

ZONING ADMINISTRATOR'S REPORT  
VARIANCE APPLICATION  
**2101 Chamberlain Avenue**

**Zoning:** TR-C2

**Owner:** Stephanie Millen & James Stellhorn

**Technical Information:**

**Applicant Lot Size:** Irregular Corner

**Minimum Lot Width:** 40'

**Applicant Lot Area:** 7,401 sq. ft.

**Minimum Lot Area:** 4,000 sq. ft.

**Madison General Ordinance Section Requiring Variance:** 28.141(8)(c)5

**Project Description:** Allow for reconfiguration of driveway/parking area resulting in more than 40% coverage of rear yard area for driveway/parking purposes.

Zoning Ordinance Requirement: 40%

Provided Coverage: 51%

Requested Variance: **11%**

**Comments Relative to Standards:**

1. Conditions unique to the property: The subject property is a reverse-corner lot, assembled from portions of two platted lots, arranged into portions of three development sites. The driveway on the property is utilized to gain access to garages on the subject property and two adjacent properties. The proposal modifies the approach to the garage, to allow for an ease to the space from a vehicle, and a small parking opportunity outside of the garage. Lot slope also presents challenges in driveway access to the garage.
2. Zoning district's purpose and intent: The proposed driveway modification and arrangement results in development consistent with the purpose and intent of the TR-C2 district.
3. Aspects of the request making compliance with the zoning code burdensome: The shared driveway arrangement results in seemingly extra paving to the lot lines, which count against the amount allowed for this property, by commitment of the cross-access easement and drives. The property is existing nonconforming in regard to rear yard paving with the original driveway, so any change to result in easier access to the garage would require a variance.
4. Difficulty/hardship: The home was constructed in 1922 and purchased by the current owner in November 2006. See comments #1 and #3 above.

5. The proposed variance shall not create substantial detriment to adjacent property: The proposed variance would have little impact on adjacent properties.
6. Characteristics of the neighborhood: There is no significant change to the site that would be noticeable with the widened driveway/parking area.

**Other Comments:** The driveway was expanded without approvals, and this variance request, and associated driveway modifications, will resolve outstanding noncompliance issues for the driveway.

**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.