



City of Madison

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

Thursday, April 23, 2015

5:00 PM

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

CALL TO ORDER / ROLL CALL

Basford, chair, called the meeting to order at 5:02 pm and explained the appeals process.

Staff Present: Matt Tucker and Chrissy Thiele

Present: 4 - John W. Schlaefter; Susan M. Bulgrin; Dina M. Corigliano and Michael A. Basford

Excused: 3 - Diane L. Milligan; Frederick E. Zimmermann and Winn S. Collins

APPROVAL OF MINUTES

A motion was made by Schlaefter to approve the April 23, 2015, minutes, seconded by Corigliano, with the correction of a word on the third page and removal of incorrect information in item three. The motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PETITION FOR VARIANCE OR APPEALS

1. [38013](#) Mary Morgan and Daniel Fallon, owners of property located at 113 Bascom Place, request a variance to allow for an expansion of the existing nonconforming front yard parking area.
Ald. District #5 Bidar-Sielaff

Attachments: [113 Bascom Pl.pdf](#)
[113 Bascom Pl. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 10' front yard setback and the owners would like to expand the width of the existing parking area. Therefore, the owners are requesting a variance to expand their legal nonconforming front yard parking area. Property is zoned TR-C2.

Mary Morgan and Daniel Fallon, owners, explained to board members that there is barely any room for one person to exit the car once parked, and usually passengers have to exit the vehicle before pulling into the space. They wish to expand the width of the parking space to make exiting the vehicle safer and to have a space to put their garbage bins. They explained to board members that they couldn't put a parking space in their rear yard as there is a large hill; also, a historic retaining wall buffers their lot line with Bascom

Place, which cannot be removed.

Tucker informed board members that the applicants wouldn't need to go to Landmark's Commission for approval, as this doesn't affect the street view of the home itself and Amy Scanlon, staff for that commission, can administratively sign off for this project.

Corigliano motioned to approve the variance request, seconded by Bulgrin.

Board members agreed that the lot was small, narrow, and had major topography issues such as trees and slope. Also, as the property is in the historic district and has a historic retaining wall on their property, the owners are limited as to where they can park. Board members pointed out that the expansion of the existing parking space shouldn't detrimentally affect surrounding properties and would fit the characteristics of the neighborhood.

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

2. [38014](#)

Agnes Berenyi and Michelle Llanas, owners of property located at 2838 Hoard Street, request a reverse-corner side yard variance to construct a single-story entry vestibule onto their two-story three family building.

Ald. District #12 Palm

Attachments: [2838 Hoard St.pdf](#)
 [2838 Hoard St. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 12' reverse-corner side yard setback, while the construction of single story entry vestibule would provide a 7' 6" setback. Therefore, the owners are requesting a 4' 6" reverse-corner side yard variance. Property is zoned TR-C4. Tucker also informed board members that the proposed ramp and landing in the plans are allowed projections into the setback.

Agnes Berenyi, owner, explained to board members that she purchased the property with Michelle Llanas about two years ago and the vestibule that existed was deteriorating and built without a permit. They would like to build a ramp and vestibule for the elderly tenant living on the first floor. They are requesting to build a legal vestibule to protect the tenant and the entry of the unit from the wind and rain.

Basford acknowledged a letter of support for the variance, sent in from Jim Wold.

Schlaefel motioned to approve the variance request, seconded by Bulgrin.

Board members acknowledged that the location of the building and placement of the entrance is unique as well as creates the hardship. They noted that the only property that might be affected by the proposed vestibule is located far away, and the construction of the vestibule wouldn't change that property's view corridor or impact it with bulk. The proposed project also creates a usable, functional entry space for the tenant. It was pointed out that a covered porch for an entryway, would be allowed in the front yard setback, however since this entryway is located in the reverse-corner side yard, a variance would be required. Board members also noted that this project would fit in with the neighborhood.

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

DISCUSSION ITEMS

3. [38008](#) Board Procedures

In light of Basford's membership coming to an end, Tucker explained the procedures for the election of a new chair person. Corigliano expressed an interest in serving as chair. Tucker stated they would formalize the decision at the next meeting and then inform the Mayor.

4. [08598](#) Communications and Announcements

There were no communications or announcements.

ADJOURNMENT

The meeting adjourned at 5:40 pm.

Matt Tucker
City of Madison
Zoning Board of Appeals, (608) 266-4569
Wisconsin State Journal, April 16, 2015