

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
730 Dempsey Road

Zoning: TR-C2

Owner: Ebby Melahn

Technical Information:

Applicant Lot Size: Irregular Shape, 55' frontage **Minimum Lot Width:** 40'

Applicant Lot Area: 10,573 sq. ft. **Minimum Lot Area:** 4,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.043(2)

Project Description: Two-story single family home. Remove existing 12'-4" w x 22'-8" d single-story attached garage, reconstruct in same location, add 4' to rear.

Zoning Ordinance Requirement: 6' 0"

Provided Setback: 4' 7"

Requested Variance: **1' 5"**

Comments Relative to Standards:

1. Conditions unique to the property: The lot exceeds ordinance minimum requirements, but the attached garage exists with a substandard side setback. The subject property is developed and the general orientation of the building directs the placement of the attached garage to the proposed location.
2. Zoning district's purpose and intent: The proposed garage results in development consistent with the purpose and intent of the TR-C2 district.
3. Aspects of the request making compliance with the zoning code burdensome: The existing house placement and driveway establish the current location as a reasonable place for the attached garage to be constructed/rebuilt. Reconstruction of the garage with a compliant setback would render the garage unusable for its intended purpose.
4. Difficulty/hardship: The home was constructed in 1953 and purchased by the current owner in September 1999. The request corrects problems with the existing structure, which appear to necessitate complete reconstruction. See comments #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: The location of the garage will maintain the status quo for this feature on the building, and even

with the 4' expansion to the rear, does not appear to have discernible adverse impact on the neighboring structures or uses.

6. Characteristics of the neighborhood: The general area is comprised of similarly sized houses on lots of varying size. Garages are common, both attached and detached, with one-car garages being fairly common. The style and design of the project is in keeping with the character of the area.

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.