

*For A Built Up
Pitched Truss House
Roof Only*

**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: 605 Pinchot Ave - Madison, WI 53716

Name of Owner: Michael G. Braund

Address of Owner (if different than above): _____

Daytime Phone: 575-0944 Evening Phone: (575-0944) or (467-2237)

Email Address: _____

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: For A Complete New Built Up Pitched
Roof Furnished And Installed Over The Entire Small Existing
Single Story Flat House Roof Only.

This Proposal Includes All New ~~Roof~~ Pitched Trusses, 4-Pitch
Two (2) Foot Overhangs, 5/8" Plywood, 2" x 6" Wood Fascia,
Aluminum Drip Edge, Rubber Ice & Water Shield On The Entire New
Roof, 30 Year Architectural Shingles, And Cobra Ridge Vent And Proper Vents.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300 -
Receipt: 142449
Filing Date: 5/16/13
Received By: JEM
Parcel Number: 0710-094-0821-4
Zoning District: SR-C2
Alder District: 15

Hearing Date: 5/23/13
Published Date: 5/16/13
Appeal Number: 052313-1
GQ: _____
Code Section(s): 28.036 (2)

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the following conditions are present:

1. There are conditions unique to the property of the applicant that does not apply generally to other properties in the district.

My Triangle Lot, My Small House That Has
NO Basement, NO Attick, NO Garage, And My Flat
House Roof That Is Sagging In The Middle And Is In Very
Bad Shape And Is Leaking Into My House Ceilings

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.

My House Flat Roof Is The Only
One In The Neighborhood And The Pitch That I Am
Proposing Is Consistant With My Nieghbors Roots

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.

My House Is Very Old And Built
A Long Time Ago. Before Set Backs, I Would Think. The Front Of
My House Is (10') To Close To My Front Lot Line Based On Updated
Front Set Back Requirements. It Is 20' Back Instead Of 30'

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.

I Feel That Allowing Me To Install A Pitched Roof On My
House Would Benefit Everyone Involved. And The Front Set
Back Issue Has Existed Since My House Was First Built.

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

My Proposed Variance Requests, I Believe, Will Only Improve
And Not In Any Way, Shape, Or Form Negativly Affect My
Nieghbors And My Neighborhood.

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

This Rule Is Exactly Why I Am Proposing What ~~And How~~
Every Detail Of My Requests Is Compatible With Our
Neighborhood And Will NOT Look Like Some Ugly Patch Job.
In Fact, My Close Neighbors Totally Like The Idea And
Approve Of My Proposed Plans.

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) (1" = 16') <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 checked="" 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") (House - Requesting Built Up Roof Variance Permit Only)
<input checked="" 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 checked="" 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, which the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: Michael Brand **Date:** 4/30/13

----- (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 for _____ (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:



*Complete
For A New Garage
Only*

**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: 605 Pinchot Ave - Madison, WI. 53716

Name of Owner: Michael G. Braund

Address of Owner (if different than above): _____

SAME AS ABOVE

Daytime Phone: C-575-0944 Evening Phone: H-467-2237

Email Address: _____

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

SAME

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: I AM Asking For A Partial Roadside Front Set Back Variance Please, So I Can Build A Very Much Needed Single Story Garage. I Am Also Asking For A Building Permit To Build This New Garage. I AM Able To Stay Within The Required Side And Rear Set Backs, But I Need A Variance Permit For The Right Front Of My Proposed New Garage Because Of The Unique Triangle Shape Of My Lot And Having NO Basement Or Attick Or Existing Garage.
Thank you - Michael Braund (See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300-
Receipt: 142449
Filing Date: 5/16/13
Received By: JEM
Parcel Number: 0710-094-0821-4
Zoning District: SR-C2
Alder District: 15

Hearing Date: 5/23/13
Published Date: 5/16/13
Appeal Number: 05-2313-2
GQ: _____
Code Section(s): 28.036(2)

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the following conditions are present:

1. There are conditions unique to the property of the applicant that does not apply generally to other properties in the district.

The Unique Conditions That I Have That ~~It~~
Would Qualify Me For A Building Permit And A Variance Permit Is That
I Have A Triangle Lot With A Small House That Has NO Basement And
NO Attick And NO Existing 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.

I Feel That What I Am Requesting
Is In The Spirit Of My Neighbors And The Neighborhood. And The
Purpose And My Intent Is To Only Be Able To Live Here For Whats
Left Of My Life With Minamel Difficultys And Hardships.

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.

Without A Variance Being Granted, I
Will Not Be Able To Build A Garage And Along With The Other
Unique Hardships And Difficultys, It Would Be Very Difficult
For Me Or Anyone Else To Live Here.

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.

The Hardships That I Am Facing Or
Anyone Else's That Might Someday Live Here Are Real. I Would
Like To Build This Garage So I Can Stay And Live Here For A Long Time
~~NOT~~ To Increase The Value And Sell It - I Have Lived On The East Side Of Madison

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

For My Entire Life
I Live Here In A Very Nice, Quite, And Older Part Of Our
City And I Like It A Lot. I Am NOT Asking For Anything That
Would Hurt Anyone In My Neighborhood In Any Way, Shape,
Or Form. If You Grant Me This? I Feel It Would Benefit My Neighbors.

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

If You Grant Me My Requested Permits, When I Am Done
With The Improvements, My Home Will Be Very Nice And Neat
And Compatable With My Immediate Neighborhood. It Will NOT
Look Like A Cobble Job Addition.

Thank You
Michael

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.
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<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 checked="" 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") <i>Open One Room Garage (No Floor Plan)</i>
<input checked="" 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 checked="" 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, which the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: Michael G Brand **Date:** 4/30/13

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DECISION

The Board, in accordance with the findings of fact, hereby determines that the requested variance for _____ (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:

Single story single family home
Roof pitch change on home and
new detached accessory structure
Front Yard

28.5 Required
19.7 provided

8.8' variance

Site Plan

House

+

UnAttached Garage

Scale - 1" = 16'

Address

605 Pinchot Ave

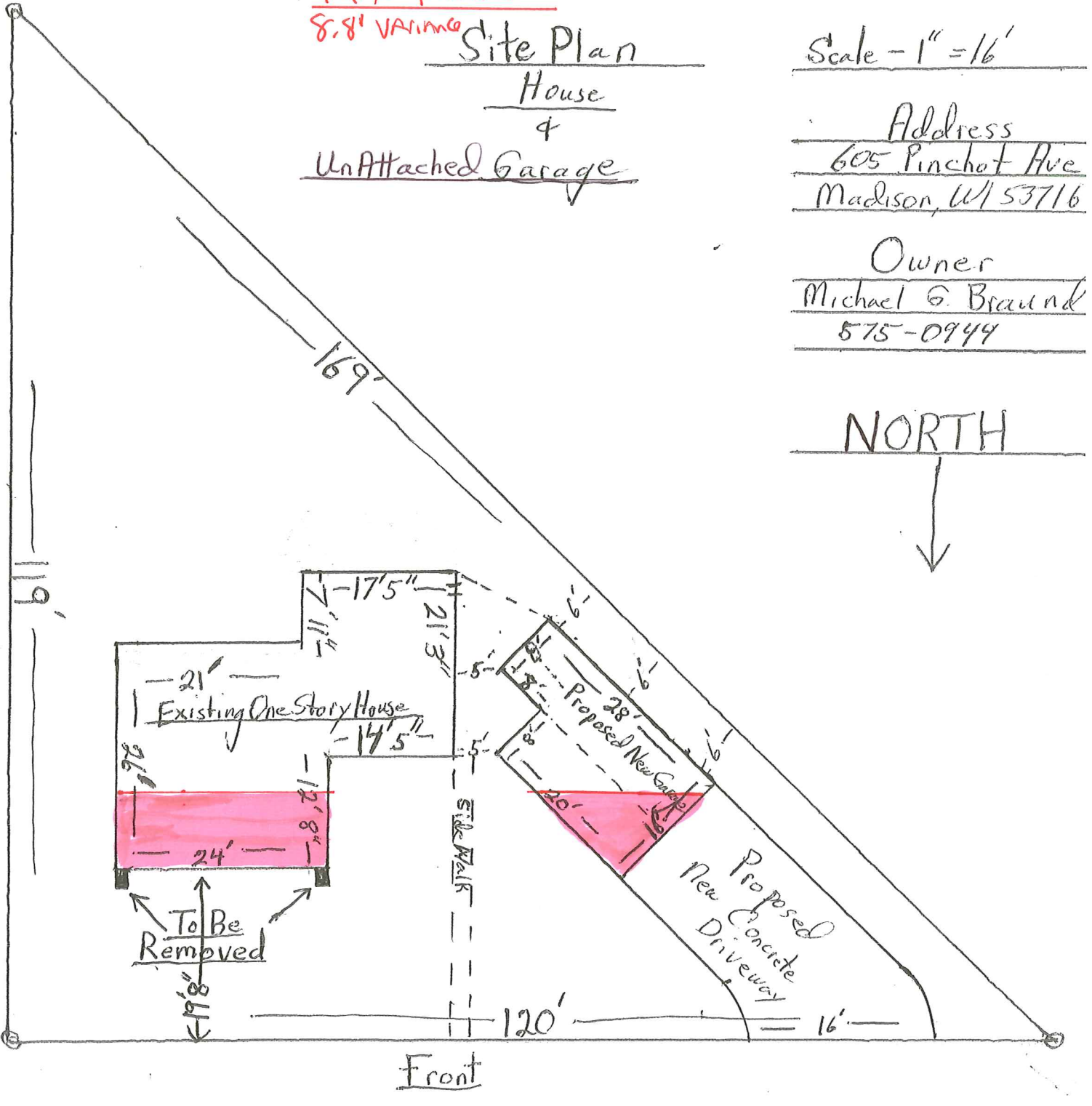
Madison, WI 53716

Owner

Michael G. Braund

575-0944

NORTH



Pinchot Ave

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

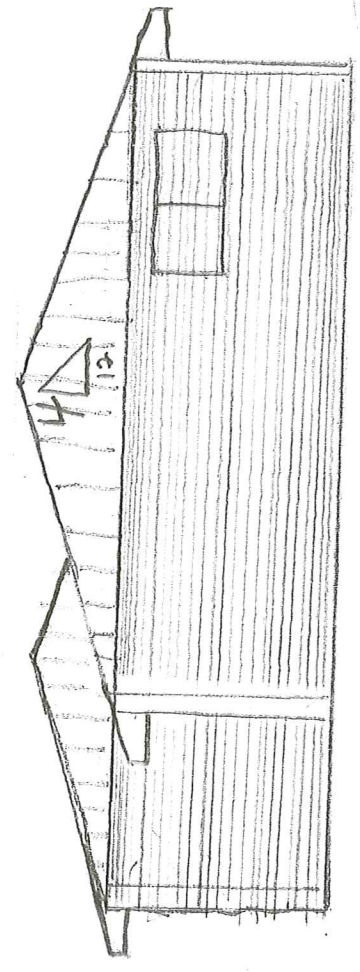
Owner

Michael G. Braund

Address

605 Pinchot

Madison, WI 53716



EAST ELEVATION

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

Scale 1/8" = 1'-0"

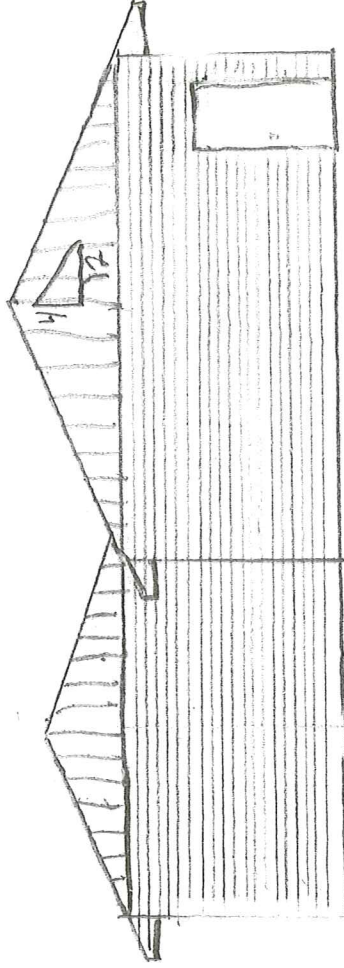
Owner

Michael G. Braund

Address

605 Pinchot

Madison WI 53716



WEST ELEVATION

Scale - 1/8" = 1'-0"

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

Owner

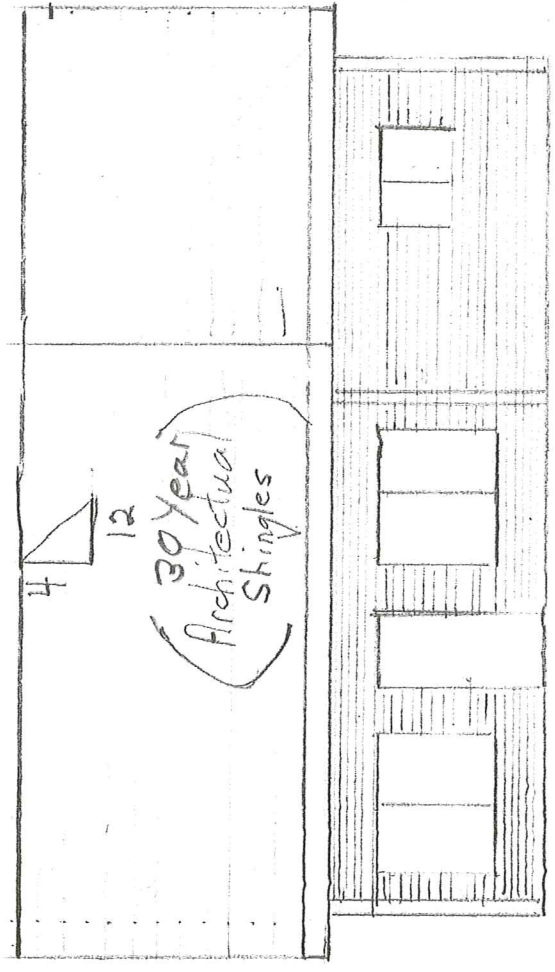
Michael G. Braund

Address

605 Pinchot

Madison, WI. 53716

2'-Overhang All Around

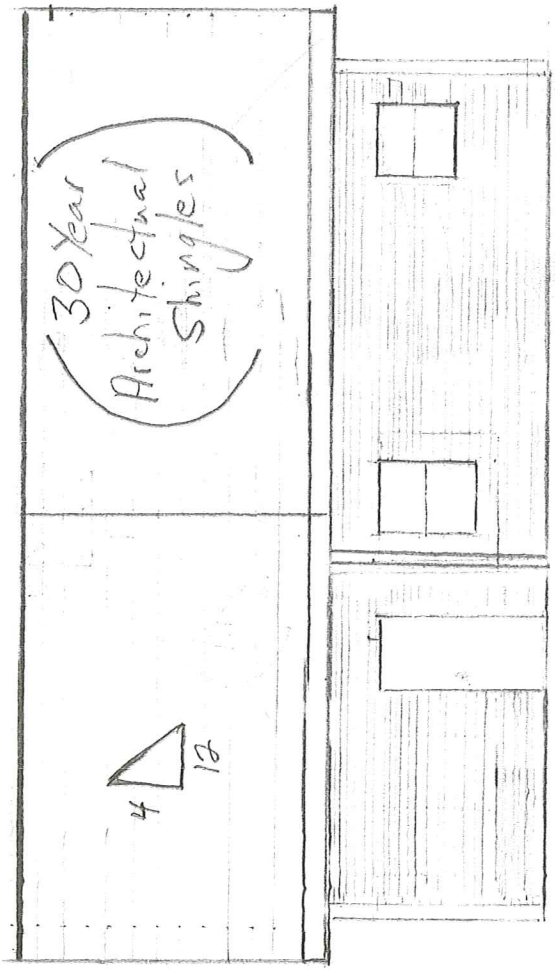


front

NORTH ELEVATION

DATE - 1 10
Owner
Michael G. Brand
Address
605 Pinchot
Madison, WI. 53716

2'-Overhang All Around



SOUTH ELEVATION

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

5/3/13

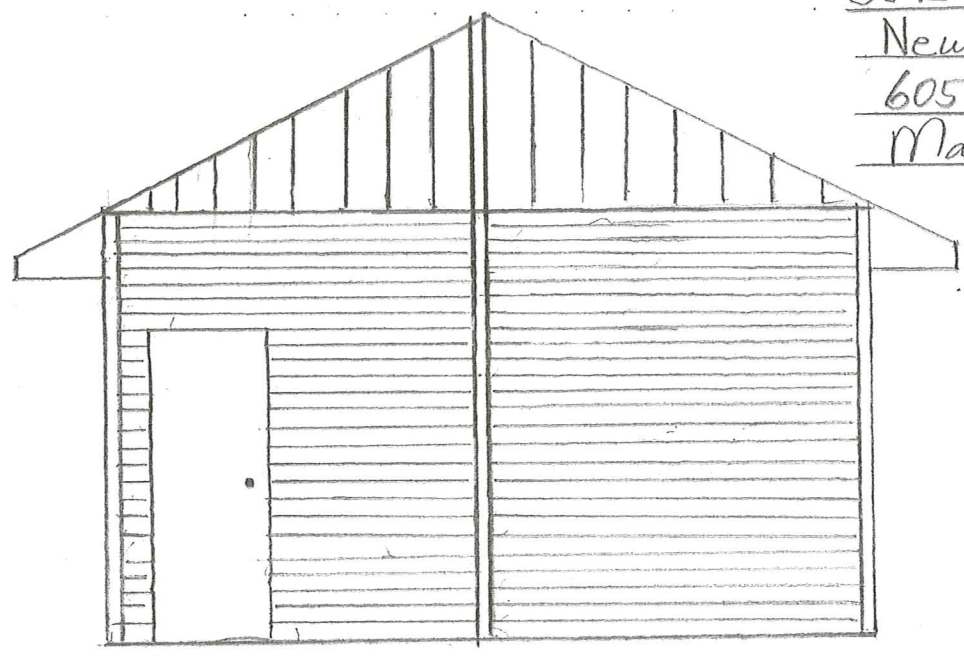
Michael Braund

Scale - $\frac{1}{4}'' = 1'0''$

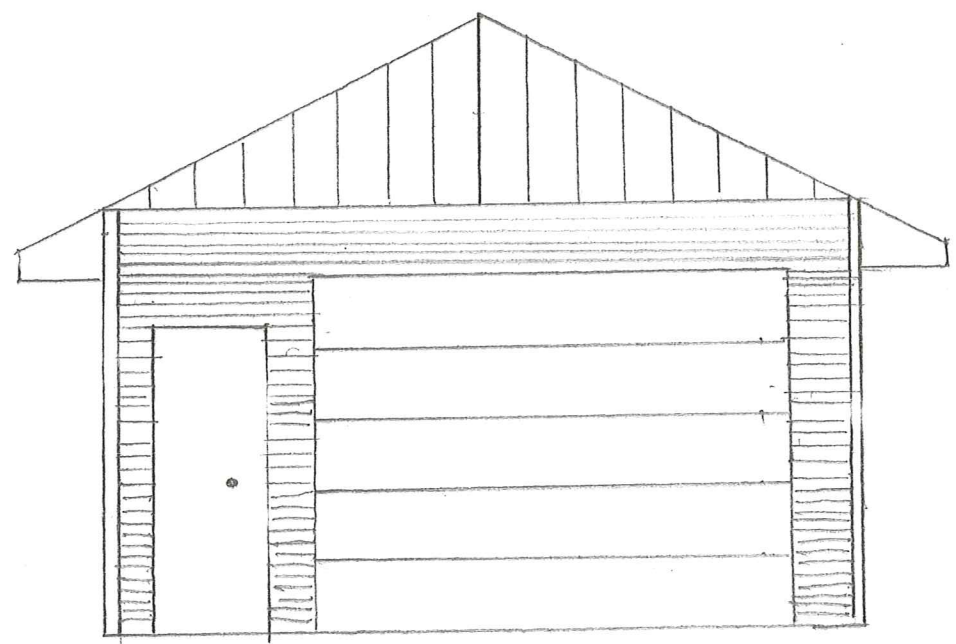
New Garage

605 Pinckot Ave

Madison, WI



Southeast Elevation

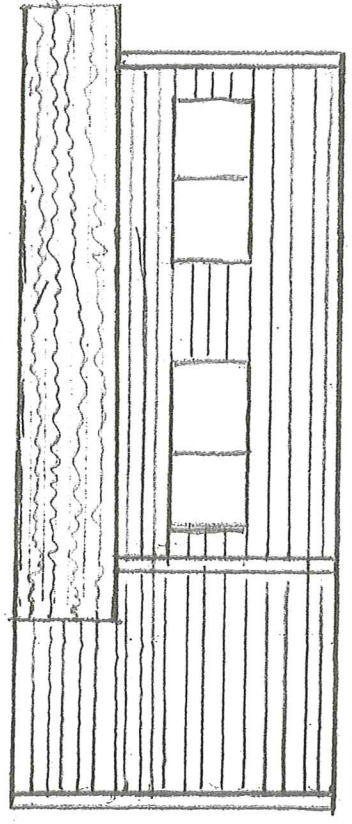


Northwest Elevation

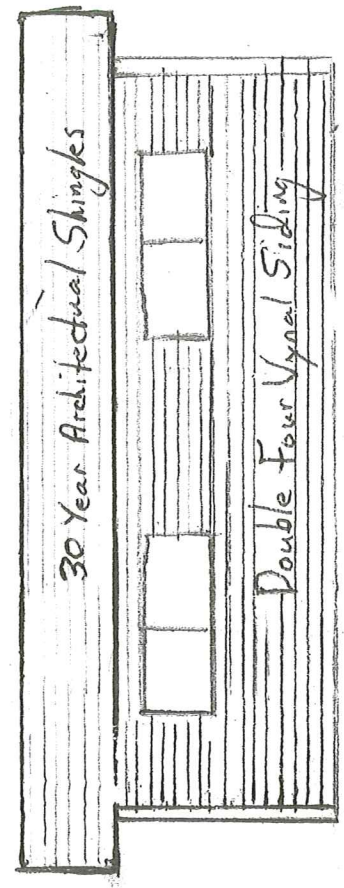
Scale - 1/8" = 1'-0"

Owner

Michael G Brand
605 Pinchot Ave
Madison, WI 53716
New Garage



NORTH-EAST ELEVATION



SOUTH WEST ELEVATION

TO

City Of Madison Zoning

Both My House And Garage Will Have The Same Roof Pitch
And The Same Double Four Vinyl Siding And White Aluminum
Fascia And Soffit And The Same Color And Type Of
Shingles. (30 Year Architectural Shingles) And Windows
And Doors

Site Plan
Of Existing House

Scale - 1" = 16'

Description

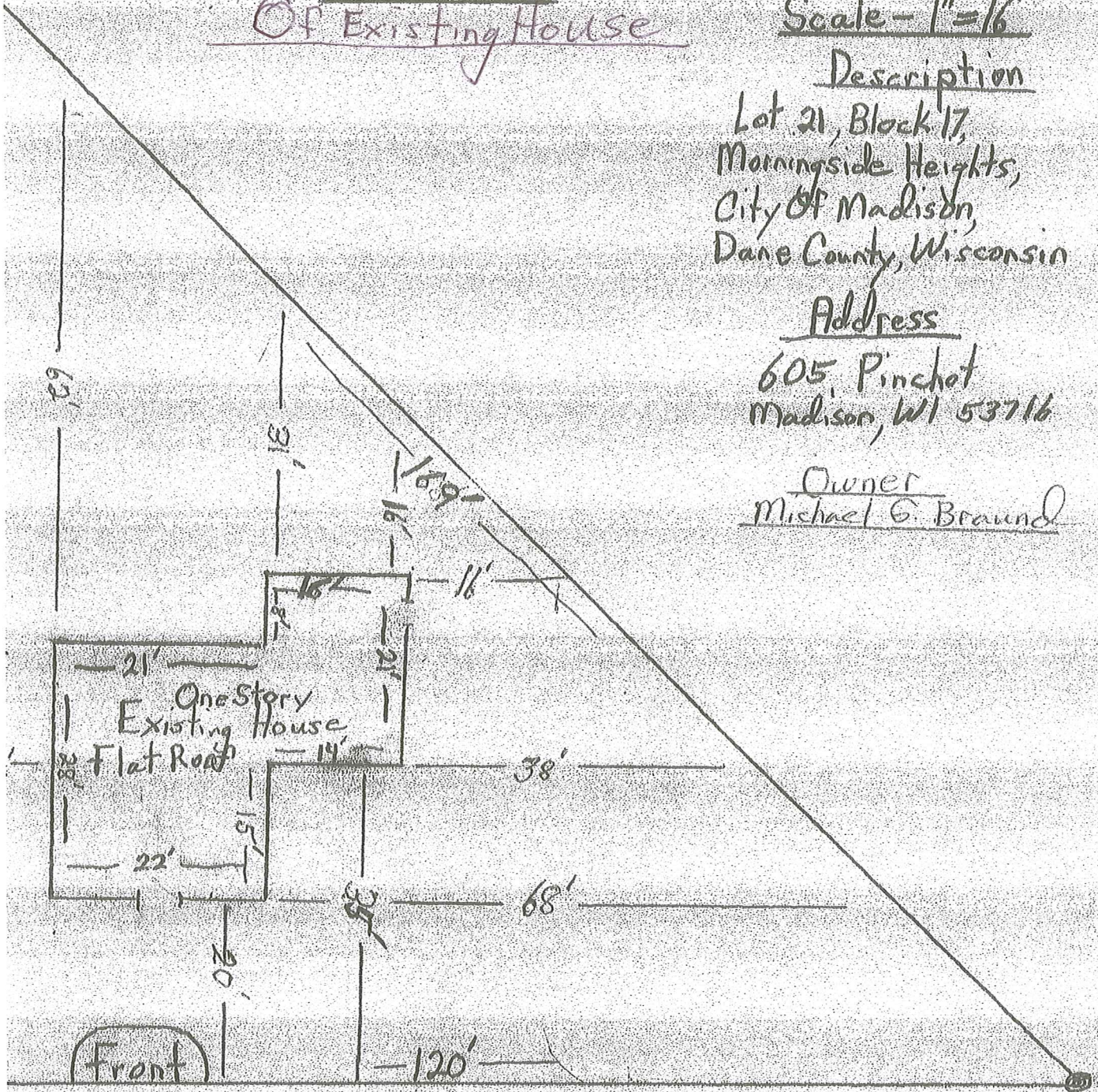
Lot 21, Block 17,
Morningside Heights,
City of Madison,
Dane County, Wisconsin

Address

605 Pinchot
Madison, WI 53716

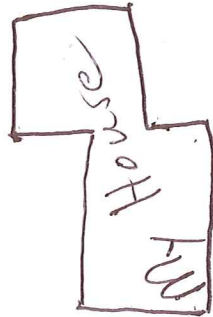
Owner

Michael G. Braund



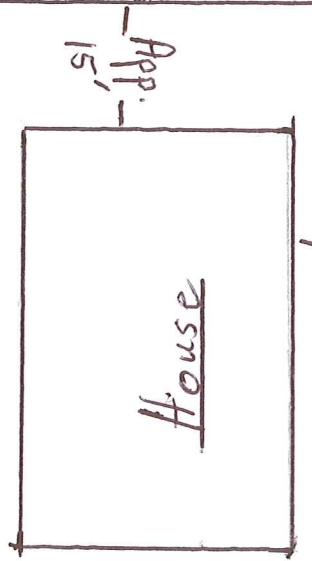
PINCHOT AVE.

Nothing on This Plan Is To Scale



605 Pinchot - My House

Pinchot Ave

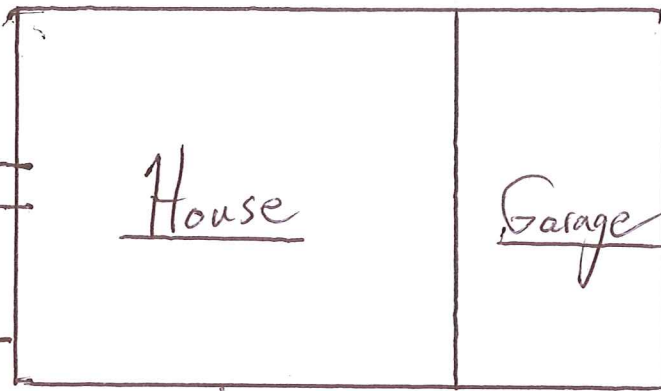


701 Pinchot



604 Pinchot

App. 15'



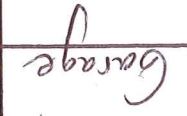
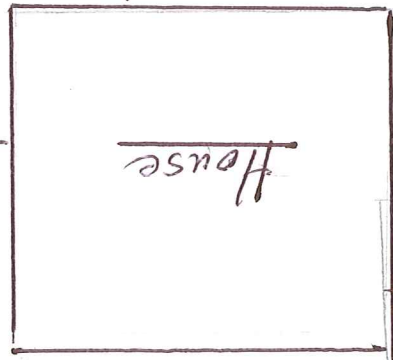
Clair Street

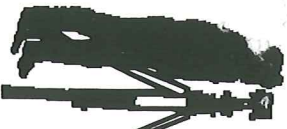


422 Clair Street

App. 20'

App. 20'

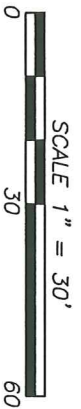




BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI, 53590
Phone (608) 837-7463
Fax (608) 837-1081

Description:
LOT 21, BLOCK 17, MORNINGSIDE HEIGHTS, CITY OF MADISON, DANE COUNTY, WISCONSIN.



PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott
Wisconsin Registered Land Surveyor No. S-1531.

5-11-2013

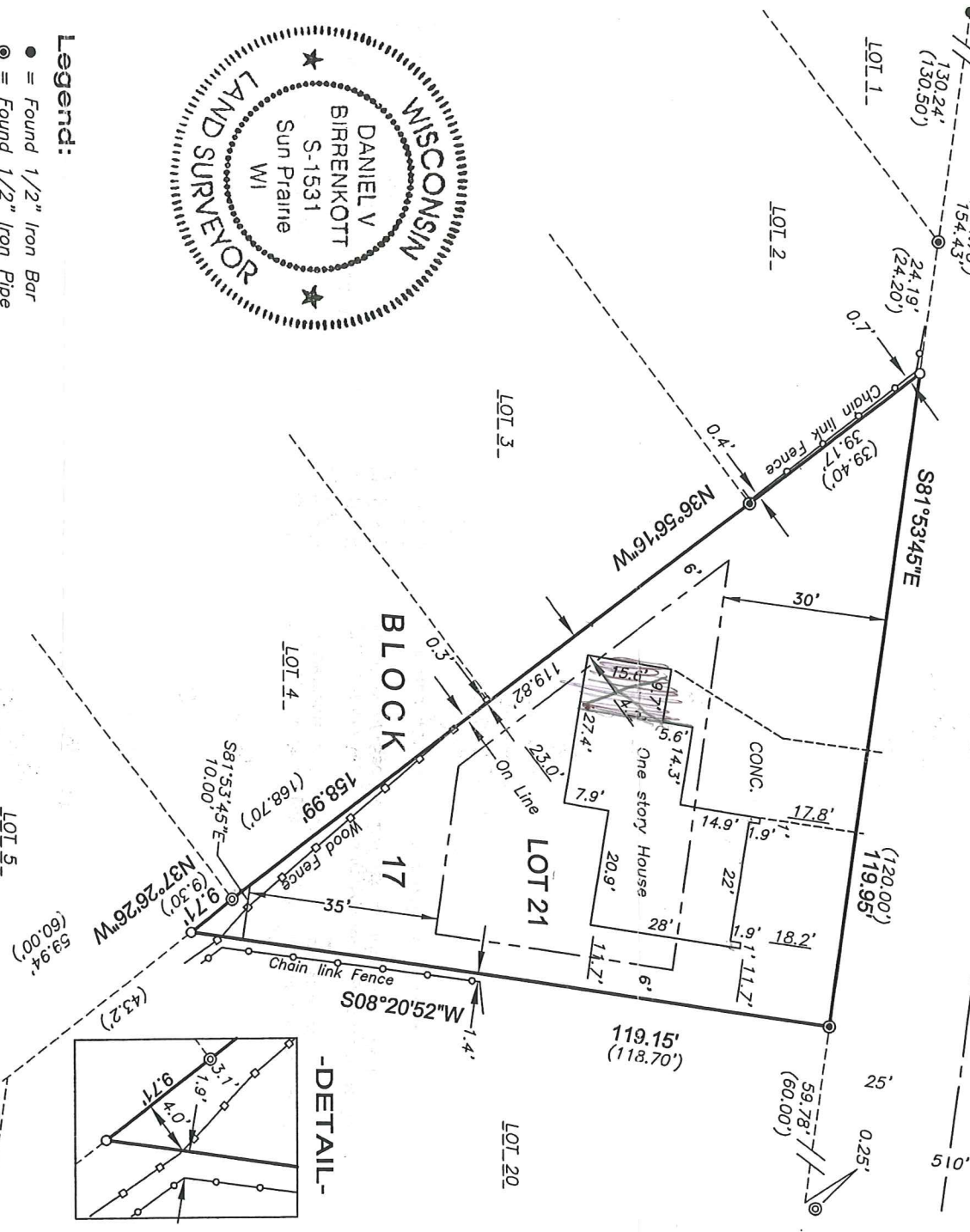
NORTH ↑

Prepared For:
Mike Braund
4743 Ferrite Dr.
Madison, WI 53716
(608)-222-1511

*Michael Braund
605 Pinchot Ave
Madison, WI 53716
608-575-0944
608-461-2237
5 0'*

CLAIRE ST.

PINCHOT AVE.



- Legend:**
- = Found 1/2" Iron Bar
 - ⊙ = Found 1/2" Iron Pipe
 - ⊗ = Found 1" Iron Pipe
 - = 1"x24" Iron rebar set
min. wt.=1.50#/in.ft.
 - () = Recorded as data
 - = Building Setback Line
 - = Wood Fence
 - = Chain link Fence

Dated: March 11, 2013
Surveyed: T.A.S.
Drawn: T.K.
Checked: M.A.P.
Approved: D.V.B.
Field book: 338/17-18
Comp. File: J:\2013\CARLSON
Office Map No. 130059



Bearings referenced to the South
Right-of-way line of Pinchot
Ave. bearing S81°53'45"E

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.





front

1500 1st St

not done, just put on
the roof



that

not done



10/10/01

10/10/01



10/20/11

10/20/11

at ground level...
has been on... 2008



front

500 100 100

101 2001 1. 3pm



101 2001 1. 3pm
 101 2001 1. 3pm
 101 2001 1. 3pm
 101 2001 1. 3pm
 101 2001 1. 3pm

NORTH



101 2001 1. 3pm

101 2001 1. 3pm

Handwritten notes in red ink at the top of the page, partially obscured by the photograph below.



Handwritten notes in blue ink at the bottom of the page, partially obscured by the photograph above.

Handwritten notes at the top of the page, possibly describing the location or details of the property shown in the photos.



Handwritten notes at the bottom of the page, possibly describing the location or details of the property shown in the photos.

Small building with a window
and a door. It is located
near a boat launch area.



Small building

1st photo - front view of house
2nd photo - back view of house



5/19/13



NORTH



front

1000 1st St

104 Grant Street
New Rochelle, N.Y. 10801
Phone: 914-235-1234

