



City of Madison

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

Thursday, January 14, 2016

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Bulgrin called the meeting to order at 5:02 pm.

Staff Present: Matt Tucker and Chrissy Thiele

Zimmerman motioned to have Bulgrin act as Chair for the meeting, seconded by Ostlind. Motion passed by voice vote/other.

Bulgrin explained the appeals process.

Castro arrived at 5:04 pm.

APPROVAL OF MINUTES

A motion was made by Ostlind to approve the November 19, 2015, minutes, seconded by Zimmermann. The motion passed by voice vote/other, with Collins abstaining.

DISCLOSURES AND RECUSALS

Ostlind disclosed that Jeff Vercauteren serves on the Capitol Neighborhood's Executive Council which he also serves on, but this will not affect his vote on item three.

PETITION FOR VARIANCE OR APPEALS

1. Mithun and Rachana Gaddam, owners of property located at 1823 Jenifer Street, request a front yard variance to reconstruct and enclose the front porch on a two-story single family home.
Ald. District #6 Rummel

Tucker introduced the project as having a zoning code requirement of 16' 4" front yard setback, while reconstructing and enclosing the front porch would provide a 12' setback. Therefore, the owners are requesting a 4' 4" front yard variance.

John Mulligan, the owner's representative, explained that the owners want to enclose and heat the room, but the front porch needs to be rebuilt to meet current building codes. There will not be any major changes to the front porch, but they will need to add a landing because of code requirements. The roof will remain the same.

Leonard Cizewski, owner of a neighboring property, voiced his support for the

variance request.

Zimmermann motioned to approve the variance request, seconded by Collins.

Board members agreed that the lot is slightly narrower than ordinance minimums and the placement of the building cannot be reasonably changed and drive the need for the variance. The footprint of the building isn't going to change and the porch is already enclosed, the owners are just modifying the exterior of the porch to make it code compliant. Board members also agreed that the proposed development fits in with the neighborhood.

The motion to approve the variance request passed (5-0) by voice vote/other.

2. Joshua Forehand and Katherine Kraemer, owners of property located at 108 Lake Edge Boulevard, request a rear yard variance for a two-story addition with an attached garage and porch on a single-story single family home. Ald. District #15 Ahrens

Tucker introduced the project as having a zoning code requirement of 26.25' rear yard setback, while the proposed two-story addition with an attached garage would provide a 15'± setback. Therefore, the owners are requesting an 11.25'± rear yard variance. Property is zoned SR-C1.

Josh Forehand and Katherine Kraemer, owners of the property, explained that their family has grown since they purchased the house and would like to stay in the neighborhood. The addition cannot be placed on the other side of the house and out of the setback, as it wouldn't work with the interior flow of the house. They would also have to cut down mature trees. This design will also resolve some health and safety issues they have, such as a leaky porch that created black mold in the basement. The current stairs to the basement are also a safety concern which will be remedied with this addition. The pergola is not a part of the variance request.

Tucker explained why the variance request was in the rear yard verses the side yard.

Bulgrin acknowledged Eric Zitske registered in support of the variance request.

Collins motioned to approve the variance request, seconded by Ostlind, with the understanding that the pergola shown on some of the plans is not part of the approval.

Board members agreed that the building placement cannot be reasonably changed and create the hardship. Placement of the driveway and cutting down mature trees also drive the need for the variance. They didn't see that the proposed development would create any detriment to adjacent properties and would fit in with the characteristics of the neighborhood.

The motion to approve the variance request passed (5-0) by voice vote/other.

3. [Kitty Kokol](#) appeals the decision of the Zoning Administrator in regard to [Madison General Ordinance 28.205\(5\)](#) and others as specified in her appeal memorandum regarding the proposed project at 820 South Park Street.

[Marissa Burack](#), the spokesperson for the group appealing the zoning

administrator's decision, explained how they felt aggrieved by the proposed development to the board members.

Assistant City Attorney John Strange argued that many in the group do not have standing to appeal and also that the Zoning Administrator has not made a decision that could be appealed.

Kitty Kocol, Janet Stockhausen, Jennifer Ginsburg, and Patrick Godar voiced their concerns over the proposed development. Dorothea Salo, Barry Stoner, Del Henning, and Lori Hawkins registered in support of the appeal.

Jeff Vercauteren, the developer's representative, agreed that the Zoning Administrator did not make a decision that could be appealed. Jacob Klein and Jocelyn Friedman registered in opposition of the appeal.

Ostlind motioned to approve that the applicant has made a valid appeal, seconded by Zimmerman.

The board discussed whether or not the Zoning Administrator made a decision.

The motioned failed (0-5).

DISCUSSION ITEMS

4. Communications and Announcements

Tucker announced that the Jan. 28th meeting has been cancelled.

ADJOURNMENT

The meeting adjourned at 6:51 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, January 7, 2016