

**Minutes
City of Monona
Zoning Board of Appeals
Thursday January 21, 2021**

Chair Thomas called the meeting of the Monona Zoning Board of Appeals to order at 5:47 pm.

Present: Alder Thomas (Chair), Ms. Steele, Ms. Piliouras & Mr. Conrad

Excused: Mr. Schweiger, Mr. Davies (1st Alternate) & Mr. Patton (2nd Alternate)

Also Present: City Planner Douglas Plowman

Approval of Minutes:

A motion by Ms. Steele, seconded by Ms. Piliouras, to approve the minutes of November 19, 2020 carried with no corrections.

Appearances:

Ms. Kristin Gunther – 207 Stone Terrace (Spoke in favor of Z-001-2021).

New Business:

Public Hearing: Greg and Margaret Jakubczak, 201 Stone Terrace are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(c) Rear Yard Setbacks for the purpose of constructing an addition to the property. (Case No. Z-001-2021)

Mr. Jakubczak introduced the variance request to the Board. The primary reason for the variance has to do with the unique shape and grade of the property. The main concern is water infiltration into the new basement, as there are already water issues with the existing basement. The applicant proposes an addition to the property as well as an extension of the existing basement. The grade slopes down significantly from the house to the rear lot line of the property. The edge of the proposed addition has a 12" drop from the edge of the existing house. There is also a significant drop from Stone Terrace to the back of the applicant's yard. Rainwater runoff typically runs through the yard, and the hardship focusses on the water seepage into the basement and concern for the proposed addition. The reason for the variance is to better manage the rainwater runoff and drainage issues. By maintaining the deck as proposed along the width of the addition, the applicant can construct a steep grade beneath the deck with drainage materials, which should address the water issues.

Ms. Kristin Gunther, of 207 Stone Terrace appeared and was in support of the application. She shared her concerns with drainage in the area, and agreed that the changes are appropriate. There was discussion of water issues in the neighborhood, and its impact on properties in the immediate area. There were no other appearances and the public hearing was declared closed.

Consideration of Action: Greg and Margaret Jakubczak, 201 Stone Terrace are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(c) Rear Yard Setbacks for the purpose of constructing an addition to the property. (Case No. Z-001-2021)

Planner Plowman clarified the request being asked for. It is the portion of the deck that would be beyond the 40' setback. A patio is allowed within the setbacks, but the discussion has outlined why the applicant would prefer the deck and its subsequent drainage improvements. Ms. Steele responded that the applicant's presentation was thorough, and addressed her questions about water issues at the property. Ms. Steele asked if the applicant could adjust the design to meet setbacks. The applicant responded that it would expose approximately 12' of the addition's basement wall to potential water seepage. The deck allows the contractor to slope the dirt below the deck to assist

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with drainage. Mr. Conrad asked what would be underneath the deck. The applicant responded that there would be dirt creating a significant grade to assist with slope, and this would be covered by a wooden lattice to improve aesthetics.

A motion was made by Mr. Conrad, seconded by Ms. Steele to approve the rear yard setback variance request for an addition to the property. The unique physical property limitations are present in the grade change on the lot. The unnecessary hardship is present through the need to protect the basement from the water issues that exist. If the existing setback was observed, it would pose a risk to the intrusion of water into the basement. The proposed deck infringes a minimal amount beyond the setback line. It is a reasonable and logical protection of the applicant's property, with no harm to the public interest.

The motion carried unanimously.

Upcoming Meetings:

Planner Plowman shared that he expects an application for the meeting on February 18th, 2021

Adjournment:

A motion by Ms. Piliouras, seconded by Mr. Conrad, to adjourn carried. (6:14 pm.)

Respectfully submitted by:

Douglas Plowman, City Planner / Zoning Administrator