

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
501 Walton Place

Zoning: TR-C2

Owner: Erika and Levi Hagen

Technical Information:

Applicant Lot Size: Irregular. 40'± on Walton, 108'± on Jenifer **Minimum Lot Width:** 40'

Applicant Lot Area: 4,190 sq. ft. **Minimum Lot Area:** 4,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.043(2)

Project Description: Petitioners request a reverse-corner side yard setback variance to construct a second story addition atop the existing single-story single-family dwelling. Project also includes new open porch at corner and roof overhang by attached garage. Project involves first-floor remodeling of two existing first-floor bedrooms for new stair to second floor and a new living room.

Zoning Ordinance Requirement:	12.0'
Provided Setback:	9.2'
Requested Variance:	2.8'

Comments Relative to Standards:

1. Conditions unique to the property: The lot is slightly irregular in shape, meets lot width minimums and slightly exceeds area minimums, and an otherwise compliant lot. The existing principal structure projects into the reverse-corner side setback, dating to original construction.
2. The regulation requested to be varied is the *reverse-corner side yard setback*. In consideration of this request, the *reverse-corner side yard setback* is intended to provide buffering between developments and the adjacent streets/sidewalks but paying particular sensitivity to the home to the rear, as to not negatively impact the home on that lot.

The existing building placement and relationship between the existing home and the adjacent street side lot line where the variance is being requested appears to be a long-standing condition, original to the development of the lot. There is adequate side yard setback on the side of the home opposite the variance to allow access to the rear yard. The principal structure on the neighboring property to the east appears to be about 50' from the home on the subject lot, which significantly lessens the impact of this structure on the neighboring

property. The project appears to result in development consistent with the purpose and intent of the TR-C2 district.

3. Aspects of the request making compliance with the zoning code burdensome: The existing building placement drives this request; the proposal matches and extends the existing wall and foundation locations of the existing building. Designing the addition to meet the setback would introduce an unusual look and a complicated/expensive design to transfer the load of the structure to the foundation. The addition, as proposed, will result in a home that appears common and similar to other homes found in the immediate area, and results in useable, functional and otherwise reasonable and common living spaces within the building.
4. Difficulty/hardship: The home was constructed in 1954 and purchased by the current owner in June 2004. See comment #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: The project is designed to add the functional space while also being sensitive to bulk in the setback area, by utilizing a shed-roof design with the lower portion of the roof on the side of the home that necessitates the variance. The placement and structure height appear necessary to accommodate the space while maintaining an attractive look for the home.
6. Characteristics of the neighborhood: The general area is comprised of mostly two-story homes, reflecting similar house-size-to-lot relationships. The proposed addition results in a full second story, which is found at homes in the general area. There are also single-story homes and homes with partial second stories in the general neighborhood. The architecture, incorporating a single shed roof design for the main roof of the structure, is different from other principal structures in the immediate vicinity, but not unusual for the neighborhood as a whole. This project appears common for the area.

Other Comments: The proposal includes a new shed roofs for the existing front of the home and a new garage canopy. The garage canopy and front porch roof project into the reverse-corner setback.

Staff Recommendation: It appears standards have been met, therefore staff recommends **approval** of the variance requests, subject to further testimony and new information provided during the public hearing.