



Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): _____

Address/Location of Property in Question: 741 N. Marion St.

Property Identification Number(s)(PIN): 16-06-307-049-0000

Name of Property Owner(s): Claire and Anuj Gangopadhyaya

Address of Property Owner(s): 741 N. Marion St.

E-Mail of Property Owner(s): cegango@gmail.com Phone: (410)570-2691

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s) (if different than Property Owner): Christopher J. Bremer

Applicant's Address: 212 S. Marion St. Suite #3 Oak Park, IL 60304

Applicant's Contact Information: Phone (773)612-9960 E-Mail cbremer@compass-architecture.com

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): _____

Property Type: 1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional

Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7

DT (1 - 2 - 3) GC HS MS NA NC RR

H OS I

Describe Variance Proposal: Allow the area of building coverage on the site to be 42% rather than 40%, and the area of impervious surface to be 75% rather than 65% as defined by Residential Table 4-1 from the Oak Park Zoning Ordinance, in order to permit the proposed screened porch addition.

Size of Parcel (from Plat of Survey): 2,784 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-5</u>	<u>Two-Family</u>
To the South:	<u>R-5</u>	<u>Two-Family</u>
To the East:	<u>R-2</u>	<u>Single Family</u>
To the West:	<u>R-5</u>	<u>Two-Family</u>

Is the property in question currently in violation of the Zoning Ordinance? Yes No
If Yes, how? minimum lot area, minimum lot width

Is the property in question currently subject to any zoning relief? Yes No
If Yes, how? _____
If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? Yes No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 4. Residential Districts **Section:** Table 4-1 Dimensional Standards
Article: _____ **Section:** _____
Article: _____ **Section:** _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

The fact that there is no alley access to a garage requires a disproportionate area of impervious paving.
Additionally, the lot size does not fulfill the minimum required lot size for a single-family
residence, which also leaves less area available for building coverage.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Christopher J. Bremer

(Printed Name) Applicant

Christopher J. Bremer
(Signature) Applicant

May 7th, 2024

Date

Claire Gangopadhyaya

(Printed Name) Owner

Claire Gangopadhyaya
(Signature) Owner

17th May 2024

Date

Owner's Signature must be notarized

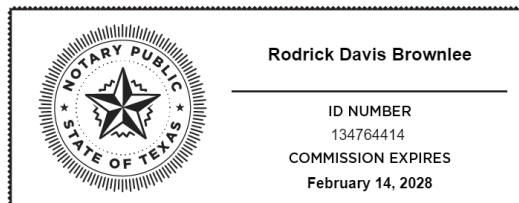
SUBSCRIBED AND SWORN TO BEFORE ME THIS

17th DAY OF May, 2024

Rodrick Davis Brownlee

(Notary Public) Rodrick Davis Brownlee

Notary Public, State of Texas



Electronically signed and notarized online using the Proof platform.



compass ARCHITECTURE, LLC

212 S. Marion St. Suite #3
Oak Park, IL 60302
773-612-9960
www.compass-architecture.com

To: The Project Review Team and Zoning Board of Appeals	Date: May 7, 2024
Project Address: 741 N. Marion St.	Re: Application for Variance

Dear Zoning Team,

We are proposing a 1-story screened porch addition to the rear of the existing single-family residence at 741 N. Marion Street. The First Floor Plan demonstrates the new porch space and the new stair connecting the first floor to grade. The Roof Plan of the porch includes gutters with downspouts that lead to the rear yard where storm water can be absorbed, so the neighboring properties will not be adversely affected.

The lack of alley access to this property requires a significant driveway leading from the street to the existing attached garage as shown on the Site Plan. As a result, the driveway contributes to a disproportionately large area of Impervious Surface. Additionally, the lot size does not fulfill the minimum required lot size for a single-family residence, which also leaves less area available for building coverage.

The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted. The maximum allowable Building Coverage and Impervious Surface prescribed in Table 4-1 doesn't leave enough area for both the driveway and the proposed new addition, so we are applying for zoning relief to allow 42% of the lot area be permitted for Building Coverage and 75% of the lot area be permitted for Impervious Surface.

The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the Owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were



to be carried out. The lack of sufficient lot area and lack of alley access to this property imposes this hardship.

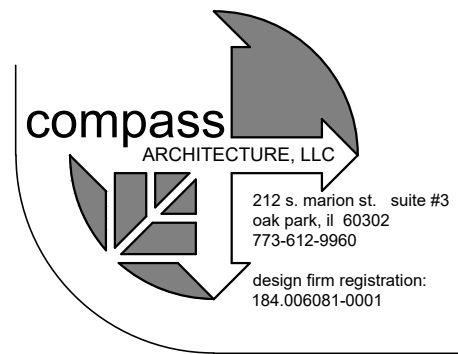
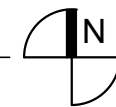
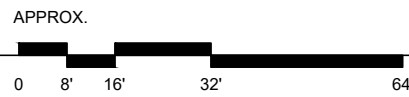
The plight of the Owner is due to unique circumstances inherent to the subject property and not from the personal situation of the Owner and has not been created by any person presently having a proprietary interest in the property in question. The lack of sufficient lot area and lack of alley access is inherent to the property.

Given the above, we believe that the request for zoning relief to allow 42% of the lot area as building coverage and 75% of the lot area as impervious surface should be granted. Thank you for considering this.

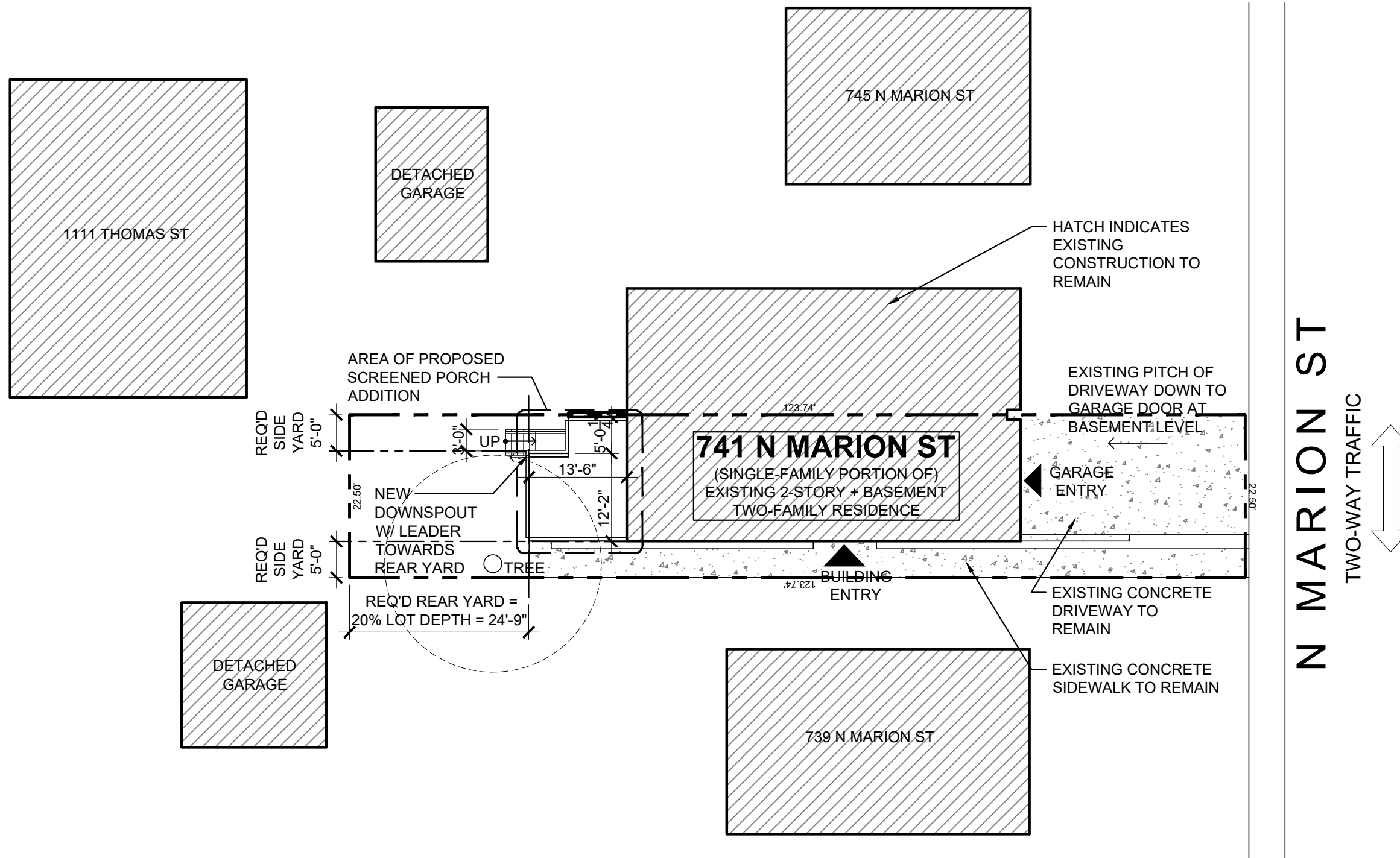


PROJECT LOCATION

PROJECT	741 N. MARION ST., OAK PARK, IL
DATE	MAY 20th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	LOCATION MAP - SCALE: APPROX. $\frac{1}{32}'' = 1'-0''$



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R-5 ZONING

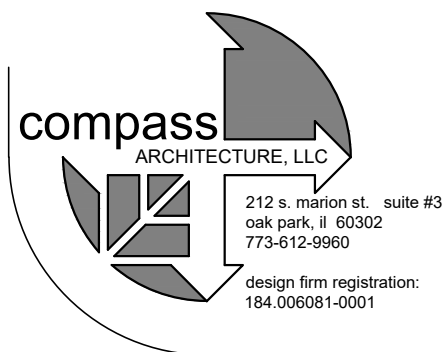
SITE AREA - BUILDING COVERAGE	
EXISTING HOUSE	960 SF
PROPOSED ADDITION	206 SF
	1,166 SF

TOTAL AREA OF SITE:	2,784 SF
ALLOWABLE (40%):	1,114 SF
ACTUAL:	42%

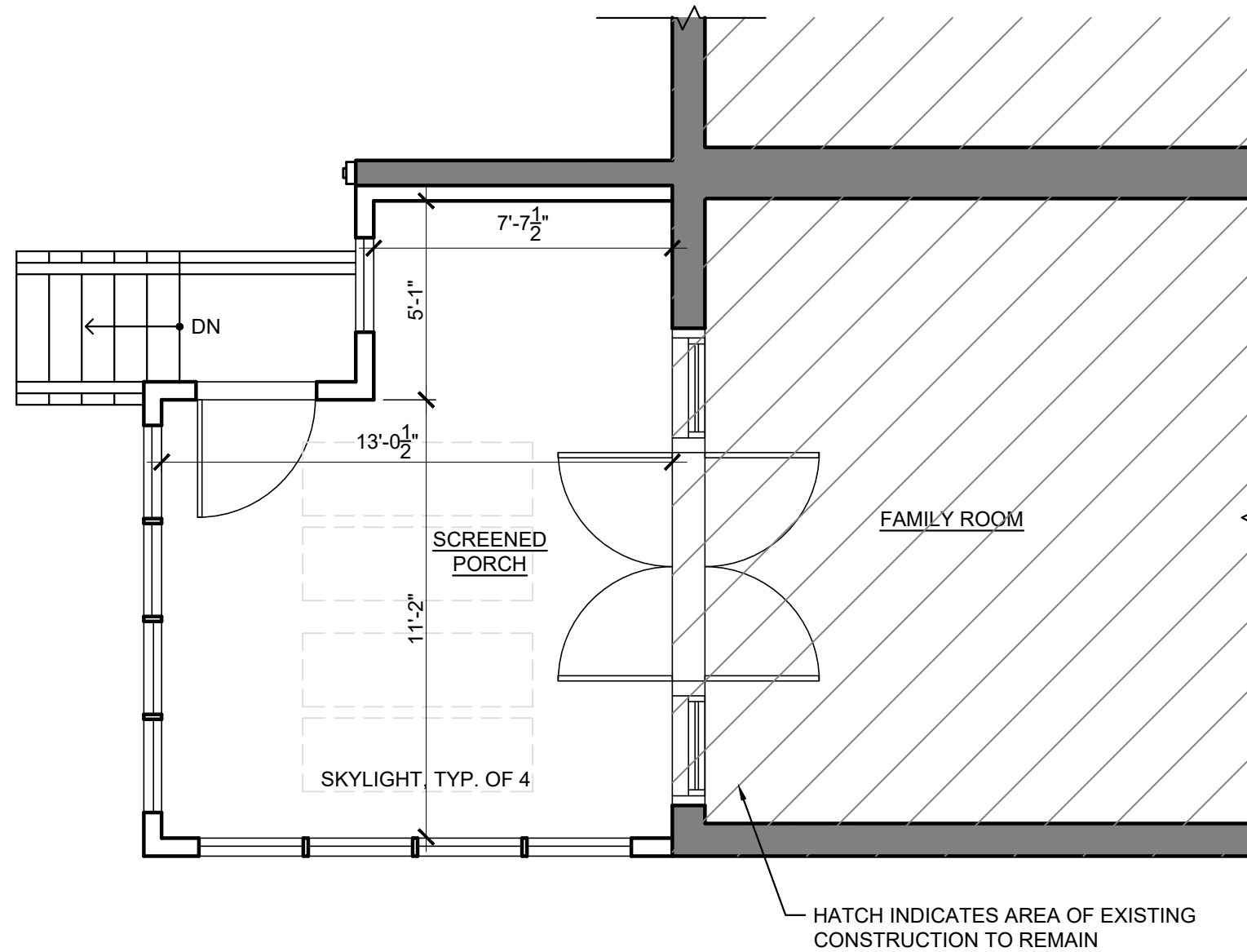
SITE AREA - IMPERVIOUS SURFACE COVERAGE	
EXISTING HOUSE	960 SF
PROPOSED ADDITION	206 SF
EXISTING DRIVEWAY	528 SF
EXISTING CONCRETE WALK	406 SF
	2,100 SF

TOTAL AREA OF SITE:	2,784 SF
ALLOWABLE (65%):	1,810 SF
ACTUAL:	75%

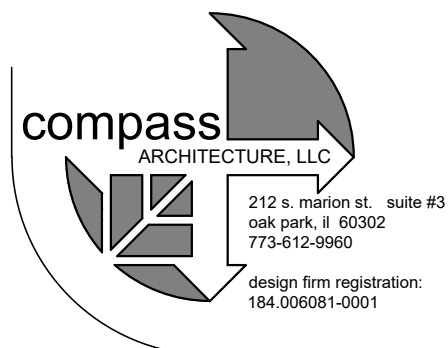
PROJECT	741 N. MARION ST., OAK PARK, IL
DATE	MAY 20th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	SITE PLAN - SCALE: $\frac{1}{16}'' = 1'-0''$



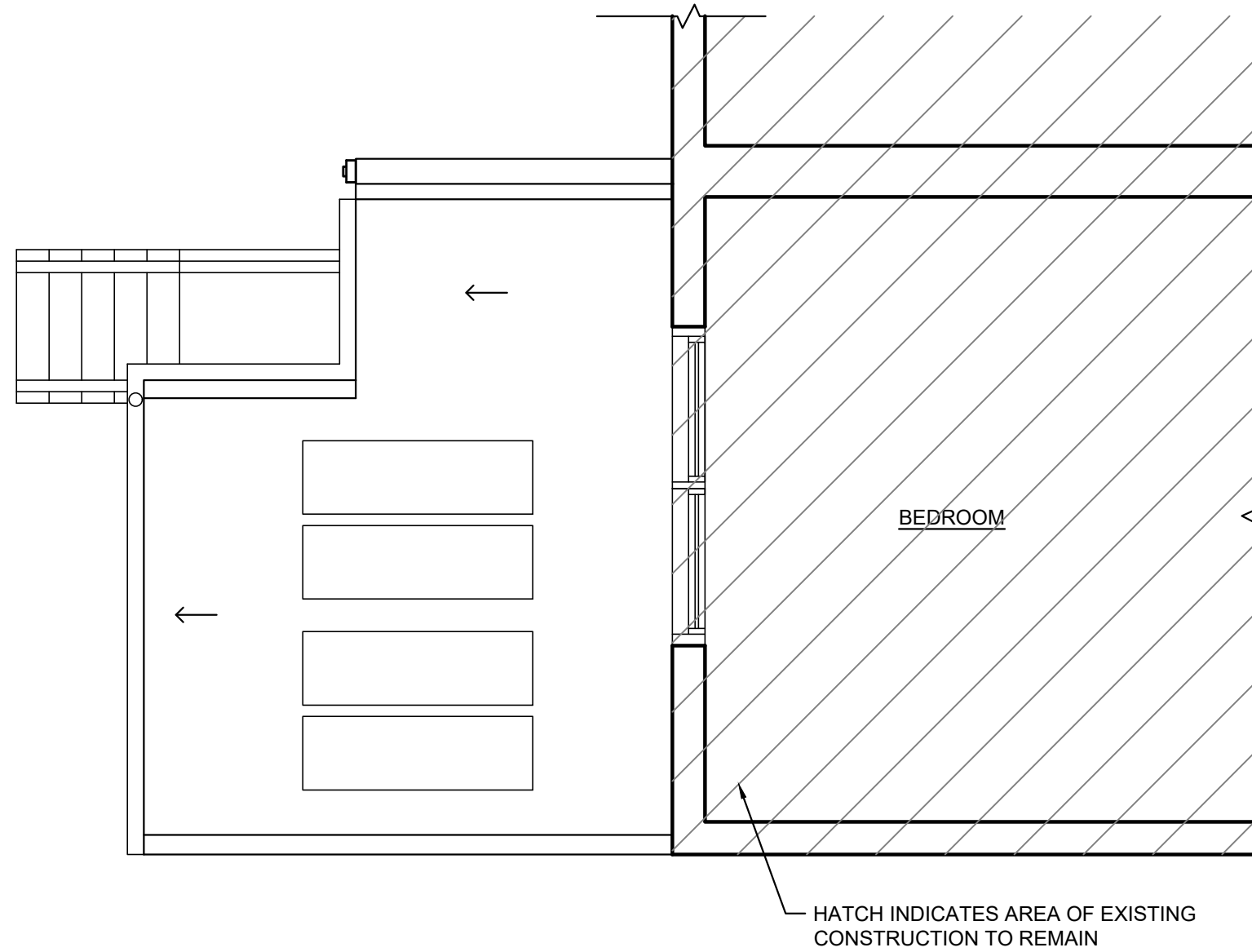
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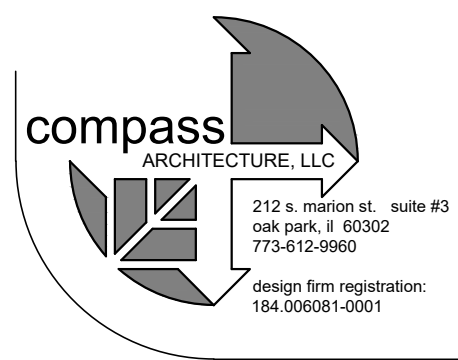
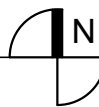
PROJECT	741 N. MARION ST., OAK PARK, IL
DATE	MAY 20th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	FIRST FLOOR PLAN - SCALE: $\frac{1}{4}$ "=1'-0"



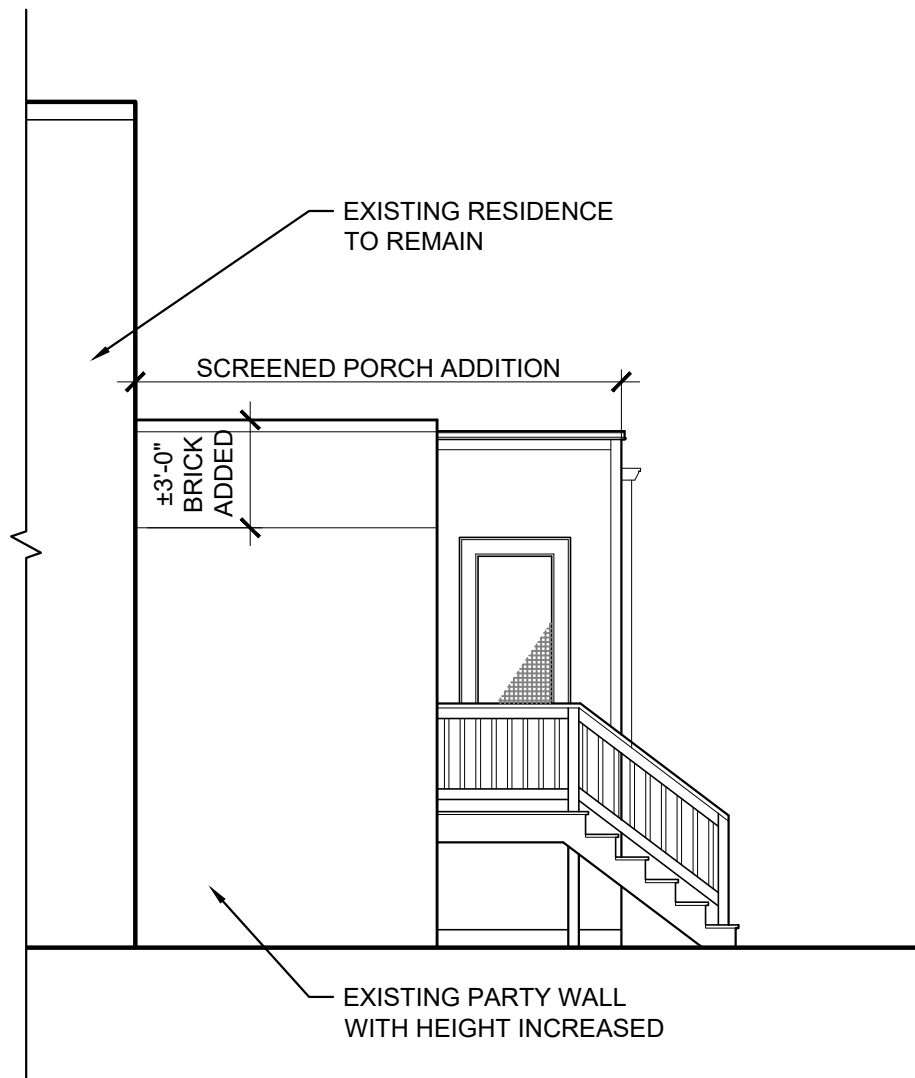
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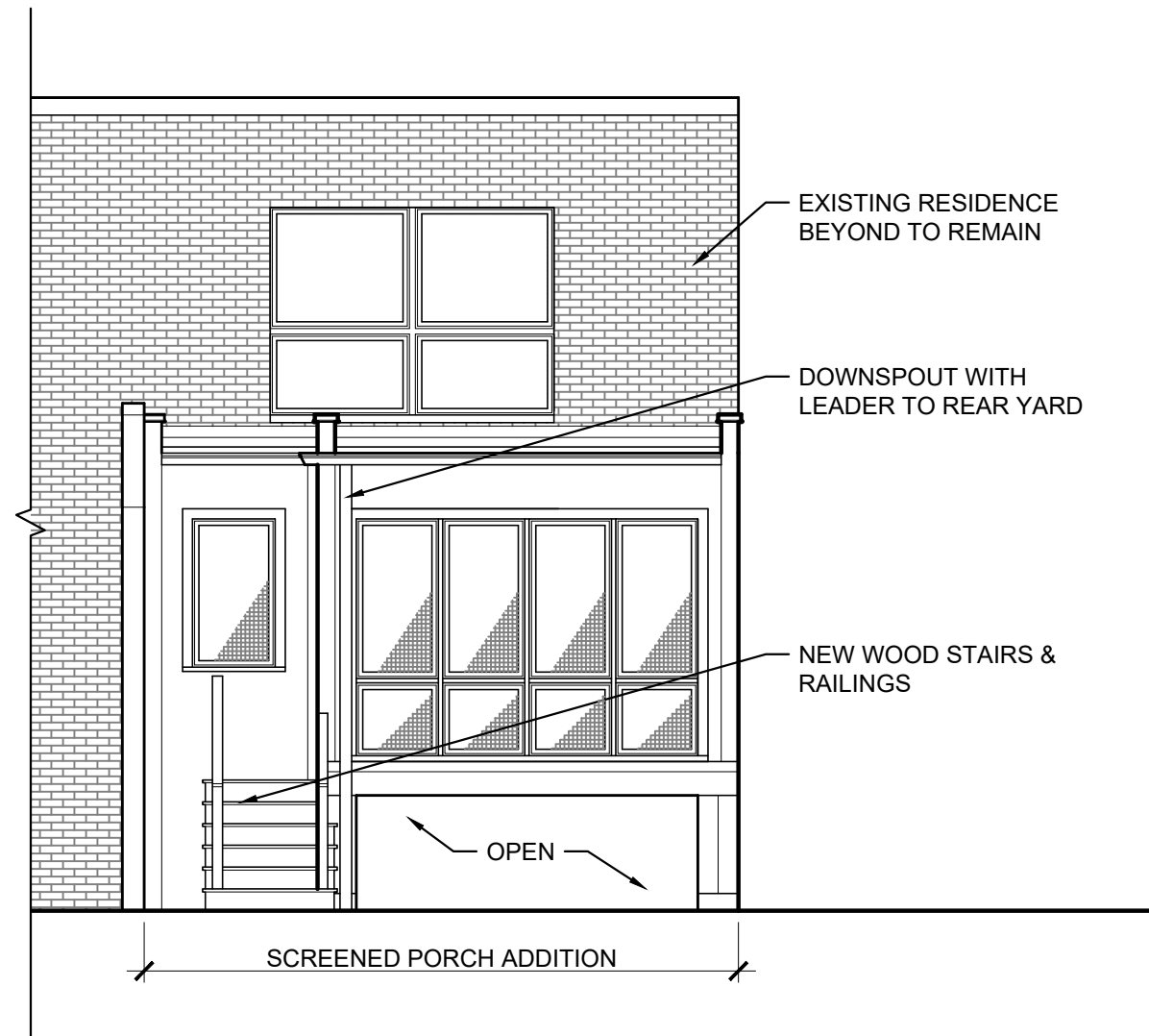
PROJECT	741 N. MARION ST., OAK PARK, IL
DATE	MAY 20th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	ROOF PLAN - SCALE: 1/4"=1'-0"



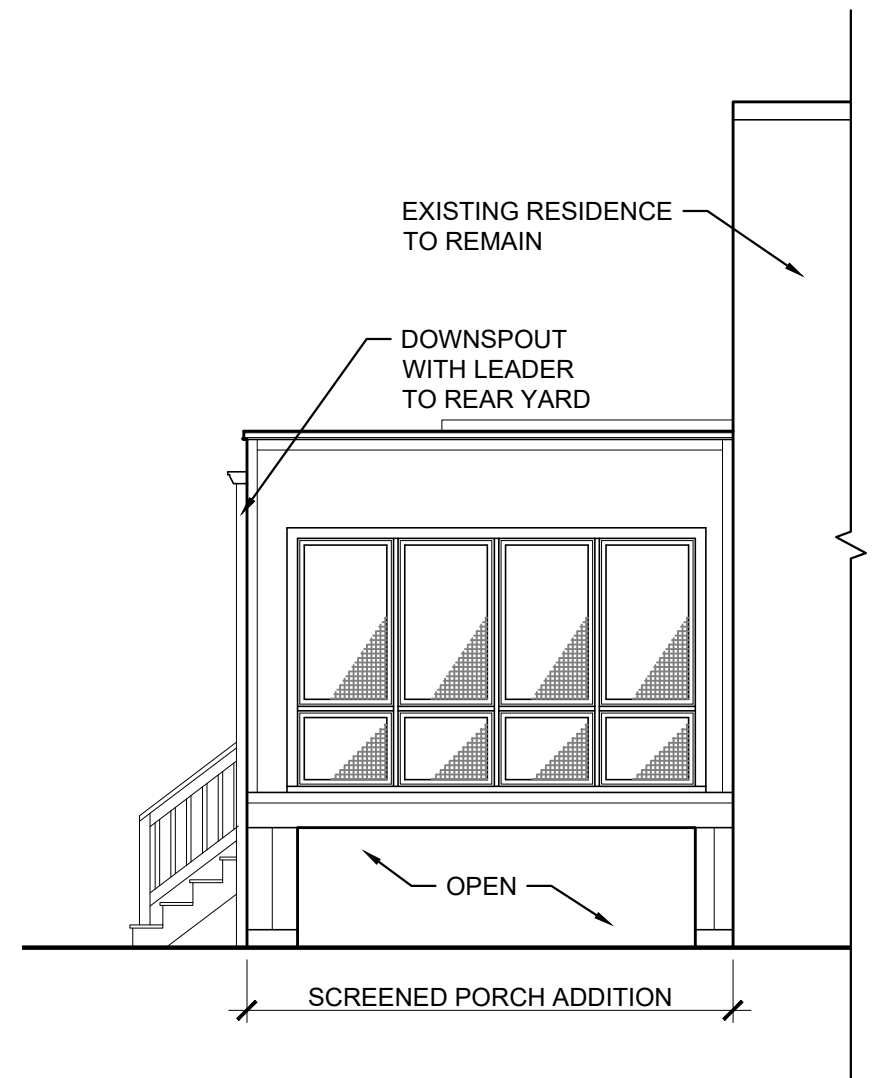
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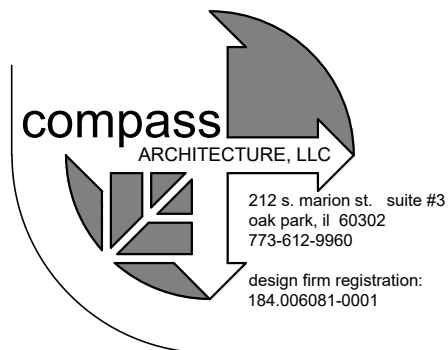
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



PROJECT	741 N. MARION ST., OAK PARK, IL
DATE	MAY 20th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	EXTERIOR ELEVATIONS - SCALE: $\frac{3}{16}$ "=1'-0"

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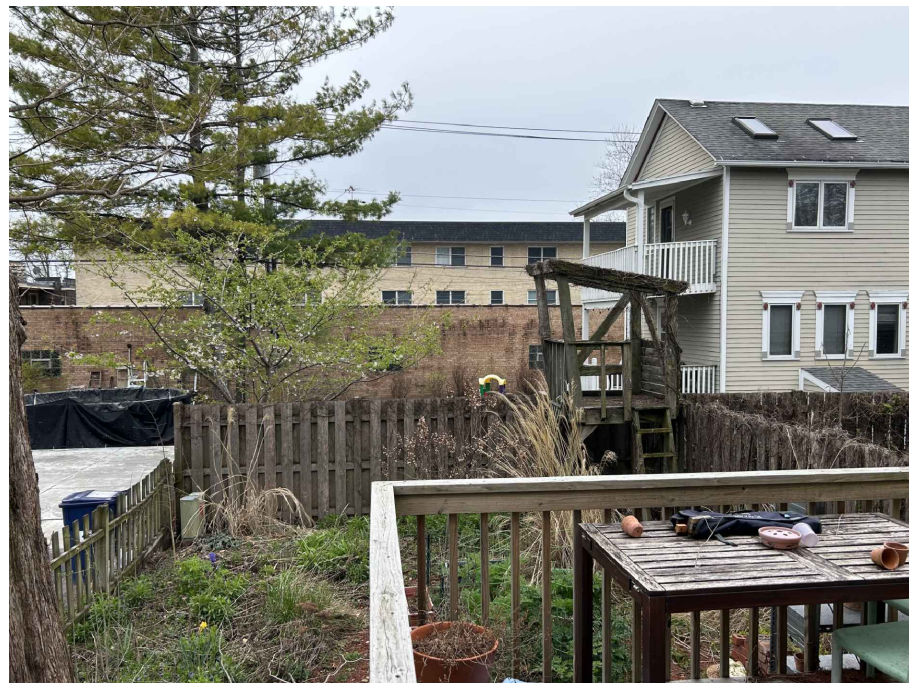
ELEVATION OF PROPERTY TO THE NORTH (743 N. MARION ST.) FROM REAR YARD

EXISTING PARTY WALL WILL BE EXTENDED ABOVE NEW SCREENED PORCH ROOF ADDITION

AREA OF PROPOSED NEW 1-STORY SCREENED PORCH ADDITION WILL REPLACE EXISTING WOOD DECK, AND ITS ROOF WILL DRAIN THROUGH A DOWNSPOUT TO THE REAR YARD.



WEST ELEVATION (741 N. MARION ST.)



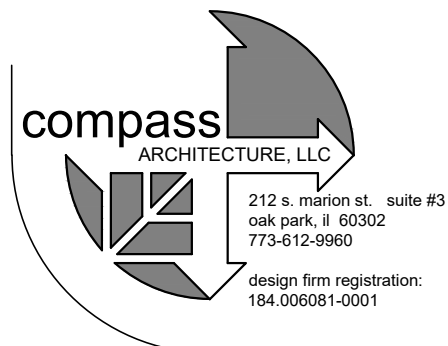
ELEVATION OF PROPERTY TO THE WEST (1111 THOMAS ST.) FROM REAR YARD



ELEVATION OF PROPERTY TO THE SOUTH (749 N. MARION ST.) FROM REAR YARD



ELEVATION OF PROPERTIES TO THE EAST (738 & 742 N. MARION ST.) FROM FRONT YARD



PROJECT	741 N. MARION ST., OAK PARK, IL
DATE	MAY 20th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	VIEW OF EXISTING BUILDING AND ADJACENT PROPERTIES

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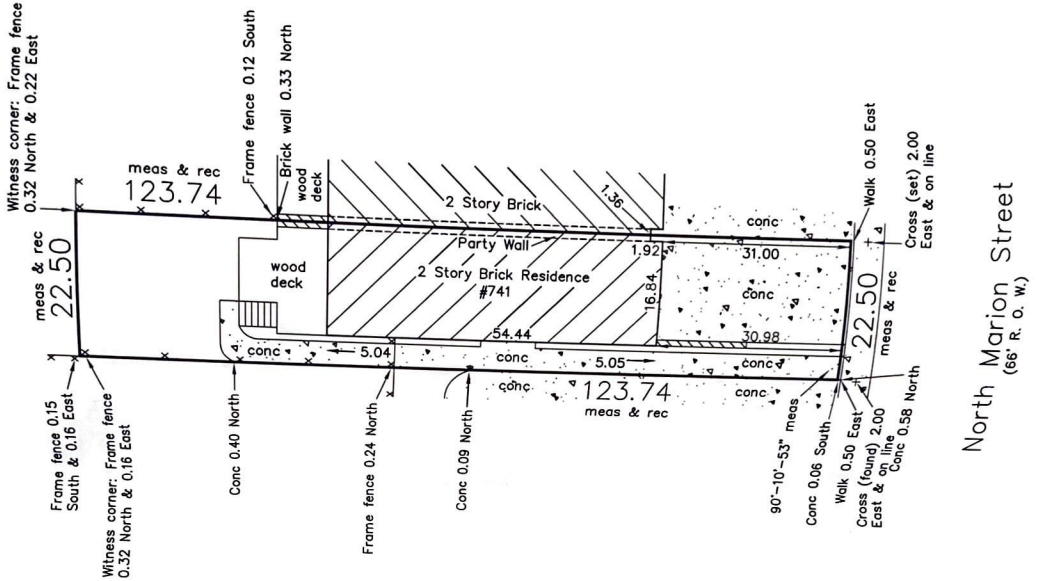
KABAL SURVEYING COMPANY
Land Surveying Services

Plat of Survey

Lot 2 in Block 2 of David Silver's First Addition to Oak Park, being a Resubdivision of Lot 2 in Silver's Resubdivision of Lot 12 (except the West 50.0 feet thereof) in Block 2 in William C. Reynold's Subdivision of the Northwest quarter of the Southwest quarter of Section 6, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 741 North Marion Street, Oak Park

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061



LEGEND

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

Area of property is approximately 2,784 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 26, 2023

Scale: 1 inch = 20 ft.
Order No. 231079
Ordered By: Jonathan D. Groll, Attorney



Property line is within party wall

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

ORIGINAL SEAL IN RED



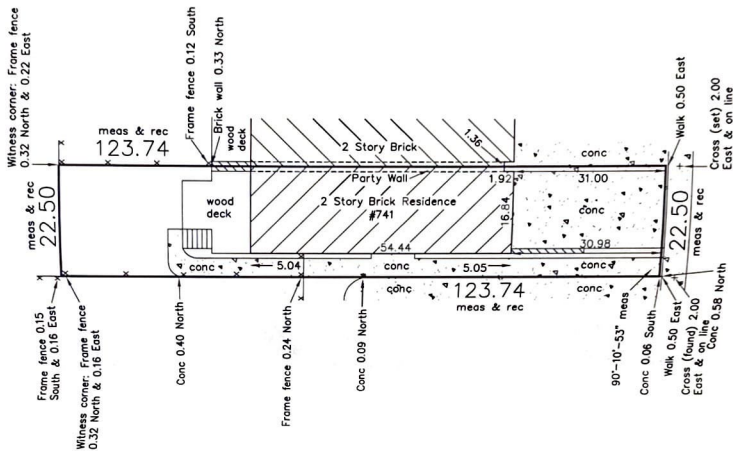
KABAL SURVEYING COMPANY
Land Surveying Services

Plat of Survey

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2852
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

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Address: 741 North Marion Street, Oak Park



North Marion Street
(66' R. O. W.)

LEGEND

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Surveyed June 26, 2023

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Order No. 231079
Ordered By: Jonathan D. Grall, Attorney



ORIGINAL SEAL IN RED

Property line is within party wall

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STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, MITCHELL P. BALES, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Bales

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024