



**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: 906 LAURIE DR. MADISON WI 53711

Name of Owner: ANTHONY AND DENISE SCHROECKENTHALER

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Applicant (Owner's Representative): \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Description of Requested Variance: FRONT YARD PARKING, AND  
ADDITIONAL PARKING DUE TO THE CONSTRUCTION FROM  
THE PRIOR OWNER, AND THE LOCATION OF THE PROPERTY  
AT AN INTERSECTION LIMITS MY TENANTS TO  
NO STREET PARKING.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid	<u>\$300</u>
Receipt	<u>017065-0002</u>
Filing Date	<u>6/22/16</u>
Received By	<u>MWA</u>
Parcel Number	<u>0208-361-0541-5</u>
Zoning District	<u>S2-C3</u>
Alder District	<u>20-PLM</u>
Hearing Date	<u>7/19/16</u>
Published Date	
Appeal Number	
GO	<u>OK</u>
Code Section(s)	<u>25.141(9)(c) 11</u>
	<u>25.141(9)(b) 12</u>

## 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.

WE PURCHASED THE PROPERTY IN 1996. WITH THE ADDITIONAL LIVING SPACE CONSTRUCTED BY THE PREVIOUS OWNER, THE EXTRA ROOM WAS FOR HIS ELDERLY MOTHER WHO COULD NO LONGER USE THE STAIRS. WE FELT IT NECESSARY TO ADD THE PARKING DUE TO THE CHANGE IN THE GARAGE BY THE PREVIOUS OWNER.

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 FRONT YARD PARKING IS WELL MAINTAINED AND DOES NOT DETRACT FROM THE CHARACTER OF THE NEIGHBORHOOD. MANY NEIGHBORING PROPERTIES HAVE FRONT YARD PARKING DUE TO THE SINGLE-CAR GARAGES ORIGINALLY CONSTRUCTED WITH MANY OF THE BUILDINGS

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.

- 1) IT WOULD DISTURB THE FAMILY LIFE OF OUR PRESENT TENANTS.
- 2) TO DEMOLISH THE EXTRA LIVING SPACE AND TO RECONSTRUCT THE GARAGE IS NOT COST-EFFECTIVE, NOR IS THE REMOVAL OF THE CONCRETE DRIVE WAY PADS.

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 CONDITION WAS CREATED BY THE PRIOR OWNER AND NOT BY ANY PERSON WITH A PRESENT INTEREST IN THE PROPERTY. THE ORDINANCE DOES NOT CONTEMPLATE SITUATIONS LIKE THIS, WHERE AN IMPROVEMENT WAS MADE OVER 20 YEARS AGO BY A PRIOR OWNER.

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

KEEPING THE EXTRA LIVING SPACE DOES NOT CAUSE OR CREATE A DETRIMENT TO THE ADJACENT PROPERTY. THE ADDITIONAL PARKING HELPS TO KEEP THE CARS OFF THE STREET BECAUSE OF THE LOCATION OF THE PROPERTY IN AN INTERSECTION.

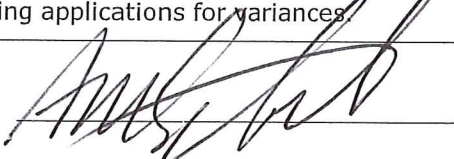
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

THIS DOES NOT CHANGE THE LOOK OR CHARACTER OF OUR RENTAL UNIT.

# 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 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 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"): <ul style="list-style-type: none"> <li><input type="checkbox"/> Lot lines</li> <li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li> <li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li> <li><input type="checkbox"/> North arrow</li> </ul>
<input 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 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 type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input 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:** 6-22-16

----- (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**

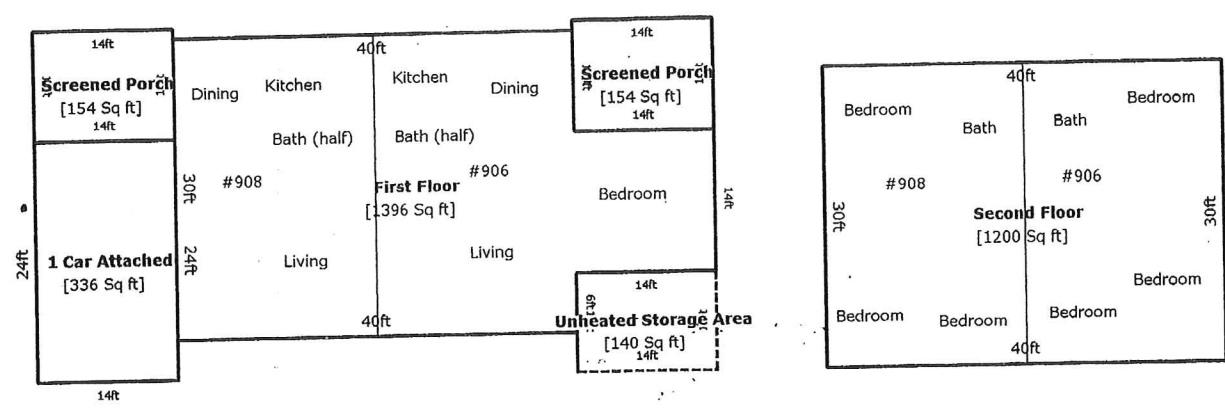
**Zoning Board of Appeals Chair:**

**Date:**



2009  
APP FLOOR PLAN

(From APPRAISAL (M))



DaVinci by a la mode, inc.

Area Calculations Summary

	Area	Calculation Details
<b>Living Area</b>		
First Floor	1396 Sq ft	$30 \times 40 = 1200$ $14 \times 14 = 196$
Second Floor	1200 Sq ft	$40 \times 30 = 1200$
<b>Total Living Area (Rounded):</b>	<b>2596 Sq ft</b>	
<b>Non-living Area:</b>		
1 Car Attached	336 Sq ft	$14 \times 24 = 336$
Unheated Storage Area	140 Sq ft	$14 \times 10 = 140$
Screened Porch	154 Sq ft	$14 \times 11 = 154$
Screened Porch	154 Sq ft	$14 \times 11 = 154$



5-9-2016

To whom it may concern:

My father Fred Drabenstadt, hired a contractor in June of 1993 to build a room inside his residence. The one room was to be built inside the existing garage. The room contained a closet and a sky light window. The room was completed in August of 1993. We later sold the duplex.

If you need any information please feel free to call me:

Doug Drabenstadt

9716 State road 19

Mazomanie, WI 53560

H (608) 767-4265

# Proposal



**Breunig Restoration, LLC**

611 John Adams St  
Sauk City, WI 53583  
Phone: 608.370.2402  
Email: [eric@breunigrestorationllc.com](mailto:eric@breunigrestorationllc.com)

Date: May 18, 2016

**Customer:**  
Tony Schreckenthaler

## PROJECT DESCRIPTION

The following is a proposal for the labor, materials, dumpster, etc to remove bedroom from garage space of 906 Laurie Dr in Madison, WI. Includes removing existing electrical, floor framing and drywall, as required. Price also includes wiring garage with outlets, switches, etc for newly configured space. Price assumes leaving in skylight. Also included is price to replace interior door with a fire-rated door between garage and living space.

DESCRIPTION	Amount
<b>Proposed Cost for work as described above</b>	<b>\$6,750.00</b>

- All above work to be performed in accordance as stated for above work and completed in a substantial workmanlike manner for the amounts specified above, as selected by owner, with payments made as follows:
  - 25% due at signing of proposal.
  - 25% due upon 1<sup>st</sup> day of work
  - Remaining 50% due within 2 weeks of project completion
- Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted by Eric A. Breunig

Eric Breunig, Owner, Breunig Restoration, LLC on 5/18/16

Note: This proposal may be withdrawn by us if not accepted within 30 days.

### Acceptance of Proposal:

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Name (please print): \_\_\_\_\_

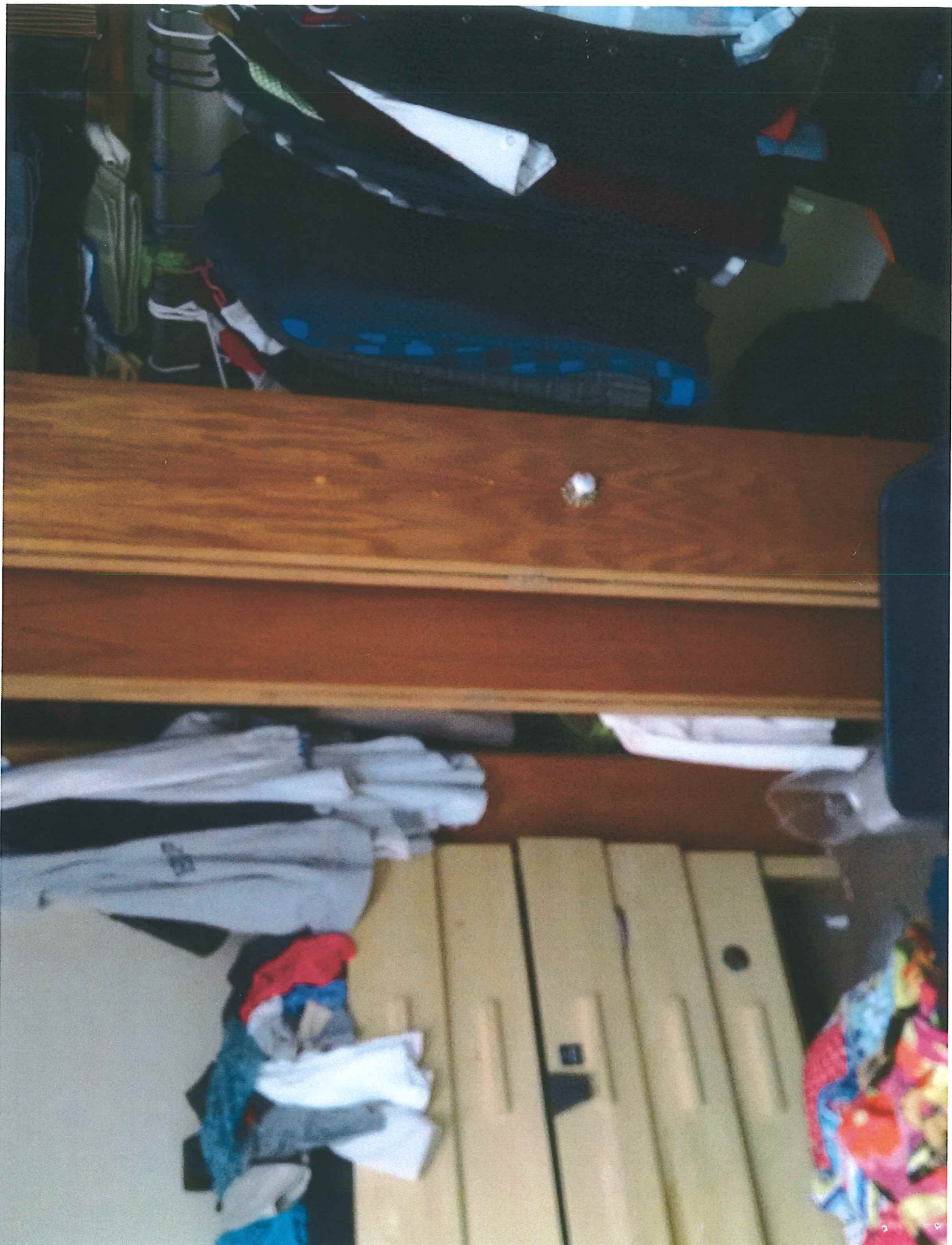
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

If you have any questions concerning this proposal, contact Eric Breunig at 608-370-2402 or [eric@breunigrestorationllc.com](mailto:eric@breunigrestorationllc.com)

Thank you for your business!







906 LAURIE

STORAGE







905 LAURIE DR





ALISON LA



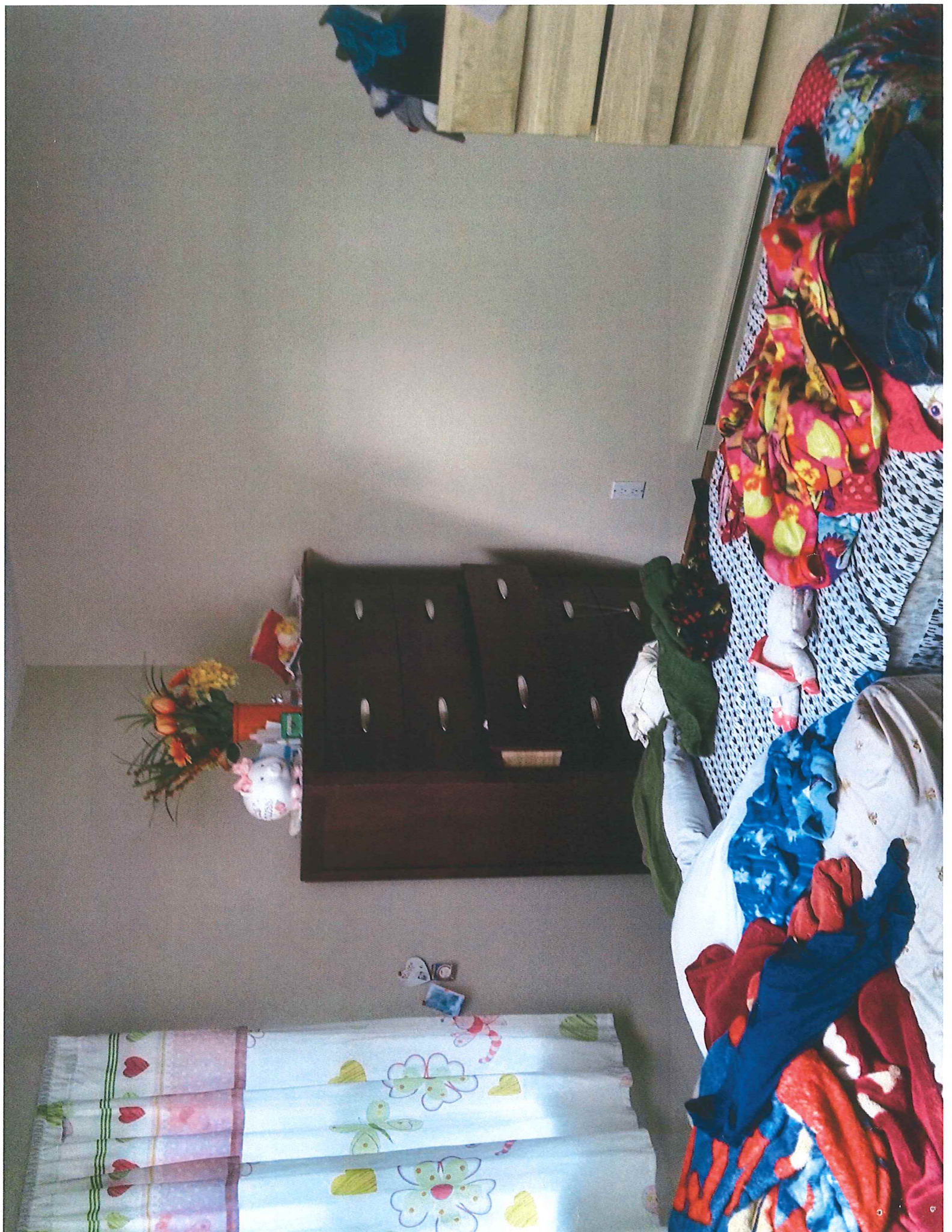


KITCHEN

ENTER LIVING SPACE









906 LAURIE DR

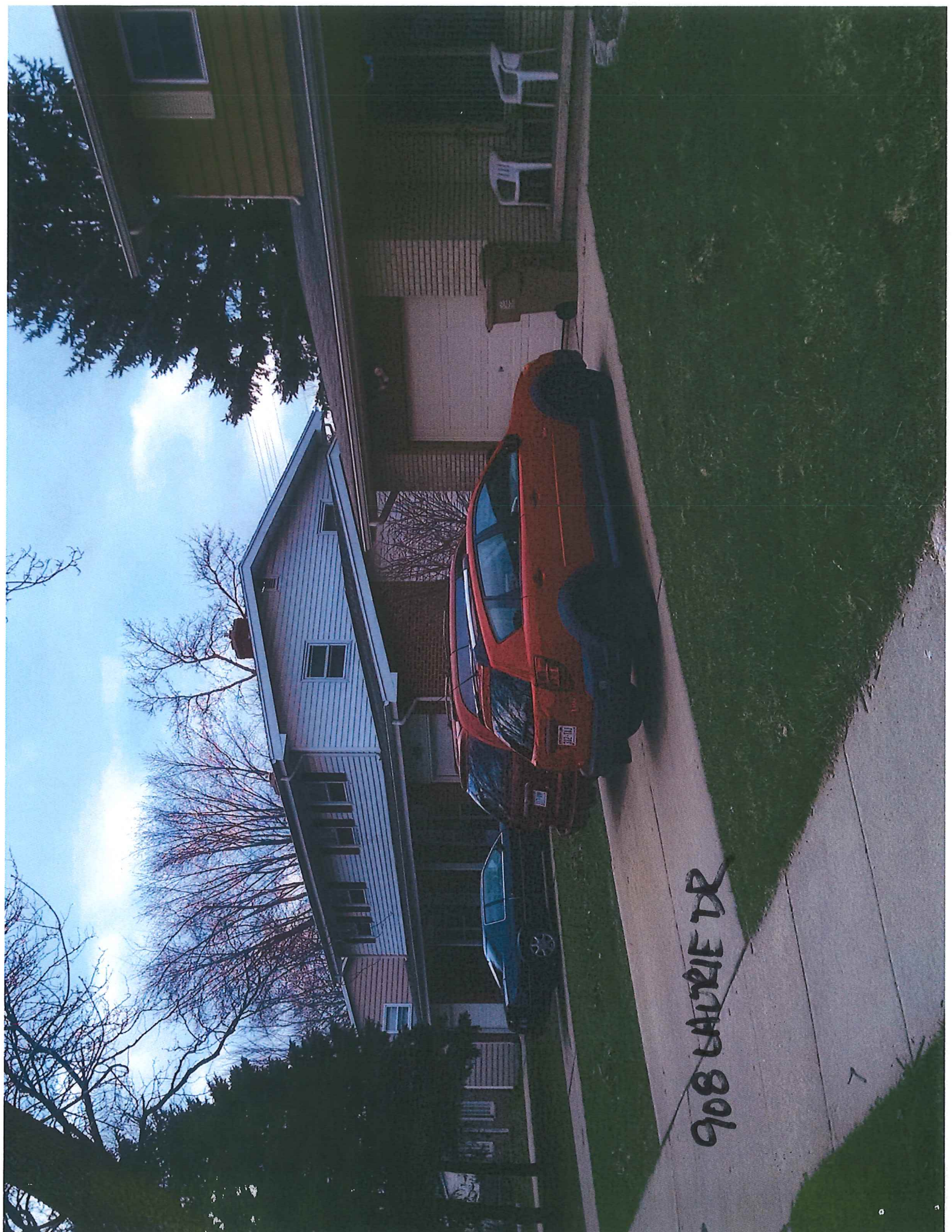






908 LAURIE DR





908 LARRY DR





910 WARRIE DR



906 LAURIE DR

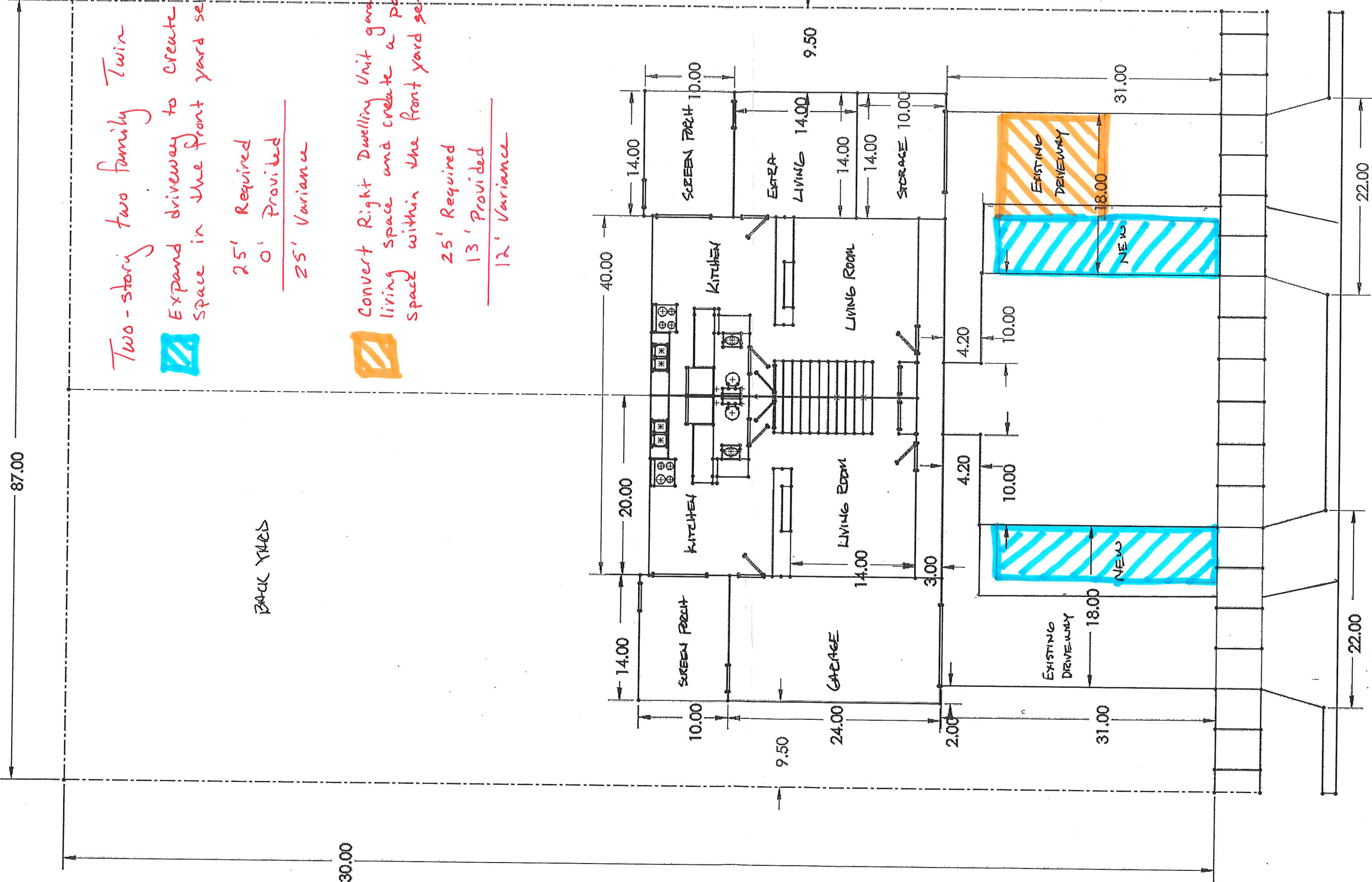






904 LAUREL DR





Two-story two family Twin



Expand driveway to create parking space in the front yard setback

25' Required  
 0' Provided  
 25' Variance



Convert Right Dwelling Unit garage into living space and create a parking space within the front yard setback

25' Required  
 13' Provided  
 12' Variance

BACK YARD

