ZONING ADMINISTRATOR′S REPORT
VARIANCE APPLICATION
1335 ½ Williamson Street

Zoning: TSS

Owner: Robert Matzat

Technical Information:
Applicant Lot Size: 33' w x 51' d   **Minimum Lot Width:** n/a
Applicant Lot Area: 1,683 sq. ft.   **Minimum Lot Area:** n/a

Madison General Ordinance Section Requiring Variance: 28.065(3)

Project Description: Two-story single-family home. Remove existing entrance platform, steps, and unheated entrance foyer, construct single story entrance addition/storage area that is one foot wider, with new entrance platform and steps to grade.

Zoning Ordinance Requirement: 3' 4"
Provided Setback: 2' 4"
Requested Variance: **1' 0"**

Comments Relative to Standards:

1. Conditions unique to the property: The lot is comprised of the rear quarter of an original platted lot, split at some time before zoning regulations were in place. The lot is much smaller than other lots containing homes in the general area. The home is constructed behind the rear of another dwelling on the front portion of the original lot, with access via a gravel driveway. The lot has no frontage on Williamson Street, and is a nonconforming lot. The space between the structure and front lot line is used for parking, so there is no functional front yard area.

2. Zoning district's purpose and intent: The regulation being requested to be varied is the *side yard setback*. In consideration of this request, these setbacks are intended to provide minimum buffering between buildings, generally resulting in space in between the building bulk constructed on lots, to mitigate potential adverse impact and also to afford access to the backyard area, around the side of a structure. The proposed addition result in some obstruction to the access to the rear of the home, but there is nearly no back yard to access. The design of the project results in a home that appears generally consistent with the style and type of homes commonly found in the neighborhood, where enclosed entrances with storage space are fairly common. The proposed construction to the home appears to be orderly development, consistent with what is intended for homes located in the TSS zoning district.

3. Aspects of the request making compliance with the zoning code burdensome: The lot size, shape, existing entrance orientation and the existing building placement drive this request. The addition will result in a home that appears common and similar to other homes found in the immediate area, and results in useable, functional and otherwise reasonable and entrance and storage space within the building.

4. Difficulty/hardship: The home was constructed in 1899 and purchased by the current owner in August 1998. See comment #1 and #3 above.

5. The proposed variance shall not create substantial detriment to adjacent property: The project is designed to add the functional unheated entrance with some necessary and common storage for the dwelling, while also being sensitive to bulk placement. This approach minimizes the bulk increase in the setback area. It does not appear as though the increase in bulk as the result of the variance will result in significant impact above/beyond what would be otherwise allowed by-right.

6. Characteristics of the neighborhood: The general area is characterized by mostly two-story multi-family homes on uniform lots with frontage on a street. This appears to be the only situation in the area where a home is located behind another home, on its own lot without any street frontage. The bulk and massing of the addition is generally consistent with the existing homes and other similar homes of the similar time of construction found in the general area. The design is generally compatible with the existing home and others in the area.

Other Comments: This project will require a *Certificate of Appropriateness* from the Madison Landmarks Commission.

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.