

22794



# ZONING BOARD OF APPEALS

## VARIANCE APPLICATION

Madison \$300 Filing Fee

Type or print using pen, not pencil.

FOR OFFICE USE ONLY	
Amount Paid <del>\$300</del>	Receipt # 121089
Received by JKL	Filing Date 6/6/11
Hearing Date	8-25-11
Zoning District	R4
Parcel #	0710-053-2612-1
Published	JUNE 16, 2011
Ald. District	6 - Marsha Runnel
Appeal #	062311-1
GQ	WP-05
Code Section #	28.05(S)(F)2.b.

Address of Subject Property: 405 Elmside Blvd

Name & Address of Owner: <u>Christine White &amp; Ed Ryan</u>	
<u>405 Elmside Blvd. Madison, WI 53704</u>	
Daytime Phone: <u>(609) 241-0304</u>	Evening Phone:
E-mail address: <u>christinewhite@ameritech.net</u>	
Name & Address of Applicant (Owner's Representative): <u>James Westring/Westring Construction LLC</u>	
<u>4617 Dovetail Dr. Ste 8 Madison, WI 53704</u>	
Daytime Phone: <u>(608) 441-5435</u>	Evening Phone:
E-mail address: <u>james@westringconstruction.com</u>	

Brief Summary of Proposed Construction:  
Build a screen porch that will blend in with the architectural style of the house on top of an existing 12x14' 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.

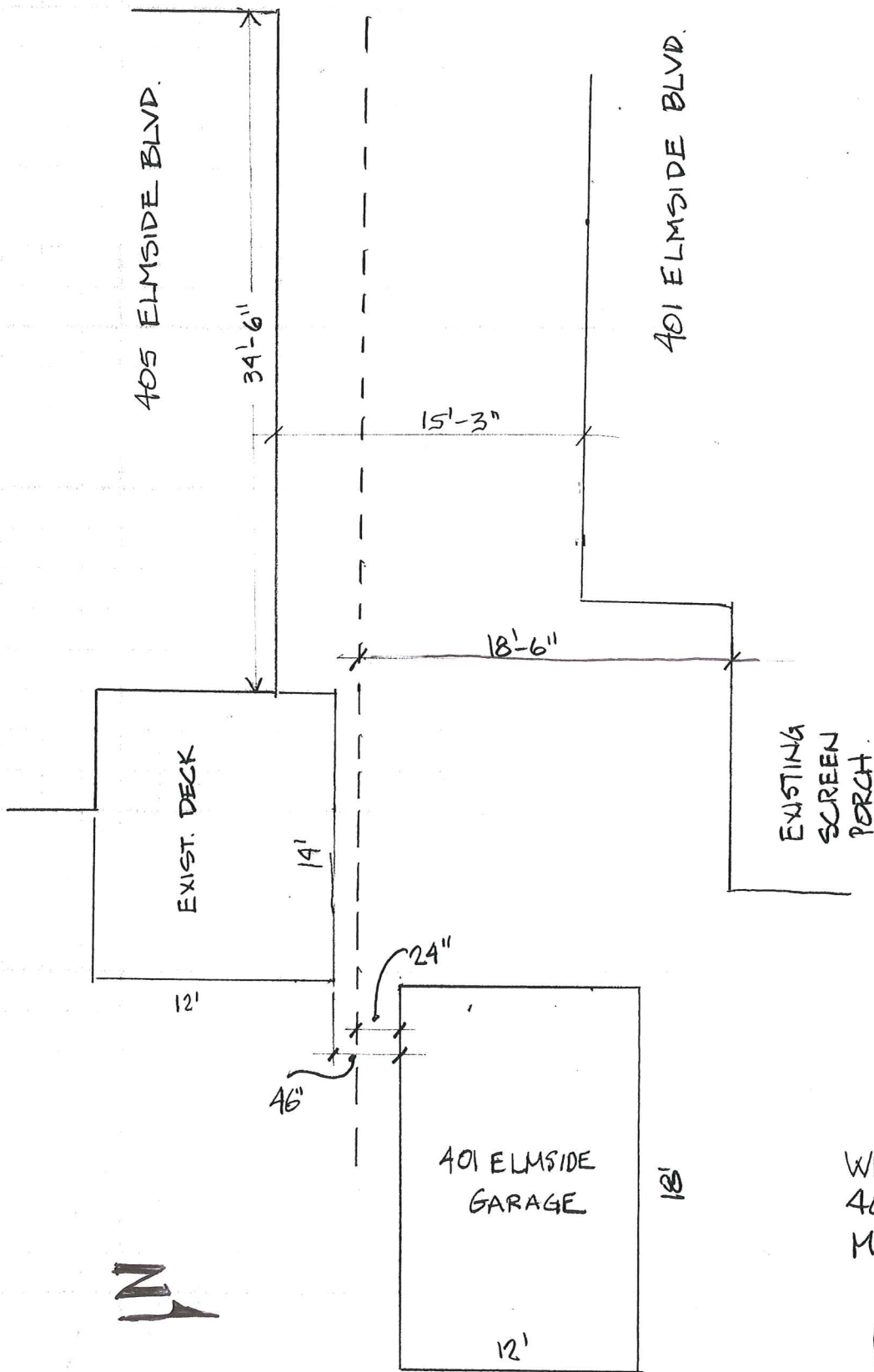
Owner's Signature: Christine M. White 6-3-11

**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) -----

<p><b>DECISION</b> <span style="color: red; font-family: cursive;">405 Blmside Blvd</span></p> <p>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.</p>	
<p>The Zoning Board of Appeals:    <input type="checkbox"/> Approved    <input type="checkbox"/> Denied    <input type="checkbox"/> Conditionally approved</p>	
<div style="text-align: right; color: red; font-family: cursive; font-size: 1.2em;">             Def - 5-0              + 8-25-11 mts           </div>	
<p><b>Zoning Board of Appeals Chair:</b></p>	<p><b>Date:</b></p>

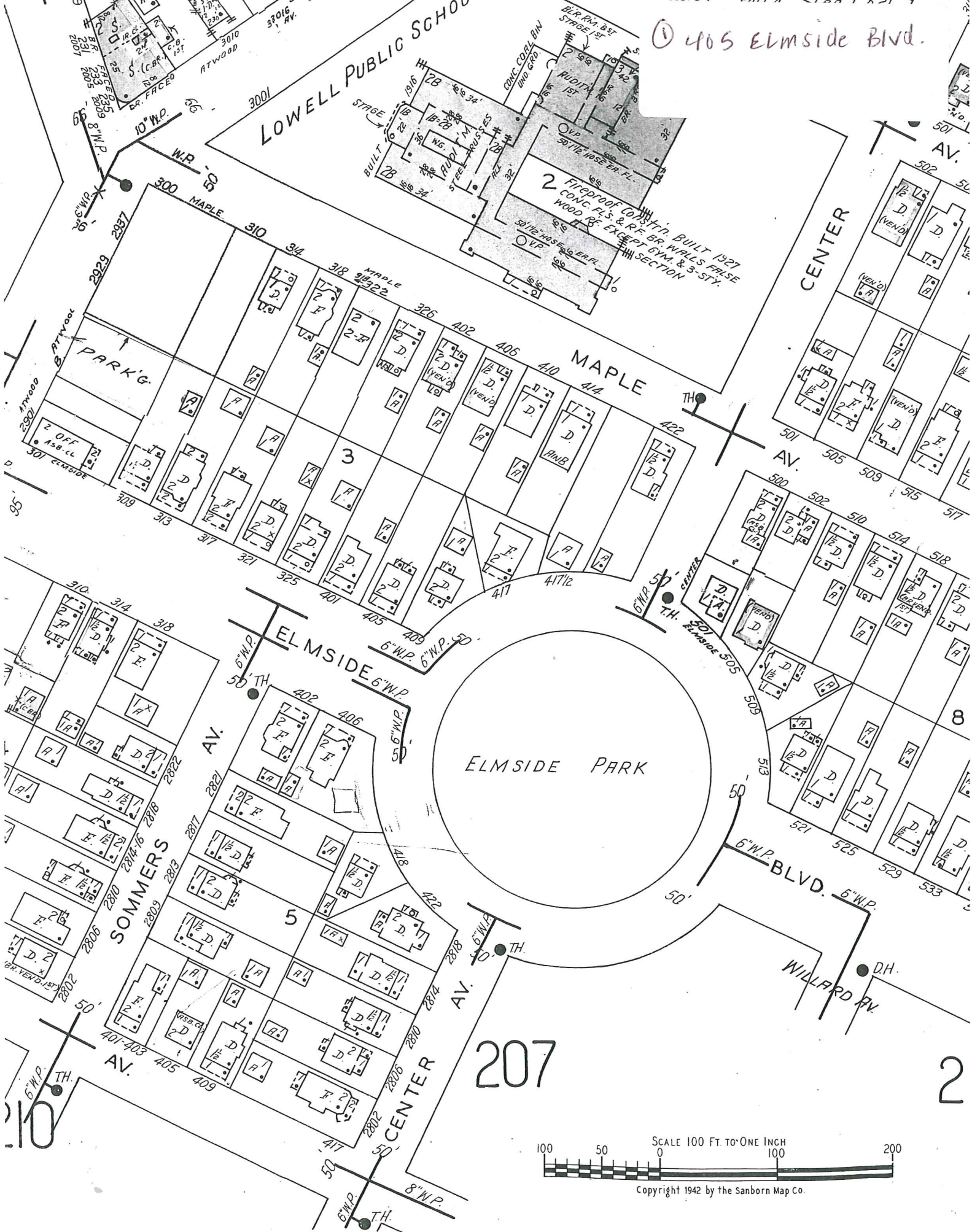


WHITE\_RYAN  
 405 ELMSIDE BLVD.  
 MADISON, WI. 53704

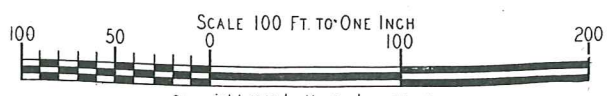
$\frac{1}{8}'' = 1'-0''$

405 Elmside Blvd.

LOWELL PUBLIC SCHOOL



ELMSIDE PARK



Copyright 1942 by the Sanborn Map Co.

10

207

2

GEOGRAPHIC PARAMETER ENTRY - (NQTl)

Parcel: 0710-053-2612-1 Date: 06/13/11 Time: 14:16:17  
 OR Address: 405 Elmside Blvd MCD Code: MAD-C  
 OR Owner Name: RYAN, EDWARD D & CHRISTINE M WHITE  
 Browsing file in ADDRESS order

ASSESSOR TELEPHONE DATA (NQTl)

Addressee: RYAN, EDWARD D  
 & CHRISTINE M WHITE \* Building Information \*  
 405 ELMSIDE BLVD Construction Yr: 1912  
 MADISON, WI 53704-5705 Total living area: 1,649

Assessment:

Current Land:	61,300				
Improv.:	206,700	Assmt Area:	69	* Lot Data	*
Total:	268,000	Code:		Width:	40.00
		Class:	Res	Depth:	125.00
Previous Land:	61,300	Use Code:	S. F.	Sq Ft:	5,000.00
Improv.:	212,200	Zoning:	R4 WP-08	Shape:	Regular
Total:	273,500				No Exception

* TIF Data	*	* 2010 Tax Data	*	Frontage	Street
Dist: 0		Net: 5,912.53		40.00	Elmside Blvd
Year: 0		Spec: .00		.00	
		Other: .00		.00	
Land: 0		Total: 5,912.53*			
Bldg: 0					Date last change
Total: 0		Tax School Dist.: Madison			04/01/2011

(air photo taken 4/2010)



405 Elmside Blvd. 10

SOMMERS AV

ELMSIDE BLVD

ELMSIDE BLVD

CENTER AV

MAPLE AV

ATWOOD AV

2805

2809

2813

2806

2810

2809

2813

2814

2817

2821

2806

2810

2814

2816

2818

2822

318

316

314

310

2801

2813

2817

2821

2823

2827

500

2828

508

510

ELMSIDE BLVD

ELMSIDE BLVD

2901

309

313

317

321

323

401

405

409

417

2929

310

312

318

322

326

402

410

414

422

CENTER AV

501

500

505

502

509

MAPLE AV

401

CENTER AV

501

505

509

3014

405 ELMSIDE BLVD.

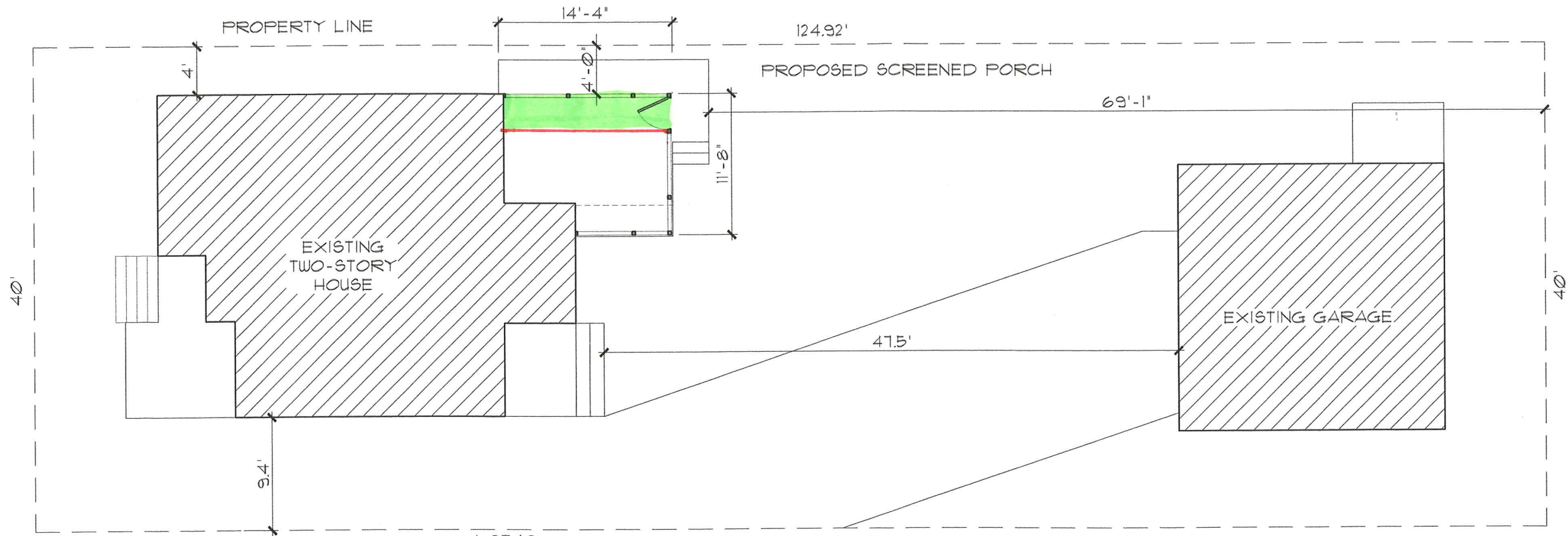
2-story Home  
1<sup>st</sup> story screen porch Addition  
Side Yard

---

7'-0" Required  
4'-0" provided

---

3'-0" variance



LOT 10  
BLOCK 13  
ELMSIDE ADDITION TO  
CITY OF MADISON  
DANE COUNTY  
WISCONSIN

**1** SITE PLAN  
SCALE : 1" = 10'  
REF: 1/61



PROJECT NO.:  
DRAWN BY:  
CHECKED BY: EC  
ISSUE DATE: 08.04.2011  
ISSUED FOR: ZONING

**WHITE/RYAN RESIDENCE**  
405 ELMSIDE BLVD.  
MADISON, WISCONSIN 53704

**ELIZABETH CWIK ARCHITECTURE**  
2303 WILLARD AVENUE MADISON, WI 53704 608-215-7650

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S1

NEW SCREENED PORCH

# 405 ELMSIDE BLVD.

## OWNER

CHRISTINE WHITE AND EDWARD RYAN  
405 ELMSIDE BLVD.  
MADISON, WISCONSIN 53704  
608-241-0304

CONTACT: CHRISTINE AND ED RYAN

## GENERAL CONTRACTOR

WESTRING CONSTRUCTION, LLC  
4617 DOVETAIL DRIVE #8  
MADISON, WISCONSIN 53704  
608-441-5435  
james@westringconstruction.com  
CONTACT: JAMES WESTRING

## ARCHITECT

ELIZABETH CWIK, AIA  
2303 WILLARD AVENUE  
MADISON, WISCONSIN 53704  
608-215-7650  
elizabeth.cwik@gmail.com  
CONTACT: ELIZABETH CWIK

## SHEET INDEX

G-0 COVER SHEET  
S1 SITE PLAN  
A1-1 PLANS  
A2-1 ELEVATIONS

## SET ISSUED INDEX

OWNER REVIEW	05/13/2011
PERMIT SET	05/24/2011
ZONING REVIEW	07/22/2011
ZONING REVIEW	08/04/2011



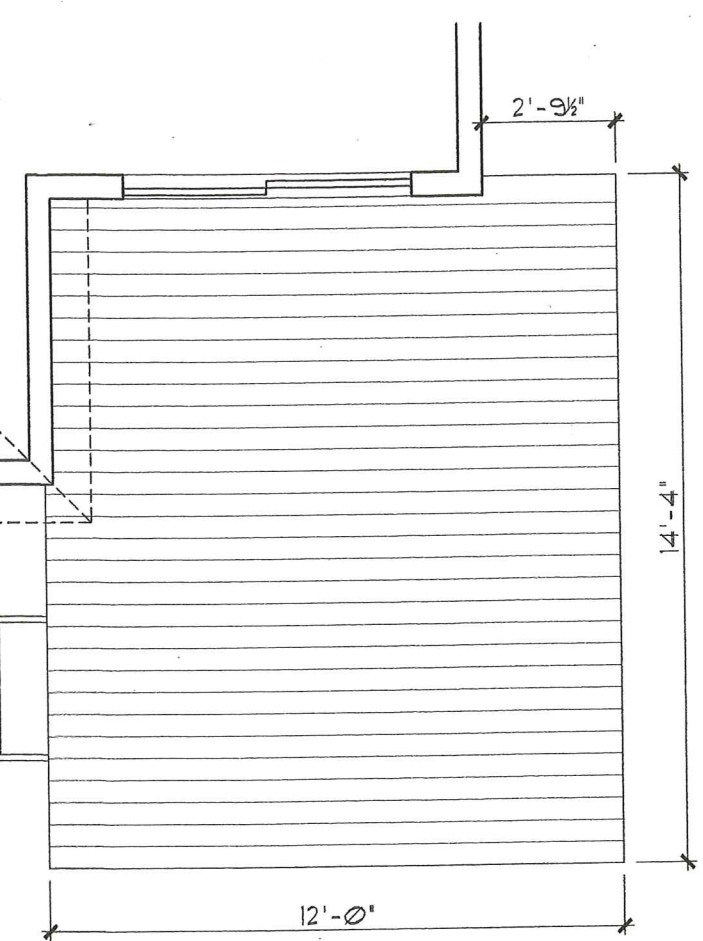
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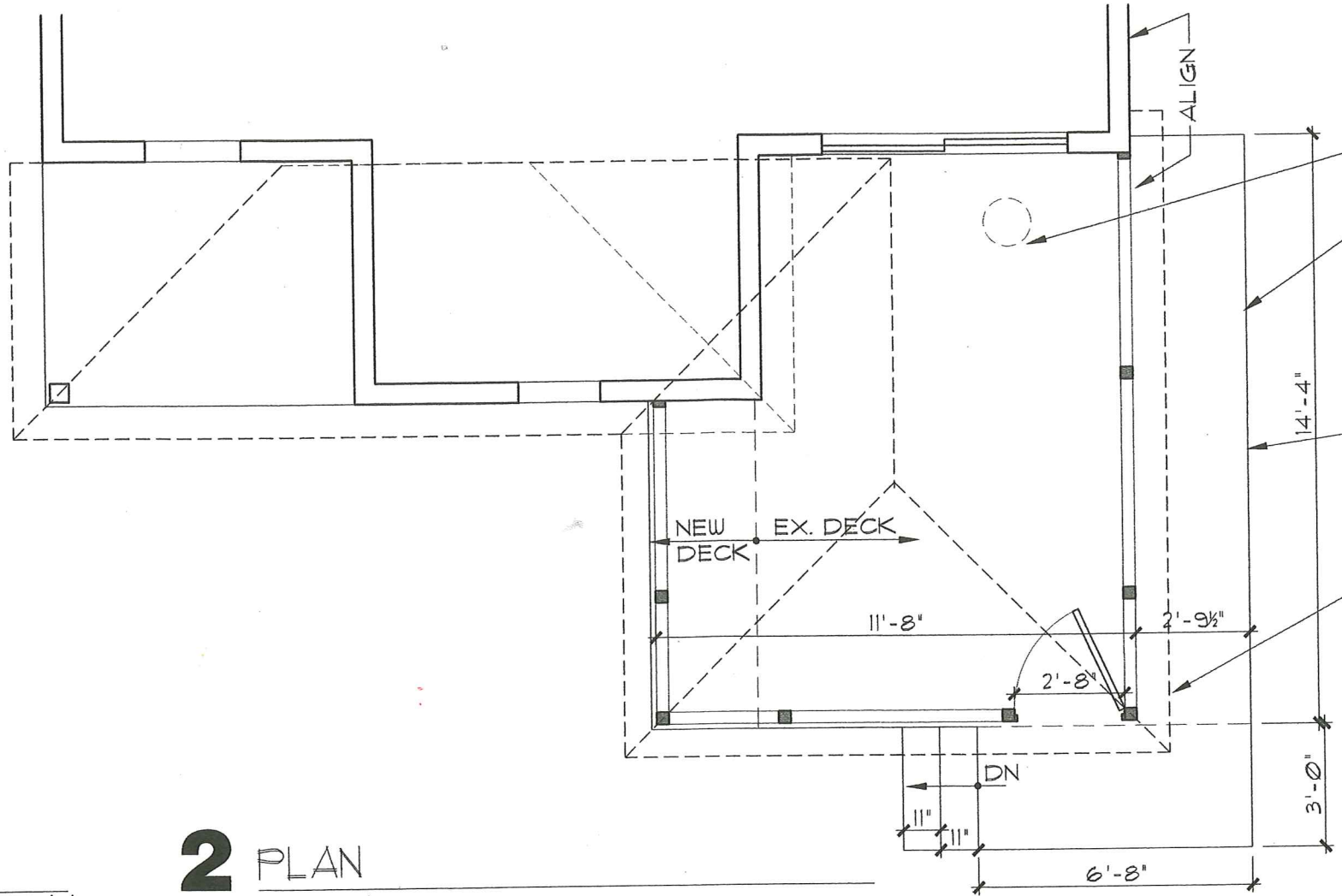
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2303 WILLARD AVENUE MADISON, WI 53704 608-215-7650  
elizabeth.cwik@gmail.com  
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G-0

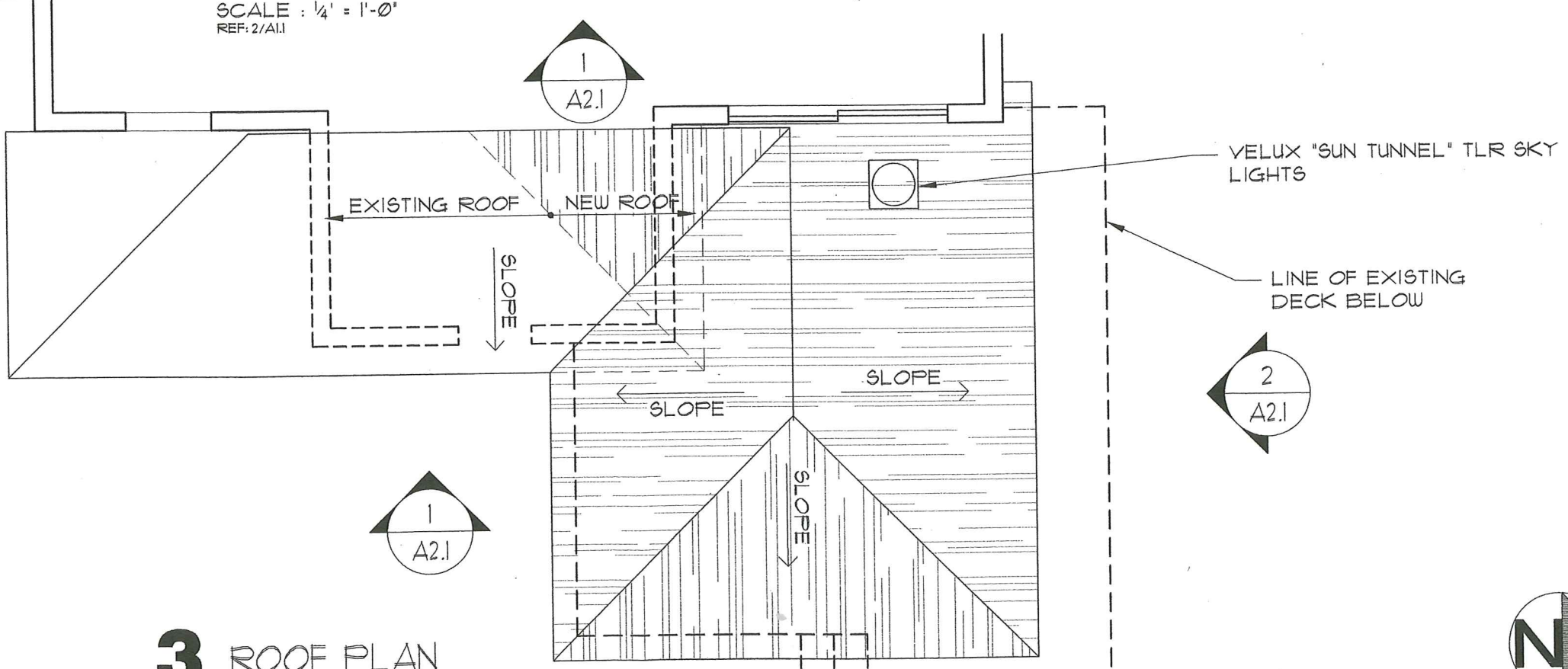




**1 EXISTING PLAN**  
 SCALE : 1/4" = 1'-0"  
 REF: 1/A1.1



**2 PLAN**  
 SCALE : 1/4" = 1'-0"  
 REF: 2/A1.1



**3 ROOF PLAN**  
 SCALE : 1/4" = 1'-0"  
 REF: 3/A1.1

LOCATION OF SKYLIGHT ABOVE  
 4x4 FRAMING w/ SCREEN PANELS AND/OR SIDING  
 LINE OF EXISTING DECK @ +/-6" ABOVE GRADE  
 LINE OF NEW ROOF ABOVE

VELUX "SUN TUNNEL" TLR SKY LIGHTS  
 LINE OF EXISTING DECK BELOW



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 405 ELMSIDE BLVD.  
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**A1.1**



NEW ROOF TO MATCH EXISTING  
SLOPE AND MATERIAL

MATCH DIMENSION AND  
HEIGHT OF EXISTING  
PORCH SOFFIT

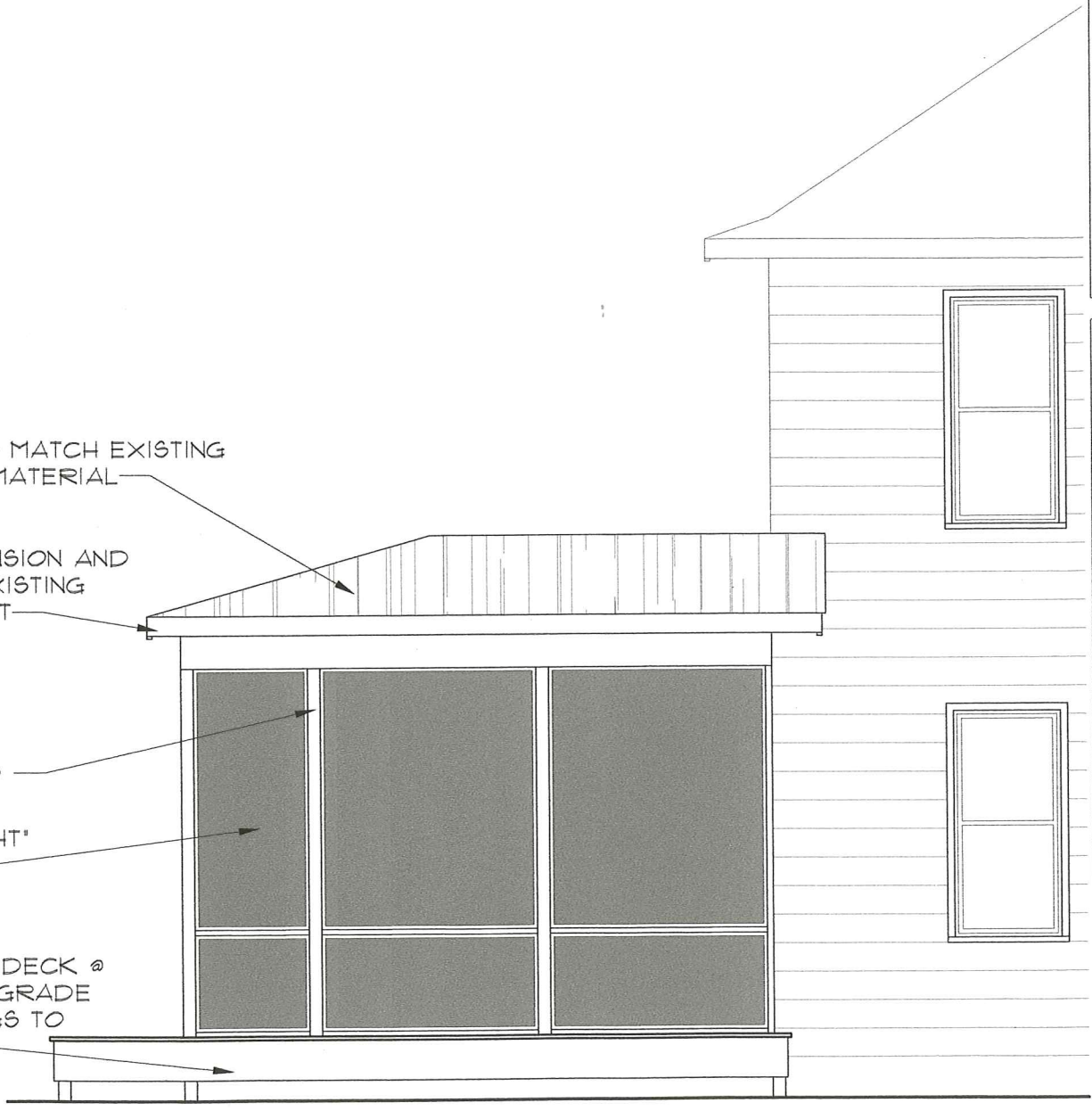
4x4 COLUMNS

"SCREEN-TIGHT"  
PANELS

EXISTING WD DECK @  
1'-6" ABOVE GRADE  
AND FOOTINGS TO  
REMAIN

# 1 EAST ELEVATION

SCALE : 1/4" = 1'-0"  
REF: 1/A2.1



# 2 NORTH ELEVATION

SCALE : 1/4" = 1'-0"  
REF: 2/A2.1

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# A2.1