



**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: 5646 LAKE MENDOTA DRIVE ^{MADISON} ₅₃₇₀₅

Name of Owner: NEILA ROBINSON TANYA M. CUNNINGHAM

Address of Owner (if different than above): —

Daytime Phone: — Evening Phone: —

Email Address: —

Name of Applicant (Owner's Representative): MARK H. COLLIN

Address of Applicant: 6609 BOULDER LAKE
MIDDLETON WI 53562

Daytime Phone: (608) 556-8584 Evening Phone: (608) 824-0163

Email Address: mcollin@tds.net

Description of Requested Variance: LAUREL CREST SIDEYARD SETBACKS

* NEW ROOF AT BULK REDUCTIONS

* 2'-0" HIGH WALL EXTENSION AT 2ND STORY BEDROOM

* 1'-6" HIGHER FASCIA HEIGHT AT 1ST STORY ENTRY ROOF

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: <u>\$300</u>	Hearing Date: <u>4-13-17</u>
Receipt: <u>028075-0001</u>	Published Date: <u>4-6-17</u>
Filing Date: <u>3-23-17</u>	Appeal Number: <u>LNDVAR-2017-00004</u>
Received By: <u>PAA</u>	GQ: <u>BK C.U.</u>
Parcel Number: <u>0709 182 030 12</u>	Code Section(s): <u>28.042</u>
Zoning District: <u>TR-C1</u>	
Alder District: <u>19-Clear</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.

* EXISTING STRUCTURE IN SETBACK ON FIFTY FOOT WIDE LOT, PREEXISTING MODERN CODE.

* NOTED GARY BURSE SURVEY SHOWS 2 LOTS OUT OF 11 THIS NARROW.

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.

* BULK REDUCTIONS IN SETBACK INCREASE BUFFER OF LIGHT AND AIR ON LAUREL CREST

* NEW ADDITIONS OCCUR IN BUILDING ENVELOPE ALLOWED.

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.

* HOUSE EXISTS IN SETBACK TO ACCOMMODATE REASONABLE LIVING & SLEEPING AREAS. STRICT COMPLIANCE NEGATES FOUR OF THESE.

* ENTIRE STRUCTURAL SYSTEM REBUILD UNECONOMICAL AND WASTEFUL.

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.

* OWNERS DID NOT BUILD HOUSE IN SETBACK, ITS USEFUL LIFE CONSTRUCTED TO CONTINUE EVEN THOUGH IT WAS BUILT UNDER DIFFERENT RULES IN THE TOWN OF MIDDLETON.

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

* VARIANCE ALLOWS MORE LIGHT AND AIR TO NEIGHBOR ACROSS LAUREL CREST BY ALLOWING NEW ROOFS TO SHUT OFF BULK AT ELEVATIONS LOWER OR/AND FARTHER AWAY.

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

* PRAIRIE STYLE IS TYPICAL FOR NEIGHBORHOOD.

* POLY-ASH EXTERIOR A MODERN UPDATE ON TRADITIONAL WOOD EXTERIORS FOR RESIDENTIAL AUTHENTICITY.

Application Requirements

Please provide the following information (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <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). (Maximum size for all drawings is 11" x 17")
<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). (Maximum size for all drawings is 11" x 17")
<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 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: *M. Collins* *Neila Robinson* *Tanya M Cunningham* **Date:** 3/23/17
(REF.)
 -----(Do not write below this line/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: