

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
214 Dunning Street

Zoning: TR-V1

Owner: Iris & Michael Welch

Technical Information:

Applicant Lot Size: 40' w x 120' d

Minimum Lot Width: 30'

Applicant Lot Area: 4,800 sq. ft.

Minimum Lot Area: 3,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.047(2)

Project Description: Two-story single family home. Reconstruct and enclose existing first-story front porch, keeping existing porch roof in place. The porch will be unheated.

Zoning Ordinance Requirement: 13.2'

Provided Setback: 10.5'

Requested Variance: 2.7'

Comments Relative to Standards:

1. Conditions unique to the property: The lot exceeds minimum lot width and lot area requirements. This lot arrangement and building placement is common for the area, and often results in homes with little opportunity for modification or front or side expansion without necessitating zoning variances. The general orientation of the building directs the placement of the addition to the proposed location.
2. Zoning district's purpose and intent: The regulation being requested to be varied is the *front yard setback*. In consideration of this request, the front yard setback is intended to provide buffering between developments and the adjacent streets/sidewalks, resulting in a relatively uniform orientation of buildings to the street.

The zoning code allows setback averaging and also allows "open" porches to project into the required setback area. On this block, there is a mix of open and enclosed porches, resulting in a varying development pattern for the block from a setback calculation perspective, but similarity in consideration of where the forward-most feature of the home sits on the lot. Most homes have enclosed the porches through time, some adding heated living space while others adding unheated amenity space similar to the proposal. The project results in useable, functional and common type of living space within the building. The proposed addition generally appears to result in development consistent with the orientation of homes on lots in the block faces, and the purpose and intent of the TR-V1 district.

3. Aspects of the request making compliance with the zoning code burdensome: The size of the variance request is driven by the placement of the existing porch space being enclosed / reconstructed with this request. Because of the way required front yards are measured on this and neighboring lots in the block face, just about any addition towards the front of the lot would require some amount of variance. To step the porch back would limit the usability of this space and set the structure slightly behind other porches, both open and enclosed, on the block face.
4. Difficulty/hardship: The home was constructed in 1914 and purchased by the current owner in December 2011. See comments #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: This project will introduce little change from the existing condition.
6. Characteristics of the neighborhood: The general style and character of the home is in keeping with other homes found in the area. The majority of homes on the block face have enclosed or partially enclosed porches. The design of the project appears generally consistent with the existing porch, will re-introduce some original elements of the porch, and appears similar to other residential properties found in the immediate area.

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.