



City of Madison

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

Thursday, July 18, 2019

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 013, Madison Municipal Building

CALL TO ORDER / ROLL CALL

Collins, chair, called the meeting to order at 5:01pm and explained the appeals process.

Staff Present: Matt Tucker and Nancy Kelso

Present: 4 - Winn Collins, Peter Ostlind, Jessica Klehr, Angela Jenkins

Excused: 1 - Allie Berenyi

Present: 4 - Peter A. Ostlind; Angela Jenkins; Winn S. Collins and Jessica Klehr

Excused: 1 - Agnes (Allie) B. Berenyi

APPROVAL OF MINUTES

A motion was made by Klehr to approve the May 16, 2019 minutes, seconded by Jenkins. The motion passed (2 yes – 2 present) by voice vote.

PUBLIC COMMENT

DISCLOSURES AND RECUSALS

There were no recusals. Board member Jenkins disclosed that her children attend Lowell Elementary School, which is situated in the neighborhood.

PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

1. [56509](#) James and Laura Rochon, owners of the property at 409 Elmside Blvd., request a rear yard setback variance to construct a single-story addition onto a two-story, single-family dwelling. Alder District #6.

Tucker stated that the property is zoned TR-V1, located on Circle Park. The request is for a rear yard setback variance to construct a single-story addition onto a two-story, single-family dwelling.

Laura Rochon, applicant, stated they purchased the house in 2001 and explained the layout of the first floor, specifying their need for an expanded rear entryway, a first floor bathroom and increasing storage/closet space. Rochon said that a few years prior they had a plan approved for this project but did not move forward with that plan. When they applied for their permit, they found that the zoning ordinance had changed. Rochon stated that although they have since scaled back the design plans there is still a need for the variance.

Jim Voelz, co-applicant, stated the proposed addition will provide more practical use of the first floor area, improve the overall functionality and value of the home. Voelz said he had heard from some neighbors who are in support of their plan and has not received any negative feedback.

The Board asked Tucker if he was familiar with the previous plan. Tucker replied that he had worked with Voelz on the previously proposed addition, however no permit was issued as the project was to be begun at some undetermined date. He further stated in regard to those plans, that project was previously code compliant and is now in conflict with the setback due to the rear yard setback ordinance change.

The Board asked for further clarification for the use of space in the addition. Voelz stated the amount of space planned for is needed to have sufficient access to the bathroom and rear door entry, to have more storage space on the first floor, and to provide for better movement/mobility in the future.

The Board questioned the use of space on the exterior of the house to the left of the rear entryway. Voelz and Rochon explained that access to the basement is through a separate door. They have planned to repair and replace this doorway to provide better drainage and prevent flooding in the basement. Submitted to the board was an e-mail from Christine White and Edward Ryan expressing their support for this project. White and Ryan reside at 405 Elmside Blvd. and share a driveway with 409 Elmside Blvd.

Ostlind moved to approve the variance as stated; Klehr seconded the motion.
Review of Standards:

Standard 1: The Board noted that the shape of the lot is highly irregular in shape, that one side yard is along the arc of the circular roadway and the backyard lot line runs at an angle to the other side lot line. The majority of neighboring lots are of a standard rectangular shape.

Standard 2: The Board determined that there is no conflict with the intent and purpose of the zoning code. The proposed plan maintains a buffer within the rear yard of adjoining property and fits in aesthetically with neighboring homes.

Standards 3 & 4: The Board noted that a portion of the house is already in the rear yard setback and the difficulty with code compliance is mainly due to the change in ordinance. The Board also noted that it was evident that the applicants seriously tried to minimize the amount of variance needed by downsizing the plan.

Standards 5 & 6: The Board did not find any negative impact to the immediate neighbors and that the design of the overall neighborhood would be unaffected.

The Board voted 3-0 to approve the requested variance by voice vote.
Collins closed the public hearing.

DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

Collins requested that discussion of Board procedures be added to the August 18, 2019 agenda.

ADJOURNMENT

The Board adjourned at 5:34 pm