



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved ZONING BOARD OF APPEALS

---

Thursday, January 12, 2017

5:00 PM

210 Martin Luther King, Jr. Blvd.  
Room 103-A (City-County Building)

---

### CALL TO ORDER / ROLL CALL

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

**Present:** 5 - Peter A. Ostlind; Susan M. Bulgrin; Dina M. Corigliano; Winn S. Collins and Frederick E. Zimmermann

**Excused:** 1 - Agnes (Allie) B. Berenyi

### APPROVAL OF MINUTES

A motion was made by Bulgrin to approve the Oct 13, 2016 minutes, seconded by Zimmermann, with a correction to a typo on the second page. The motion passed (5-0) by voice vote/other.

### PUBLIC COMMENT

### DISCLOSURES AND RECUSALS

### PETITION FOR VARIANCE OR APPEALS

1. [45605](#)

Eric & Kayla Snell, owners of property located at 507 Edgewood Ave, request a side-yard variance to construct a second-story addition onto a two-story single-family home (Aldermanic District #13)

Tucker introduced the project as having an existing second story with living space under the roof which would be removed to construct a full second-story. The house has a zoning code requirement of 4.0' side-yard setback, while the proposed second-story addition would provide a 2.13' set-back, as does the existing second story, resulting in the requested 1.87' variance. He noted that the site plan shows an at-grade deck and screen porch.

Jim Lampe, the owner's representative, explained to board members that the existing second-story design poses several safety concerns including a staircase which is only 2 ft wide and inadequate ceiling heights, both of which do not meet code. The current floor plan includes two bedrooms and ½ bathroom but has not been altered from the original attic design. The owners are proposing to remove the second-story down to the ceiling of the first floor and to add a full second story including 3 bedrooms and 2 bathrooms. The variance is based on using the existing foundation and first floor.

Collins asked whether the square footage of the house would change. Lampe stated the useable space would increase as a knee-wall and roof-slope limit current useable space.

The Board questioned the number and placement of windows, the design of the trusses and the overall height of the building. In particular, several noted that the right side (facing 509 Edgewood) was very plain with little architectural variation and few windows and questioned whether other design options had been considered. Lampe stated the design was dictated by the floor plan and considerations of furniture placement and the location of mechanicals/HVAC for effective heat distribution. The proposed window falls at the landing on the stairway to provide natural light. Due to the close proximity of neighboring houses, additional windows were not considered desirable.

Shirwil and Stephen Lukes, owners of 509 Edgewood Ave, registered to speak both in favor of and in opposition to the variance. Ms Lukes stated that they supported the second-story addition to the house proper. They are not concerned by the lack of windows or plain façade and are pleased that the house will receive over-due maintenance. She stated they oppose the screen porch and deck depicted on the site plans as it would add a new structure/wall close to the edge of their driveway and backyard.

The Board asked Tucker to address zoning code as it addresses the porch and deck. Tucker stated that the deck would be less than 36" high and so would not be subject to setback requirements. In earlier discussions with the petitioners, Lampe had stated that the submitted site plans were in error and that the porch had been revised to fall within the setback requirements.

The Board called on Mr Lampe to address the porch. He confirmed that the screen porch would fall outside the 4.0' setback and that no variance was requested for the porch or deck. He also suggested that the Snells work with the Lukes on a plan for privacy screening that would be agreeable to both parties.

Corigliano noted for the record that an email had been sent by Judith & Rolf Mjannes, the adjacent property owners at 2153 Fox Ave, opposing the variance.

Corigliano closed the public comment portion of the hearing.

Zimmermann motioned to approve the variance request, seconded by Ostlind.

Collins noted that the variance request is driven by the existing footprint of the home which is offset on the lot and that this is a common feature in the neighborhood and has come before the board on previous occasions. Zimmermann noted that it appeared what should have been two lots had been divided into three for this address and the two neighbors. Collins noted that even if the addition were designed to fall within the variance that would not affect the concerns expressed by the Mjannes. Ostlind clarified that the variance requested only applied to the house and the board was not being asked to consider a variance for a porch. Members concurred that while concern remained regarding the right-side façade and window placement, the aesthetic concerns do not rise to the level of impacting the standards considered by the Board.

The motion to approve the variance request passed (5-0) by voice vote/other.

#### DISCUSSION ITEMS

2. [08598](#) Communications and Announcements

Tucker introduced new staff member Gretel Irving.

Tucker announced that the January 26th meeting has been cancelled.

#### ADJOURNMENT

The meeting adjourned at 5:51 pm.

Matt Tucker  
City of Madison  
Zoning Board of Appeals, (608) 266-4569