



City of Madison

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

Thursday, September 24, 2015

5:00 PM

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

CALL TO ORDER / ROLL CALL

Corigliano, chair, called the meeting to order at 5:06 pm and explained the appeals process.

Staff Present: Matt Tucker and Chrissy Thiele

Present: 4 - Susan M. Bulgrin; Dina M. Corigliano; Winn S. Collins and Peter A. Ostlind

Absent: 1 - Savion J. Castro

Excused: 1 - Frederick E. Zimmermann

APPROVAL OF MINUTES

A motion was made by Bulgrin to approve the September 10, 2015, minutes, seconded by Ostlind. The motion passed by voice vote/other, with Collins abstaining.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE OR APPEALS

1. [39548](#) Brian Fick and Kristina Stadler, owners of property located at 4016 Hiawatha Drive, request a right side yard variance for a second level deck, as well as left side yard variances for side wall and roof enhancements and chimney reconstruction, on their two-story single family home.
Ald. District #10 Cheeks

Tucker introduced the project as having a zoning code requirement of 7' side yard setback, while construction of the second level deck in the right side yard would provide a 3' 5" setback. The project also entails raising the roof in the left side yard for sufficient insulation, which would provide a 5' 2" setback. The owners also wish to reconstruct the chimney located in the left side yard, which has a requirement of 5', but would provide 3' 5". Therefore, the owners are requesting a 1' 7" right side yard variance, a 1' 10" left side yard variance for the roof modifications, and a 1' 7" left side yard variance for the chimney. Property is zoned TR-C1.

Todd Barnett, the architect, pointed out to board members that the project has significantly changed from their original submittal. The deck is essentially the same as previous proposal, but modified the railing so that most of it is

transparent except for one section, to provide a little privacy for the sitting area. They are also asking for a variance to modify the roof, in order to provide adequate insulation. Lastly, they wish to clad the existing chimney with metal panels, remove the second level bulk of the chimney, and replace it with a stainless steel pipe.

Tucker explained that recladding the chimney would be allowed, but changing the second level of the chimney, even though it is a reduction of the current bulk, would require a variance.

Brian Fick, owner, explained to board members that the neighboring property to the right also has a second level deck, and would like for the section of railing that is directly across from the neighbors to be solid, in order to provide a little privacy.

Collins motioned to approve the variance requests, seconded by Ostlind.

Board members pointed out that the narrowness and irregular shape of the lot are unique conditions for the property, and the existing structure projecting into the setbacks creates the hardship. They agreed that the applicant minimized the impacts of all the variance requests. Board members also agreed that the variance requests for the roof and chimney modifications were reasonable and it would be unreasonable to require them to shift the building walls. As for the deck, the railing is allowed outside of the variance, but an uneven floor would create a tripping hazard, as well as create wear and tear to the roof. The neighborhood has a variety of architectural styles and the requests wouldn't be out of the ordinary.

The motion to approve the variance request passed (4-0) by voice vote/other.

DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

Tucker announced that the October 8th meeting has been cancelled.

ADJOURNMENT

The meeting adjourned at 5:37 pm.