



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved ZONING BOARD OF APPEALS

Thursday, May 25, 2017

5:00 PM

210 Martin Luther King, Jr. Blvd.
Room 103A (City County Building)

CALL TO ORDER / ROLL CALL

Corigliano, chair, called the meeting to order at 4:59 pm and explained the appeals process.

Staff Present: Matt Tucker and Gretel Irving

Present: 4 - Peter A. Ostlind; Agnes (Allie) B. Berenyi; Patrick W. Heck and Dina M. Corigliano

Excused: 1 - Winn S. Collins

APPROVAL OF MINUTES

A motion was made by Heck to approve the May 11, 2017 minutes, seconded by Ostlind. The motion passed (4-0) by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE OR APPEALS

1. [47359](#) Elizabeth Lucht and James Merett, owners of property at 3205 James St, request a variance to reconstruct an existing enclosed front porch into living space and a partial screen porch on an existing two-story single-family home. Alder District# 6

Tucker introduced the project as a request for a front-yard setback to enclose part of an existing screen porch to create a closet and living space. He explained setback averaging which may be applied in long-established neighborhoods such as this one.

The applicants explained that the house dates to 1920 and the porch needs to be fully rebuilt. As part of the repair, they plan to add a mudroom/entryway with a closet while maintaining the current style and footprint of the house. In response to questions from the board, the applicants confirmed they will be pouring new piers and rebuilding the foundation of the porch. The current porch has screens and storm windows, so in practical terms it is already enclosed. There are a number of fully or partially enclosed porches in the neighborhood.

Berenyi moved to approve; Ostlind seconded the motion.

Standard 1: The board agreed that the placement of the existing house on the lot limited the homeowners' options.

2: The applicants will not be changing the bulk of the structure and will be maintaining the relationship with the street.

3. Rebuilding the screen porch within the required setbacks would result in an un-usable space in the front of the house or require unreasonable changes to the interior floorplan if expanded to the side yard.

4. The Board agreed that the need for a variance was driven by the existing placement of the house on the lot.

5. The variance would not pose a detriment to the neighboring properties.

6. The Board found the design was consistent with the neighborhood.

The motion passed by a vote of 4-0.

2. [08598](#) Communications and Announcements

Tucker announced there would not be a meeting on June 8. The next scheduled meeting is June 22, 2017.

ADJOURNMENT

The meeting adjourned at 5:32 pm.