



**ZONING BOARD OF APPEALS**  
**VARIANCE APPLICATION**

Madison \$300 Filing Fee

Type or print using pen, not pencil.

23037

**FOR OFFICE USE ONLY**  
 Amount Paid \$300 Receipt # 121873  
 Received by JLR Filing Date 6/23/11  
 Hearing Date 7-14-11  
 Zoning District R4  
 Parcel # 0710-053-1012-4  
 Published 7-9-11  
 Ald. District 6 Marsha Rummel  
 Appeal # 071411-3  
 GO 01  
 Code Section # 28.08(S)(F)3.

Address of Subject Property: 3014 Fairview, <sup>St</sup> Madison WI 53704

**Name & Address of Owner:**  
 Jay P. Roberts  
 Daytime Phone: 608-273-5041 Evening Phone: 608-358-2829  
 E-mail address: jay.roberts123@gmail.com

**Name & Address of Applicant (Owner's Representative):**  
 Daytime Phone: Evening Phone:  
 E-mail address:

**Brief Summary of Proposed Construction:**  
 Add bathroom and bedroom, replacing mudroom (existing structure) with upgraded room on existing footprint. Building out bedroom on 2nd story, replacing a deck.

**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 will result in the case being delayed and/or recommended for referral or denial.**

**Please provide the following** (Maximum size for all drawings is 11" x 17"):

**Site plan**, drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan:  
 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).

**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.)

**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.

**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 have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.

**Owner's Signature:** [Signature] 6/19/2011

**Standards for Variance.** The Zoning Board of Appeals shall not vary the regulations of this ordinance, as authorized, unless it shall make findings based upon the evidence presented to it in each specific case that all of the following conditions are present:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification.
3. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

----- (Do not write below this line/For Office Use Only) -----

**DECISION**

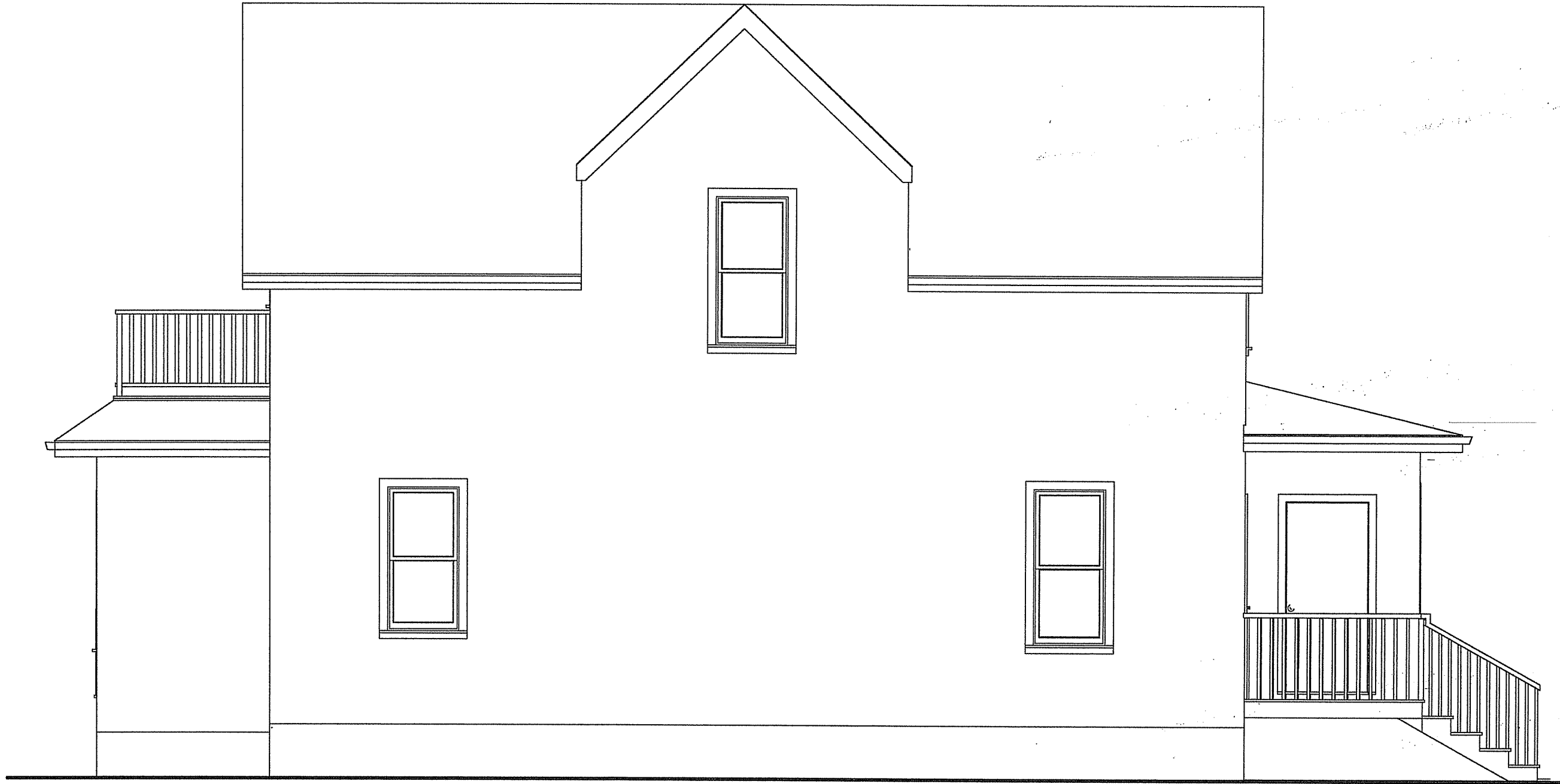
The Board, in accordance with the findings of fact, hereby determines that the requested variance **(is) (is not)** in compliance with all of the standards for a variance. Further finding of fact is stated in the minutes of this public hearing.

The Zoning Board of Appeals:  Approved     Denied     Conditionally approved


**Zoning Board of Appeals Chair:** \_\_\_\_\_ **Date:** \_\_\_\_\_

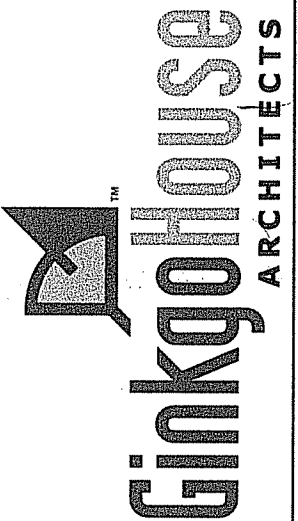
06.20.11

EXISTING WESTERN ELEVATION 1/4" = 1'-0"



**ROBERTS and COOLEY RESIDENCE**  
A Remodel and Addition for

Jay Roberts and Allison Cooley  
3014 Fairview Street  
Madison, Wisconsin

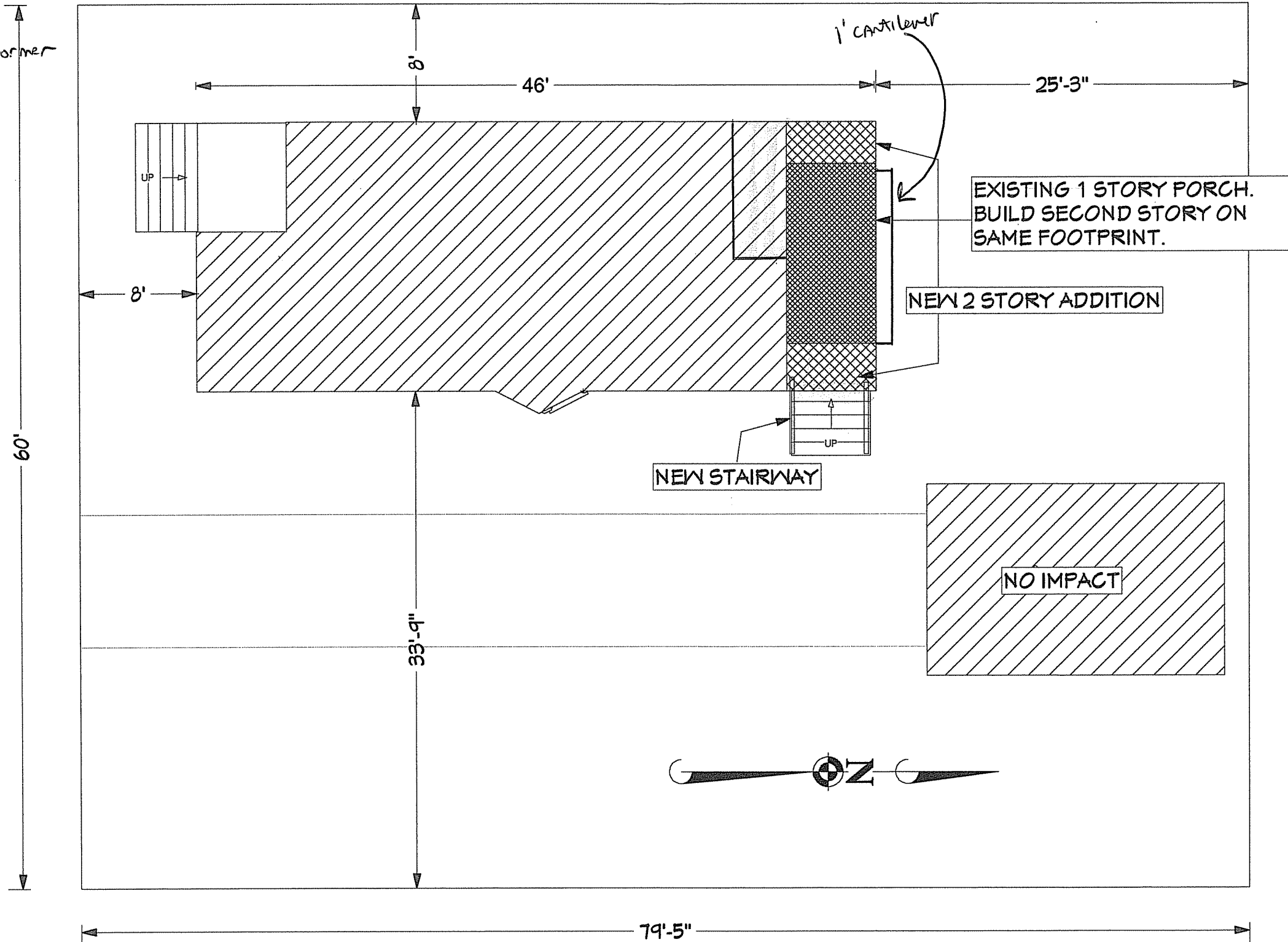


SITE PLAN 1/8" = 1'-0"

2-story Single Family Home  
 2-story Rear Addition + Dormer  
 Rear Yard

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35'-0" Required  
 24'-3" Provided  
 10'-9" VARIANCE



DISCLAIMER: This is not a certified survey. Measurements based on best knowledge of property lines. The architect is not a licensed surveyor.

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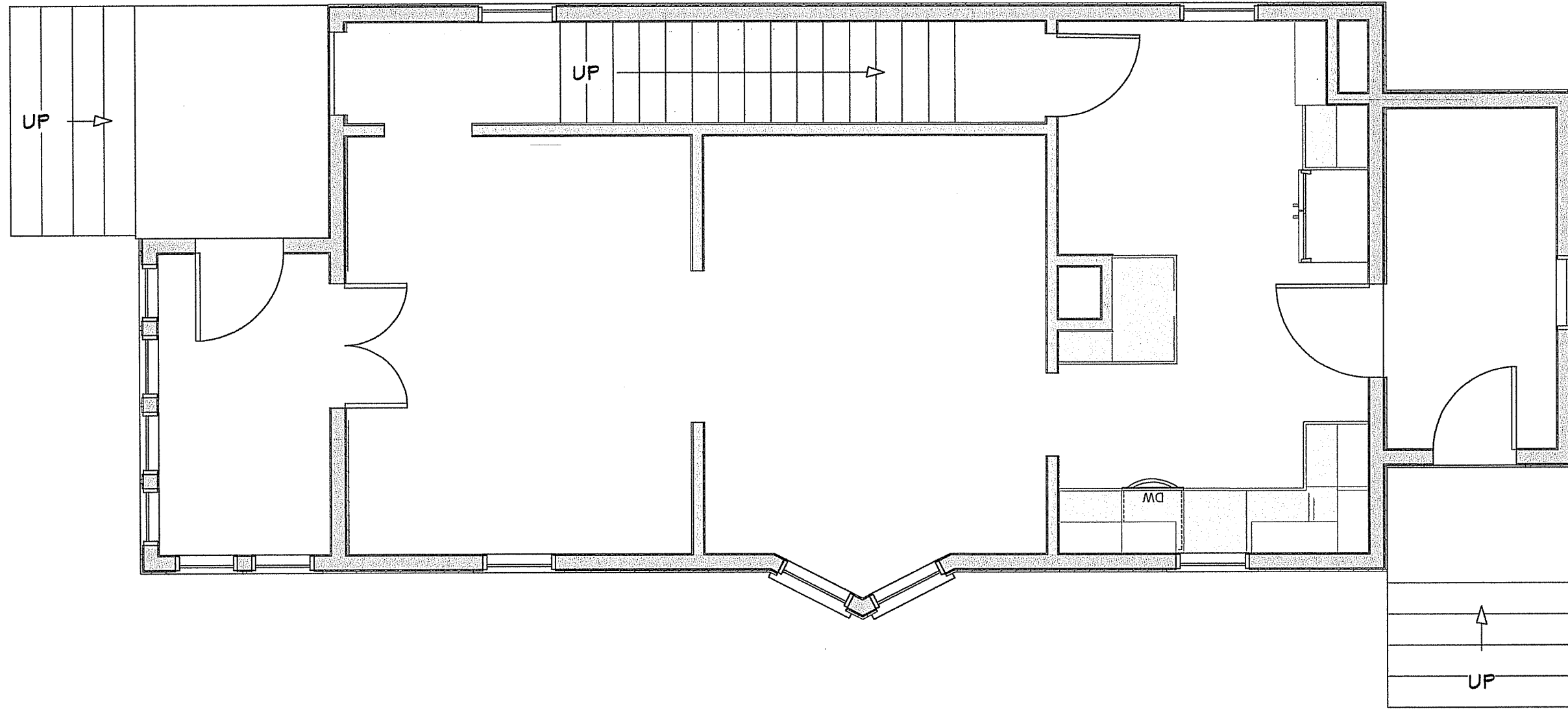
**GinkgoHouse**  
 ARCHITECTS

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

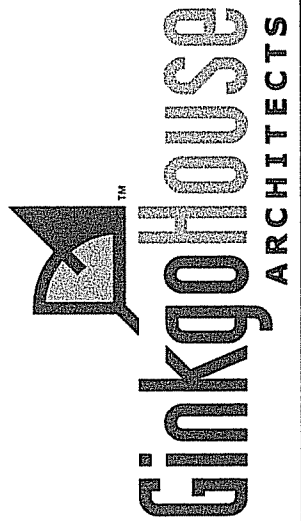
EXISTING First Floor Plan 1/4" = 1'-0"



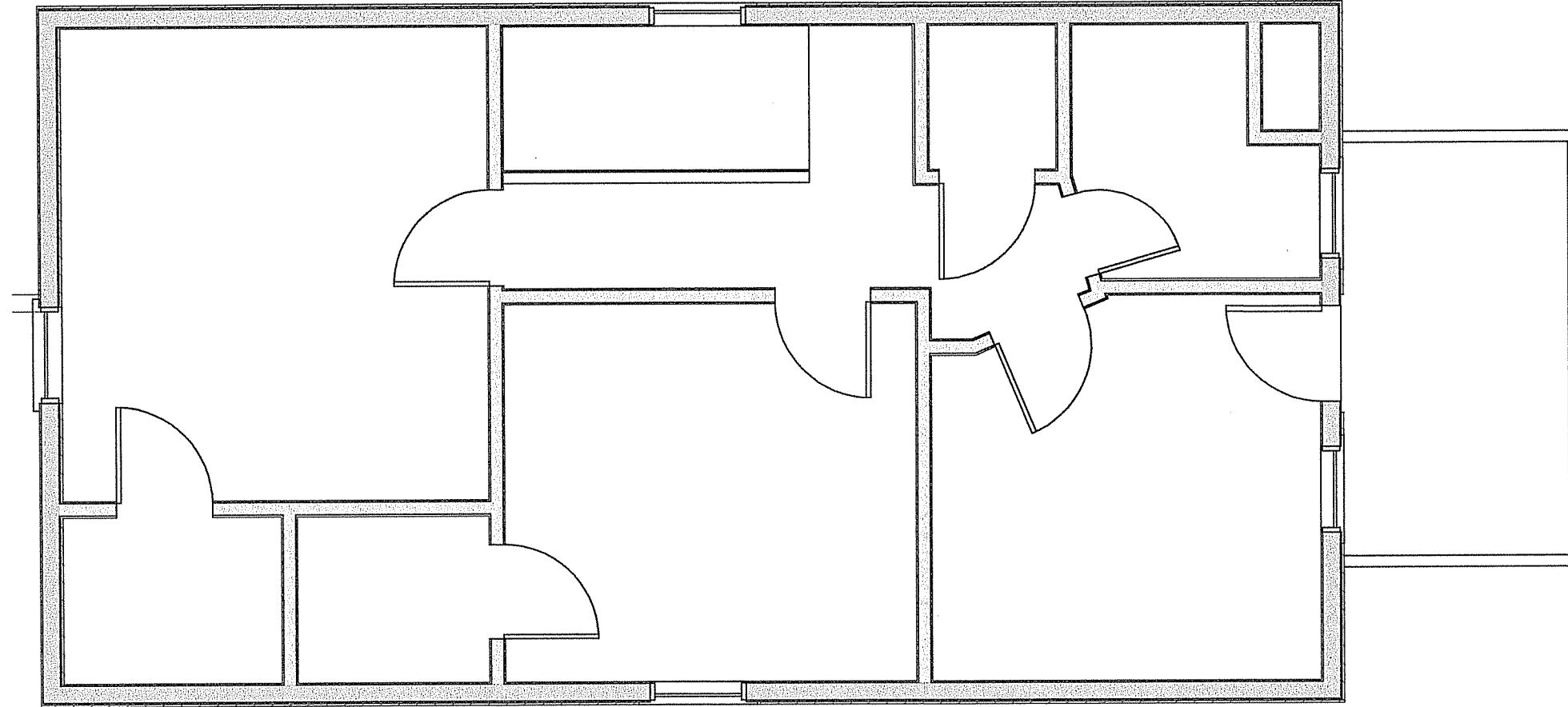
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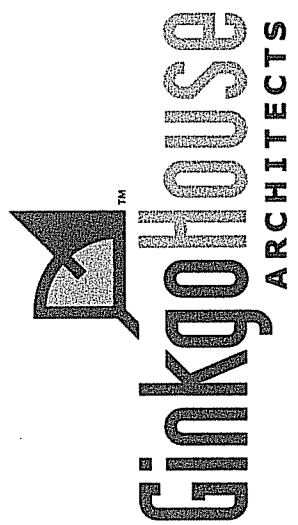
EXISTING Second Floor Plan 1/4" = 1'-0"



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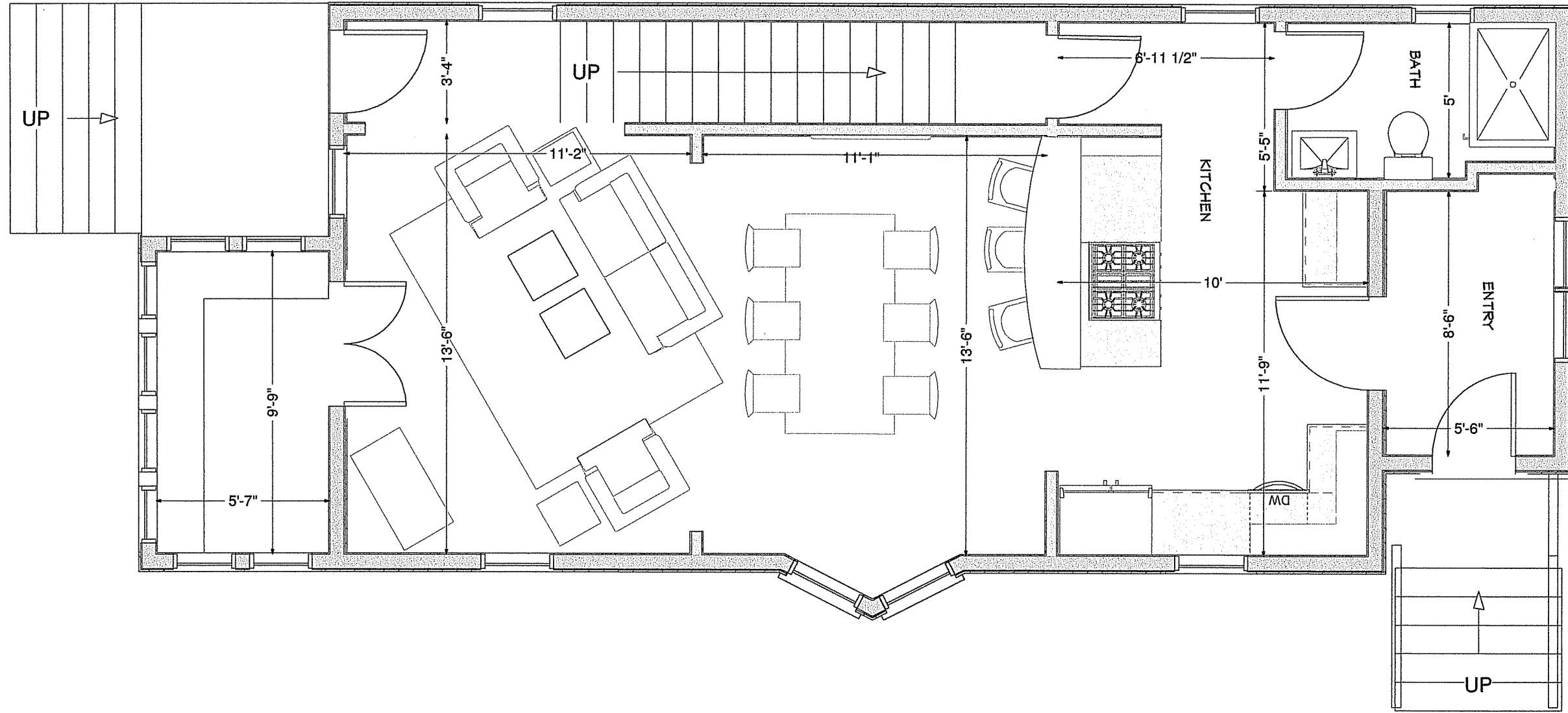
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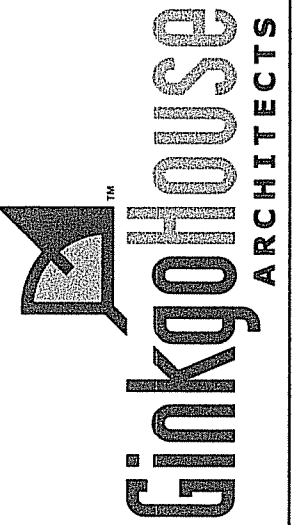
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PROPOSED First Floor Plan 1/4" = 1'-0"

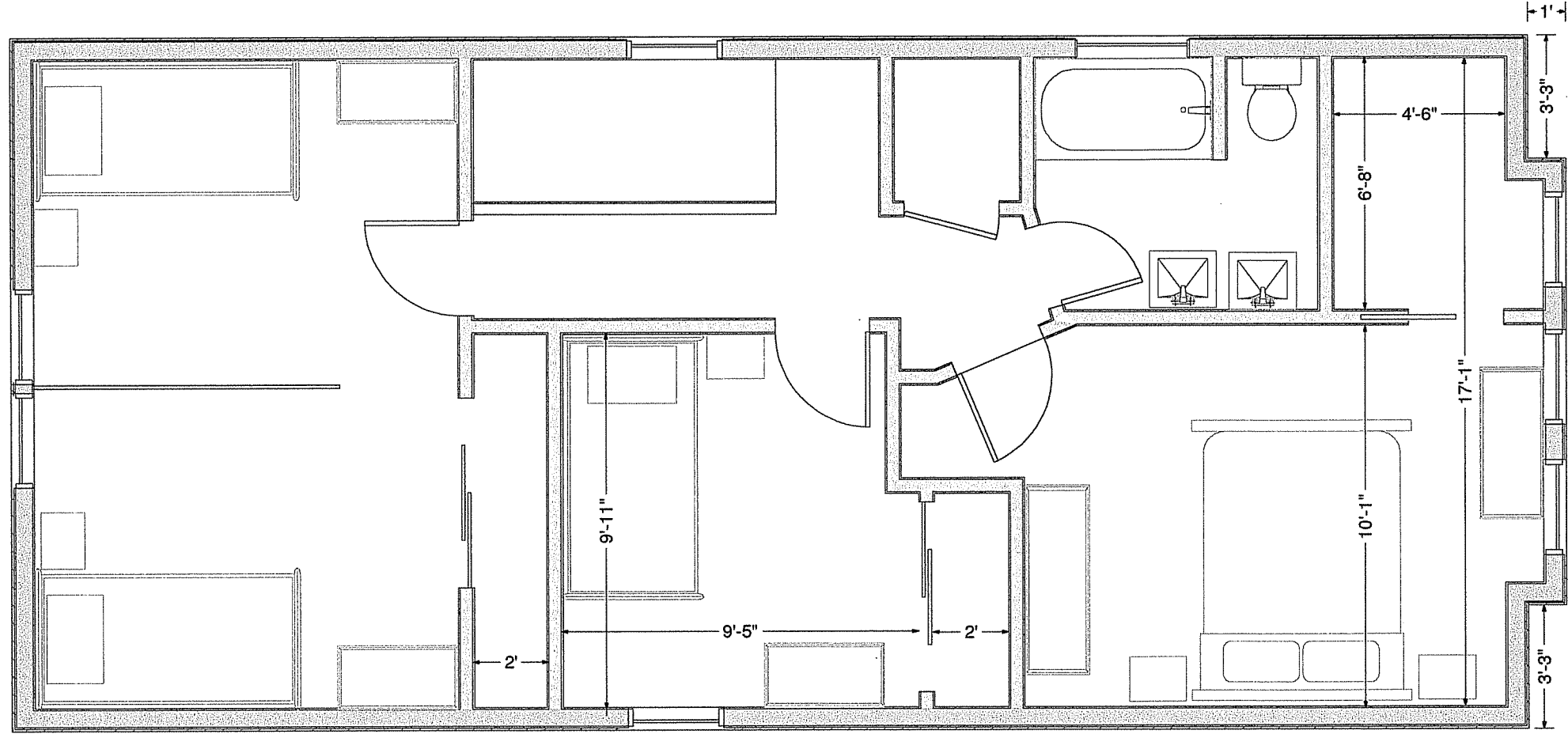


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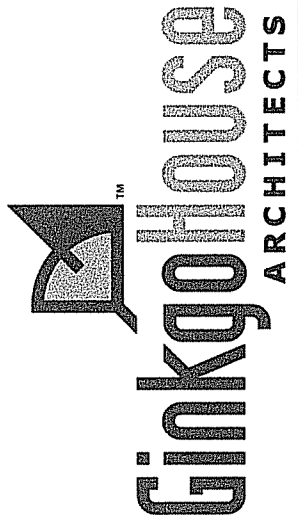
PROPOSED Second Floor Plan 1/4" = 1'-0"



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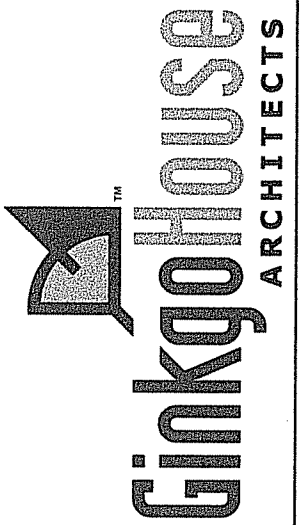
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EXISTING REAR ELEVATION 1/4" = 1'-0"



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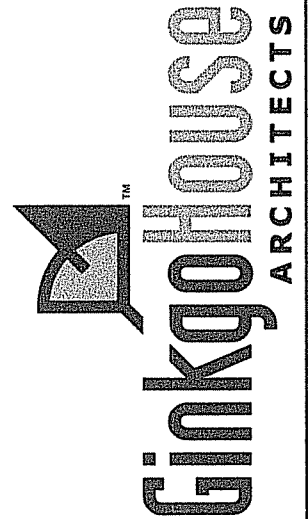
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EXISTING EASTERN ELEVATION 1/4" = 1'-0"



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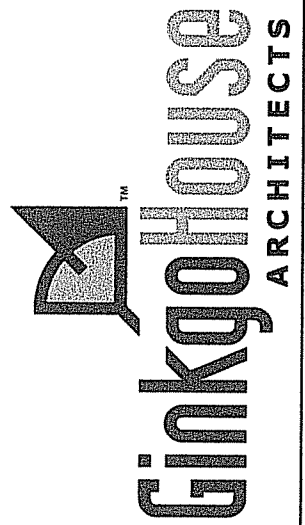
PROPOSED BACK ELEVATION 1/4" = 1'-0"



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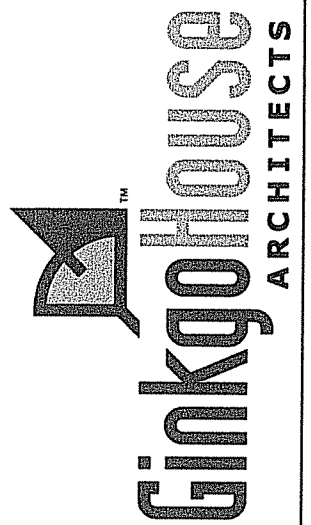
PROPOSED WESTERN ELEVATION 1/4" = 1'-0"



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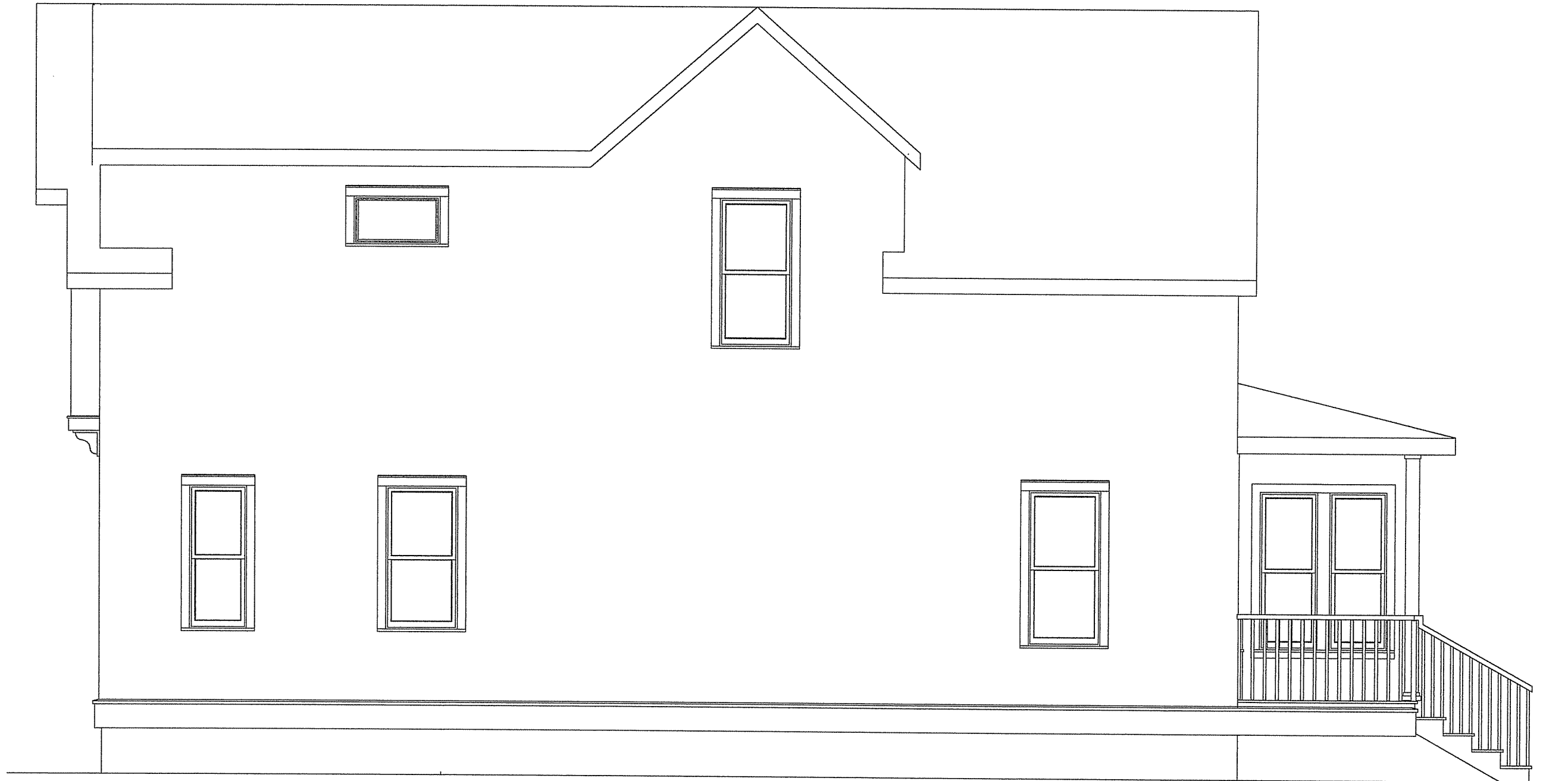
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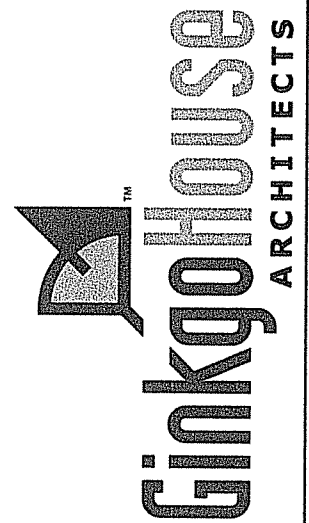
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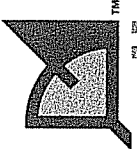
EXTERIOR RENDERING



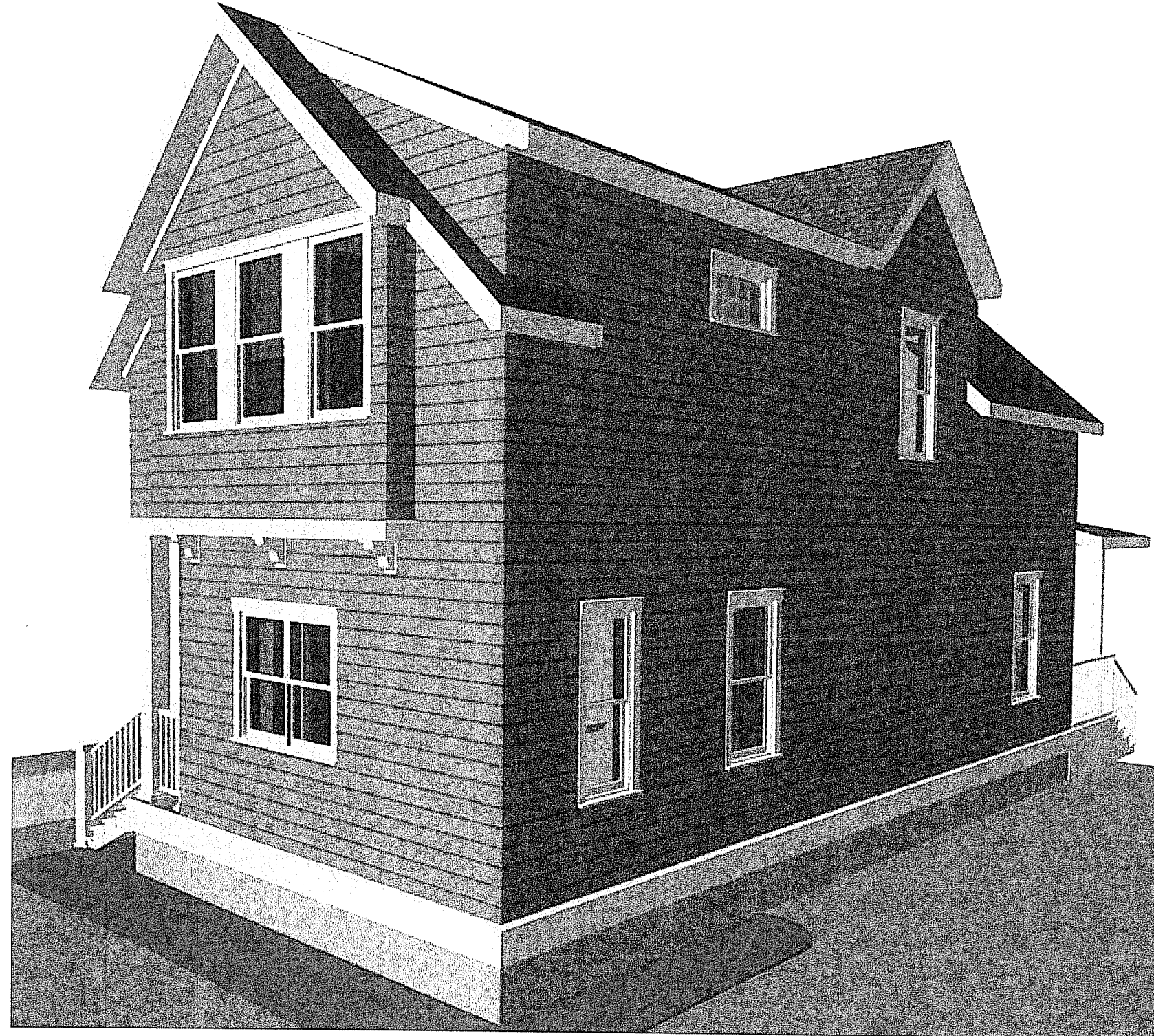
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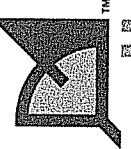
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