

Standard Variance Worksheet Answers. Rivard Residence 14335 Oak Pl, Orland Park.

1. The property originally existed as a single family residence. The petitioner is requesting for approval of lot consolidation for the construction of a new single family residence. The only return and benefit will be to the owner who will reside in the home.
2. No - The original use of the lot was for single family. The original house existed on 3 lots and was demolished. The new ordinance calls for the consolidation of the 2 lots as 1. The 3rd lot is being combined because it makes most sense. The 3 lots as individual lots are not buildable due to zoning code and requirements.
3. The variance will not alter the character of the district. The design and size are consistent with existing homes in the district.
4. Zoning ordinance calls for a minimum of 35 feet width for a corner lot and 25 feet for interior lots. Building individual homes on each lot would not be consistent with other structures in the area.
5. The corner lot would not meet zoning regulations if left as a stand alone lot and would therefore be unusable. Combining the lots would make a non-conforming lot according to district regulations however the new lot size would not be unique as other non-conforming lots in the district exist.
6. The lots are currently in their original form and the petitioner has made no changes to create the current hardship.
7. No
8. No
9. The combination of the 3 lots would make most sense and has no affect on the construction of the house or the district.
10. The petitioner would be able to build the home on the combination of the 2 north lots which can be combined to make a conforming lot. The lot furthest to the south would exist in its current state as a non-conforming lot. Failure to approve variance would force each individual lot to exist as individual homesites and the corner lot would not meet zoning regulations. Each homesite would not allow the construction of a home that would conform to existing home designs that meet the characteristics of the OOH district.