



City of Madison

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

Thursday, August 15, 2019

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 013, Madison Municipal Building

CALL TO ORDER / ROLL CALL

Collins, chair, called the meeting to order at 5:09pm and explained the appeals process.

Staff Present: Matt Tucker and Nancy Kelso

Present: 4 - Peter A. Ostlind; Agnes (Allie) B. Berenyi; Angela Jenkins and Winn S. Collins

Excused: 1 - Jessica Klehr

APPROVAL OF MINUTES

A motion was made by Ostlind to approve the July 18, 2019 minutes, seconded by Jenkins. The motion passed (3-0-1) by voice vote.

PUBLIC COMMENT

DISCLOSURES AND RECUSALS

There were no recusals. Board member Ostlind disclosed that he has a professional and personal relationship with the applicant's representative, William F. White, however this would not impact his decision.

PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

1. [56940](#) William F. White, representative of the owner of property at 5201 Perfect Dr., requests a variance to the attached garage setback requirement to construct a new single-family dwelling. Alder District #18

Tucker stated that the property is zoned SR-C3. The request is for a variance to the attached garage setback requirement to construct a new single-family dwelling. Tucker explained the design requirement relative to garage placement and provided details on the complexity of the lot and situating the house upon the lot.

William F. White, representative for applicant Dennis Tiziani, provided further details on the placement of the house and driveway. White stated that if the property was built to be code compliant, the driveway would be on a steep slope and directly opposite of the driveway to the Cherokee Country Club, creating a significant traffic safety issue for both the homeowners and country club patrons. White said that by repositioning the garage and driveway the safety issue would be resolved while maintaining an aesthetically pleasing presence in the neighborhood.

The Board asked White to explain the development in and around Perfect Drive and how it will meet the pedestrian friendly appearance requirement of the city ordinance. White provided details of the housing plan along Perfect Drive, stating the area was held in reserve as part of a larger development plan. White also stated that with the relocation of the driveway and position of the garage, the façade of 5201 would stay the same and the remaining homes would be built according to plan. Tucker provided aerial views to show details of the surrounding area to include developed and undeveloped properties.

The Board questioned what steps have been taken to minimize the impact of the request. White provided information on other options that were considered, but stated there is no viable plan that has less of an impact.

The Board asked for explanation as to how the variance would keep compliance with the regulations in the zoning district. White stated that they have not changed the footprint of the structure and it is compliant with the required setbacks. Additionally he stated that the only change in design was to the placement of the garage and driveway. It was noted that the property is a corner lot which provides more exposure of the house which in turn creates more of a challenge for garage placement to be code compliant and a more aesthetically-pleasing structure as viewed from the street.

Beryeni moved to approve the variance; Jenkins seconded the motion.

Review of Standards:

Standard 1: The Board noted that the shape of the lot makes design changes not viable. Additionally the presence of the Cherokee Country Club driveway makes for high traffic volume and potential vehicle conflict.

Standard 2: The Board determined that there is no conflict with the intent and purpose of the zoning code. The proposed plan avoids monotonous and pedestrian unfriendly conditions and reduces traffic safety hazards.

Standards 3 & 4: The Board noted that if held to the strict requirement of the

code, it would be very challenging for placement of the garage on this property and that the placement of the driveway would be unnecessarily burdensome and a safety hazard.

Standards 5 & 6: The Board stated that although this is the second home to be built in the development, and if built as depicted in the plans, they did not find any detrimental impact to the neighborhood and would likely be beneficial to the adjacent properties.

The Board voted 3-0 to approve the requested variance by voice vote with the condition that an overhead garage door that is of similar design as depicted in the plans submitted for the variance request be installed.

NEW BUSINESS

DISCUSSION ITEMS

2. [56962](#) Board Procedures

Board procedures were discussed relative to quorum and voting.
3. [08598](#) Communications and Announcements

Communication: There were no announcements.

ADJOURNMENT

The Board adjourned at 6:09 pm.