

**VARIANCE FEES**

MGO \$50.00  
COMM \$490.00  
Priority - Double above

**PETITION FOR VARIANCE APPLICATION**

City of Madison  
Building Inspection Division  
215 Martin Luther King Jr. Blvd. Ste. 17  
PO Box 2984  
Madison, WI 53701-2984  
(608) 266-4568

Amount Paid \$50 HT 9.20.22

Name of Owner Ryan Osborn	Project Description Remodeling of 2nd floor into apartment, (UDC)	Agent, architect, or engineering firm Aro Eberle Architects
Company (if applies) Osborn Apartments		No. & Street 433 W. Washington Ave #400
No. & Street 241 Langdon St., Suite A	Tenant name (if any)	City, State, Zip Code Madison, WI 53703
City, State, Zip Code Madison, WI 53703	Building Address 420 State Street	Phone 608 204-7464
Phone 608 692-8292		Name of Contact Person Matthew Aro
e-mail ryan_osborn@hotmail.com		e-mail aro@aroeberle.com

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)  
321.04 (4)(a)(1) and 321.04 (b) See attachment for reference.

2. The rule being petitioned cannot be entirely satisfied because:  
The main stair is a single-run, existing condition in a historical building, structure interferes with elongating the stair to create current-day compliant landings, and an existing commercial tenant below would be severely disrupted by any reconstruction.

3. The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:

A sprinkler system will be installed in the 2nd floor apartment. The apartment has 2 stair exits with an exterior egress stair in the rear and no jump balconies.

Note: Please attach any pictures, plans, or required position statements.

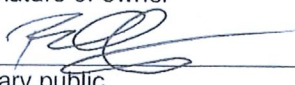
**VERIFICATION BY OWNER – PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.**

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

Ryan Osborn

Print name of owner

\_\_\_\_\_, being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner 	Subscribed and sworn to before me this date: 9/19/22
Notary public	My commission expires:

**NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.**

**MEMO**

420 State Street Variance Petition

Relevant code sections being petitioned:

**SPS 321.04****(4) LANDINGS.****(a) Intermediate landings.****1. A level intermediate landing shall be provided in any stairway with a height of 12 feet or more.****(b) Landings at the top and base of stairs.** A level landing shall be provided at the top and base of every stairs except as provided in par. (d). **The landing shall be at least as wide as the treads and shall measure at least 3 feet in the direction of travel.**

The existing stair is a straight single run as many older downtown buildings contain. The height is 13'-6" +/- . The landing at the bottom does not meet the 3' minimum length. *THE LANDING IS 16" FROM THE FIRST RISER TO THE DOOR*