

**Minutes  
City of Monona  
Zoning Board of Appeals  
Thursday February 18, 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, Mr. Schweiger, Ms. Piliouras, Mr. Conrad & Mr. Davies (1<sup>st</sup> Alternate)

Excused: Mr. Patton (2<sup>nd</sup> Alternate)

Also Present: City Planner Douglas Plowman

**Approval of Minutes:**

A motion by Ms. Steele, seconded by Mr. Conrad, to approve the minutes of January 21, 2021 carried with no corrections.

**Appearances:**

None.

**New Business:**

**Public Hearing: David and Jane Beebe, 4647 Tonyawatha Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(b) Side Yard Setbacks for the purpose of constructing an addition to the existing garage. (Case No. Z-002-2021)**

Mr. Beebe introduced his application for a second story addition to the existing garage. He explained that the existing garage is 4' from the lot line, and that the second story addition could be set back 3' and allowed by-right. He summarized the hardship being that elderly family members are being cared for by them, and they would like to get a 2<sup>nd</sup> car to assist with this. The other half of the garage had been used for storage, and the addition of the 2<sup>nd</sup> car will eliminate the storage space. The property limitations are present through the narrow, pie-shaped lot. He added that the only reasonable direction is to go up. It was stated that the application meets the public interest by providing a better aesthetic than the allowable 3' offset.

**Consideration of Action: David and Jane Beebe, 4647 Tonyawatha Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(b) Side Yard Setbacks for the purpose of constructing an addition to the existing garage. (Case No. Z-002-2021)**

Planner Plowman summarized the application and explained what would have been possible by-right. As it is an enlargement of the existing structure, it does need to meet setbacks or request a variance. Chair Thomas asked what impact the 3' setback would have on the stairs to access the addition. The 3' setback impacts the design, aesthetics and costs of accessing the second floor. Ms. Steele asked if the adjacent neighbors had any comments on the application. Mr. Beebe responded that he has discussed the application, and that the two garages would face one another, rather than into their living spaces. Mr. Conrad asked if the existing garage was already non-conforming. Mr. Beebe responded that there have been two previous variances approved for the garage, for side yard setbacks and the connection to the house. As the previously approved plans were for a one-story garage, the expansion does require further approvals.

Mr. Schweiger shared that a larger garage is not a unique property limitation, but shared that the narrowness of the lot appears to be. The unnecessary hardship is the key piece to define as part of this application. Mr. Conrad shared that the 3' step for the second story is not a practical solution, and would pose aesthetic challenges. Mr. Beebe shared the origins of the original variance request

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for the garage; that the existing garage was too small, and there were flooding challenges. Ms. Piliouras added that the addition of a garage would make the house a lot more useful for the next buyer. There was further discussion that the design and integrity of the building may be compromised with the 3' additional setback. Ms. Piliouras asked if the 3' roof lip would cause any structural issues as opposed to using the existing wall. Mr. Conrad shared that the building line has been established, there's no further side yard encroachment, and that the staircase creates challenges if the additional 3' set back is required. He added that these elements create a hardship in his opinion.

A motion was made by Mr. Schweiger, seconded by Mr. Conrad to approve the side yard setback variance request for an addition to the existing garage. The application is a permitted use. The setback requirements are unnecessarily burdensome, and the applicant could have likely requested the second story during the initial variance request. There are concerns of the aesthetics and integrity of the stepped second story that would become burdensome in order to comply. The unique property limitations are present through the narrowness of the lot. There is no harm to the public interest, it adds value to the property, and is in keeping with adjacent properties.

The motion carried unanimously.

**Upcoming Meetings:**

Planner Plowman shared that he has not yet received an application for the March 18, 2021 meeting.

**Adjournment:**

A motion by Mr. Schweiger, seconded by Ms. Steele, to adjourn carried. (6:22 pm)

Respectfully submitted by:  
Douglas Plowman, City Planner / Zoning Administrator