

**Minutes
City of Monona
Zoning Board of Appeals
Thursday May 19, 2022**

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

Present: Mr. Schweiger, Mr. Conrad, Ms. Steele & Ms. Piliouras

Excused: Alder Moore (Chair), Mr. Davies (1st Alternate) & Mr. Patton (2nd Alternate)

Also Present: City Planner Douglas Plowman

A motion by Ms. Piliouras, seconded by Mr. Conrad, to nominate Mr. Schweiger as the Acting Chair of the Zoning Board of Appeals was made. There were no other nominations, and the nominations were closed.

The motion carried 3-0.

Approval of Minutes:

A motion by Mr. Conrad, seconded by Ms. Steele, to approve the minutes of April 28, 2022 carried with no corrections.

Appearances:

None.

New Business:

Public Hearing: Patrick and Sarah Richards, 1408 Neponset Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(d) Shore Yard Setbacks for the purpose of building a new screen porch with second floor deck at the rear of the property. (Case No. Z-004-2022)

Mr. Richards introduced the application, and his request to add a new screen porch and second floor deck at the rear of their property within the shore yard setbacks. There is an existing deck at the rear of the property that was likely built without a permit. The deck is straining the house, and the request is to fix the structural issues and add usable living space. The property is within the front and shore yard setbacks, with limited space to build in the side yard. Many of the neighbor's homes are in the same position with limited space to build. The screen porch will provide additional living space for the young family and dogs. Five letters of support were received, and these were included in the meeting packet. There were no other appearances and the public hearing was declared closed.

Consideration of Action: Patrick and Sarah Richards, 1408 Neponset Trail are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(d) Shore Yard Setbacks for the purpose of building a new screen porch with second floor deck at the rear of the property. (Case No. Z-004-2022)

Mr. Schweiger asked for clarification regarding the plans, and how the proposed layout differs from the current structure. Mr. Richards responded that the proposal is no closer to the shore, although it would cover a greater area. Questions were raised by the Board regarding the construction date of the property, and when the existing deck was added. Ms. Piliouras and Ms. Steele asked about the safety of the structure. Mr. Richards responded that there is a large cantilever (4') and there are a number of examples of odd construction methods across the property.

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Board members discussed the proximity of the addition to the meander line. The applicant responded that the channel does not follow a straight line, making comparisons difficult and also limiting the potential impact. Mr. Conrad asked about grandfathered status for the structure. Planner Plowman responded that the structure is being expanded and it will lose its non-conforming status meaning a variance is needed. A grandfathered status would allow for a hypothetical rebuild of the deck, but not an expansion. The applicant also addressed questions about impervious space on the lot and potential flooding issues. The first floor screen porch would be about 2' off the ground (in-line with the rest of the house) with a dead space beneath the porch for water to fill.

Ms. Steele shared that the lots on Belle Isle are unique, and make rebuilding difficult without some sort of variance. There was discussion of the hardship, given the unique property limitations. Ms. Piliouras added her concern that it is a safety issue, and that something should be done to address this. The applicant added their desire for another exit from the second floor other than the centrally located staircase. He added that they are trying to maximize the spaces in the house, and find extra living space. Ms. Piliouras asked about the area of the existing deck, and surmised rebuilding in the same footprint would be burdensome and preventing a permissible use.

A motion was made by Ms. Steele, seconded by Ms. Piliouras to approve the request for a shore yard setback variance to construct a new screen porch with second floor deck. The hardship is present through the unnecessary burdensome cost to rebuild a challenging deck. Removing the deck completely would be preventing a permissible use. The physical property limitations are through the unique lot and location of the house on the lot. There is no harm to the public interest, and five letters of support from adjacent neighbors have been received.

The motion carried unanimously.

Upcoming Meetings:

Planner Plowman shared that he has not received any applications for the June 16 meeting and is planning to cancel.

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

None.

Updates/Discussion on Sustainability Efforts:

None.

Adjournment:

A motion by Mr. Conrad, seconded by Ms. Piliouras, to adjourn carried. (6:31 pm)

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