

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
2817 Willard Avenue

Zoning: TR-C2

Owner: It Takes 2 LLC

Technical Information:

Applicant Lot Size: 40' w x 105' d **Minimum Lot Width:** 40'

Applicant Lot Area: 4,200 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. Construct 16'w x 12'd two-story addition at rear of existing home. Project incorporate 1st floor kitchen expansion / ½ bath and dinette and 2nd floor bedroom expansion and bathroom remodel.

Zoning Ordinance Requirement:	4'
Provided Setback:	3.7' ±
Requested Variance:	0.3' ±

Comments Relative to Standards:

1. Conditions unique to the property: The property meets minimum lot width and area requirements but the existing structure projects into the side setback slightly. The lot is similar in size to other lots in the area, but the house appears to be one of the smallest and narrowest in the general 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, the *side yard setback* is 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 existing building placement and relationship between the existing home and the home adjacent to where the variance is being requested appears to be a long-standing condition, likely original to the development of these lots. There is adequate side yard setback on the side of the home opposite the variance (driveway side) to allow access to the rear yard, and the neighboring property to the south also has rear yard access due to its driveway on the west side of the home. The project appears to result 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 structure placement limits opportunities for construction of an addition. Constructing an

addition at the minimum setback creates challenges in construction due to the slight shift necessary for the addition, particularly how the addition would connect/flash to the existing home with only a 4"± modulation for the addition. Also, the very narrow width of the existing structure significantly impacts what design can be incorporated for the addition, to have the interior spaces flow correctly. Shifting the addition to a compliant location (or greater) affects the interior flow of the spaces and how they connect. Placement of the addition at a setback matching the existing exterior walls eliminates the jog of the addition, and this allows the spaces to connect efficiently.

4. Difficulty/hardship: See comments #1 and #3. The exiting home was constructed in 1904 and purchased by the current owner in December 2015. Per the petitioner, the owner intends to sell the home upon completion of the remodel/addition project.
5. The proposed variance shall not create substantial detriment to adjacent property: The variance would not introduce minimal impact above or beyond the existing bulk relationship between the home on the subject lot and the home on the adjacent lot to the side where the variance is being requested.
6. Characteristics of the neighborhood: The general area is characterized by one and two-story houses of similar size on generally uniform lots. The style and design of the addition is generally in keeping with design of the home, and is typical for the area.

Other Comments: The property was recently purchased by the owner. The property is in a state of major disrepair, and requires significant remodeling to be habitable and comparable to the broader neighborhood within which it sits. The project involves a complete remodel of the structure, adding a first-floor bath and expansion of the kitchen, and second floor remodel. The project does not increase bedroom count.

The demolition and new construction of the detached garage and the new front porch addition part of the project do not require a zoning 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