



**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: 226 Jackson St

Name of Owner: Rachel Bergh

Address of Owner (if different than above): _____

Daytime Phone: (608) 338-8839 Evening Phone: same

Email Address: rachelbergh@yahoo.com

Name of Applicant (Owner's Representative): Rachel Bergh

Address of Applicant: see above

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: Tear down a failing covered open porch and rebuild with a partial enclosed living space/open porch which reuses the front door in same location and installs replica windows, keeping the same look and nearly same dimensions while increasing usability and functionality.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>1-20-22</u>
Receipt: <u>113613-0001</u>	Published Date: <u>1-13-22</u>
Filing Date: <u>10-21-2021</u>	Appeal Number: <u>LNOYAR-2021-00012</u>
Received By: <u>JDP</u>	GQ: <u>OK!</u>
Parcel Number: <u>071006409207</u>	Code Section(s): <u>23.047 (2)</u>
Zoning District: <u>TR-VI</u>	
Alder District: <u>15-FOSTER</u>	

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.

House has furthest setback on face block by 1'4." House is only 1 1/2 story but the lot is not too small, rather because of how the house is placed, there isn't a reasonable way to put an enclosed porch that are common to the area.

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.

Maintains frontyard development alignment. The rhythm of the property matches the inconsistent rhythm of the block face. There is not uniformity and variance will not make it worse.

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.

Would like to expand usability and functionality plus add value consistent with the neighborhood as living in home for 20 years. I'd only like to build it 5'0" deep but that is not functional.

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.

I didn't build it, or subdivide it. I'm just a steward of it today, trying to do the right thing. The ordinance prohibits this structure.

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

The impacts on sunlight and rain will be no different than what exists today.

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

The structure maintains window and door size and character. The proportions are maintained and true to historical intention. Approx 50% of homes have enclosed porches in the same style and type on this street.

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.
<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 checked="" 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 checked="" 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 checked="" 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 checked="" 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: Rachel Bey Date: 10/21/2021

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

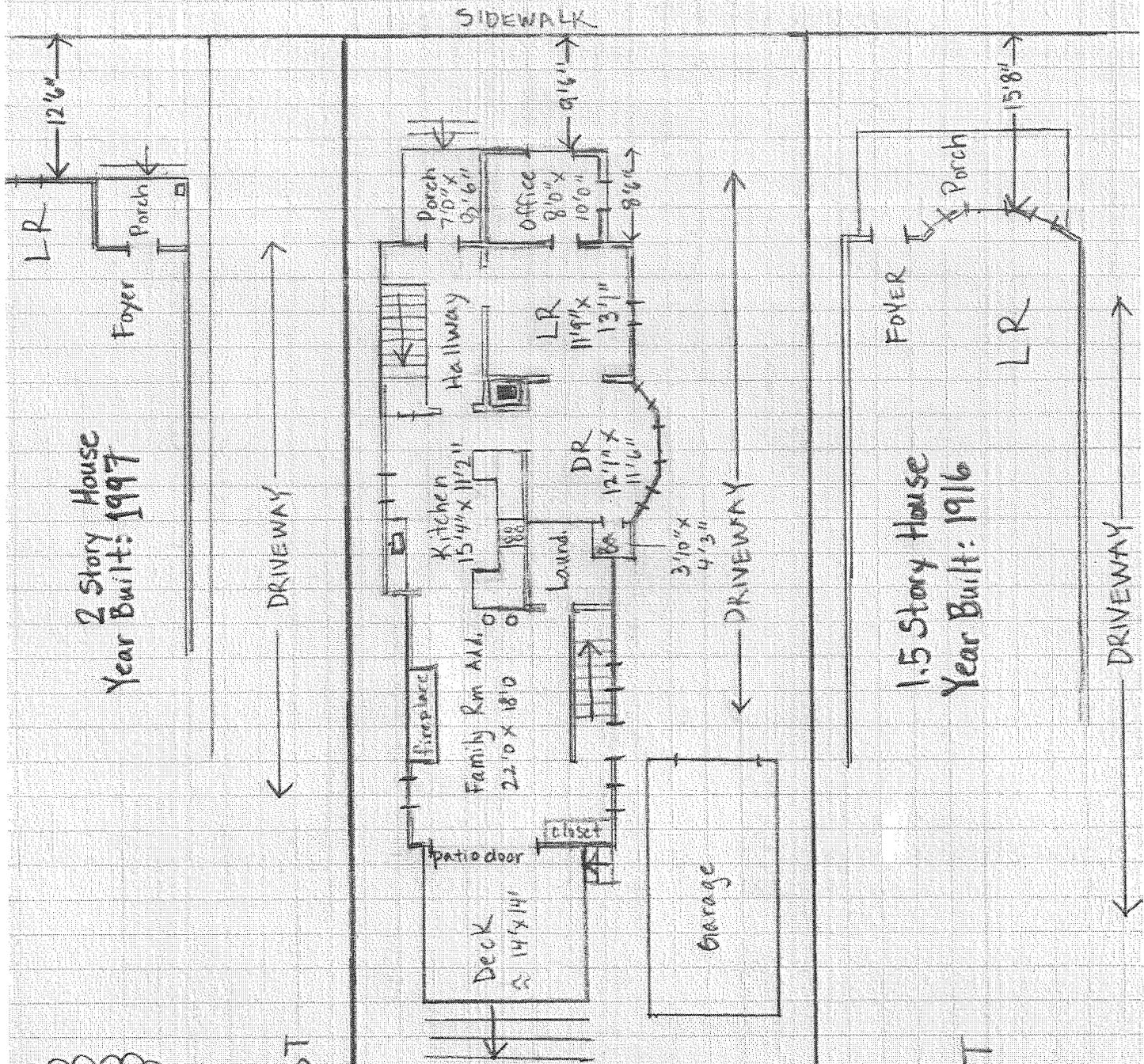
<u>DECISION</u>	
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance.	
Further findings of fact are stated in the minutes of this public hearing.	
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved	
Zoning Board of Appeals Chair:	Date:

SCALE = \square = 3 feet
 N ↑
 TR-VI
 Lot Size = 40' x 120'

Two-story
 single
 family
 Dwelling

Front yard
 setback

12'9" required
 9'6" provided
 3'3" variance
 JACKSON ST
 Year Built: 1916
 1.5 Story House



2 Story House
 Year Built: 1997

1.5 Story House
 Year Built: 1916

222
 JACKSON ST

230
 JACKSON ST

Scale: $\square = 6$ inches



Proposed 8'6" x 18'0" Front Porch Addition @ 226 Jackson St

- old open 7'6" x 18'0" porch will be removed

18'0"

stair
stair

Column

Andersen 2:3 Cottage Sash Ratio
ADH405H Double Hung
3'11/4" x 5'3/4"

Window



Chair

24" x 48"
DESK

10'0" x 8'0" OFFICE ADDITION

Andersen TW2452
double pane
low e w/ screen

2'5 5/8" x
5'4 7/8"

36" clearance from doorway

10'0"

18'0"

Storage
CLOSET

Closet Door

Int. Door 36" x 80"

32" x 80"

7'0" x 8'6" Covered Porch
(Open front + side)

7'0"

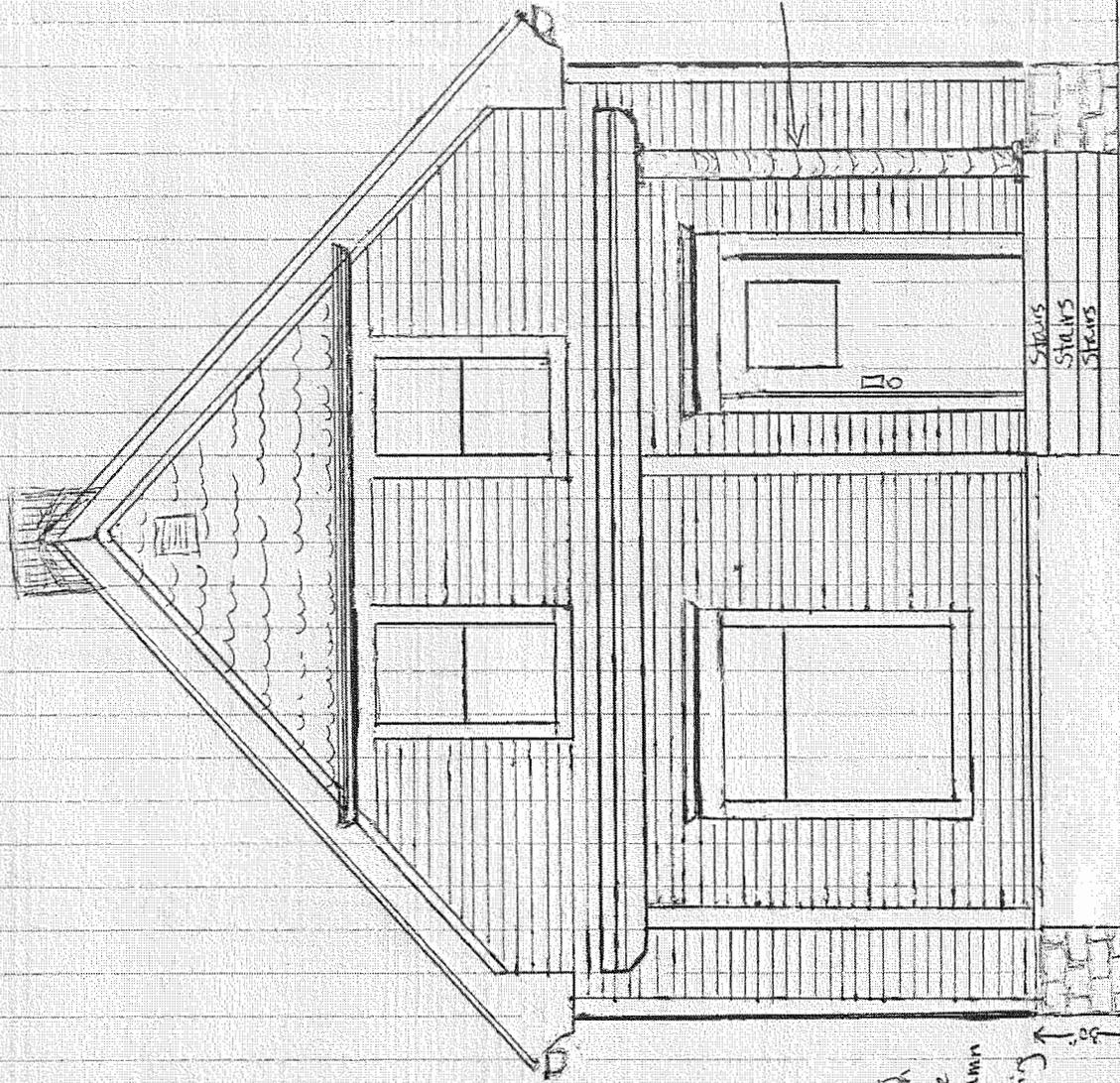
(existing) Exterior

8'6"

226 JACKSON ST

Proposed front Elevation

SCALE:  = 1 foot



Potential Re-use original cylindrical column

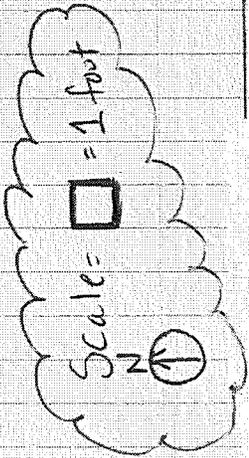
- Siding = CertainTeed Restoration Classic Horizontal Vinyl Triple Birch in Natural Clay
- Aluminum window trim custom bent in Antique Parchment
- Andersen double hung windows in forest birch
- Potential re-use of original column
- Composite decking

Lot Line

Lot Line

226 JACKSON ST

Proposed Side Elevation



DRIVEWAY

SIDEWALK

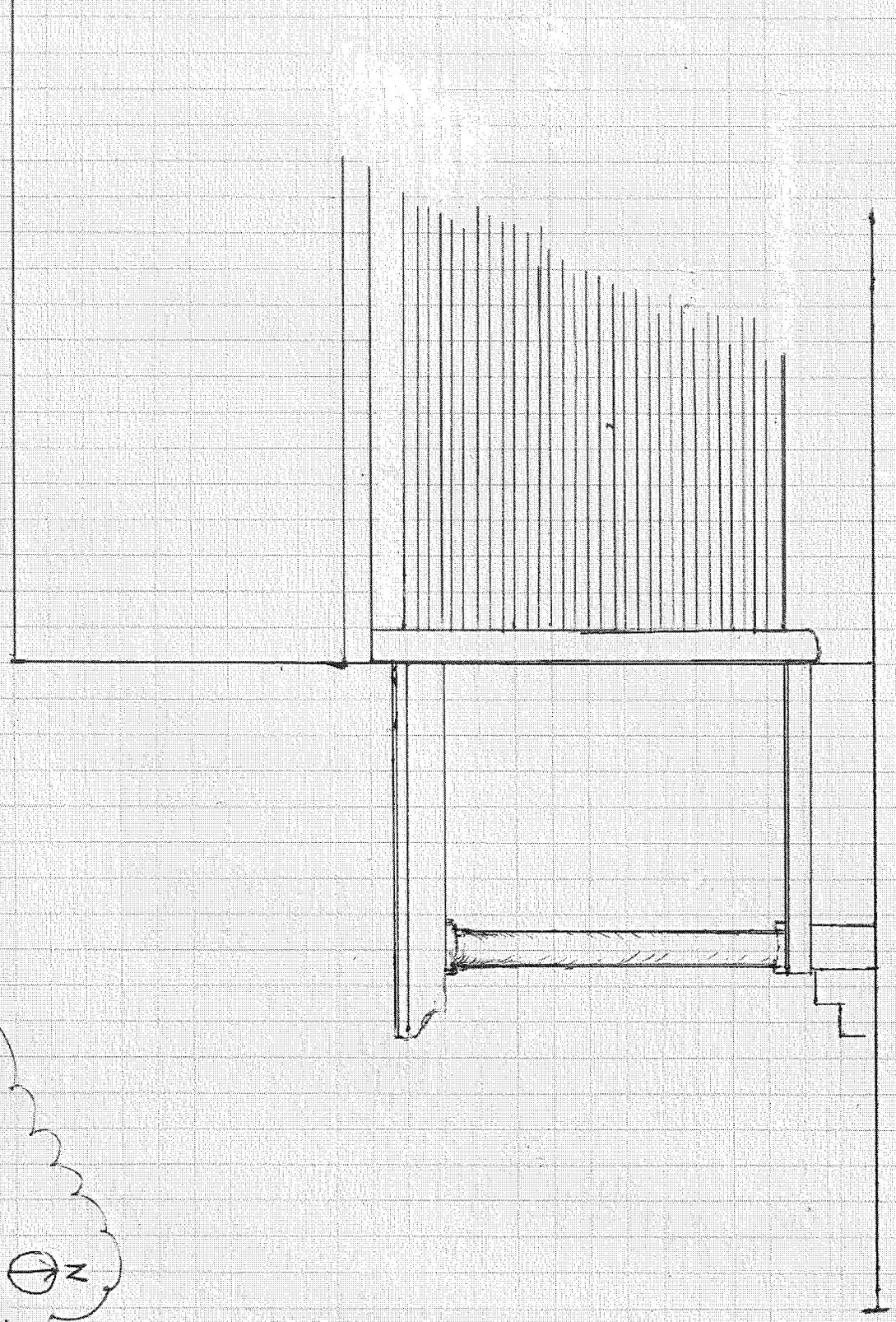
226 JACKSON ST

Proposed Side Elevation

Scale  = 1 foot



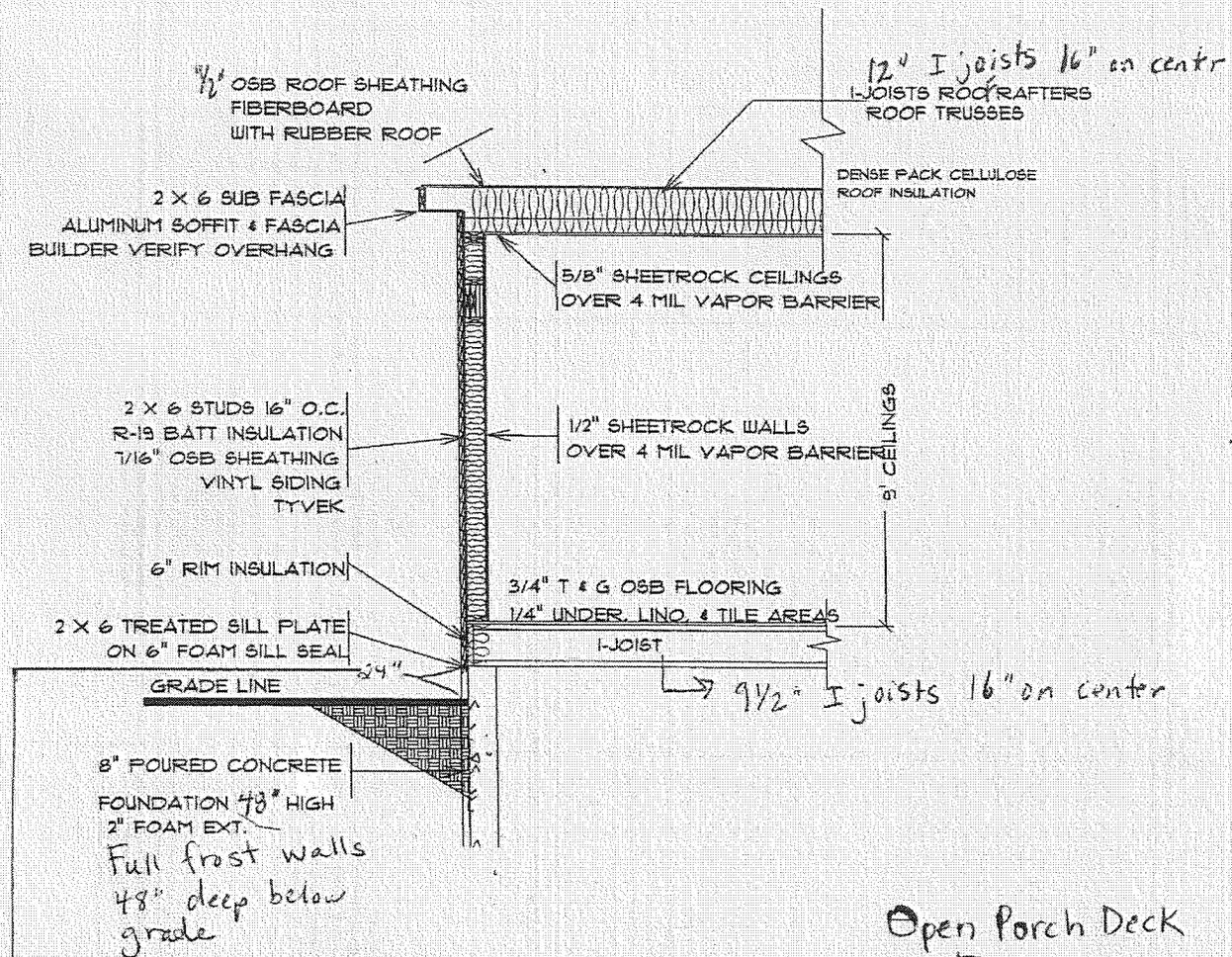
N



SIDEWALK

Wall Section Detail for Proposed 8'6" x 10'0" addition

(Not to Scale)



Open Porch Deck Framing

- Wood framed 7'0" x 8'6" covered open porch with steps includes:
 - 2 x 8 16" O.C. ACQ joists
 - (2) 16" diameter concrete footings to depth of addition frost wall

Approx 24" visible foundation will be covered with a fiberglass reinforced plastic foundation protection similar to rear of property. Raw concrete will be covered.

Note: Skirt around porch will be vertical composite wooden planks/composite lattice whichever material is available with preference toward vertical composite wooden planks replicating current skirting.

