

**Minutes  
Zoning Board of Appeals  
October 19, 2017  
5:30 pm**

Chair Speight called the meeting of the Monona ZBA to order at 5:45pm.

Present: Chair Speight, Paul Gavins, Brad Schweiger, Catherine Lamb

Also Present: City Planner Sonja Kruesel

Excused: Glen Hermanson, 1<sup>st</sup> Alt. Brett Blomme, 2<sup>nd</sup> Alt. Beth Piliouras

**Approval of Minutes**

A motion by Mr. Schweiger, seconded by Ms. Lamb to approve the minutes of August 17, 2017 carried with no changes.

**Public Hearing & Consideration of Action – Steven and Nancy Doepke are requesting a 20-foot variance from Sec. 13-1-80(d)(7)(c)(1), street yard setback requirements of the Monona Municipal Code of Ordinances for the purpose of constructing a garage at 1016 Birch Haven Circle (Z-009-2017)**

Applicant Steven Doepke described his request. He said the new garage would equal the neighbor's garage setback next door. The alterations to the house would also remove an existing non-conforming side yard setback on the other side of the house. The hardship is the narrow lot size.

Neighbor Christine Whelley, who resides at 5000 Midmoor and owns 1018 Birch Haven, spoke in opposition to the request. She is concerned the second story addition and garage would shade her yard and devalue her property.

The request was discussed further. It was determined that the garage would be added to the far side of the subject property and therefore may not shade her yard. The second story requested is allowed by right, and is not a part of the variance request. After discussion, the Ms. Whelley was okay with the requested variance.

The consensus of ZBA members was that the request fits within the spirit of the zoning code, meets the hardship test, and removes an existing non-conforming setback.

A motion was made by Mr. Gavins, seconded by Ms. Lamb to approve a 20-foot variance to allow the new garage addition to be built 10 feet from the property line as proposed, due to the narrow lake property and the elimination of the existing non-conforming side yard, and to allow a normal and expected 2-car garage that more in-line with modern standards. The motion carried unanimously.

**Public Hearing & Consideration of Action – Nichole and Patrick Depula are requesting a 4-foot variance from Sec. 13-1-80(d)(4), side yard setback requirements to build a single car garage at 1304 Baskerville Ave. (Z-101-2017)**

Kruesel stated that the original request was a 4' variance to allow the structure to be built up to 3' from the side property line. This included the foundation at 5' from the line, plus an additional 2' for the roof overhang. On Monday night, the City Council passed an ordinance allowing a 2.5' encroachment of roof overhangs and therefore the applicants no longer need a variance for this request. The request without the overhang would be 2', to build the foundation to 5' from the property line.

Architect Ryan Schultz and Property owner Patrick Depula described the request. They are requesting a single-car garage addition to the house, which also has a master bedroom suite behind it. They stated it is the only house on the street that doesn't have a garage or paved driveway. The house was built without a garage. The master suite is included because of structural efficiency of the addition. It would be more difficult to lay out the addition if it cannot go behind the garage.

Ms. Lamb noted that these are older homes that were built without garages and were sited right in the middle of the lot, making a future garage addition difficult.

The typical width of a garage was discussed. It was determined that the request was reasonable.

Mr. Schweiger asked if reasonable alternatives were explored. The applicant replied that the garage cannot go behind the house due to steep slopes in two directions.

A motion was made by Ms. Lamb, seconded by Mr. Gavins, to approve the 2' variance on the side yard due to the topography of the lot and original siting of the house which did not include a garage.

The motion carried unanimously.

**Next Meeting Date**

Planner Kruesel stated that she does not expect any applications for November or December.

**Adjournment**

A motion by Mr. Schweiger, seconded by Mr. Gavins, to adjourn was carried. (6:42 pm)

Respectfully submitted by:  
City Planner / Zoning Administrator  
Sonja Kruesel