

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
2926 Lakeland Ave.

Zoning: TR-C2

Owner: Sabine Droste

Technical Information:

Applicant Lot Size: Irregular (88' frontage on Lakeland)

Minimum Lot Width: 40'

Applicant Lot Area: 6,782 sq. ft.

Minimum Lot Area: 4,000 Sq. Ft.

Madison General Ordinance Section Requiring Variance: 28.043(2) *setback*
28.132(1) *porch*

Project Description: Two-story single-family home. Remove existing side entry, construct new front entry vestibule and front open porch and new first floor bathroom to replace side entry.

Dwelling Additions

Zoning Ordinance Requirement: 19.33

Provided Setback: 12.66'

Requested Variance: 6.67'

Open Porch

Zoning Ordinance Requirement: 12.33

Provided Setback: 7.16'

Requested Variance: 5.17'

Comments Relative to Standards:

1. Conditions unique to the property: the property is irregular in shape and has significant slope at the front. The existing placement of the principal structure is forward on the lot, into the required front yard setback area. The property fronts on a curved road, overlooking a public park and Lake Monona.
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 request results in useable, functional front entrance to the home, including a vestibule and reasonably sized open porch, along with a first-floor bathroom, which is common for contemporary single-family homes. This project appears

consistent with the intent and purpose of the Zoning Ordinance requirements for the property and general area.

3. Aspects of the request making compliance with the zoning code burdensome: This request primarily involves reconstructing the existing side entrance into a first-floor bathroom (for a home that does not have a first floor bathroom) and replacing the front home entrance with a new aesthetically pleasing front entrance feature that is common and consistent with the neighborhood. Due to the existing house placement, this could not be accomplished without zoning variances.
4. Difficulty/hardship: See comments #1 and #3. The property was originally developed in 1924 and purchased by the current owner in April 2006 or earlier.
5. The proposed variance shall not create substantial detriment to adjacent property: Due to the curve of the front property line on this block and the placement of structure on the adjacent lots, the proposal will have little effect on surrounding property.
6. Characteristics of the neighborhood: The immediate area is characterized by homes of varying architectural styles on similar lots. Front porches are commonly found. The proposal is actually more in keeping with the design of homes for the area with the relocation of the primary entrance to the front-facing facade.

Other Comments: The project includes what is referenced as an ADA entrance to the home. This is not a code requirement in either the building code or the City Zoning ordinance. The proposed ADA entrance is to the side, and does 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.