



Madison

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: 1029 TROY DRIVE

Name of Owner: HAROLD & CHARLETTE DEVOS

Address of Owner (if different than above):

Daytime Phone: 608-556-2443 Evening Phone:

Email Address:

Name of Applicant (Owner's Representative): LOUIS CHERAMY

Address of Applicant: 5212 VALLEY DRIVE

McFARLAND, WI 53558

Daytime Phone: 608-838-8131 Evening Phone: 608-335-8131

Email Address: cheramybuilders@charter.net

Description of Requested Variance: WE NEED ADDITIONAL SIDE YARD TO ACCOMMODATE A NEW GARAGE THAT WILL EXTEND 5' PAST THE EXISTING FRONT OF THE CARPORT. WE ARE REQUESTING BY THIS VARIANCE THAT THE EXISTING SIDE YARD 3'-4" BE ACCEPTED IN LIEU OF THE 10'-9" THAT WOULD BE REQUIRED FOR THE PROPOSED CONSTRUCTION.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid:	\$300
Receipt:	193245
Filing Date:	5/20/13
Received By:	POA
Parcel Number:	0809-362-0221-9
Zoning District:	SR-C1
Alder District:	18-ANITA WEIER
Hearing Date:	6/27/13
Published Date:	6/10/13
Appeal Number:	06 2013-1
GQ:	OK
Code Section(s):	28.031(2) 28.036(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.

NONE EXIST THAT WOULD BE AWARD OF

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 allowance of the proposed 5th ADDITION WOULD NOT BE CONTRARY TO THE SPIRIT, PURPOSE OR INTENT OF THE ZONING REGULATIONS. THE PROPOSED VARIANCE WILL BE TO THE PUBLIC INTEREST.

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 ORDINANCE AS WRITTEN WOULD NOT ALLOW ANY IMPROVEMENTS TO THE FRONT OF THE EXISTING HOME

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 ORDINANCE PREVENTS THE OWNER FROM PROVIDING A SAFE ENCLOSURE / GARAGE FOR THEIR VEHICLE, BELONGINGS, AND SAFE ACCESS TO THE HOME WITHOUT WALKING IN THE WEATHER ELEMENTS

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

THIS PROJECT WILL ONLY ENHANCE THE NEIGHBORHOOD VIEW OF THE SIDE YARD

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

THIS VARIANCE WILL ADD VALUE AND CURB APPEAL NOT ONLY TO THE HOME BUT TO THE NEIGHBORHOOD AS WELL!

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 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")
<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"/>	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 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 that the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: Charlotte DeVos **Date:** 5/29/13

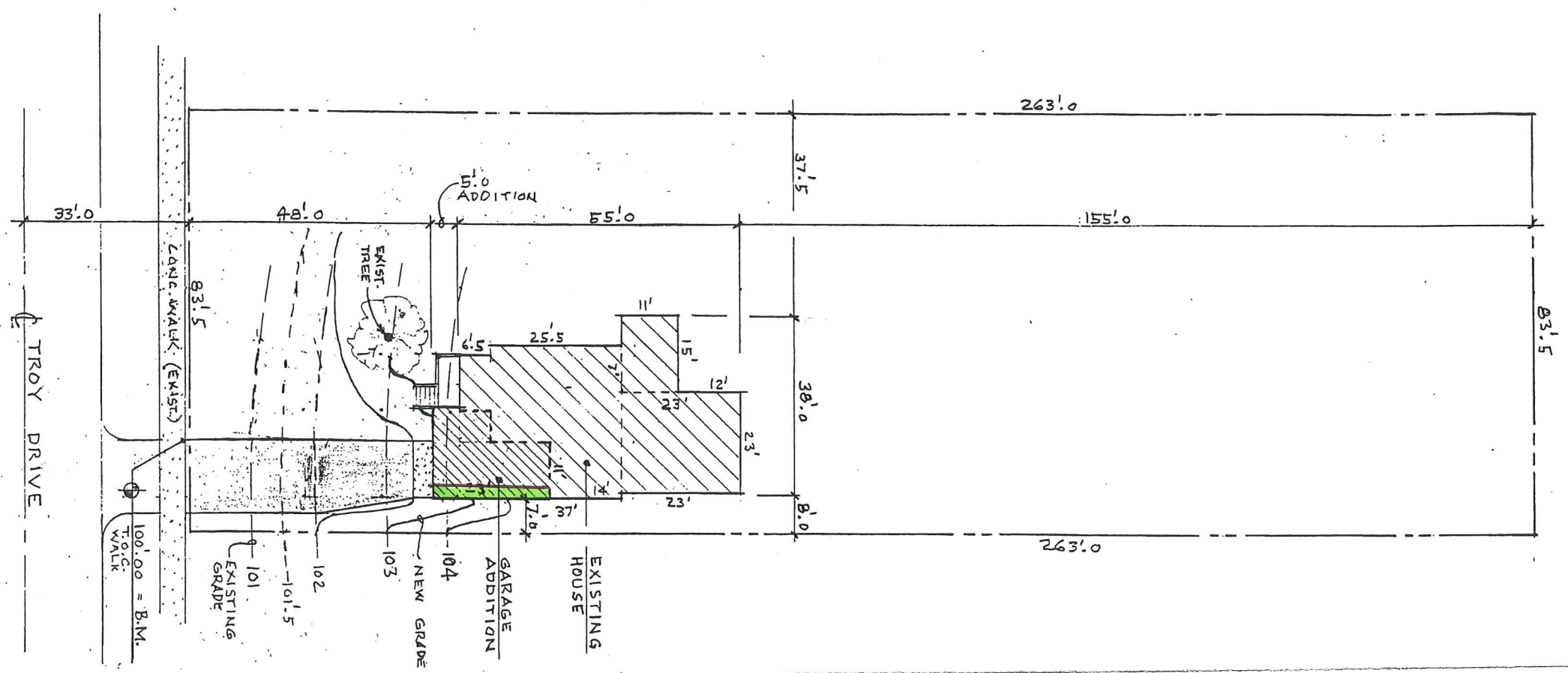
----- (Do not write below this line/For Office Use Only) -----

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

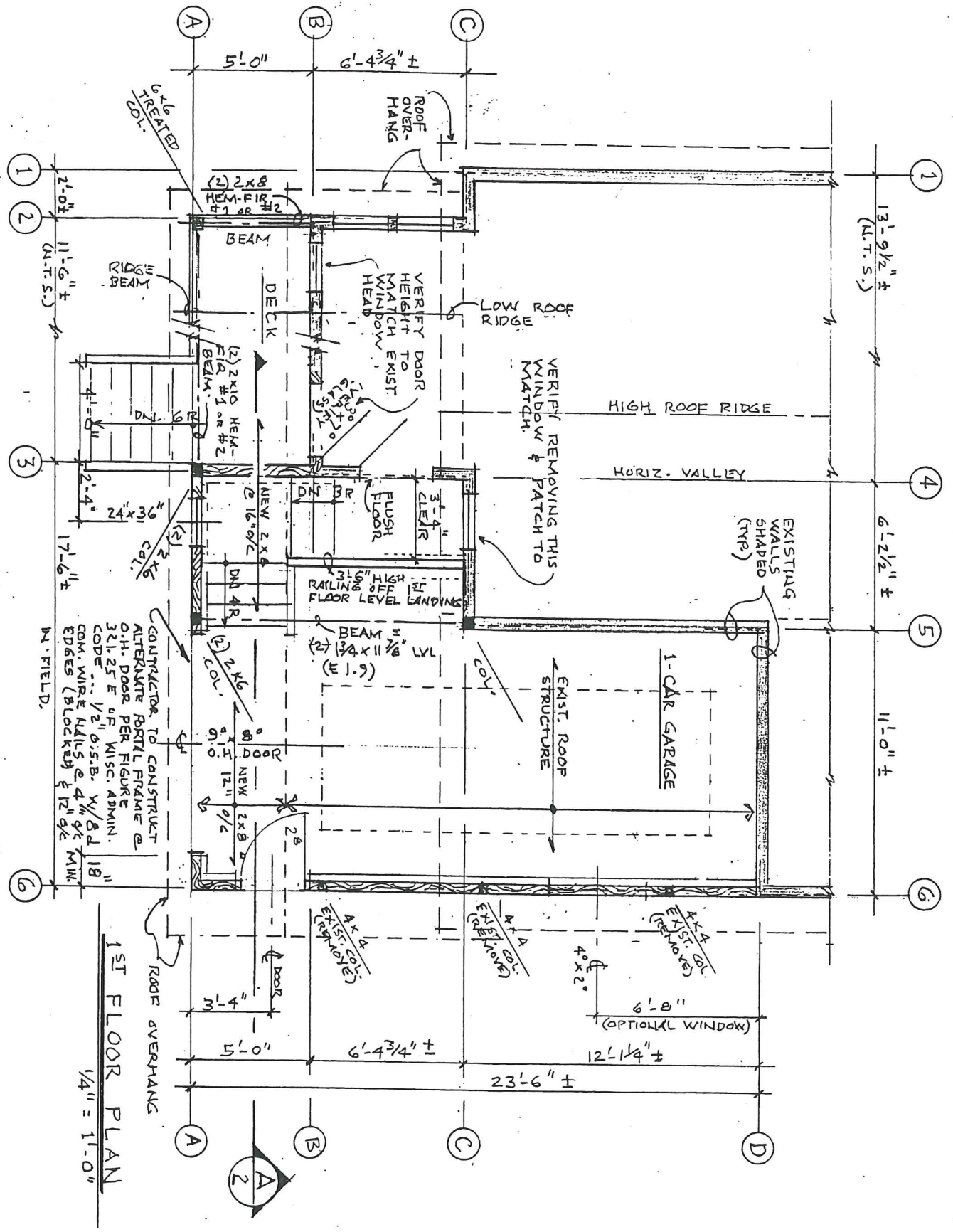
2-Story Single-Family Home
 Expand and Enclose Existing Carport
 Side Yard
 10'-4" Required *
 7'-0" Provided
 3'-4" Variance

7" R. 1" TO 2" PLAN

*Proposed Qualifies for a 40" Back Side
 Side with Offset

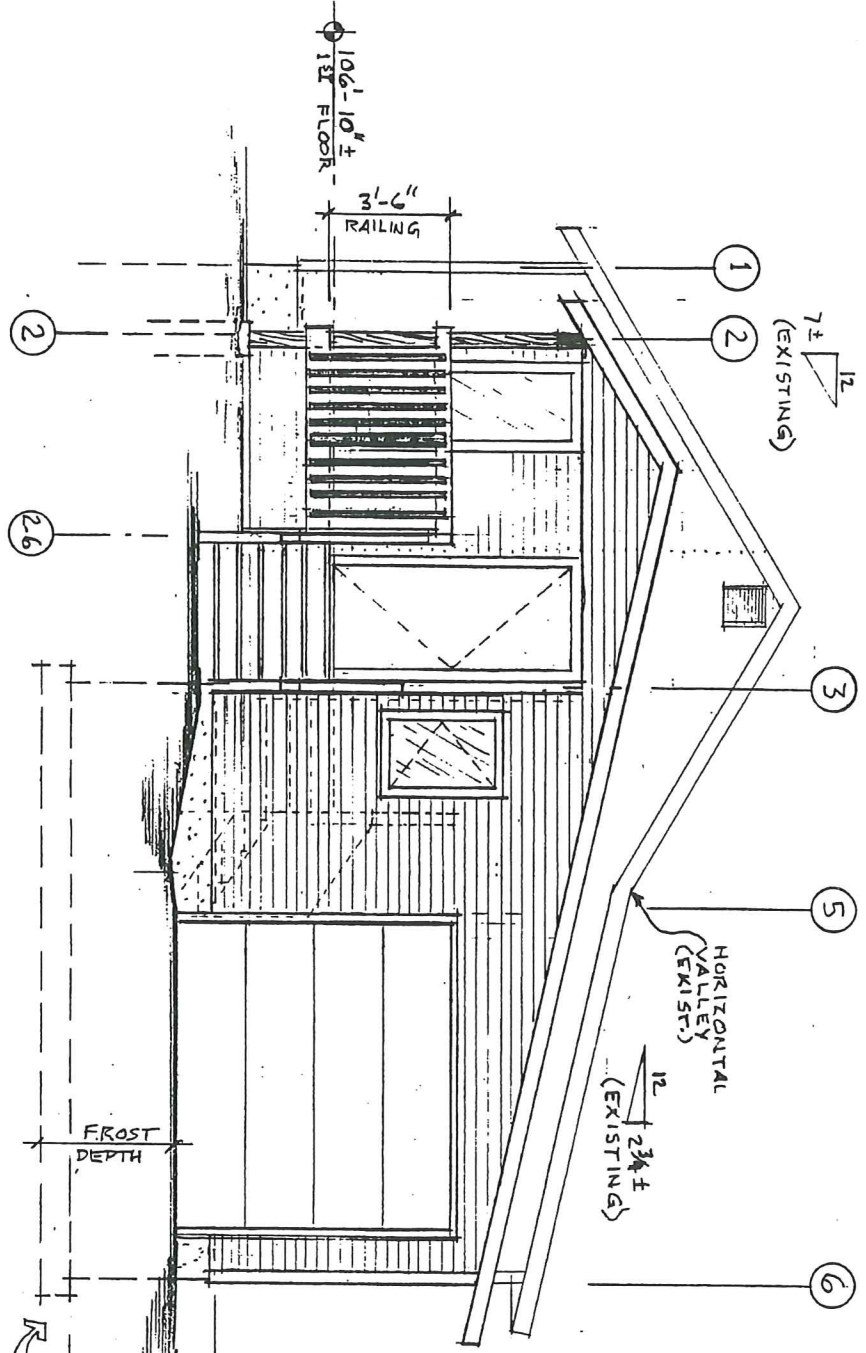


SITE PLAN
 1" = 20'-0"



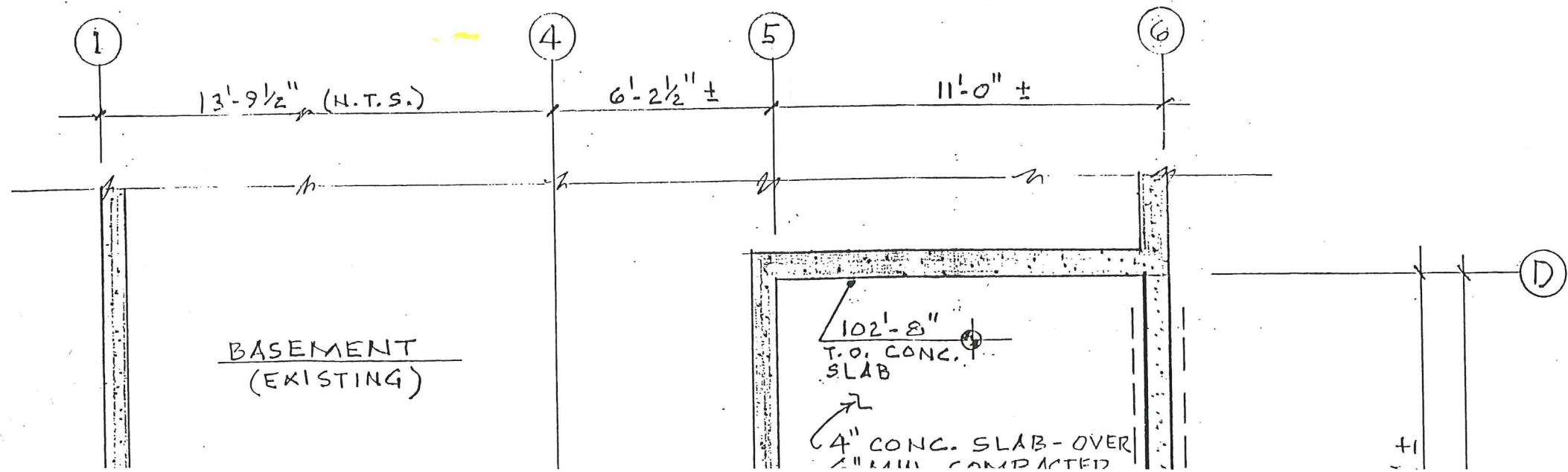
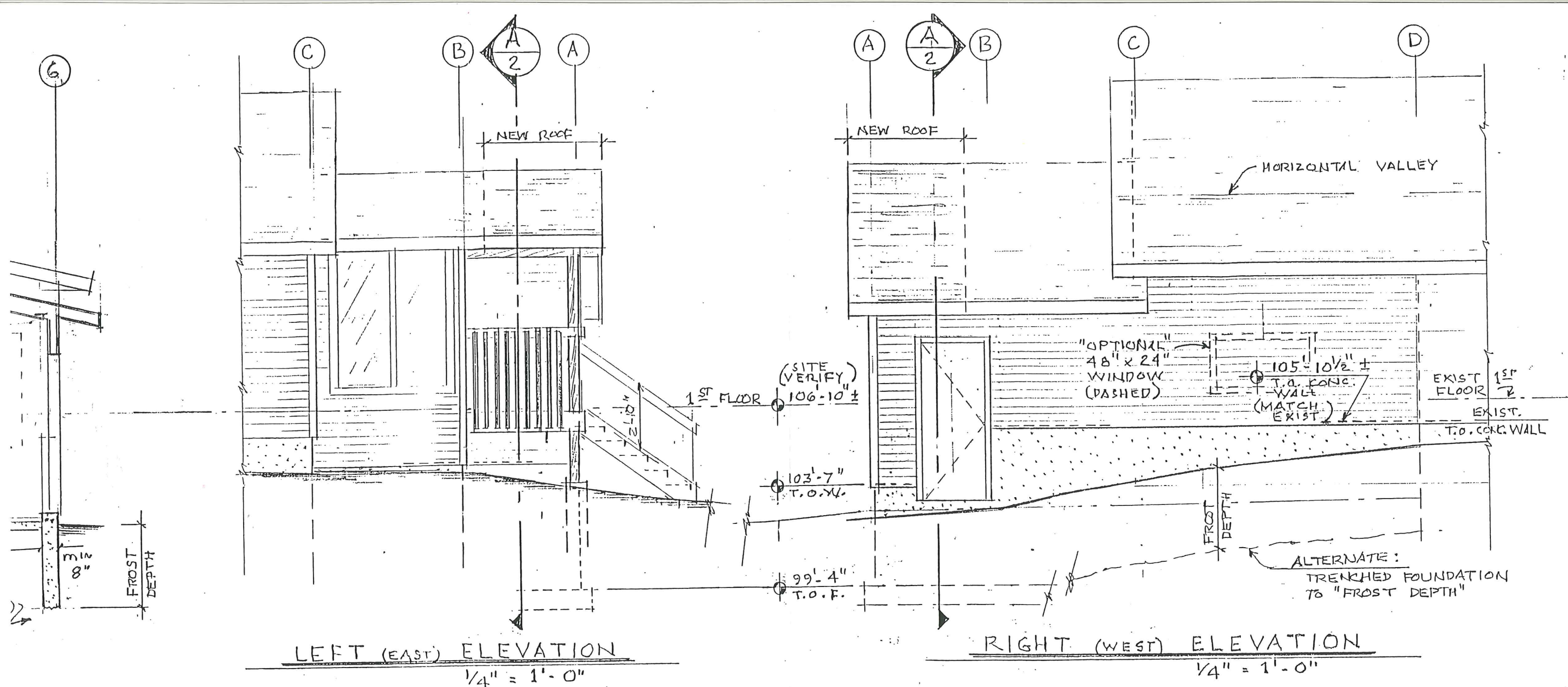
1ST FLOOR PLAN
1/4" = 1'-0"

FRONT (NORTH) ELEVATION
1/4" = 1'-0"

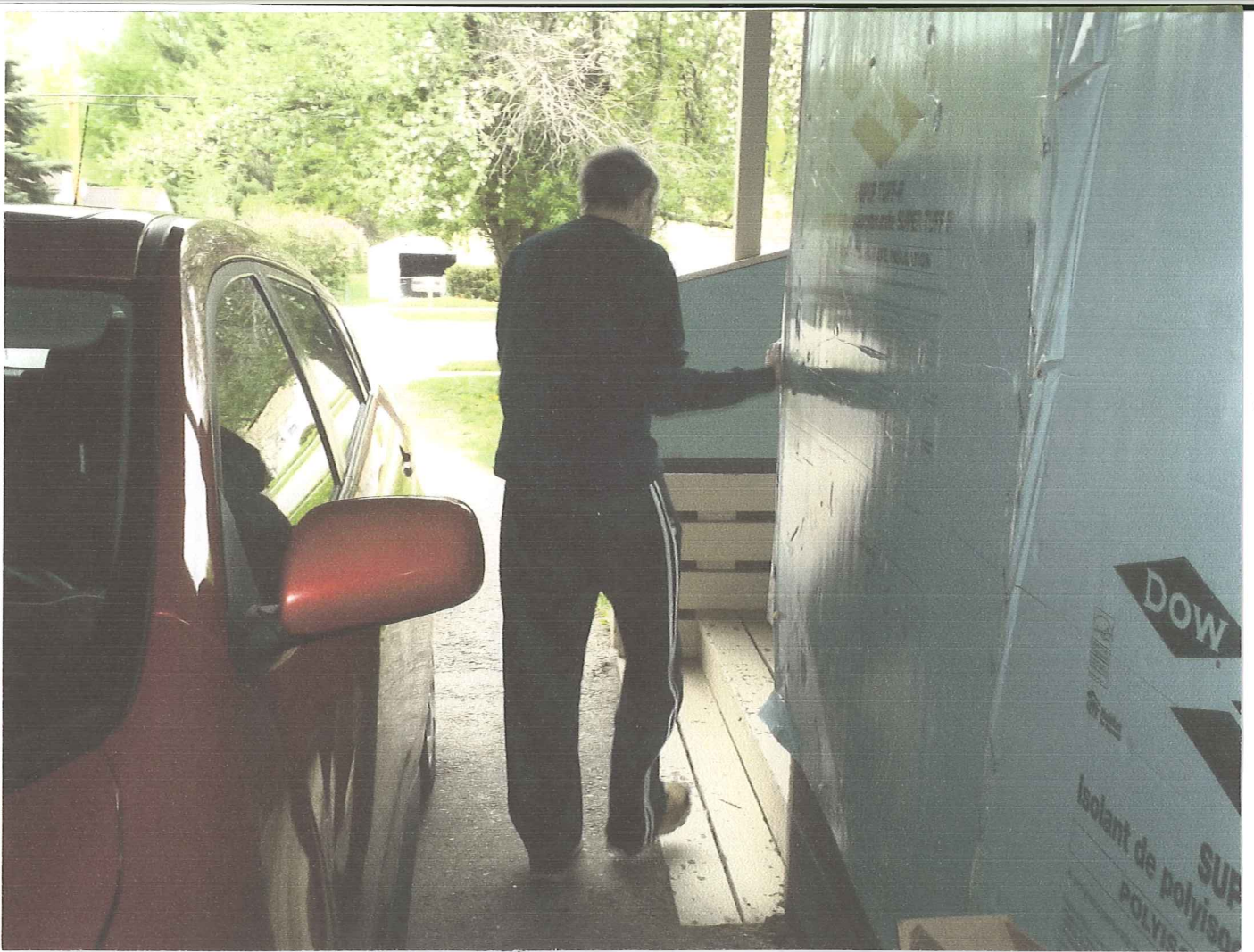


NOTE: IF SOIL IS HEAVY CLAY MIXTURE, FOUNDATION MAY BE TRENCHED W/ NO FOOTING

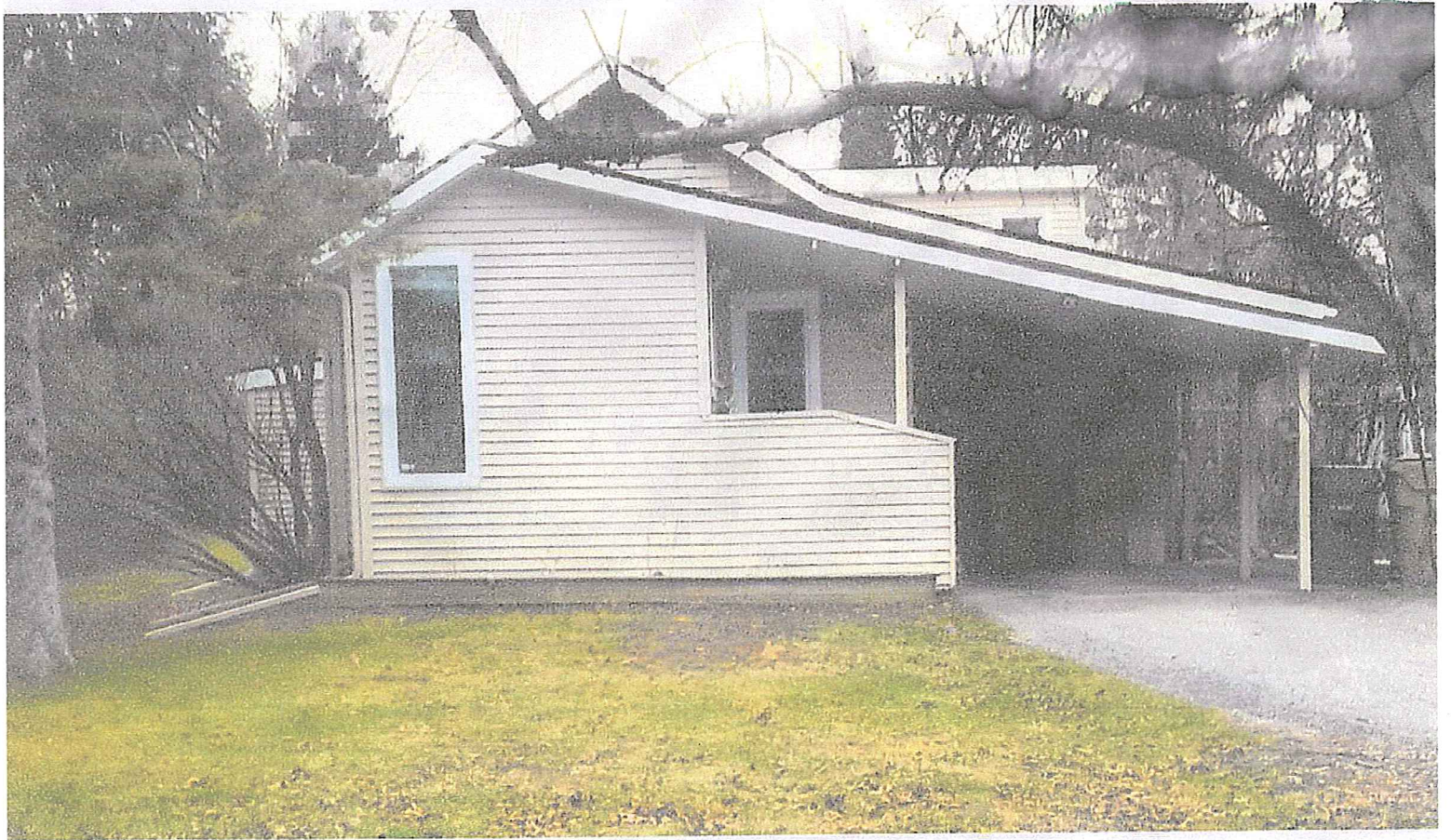
	SCALE:	PROJECT:	DATE:	DRAWN BY:
	HERCULES Contractors & Engineers, Inc. 929 Havey Road Madison, Wisconsin 53704 Phone (608)-249-5518		REVISIONS:	
1 of 2 SHEET	PROJECT NO: E-0913 M		6/7/13 REMOVE TURN-AROUND	

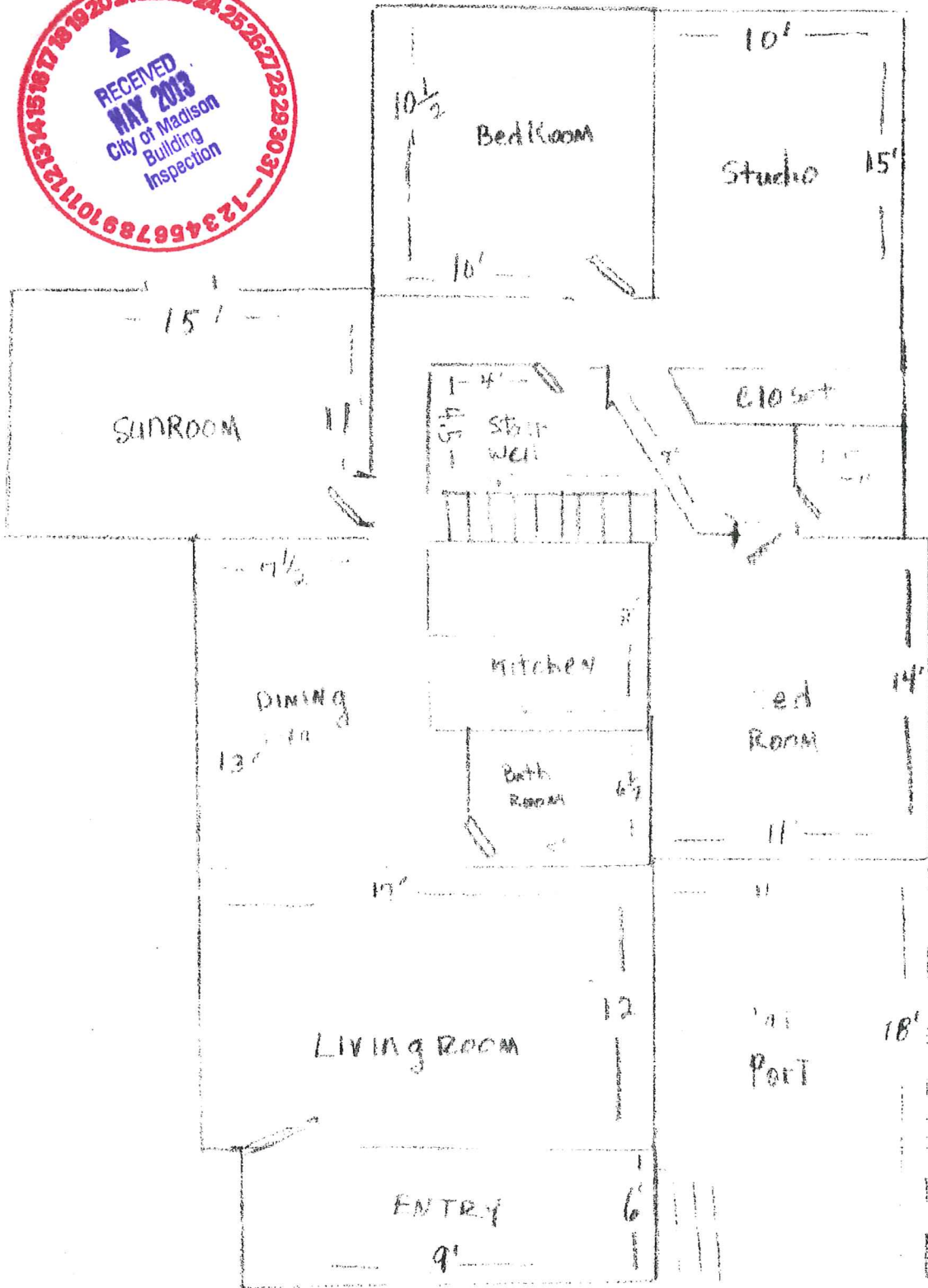


DATE: 5/03/2013	DRAWN BY:
	REVISIONS:
11C.	04









Floor
Plan
1029
TROY DR,

CHARLOTTE & HAROLD DeVoss 1029 TROY DRIVE MADISON, WI.

EXISTING FLOOR PLAN