



**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: 2101 Chamberlain Ave

Name of Owner: Stephanie Miller & James Stelthorn

Address of Owner (if different than above): 5002 Ironwood dr  
Madison WI 53716

Daytime Phone: (608) 221-8661 Evening Phone: SAME

Email Address: 1111 Stephanie @ SBCglobal.net

Name of Applicant (Owner's Representative): Jesse Miller

Address of Applicant: 1310 Droster Rd  
Madison WI 53716

Daytime Phone: (608) 852-3863 Evening Phone: SAME

Email Address: jesse miller 2001 @ yahoo.com

Description of Requested Variance: Reduction of Usable Open  
space to Rear yard of reverse  
corner lot.

(See reverse side for more instructions)

**FOR OFFICE USE ONLY**

Amount Paid: 300-  
Receipt: 145722  
Filing Date: 8/5/2013  
Received By: loap  
Parcel Number: 0709-222-1801-5  
Zoning District: TR-C2 ; HIS-UH  
Alder District: 5 ; BLOAR-SIELAPR

Hearing Date: 8/22/13  
Published Date: 8/15/13  
Appeal Number: 082213-3  
GQ: NRHP  
Code Section(s): 28.141(8)(c)5.

## 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.

Property sits on reverse corner lot and shares driveway w/ 2 other properties. Proposed project to remedy illegally installed concrete pad and allow access to garage.

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.

Reverse corner lot sharing driveway w/ 2 other large homes is unique to this area.

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.

Proposed project is based solely on functionality and use of existing garage structure.

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.

Hardship was there prior to ownership

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

A variance will not harm or hinder public welfare, other properties or neighboring improvements.

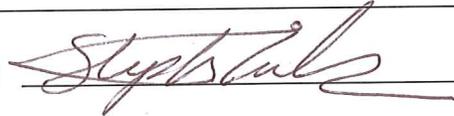
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

A variance for the proposed project will not impair light or air to neighboring properties and main goal is to utilize covered garage in an area w/ heavily congested parking.

## 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"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input checked="" type="checkbox"/>	<b>Site plan</b> , 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 checked="" type="checkbox"/>	<b>Elevations</b> 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"/>	<b>Interior floor plan of existing and proposed structure</b> , 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"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> 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:**  **Date:** 8/3/13

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

<b><u>DECISION</u></b>		
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.		
<b>The Zoning Board of Appeals:</b>	<input type="checkbox"/> <b>Approved</b>	<input type="checkbox"/> <b>Denied</b> <input type="checkbox"/> <b>Conditionally Approved</b>
<b>Zoning Board of Appeals Chair:</b>		
<b>Date:</b>		

1" = 20'

2101 Chamberlain Ave  
Variance Application

# Proposed FOREST STREET



Rear yard = 1700 sq ft  
 40% = 680 sq ft  
 Proposed paving = 870 sq ft  
 51%

Two-story Single Family Home  
 Rear yard paving for  
 Driveway and parking  
 40% maximum coverage allowed  
 51% coverage requested  
 11% increase + allowed  
 coverage variance

= paved area  
 = Required Rear Yard

Bearings referenced to the Southerly  
 line of Lots 3, 4, and 5, Block 20.

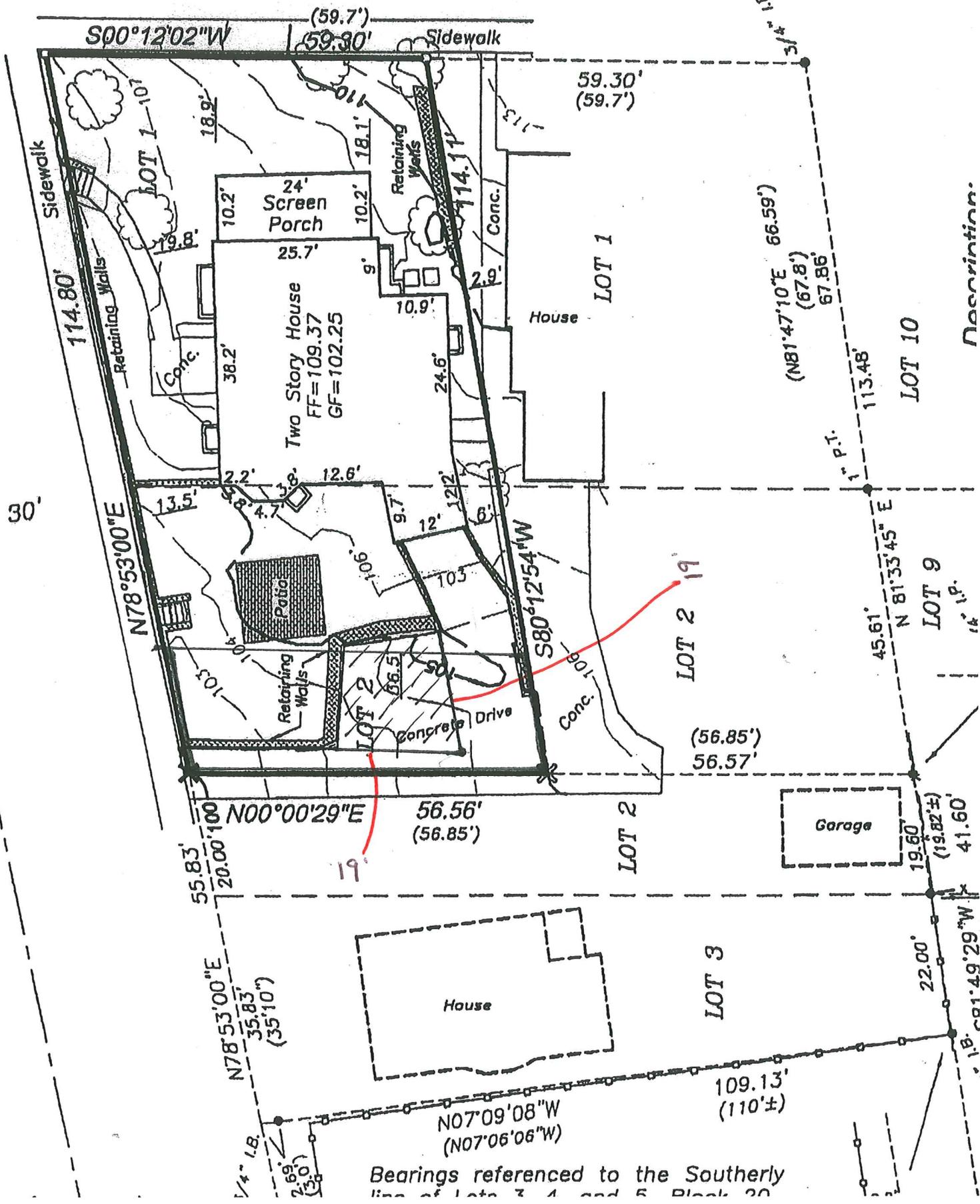
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1" = 20'

2101 Chamberlain Ave

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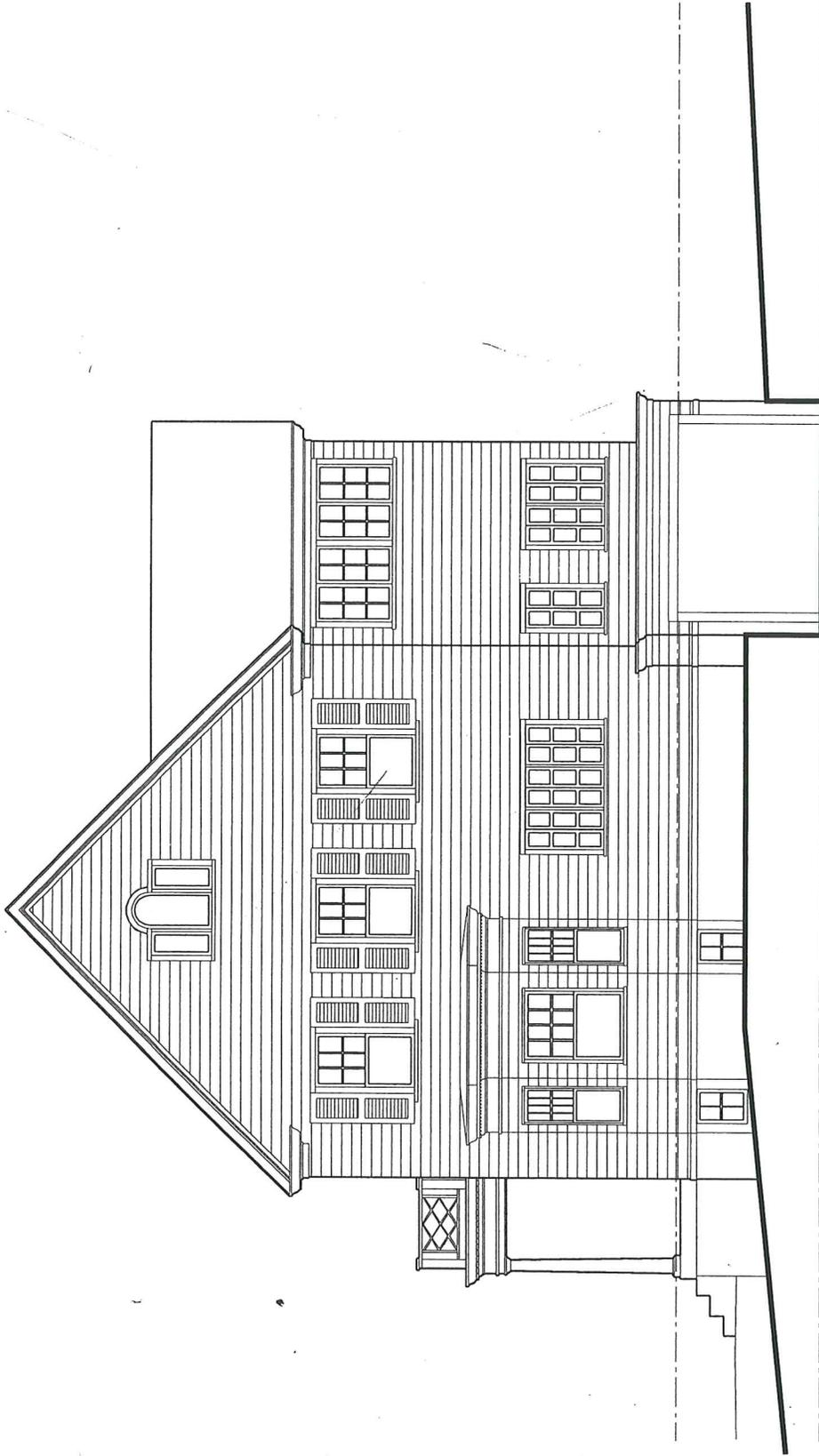
## Variance Application



Bearings referenced to the Southerly line of Lots 3, 4, and 5, Block 20

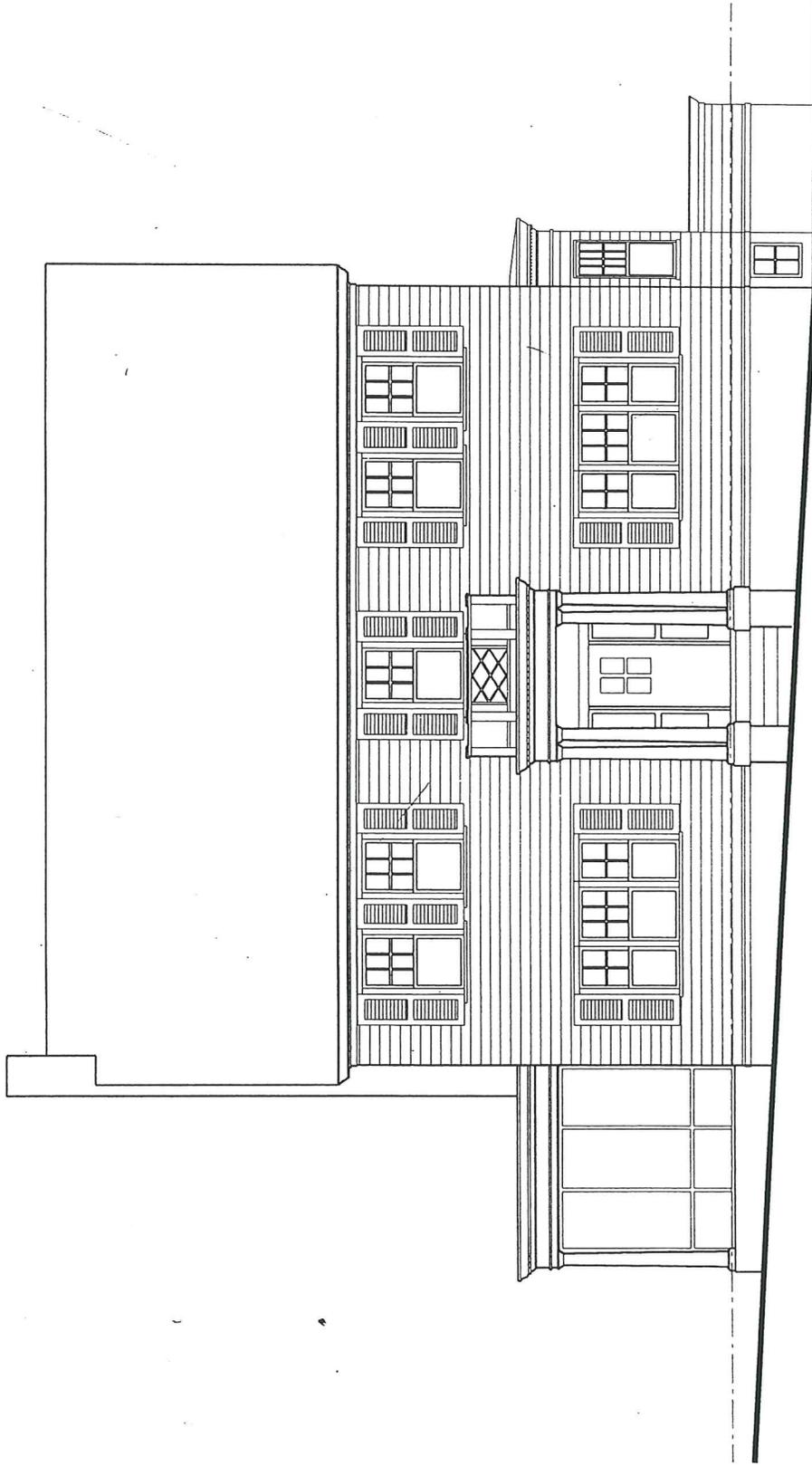






WEST ELEVATION EXISTING

SCALE: 1/4" = 1'-0"



**NORTH ELEVATION EXISTING**

SCALE: 1/2" = 1'-0"