

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
445 N Few Street

Zoning: TR-C2

Owner: Madeline Kasper and Bret Schluederberg

Technical Information:

Applicant Lot Size: 40' x 163'

Minimum Lot Width: 40'

Applicant Lot Area: 6,516 sq. ft.

Minimum Lot Area: 4,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.043(2)

Project Description: Petitioners request a side yard setback variance to construct a two-story addition onto an existing two-story single family house.

Zoning Ordinance Requirement: 4.2'

Provided Setback: 3.7'

Requested Variance: 0.5'

Comments Relative to Standards:

1. Conditions unique to the property: The property meets minimum lot width and lot area requirements for the TR-C2 zoning district. A unique condition to the property is the location of the existing house on the property, which is currently setback 3.7' from the side lot line.
2. Zoning district's purpose and intent: The *side yard setback* is intended to provide minimum buffering between building bulk to mitigate potential adverse impacts and to afford access to backyards around the sides of a structure. The proposed addition does not change the placement of the existing dwelling relative to the side lot line. Additionally, the second story of the addition and the rear stairs are offset to provide the required side setback so only a portion of the first story of the addition does not meet the side setback. The project appears to result in a condition that is consistent with the purpose and intent of the TR-C2 district.
3. Aspects of the request making compliance with the zoning code burdensome: To comply with the zoning code, the addition would have to be built with an exterior side wall that is offset from the existing house. Part of the project includes a kitchen expansion. Offsetting the first floor of the addition .5' from the existing exterior side wall would result in an

awkward kitchen design and floor plan where cabinets and countertops do not line up along the wall.

4. Difficulty/hardship: The existing house was constructed in 1925 and purchased by the current owners in 2014. See comment #1 and #3 above. Building an addition that is offset would result in an awkward interior kitchen design.
5. The proposed variance shall not create substantial detriment to adjacent property: The existing house is within the side setback with no substantial detriment to availability of light and air to adjacent property.
6. Characteristics of the neighborhood: The neighborhood is comprised of mostly two-story, older houses and small apartment buildings, many with noncompliant side setbacks. The proposed side setback will not be uncharacteristic for the surrounding neighborhood.

Other Comments: None

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.