

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
4305 Hillcrest Circle

Zoning: TR-C1

Owner: Tania Thousand

Technical Information:

Applicant Lot Size: Irregular

Minimum Lot Width: 50 ft.

Applicant Lot Area: 9,337 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 a 5'w addition to the existing 11.1w x 27.5'd attached garage/storage shed.

Zoning Ordinance Requirement: 15.0' (reverse-corner side)

Provided Setback: 10.0'

Requested Variance: **5.0'**

Comments Relative to Standards:

1. Conditions unique to the property: The property is a reverse-corner lot with an irregular shape and some slope that limits driveway placement. The block this lot is part of is very unusual in shape and has just four lots, comprised of three corner lots and one through lot. The existing and allowed driveway gains access from Hillcrest Circle, and passes between two mature specimen trees which affect access to the garage. The existing attached garage is narrow, which presents difficulties in parking a vehicle in it and accessing it from the street.
2. Zoning district's purpose and intent: The regulation being requested to be varied is the *reverse-corner side yard setback*. In consideration of this request, the *reverse-corner side yard setback* is intended to provide buffering between developments and the adjacent streets/sidewalks, but paying particular sensitivity to the home to the rear, as to not negatively impact the principal structure on that lot. The setback is intended to result in a relatively uniform orientation of buildings to the street, where the building on the reverse-corner lot is not significantly closer than the buildings to the rear, effectively in front of the buildings to the rear.

The developed property to the rear (west) is a fully-developed through-lot, with the home oriented and located to the North (Hillcrest Circle). In proximity to the reverse-corner setback street side, the home to the rear has an attached garage. This structure is about 45' from the closest point of the existing attached garage on the subject lot, and is set back

approximately 35' from the right-of-way of Hillcrest Drive. The proposed attached garage addition will have little to no impact on the neighboring structure. The project results in a useable and functional attached garage and storage space for the dwelling.

3. Aspects of the request making compliance with the zoning code burdensome: The existing structure placement limits opportunities for construction of a compliant attached garage of a reasonable size. A detached garage is an option, but the scope of such a project is significantly greater than the proposal. Slope and other challenges to accessing a garage from the street also affect the ability for one to maintain the existing structure or reasonably add-on to the structure to make it more functional. Also, the driveway reconfiguration makes it necessary to widen the structure to gain access to the garage space with a vehicle as one navigates between the existing specimen trees.
4. Difficulty/hardship: See comments #1 and #3. The existing home was constructed in 1941 and purchased by the current owner in October 2012.
5. The proposed variance shall not create substantial detriment to adjacent property: As noted above, the reverse-corner setback requirement has little effect on the property to the west, due to the orientation of the home on that lot (to the north).
6. Characteristics of the neighborhood: The general area is characterized by one and two-story houses of similar size on generally uniform lots. The style and design of the garage addition is generally in keeping with design of the home, and is typical for the area.

Other Comments: The driveway at this site was moved by City Engineering as part of the reconstruction of Hillcrest Drive, resulting in changes to how a vehicle can access the garage.

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.