

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
230 Dunning Street

Zoning: TR-V1

Owner: Ian Gurfield & Susan Detering

Technical Information:

Applicant Lot Size: 40' w x 120' d **Minimum Lot Width:** 30'

Applicant Lot Area: 4,800 sq. ft. **Minimum Lot Area:** 3,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.047(2)

Project Description: Two-story single family home. Enclose existing first-story front porch, convert space to heated entry foyer/ space, add bay window (does not require zoning variance).

Zoning Ordinance Requirement: 13.1'

Provided Setback: 12.0'

Requested Variance: **1.1'**

Comments Relative to Standards:

1. Conditions unique to the property: The lot exceeds minimum lot width and lot area requirements. This lot arrangement and building placement is common for the area, and often results in homes with little opportunity for front or side expansion without necessitating zoning variances. The general orientation of the building directs the placement of the addition to the proposed location.
2. Zoning district's purpose and intent: The regulation being requested to be varied is the *front yard setback*. In consideration of this request, the front yard setback is intended to provide buffering between developments and the adjacent streets/sidewalks, resulting in a relatively uniform orientation of buildings to the street.

The zoning code allows setback averaging and also allows "open" porches to project into the required setback area. On this block, there is a mix of open and enclosed porches, resulting in a varying development pattern for the block from a setback calculation perspective, but similarity in consideration of where the forward most feature of the home sits on the lot. The project results in useable, functional and common type of living space within the building. The proposed addition generally appears to result in development consistent with the orientation of homes on lots in the block faces, and the purpose and intent of the TR-V1 district.

3. Aspects of the request making compliance with the zoning code burdensome: The size of the variance request is driven by the size of the existing porch space being converted with this request. Because of the way required front yards are measured on this and neighboring lots in the block face, just about any addition towards the front of the lot would require some amount of variance. To step the addition back would limit the usability of this space and set the structure slightly behind other porches, both open and enclosed, on the block face.
4. Difficulty/hardship: The home was constructed in 1916 and purchased by the current owner in May 2010. See comments #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: This project will introduce little change from the existing condition.
6. Characteristics of the neighborhood: The general style and character of the home is in keeping with other homes found in the area. The majority of homes on the block face have enclosed or partially enclosed porches. The design of the project appears generally consistent with other similar residential properties found in the immediate area. The lap siding proposed for the structure varies from the existing home, because the existing siding on the home cannot be easily sourced to match. The petitioner has indicated the entire house to be re-sided in the future, to match the siding proposed for the addition.

Other Comments:

In consultation with the Building Inspection Plan Review staff, the space will require additional study to determine compliance with heating and insulation building codes requirements for the project. The project will also require a new entrance platform and steps to grade. These requirements do not affect the proposed variance.

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