



**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: 2615 STEVENS ST. MADISON, WI. 53705

Name of Owner: TOM & DINO CHRIST

Address of Owner (if different than above): 2 MARBLE CIR. MADISON, WI. 53719

Daytime Phone: 608-575-5975 Evening Phone: 608 575-5975

Email Address: DINO15150@yahoo.com

Name of Applicant (Owner's Representative): DINO CHRIST / Bob Coutre

Address of Applicant: Stark Company
SAME AS ABOVE

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: GREEN space in Back yard is short by 140.5 FEET.

BUILDING is staying the same as originally built in 1940.
WE ABANDONED the downstairs apt. & removed store.

BUILDING outside & in is not being changed from its original.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300
Receipt: 3599-0001
Filing Date: 9/30/15
Received By: JLK
Parcel Number: 0709-211-0405-9
Zoning District: IR-C#
Alder District: 5

Hearing Date: _____
Published Date: _____
Appeal Number: _____
GQ: _____
Code Section(s): 28.045 (1)

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.

BUILDING IS A 3-unit BUILDING IN A SINGLE FAMILY NEIGHBORHOOD, PRESENTLY THERE ARE 2-two units BUILDINGS AND A 5unit BUILDING IN THE NEIGHBORHOOD.

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.

WHEN WE MEET WITH ZONING BOARD OF APPEAL WE WILL HAVE GONE THROUGH REZONING FROM 4unit - NON CONFORMING. (Built as a 4unit in 1940's to 3unit. HAVE Support of planning, Zoning, Alder person, Neighborhood Association & NEIGHBORS.

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.

All is in compliance except we are 140.5 sq.ft short of Green space of REAR yard. SEE Attached Interdepartmental correspondence - Matt Tucker Zoning Administrator

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.

Building was built as 4-unit 1940 with 2 Entrances per unit, 4 Kitchens, 4 BATHS, 4 Electric meters, 4 zones for heat. The basement unit is abandoned to make the building a 3-unit.

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

THERE ARE NO physical changes being done to existing EXTERIOR

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

YES, building is exact same as it was in 1940

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. <i>JFK 4/29/15</i>
<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"): <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 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 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: *[Signature]* **Date:** 4/30/15

----- (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:		

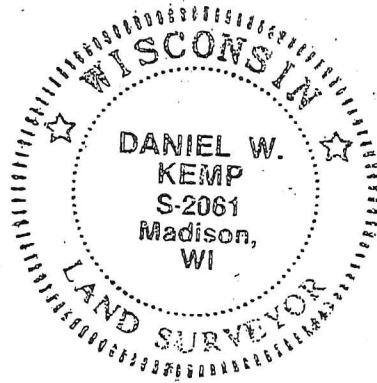
Madison Survey Associates, Inc.

101 Nob Hill Road, Suite 104
Madison, WI 53713

608-276-8886

Fax 276-8883
Mobile 575-6553

Residential and Commercial Mortgage Inspections and Surveys
Registered Surveyors & Expeditors

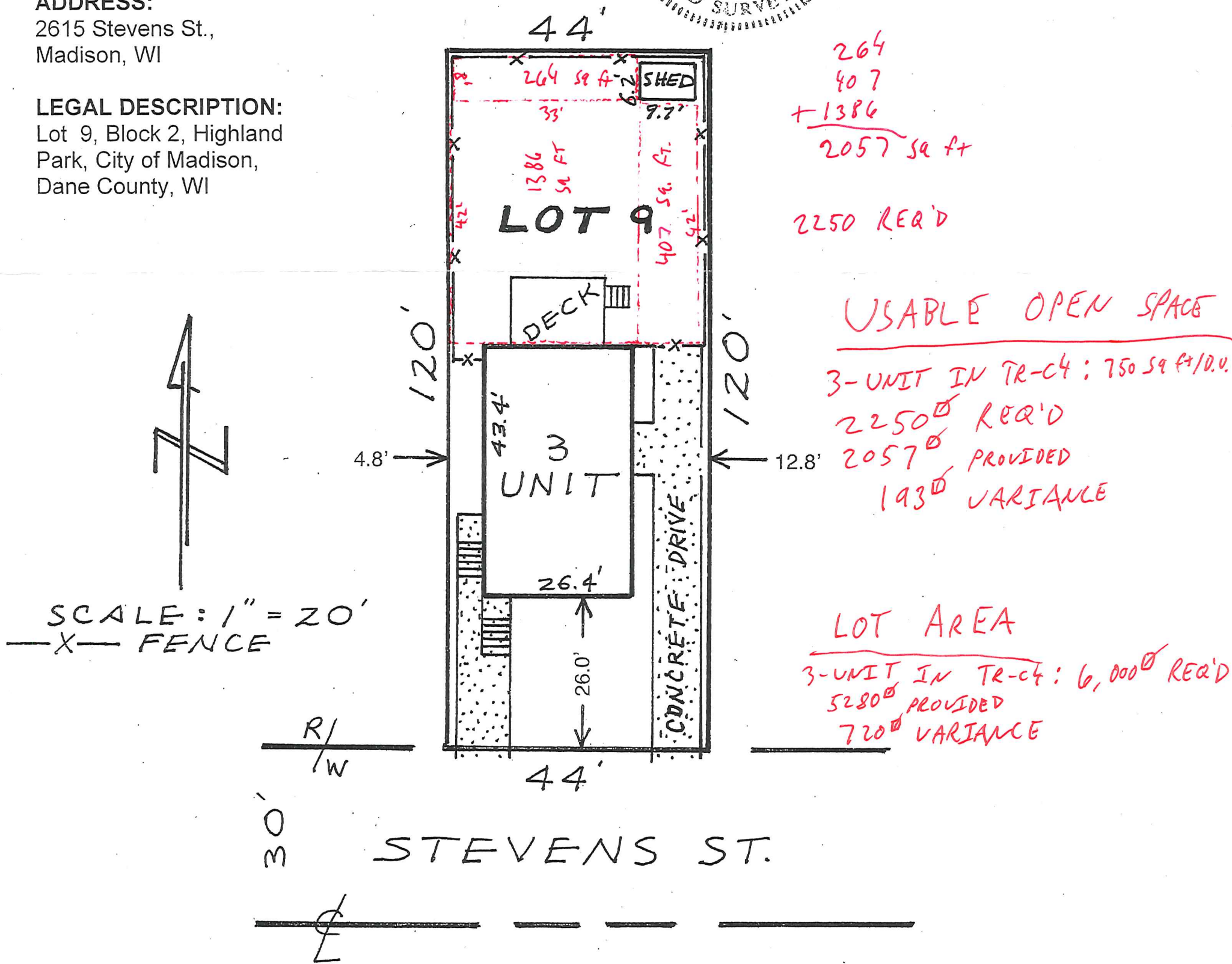


FILE #: 114-12-0172-M

OWNER:
Christ

ADDRESS:
2615 Stevens St.,
Madison, WI

LEGAL DESCRIPTION:
Lot 9, Block 2, Highland
Park, City of Madison,
Dane County, WI



SURVEYOR'S CERTIFICATE:

I have inspected the above described property and to the best of my knowledge and belief the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all permanent structures thereon, fences, apparent easements and roadways, and visible encroachments.

This inspection is made for the exclusive use of Dino and Tom Christ, the owners, and those who mortgage or guarantee title to the above within (1) one year from the date hereof: and as to them I certify the accuracy of said inspection and map, and with their agreement has been made that the requirements of Wisc. Admin. Code {AE 7.01 (3), (5)bc & d, and (6)} are waived as per AE 7.01. This inspection is not intended for future construction purposes and is performed according to description furnished.

Dated this 18 Day of Dec, 2014 Surveyor Daniel W Kemp

Daniel W. Kemp - RLS # 2061

April 30, 2015,

Zoning Board of Appeals

Letter of Intent

It is our intent to rezone 2615 Stevens from TR-C2 to TR-C4 and get a Zoning Variance.

When we meet with Zoning Board of Appeals on May 22, 2015, we will have completed the meeting process with Plan Commission, May 4, 2015, and Common Council, May 19, 2015.

In addition to this application, included is: documents submitted to rezone from TR-C2 to TR-C4, to Plan Commission and Common Council, Interdepartmental Correspondence with calculations by Matt Tucker showing we are short 140.5 square feet of green space in the rear yard, a survey, and Planning Division Staff Report.

Thank you for your consideration,

Dino and Tom Chris

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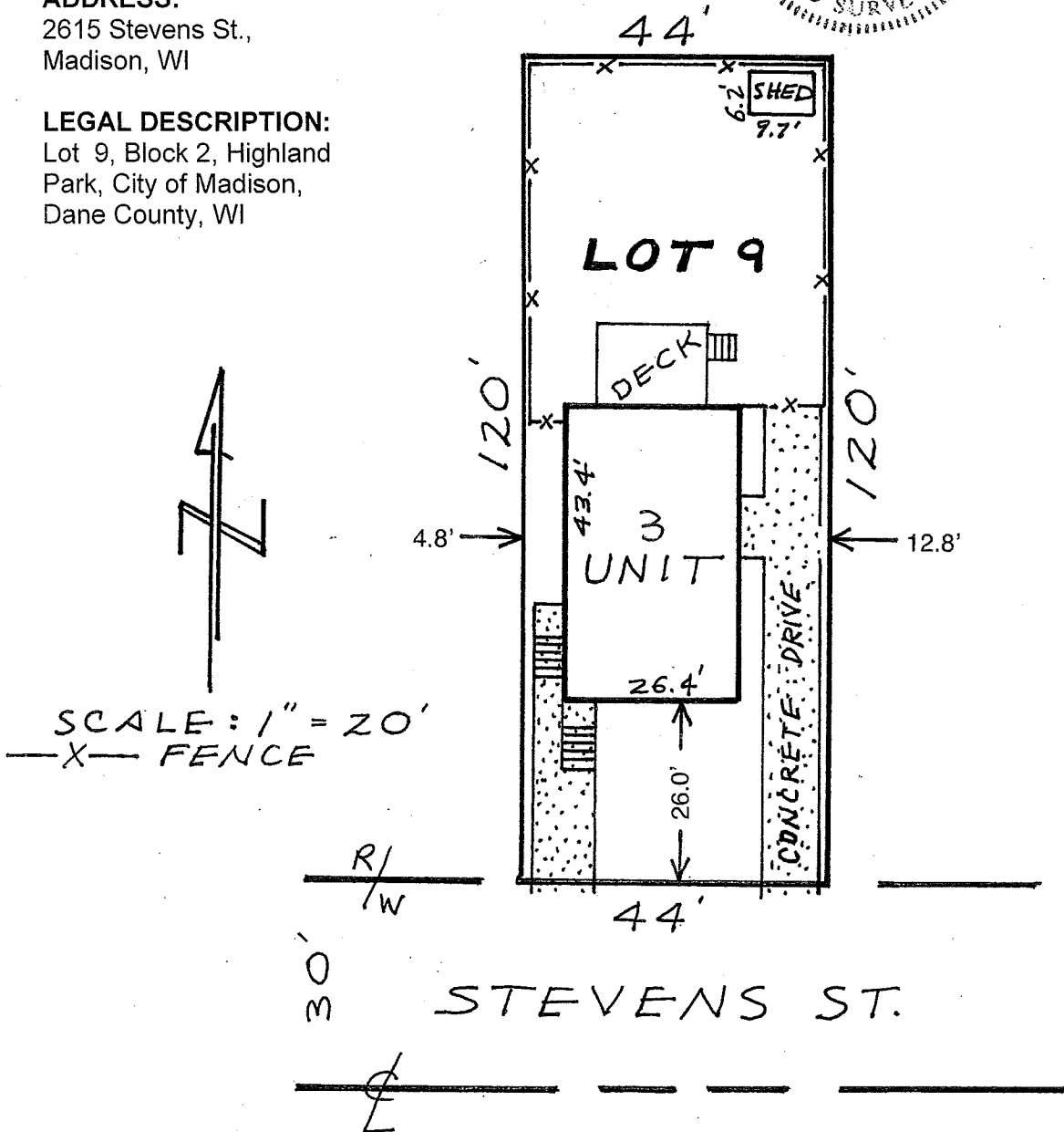


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Dated this 18 Day of Dec, 2014 Surveyor Daniel W. Kemp
Daniel W. Kemp - RLS # 2061

Letter of Intent - Rezoning Request

It is our intent to rezone 2615 Stevens from TR-C2 to TR-C4 and get a Zoning Variance.

2615 Stevens was a legal nonconforming 4-unit building and lost its ability to be used as a 4-unit, and it may only be used for a single family dwelling in the TR-C4 zoning that applies the property. The building was built as a 4-unit in 1940, and cannot be easily modified for reuse as a single family dwelling. The most practical re-use is as a 3-unit, most easily accomplished would be elimination of the basement unit or combining it with the first floor unit. To accomplish this, we request a rezone and probably will need a zoning variance.

Project Team: Dino Christ, Tom Christ and Bob Coutre'.

Existing Conditions: Well maintained 4-unit building with separate electric with a driveway that can park 3 stacked cars, mature landscape, and large fenced rear yard with large deck.

Building Square Footage: 2288 square feet

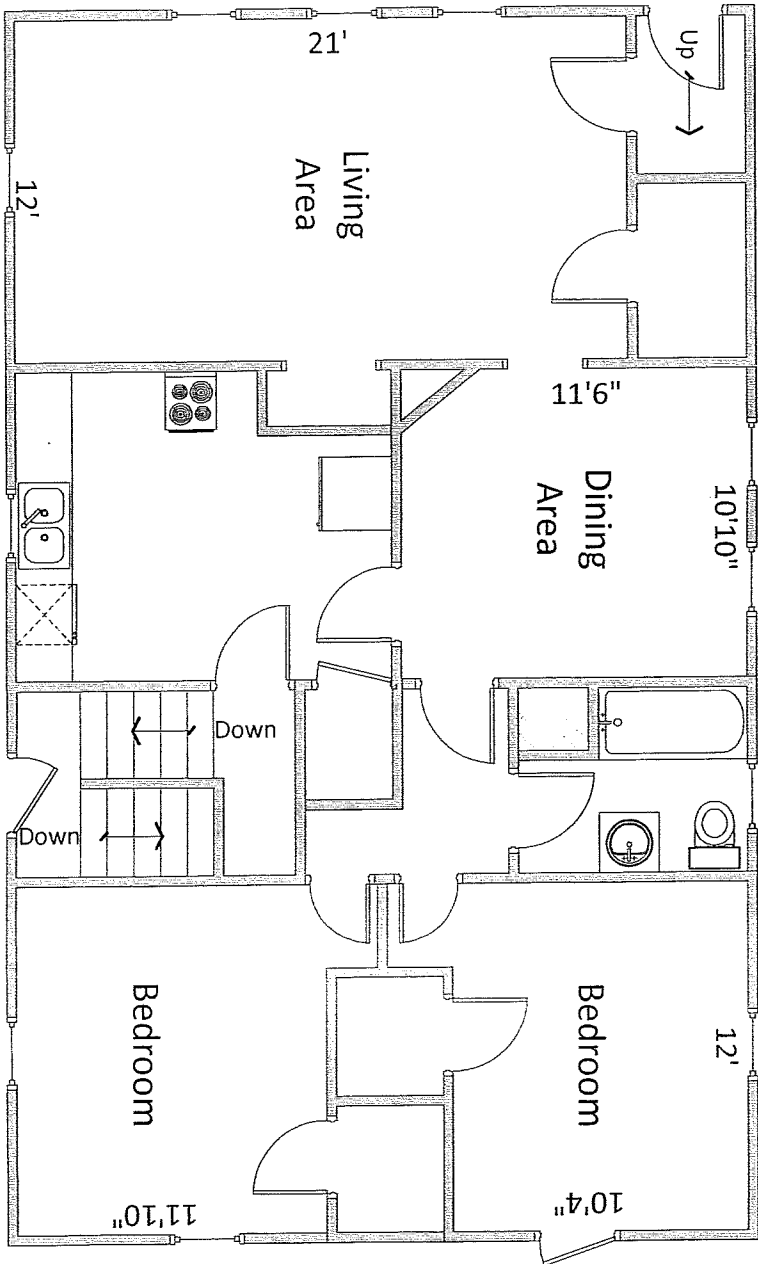
Number of Dwelling Units: Currently 4. Proposed 3.

Parking Stalls: three stacked

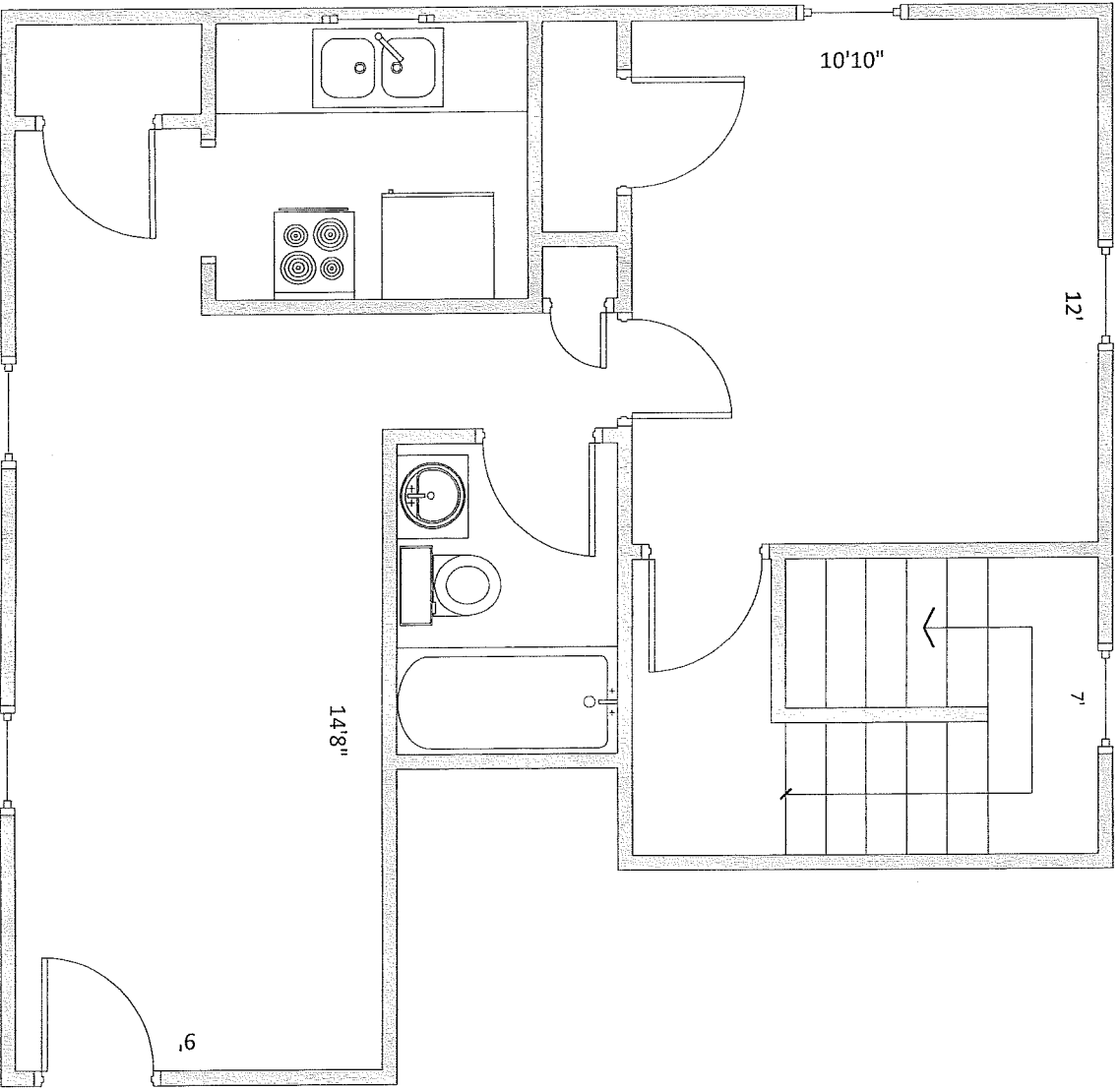
Lot Coverage & Usable Open Space: Lot has 5280 sq ft. Building and concrete has 2278 sq ft. Green Space 3002 sq ft (some of green space is in front yard).

Land Value: Per City Assessor, \$45,500

Estimated Project Cost: Cost of Rezoning and Zoning Variance not more than \$6,000. Cost of removing kitchen in Lower Level not more than \$2,000.

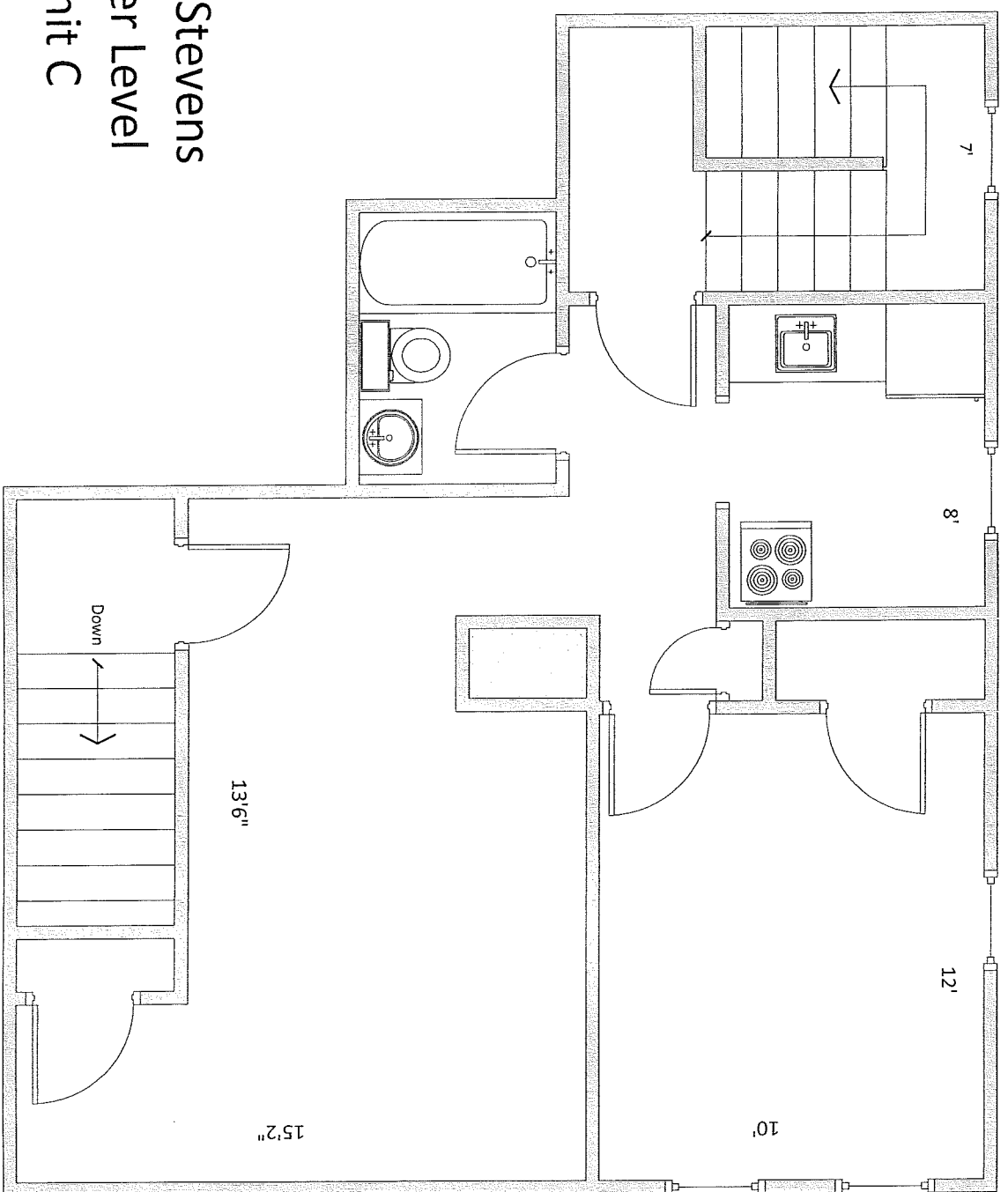


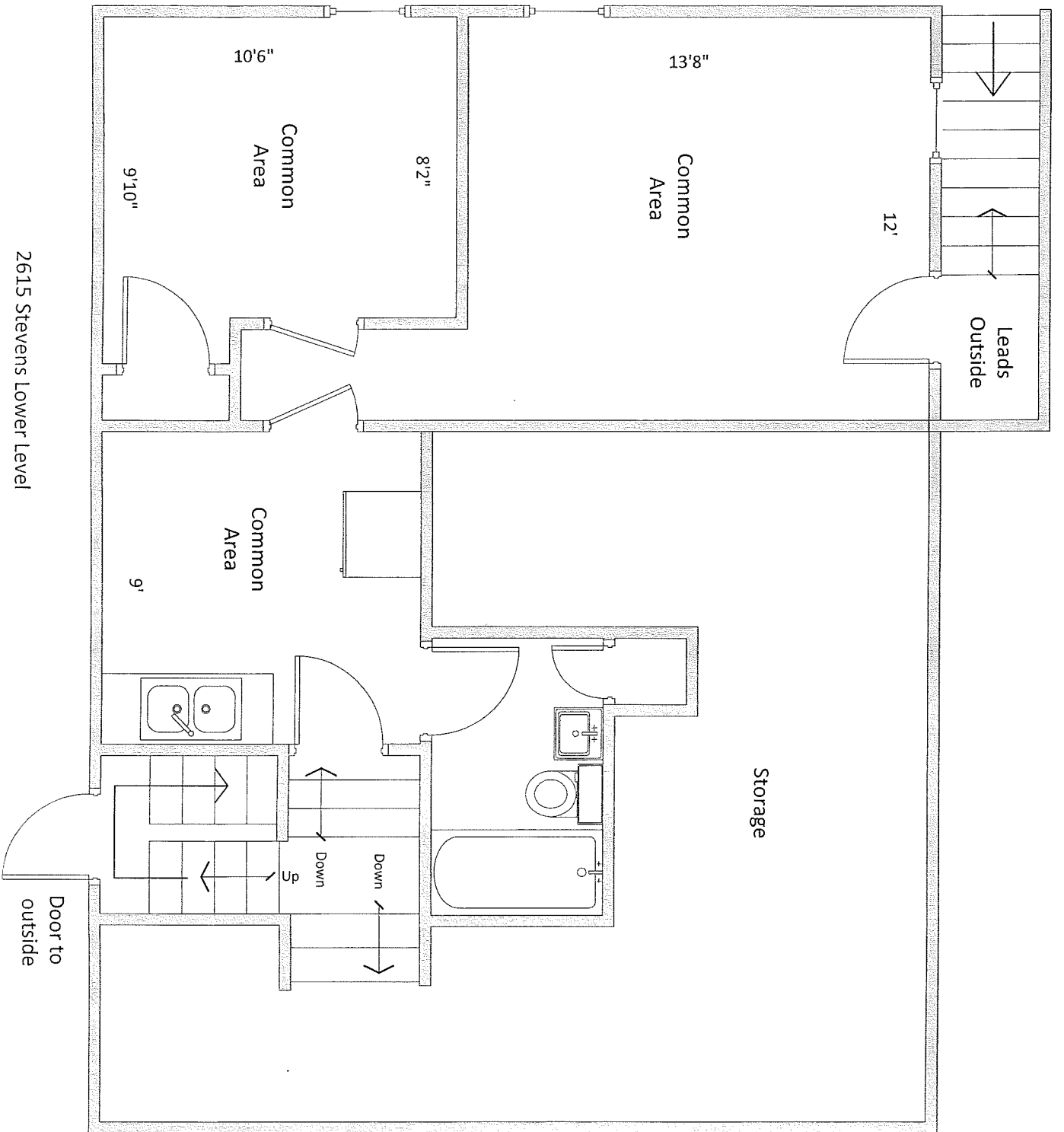
2615
 Stevens #A
 (1st floor)



**2615 Stevens upper
level unit B**

2615 Stevens
Upper Level
unit C





2615 Stevens Lower Level