

ZONING ADMINISTRATOR'S REPORT  
VARIANCE APPLICATION  
3358 Ridgeway Avenue

**Zoning:** TR-C1

**Owner:** Bill & Nina Dvorak

**Technical Information:**

**Applicant Lot Size:** 60' x 250'

**Minimum Lot Width:** 50'

**Applicant Lot Area:** 15,000 sq. ft.

**Minimum Lot Area:** 6,000 sq. ft.

**Madison General Ordinance Section Requiring Variance:** 28.042

**Project Description:** Two-story single family home. Remove existing single-story 7'9"d x 18'w screen porch with rooftop access at side of home, replace with 7'9"d – 20'-6"w sunroom (three-season) in same location, and eliminate unused rooftop access point for porch from 2<sup>nd</sup> level of home.

Zoning Ordinance Requirement: 7.0'

Provided Setback: 5.6'

Requested Variance: 1.4'

**Comments Relative to Standards:**

1. Conditions unique to the property: The property is a corner lot on with an unimproved street to the side yard (Grover Street). This side street functions as the driveway for two homes, and not as a through-street. The appearance of the setback condition looks much larger because there is no street or sidewalk to demarcate the right-of-way.
2. Zoning district's purpose and intent: The proposed three-seasons porch 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 porch, footing, and home location are in place, and the required side yard area and setback provide little room for a reasonably sized three-season porch. Also, moving the porch to another location (such as the front) would likely have some impact on the usability and orientation of the home.
4. Difficulty/hardship: The home was constructed in 1938 and purchased by the current owner in December 2010. The home appears to have been in the same family dating back to before city records were kept on sales. The request corrects problems with the existing structure. See comments #1 and #3 above.

5. The proposed variance shall not create substantial detriment to adjacent property: The location of the three-season porch addition will maintain the status quo for these features 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 comprised of similarly sized houses on lots of varying size. The style and design of the project is in keeping with the character of the area. Keeping the porch location as-is maintains the cape-cod look for the front face of the home.

**Other Comments:** There is no current plan to connect Grover Street through to the northwest, and no desire by the City to vacate this right-of-way.

**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