

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
1704 Roberts Court

Zoning: TR-C2

Owner: Madison Monthly Meeting of the Religious Society of Friends

Technical Information:

Applicant Lot Size: 132' frontage on Roberts Ct. **Minimum Lot Width:** 40'

Applicant Lot Area: 22,338 sq. ft. **Minimum Lot Area:** 4,800 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.043(2)

Project Description: Petitioner requests side and rear yard variances to construct a single-story addition to the existing place of worship, and an elevated landing/deck with stairs to grade. This project involves adding classrooms and amenity space for the members and guests of the institution, and the addition of an elevator to meet accessibility needs/requirements.

	<u>Rear Yard</u>	<u>Side Yard</u>
Zoning Ordinance Requirement:	30'-0"	10'-0"
Provided Setback:	21'-10'	4'-2"
Requested Variance:	8'-2"	5'-10"

Comments Relative to Standards:

1. Conditions unique to the property: The subject property is an irregularly-shaped corner lot, where the building is aligned with the front street and the rear lot line runs diagonally, southwest to northeast. The lot depth between the east lot line and the west lot line is approximately 50', which makes for an irregular shaped building envelope. The existing structure is located to the east side of the lot (the shallower portion) and toward the rear, with the front of the lot providing off-street parking. The lot slopes to the rear, but this slope does not affect zoning setback compliance. The existing building projects into the left-side (west) side setback. The lot also has many quality specimen trees, and the project is designed to retain and protect existing mature trees. The necessity for including accessibility and exiting require the side landing, and the need to update and modernize the structure for the use of the occupants drive this request.
2. Zoning district's purpose and intent: The regulations requested to be varied are the *rear yard setback* and *side yard setback*. In consideration of this request, the rear yard setback is intended to provide minimum buffering between principal buildings on lots and to align buildings within a common building envelope, common back yards, and generally resulting in space in between the building bulk and commonality of bulk constructed on

lots. 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.

Rear Yard Setback: A common rear yard with adjacent properties is shared parallel to the bike path. Properties to the rear (north) have additional buffering provided by the 100' width of the former railroad property that contains the bike path. The majority of the rear yard area remains open, and is sloped up from the bike path.

Side yard setback: The neighboring property to the west adjacent to the proposed construction project is a single-family home, built forward on the lot, aligning with Roberts Court, like the subject property. The proposed landing maintains the existing setback condition, while also providing the necessary exiting.

The project appears to result in development of an institutional-use building consistent with the purpose and intent of the TR-C2 district.

3. Aspects of the request making compliance with the zoning code burdensome: The placement of the building on the lot and the associated setback requirements as driven by the lot shape limit the ability for a reasonable addition to be constructed to the rear of the structure. Accessibility requirements also necessitate a second exit and elevator, with the proposed locating for the landing and stair being the appropriate location in the structure.
4. Difficulty/hardship: City records for this property date back to 1946, with the building being in existence before that time. The historic owner of this property was a church, it is not clear if this is the same church organization who currently owns the property. The newly adopted rear yard setback requirement (3/21/17) changed the way the rear yard is measured on this lot. Prior to the adoption of the amendment, this project would not have required a rear yard setback zoning variance.
5. The proposed variance shall not create substantial detriment to adjacent property: The required landing is open-air, and is adjacent to the rear of the neighboring residential lot where a detached garage located about 38' behind the home is the closest structure. Property to the north has an additional 100' lot separation provided by the bike path corridor. The proposed improvements will have little impact on neighboring property.
6. Characteristics of the neighborhood: The general area is characterized by 2-story single family residential property to the south and west and older multi-family property to the east. The proposed additions to this building/site are not out of character for the existing building or general area.

Other Comments: The project includes an expansion to the front entrance canopy and stairs to grade at the left side, which do not require zoning variances.

At its August 14, 1986 meeting, the Madison Zoning Board of Appeals approved a setback variance for an identification ground sign.

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