



**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: 22 S. Carroll Street

Name of Owner: Park Hotel, Inc.

Address of Owner (if different than above): 401 S. Carroll Street, Madison, WI 53703

Daytime Phone: 608-285-8090 Evening Phone: _____

Email Address: sue@mullinsgroup.com

Name of Applicant (Owner's Representative): Melissa Destree

Address of Applicant: 222 W. Washington Ave #310, Madison, WI 53703

Daytime Phone: 608-268-1499 Evening Phone: 608-345-3233

Email Address: melissa@destreearchitects.com

Description of Requested Variance: _____

Request to extend 9th floor, as part of a significant exterior renovation, along ^{W.} Main street. A Small portion of the volume is within the 6 story height limit.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: 1300
Receipt: 160243
Filing Date: 11-13-14
Received By: DM
Parcel Number: 0709-231-1001-2
Zoning District: DC
Alder District: 4-Versar

Hearing Date: 12-4-14
Published Date: 11-27-14
Appeal Number: 120414-03
GQ: _____
Code Section(s): 28.071(2)(b)

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 property is an existing building with portions of the structure in both the 6 story height limit

and the Capitol view corridor. This corner lot is bisected with an angular access. The building

massing was approved under previous zoning ordinances.

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 public interest of limiting view will not be impacted by this request. The property owner

has taken this into consideration and proposes curving the existing ninth floor to improve the

view corridor while completing this major exterior renovation.

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.

An angular wall must be created to comply with the zoning. This will carve out a 104sf notch,

defining the non-compliant area. This notch will increase the exterior wall and will create an

unpleasant modulation to the exterior massing

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.

This existing building was compliant under the previous zoning, the 104sf notch is creating an

unnecessary burden and is possibly an unpleasant modulation for the public to view.

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

This does not create detriment to the adjacent properties. If the architectural irregularity is

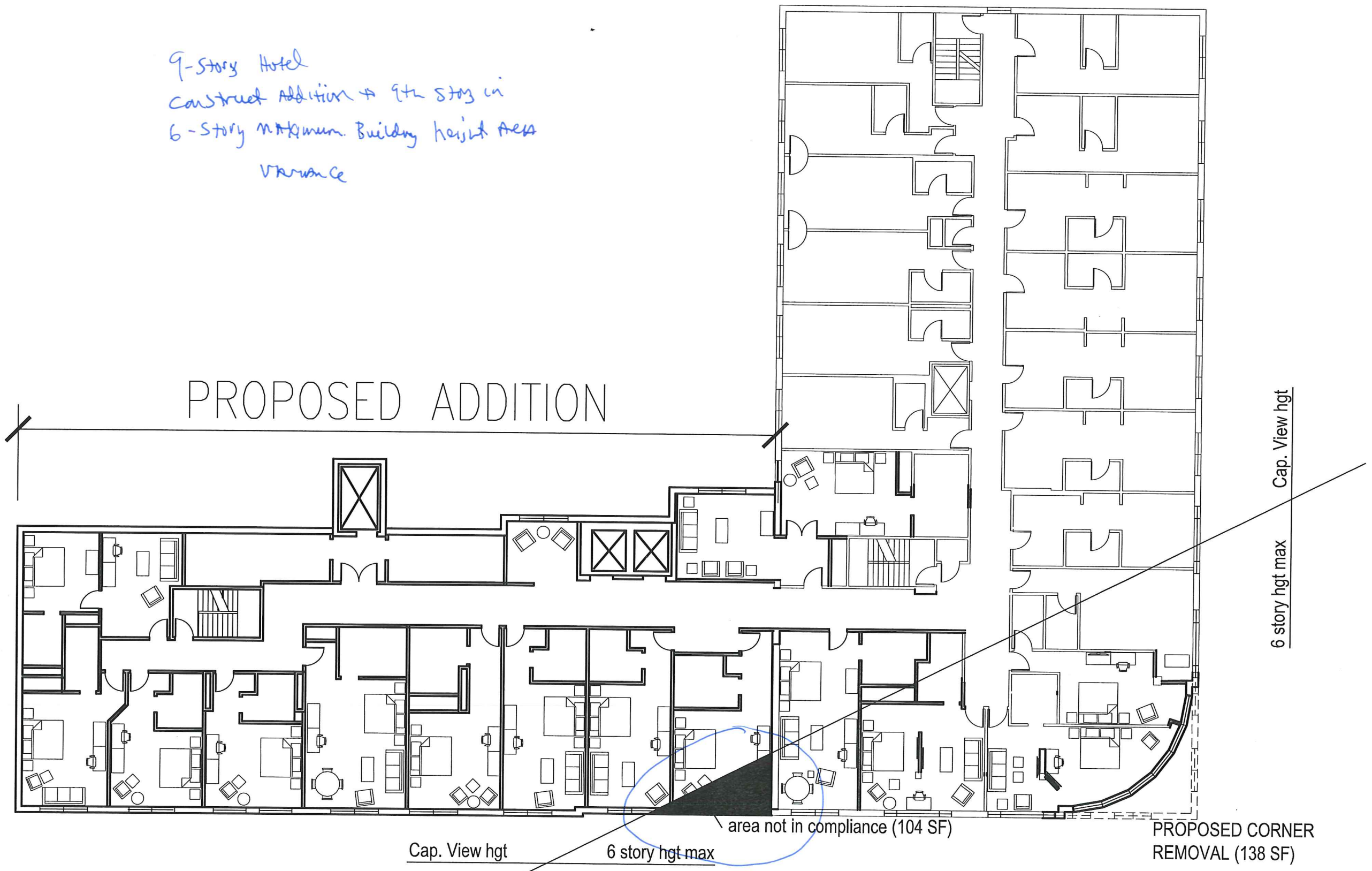
constructed per current zoning, that will be noticed.

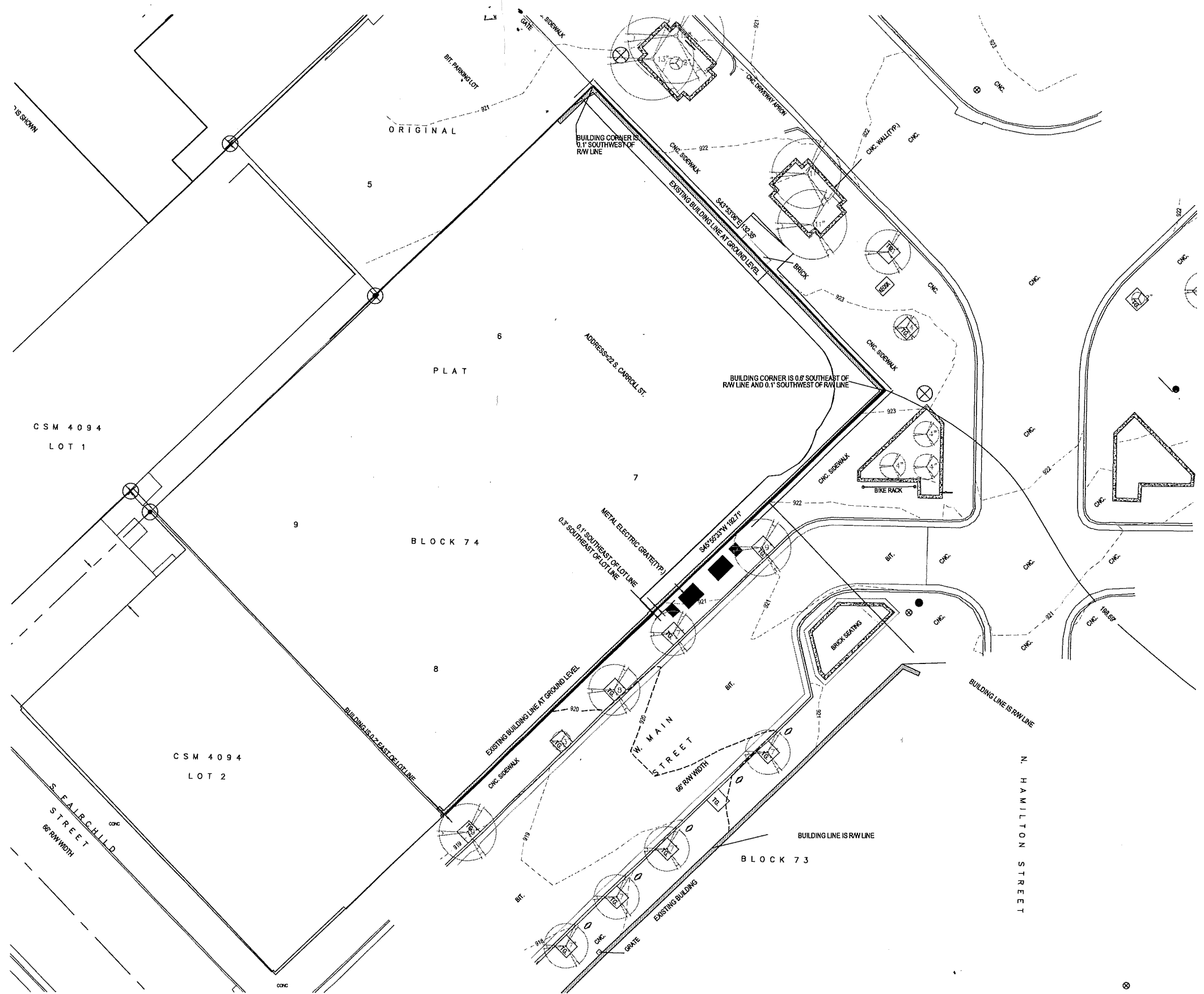
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

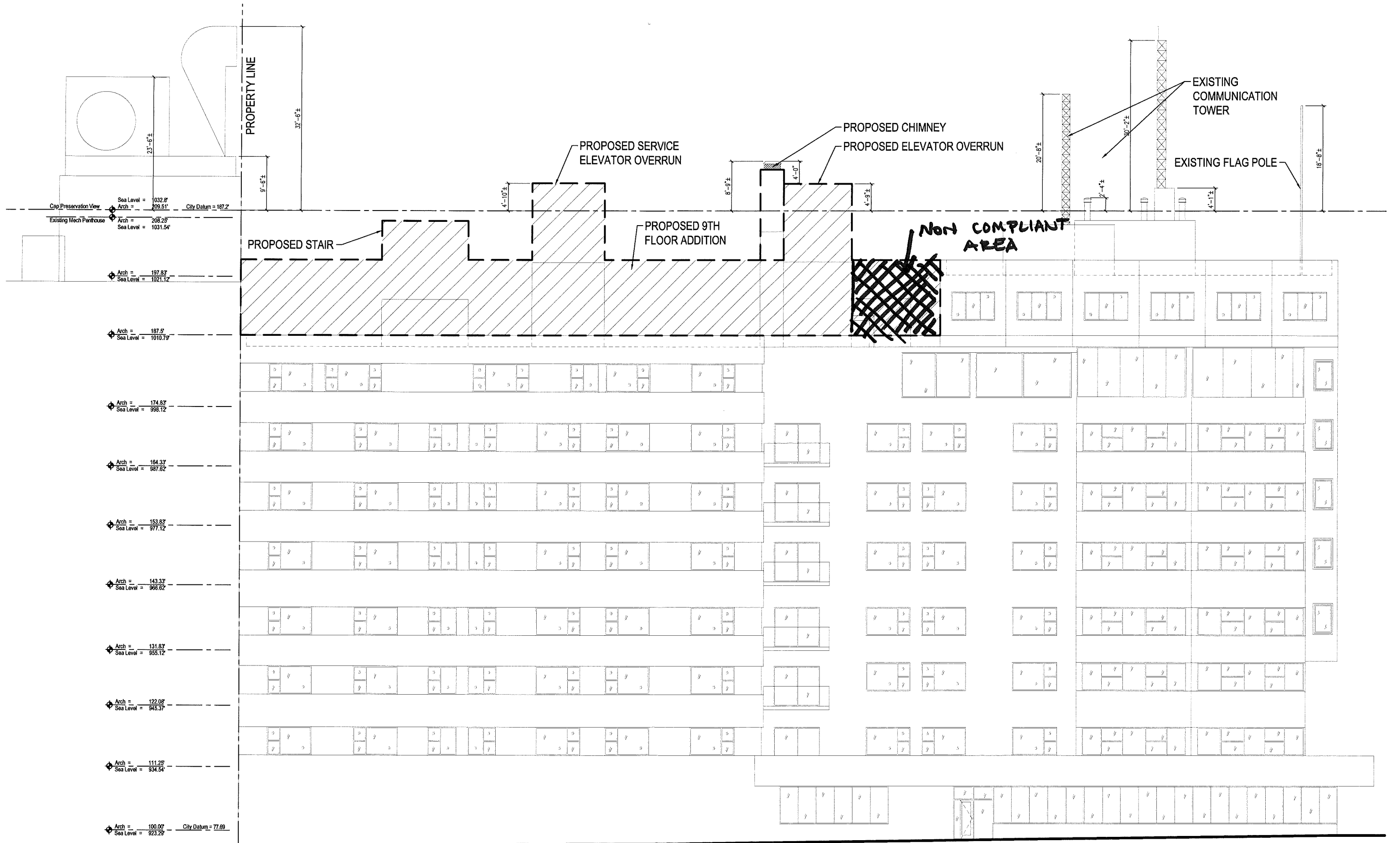
Yes it will. Our design will meet the Downtown Design Guidelines and be compatible with the

massings of adjacent properties.

9-story Hotel
Construct Addition + 9th story in
6-story maximum building height area
variance







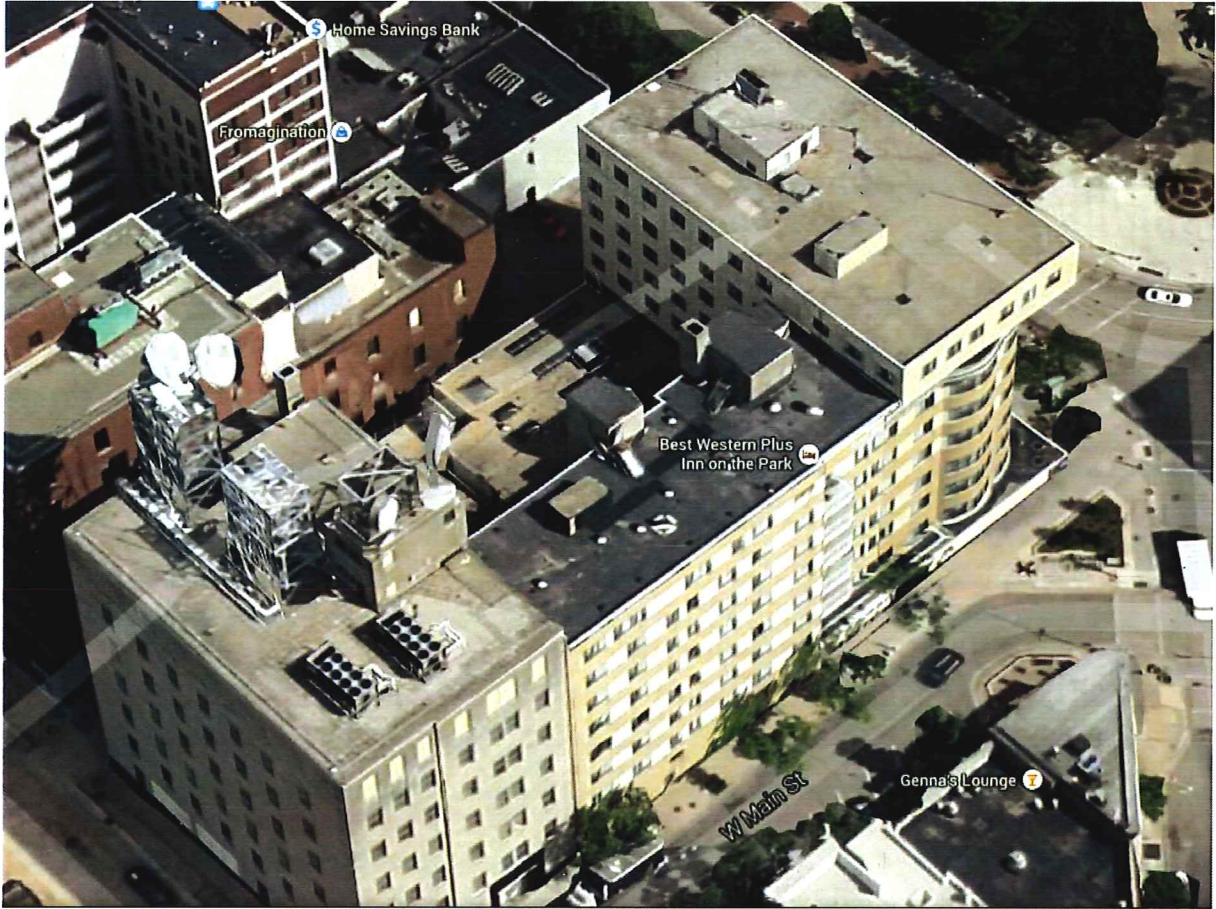


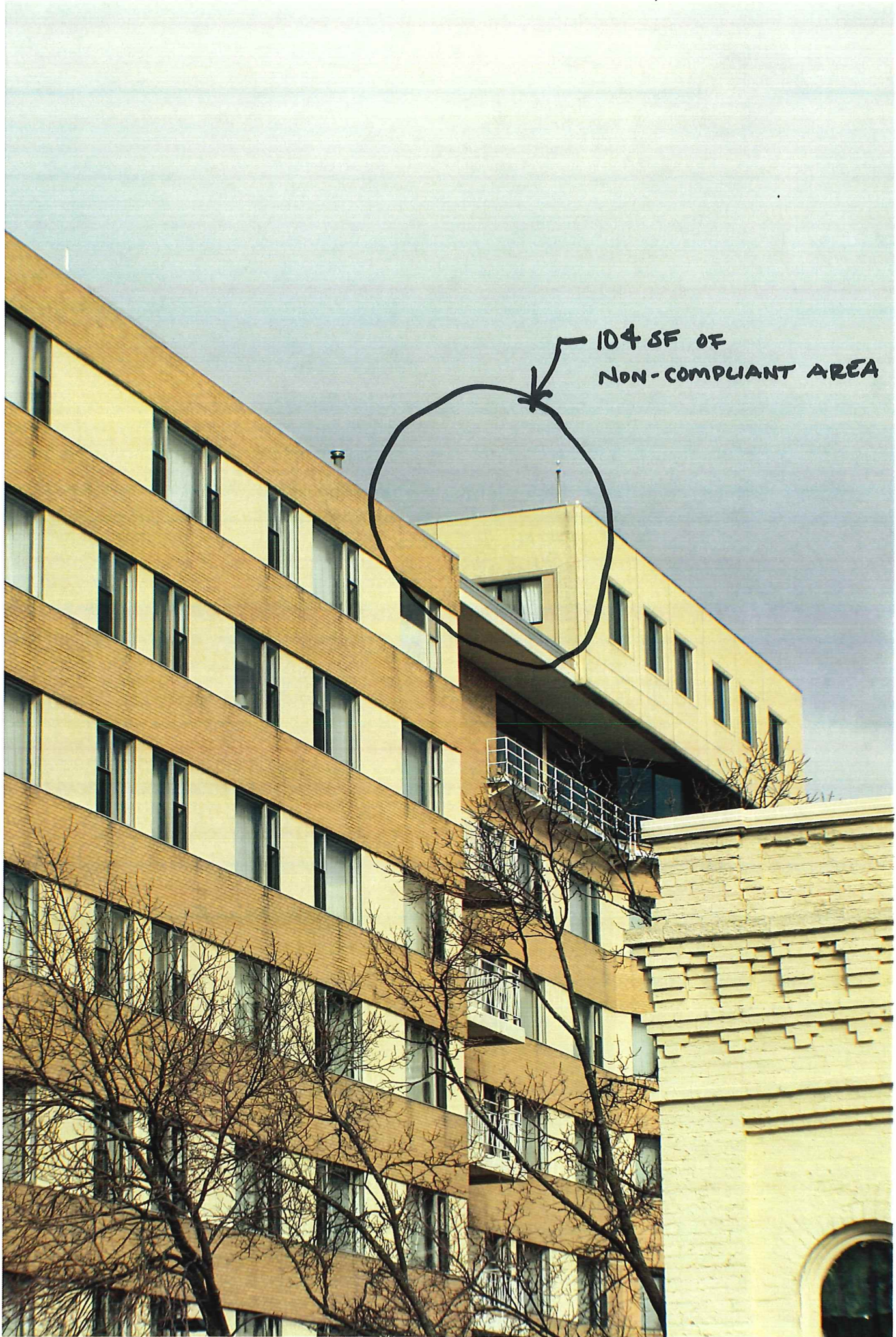




projects 12" from
face of existing
building

8" above parapet





104 SF OF
NON-COMPLIANT AREA

NON-COMPLIANT AREA



RIGHT
TURN
ONLY

EXCEPT
BIKES

NO
PARKING
HERE TO
CORNER

ONLY

