

ZONING ADMINISTRATOR'S REPORT  
VARIANCE APPLICATION  
3746 Hammersley Avenue

**Zoning:** TR-C2

**Owner:** Stefanie Spilde and Dustin Joseph

**Technical Information:**

**Applicant Lot Size:** 50' wide x 134' long

**Minimum Lot Width:** 40'

**Applicant Lot Area:** 6,701 square feet

**Minimum Lot Area:** 4,000 square feet

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

**Project Description:** Applicants request a side yard setback variance for a second-story addition on a single-family house. The existing house is two stories and located within the side yard setback. The house currently has one bathroom on the first floor. The variance will allow for an addition to add a second bathroom to the house.

**Side Yard Setback Variance**

Zoning Ordinance Requirement: 5'

Provided Setback: 4.3'

Requested Variance: 0.7'

**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 principal structure's projection into the side setback is the unique condition for this property. The property received a zoning variance in 1990 to alter the roofline of the existing house, which was located within the side yard setback.
- 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 proposed addition above the existing first story does not change the placement of the existing house relative to the lot lines and is a minimal addition of bulk. 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 location of the dwelling on the lot restricts the ability to build an addition over the first floor because it currently projects into the side setback. To comply with the zoning code, the second-story addition would have to be built with an exterior side wall that is offset from the first story or the bathroom addition would need to be located in a different location, creating inefficiency in the location of the plumbing stack.
  
- 4. Difficulty/hardship:** The house was originally constructed in 1947, and the current owners purchased the house in 2017. See comment #1 and #3 above. Building a second-story addition that is offset from the existing house would be structurally difficult, and compliance would result in an awkward design. The proposed second story addition on the existing side setback will result in a bathroom of a reasonable and not atypical size.
  
- 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. It appears there will be no substantial detriment or loss of light and air at adjacent property.
  
- 6. Characteristics of the neighborhood:** The general style and character of the addition is in keeping with other homes found in the area. The addition will not be visible from Hammersley Ave and will be minimally visible from Glenway St. The design of the project appears 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.