

ZONING ADMINISTRATOR'S REPORT  
VARIANCE APPLICATION  
**1011 Sherman Avenue**

**Zoning:** TR-C2

**Owner:** Thomas and Elena Duncan

**Technical Information:**

**Applicant Lot Size:** 33.5'w x 100.6'd irregular

**Minimum Lot Width:** 40 ft.

**Applicant Lot Area:** 3,366 sq. ft.

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

**Madison General Ordinance Section Requiring Variance:** 28.043(2)

**Project Description:** Single-family home. Demolish existing dilapidated 180 sq. ft detached garage and construct new 15'-3"w x 22'd detached garage with upper storage area in similar location. Useable Open Space (UOS) variance.

Zoning Ordinance Requirement: 750 sq. ft.

Provided UOS: 625± sq. ft.

Requested Variance: **125± sq. ft.**

**Comments Relative to Standards:**

1. Conditions unique to the property: The lot is substandard in both lot width and lot area and is an irregularly-shaped lot with a shared driveway. The house is placed generally parallel to the street, not the side lot lines, resulting in an irregular area available for the provision of qualifying UOS. The construction of any garage of a functional size would likely require a UOS variance.
2. Zoning district's purpose and intent: The regulation being requested to be varied is the *Useable Open Space (UOS) requirement*. In consideration of this request, the *UOS requirement* is intended to provide on-site areas for outdoor recreation of the occupants of the building. The proposed garage covers some existing qualifying UOS on the lot, but the placement of the garage is designed to meet minimum setbacks and maximize the area available for UOS.
3. Aspects of the request making compliance with the zoning code burdensome: The combined undersized lot width and area, shared driveway, irregular shape and house placement present challenges in providing the minimum UOS while also developing the lot as a typical TR-C2 single-family residential use.

4. Difficulty/hardship: See Comments #1 and #3. The property was originally built in 1899 purchased by the current owner in October 2013.
5. The proposed variance shall not create substantial detriment to adjacent property: The proposed accessory structure and associated UOS reduction will result in little impact on the adjacent property above/beyond what would otherwise be permitted.
6. Characteristics of the neighborhood: The general area is characterized by mostly single-family dwellings on lots of varying sizes and shapes. The project would generally be consistent with other typical single-family developments found in the general 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.