



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** January 26, 2012  
**To:** Zoning Board of Appeals  
**From:** Thomas Hoff, Zoning Coordinator  
**Subject:** 305 North Northwest Highway  
Case Number: V-11-18 (Major Variance)

### **Introduction**

Matthew Lardner, owner and applicant, requests two variances to allow the construction of a detached garage. The first request allows a detached garage to be located into the required front yard, conflicting with Section 11.4.A.2. The second variance is to allow the detached garage to encroach into the required front yard setback, conflicting with Section 7.3, Table 3.

A single family residence currently occupies the property. It is zoned R-3 Two Family Residential District. R-1 Single Family District is located north and east of the property. Other properties along Northwest Highway are zoned R-3 Two Family Residential.

The applicant requested the case be continued at the December 1, 2011 meeting. At the October 27, 2011 meeting, the Board continued the case.

### **Staff Analysis**

Since the December 1, 2011 meeting, staff has had conversations with the owners parent regarding various options. To date, no revisions have been made to the request. It is staff understanding the applicant will have revisions to the original submittal at this meeting.

### **Board Action**

If the Board decides to recommend approval of the requested variances, the proposed motion would be as follows:

Recommend City Council approval of two variances to allow a detached garage at 305 North Northwest Highway, Case Number V-11-18, subject to:

1. Allowing a detached garage to be located into the required front yard of a double frontage lot, conflicting with Section 11.4.A.2.
2. Allowing a detached garage located in the required front yard of a double frontage lot to encroach 11 feet into the required front yard setback of 29 feet, as required by Section 7.3, Table 3.