

CITY OF MADISON ZONING BOARD OF APPEALS

VARIANCE APPLICATION

\$300 Filing Fee

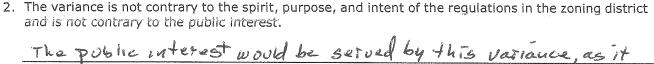
Ensure all information is typed or legibly printed using blue or black ink.

Address of Subject Property: 4257 Do	neaster Dr
and the second s	ottau
Address of Owner (if different than above):	
Daytime Phone: (608) 271 - 1261	Evening Phone: (608) Z71-1Z61
Email Address: dgcottam@yal	00 - Com
•	
Name of Applicant (Owner's Representative):	
Address of Applicant:	
Daytime Phone:	Evening Phone:
Email Address:	
Description of Requested Variance: I request	st a variance to install a crd. I do not own sufficient the house to bring the crd.
	(See reverse side for more instructions)
#⊃. FOR OFFI	CE USE ONLY
Amount Paid: #300 - Receipt: 037077 - 0007	Hearing Date: #-30-19 12-19-17 Published Date: 12-7-17
Filing Date: 11 6 - 17	Appeal Number: LNOVAR - 2017-00020
Received By: MWT	GQ: <u>ዕ</u> ሂ
Parcel Number: <u>0709 - 324 - 1214 - 5</u> Zoning District: TR-C2	Code Section(s): $2 + 6.043(2)$
Alder District: 10 - Cheeks	

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 lot is 40' wide. There are approximately 6' between
	The house and the eastern lot line. These are approximately
	5' between the hoose and the western lot line.



The public interest would be served by this variance, as it would mean one less car parked on the street.

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.

strict compliance with the ordinance would present me by from having a driveway.

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 am the only person with an interest in the property.

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

The proposed variance will benefit adjacent properties as it will allow me to get my ear off thestreet.

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

The houses at 4253 Doncaster and 4245 Doncaster both bave Driveways in the front yard.

Application Requirements

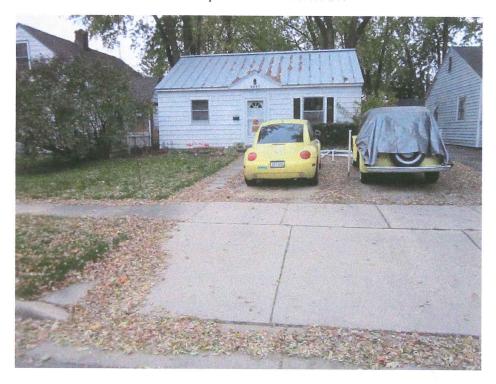
Please provide the following Information (Please note any boxes left uncheck below could result in a processing delay or the Board's denial of your application):

Ø	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.
	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"): Lot lines Existing and proposed structures, with dimensions and setback distances to all property lines Approximate location of structures on neighboring properties adjacent to variance Major landscape elements, fencing, retaining walls or other relevant site features Scale (1" = 20' or 1' = 30' preferred) North arrow
	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 $11'' \times 17''$)
	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")
M	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.
	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.
	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
d	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.
Owne	er's Signature: Date: 11-05-17
	(Do not write below this line/For Office Use Only)
	DECISION ard, 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. r findings of fact are stated in the minutes of this public hearing.
	oning Board of Appeals: Approved Denied Conditionally Approved
Zoninc	Board of Appeals Chair:
Date:	, Order

ATTACHMENT TO VARIANCE PROPOSAL FOR 4257 DONCASTER DRIVE



Driveway at 4253 Doncaster Dr.



Driveway at 4245 Doncaster Dr.

PLAT OF SURVEY

Lot Seven (7), Block Twelve (12), Marlborough Heights, in the City of Madison, Dane County, Wisconsin

Single- family home OP - Street Parky Sprice 20.0' Rejuired 6.3' Provided 11.7' DONCASTER DRIVE 30, _0.8' WEST OF LOT LINE DRIVEWAY (40')N 90°00'00" E N 90°00'00" 740.03 N 90°00'00" E 80.03 40.04 PIPE FENCE IS 0.4' EAST OF LOT LINE 120.01 5.0' SCALE: 1"=20 HOUSE # 4257 NOTE: The exterior surface of the buildings ASPHALT shown and dimensioned CHAIN LINK FENCE FENCE IS 0.4' EAST OF LOT LINE is the exterior surface of WIRE, FENCE the siding measured at 0.9' EAST OF LOT LINE the siding trim corners. 0.6' WEST OF LOT LINE-DETAIL LOT 8 LOT 6 LOT 7 NOT TO SCALE 00°38'54" 4799 SQ. FT. 00.36 1.0' WEST OF S -WIRE FENCE 1" PIPE 1" PIPE ," WITH C METAL O -CHAIN LINK FENCE 15.61 42.51' 19.78 CHAIN S 89°57'45" W S 89°57'45' 3/4" PIPE CHAIN LINK FENCE CORNER IS 0.1' NORTH WIRE FENCE AND 0.2' WEST OF LOT CORNER. WIRE-FENCE ENDS 0.2' SOUTH OF LOT CORNER. LOT 15 LOT 16 LOT 17 BLOCK 12 MARLBOROUGH HEIGHTS

SURVEYOR'S CERTIFICATE

I, Ross A. Michaels, Wisconsin Professional Land Surveyor No. 1696, hereby certify that I have surveyed the property described hereon in compliance with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed the physical features shown hereon and that the survey is correct to the best of my knowledge and belief.

Ross A. Michaels, Wisconsin Professional Land Surveyor Field work completed: October 16, 2017

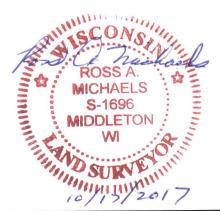
LEGEND

3/4" X 18" REBAR SET

IRON STAKE FOUND, SEE MAP PREVIOUSLY RECORDED DIMENSION ()

BOUNDARY OF PROPERTY SURVEYED OTHER LOT OR RIGHT-OF-WAY LINE

-x--x- FENCE



SURVEYED FOR: Daniel Cottam 4257 Doncaster Drive Madison, WI 53711



Notbohm Michaels Surveying, Inc. 6314 Odana Road Madison, WI 53719 (608) 277-0503

OFFICE MAP NO. 1123-L