



City of Madison

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

Thursday, March 24, 2016

5:00 PM

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

CALL TO ORDER / ROLL CALL

Corigliano called the meeting to order at 5:05 pm.

Staff Present: Jenny Kirchgatter and Katrina Barger

Corigliano explained the appeals process.

Present: 4 - Peter A. Ostlind; Susan M. Bulgrin; Dina M. Corigliano and Frederick E. Zimmermann

Absent: 1 - Savion J. Castro

Excused: 1 - Winn S. Collins

APPROVAL OF MINUTES

A motion was made by Bulgrin to approve the March 10, 2016, minutes, seconded by Ostlind. The motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures and recusals.

PETITION FOR VARIANCE OR APPEALS

1. Karl Rosengren and Sarah Mangelsdorf owners of property located at 833 Miami Pass, requests a side yard variance to construct a single-story screen porch addition on their two-story single family home.
Ald. District #10 Cheeks

Kirchgatter introduced the project as having a zoning code requirement of a 7' setback, while constructing the 17' -2"d x 12'w single story screen porch addition would provide a 4.5' setback. Therefore, the owners are requesting a 2.5' side yard variance.

Todd Barnett, the owner's representative, stated that the owner's looked at different placement options but determined that it was not functional for them. If they were to build a screen porch within code, the applicants felt that the space would become compromised and it was too small to meet their desires. The applicants did not want to build the screen porch in the backyard because they did not want to take up their backyard space. Todd Barnett advised that the applicants reached out to their neighbor at 3914 Cherokee Drive to see if they could purchase some of their land, but the neighbor did not want to sell. The neighbor did write a letter of support for the variance request.

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

Board members discussed that the house is non-conforming because the permitted house is in the side yard setback. The lot is far larger than the minimum lot area. Board members stated that a concern they had was that currently the requested variance for the screen porch might not affect the neighboring properties but in the future it might have a negative impact on them. The board members did not feel like meeting the code was burdensome for the applicants because they could meet the code with a smaller porch without a variance and it still could be functional as an outdoor living space. Board members agreed that the style and design of the requested screen porch variance does fit in with the neighborhood and home.

The motion to approve the variance request failed (4-0) by voice vote/other.

DISCUSSION ITEMS

2. Communications and Announcements

Kirchgatter announced that there will be a meeting on April 14, 2016.

ADJOURNMENT

The meeting adjourned at 5:42 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, March 17, 2016