

**Minutes
City of Monona
Zoning Board of Appeals
Thursday August 18, 2022**

Chair Moore called the meeting of the Monona Zoning Board of Appeals to order at 5:45 pm.

Present: Alder Moore (Chair), Mr. Conrad, Ms. Piliouras & Mr. Davies (1st Alternate)

Excused: Mr. Schweiger, Ms. Steele & Mr. Patton (2nd Alternate)

Also Present: Planning Director Douglas Plowman

Approval of Minutes:

A motion by Ms. Piliouras, seconded by Alder Moore, to approve the minutes of July 21, 2022 carried with no corrections.

Appearances:

None.

New Business:

Public Hearing: Todd and Linda Keller, 5612 Thunderbird Lane are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(c) Rear Yard Setbacks for the purpose of building a new screened porch and deck to the rear of the property. (Case No. Z-007-2022)

Mr. David Russ representing the property owners presented the variance application. The request is to construct a screened porch and deck to replace an existing deck that has reached the end of its useful life. The proposed construction is in the rear yard, and the unique shape of the rear property lines makes the current deck an existing non-conforming structure. The existing deck is no longer safe, with concerns of the wood rotting causing structural issues. The hope is to enhance the rear yard with the new construction, with a slightly larger footprint. The applicants have a natural back yard that is in keeping with the neighborhood, although it has a lot of bugs. The lot slopes away from the house, and this is the only exit from the rear of the house. Conformity with the setbacks creates an unnecessary hardship, and the applicants are unable to conform due to the unique aspect of the rear lot line that juts back 10'. Alternatives were considered, although the existing access and other design elements of the house such as an existing chimney limited alternative options. The screen porch is similar in design to others in the neighborhood, and would have the least impact on the natural back yard, without the need to remove significant amounts of vegetation. Mr. Russ explained that there was no reasonable alternative to remedy the existing deck.

Stan and Laura Nielson (5611 Thunderbird Lane) are immediate neighbors to the north. They expressed their support for the project, and just asked that materials and construction remain off their property. They have completed a number of improvements to their property and do not want this to interfere or damage those. The applicants reassured their neighbor that their contractor would access the rear of the property from the south. Planning Director Plowman shared two letters of support for the project from Nina and Tim Cook (5701 Winnequah Trail) and Carol Dvorak (5608 Thunderbird Lane). There were no other appearances and the public hearing was declared closed.

Consideration of Action: Todd and Linda Keller, 5612 Thunderbird Lane are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(c) Rear Yard Setbacks for the purpose of building a new screened porch and deck to the rear of the property. (Case No. Z-007-2022)

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Approved October 20, 2022

City Planner Plowman discussed the application and the requirement for the variance. Mr. Conrad asked the applicant clarifying questions about the existing structure. Ms. Piliouras requested more information about exits at the rear of the property. The applicants shared that there is a patio door at the basement level, but that this is the only access from the upper portion of the house. Mr. Davies asked if anything needed to be specified regarding the neighbors concern with contractors. Planning Director Plowman responded that it is expected that there will be no encroachment during construction projects, and any permissions to encroach must be obtained from the neighbors. Mr. Davies also asked for the exact measurements to be specified on the plans to help clarify the exact variance relief being requested. Planning Director Plowman suggested measurements could be anchored from the left side of the existing deck on the survey as the proposed screened porch also follows that same line.

A motion was made by Mr. Davies, seconded by Mr. Conrad to approve the request for a rear yard setback variance to construct a new screened porch and deck to the rear of the property with one condition of approval. The hardship is present through the shape of the rear property line and 10' difference across the rear of the lot. This irregularity necessitates the variance in order to build to the rear of the property. The lot shape and grade also pose unique property limitations. There is no harm to the public interest, and the screened porch maintains the existing natural yard and is consistent with neighbors.

Condition of Approval:

1. The proposed structure shall not exceed 15' x 16' in size, and the distances to the lot lines shall be shown on a plat of survey to identify the exact dimensions of relief that are requested.

The motion carried unanimously.

Upcoming Meetings:

Planner Plowman shared that the September 15 meeting is cancelled due to member availability. The next meeting is October 20, 2022.

Updates/Discussion on Diversity, Equity and Inclusion (DEI) Efforts:

None.

Updates/Discussion on Sustainability Efforts:

Alder Moore shared that the Department of Public Works recycles materials during road construction projects. The Parks Department just bought two electric bicycles for staff transportation around the City.

Adjournment:

A motion by Mr. Conrad, seconded by Ms. Piliouras, to adjourn carried. (6:28 pm)

Respectfully submitted by:

Douglas Plowman, Director of Planning and Community Development