

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
121 S Marquette St

Zoning: TR-V1

Owner: Lewana J. Skeans

Technical Information:

Applicant Lot Size: 40' x 120'

Minimum Lot Width: 30'

Applicant Lot Area: 4800 sq. ft.

Minimum Lot Area: 3000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.047(2)

Project Description: Two-story single-family home. Construct two-story side/rear addition. Project accommodates 1st level storage space behind garage and 2nd level bedroom, closet and second bathroom.

Zoning Ordinance Requirement:	4'
Provided Setback:	3' 6"
Requested Variance:	0' 6"

Comments Relative to Standards:

1. Conditions unique to the property: The lot exceeds minimum lot width and lot area requirements. The lot is similarly sized to other lots in the immediate neighborhood. The existing principal structure provides an attached garage, which is somewhat unusual for the area, and the structure has pre-existing substandard side setback on both sides. The proposed addition stacks atop the existing side wall of the garage and maintains the same plane for the first-story addition to the rear, which projects into the side setbacks slightly, necessitating the variance. The interior floor plan of the second-story also shows a step up/down in the living areas on the second floor, which is unusual. The proposal maintains a lower floor level of the addition, further limiting its bulk. The existing second-floor bath is also extremely small and cramped and is the only bathroom in the home.
2. Zoning district's purpose and intent: The regulation requested to be varied is the *side yard setback*. In consideration of this request, 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.

This project involves a first-story storage space addition behind the existing attached garage and a second-story bedroom/bath/closet addition stacked atop the first story. The variance

request enables the stacking of the 2nd level addition only, as the remainder of the rear storage area is inset to meet the setback. The existing building placement and relationship between the existing home and the home adjacent to where the variance is being requested appears to be a long-standing condition, likely original to the development of these lots. The variance request does not further limit access to the rear yard above or beyond what already exists. The principal structure on the neighboring property to the north is separated by a driveway on that property, and is located 13'± from the subject home. The project appears to result in development consistent with the purpose and intent of the TR-V1 district.

3. Aspects of the request making compliance with the zoning code burdensome: Constructing an addition and providing the minimum setback creates interior space challenges in construction, due to the 6" shift in the addition that would be necessary to meet the setback. The second-story space is already narrow, and shifting the addition to a compliant location exacerbates this condition. Placement of the addition at a setback matching the existing exterior walls eliminates the jog of the addition, and this allows the spaces to connect efficiently and maintains the existing condition that appears to be original and not unusual.
4. Difficulty/hardship: See comments #1 and #3. The existing home was constructed in 1940 and purchased by the current owner in November 2015.
5. The proposed variance shall not create substantial detriment to adjacent property: The variance would not introduce minimal impact above or beyond the existing bulk relationship between the home on the subject lot and the home on the adjacent lot to the side where the variance is being requested.
6. Characteristics of the neighborhood: The general area is characterized by mostly two-story houses of similar size on generally uniform lots. The style is in keeping with design of the home and is typical for the area and the design of existing features on the home.

Other Comments: This project also includes a single-story office space addition to the rear, which does not require a zoning variance.

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