



CITY OF MADISON  
ZONING BOARD OF APPEALS  
VARIANCE APPLICATION

\$300 Filing Fee

Type or print legibly using blue or black ink.

Address of Subject Property: 5158 Spring Ct. Madison, WI 53705

Name of Owner: \_\_\_\_\_

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Applicant (Owner's Representative): Octavio Galvez

Address of Applicant: 3261 Forest View Rd. Rockford IL, 61109

Daytime Phone: (815) 319-0401 Evening Phone: \_\_\_\_\_

Email Address: mgmoctaviogalvez@gmail.com

Description of Requested Variance:

Requesting a variance allowing garage to be located within a setback with a hardship provided.

See reverse side for more instructions.

OFFICE USE ONLY	
Amount Paid: <u>\$300.00</u>	Hearing Date: <u>7-21-22</u>
Receipt: <u>120159-0009</u>	Published Date: <u>7-14-22</u>
Filing Date: <u>10-23-22</u>	Appeal Number: <u>LNOVAR-2022-00004</u>
Received By: <u>NJK</u>	GQ: _____
Parcel Number: <u>070918401038</u>	Code Section(s): <u>28.043(2)</u>
Zoning District: <u>TR-C2 WP-14</u>	_____
Alder District: <u>19-FURMAN</u>	_____

## Standards for Variance

The ZBA will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The house sits too close to the road making a detached garage difficult to put in within the setbacks. Part of the existing garage sits in the right of way. With the existing garage as close as it is to the road there is very limited parking. Moving the garage any further back blocks natural light from entering the home.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

The proposed detached garage will sit further back allowing parking within the proposed driveway. Owner currently has to park alongside of road. It would also get rid of a blind spot for neighbors pulling out of their driveways.

3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

Proposed garage would not prevent use of the property for a permitted purpose.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

Setting this proposed garage in the location it is allows for natural light to come through the front of the house while allowing for parking in front of it.

5. The proposed variance shall not create substantial detriment to adjacent property.

The proposed variance does not create detriment to adjacent properties

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The proposed variance is in line with the character of the immediate neighborhood.

# Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

<input type="checkbox"/>	<b>Pre-application meeting with staff.</b> Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.		
<input type="checkbox"/>	<b>Site plan</b> , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Lot lines.</li> <li><input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.</li> <li><input type="checkbox"/> Approximate location of structures on properties next to variance.</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features.</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred).</li> <li><input type="checkbox"/> North arrow.</li> </ul>		
<input type="checkbox"/>	<b>Elevations</b> from all directions showing existing and proposed. Show the existing structure and proposed addition(s).		
<input type="checkbox"/>	<b>Interior floor plan of existing and proposed structure</b> , if required. Most additions and expansions will require floor plans.		
<input type="checkbox"/>	<b>Front yard variance requests.</b> Show the front yard setback of all other properties on the same block face.		
<input type="checkbox"/>	<b>Lakefront setback variance requests.</b> Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.		
<input type="checkbox"/>	<b>Variance requests involving slope, grade, or trees. Show:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Approximate location and amount of slope.</li> <li><input type="checkbox"/> Direction of drainage.</li> <li><input type="checkbox"/> Location, species and size of trees.</li> </ul>		
<input type="checkbox"/>	<b>Email digital</b> copies of all plans and drawings to: zoning@cityofmadison.com.		
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.		
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge that any statements implied as fact require evidence.		
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.		
<table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 70%;"><b>Property Owner's Signature:</b> <u>Alex Aitch</u></td> <td style="border: none; width: 30%;"><b>Date:</b> <u>6/23/22</u></td> </tr> </table>		<b>Property Owner's Signature:</b> <u>Alex Aitch</u>	<b>Date:</b> <u>6/23/22</u>
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----- (Office Use Only) -----

## DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for \_\_\_\_\_ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

**The Zoning Board of Appeals:**     **Approved**                       **Denied**                       **Conditionally Approved**

**Zoning Board of Appeals Chair:** \_\_\_\_\_ **Date:** \_\_\_\_\_

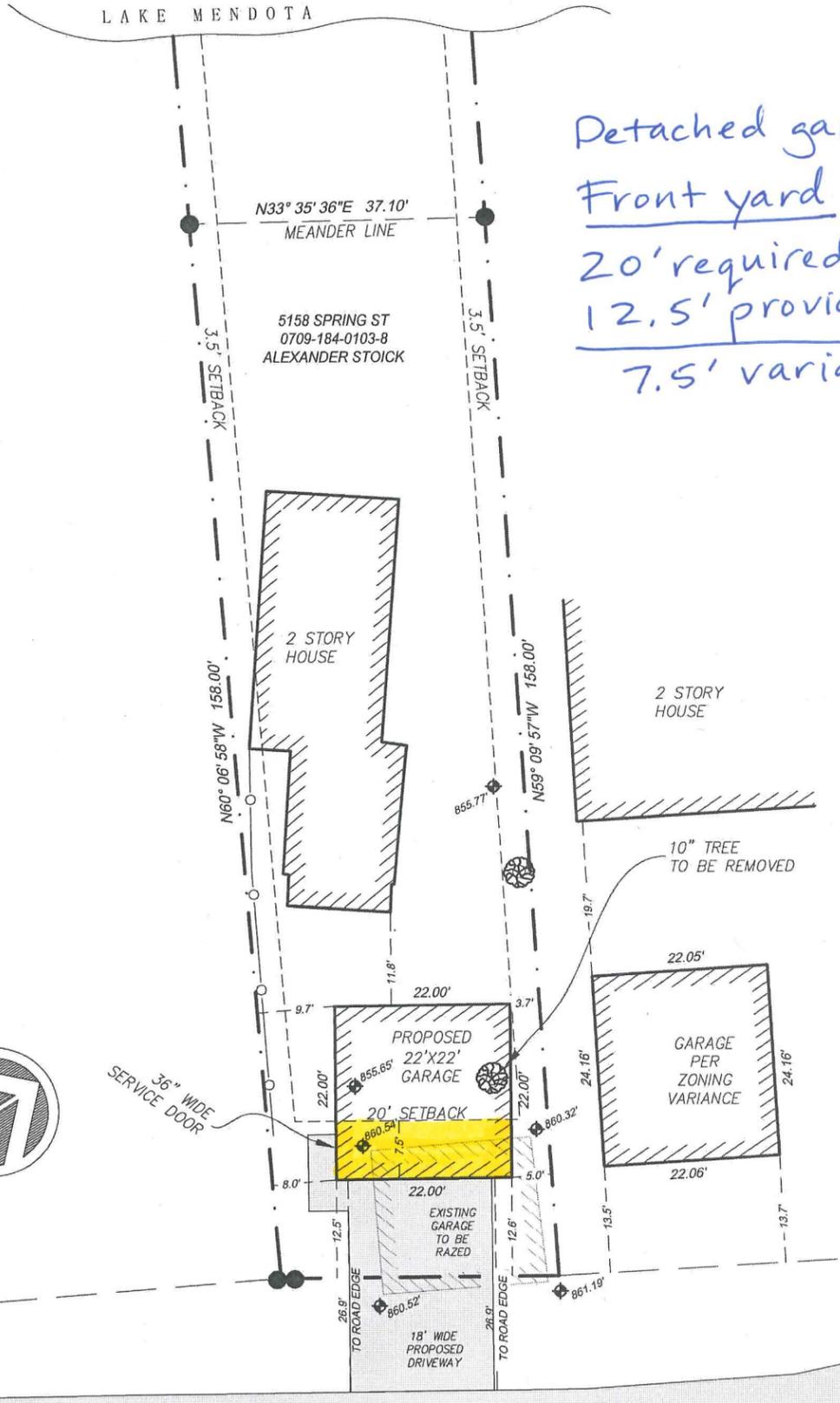
# SITE PLAN

SOUTHWESTERLY 1/2 OF LOT 20, BLOCK 1, SPRING HARBOR

LAKE MENDOTA

*Detached garage  
Front yard  
20' required  
12.5' provided  
7.5' variance*

BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM NAD 83 (2011)



**SPRING COURT**  
Right of Way Varies

- NOTES:**
- Existing garage to be razed
  - Building setbacks per City of Madison Zoning District TR-C2
  - All elevations are existing grade
  - All structures measured to facade
  - Found no record of flood plain on parcel
- FOUND SURVEY MONUMENT
  - - - - - PROPERTY LINE
  - - - - - BUILDING SETBACK
  - \_\_\_\_\_ RIGHT OF WAY

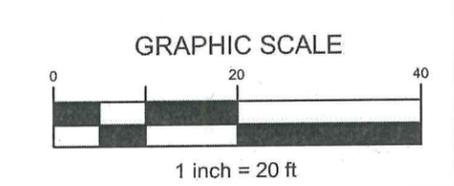


**SURVEYOR'S CERTIFICATE:**

I, Adam Gile, Professional Land Surveyor S-3162, do hereby certify to the best of my knowledge and belief, that I have, by the direction of MGM-K Contractors, fully complied with the provisions of AE-7 of the Statutes of Wisconsin. I further certify that the lands described hereon were surveyed and mapped under my control and direction and that this map is a correct and accurate representation of the described lands.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Adam Gile, P.L.S. No. S-3162, CFedS No. 1822



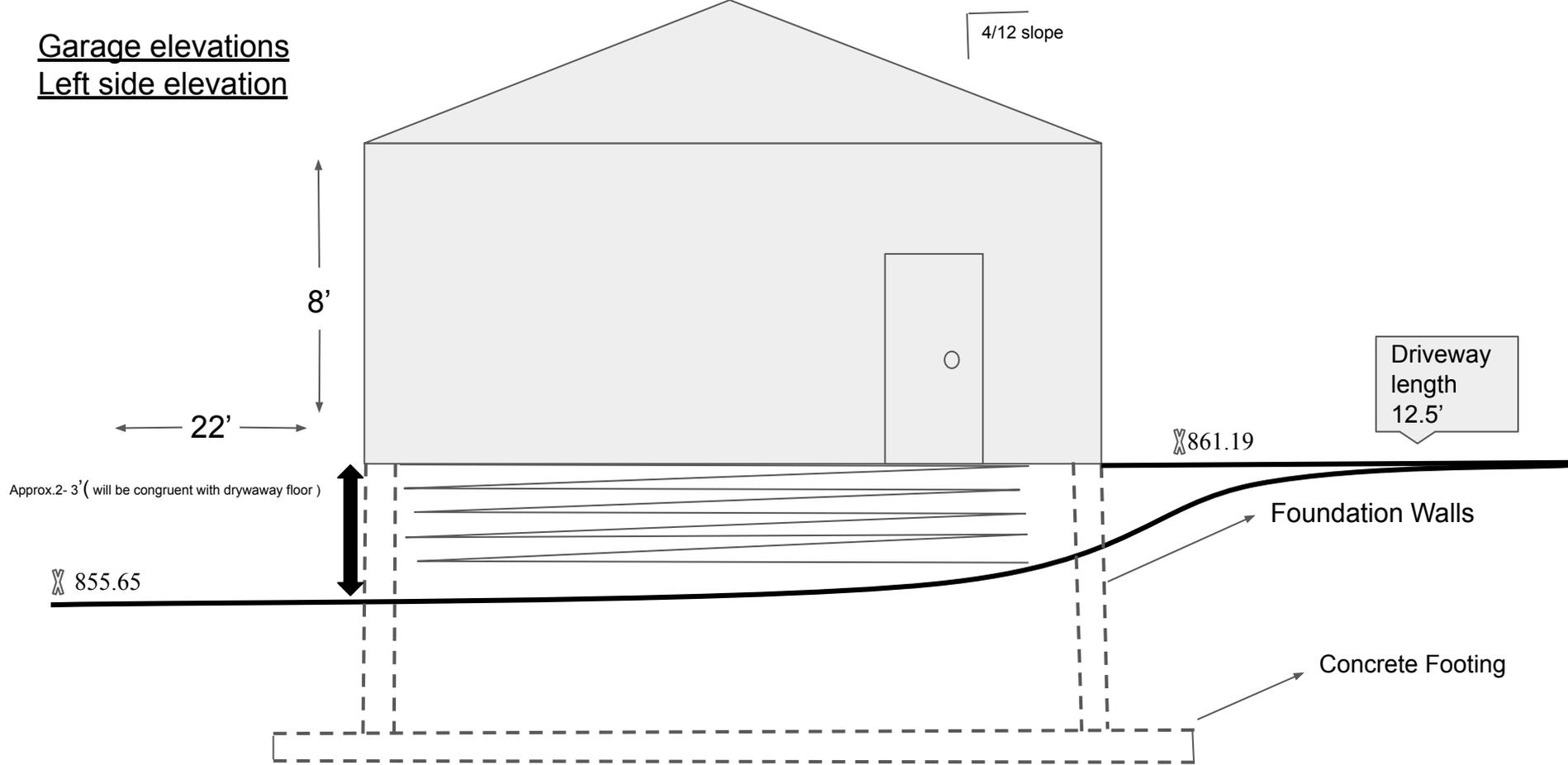
**SURVEYED FOR:**  
Octavio Galvez  
MGM-K Contractors  
3261 Forest View Ct  
Rockford, IL 61109

**SURVEYED BY:**  
Gile Land Surveying  
1870 Paddock Place  
Fitchburg, WI 53575

**DATE OF FIELD WORK:**  
5/13/2022



Garage elevations  
Left side elevation



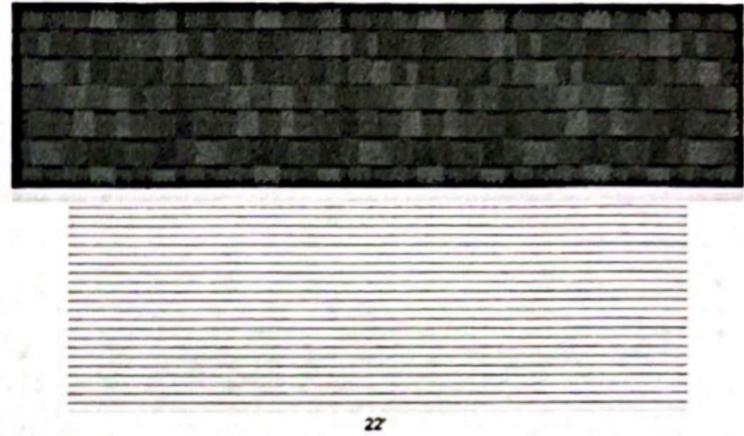
# Wall Configurations

\*Illustration may not depict all options selected.

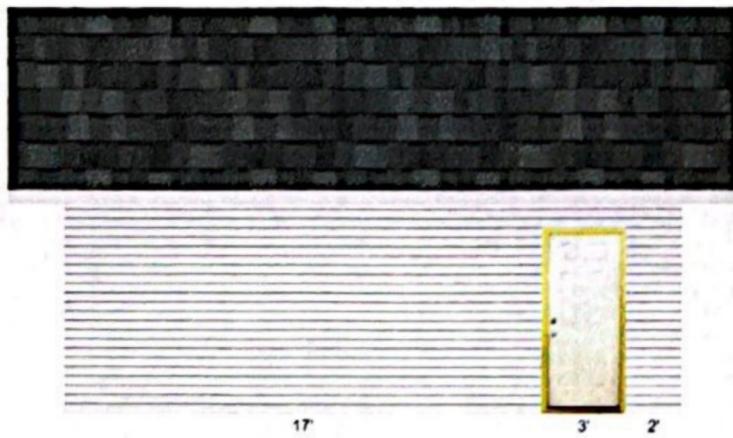


**ENDWALL B**

Ideal Door®; 4-Star 16' x 7' White Select Value Insulated

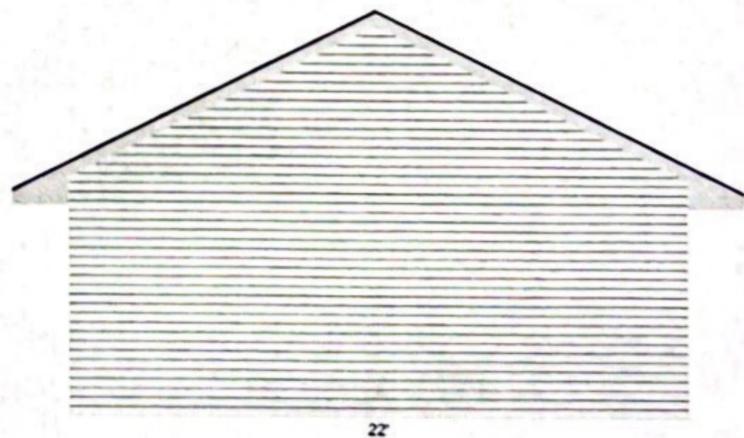


**SIDEWALL D**



**SIDEWALL C**

Commander®; 36"W x 80"H Primed Steel 6-Panel

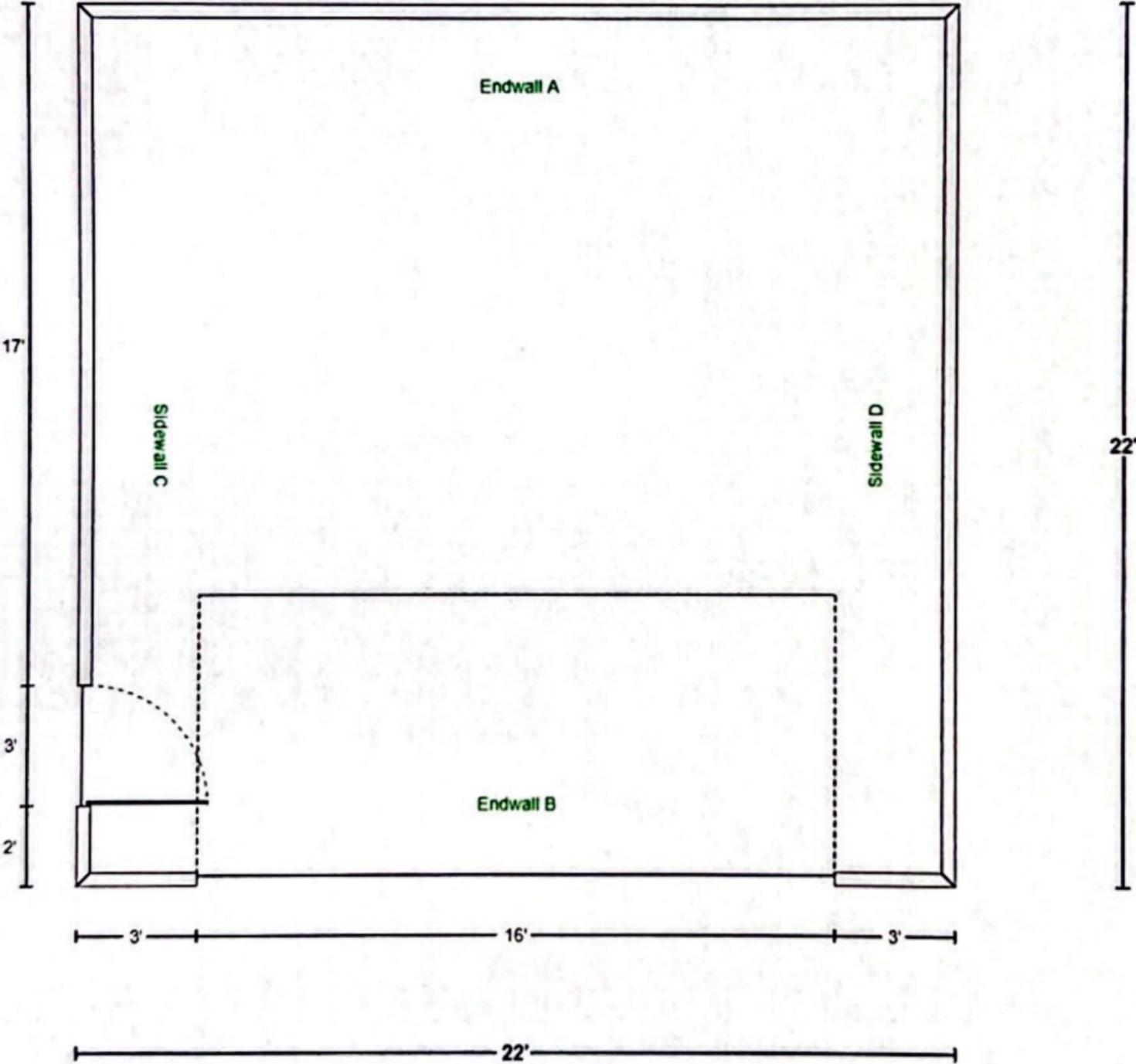


**ENDWALL A**

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.

For other design systems search "Design & Buy" on Menards.com

# Garage Image



For other design systems search "Design & Buy" on Menards.com