

Zoning Board of Appeals
June 20, 2019
Approved August 15, 2019

**Minutes
City of Monona
Zoning Board of Appeals
Thursday June 20, 2019**

Chair Thomas called the meeting of the Monona Zoning Board of Appeals to order at 5:30 pm.

Present: Alder Thomas (Chair), Ms. Steele, Mr. Schweiger, Ms. Piliouras, Mr. Conrad, Mr. Davies (1st Alternate)

Excused: None

Also Present: City Planner Douglas Plowman

Approval of Minutes:

A motion by Mr. Schweiger, seconded by Ms. Piliouras, to approve the minutes of May 16, 2019 carried with no corrections.

Appearances:

Mr. Alan Zussman – 1206 Pocahontas Drive (applicant)
Mr. Jim Bourne – Madison Homes Inc. (applicant's contractor)
Ms. Caitlyn Mosman Block – 5308 McKenna Road (applicant)
Mr. Wes Mosman Block – 5308 McKenna Road (applicant)
Ms. Laura Groenier – Silver Leaf (applicant's contractor)

New Business:

Public Hearing and Consideration of Action: Alan Zussman, 1206 Pocahontas Drive, is requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(7)(a) Accessory Building Height for the purpose of constructing an accessory garage on the property. (Case No. Z-004-2019)

Mr. Zussman provided background on why he is hoping to improve his garage, how long he has lived at the property, and the space constraints he faces. The property flooded last year, and with no basement at the property he has looked to the garage to address his space challenges. The property has a small crawl space, but that has remained damp from the flooding, discouraging the applicant from pursuing a basement on-site. Mr. Bourne, the applicant's contractor discussed specifics of the project. They plan to use the same footprint for the detached garage, and acknowledge the tough setbacks with a lot of this shape. They plan to rebuild the existing garage which is in poor condition and has structural issues, and to increase the height to allow for greater storage above, preventing any items from having to be left outside. There were no other appearances, and the public hearing was closed.

Planner Plowman provided staff comment on the project, referencing the other garages and consistency with properties along the block. Given the footprint will remain the same, and as long as a portion of the footings remain, no setback variance is necessary. Plowman referenced the review by the City's Floodplain consultant (attached to the packet), and how the garage will need to be raised on fill with the lowest floor being at or above the regional flood elevation (847.50').

Mr. Schweiger clarified that the need for additional storage isn't specifically a hardship. Chair Thomas asked if the applicant had other alternatives to the project. Mr. Bourne replied that outdoor storage would be required, limiting curb appeal of the home, and leaving the items susceptible to

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flooding again. Mr. Conrad asked questions regarding the crawl space, and the condition of it. Given that this is unusable for storage – a permitted right for that space, it was his opinion that this would help to compensate the applicant. Planner Plowman also clarified that should the garage location move, or the footprint increase, new floodplain calculations would be needed.

Ms. Piliouras asked if the items that are planned to be stored help with flood management. The applicant responded that there would be a range of products stored. Chair Thomas summarized that moving items inside the garage has benefits from a cleanliness standpoint, as well as flooding. The proposed height was discussed, with Mr. Schweiger seeking clarification that the structure is below the height of the home, which it is. Mr. Davies asked why the specific height that the applicant is requesting. Mr. Bourne responded that it is to provide 7' of headroom in the storage space, the minimum that's feasible. Mr. Bourne also clarified that the concrete footing would be repaired following questions from Mr. Davies.

A motion was made by Mr. Conrad, seconded by Mr. Schweiger to approve the 2' 8 1/8" accessory building height variance request. The unnecessary hardship is present through the inability to use the crawl space in the home for storage following the flooding. The variance would allow the applicant to replace the lost storage, and to no longer need to store these items outside. A condition was added that the structure should adhere to floodplain fill requirements and increase the floor height accordingly.

The motion carried unanimously.

Public Hearing and Consideration of Action: Wes and Caitlyn Mosman Block, 5308 McKenna Road are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(b) Building Setbacks for the purpose of constructing an addition to the property. (Case No. Z-005-2019)

Ms. Groenier introduced the plans for the addition to the property. The applicants are new residents to Monona, and they are seeking relief from the side yard setbacks in order to attach the detached garage to the house. The addition would provide additional living space, while also providing an enclosed connection to the garage for the applicants who have a young family. The adjacent lot that the garage abuts the Monona Methodist Church. The addition would also provide extra storage and living space for the applicants. There were no other appearances, and the public hearing was closed.

Planner Plowman shared his comments on the proposal, citing that this is an efficient addition to a narrow lot, with the impact being internal to the site, as the garage location doesn't move. It continues to conform with other properties on the street, and the architecture is appropriate. The Church adjacent to the property is challenging, and somewhat unique given the single-family zoning designation.

Ms. Piliouras asked if the living space couldn't be created elsewhere on site. Ms. Groenier responded that the application isn't just for extra living space, it's the connection to the garage that is important to her clients. Ms. Mosman Block added that it's been challenging with two young children getting them from the garage to the house. Ms. Groenier added that the church brings its own challenges, especially the parking lot, as do the lot dimensions and the homes current location. Mr. Davies asked when is a detached garage a hardship, and looked for clarification on setting precedent. Chair Thomas responded that there is no other practical way to attach the garage than what is proposed and that this is the best solution. Ms. Steele added it was her opinion that it was the unique lot characteristics and adjacent use that caused these challenges. Ms. Piliouras added her sympathy with the desire for increased privacy and security of the garage. Mr. Schweiger stated

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that this allows for the continued quiet enjoyment of the home without setting precedent – as this is not something that a ZBA determination does.

A motion was made by Mr. Schweiger, seconded by Mr. Conrad to approve the 4.1' side yard setback variance request. The unnecessary hardship is that the lot has specific safety challenges given the adjacent parking lot, and the application increases both safety and privacy for the homeowners. The narrow lot is challenging, and there is no other location to suggest an addition given the garage can't be moved. The efficiency of the proposal limits the stormwater impact, and any potential impact to surrounding neighbors.

The motion carried unanimously.

Upcoming Meetings:

No applications have been received for a potential meeting in July 2019.

Adjournment:

A motion by Mr. Schweiger, seconded by Mr. Conrad, to adjourn carried. (6:20 pm.)

Respectfully submitted by:

Douglas Plowman, City Planner / Zoning Administrator