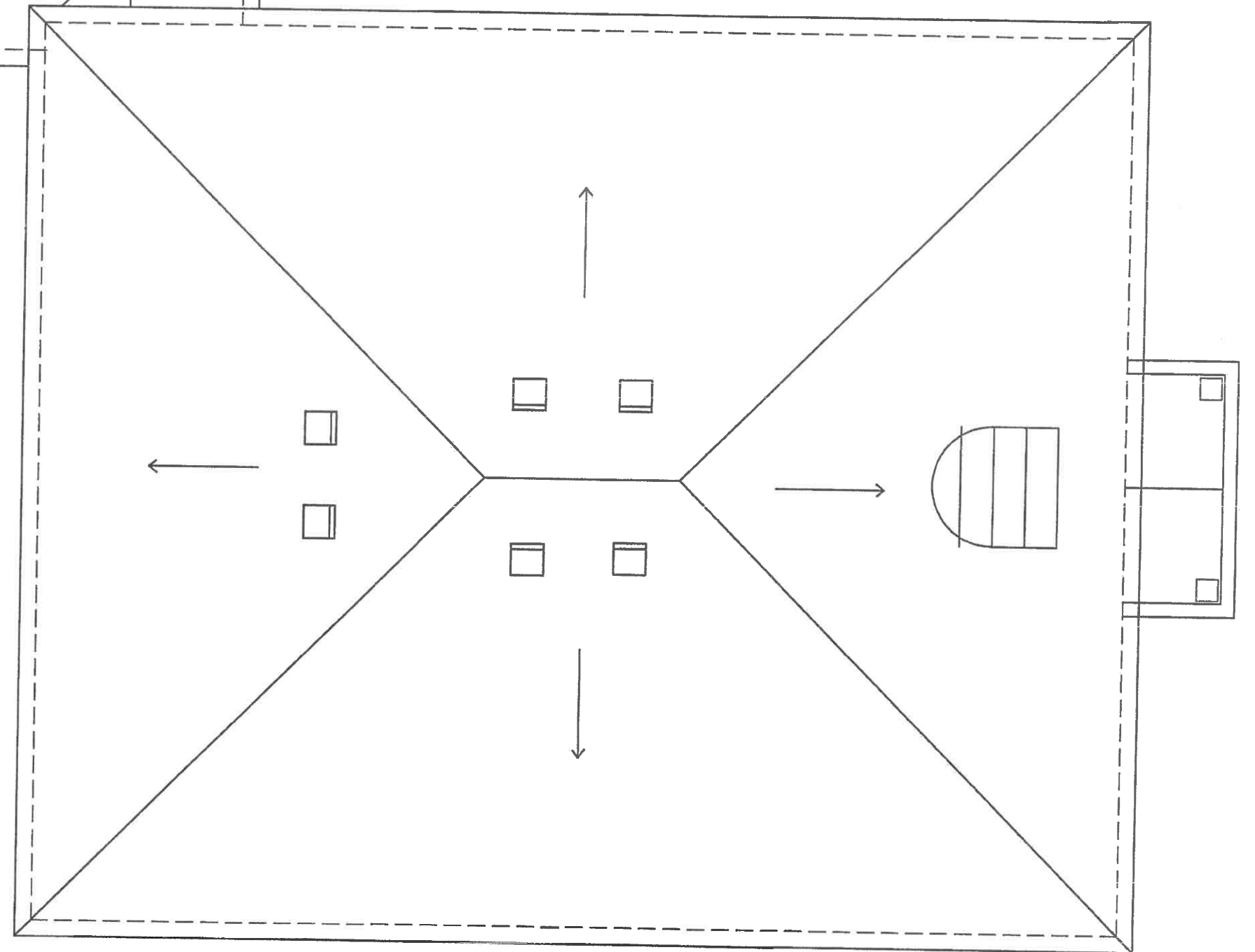
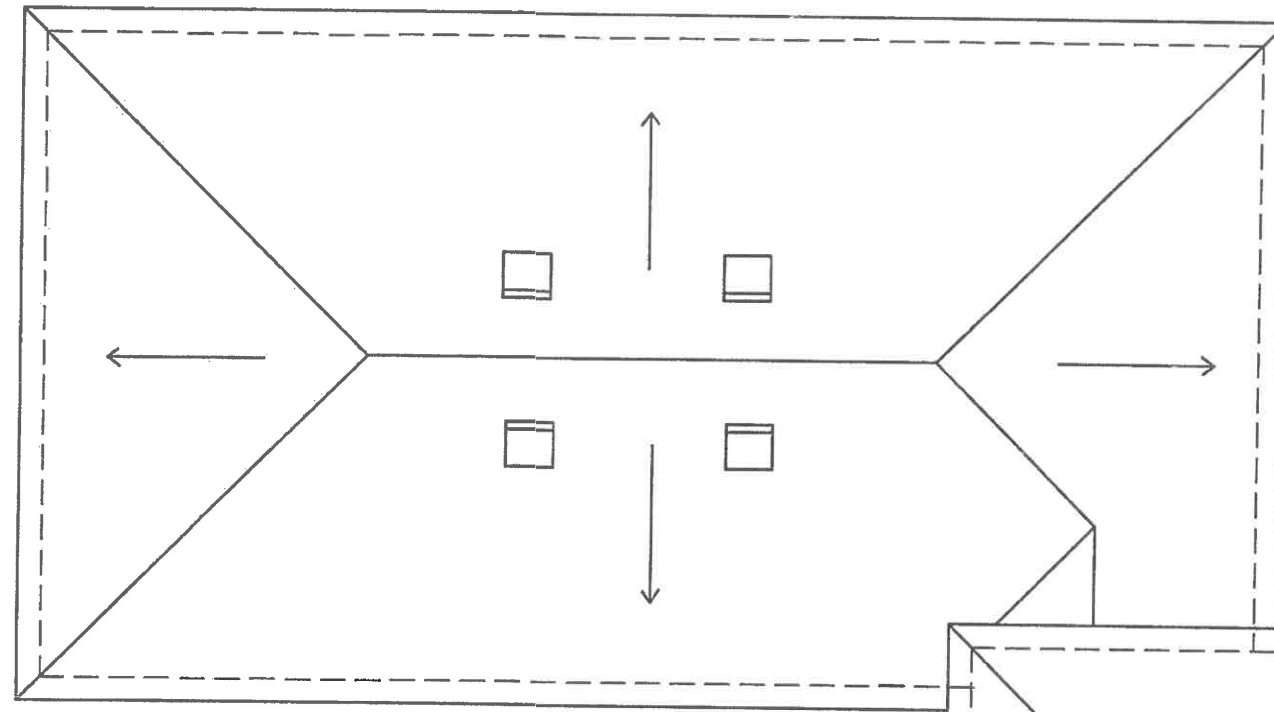
NORTH

Proposed

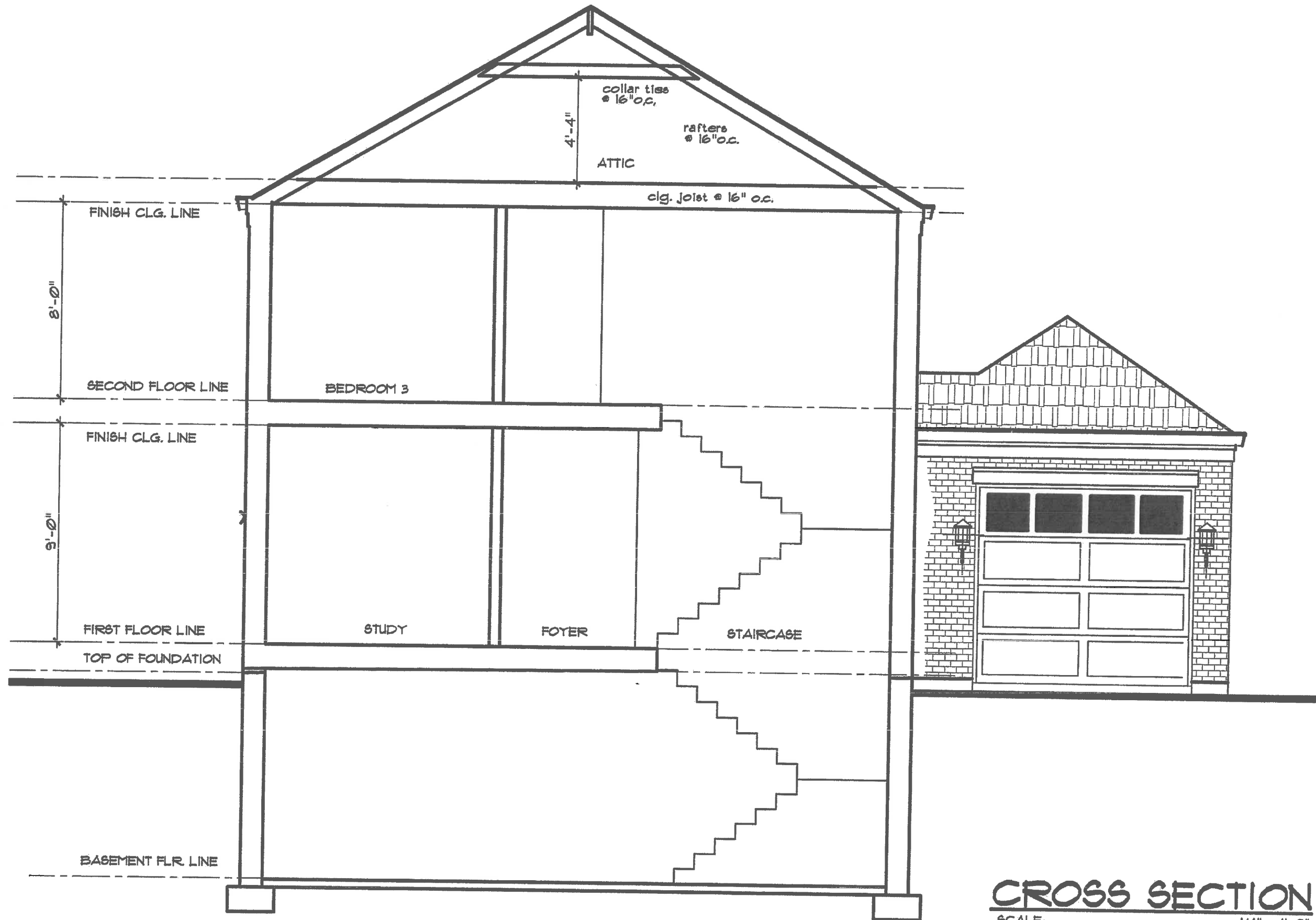
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"





Proposed
ROOF PLAN
SCALE: 1/8" = 1'-0"



PROPOSED GRADING PLAN

LEGAL DESCRIPTION:
LOT 36 (EXCEPT THE WESTERLY 63 FEET THEREOF) IN ROSE TERRACE SUBDIVISION, IN THE WEST HALF OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF, RECORDED MAY 28, 1913 AS DOCUMENT 147486 IN BOOK 11 OF PLATS, PAGES 66 AND 67, IN CLAKE COUNTY, ILLINOIS.

NOTES:

1. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
2. EXISTING HOUSE TO BE DEMOLISHED. MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES.
3. A SPOT SURVEY IS REQUIRED TO BE APPROVED PRIOR TO FRAMING.
4. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
5. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
6. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO SPLASH TO GRADE.
7. AGGREGATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
8. CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.
10. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
11. CONTRACTOR IS RESPONSIBLE FOR KEEPING GRIFFITH ROAD FREE OF EXCESSIVE DEBRIS AT ALL TIMES.
12. NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
13. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
14. ALL UTILITY STRUCTURES, POWER POLE, FIRE HYDRANTS, TREES, & ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNERS EXPENSE.
15. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED.
16. WATER SERVICE, SANITARY SERVICE, AND STORM SEWER SHALL BE AUGURED UNDER THE STREET. PROPER TRAFFIC CONTROL (IDOT STANDARDS) SHALL BE USED FOR ALL OBSTRUCTIVE STREET WORK.

RESTORATION NOTES

1. ALL RESTORATION MUST BE COMPLETED WITHIN 5 DAYS OF DISTURBANCE.
2. REMOVE AND REPLACE SIDEWALK IN FRONT OF PROPERTY.
3. DRIVEWAY CURB AND GUTTER SHOULD BE REPLACED WITH DEPRESS CURB & GUTTER.

SEWER NOTES

1. ALL BASEMENTS MUST HAVE A SEWER EJECTOR AND OVERHEAD SEWER SYSTEM.
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5. ALL SEWER, WATER, AND GAS UTILITIES TO BE FIFTEEN (15) FEET FROM MATURE TREES AND FIVE (5) FEET FROM SMALL TREES. UTILITIES CLOSER THAN THESE LIMITS MUST BE AUGURED.
6. MINIMUM 10' DISTANCE BETWEEN NEW SANITARY AND WATER SERVICES.
7. NEW SANITARY SERVICE SHALL BE 6" PVC SDR 26 @ 2.0% MINIMUM GRADE. PLUMBER TO TIE INTO EXISTING SANITARY LINE IN ACCORDANCE WITH LOCAL CODE.
8. INSTALL FIRST SANITARY CLEANOUT WITHIN 10 FEET OF HOUSE.
9. PLUMBER TO VERIFY TIE-IN INVERTS FOR STORM AND SANITARY BEFORE PLACING SEWER PIPE.

WATER NOTES

1. NEW 1 1/2" TYPE "K" COPPER SERVICE
2. 3'-0" SERVICE DEPTH
3. FLARED FITTING ONLY AT WATER METER
4. CONTACT PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO REQUEST A MAIN TAP.
5. STUD GUARDS SHALL BE UTILIZED.

NEW WATER SERVICE & SANITARY SERVICE TRENCH BACKFILL DETAILS
WATER & SEWER IS LOCATED IN THE STREET PROVIDE

- A. SEE CITY OF LAKE FOREST PAVEMENT PATCH DETAIL.
- WATER & SEWER IS LOCATED IN THE PARKWAY PROVIDE
- A. BACKFILL WITH CA-7 STONE (3/4) 12" TO COVER THE PIPE.
- B. BACKFILL WITH COMPACTED CLEAN DIRT.
- C. 6" TOPSOIL AND SOD (GRASS) NO SEED ALLOWED.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS DEVELOPMENT, OR IN THIS SITE, OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE DEVELOPMENT, OR THIS SITE.

DATED THIS 31ST DAY OF AUGUST A.D., 2020

OWNER OR ATTORNEY

PROFESSIONAL ENGINEER



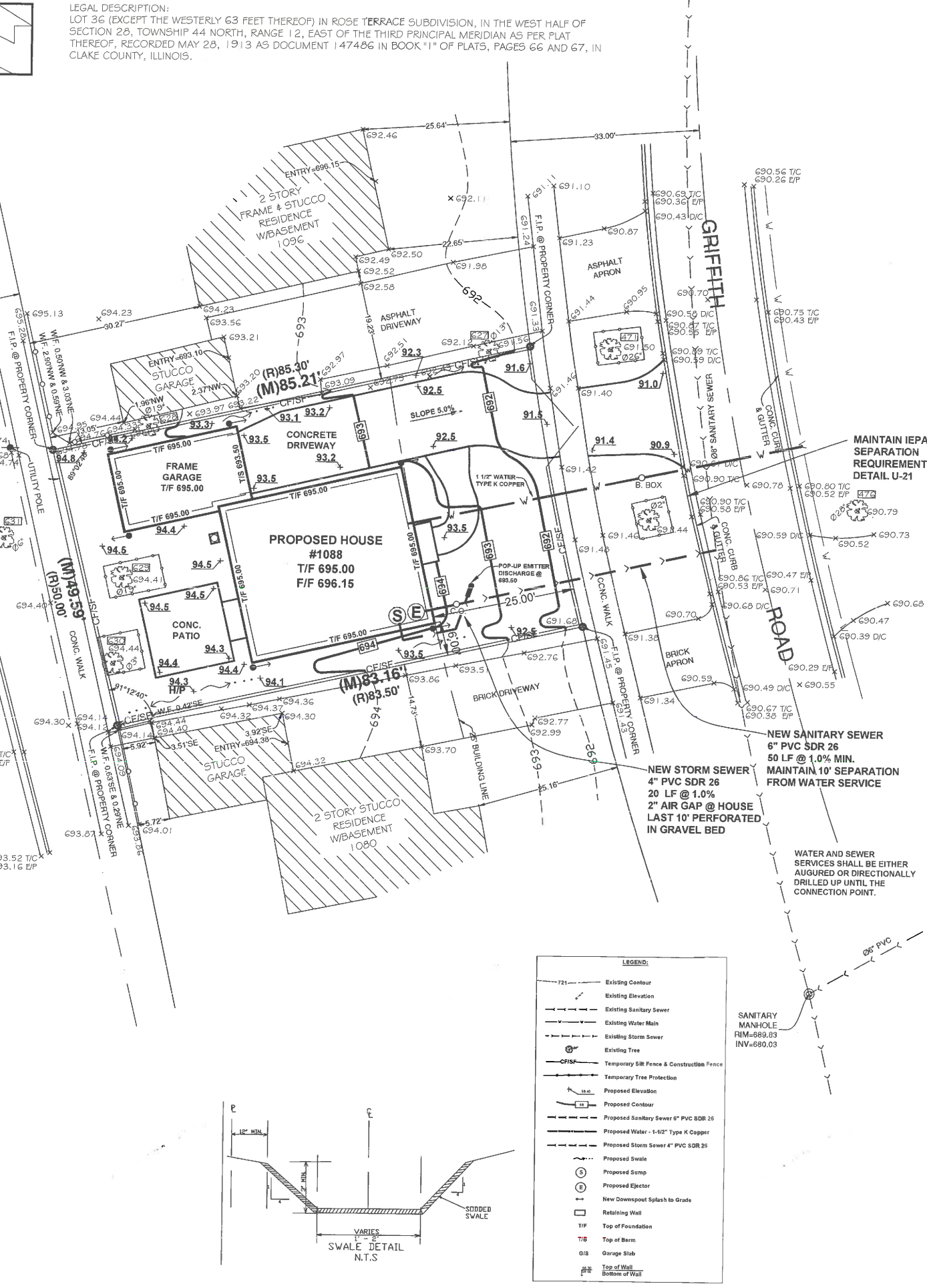
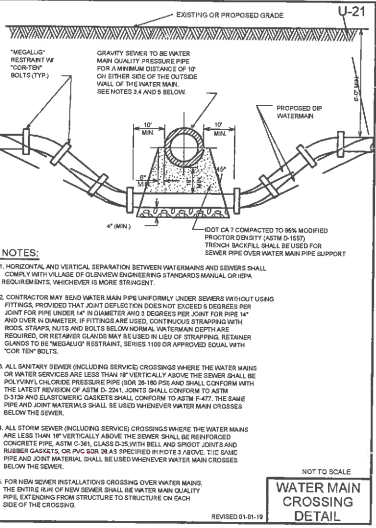
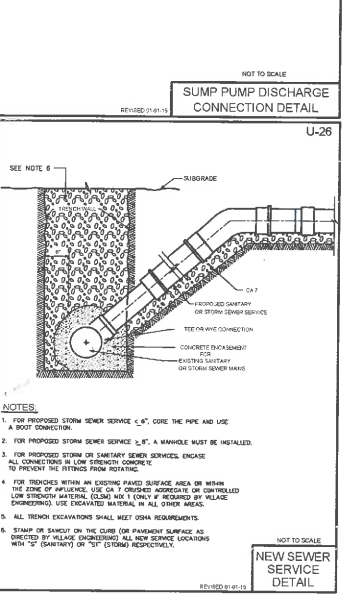
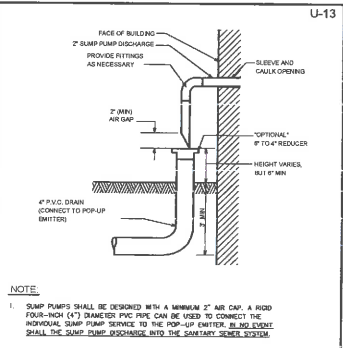
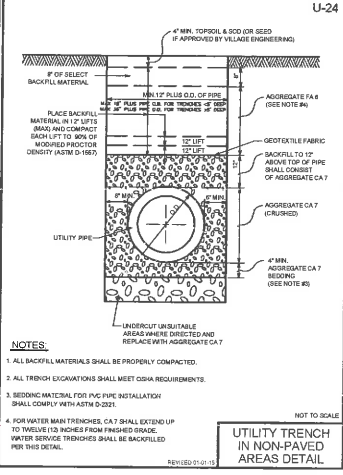
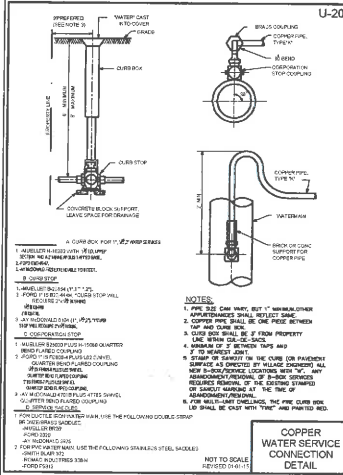
8-31-20
EXP. 11-30-21

DATE	8-31-20
ISSUE	1
REVISIONS	
1	FINAL DRAWING
2	
3	
4	
5	

PROPOSED GRADING & ENGINEERING PLAN
NEW SINGLE FAMILY RESIDENCE - 1088 GRIFFITH ROAD, LAKE FOREST, IL

ANDREW P. WOJCIK, P.E.
CIVIL ENGINEER

PH : (847) 769-5167
EMAIL: andrewwoj@att.net



NOTES:

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- WATER & SEWER IS LOCATED IN THE PARKWAY PROVIDE
- A. BACKFILL WITH CA-7 STONE (3/4) 12" TO COVER THE PIPE.
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DATED THIS 31ST DAY OF AUGUST A.D., 2020

OWNER OR ATTORNEY

PROFESSIONAL ENGINEER



8-31-20
EXP. 11-30-21

DATE	8-31-20
ISSUE	1
REVISIONS	
1	FINAL DRAWING
2	
3	
4	
5	

PROPOSED GRADING & ENGINEERING PLAN
NEW SINGLE FAMILY RESIDENCE - 1088 GRIFFITH ROAD, LAKE FOREST, IL

ANDREW P. WOJCIK, P.E.
CIVIL ENGINEER

PH : (847) 769-5167
EMAIL: andrewwoj@att.net

Tree Survey
Building Review Board

August 27, 2020

Brian & Jennifer Harbison
1088 Griffith Road
Lake Forest, Illinois 60045

The City of Lake Forest
Building Review Board
800 N Field Drive
Lake Forest, Illinois 60045

We are writing to provide the findings from the conducted tree survey and initial notification request for the removal of 2 trees on our property at 1088 Griffith Road.

The following details the key characteristics and findings for each identified tree:

Tree tag number: 629
Species of tree: Silver Maple
Approximate size: 40 tall; 24" diameter
Location: Centered in the back yard along the rear property line
(that runs along McKinley Road)
General condition: Fair – portion of the tree is encumbering the rear of
the existing house (2nd floor and above)

Tree tag number: 630
Species of tree: Norway Maple
Approximate size: 20' tall; 6" diameter
Location: Left centered in the back yard along the rear property
line (that runs along McKinley Road)
General condition: Good

Both of the above identified tree tags are clearly identified on the submitted survey.

We welcome and appreciate all of your feedback and look forward to moving forward expeditiously with the project – to realize our future home.

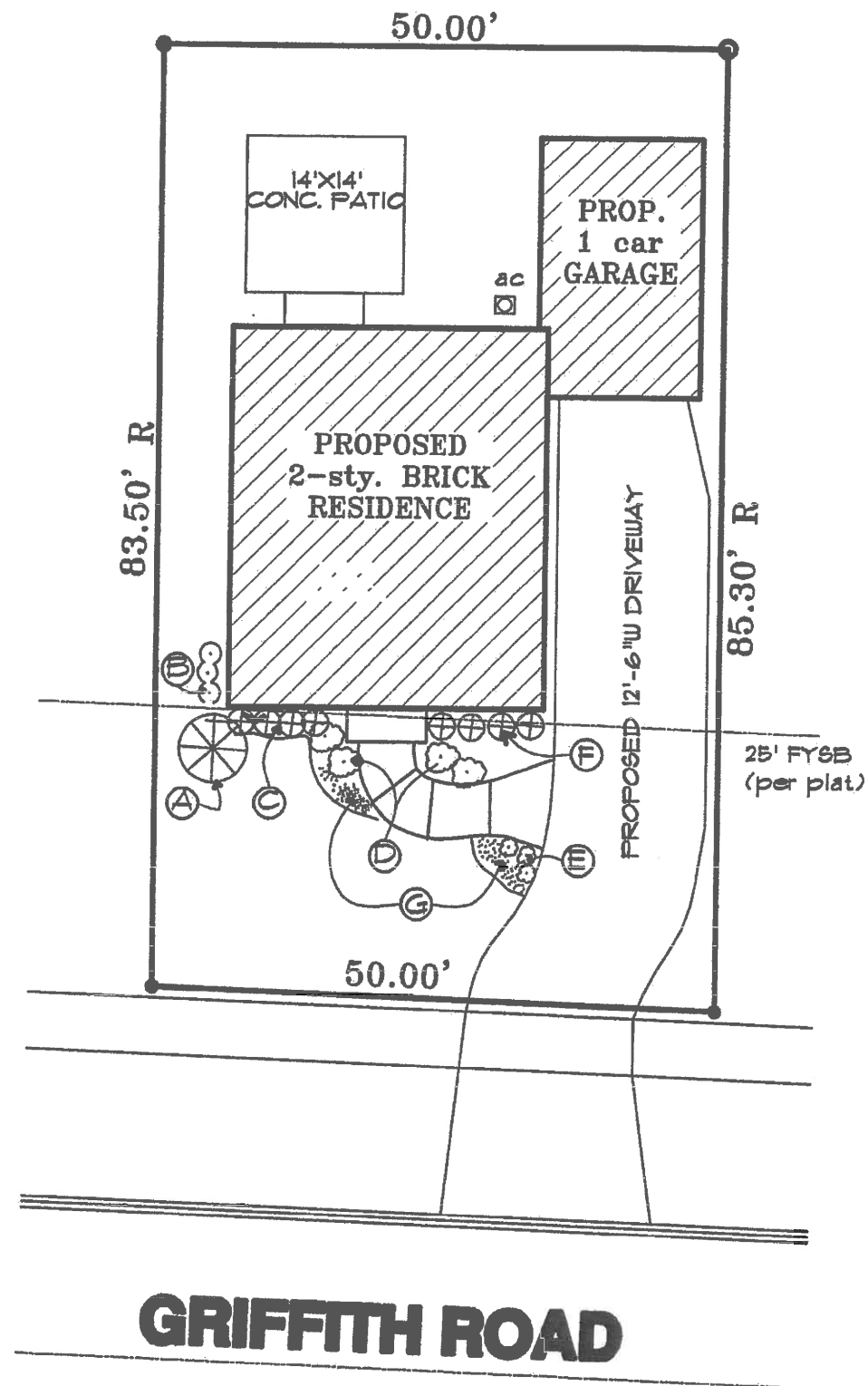
Regards,

Brian & Jennifer Harbison

PROPOSED 2-STOREY BRICK RESIDENCE FOR:

BRIAN & JENNIFER HARBISON
1088 GRIFFITH ROAD
LAKE FOREST, IL

LANDSCAPE PLAN



LANDSCAPING PLAN

SCALE

1" = 15'-0"

PLANT SCHEDULE

mark	qty.	size	mark	
(A)	1	8'H	red bud	cercis canadensis
(B)	3	24"	dogwood	cornaceae
(C)	8	24"	hicks yew	taxaceae
(D)	4	18"	hydrangea	hydraneaceae
(E)	3	18"	mugho pine	pinus mugo
(F)	4	24"	boxwood	buxus
(G)			perinneals	

RUBEN L. ANASTACIO & ASSOCIATES, LTD.

4256 N. ARLINGTON HTS. RD.
SUITE # 203
ARLINGTON HTS., IL. 60004

architects
anastacioco@aol.com
CELL (847) 812-1558

JOB NO: 0220A

PROPOSED 2-STOREY BRICK RESIDENCE FOR:

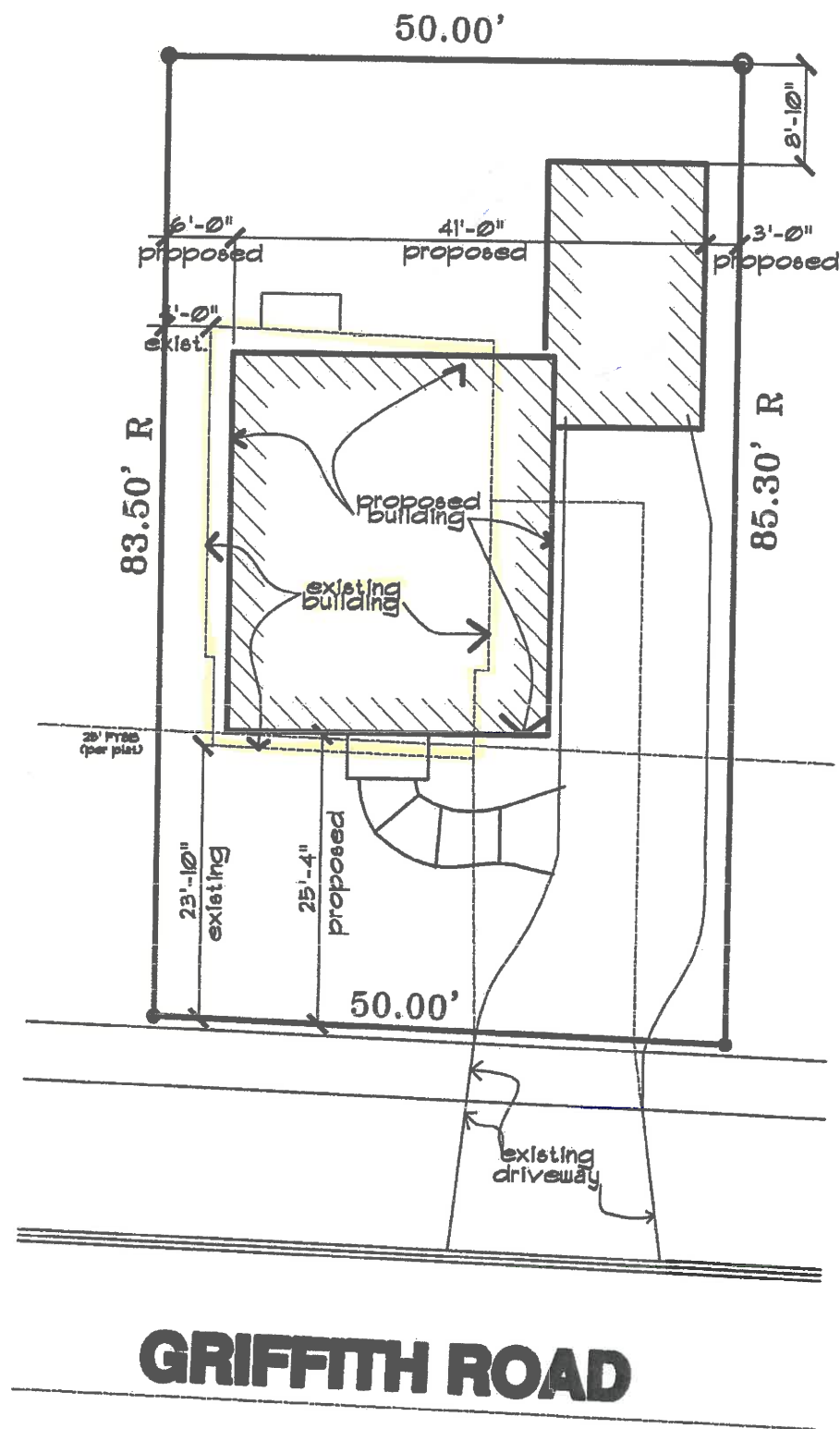
BRIAN & JENNIFER HARBISON
1088 GRIFFITH ROAD
LAKE FOREST, IL



SITE BUILDING OVERLAY

SCALE:

1" = 15'-0"



SITE PLAN OVERLAY

EXISTING HOUSE FOOTPRINT

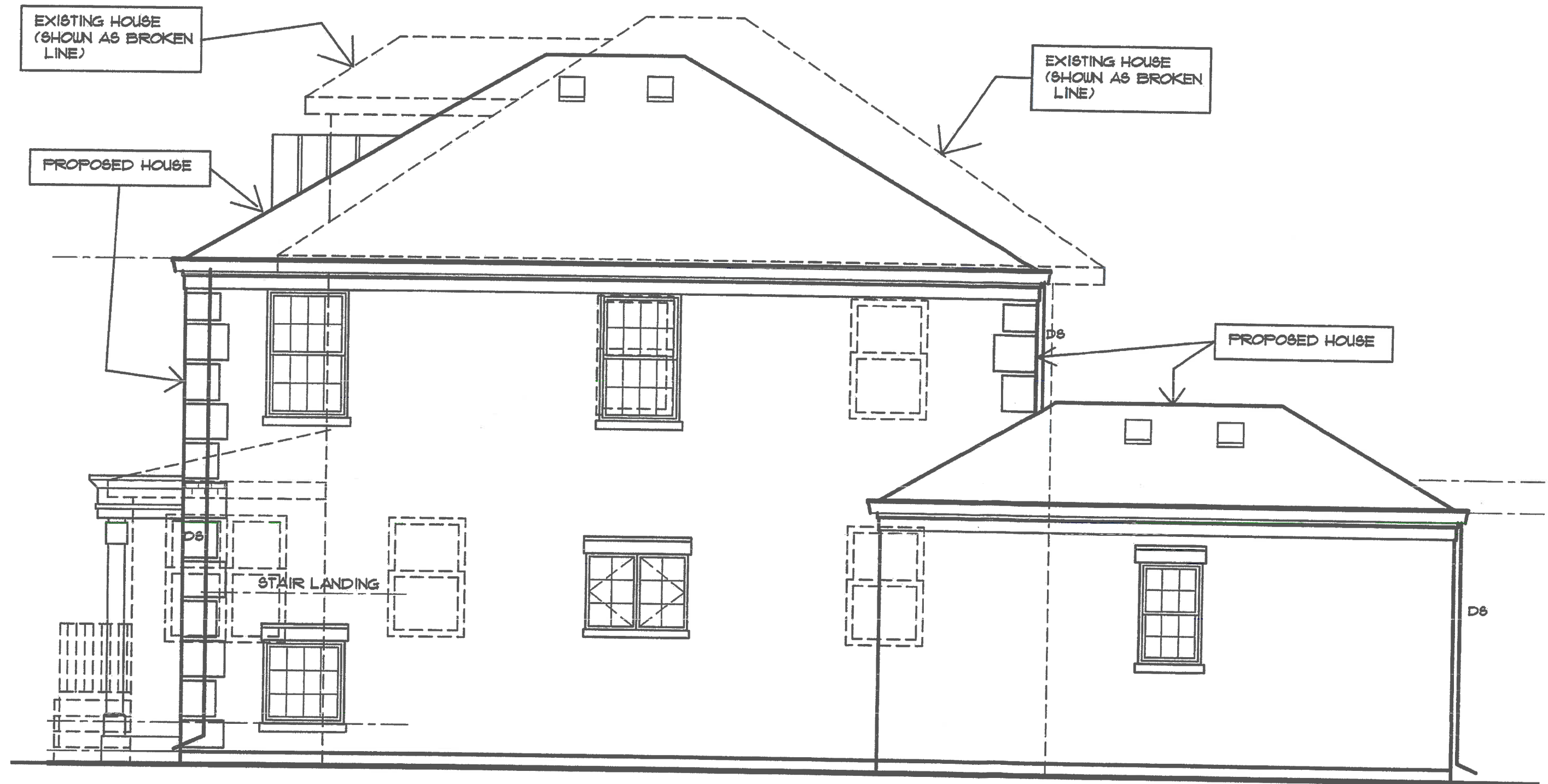
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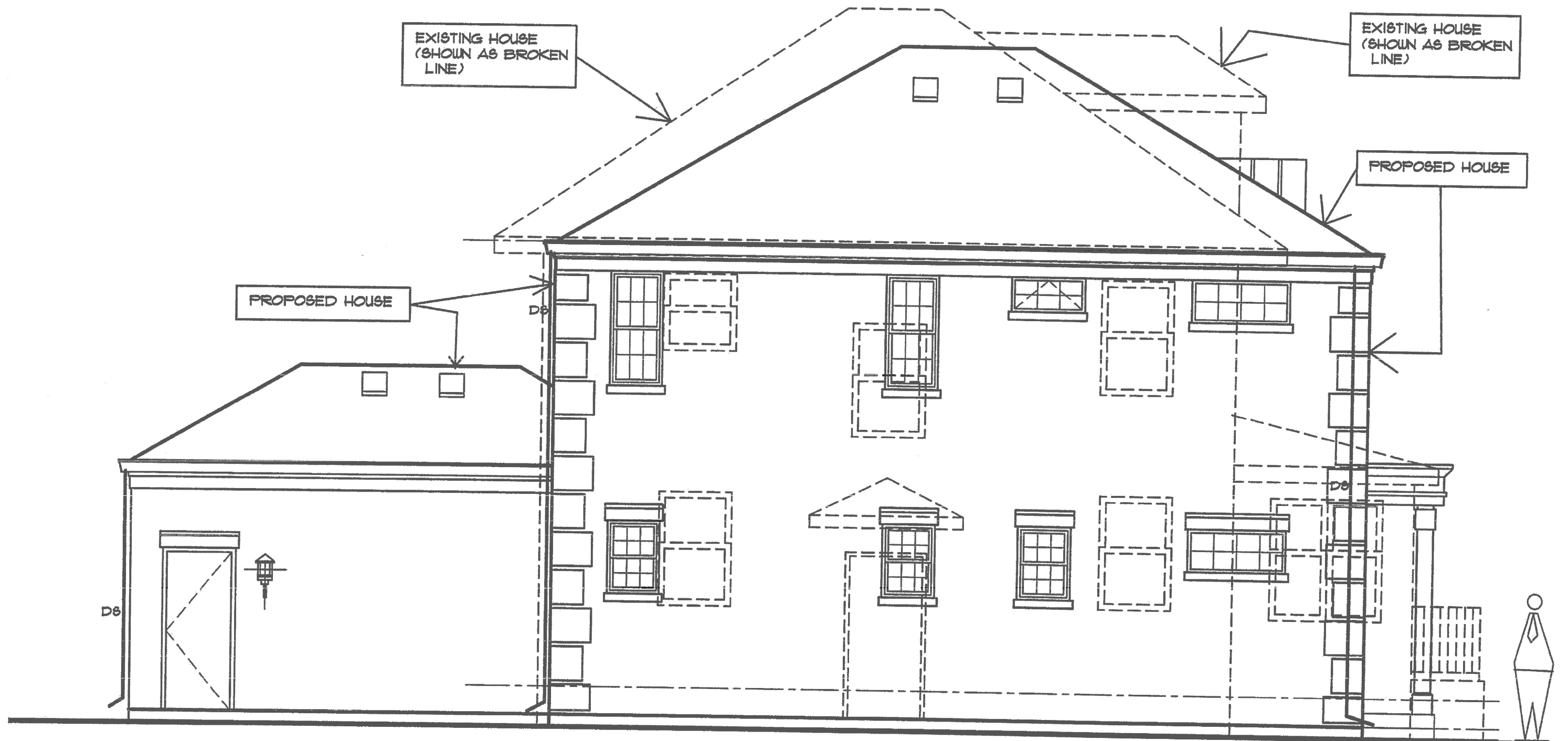


FRONT ELEVATION OVERLAY
SCALE: 1/4" = 1'-0"





RIGHT SIDE ELEVATION OVERLAY
SCALE: 1/4" = 1'-0"

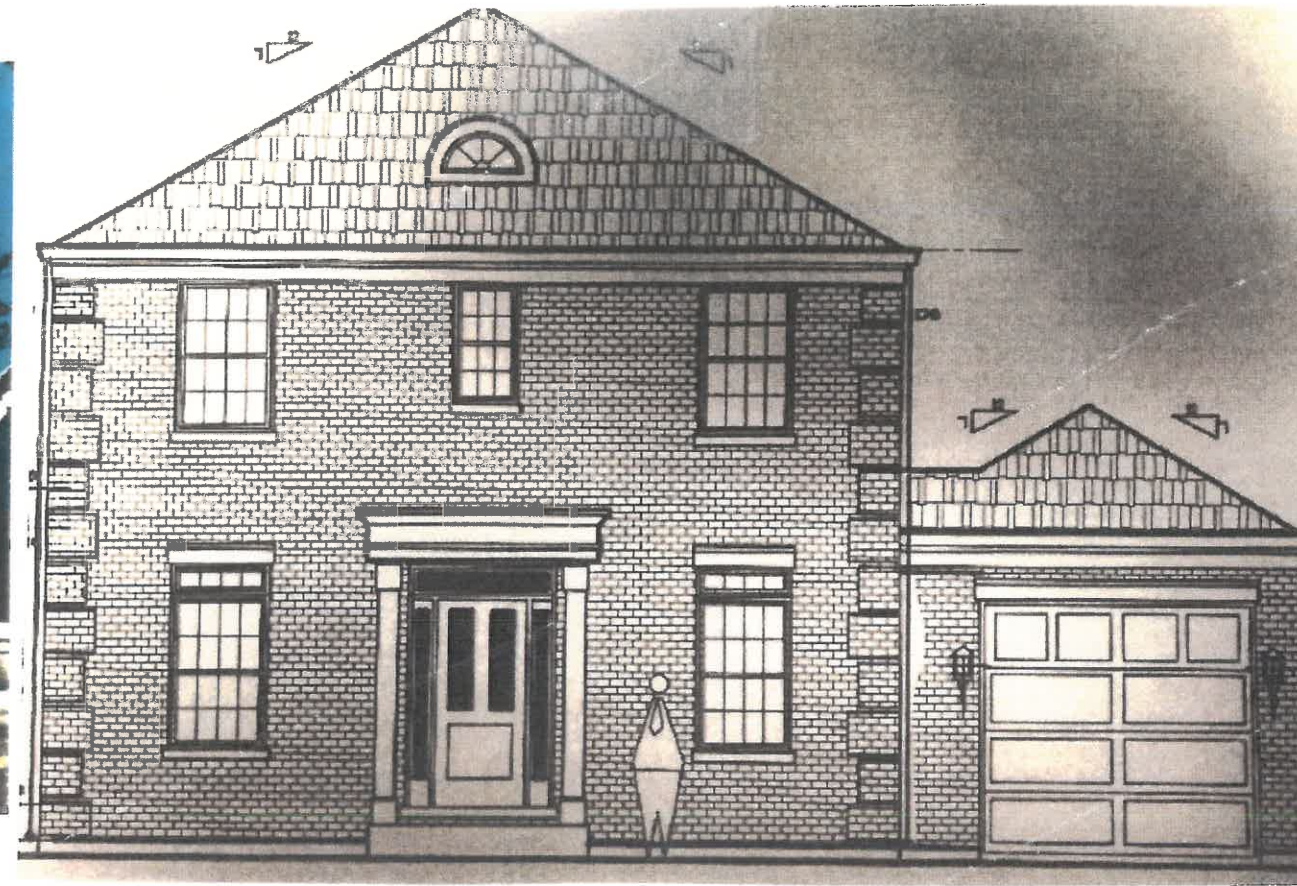


LEFT SIDE ELEVATION OVERLAY
SCALE: 1/4" = 1'-0"

House next door (south side)



House next door (north side)



House across the street (south side)



House directly across the street



House across the street (north side)





1080



1088 GRIFFITH RD.



1096



1088 GRIFFITH ROAD
LAKE FOREST, IL.

Pictures Of Existing External Structure (Page 1 of 1)



Correspondence

July 24, 2020

Brian & Jennifer Harbison
1088 Griffith Road
Lake Forest, Illinois 60045

Dear Neighbors,

While we've met a few of you in passing months back, we wanted to take an opportunity to introduce ourselves. Unfortunately, due to COVID-19, we thought it best to do so via a letter as opposed to in person.

Back in September 2018, we were absolutely thrilled to have the opportunity to purchase 1088 Griffith Road. However, at the time due to family-life events (predominately related to financing college tuitions), we weren't yet ready to move. That being said, with our 3 daughters now mostly fully grown, the time is now.

Earlier this year, we began working in collaboration with the city's Community Development Department regarding the requirements to building our new home. Our intent is to take down the existing house that is on the property and build a new house. We've attached an architectural drawing for your reference. We expect to meet with both the Building Review Board and Zoning Board over the next few months. Upon approval from the Boards, we plan to wait until after the fall and winter before we demo, break ground and start the construction of the house – targeting March / April 2021.

As part of the application process for both the Building Review Board and Zoning Board, we wanted to ask for any thoughts, concerns and ideally your approval with respect to our intent regarding our future home – by August 15th. For your convenience, our emails are listed below.

brianharbison@comcast.net & jenharbison@comcast.net

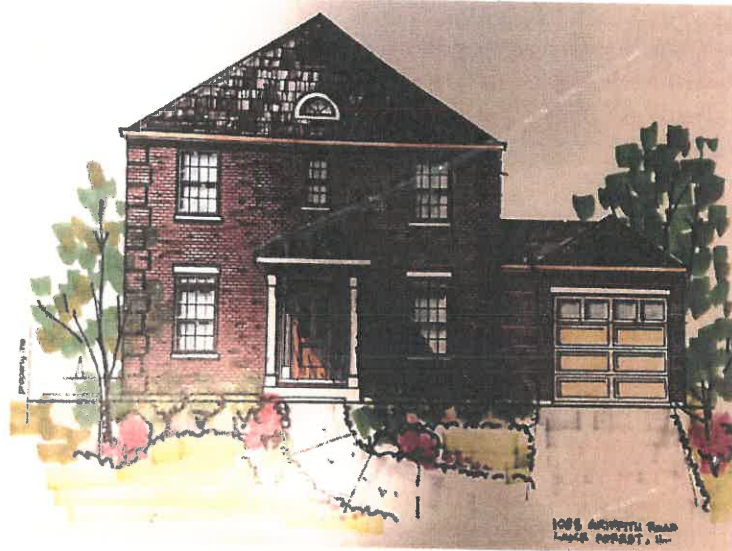
Thank you for so much and we look forward to being neighbors!

Regards,

Brian Harbison & Jennifer Harbison



Brian, Jennifer, Morgan, Julia, Olivia & Reggie



Architectural Drawing: 1088 Griffith Road

Griffith Road

 **Bob Murphy** <bobmurphy72@gmail.com>

To: brianharbison@comcast.net

8/27/2020 7:43 AM 

BM

Reply Forward Delete 

Brian and Jennifer,

Thank you introducing yourselves and your beautiful family along with informing us of your intention to build at 1088. Very exciting and welcome to the neighborhood! The plan looks great and Linda and I are confident you will love the neighborhood.

We've got three girls too, with one boy (all in their twenties) and moved to Griffith from across town 3 years ago. We are enjoying our new home and particularly the short walks to town and the lakefront.

Good luck with your home building project.

Bob and Linda Murphy
1101 Griffith Road

Sent from my iPad

RE: 1088 Griffith Rd

 **Bryan Bertola** <bryan@masismore.com>

To: BRIAN HARBISON

8/5/2020 3:38 PM 

BB

Reply Forward Delete 

 1 attachment  View Download

Brian,

Thanks for the response. That would be great to see the site plan when it is available. I appreciate it. Looking forward to meeting you both and to have you join the neighborhood. In the meantime if you need anything, let me know. Thanks again.

Bryan

 **Griffith Road**
1088 Rd

 **Griffith Road**
1088 Rd

From: BRIAN HARBISON <brianharbison@comcast.net>
Sent: Monday, August 3, 2020 8:53 PM
To: Bryan Bertola <Bryan@masismore.com>
Subject: Re: 1088 Griffith Rd

Bryan,

Good evening. Thanks so much for your feedback. Jen and I greatly appreciate it. As we're still finalizing the site plan (literally just met again earlier today with the city's Community Development Department), we'd be happy to share once finalized - should be before/by the end of this month. That being said, I can tell you that we didn't need to ask for any variance on the south side of the property. Further, we will do our best to ensure the utmost due diligence is taken throughout the entire process. Looking forward to being a part of the community. Thanks again.

Have a great night.
Brian

On 07/30/2020 5:10 PM Bryan Bertola <bryan@masismore.com> wrote:

Dear Jennifer and Brian,

Thank you for the letter of intent regarding your property at 1088 Griffith. My wife Michele and I have been at 1080 since 2005 (our son since 2008) and love our neighborhood and the many personal relationships that we have formed. Even though it has been very quiet next door for the last 15 years the neighborhood would welcome the much needed facelift at 1088 and the people will welcome you warmly when you arrive. Thank you for the proposed elevation that you sent with the letter. Very nice. Would you be willing to send a site plan with the newly proposed building location shown after demo with dimensions/setbacks? The reason I ask is that as you may be aware 1088 was most likely built in the early 1900's and currently is non-conforming on the south property line according to the GR3 zoning requirements and the required 6' side yard setback. This creates an extremely tight condition next to our single car drive. Due to the limited space of these lots and the limited space of our single car garage, which contains most of our outdoor equipment (bikes, ladders, tools, balls, chairs, etc.), we rarely park in our garage and have two automobiles (one rather large) that are in the driveway full time between the two houses.

Given that no one has lived at 1088 since we have been here it usually isn't an issue, but since the landscaping has been being taken care of I noticed last fall that after the landscapers had been here they put a small dent and scratches in the rear right side quarter panel of my 2019 Silverado with their backpack leaf blower due to the tight proximity between property line and the south elevation of the current house. There will also be limited space for overlap of any construction equipment (ladders, scaffolding, etc.) during construction let alone debris falling in this area and there will need to be some steady oversight of the construction process to avoid damaging our vehicles. It is easy for owners and contractors to say they will do this, but when sub-contractors are left to their own devices they rarely take the precautions that the owner or the contractor try to demand of them.

you will find that we are very reasonable people and we look forward to welcoming you as Lake Forest residents and in a home you love, but before giving our full support it would be helpful to see that you are improving the condition on the south side (our north side) by adhering to the required GR3 6' interior side yard setback with the new construction. It would also be helpful to have assurances that you will do your best to have all the trades respect the close proximity and take extra precautions while doing work along our shared interior side yard property line. Please let me know if you are able to provide the site plan information with setbacks and I can provide a follow up to this letter stating our full support with our concerns mentioned above. Thank you.

Bryan

MAS