

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
2114 West Lawn Avenue

Zoning: TR-C2

Owner: Andrew Dean and Amber Evenson

Technical Information:

Applicant Lot Size: 50' x 114.75'

Minimum Lot Width: 40'

Applicant Lot Area: 5,737.50 square feet

Minimum Lot Area: 4,000 square feet

Madison General Ordinance Section Requiring Variance: 28.043(2)

Project Description: Petitioners request a side yard setback variance to modify the roof profile of a portion of an existing single-family dwelling which currently projects into the side setback.

The projection is a two-story bump out, which includes a bathroom and covered entry on the first floor and a covered porch on the second floor. The applicant proposes to fully enclose and finish the second story porch to convert it into a laundry room. A roof modification is proposed to allow sufficient head height and room for insulation. The change in the roof design will result in a small increase of bulk within the side setback. However, the footprint of the existing bump out will be unchanged.

Side Setback Variance

Zoning Ordinance Requirement: 6'

Provided Setback: 4'

Requested Variance: 2'

Comments Relative to Standards:

- 1. Conditions unique to the property:** The lot exceeds minimum lot width and area requirements and is an otherwise compliant lot. The existing structure's projection into the side setback is the unique condition for this property.
- 2. Zoning district's purpose and intent:** The *side yard setback* is intended to provide minimum buffering between buildings, generally resulting in space in between the building bulk constructed on lots, to mitigate potential adverse impact and to afford access to the backyard area around the side of a structure. The minimal addition of bulk due to the change in roof profile does not change the placement of the dwelling relative to

the lot lines. The project appears to result in a condition that is consistent with the purpose and intent of the TR-C2 district.

- 3. Aspects of the request making compliance with the zoning code burdensome:** The zoning code prohibits any modifications which would add bulk within the setback. However, the projection into the side setback is existing, and the minimal slope of the existing roof makes finishing the space without changing the roofline unnecessarily burdensome.
- 4. Difficulty/hardship:** The house was constructed in 1909, and the current owners purchased it in 2013. See comments #1 and #3 above. The zoning code seems to create the difficulty and hardship by not allowing minor modifications to the roofline of an existing projection into the setback.
- 5. The proposed variance shall not create substantial detriment to adjacent property:** The variance would introduce minimal impact above the existing bulk relationship between the building on the subject lot and the building on the adjacent lot on the side where the variance is being requested. The balance of the existing house is taller than the projection so any impacts to light and air would be minimal. It appears there will be no substantial detriment to adjacent property.
- 6. Characteristics of the neighborhood:** Small side bump outs appear to be common in the neighborhood with several houses on the block with similar one- or two-story bump outs. The design of the project appears to be generally consistent with other similar residential properties found in the immediate area.

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