



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved ZONING BOARD OF APPEALS

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Thursday, January 23, 2014

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-110 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

Basford called the meeting to order at 5:00 PM and explained the appeals process.

Staff: Matt Tucker and Jenny Kirchgatter

Present: 5 -

John W. Schlaefer; Susan M. Bulgrin; Dina M. Corigliano; Michael A. Basford and Winn S. Collins

Excused: 2 -

Diane L. Milligan and Frederick E. Zimmermann

### APPROVAL OF MINUTES

A motion was made by Schlaefer, seconded by Bulgrin, to Approve the Minutes of December 12, 2013, with two corrections on page two. The motion passed by voice vote/other, with Collins abstaining.

### DISCLOSURES AND RECUSALS

None

### PETITION FOR VARIANCE OR APPEALS

1. [32789](#) Tim and Pam Felt, owners of property located at 2521 Upham Street, request a front yard and side yard variance to reconstruct and convert the existing enclosed front porch into living space on their single-story single family home.  
Ald. District #12 Palm

Attachments: [2521 Upham St.pdf](#)  
[2521 Upham St Staff Report.pdf](#)

Tucker introduced the project as being zoned TR-C4, which is a residential district. The petitioner is proposing to do interior remodeling and the replacement of an enclosed front porch. There are currently some dilapidation issues with the porch. The request is to maintain the roof exactly the way it is and rebuild underneath. The space inside the porch will become conditioned interior space, and is part of a greater first floor remodel project. In this case,

the required setback is 12.3' and the house sits at about 12', so it is about .3' variance being requested. The side yard of 4', which is 10% of the lot width, is the requirement in this District. The building sits at 3' so they are asking for a 1' variance along the side.

Pam Foster Felt and Tim Felt were present and acknowledged that Tucker's description was accurate. They are proposing to repurpose the existing footprint of the house. The owners want to insulate, recondition and repurpose the space. This is a home that has a façade and a footprint very like most of the other houses, and the two houses immediately east of them have already done this. They are not changing the exterior appearance, except there will be one fewer window because of framing. The siding is old asbestos composite siding and they will replace it with the same black cement board they used to build their garage. They are trying to maintain the appearance as identical as possible and just generate some more space. The kitchen is currently very aged and not functional. Every house on this street is right in the same line when looking down the street. Most of the houses have living space in the porch area. One house is further from the setback, but it is not in the visual line. Some steps come straight up and some come up from the side, but all are living space. Tucker acknowledged that almost all of the houses that have porches in this area have them enclosed.

The Board acknowledged that this is a narrow lot and there is nowhere else for the kitchen to go. This is not changing the footprint of the house and it will have minimal affect on the neighborhood. If the Board wanted to make them meet the side setback, there would be a bump in the interior kitchen space, which is inconvenient and difficult to incorporate into a kitchen design. Wall space needs to be continuous and that would disrupt the flow of the interior space. This does not appear to create any problems for adjacent properties.

A motion was made by Corigliano, seconded by Schlaefer, to Approve the Variance. The motion passed by voice vote/other (5-0).

## DISCUSSION ITEMS

2.     [08598](#)           Communications and Announcements

None

## ADJOURNMENT

The meeting adjourned at 5:20 PM.

Matt Tucker  
City of Madison  
Zoning Board of Appeals, (608) 266-4569  
Wisconsin State Journal, January 16, 2014