



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes ZONING BOARD OF APPEALS

Thursday, October 13, 2016

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

APPROVAL OF MINUTES

A motion was made by Ostlind, seconded by Collins, to Approve the July 28, 2016 Minutes with a correction on the fourth page. The motion passed by voice vote/other with Bulgrin abstaining.

DISCLOSURES AND RECUSALS

PETITION FOR VARIANCE OR APPEALS

1. Ken Koepler, owner of property located at 2725 Atwood Ave., requests a rear yard variance to construct dormer additions to a two-story commercial building being converted to a single family dwelling.
Ald. District #6 Rummel

Tucker introduced the project as having a zoning code requirement of 20' rear yard setback, while the construction of a dormer additions would provide a 13' setback. Therefore, the owners are requesting a 7' rear yard variance. The property is zoned TSS.

Rodger Smith, the owner's representative, explained to board members that the owner is converting the carriage house into a single family use. They are proposing to add a couple of dormers to what would be the two bedrooms upstairs. The dormers will add more livable space and light to the second floor. The carriage house currently exists entirely in the rear yard and the owners are keeping the increase in mass to a minimum. The dormers will provide egress windows and face inside the lot, keeping the adverse impact to a minimum. The building right now is currently storage, with the previous use being an art gallery.

Corigliano acknowledged that Ken Koepler registered in support of the variance request.

Ostlind motioned to approve the variance request, seconded by Bulgrin.

Board members agreed that the existing location of the structure is unique as well as the hardship. They also acknowledged that complying with the zoning code would conflict with building code in terms of creating safe exiting. The board members also agreed that there is minimal bulk impact and wouldn't adversely impact adjacent properties. The building seems to be a buffer

between the commercial and residential properties.

The motion to approve the variance request passed (5-0) by voice vote/other.

2. Steve O'Neil, owner of property located at 311 S. Orchard St., requests a side yard variance to construct an enclosed stairwell to the basement on a single-story single family home.

Ald. District #13 Eskrich

Tucker introduced the project as having a zoning code requirement of 4' side yard setback, while the construction of an enclosed stairwell to the basement would provide a 2.5' setback. Therefore, the owners are requesting a 1.5' side yard variance. The property is zoned TR-C4.

Travis Hendricks, the owner's representative, explained to board members that currently owners have to exit the building to enter the basement. They will preserve the roof of the three-season room where they plan to install the interior stair to the basement; they will take out the three-season deck structure currently on posts and replace it with proper foundation walls to allow access to the basement. They looked at other places on the building, but this place made the most sense, as well as the least bulk change, and not creating adverse impact to neighboring properties. Hendricks pointed out that if they were to comply with building code, the proposed stairs would have problems with head clearance required by building code, as well require the owner to move the electrical panel. Cutting in to the existing building would also reduce the current living space to the living room.

Berenyi motioned to approve the variance request, seconded by Collins.

Board members agreed that having to enter the basement from the outside is unique as well as a hardship. The size of the lot is also smaller than most others in the area. The alteration doesn't seem to be adding any additional bulk to the building, which won't negatively affect neighboring properties, and the representative pointed out the various hardships if they were to comply with the zoning code.

The motion to approve the variance request passed (5-0) by voice vote/other.

DISCUSSION ITEMS

3. Communications and Announcements

Tucker announced that the October 26th meeting has been cancelled.

ADJOURNMENT

The meeting adjourned at 6:51 pm

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, October 6, 2016

