



**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: 617 Sheldon Street, Madison, WI 53711

Name of Owner: Michael and Lindy Anderson

Address of Owner (if different than above): Same

Daytime Phone: (608) 354-2431 Evening Phone: (608) 354-2431

Email Address: lindyanderson@tds.net

Name of Applicant (Owner's Representative): Michael and Lindy Anderson

Address of Applicant: 617 Sheldon Street, Madison, WI 53711

Daytime Phone: (608) 354-2431 Evening Phone: (608) 354-2431

Email Address: lindyanderson@tds.net

Description of Requested Variance: Request for second floor addition to be built directly above foundation and first floor, which are 3 feet from adjacent property.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300

Receipt: 6199-0003

Filing Date: 7/23/15

Received By: PDA

Parcel Number: 0709-281-0304-6

Zoning District: TR-C2

Alder District: 13 ESKRICH

Hearing Date: _____

Published Date: _____

Appeal Number: _____

GQ: OK

Code Section(s): 28.043 (2)

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 foundation and existing floor of the current structure was built prior to 1915 with a 3 foot setback from the northside adjacent property. It is the oldest house on the block and the only single-story house on the block.

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.

The requested variance would allow the house to be MORE aesthetically congruent with other houses on the block, rather than building second floor one additional foot further from adjacent property.

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.

The variance would avoid construction of the second floor with a very expensive (perhaps cost prohibitive) cantilevered transference of load in order to accommodate the additional foot setback.

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.

Anyone (present or in the future) would face the same unfortunate choice of either doing nothing or going to great lengths to comply with the 4' ordinance, in order to avoid requesting a variance.

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

Since the proposed variance would be adjacent to the northside neighbor driveway the variance would not compromise functionality or privacy of adjacent property.

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

Yes--in fact the variance would allow the structure to be more compatible with the character of the immediate neighborhood.

There are NO homes that have a 3' setback at the base and then jog in for a 4' setback on the second floor. All second floors are ^{10/14} aligned with first floors, and currently there are no other single-story structures. The variance would make this house "belong" with the rest on the block.

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.
<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"): <ul style="list-style-type: none"><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 checked="" 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 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 checked="" 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:

Michael J. Anderson

Date:

7/23/15

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

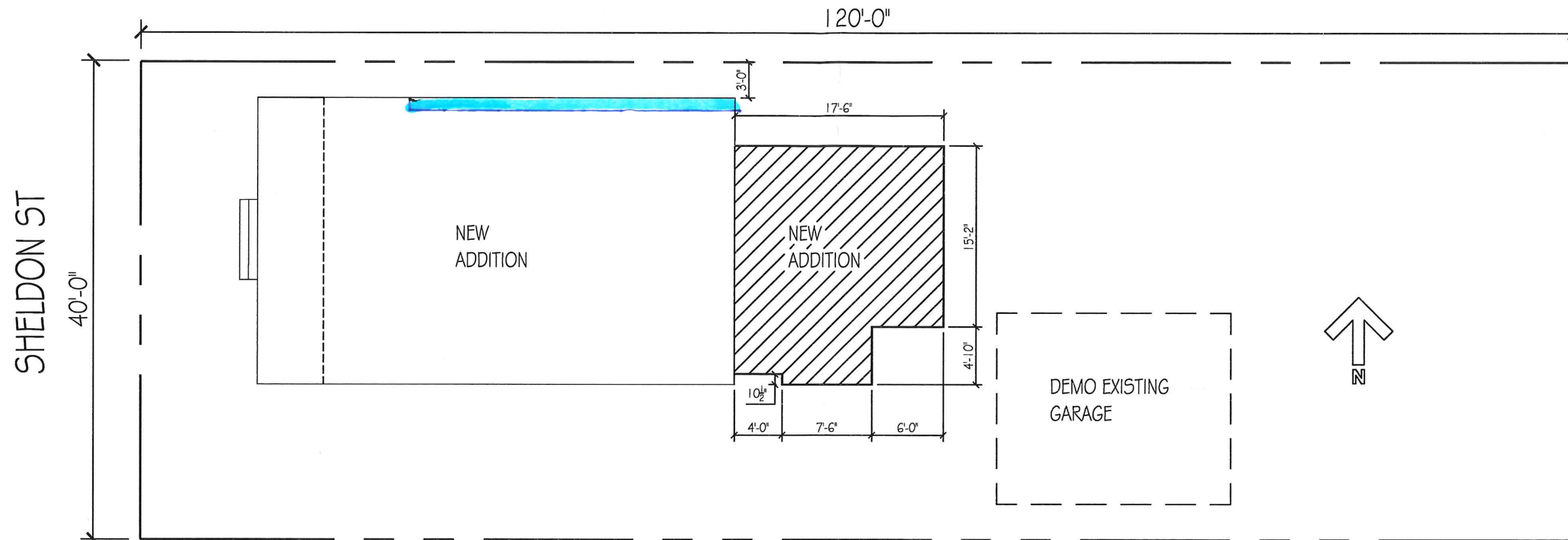
DECISION

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: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair:

Date:



Single-story Single-Family Home
Add 2nd story Addition and 2-story Rear Addition

Side Yard (2nd story Addition only)

4'-0" Required

3'-0" Provided

1'-0" Variance

DRAWING INDEX

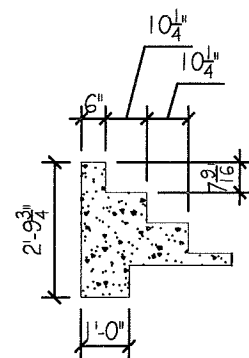
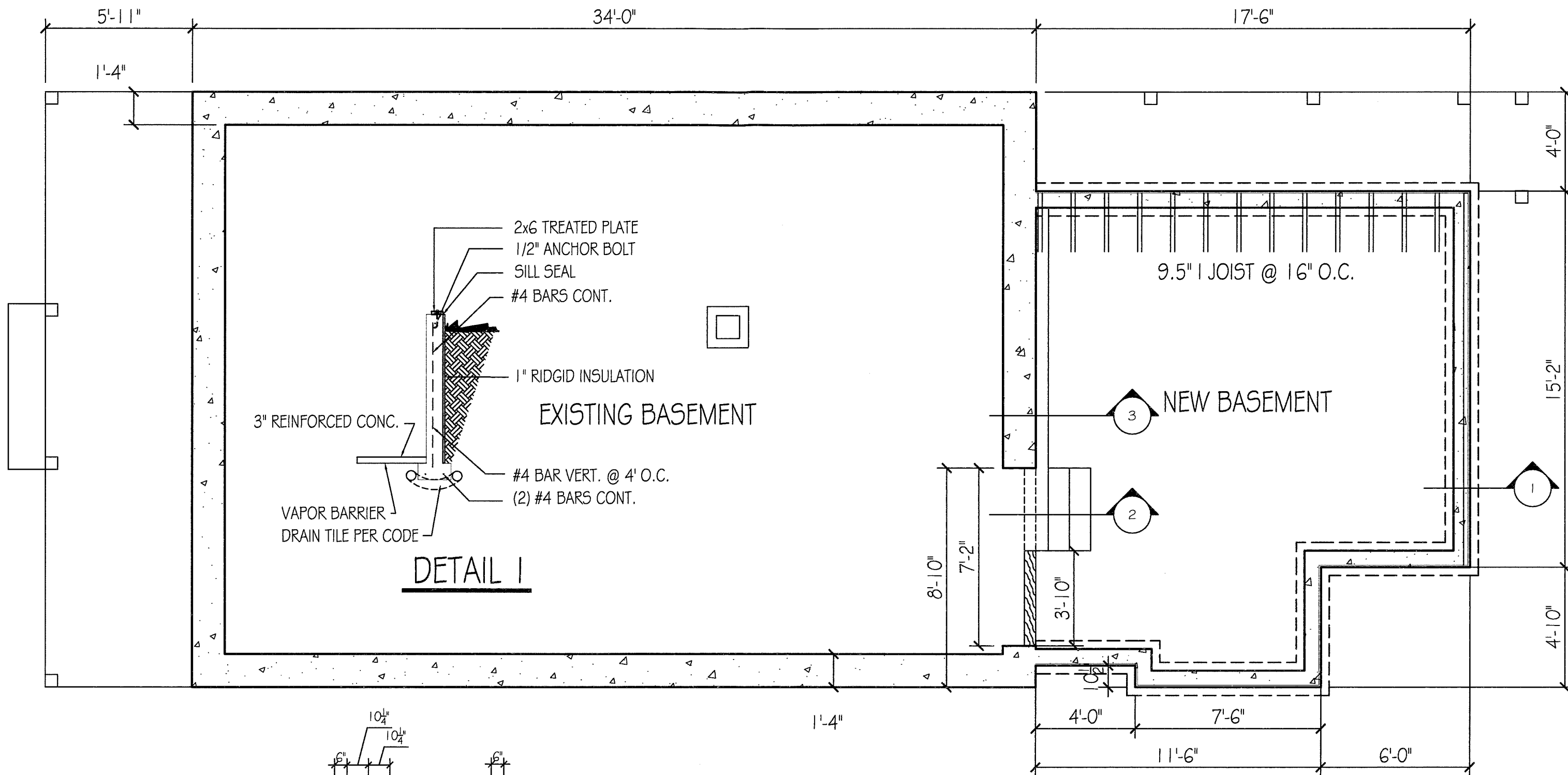
A1 SITE PLAN
A2 FOUNDATION
A3 BASEMENT PLAN
A4 MAIN FLOOR
A5 2ND FLOOR
A6 SECTIONS
A7 SECTIONS
A8 ELEVATIONS
A9 ELEVATIONS
A10 WALL BRACING
A11 WALL BRACING
A12 ROOF PLAN
A13 SCHEDULES



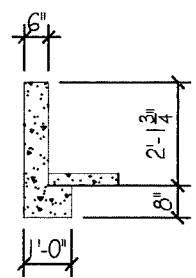
9009 STATE ROAD 11 WEST JANESVILLE, WI 53548
TELEPHONE: 608-931-6958 FAX 608-876-6958

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ISSUE DATE	PROJECT NO.	HOME ADDITION ANDERSON RESIDENCE 617 SHELDON ST MADISON, WI.	SHEET NAME:
			SITE PLAN
REVISION HISTORY Δ Δ Δ Δ			SCALE: 1"=10'-0"
			SHEET NO. A1



DETAIL 2



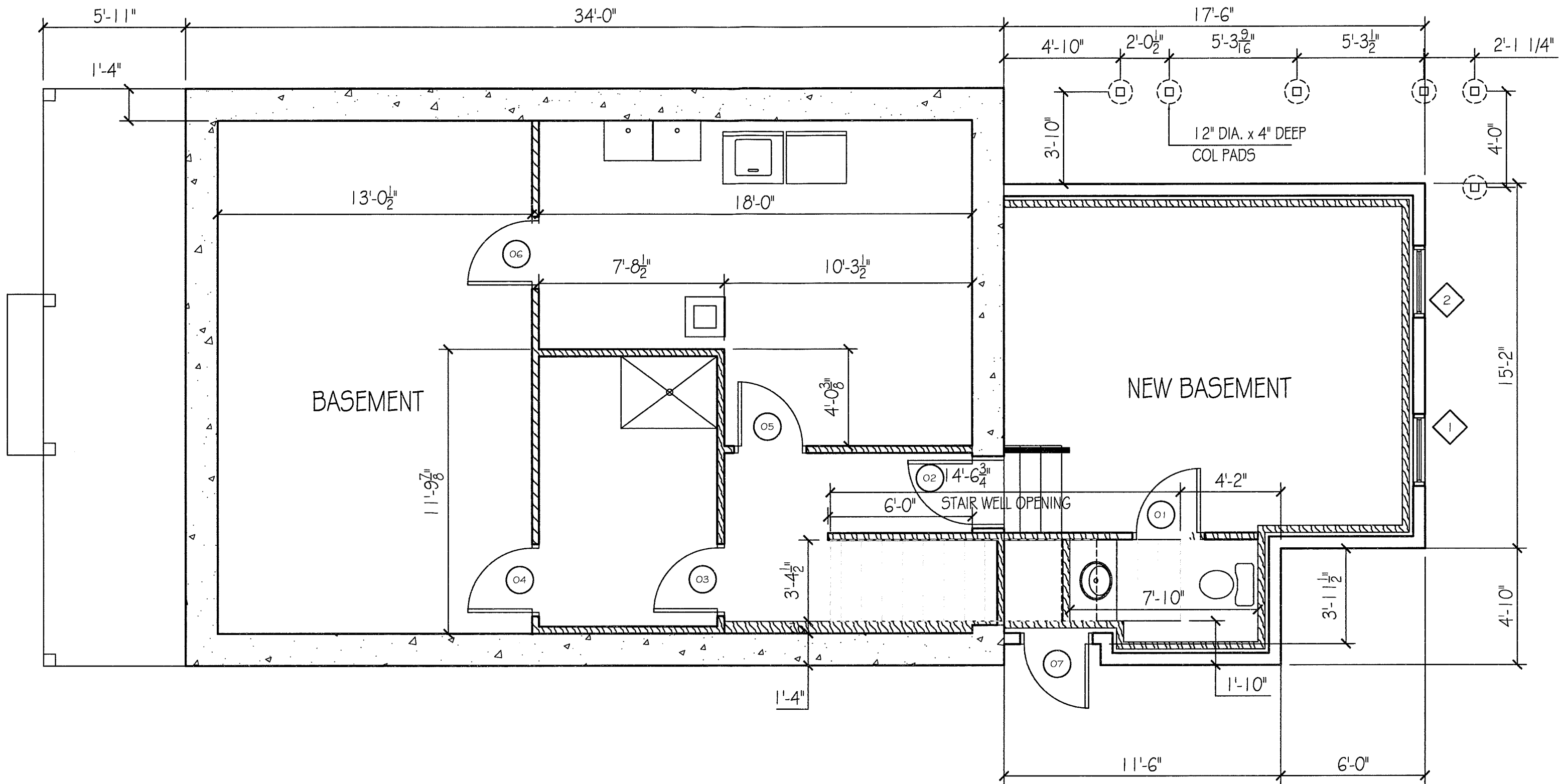
DETAIL 3



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ISSUE DATE	PROJECT NO.	HOME ADDITION ANDERSON RESIDENCE 617 SHELDON ST MADISON, WI.	SHEET NAME:
			FOUNDATION
REVISION HISTORY			SCALE: 1/4"=1'-0"
Δ			SHEET NO.
Δ			A2
Δ			
Δ			

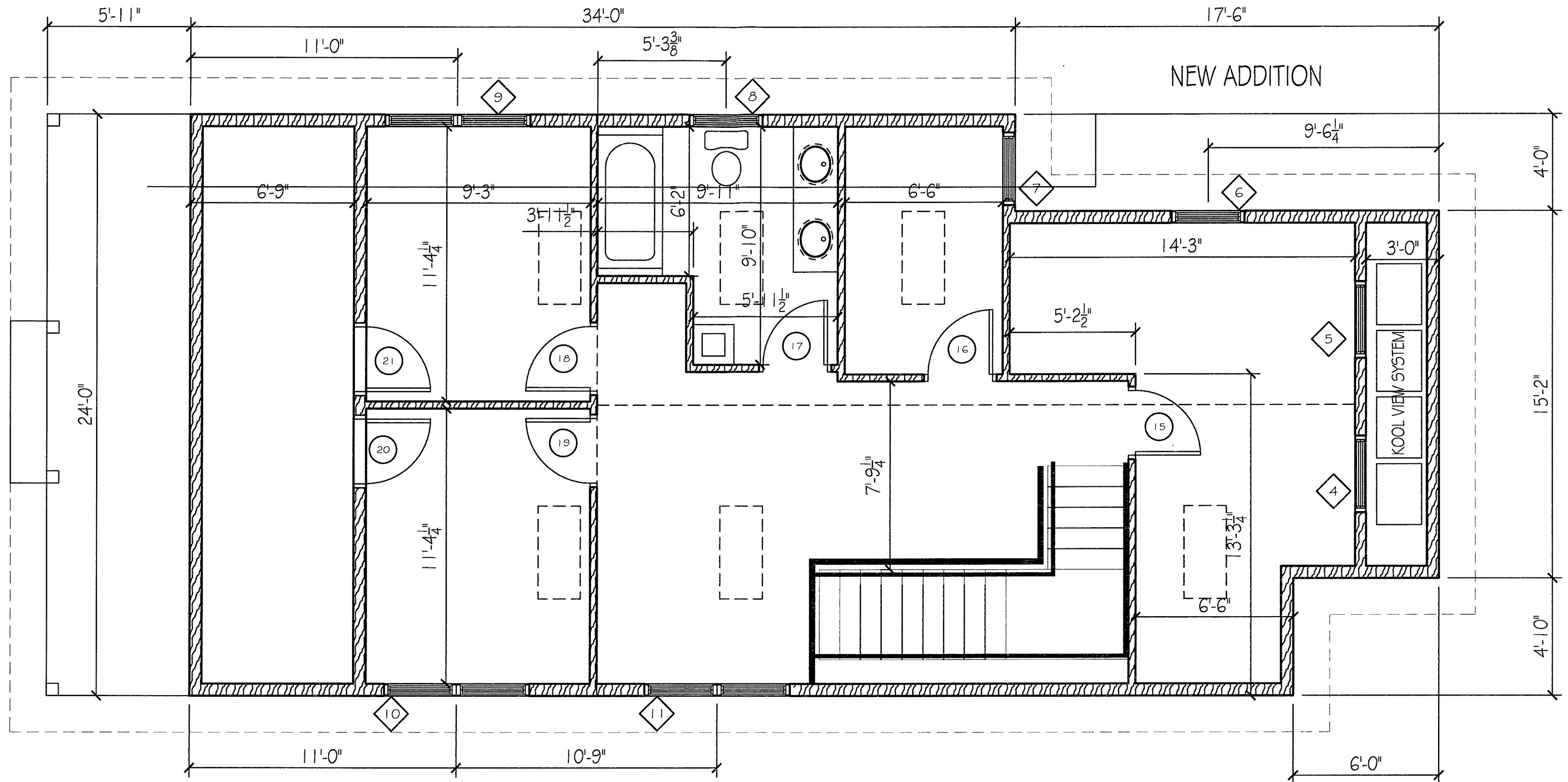


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ISSUE DATE	PROJECT NO.	HOME ADDITION ANDERSON RESIDENCE 617 SHELDON ST MADISON, WI.	SHEET NAME: BASEMENT
REVISION HISTORY Δ Δ Δ Δ			SCALE: 1/4"=1'-0"
			SHEET NO. A3

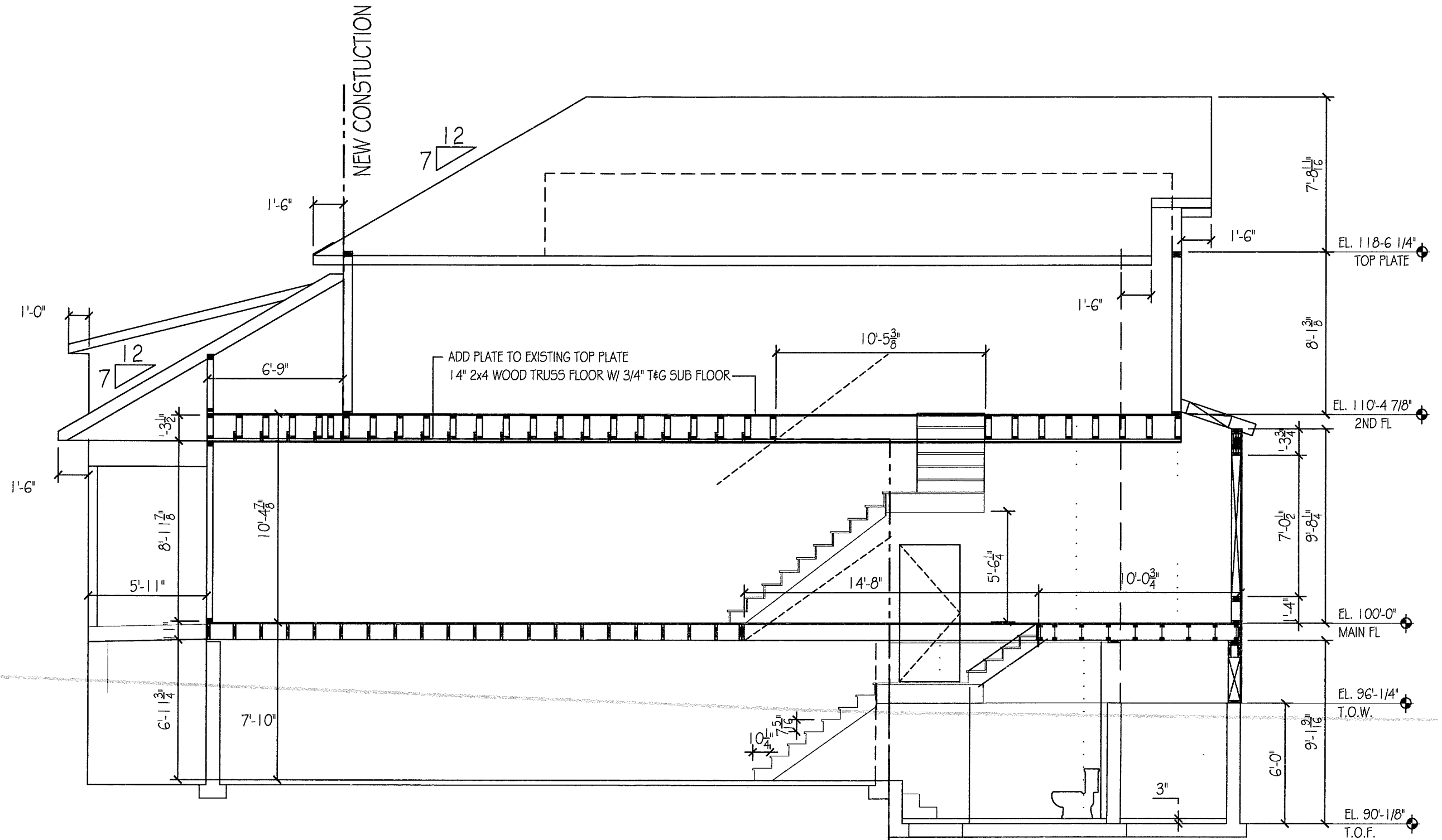




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ISSUE DATE	PROJECT NO.	HOME ADDITION ANDERSON RESIDENCE 617 SHELDON ST MADISON, WI.	SHEET NAME:
			2ND FLOOR
REVISION HISTORY Δ Δ Δ Δ			SCALE:
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			SHEET NO.
		A5	

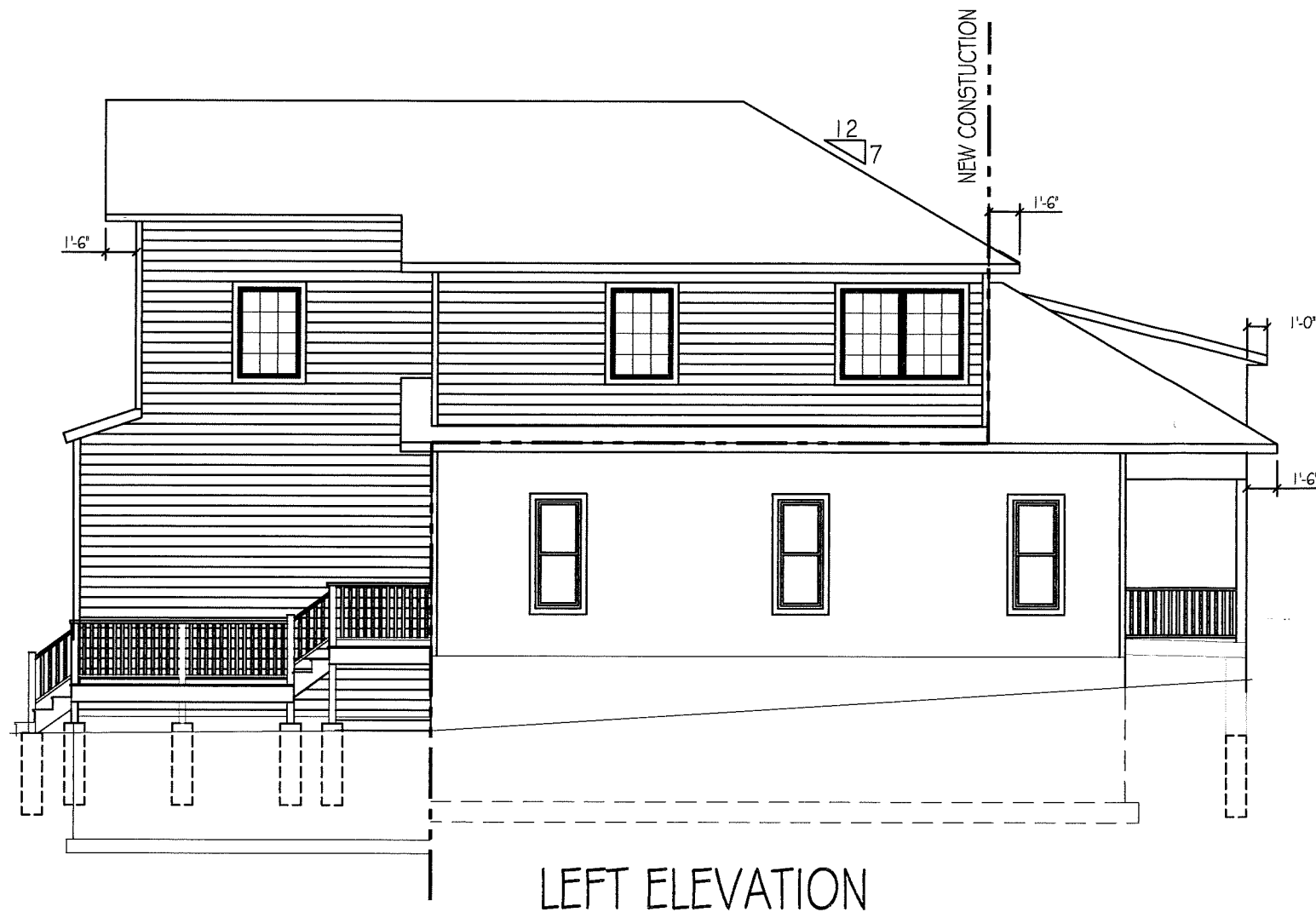


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NEW CONSTRUCTION

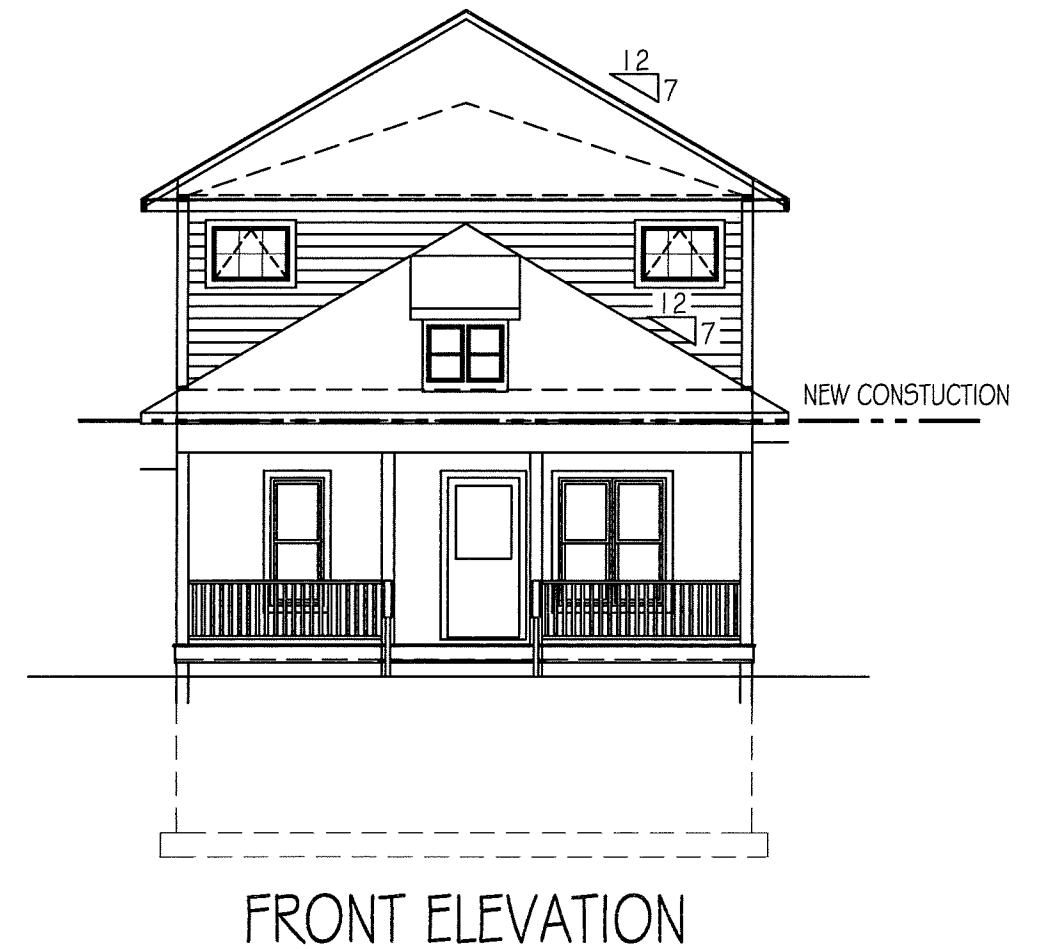
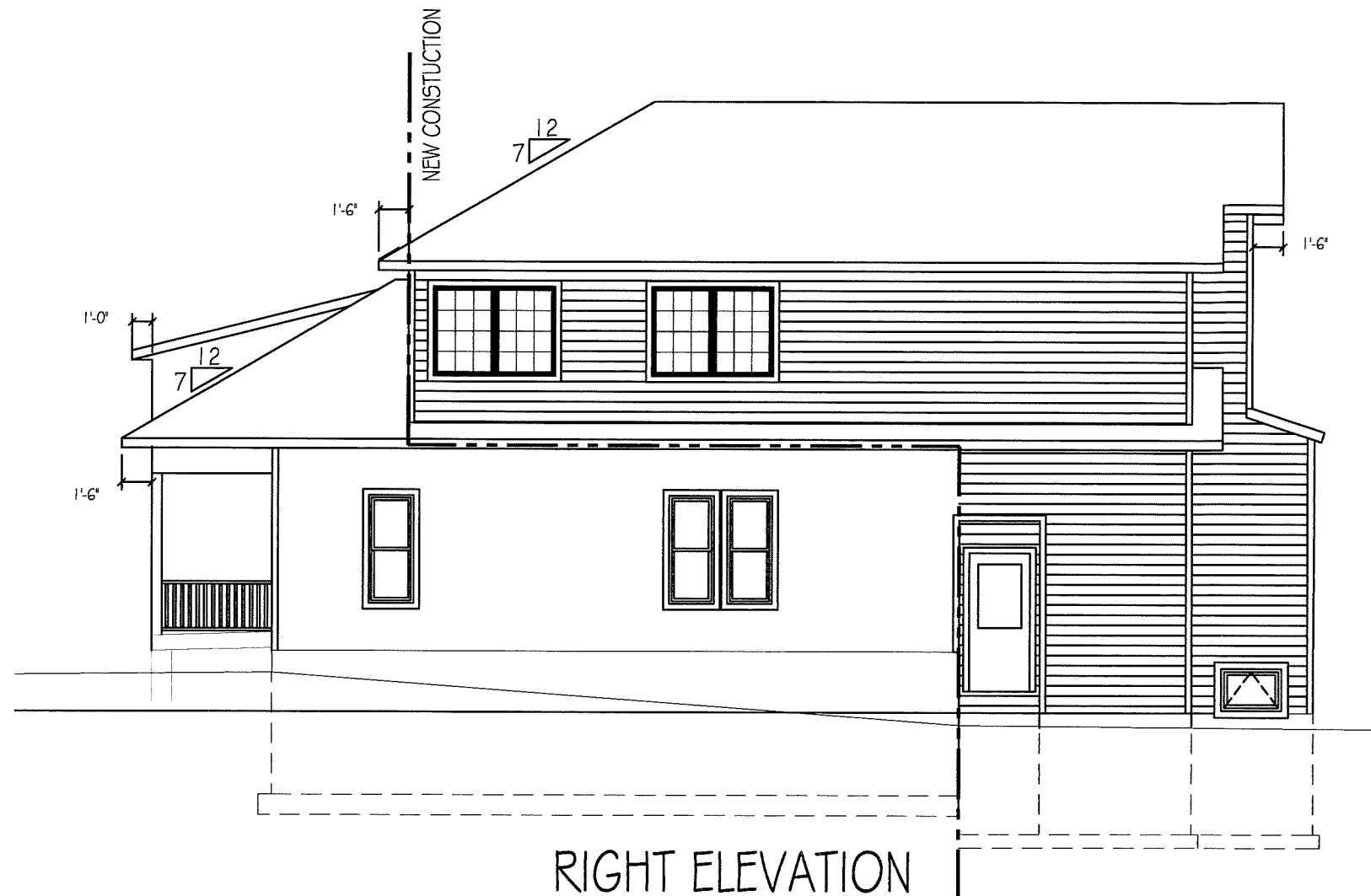
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			SECTIONS
REVISION HISTORY Δ Δ Δ Δ			SCALE: 3/16"=1'-0"
			SHEET NO. A6



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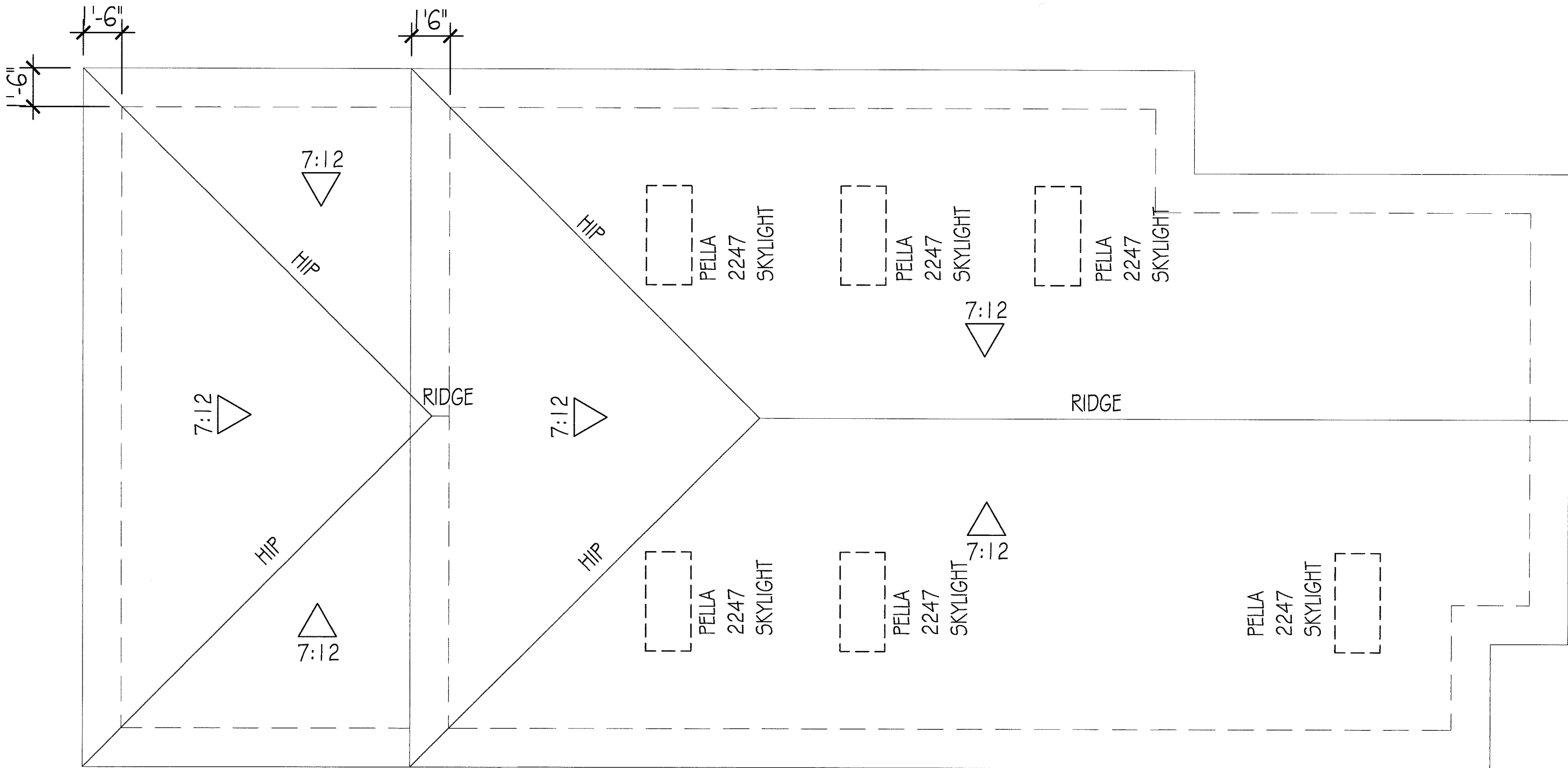
ISSUE DATE	PROJECT NO.	HOME ADDITION ANDERSON RESIDENCE 617 SHELDON ST MADISON, WI.	SHEET NAME:
			ELEVATIONS
REVISION HISTORY △ △ △ △			SCALE: 1/8"=1'-0"
			SHEET NO. A8



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ISSUE DATE	PROJECT NO.	HOME ADDITION ANDERSON RESIDENCE 617 SHELDON ST MADISON, WI.	SHEET NAME: ELEVATIONS
REVISION HISTORY Δ Δ Δ Δ			SCALE: 1/8"=1'-0"
			SHEET NO. A-9



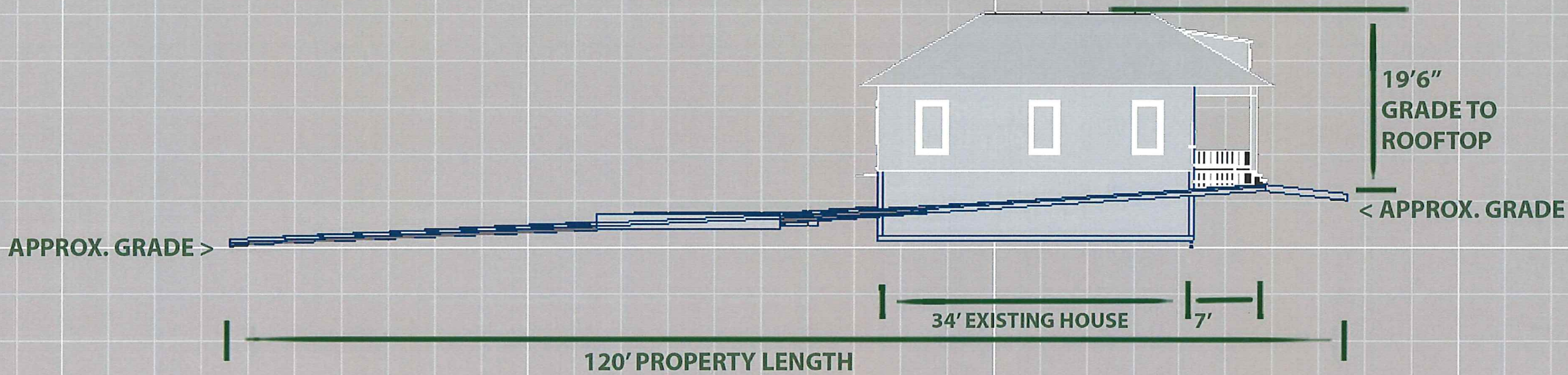
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ISSUE DATE	PROJECT NO.	HOME ADDITION ANDERSON RESIDENCE 617 SHELDON ST MADISON, WI.	SHEET NAME:
			ROOF PLAN
REVISION HISTORY			SCALE: 1/4"=1'-0"
Δ Δ Δ Δ			SHEET NO. A12

EXISTING CONSTRUCTION - NORTH VIEW

SCALE: 1"=15 FEET

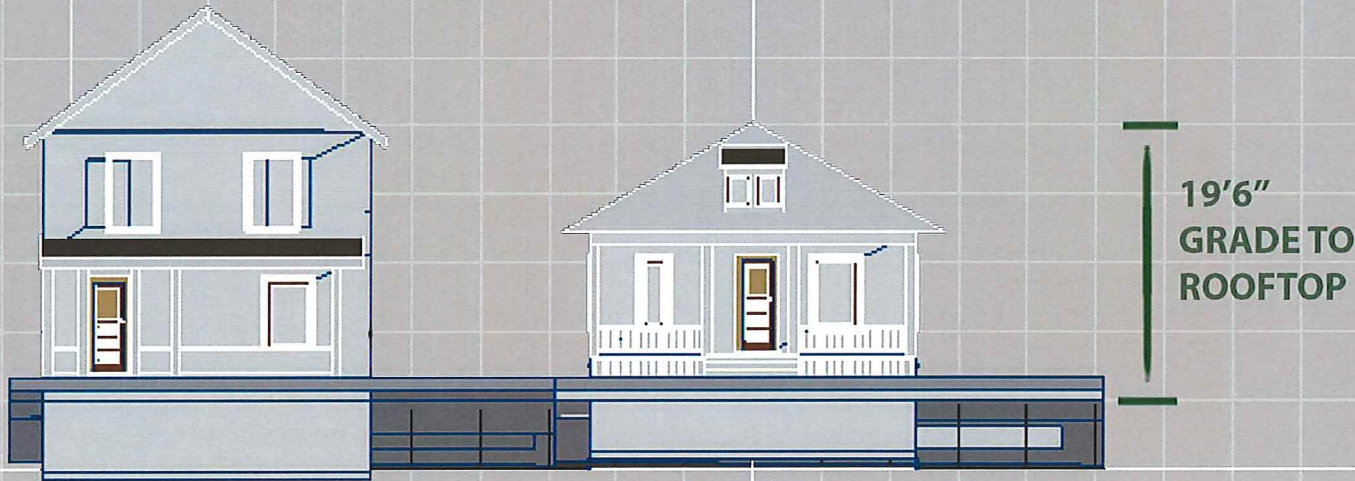


ANDERSON RESIDENCE 617 SHELDON ST. MADISON, WI

EXISTING CONSTRUCTION - FRONT ELEVATION



SCALE: 1"=15 FEET



613 SHELDON

APPROX
14' W
NEIGHBOR'S
DRIVEWAY

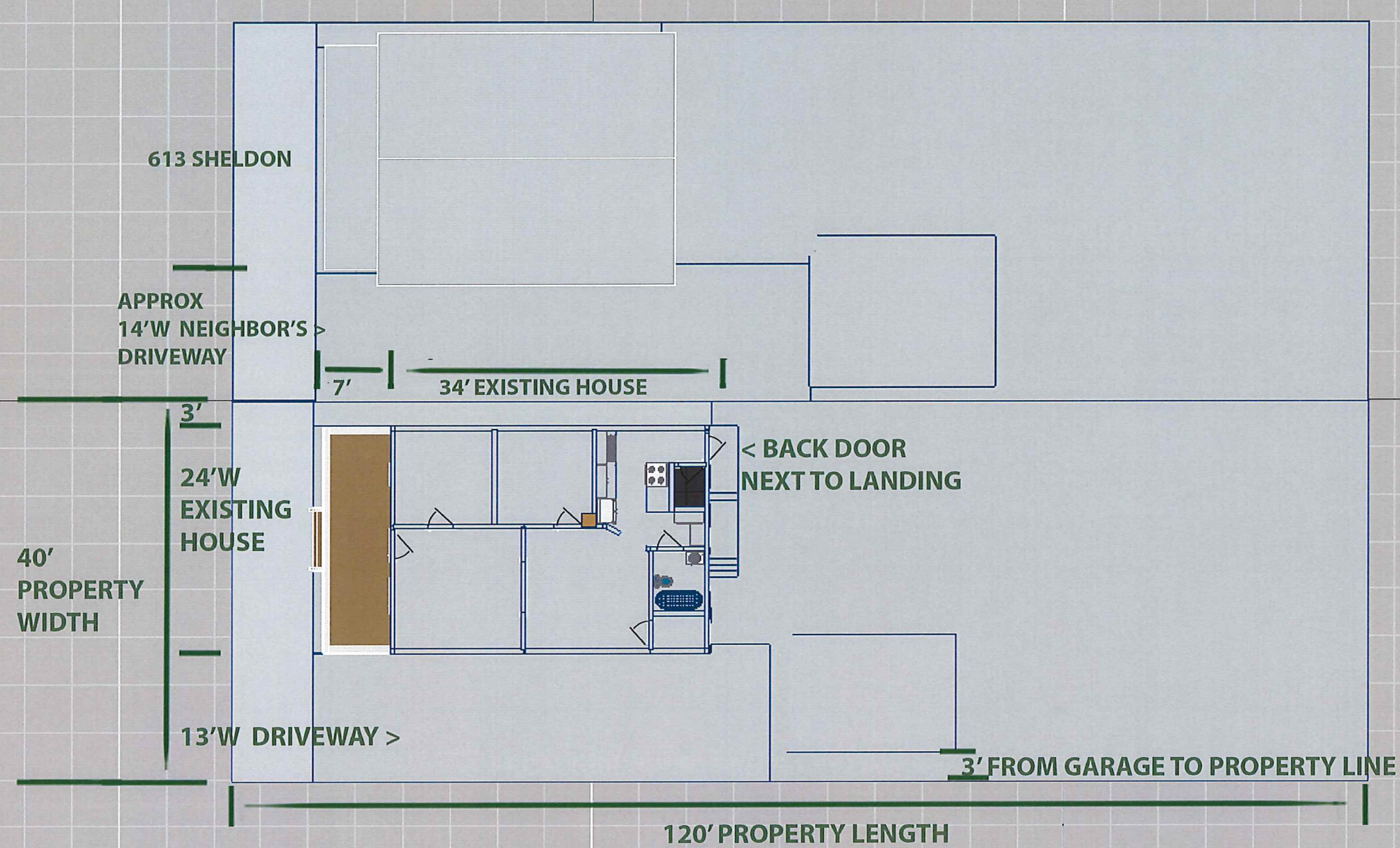
3' 24' EXISTING 13'
40' PROPERTY WIDTH



ANDERSON RESIDENCE

617 SHELDON ST. MADISON, WI

EXISTING CONSTRUCTION - 1ST FLOOR TOP VIEW



SCALE: 1"=15 FEET

ANDERSON RESIDENCE 617 SHELTON ST. MADISON, WI