

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
22 S Carroll Street

Zoning: DC

Owner: Park Hotel, Inc.

Technical Information:

Applicant Lot Size: 132' w x 192.21' d **Minimum Lot Width:** No minimum
Applicant Lot Area: 25,371.72 sq. ft. **Minimum Lot Area:** No minimum

Madison General Ordinance Section Requiring Variance: 28.071(2)(a)

Project Description: 9th floor partial addition as part of major exterior renovation and to existing hotel.

Zoning Ordinance Requirement: Maximum story height limitation of 6 stories, map:



Comments Relative to Standards:

- 1. Conditions unique to the property: The subject property is an existing hotel building constructed to a partial nine stories. The 9th story addition was built in the 1970's, when there was no height limit in the zoning code. The property is further unique in that the 6-story height limit clips off the corner this lot, while the majority of the property has a

maximum height set by the capitol view preservation limit per State Statute and Sec. 28.134(2).

2. Zoning district's purpose and intent: The regulations being requested to be varied is the *maximum stories height limitation*. In consideration of this request, the *maximum stories height limitation* are intended to limit the placement of bulk in certain "view corridors" toward the capitol building, in this case generally from the John Nolen Drive viewpoint. The existing building blocks the view to the capitol, and the variance request does not change this condition. Alongside and behind the area of the variance is existing or future (permitted) 9-story bulk. When viewed from a distance (as the code intends with this requirement), there would be no noticeable difference should the variance be granted and the area filled in with bulk as proposed. The only likely way the view corridor could be established would be through a redevelopment of the property or through significant reconstruction of the several floors of the building, involving removal of at least three stories of the existing building, which is outside of the scope of this project.
3. Aspects of the request making compliance with the zoning code burdensome: The requirement to not construct new bulk in the area shown on the application results in an unusual façade design, inconsistent with the rest of the façade, and creates an unusual space inside the hotel room at this part of the building.
4. Difficulty/hardship: The existing building was built before current code provision requiring the view corridor were in place. The existing building sits with a 9th story, and the addition only matches this existing story across the floor plate of the 9th level. A small portion of the addition projects into the 6-story limit area, and compliance with the code would significantly impact the layout of the hotel room at this level.
5. The proposed variance shall not create substantial detriment to adjacent property: The requested variance will introduce no detriment or adverse impact on adjacent properties.
6. Characteristics of the neighborhood: The general area is characterized of similar large-scale developments, where full-block or lot development is common. The bulk and design concepts are generally common to other similar development in the area. The project represents orderly development, and is compatible with other development in the vicinity.

Other Comments: As this project is considered a major exterior alteration and addition to a property in the Downtown Core Zoning District, the project will require Urban Design Commission approval and approval of a Conditional Use form the City's Plan Commission.

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.