

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
4122 Cherokee Drive

Zoning: TR-C1

Owner: Dan Kruse

Technical Information:

Applicant Lot Size: 47.5' w x 127.5' d

Minimum Lot Width: 50'

Applicant Lot Area: 6,175 sq. ft.

Minimum Lot Area: 6,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.042(2)

Project Description: Two-story single family home. Construct 9.65' x 15.83' addition to rear of existing single story attached garage, primarily for storage or tandem parking.

Zoning Ordinance Requirement: 7.0'

Provided Setback: 5.0'

Requested Variance: **2.0'**

Comments Relative to Standards:

1. Conditions unique to the property: The lot is slightly narrower than lot minimums but exceeds minimum lot area. The principal structure exists with a substandard side setback to the garage side, a side that also has an easement preventing a wider garage addition. The subject property is developed, and the general orientation of the building directs the placement of the garage to the proposed location.
2. Zoning district's purpose and intent: The proposed attached garage addition results in development consistent with the purpose and intent of the TR-C1 district.
3. Aspects of the request making compliance with the zoning code burdensome: The existing house placement and driveway establish the current location as a reasonable place for the garage to be constructed. The width is very narrow, but functional for storage needs, and potential parking for a small car or two.
4. Difficulty/hardship: The home was constructed in 1941 and purchased by the current owner (from original variance petitioner) in September 2013, following a complete remodel. See comments #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: The location of the garage addition will maintain the status quo for this feature on the building,

and even with the expansion, 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 homes with attached or detached garages, generally 1+ car in size. In some cases, where side setback prevents width expansion, a deeper depth for the garage is provided. The proposed design, either with a sloped roof or as a flat roof, is fairly common for 1-story home projections in the Nakoma neighborhood.

Other Comments: The property has been sold to a new owner, who now has taken over responsibility for this variance request.

At its August 22nd 2013 meeting, the ZBA deferred the case. The following comments were provided:

- Concerns were expressed about the need for a tandem-style garage, relative to this being a necessity or a hardship, and information about tandem-style garages being normal for the area had not been provided,
- The board had concerns about the roof design for the proposed addition.

In response, the applicant has provided the following:

- Design drawings with more detail have been provided for the proposed addition,
- The petitioner has offered to accept an alternative flat-style roof, as an alternative.

The resulting interior space is quite narrow for garage purposes, and could be used as a parking space for a second car, but will most-likely be used for storage of the occupants' possessions and equipment used to maintain the property.

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.