

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
42 Corry St

Zoning: TR-C4

Owner: Mandy Varda & Chris Wolfe

Technical Information:

Applicant Lot Size: 40' x 120'

Minimum Lot Width: 40'

Applicant Lot Area: 4800 sq ft

Minimum Lot Area: 4000 sq ft

Madison General Ordinance Section Requiring Variance: 28.045(2)

Project Description: Two-story single-family home. Request a front-yard variance to enclose a portion of the existing first-story-level open front porch, to create a new entry vestibule. The project also involves relocation of the existing front door to the home.

Zoning Ordinance Requirement: 18.4'

Provided Setback: 12.0'

Requested Variance: 6.4'

Comments Relative to Standards:

1. Conditions unique to the property: The lot meets minimum lot width and exceeds lot area requirements. This lot arrangement and building placement is common for the area, which often results in homes with little opportunity for 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, most of the homes provide a 20' front yard setback but there is one with an enclosed porch at a lesser setback and others with covered landings or steps projecting into the setback. Most of the homes appear to have porches that have been enclosed at some point in time except for the subject property. This results in a varying development pattern for the block and a setback of lesser than 20' for each home on the block. The addition has a similar setback to the adjacent home to the south (left). The addition results in a useable, functional and common type of entrance space to the building.

The proposed addition generally appears to result in development consistent with the varying pattern of enclosed porches of homes on lots in the block face and the block face across the street and the purpose and intent of the TR-C4 district.

3. Aspects of the request making compliance with the zoning code burdensome: The size of the variance request is driven by the size and location of the existing porch space being converted with this request. Because of the way required front yards are measured on this lot 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 addition back would eliminate the purpose of this space, rendering it not possible to construct the vestibule.
4. Difficulty/hardship: The home was constructed in 1927 and purchased by the current owner in April 2002. See comments #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: This project will introduce little change on adjacent properties from the existing condition.
6. Characteristics of the neighborhood: The general design, style and character of the addition and home are in keeping with other homes found in the area and the existing home. Homes with enclosed or open porches are common for the area. The design of the project appears generally consistent with other similar residential properties found in the immediate area.

Other Comments:

In consultation with the Building Inspection Plan Review staff, the space will require additional study to determine compliance with heating and insulation building codes requirements for the project. These requirements do not affect the proposed variance.

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