

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
2237 Hollister Avenue

Zoning: TR-C2

Owner: Martin Halek

Technical Information:

Applicant Lot Size: 50'w x 120'd **Minimum Lot Width:** 40'

Applicant Lot Area: 6,000 sq. ft. **Minimum Lot Area:** 4,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.043(2)

Project Description: Two-story single family home. Remodel existing rear sunroom and master bath space, construct two story addition to rear of home, to accommodate 1st floor family room/mudroom/closet and 2nd floor new master bed/bath rooms and 2nd floor laundry room. Addition expands 4' to the rear, and is partially stepped in to meet the setback. Requested variance area is to construct 2nd story above existing sunroom, approximately 2'w x 4'd area to be used for closet in new master bedroom.

Zoning Ordinance Requirement:	6.0'
Provided Setback:	4.1'
Requested Variance:	1.9'

Comments Relative to Standards:

1. Conditions unique to the property: The lot exceeds ordinance minimum requirements, but the existing home exists with a substandard side setback. The proposed construction resolves an otherwise awkward roof and floor plan modification that would be necessary if the setback were met.
2. Zoning district's purpose and intent: The proposed addition is complementary and generally consistent with the style and type of additions commonly being constructed onto existing homes in similar neighborhoods. The project appears to be orderly development.
3. Aspects of the request making compliance with the zoning code burdensome: See comment #1 above.
4. Difficulty/hardship: The home was constructed in 1925 and purchased by the current owner in January 2008. See comment #1 above and general comment below.

5. The proposed variance shall not create substantial detriment to adjacent property: The location of the addition is next to the detached garage/driveway on the neighboring lot, buffering the addition from the neighboring home. The request does not appear to have discernible adverse impact on the neighboring structures or uses.
6. Characteristics of the neighborhood: The general area is characterized by two-story houses of similar size on generally uniform lots. Rear additions, such as proposed, appear to be a common expansion for the area. The style and design of the addition is generally in keeping with design of the home, and is typical for the area.

Other Comments: The pattern of development for this neighborhood generally reflects a house with a narrow, often substandard setback to one side, with a wider setback on the opposite side, to accommodate a driveway to a garage or rear parking area.

At its September 10th 1981 meeting, the City of Madison Zoning Board of Appeals approved a variance to construct the existing two-story rear sunroom/master bath addition.

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.