



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved ZONING BOARD OF APPEALS

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Thursday, July 18, 2024

5:00 PM

Virtual

CALL TO ORDER / ROLL CALL

Ostlind called the meeting to order at 5:05pm.

Staff Present: Katie Bannon, Nancy Kelso, and Cary Olson

Board Members Present: 4 – Peter Ostlind, Angela Jenkins, David Waugh, and Sam Fritz

Board Members Excused: 1- Allie Berenyi

APPROVAL OF MINUTES

A motion was made by Waugh to approve the March 21, 2024, minutes with modifications; seconded by Jenkins. The motion passed 3-0 by unanimous vote.

PUBLIC COMMENT

1. [61712](#) Zoning Board of Appeals Public Comment Period

There were no public comments.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

2. [84325](#)

Anna Henning and Christa Olson, owners of the property at 2253 Fox Avenue, request a side yard setback variance to construct an attached garage for a single-family dwelling. Alder District #13.

Bannon stated the property is a two-story, single-family home with an attached garage measuring 32.2' x 10'. Bannon explained the proposal is to remove the existing garage to be replaced with a new attached garage, in nearly the same location with some additional width. Noting the existing garage is placed in the side setback and with the proposed garage also being placed in that setback, Bannon stated the additional width results in a smaller setback. Bannon explained that the rear portion of the garage was constructed along with the house in the 1920's, and a variance was granted in 1981 for an addition to expand the garage structure. Bannon utilized the submitted plans and photos of the property to further explain the design, noting the proposed garage will be placed approximately 2 feet behind the front plane of the remainder of the existing house. Bannon stated the required side yard set back is 6 feet, the proposal provides a 5.1' setback, resulting in a .9' variance request.

Anna Henning and Christa Olson, owners of the property at 2253 Fox Avenue, stated that the existing garage is quite dilapidated, appears to be sinking and needs to be renovated. Henning explained that the current dimension of the garage limits the size of the vehicle it can accommodate. Henning noted that the 4-inch increase in width of the proposed garage still provides appropriate buffering and maintains space and light between the adjacent property. Additionally, Henning stated if they were to build a detached garage, significant renovation to the house would be required.

The Board questioned the change in the roofline. Olson stated the change from a shed roof to a gabled roof was done to match the style of the house and provides a slight increase in height at the back of the garage for more useful space.

The Board noted that in the presented plans the side wall of the garage facing the adjacent property did not depict a door or window. The Board asked the applicants if there were any plans to include those items. Olsen clarified that a door is planned for at the rear of the garage and it may be likely that a window will be placed under the gable on the side wall in question.

Olson clarified for the Board how water runoff is currently maintained and stated it will be maintained in the same manner with the proposed garage.

Henning further explained the needed increase in width to better accommodate and maneuver a vehicle, and to improve the overall functionality of the garage.

Ostlind closed the public hearing.

Waugh moved to approve the requested variance with the condition that a visual element, such as a window, is added to the east side elevation of the proposed garage; Jenkins seconded.

Review of Standards:

Standard 1: The Board stated that the placement of the existing structure on the lot relative to the property lines and having been built in 1920s, with the garage renovated in 1981 with an approved variance, presented conditions unique to the property.

Standard 2: The Board found the proposal is not contrary to the intent and purpose of the zoning code as the design maintains buffering between the neighboring property and improves the aesthetics of the front facing façade.

Standard 3: Noting the location of the garage, that the requested variance was modest in scope, and that the zoning code had changed after the existing garage was built, the Board determined strict code compliance would be unnecessarily burdensome.

Standard 4: The Board stated that technically a code compliant garage could be constructed, although it may require relocating the site on the lot or be of less than desirable size and therefore any hardship or difficulty in compliance is created by the terms of the ordinance.

Standard 5: The Board found that the proposal creates some additional bulk; however, the overall expansion is minimal and would not cause substantial detriment to adjacent properties.

Standard 6: Noting the amount of similarly built homes in the area, the Board found the proposal to be in keeping with the character of the neighborhood.

The Board voted 3-0 by unanimous vote to conditionally approve the variance request.

DISCUSSION ITEMS

3. [08598](#) Communications and Announcements

Kelso noted there were several cases submitted for the August 15, 2024 meeting.

ADJOURNMENT

Waugh moved to adjourn the meeting; Jenkins seconded. By unanimous vote of 3-0 the Board adjourned at 5:46pm.