

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
2522 Chamberlain Avenue

Zoning: TR-C2

Owner: Judy Woodburn & Kent Harris

Technical Information:

Applicant Lot Size: 44' x 120'

Minimum Lot Width: 40'

Applicant Lot Area: 5,280 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. Remodel existing front porch and steps. Enclose a 12'-9" x 7'-7" portion of the existing open front porch.

Zoning Ordinance Requirement: 18'-1" (setback average)

Provided Setback: 16'-1"

Requested Variance: 2'-0"

Comments Relative to Standards:

1. Conditions unique to the property: The lot exceeds minimum lot width and exceeds lot area requirements. The home placement and existing front porch location cannot be changed. The home placement and existing open front porch comply with Zoning Ordinance requirements; however, the porch cannot be reasonably enclosed without a zoning variance.
2. Zoning district's purpose and intent: The regulation 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 porch has a similar setback to the adjacent homes on the block face, where some are enclosed. 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 variance request comes as a result of the setback requirement as it relates to the existing structure, which splits the front porch. To comply with the setback requirement, the porch may only be enclosed to create a 5'± deep space, with the remaining space being open porch. If one were to step the screens back to meet the required setback for an enclosed porch would result in a space that is not practically functional as a screened-in porch.

4. Difficulty/hardship: The home was constructed in 1916 and purchased by the current owner in September, 1995. See comments #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: This project will introduce little change on adjacent properties from the existing condition.
6. Characteristics of the neighborhood: The general design, style and character of the addition and home are in keeping with other homes found in the area and the existing home. Homes with partially enclosed, fully enclosed or porches converted to living space appear common for the area. The design of the project appears generally consistent with other similar residential properties found in the immediate area.

Other Comments:

At its July 12, 1990 meeting, the Madison Zoning Board of Appeals approved a side yard setback variance for a rear addition on the home.

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.