



CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$300 Filing Fee

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Address of Subject Property: 909, 911-915 Jenifer Street

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Peter Rott / Isthmus Architecture, Inc.

Address of Applicant: 2453 Atwood Ave., Suite 209
Madison, WI 53704

Daytime Phone: 608-294-0206 Evening Phone: 608-807-6633

Email Address: rott@is-arch.com

Description of Requested Variance: _____

The request is for a variance to the side-yard setback of 10'-0" on the Southwest property line. The pre-existing building is 8'-6" from that property line. The building is one of the earliest dwellings constructed in the neighborhood, well over 100 years old. To continue to use this building, a rear addition is planned that would extend the building footprint by 24'-8" along that property line. The addition is to provide required ADA units and access to the project which combines two existing buildings in a housing co-op. The request is to allow the Southwest face of the addition to align with the existing non-conforming at 8'-6" from the property line.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300.00
Receipt: 110431-0036
Filing Date: 6.17.21
Received By: NJK
Parcel Number: 0709-134-0511.8
Zoning District: HIS-TL TR-V2
Alder District: 10 - BENFORD

Hearing Date: 7.15.21
Published Date: 7.8.21
Appeal Number: LNDVAR-2021-00011
GQ: OK
Code Section(s): 28.048(2)

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:

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

The two pre-existing buildings that have been approved for merged zoning and new conditional use ~~is unique. The buildings are legally non-conforming as~~ pertains to side-yard setback. The existing side yard provides sufficient access to the rear yard.

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 project at this site conforms to all other setbacks. It seeks only to allow for a new ~~addition to be aligned with that of the existing legally non-conforming building on the western~~ side yard for the purposes of practicality and interior functionality as pertains to providing code compliant ADA units and ADA access. The project has been reviewed and approved for state and federal historic tax credits and a CDBG grant by the City of Madison.

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.

Due to the rezoning of this property and proposed multifamily use, the footprint of the proposed addition is as compact as building code will allow. The addition allows the sustainable reuse of two historic buildings by incorporating required ADA accessibility in the new addition.

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.

The request comes as a result of trying to keep a legally non-conforming existing structure and ~~provide~~ required ADA improvements that cannot reasonably be made within the existing structure without sacrifice to the historic integrity of the structure, located within a designated historic district.

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

The proposed request should have no substantial effect on the adjacent property as it only effectively extends the building footprint by 20 feet toward the rear yard. The neighboring building rear currently aligns with the subject building.

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

The intent is to preserve the historic character of the structure. The design has been thoroughly reviewed and given approval by the WI Historical Society and the National Parks Service for state and federal historic tax credits.

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator. <u>Meeting held on 6/16/2021 via Zoom</u>
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines <input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred) <input type="checkbox"/> North arrow
<input checked="" type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans).
<input type="checkbox"/>	Front yard variance requests only. Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	Lakefront setback variance requests only. Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input type="checkbox"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	CHECK HERE. I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature:



Date: 6/16/2021

----- (For Office Use Only) -----

DECISION

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

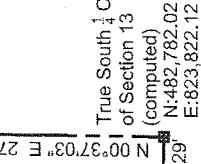
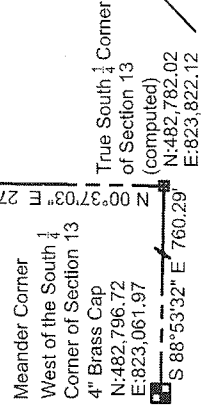
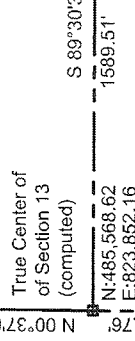
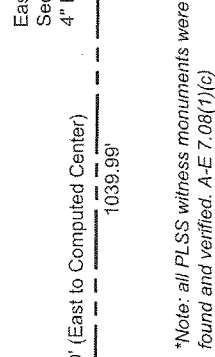
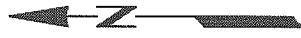
The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair:

Date:

LOCATED IN:

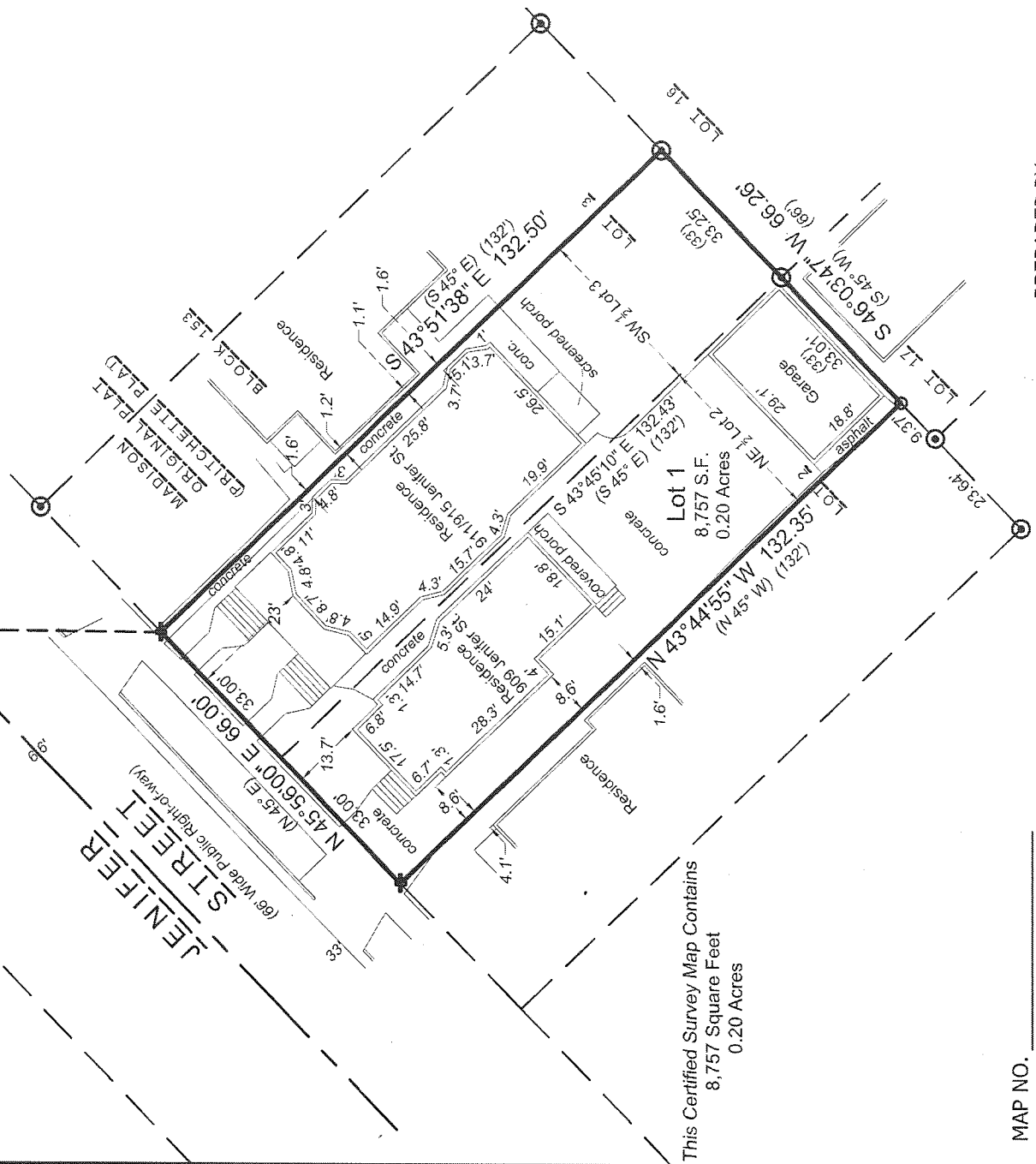
BEARINGS ARE BASED ON THE DANE
COUNTY COORDINATE SYSTEM,
WCCS Dane Zone 83 1997 Feet



*Note: all PLSS witness monuments were found and verified. A-E 7.08(1)(c)

LEGEND

-  IRON PIPE FOUND (1 3/8" Outside Diam. unless Noted)
 3/4"x18" SOLID IRON ROD SET
 1.50lbs./LINEAL FOOT.
 SET CUT "+ IN CONCRETE
 () INDICATES RECORDED AS
 DISTANCES ARE MEASURED TO THE
 NEAREST HUNDREDTH OF A FOOT.



This Certified Survey Map Contains
8,757 Square Feet
0.20 Acres

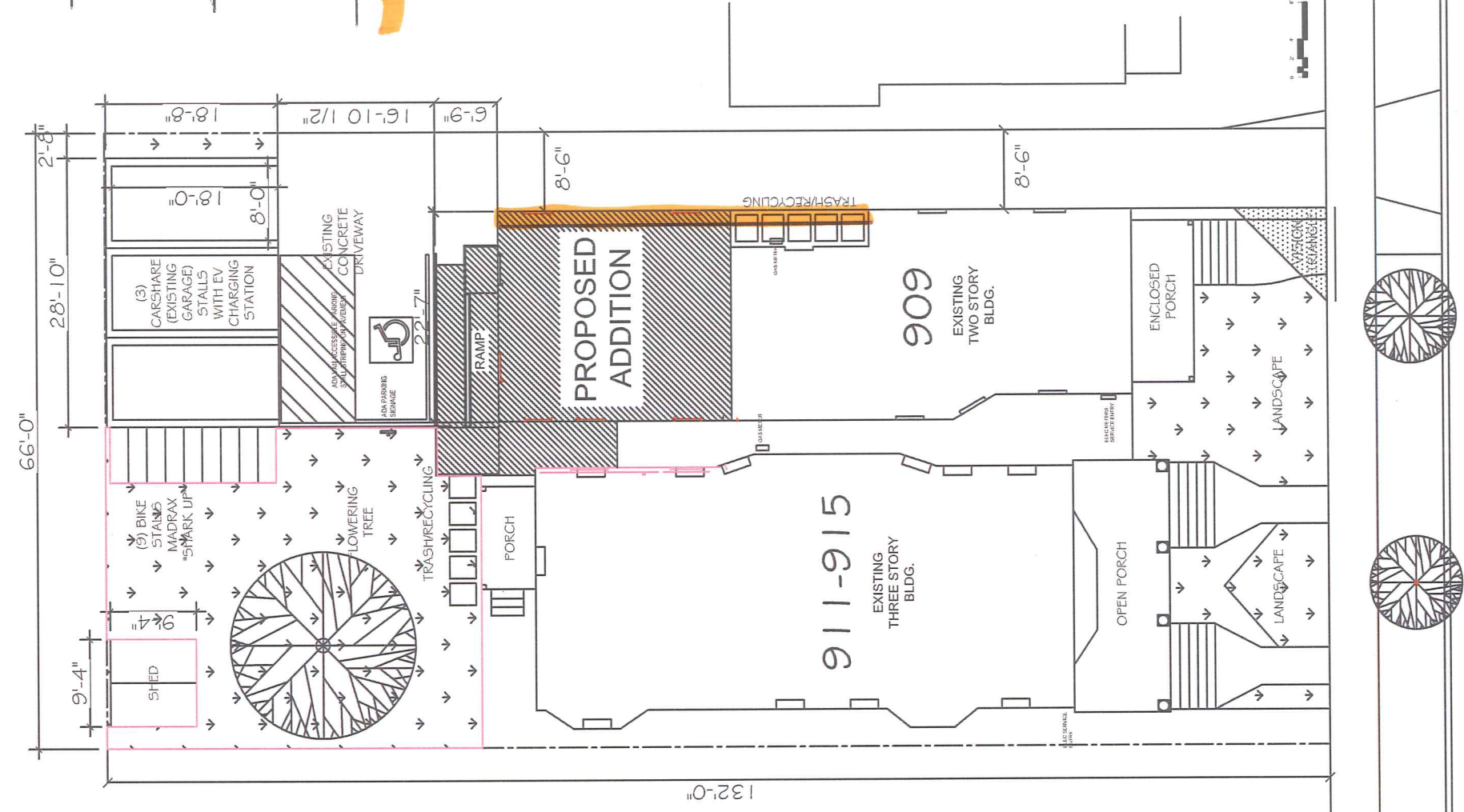
MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

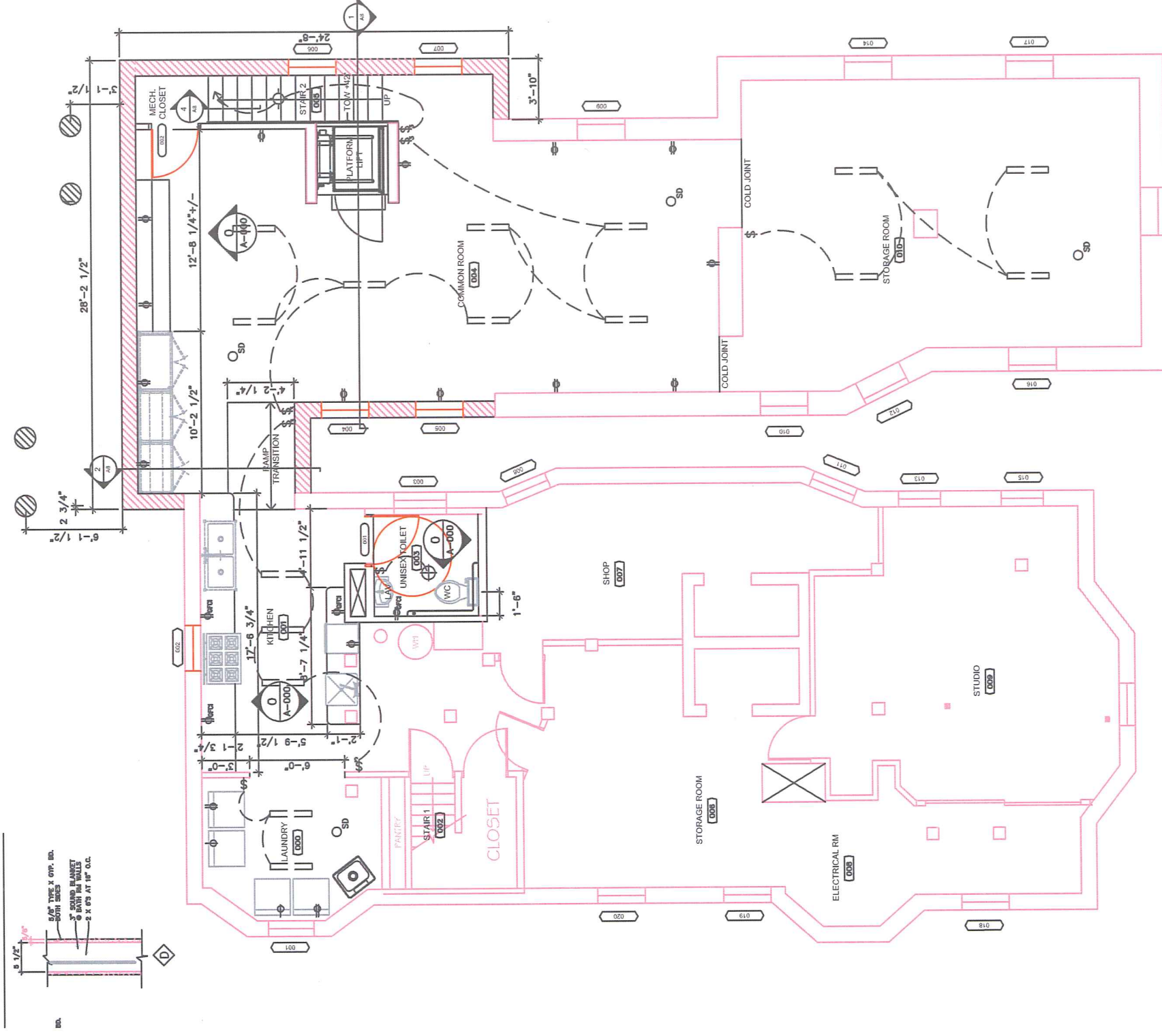
PREPARED FOR:
REFINEJENIFER, LLC
ABBY DAVIDSON
1231 E. DAYTON STREET
MADISON, WI 53703

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

C:\PROJETS\2020\200710-SCHJECTER 909.IENIFER\200710-SCHJECTER 909.IENIFER.csm.dwg

1" - 6" variance

1 SITE PLAN
1/8" = 1'-0"



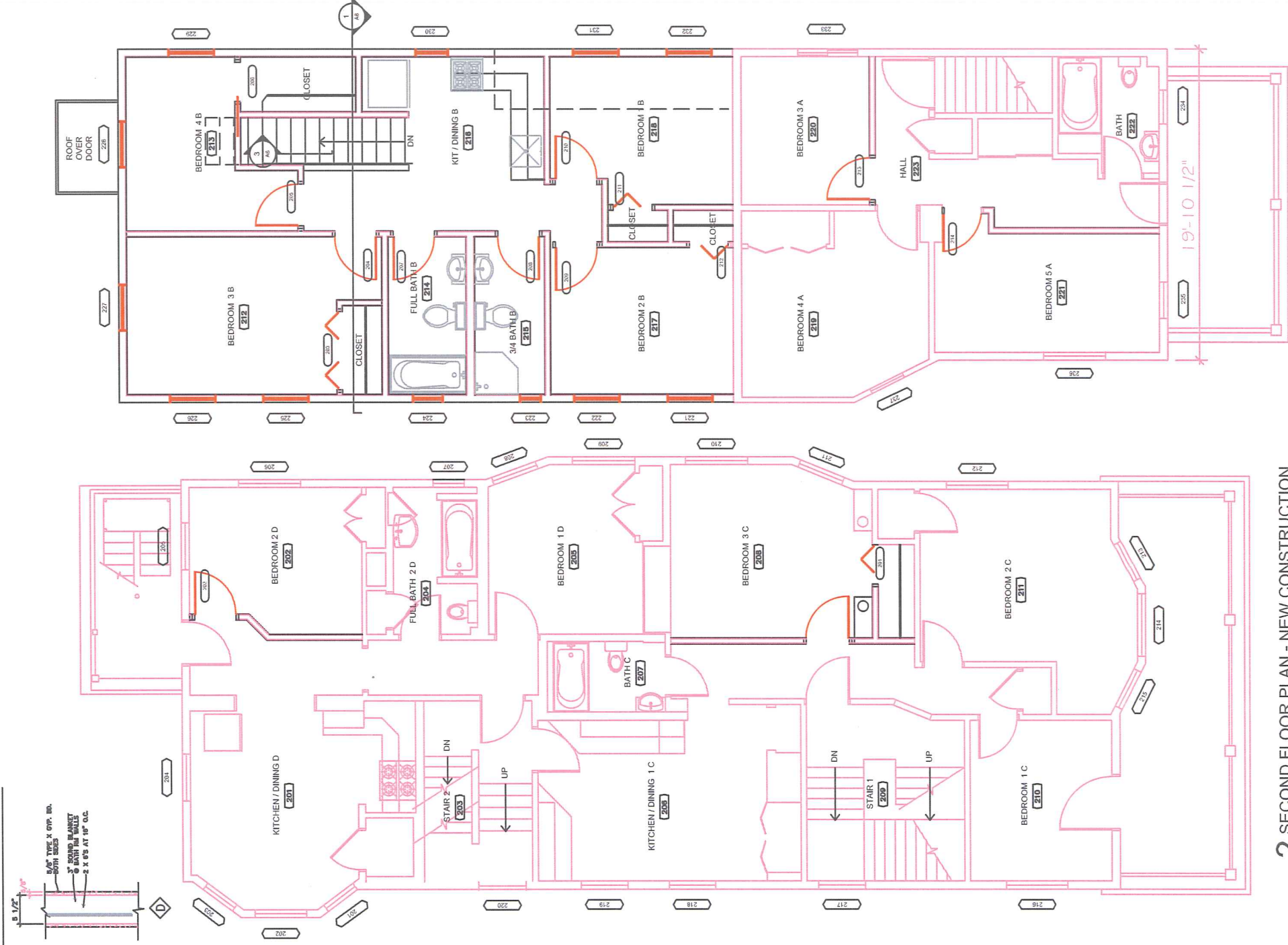
2 BASEMENT FLOOR PLAN - NEW CONSTRUCTION

Drawn By:	pr
Date:	date

PROGRESS SET
04/15/2021

A2

 $1/4"=1'-0"$



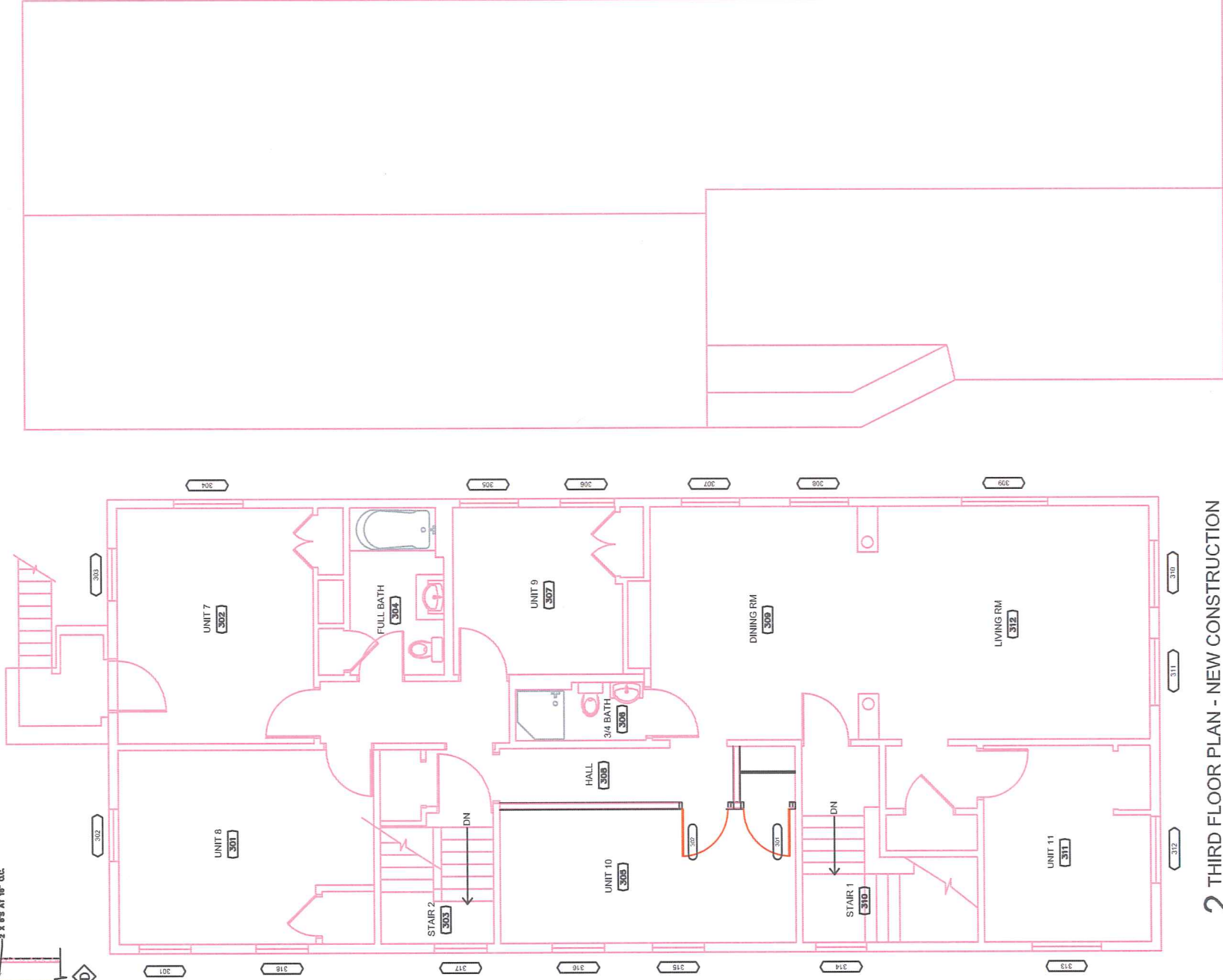
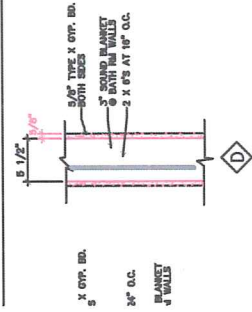
2 SECOND FLOOR PLAN - NEW CONSTRUCTION
1/4"=1'-0"

909, 911-915 JENIFER ST.
Madison, Wisconsin 53703
Historic Rehabilitation

Project No:	2008.02
Drawn By:	prf
Date:	date

PROGRESS SET
04/15/2021

A3



2 THIRD FLOOR PLAN - NEW CONSTRUCTION

1/4"=1'-0"

909, 911-915 JENIFER ST.
Madison, Wisconsin 53703
Historic Rehabilitation

Project No:	2008.02
Drawn By:	pr
Date:	date

PROGRESS SET
04/15/2021

A4

