

ZONING ADMINISTRATOR'S REPORT  
VARIANCE APPLICATION  
1823 Jenifer Street

**Zoning:** TR-C2

**Owner:** Mithun & Rachana Gaddam

**Technical Information:**

**Applicant Lot Size:** 38' w x 105.9' d

**Minimum Lot Width:** 40'

**Applicant Lot Area:** 4,022 sq. ft.

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

**Madison General Ordinance Section Requiring Variance:** 28.043(2)

**Project Description:** Two-story single family home. Remove enclosed unheated front porch, reconstruct as single-story conditioned (heated) space for the home. The roof appears to remain generally as-is. A new landing required by code at the porch floor level will be constructed and new steps will be built, with orientation toward the front lot line (current orientation is toward driveway).

Zoning Ordinance Requirement: 16'-4"

Provided Setback: 12'

Requested Variance: **4'-4"**

**Comments Relative to Standards:**

1. Conditions unique to the property: The lot is slightly narrower than ordinance minimums and slightly exceeds lot area minimums, and is a fully-developed lot. The existing porch and associated front and side yard setback is set by existing building placement, and cannot be reasonably changed.
2. Zoning district's purpose and intent: The regulation being requested to be varied is the *front yard setback*. In consideration of this request, the front yard setback is intended to establish a general development pattern and setback for structures from the street and a general commonality in regard to the bulk of buildings in the immediate area. In this case, and as found on other homes in the general area, many of the homes in the area include porch-like features. Many of the original porch features have been enclosed, some unheated and others have been converted to interior conditioned living space. The proposal maintains the existing bulk characteristics of the home and 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: Meeting the required setback would have the effect of a loss of some of the existing space, and would make the project infeasible. See comment #1 above.
4. Difficulty/hardship: The home was constructed in 1925 and purchased by the current owner in May 2013. See comments #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: The location of the project maintains the existing bulk condition of the home. The expansion of the living space will afford this area to be used more actively than if it was an unheated enclosed porch, but this use does not appear to have discernible adverse impact on the neighboring structures or uses.
6. Characteristics of the neighborhood: The general area is characterized by one and two-story houses of similar size on generally uniform lots. As stated above, enclosed porch features are common, and many appear to have been enclosed and some have been converted into living space. The style and design of the addition is generally in keeping with design of the home, and is typical for the area.

**Other Comments:** The new steps are an allowed projection into the front setback and thus do not require a zoning variance.

**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.