



City of Madison

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

Thursday, July 25, 2013

5:00 PM

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

CALL TO ORDER / ROLL CALL

Corigliano, acting chair, called the meeting to order at 5:05 pm and explained the appeals process.

Staff Present: Matt Tucker and Chrissy Thiele

Present: 4 -

John W. Schlaefler; Susan M. Bulgrin; Dina M. Corigliano and Frederick E. Zimmermann

Excused: 2 -

Diane L. Milligan and Michael A. Basford

APPROVAL OF MINUTES

Schlaefler motioned to approve the minutes, seconded by Bulgrin. The motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE OR APPEALS

1. [30942](#) Asifa Bano Quraishi-Landes, owner of property located at 2332 West Lawn Avenue, requests a side yard variance to construct an elevated deck addition onto a two story single family home.
Ald. District #13 Ellingson

Attachments: [2332 West Lawn Ave.pdf](#)
[2332 West Lawn Ave Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 6' side yard setback, while the construction of the deck would provide a 4.5' setback. Therefore, the owners are requesting a 1.5' side yard variance.

Asifa explained to board members that the existing slate patio was narrowly accessible and poorly designed, so a deck at the level of the main floor was built, providing safety for her children and more accessible space when immediately exiting the rear door. The deck is in line with the right side of the house, which is slightly in the setback. However, if they were to move the deck out of the setback, the posts supporting the structure would then block entry to the garage below. She would also have to break the concrete to secure the posts. Asifa stated that the site plan is to scale for the deck, but not for the driveway, so there is room to maneuver a car around the stairs and basketball

hoop in order to park below the deck and in the garage. Her property has a driveway easement with the neighbors to the right, which also helps with maneuvering cars. She is working with the building inspector to make sure the deck is structurally sound and safe.

She also pointed out that both of her neighbors have decks which are further in their property than their old slate patio was and the deck is about as big as theirs. The size of the structure also has to do with mudroom sticking out of the house and being able to provide a large enough pathway for people to move from one side of the deck to the other. She did note that there is a part of the deck that currently sticks out beyond the right side of the house, but they are bringing that in, in order to make it structurally sound.

Schlaefer motioned to approve the variances, seconded by Bulgrin.

Board members were glad to hear that the building inspector is involved to make sure the deck is built to code. However, they were unsure if enough information had been provided to support the necessity of the variance, as well as the size of the deck. They also would have liked to have had more information about the garage below the deck.

Schlaefer withdrew his motion for approval, and then motioned to defer the variance request to a meeting no later than September 26, seconded by Bulgrin. The motion passed (4-0) by voice vote/other.

2. [30944](#) Leah Johnson and Mitch, owners of property located at 1130 Chandler Street, request a reverse-corner side yard variance to construct a new detached accessory structure.
Ald. District #13 Ellingson

Attachments: [1130 Chandler St.pdf](#)
[1130 Chandler St Staff Report.pdf](#)

Tucker informed board members that the applicant contacted him wishing to defer the application to another meeting so he can gather more information in support of his variance request.

Schlaefer motioned to defer the variance request to the August 22 meeting, seconded by Bulgrin. The motion passed (4-0) by voice vote/other.

3. [30945](#) Sigma Alpha Epsilon Corp., owner of property located at 627 North Lake Street, requests lakefront setback variance for a new five-story multi-family building.
Ald. District #8 Resnick

Attachments: [627 N Lake St.pdf](#)
[627 N Lake St Staff Report.pdf](#)

At the request of the applicant, this item has been postponed to the next meeting and was not discussed.

DISCUSSION ITEMS

4. [08598](#) Communications and Announcements

Tucker announced to the board members that the applicants for 448 Jean Street will not be able attend the August 22nd meeting due to family matters.

Therefore, he granted the postponement of the application to a meeting in September.

ADJOURNMENT

Meeting adjourned at 5:47 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, July 18, 2013