

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
2834 Waunona Way

Zoning: TR-C1

Owner: Stephen & Marlie Sramek

Technical Information:

Applicant Lot Size: 87.5' w x 405.5' d

Minimum Lot Width: 50'

Applicant Lot Area: 35,450 sq. ft.

Minimum Lot Area: 6,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.138(4)(a)2

Project Description: Enclose portion of space beneath lake-side elevated deck area, construct 4'-4" x 13' mechanicals pit addition to side of deck area to be enclosed. Project accommodates a basement-level swimming pool spa.

Zoning Ordinance Requirement: 123.9' (30% of the lot depth)

Provided Setback: 35.0'

Requested Variance: **88.9'**

Comments Relative to Standards:

1. Conditions unique to the property: the lot is very deep and is bisected by a sanitary sewer. The home is placed on the lake side of the sewer, resulting in the existing substandard setback.
2. Zoning district's purpose and intent: The proposed addition results in development consistent with the purpose and intent of the TR-C1 district.
3. Aspects of the request making compliance with the zoning code burdensome: There does not appear to be a place where the project could be installed in/on the principal structure without requiring a zoning variance.
4. Difficulty/hardship: The home and deck were constructed in 1966 and purchased by the current owner in August 1996. See comments #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: The location of the addition will maintain a relative status quo for the building bulk on the lot, and does not appear to have discernible adverse impact on the neighboring structures or uses.

6. Characteristics of the neighborhood: The general area is comprised of varying sizes of houses on lots of varying size. Amenities, such as pools, hot tubs, spas or other features are fairly common. The style and design of the project is in keeping with the character of the area.

Other Comments: The submitted site plans indicate the addition to encompass the entire area beneath the deck, however, the elevations and *spa basement plan* show just a partial enclosure of the area beneath the deck.

At its October 11th 1966 meeting, the City of Madison Zoning Board of Appeals approved a variance for the construction of a detached garage at the subject property.

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