



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved ZONING BOARD OF APPEALS

Thursday, April 28, 2016

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Corigliano called the meeting to order at 5:04 pm.

Staff Present: Matt Tucker and Katrina Barger

Corigliano explained the appeals process.

Board Member Present: Savion Castro

Present: 4 - Peter A. Ostlind; Dina M. Corigliano; Winn S. Collins and Agnes (Allie) B. Berenyi

Excused: 2 - Susan M. Bulgrin and Frederick E. Zimmermann

APPROVAL OF MINUTES

A motion was made by Ostlind to approve the March 24, 2016, minutes, seconded by Corigliano. The motion passed by voice vote/other, with Collins abstaining.

DISCLOSURES AND RECUSALS

There were no disclosures and recusals.

PETITION FOR VARIANCE OR APPEALS

1. Jeff Skaife, owner of property located at 3522 Dennett Drive, requests a front yard variance to construct a new single-story addition onto their single-story single family home.

Ald. District #15 Ahrens

Tucker introduced the project as having a zoning code requirement of 16' 8" setback, while constructing the single story conditioned and heated space for the home, matching the front yard setback, side walls and roof of existing home would provide a 11' 7" setback. Therefore, the owner is request a 5' 1" variance.

Tucker stated that the front landing is currently non-conforming due to it being too big and this project will be replacing it with a code compliant landing.

Dan Baldridge, the owner's representative, stated that the homeowner would like to increase the living space and match the porch with the existing structure. There are currently no footings on the existing porch; therefore they

would add footings to match the basement. Also, the roofline would come up to match the existing house.

Collins motioned to approve the variance request, seconded by Ostlind.

Board members discussed that the layout of the home does make it hard to find more living space and that most expansion projects would need some type of variance. Board members were concerned that it looks more like an addition to the house, not a porch and that it doesn't fit the characteristics of the neighborhood with the proposed look. Board members stated their concern for the safety and visibility of pedestrians and vehicles of the proposed project and Tucker advised them that no portion of this project goes into the vision triangle and that the existing steps will be taken out of part of the vision triangle.

Collins withdrew his motion for approval and moved to deferral to a meeting no later than July 14, 2016.

Board members discussed that they would like to see the proposed project look more like a porch than an addition. Board members gave the owner's representative ideas on how to revise the application including changing the windows, siding and roofline.

The motion for deferral passed (5-0) by voice vote/other.

2.

Jason and Shannon Lessner, owners of property located at 212 N. Allen Street, request a variance for the placement of a detached accessory structure less than three feet from rear and side lot lines.
Ald. District #5 Bidar-Sielaff

Tucker introduced the project as having a zoning code requirement of 3' minimum setback to property lines, while demolishing the existing 12'W x 22'D single car detached garage and constructing a 24' W x 22' D detached garage would provide a 1' rear and 1' -1" side setback. Therefore, the owners are requesting a 2' rear and 1' 11" side variance.

Jason and Shannon Lessner, owners of the property, stated that they believe that the proposed project would be the proper placement because they already have a parking spot in the same location and they would like to convert it into a 2 car garage. The owners are concerned about killing the trees, therefore they feel that this is the best placement to save the trees and keep their lawn. The owners stated that the neighboring property owner verbally agreed to the maintenance easement but they would not have a signed document until the weekend. One of their concerns was that they did not want the garage to face an open lot due to a vandalism issue they had in the past.

Jim Marx, the owner's representative, stated that there were issues with having the garage in a different location for multiple reasons; one being it would change the ground water runoff and a different location could make getting into the garage more difficult. He said that they will reuse the existing cement pad and will have to cut along the edge to put the footings in. He stated that they could add gutters into the project.

The applicant introduced new pictures at the meeting.

Ostlind motioned to defer the variance request, seconded by Collins to a meeting no later than July 14, 2016.

Board members discussed that the property does have a narrow driveway and mature trees which is unique to the property. They also stated that the proposed size is not out of place with the neighborhood and is comparable. Board members were concerned that although there is a preexisting structure, they are still doubling the width and increasing the bulk with the second story. They also stated that there is no signed maintenance easement just a verbal commitment. Board members said that the garage could be made smaller and have a different location that would require smaller variances or no variance at all. The members were concerned that the roofline overhang would only be 6 inches from the property line which could negatively impact the neighbors.

Board members discussed that they would like to see the applicants address their size and location concerns of the proposed project.

The motion for deferral passed (5-0) by voice vote/other.

3. Katherine Magnuson, owner of property located at 2232 Keyes Avenue, request a side yard variance to construct a two-addition onto their two-story single family home.

Ald. District #13 Eskrich

Tucker introduced the project as having a zoning code requirement of 6' – 0" setback, while demolishing the existing single car detached garage and constructing the two-story side/rear attached garage and dwelling addition, with rear screen porch would provide a 5' -5" setback. Therefore, the owners are requesting a 0' – 7" side variance.

Jim Glueck, the owner's representative, stated that there is a large pole located in the owner's property that is a burden and moving this pole to a different location would cost approximately \$6,000 and tree cutting would also be needed for the movement of this pole. He stated that he feels that a 12' garage is a standard width for a garage. He also shared his concern that the backyard slopes significantly which would create another burden on the owner because they would have to pour a new foundation to move the location of the proposed garage.

Katherine Magnuson, owner of the property, stated that she did look at numerous alternatives for the placement and size of this project but determined that the proposed project would be the best option. She said that she wouldn't be opposed to the 7" variance only applying to the first story.

The owner's representative introduced new pictures at the meeting.

Collins motioned to approve the variance request subject to the 7" variance applying to the first story only, seconded by Castro.

Board members discussed that the lot is larger and wider than the minimum. They agreed that the backyard does slope. Board members stated that they were concerned that the proposed project does encroach on open space for the neighboring property. Board members weren't convinced that the movement of the pole impacted the variance request and unsure of a definite

hardship.

An email from Robert Chiesa at 2230 Keyes Avenue was presented showing support of the proposed project.

An email from Neil and Shirley McCallum at 2225 Keyes Avenue was presented showing support of the proposed project.

An email from 2229 Fox Avenue was presented showing support of the proposed project.

Collins rescinded his motion for approval with the amendment, seconded by Castro.

Collins motioned to approve the variance request, seconded by Castro.

Savion motioned for an amendment that there will be no variance applied to the second and third floor, seconded by Collins.

The motion for the amendment failed (3-2) by voice vote/other.

Collins rescinded his motion to approve the variance request and moved deferral to a date no later than July 14, 2016, seconded by Castro.

The motion for deferral passed (4-1) by voice vote/other.

Ayes: 1 - Savion Castro

Ayes: 3 - Dina M. Corigliano; Winn S. Collins and Agnes (Allie) B. Berenyi

Noes: 1 - Peter A. Ostlind

Excused: 1 - Susan M. Bulgrin and Frederick E. Zimmermann

DISCUSSION ITEMS

4. Communications and Announcements

Tucker announced that there will not be a meeting on May 12, 2016.

ADJOURNMENT

The meeting adjourned at 7:37 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, April 21, 2016