

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
507 Edgewood Ave

Zoning: TR-C3

Owner: Eric & Kayla Snell

Technical Information:

Lot Size: 40'W x 114'D

Minimum Lot Width: 30'

Lot Area: 4560 sq. ft.

Minimum Lot Area: 3,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.044(2)

Project Description: Two story single family home. Remove existing second level half-story (trusses to roof), construct full height second story with single-gable style roof above. Resulting home provides four bedrooms and 3 bathrooms.

Zoning Ordinance Requirement:	4.0'
Provided Setback:	2.13'
Requested variance:	1.87'

Comments Relative to Standards:

1. Conditions unique to the property: The lot is similarly sized to the directly adjacent lots but smaller than most lots in the neighborhood, and the existing home proves a pre-existing substandard side setback to one side (opposite driveway), which appears similar to other homes in the neighborhood.
2. Zoning district's purpose and intent: The regulation being requested to be varied is the *side yard setback*. In consideration of this request, the *side yard setback* is intended to provide minimum buffering between buildings, generally resulting in space in between the building bulk constructed on lots, to mitigate potential adverse impact and also to afford access to the backyard area, around the side of a structure. The existing building placement and relationship between the existing home and the home adjacent to where the variance is being requested appears to be a long-standing condition, likely original to the development of these lots. There is adequate side yard setback on the side of the home opposite the variance (driveway side) to allow access to the rear yard, and the neighboring property to the southwest also has rear yard access due to its driveway on the west side of the home. The project appears to result in development consistent with the purpose and intent of the TR-C3 district.

3. Aspects of the request making compliance with the zoning code burdensome: The existing building placement drives this request: the proposal matches and extends the existing side wall location of the existing building. Designing the addition to meet the setback would introduce an unusual look and a complicated/expensive design to transfer the load of the structure to the foundation. The addition will result in a home that appears common and similar to other homes found in the immediate area, and results in useable, functional and otherwise reasonable and common living spaces within the building.
4. Difficulty/hardship: The home was constructed in 1924 and purchased by the current owner in November 2016. See comment #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: The project is designed to add the functional space while also being sensitive to bulk, by utilizing a gable from front-to rear, and no dormers are proposed. This approach minimizes the bulk change in the setback area. The placement and structure height appear necessary to accommodate the space while maintaining an attractive, complimentary look for the home. It does not appear as though the increase in bulk will result in significant impact above/beyond what would be otherwise allowed by-right.
6. Characteristics of the neighborhood: The general area is comprised of mostly full two-story homes, reflecting similar house size to lot relationships. The proposed addition results in a full second story, common for homes found in the general area. There are few houses without partial or full second stories in the general neighborhood.

Other Comments: The project also involves a complete remodel of the existing home, which shows deferred maintenance and is in need of renovation. The home was previously used as a rental, and has been vacant for period of time. The contractor for the owner has advised that a non code-complaint stairwell (narrow) leads to the second level of the building, which is bedroom space entirely under the roof.

The project also includes a first-level rear screen porch to the side where the variance is being requested. This feature exceeds the setback requirements per the petitioner and does not require a zoning variance. This feature was inadvertently omitted from the site plan but can be seen on the proposed elevations.

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.