

VARIANCE FEES
 MGO \$50.00
 COMM \$490.00
 Priority - Double above

PETITION FOR VARIANCE APPLICATION

City of Madison
 Building Inspection
 Division
 215 Martin Luther King Jr. Blvd.
 Madison, WI 53703
 (608) 266-4568

Amount Paid 2/2/15 CK FMR

Name of Owner SIGNSLAND/BETHEL LLC	Project Description HISTORIC HOUSE MOVE, REMODELING TO APARTMENTS	Agent, architect, or engineering firm ARO EBERLE ARCHITECTS
Company (if applies)	No. & Street 116 KING SUITE 202	City, State, Zip Code MADISON, WI 53703
No. & Street 312 WISCONSIN	Tenant name (if any)	Phone 608 204-7464
15 W GORHAM AVE	Building Address 15 W. GORHAM	Name of Contact Person MATT ARO
City, State, Zip Code MADISON, WI 53703	Phone 257-3577	e-mail aro@aroeberle.com
e-mail		

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.) RAISE GUARDS TO 42"

(A) SPS 366.0602 BUILDING ELEMENTS AND MATERIALS: SUB. IEBC 602.4 ALL NEW WORK SHALL COMPLY WITH MATERIALS AND METHODS REQUIREMENTS IN THE IBC, THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, CONTINUITY OF ANY ELEMENT COMPONENT,

2. The rule being petitioned cannot be entirely satisfied because: IT CHANGES THE HISTORIC APPEARANCE OF THE BUILDING, 103.10 ALLOWS MEMBERS TO BE REPLACED, THE HOUSE IS A LANDMARK AND ON THE NATIONAL REGISTER, ORIGINAL GUARD HEIGHT SHOULD BE PRESERVED @32"

3. The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:

BUILDING WILL BE SPRINKLERED, REAR STAIR ENCLOSED, ELECTRICAL SYSTEM REPLACED (CLOTH WIRING CURRENTLY), NEW HANDRAILS AT STAIRS, GRADE IS ALSO FURT AROUND PORCH - CURRENTLY SLOPES AWAY AT APPROXIMATELY 1/4"

Note: Please attach any pictures, plans, or required position statements.

VERIFICATION BY OWNER - PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

ALICE T MOWBRAY, being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner <i>Alice T. Mowbray</i>	Subscribed and sworn to before me this date: 11/31/2015
Notary public <i>Zach Scheeler</i>	My commission expires: 7/15/2018

NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.

ZACH SCHEELER
 Notary Public
 State of Wisconsin

1. B WISC. STATUTES - RULE PETITIONED

101.132 PHYSICALLY DISABLED PERSON; HOUSING REQUIREMENTS

101.132(2)(a)3: INTERIOR AND EXTERIOR DOORS, AND INTERIOR PASSAGES, ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY PERSONS WITH DISABILITIES WHO USE WHEELCHAIRS.

2. THE RULE CANNOT BE ^{ENTIRELY} SATISFIED BECAUSE:

IT CHANGES THE HISTORIC APPEARANCE OF THE BUILDING, DOOR 101A HAS 30" CLEAR, AND HAS HIGHLY DECORATIVE HISTORIC WOODWORK TRIM.

3. ALTERNATIVES + SUPPORTING INFORMATION:

THE FIRST FLOOR APARTMENT IS FULLY ACCESSIBLE FOR A TYPE "B" UNIT. FRONT LOBBY FOYER IS NOT PART OF THE APARTMENT. ACCESSIBLE ENTRY IS THROUGH BACK ENTRY.

graphs (b) and (c) shall not be applied in combination with each other.

(b) Repairs, alterations, additions, changes in occupancy, and relocated buildings complying with the applicable requirements of IEBC chapters 4 through 12 shall be considered in compliance with the provisions of this code.

(c) Repairs, alterations, additions, changes in occupancy, and relocated buildings complying with IEBC chapter 13 shall be considered in compliance with the provisions of this code.

History: CR 06-120: cr. Register February 2008 No. 626, eff. 3-1-08; CR 10-103: renum. (2) to be (2) (a) and am., cr. (2) (b) Register August 2011 No. 668, eff. 9-1-11.

SPS 366.0202 General definitions. (1) ADDITIONS.

This is a department definition for this chapter in addition to the definitions in IEBC section 202: "Exhibit building" means a qualified historic building that is open to the general public only for display or tours.

(2) SUBSTITUTIONS. (a) Substitute the following definition for the corresponding definition in IEBC section 202: "Historic building" means a "qualified historic building" as defined under s. 101.121 (2) (c), Stats.

Note: Section 101.121 (2) (c) of the Statutes reads as follows: "Qualified historic building" means a historic building which:

1. Is listed on, or has been nominated by the state historical society for listing on, the national register of historic places in Wisconsin or the state register of historic places;

2. Is included in a district which is listed on, or has been nominated by the state historical society for listing on, the national register of historic places in Wisconsin or the state register of historic places, and has been determined by the state historical society to contribute to the historic significance of the district;

2m. Is determined by the state historical society to be eligible for listing on the national register of historic places in Wisconsin or the state register of historic places;

3. Is listed on a certified local register of historic property; or

4. Is included in a district which is listed on a certified local register of historic property, and has been determined by the city, village, town or county to contribute to the historic significance of the district.

(b) Substitute the following definition for the corresponding definition in IEBC section 202: "Unsafe" means buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe.

History: CR 06-120: cr. Register February 2008 No. 626, eff. 3-1-08; correction in (2) made under s. 13.92 (4) (b) 7, Stats., Register February 2008 No. 626; CR 10-103: am. (2), cr. (2) (b) Register August 2011 No. 668, eff. 9-1-11.

SPS 366.0300 Prescriptive compliance method. The requirements in IEBC Chapter 3 are not included as part of this code, except for the requirements in IEBC Section 310 when applied by IEBC Section 1301.2.5.

History: CR 06-120: cr. Register February 2008 No. 626, eff. 3-1-08; CR 10-103: am. Register August 2011 No. 668, eff. 9-1-11.

SPS 366.0500 Carbon monoxide alarms for CBRF's accommodating fewer than 20 residents. These are department rules in addition to the requirements in IEBC chapter 5 and are established under the authority of s. 101.127, Stats.:

(1) (a) Existing buildings converted to be community-based residential facilities accommodating fewer than 20 residents shall be provided with carbon monoxide alarms by July 1, 2013, when either one of the following conditions exists:

1. The building contains fuel-burning appliances.
2. The building has an attached garage.

(b) This section applies to community-based residential facilities described under par. (a) in existence prior to January 1, 2005.

Note: Pursuant to s. 101.01 (12), Stats., an existing building converted to be community-based residential facility accommodating fewer than 20 residents is not defined to be a "public building." See also s. SPS 361.02 (5).

(2) Carbon monoxide alarms shall be listed and labeled to be in conformance with one of the following standards:

(a) UL 2034.

(b) UL 2075.

(3) (a) A carbon monoxide alarm shall be installed in accordance with the instructions of its manufacturer.

(b) A carbon monoxide alarm shall be provided on each floor level of an existing building accommodating a community-based residential facility described under sub. (1) (a), if the building contains fuel-burning appliances.

(c) A carbon monoxide alarm shall be provided on each floor level where sleeping units are located in an existing building accommodating a community-based residential facility described under sub. (1) (a), if the building has an attached garage and no fuel-burning appliances.

History: CR 10-103: cr. Register August 2011 No. 668, eff. 9-1-11.

SPS 366.0503 Smoke alarms. These are department rules in addition to the requirements in IEBC section 503:

(1) No smoke alarm, including an alarm that exists on September 1, 2011, may remain in service for more than that specified by the manufacturer.

(2) The replacement of a smoke alarm that uses a battery as its primary power source shall be a new smoke alarm that complies with UL 217 and either of the following:

(a) The alarm is hardwired in accordance with IBC section 907.2.11.4 and has backup power in accordance with that section.

(b) The alarm uses, as its primary power source, a non-replaceable, non-removable battery that is capable of powering the alarm for at least 10 years.

History: CR 10-103: cr. Register August 2011 No. 668, eff. 9-1-11.

SPS 366.0506 Structural evaluation. The requirements in IEBC sections 506.2 to 506.2.5 are not included as part of this code.

History: CR 06-120: cr. Register February 2008 No. 626, eff. 3-1-08.

SPS 366.0509 Plumbing. The requirements in IEBC section 509 are not included as part of this code.

Note: See the Wisconsin Uniform Plumbing Code, chs. SPS 382 to 387, for plumbing and water conservation provisions.

History: CR 06-120: cr. Register February 2008 No. 626, eff. 3-1-08.

SPS 366.0602 Building elements and materials.

(1) MATERIALS AND METHODS. Substitute the following wording for the requirements in IEBC section 602.4: All new work shall comply with materials and methods requirements in the IBC, IECC, IFGC, IMC, and IPC, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

(2) INTERNATIONAL FUEL GAS CODE. The requirements in IEBC section 602.4.1 are not included as part of this code.

History: CR 06-120: cr. Register February 2008 No. 626, eff. 3-1-08; CR 10-103: am. Register August 2011 No. 668, eff. 9-1-11.

SPS 366.0604 Stairway width. This is a department rule in addition to the requirements in IEBC section 604: Where installing an inclined platform lift or stairway chairlift, the clear-passage width shall be provided with the lift in the unfolded, usable position — except where an existing, previously approved lift is being replaced, the clear-passage width may remain as it was with the original lift in place, but it may not be reduced by the replacement.

History: CR 14-020: cr. Register August 2014 No. 704, eff. 9-1-14.

SPS 366.0605 Lifts. (1) Substitute the following wording for the requirements in ICC/ANSI A117.1 section 410.2.1 as referenced by IEBC section 605.1:

(a) Doors and gates shall be low energy power operated doors or gates complying with ICC/ANSI A117.1 section 404.3, except as provided in par. (b). Doors shall remain open for 20 seconds minimum. On lifts with one door or with doors on opposite ends,

101.132 Physically disabled persons; housing requirements.**(1) DEFINITIONS.** In this section:

- (a) "Accessible" means able to be approached, entered and used by persons with disabilities.
- (b) "Accessible route" means a continuous, unobstructed path connecting accessible elements and spaces in a building, within a site or from a site to a vehicular route, that can be negotiated by all persons with a disability.
- (c) "ANSI A117.1" means the 1986 edition of the American national standards institute's code for buildings and facilities providing accessibility and usability for people with physical disabilities.
- (d) "Covered multifamily housing" means any of the following:
 1. Housing that is first ready for occupancy on or after October 1, 1993, consisting of 3 or more dwelling units if the housing has one or more elevators.
 2. Grade-level dwelling units, in housing without elevators, that are first ready for occupancy on or after October 1, 1993, consisting of 3 or more dwelling units.
- (e) "Disability" has the meaning given in s. 106.50 (1m) (g).
- (f) "Dwelling unit" has the meaning given in s. 106.50 (1m) (i).
- (g) "Housing" has the meaning given in s. 106.50 (1m) (L).
- (h) "Remodel" means to substantially improve, alter, extend or otherwise change the structure of a building or change the location of exits, but does not include maintenance, redecoration, reroofing or alteration of mechanical or electrical systems.
- (i) "Vehicular route" means a route intended for vehicular traffic including, but not limited to, a street, driveway or parking lot.

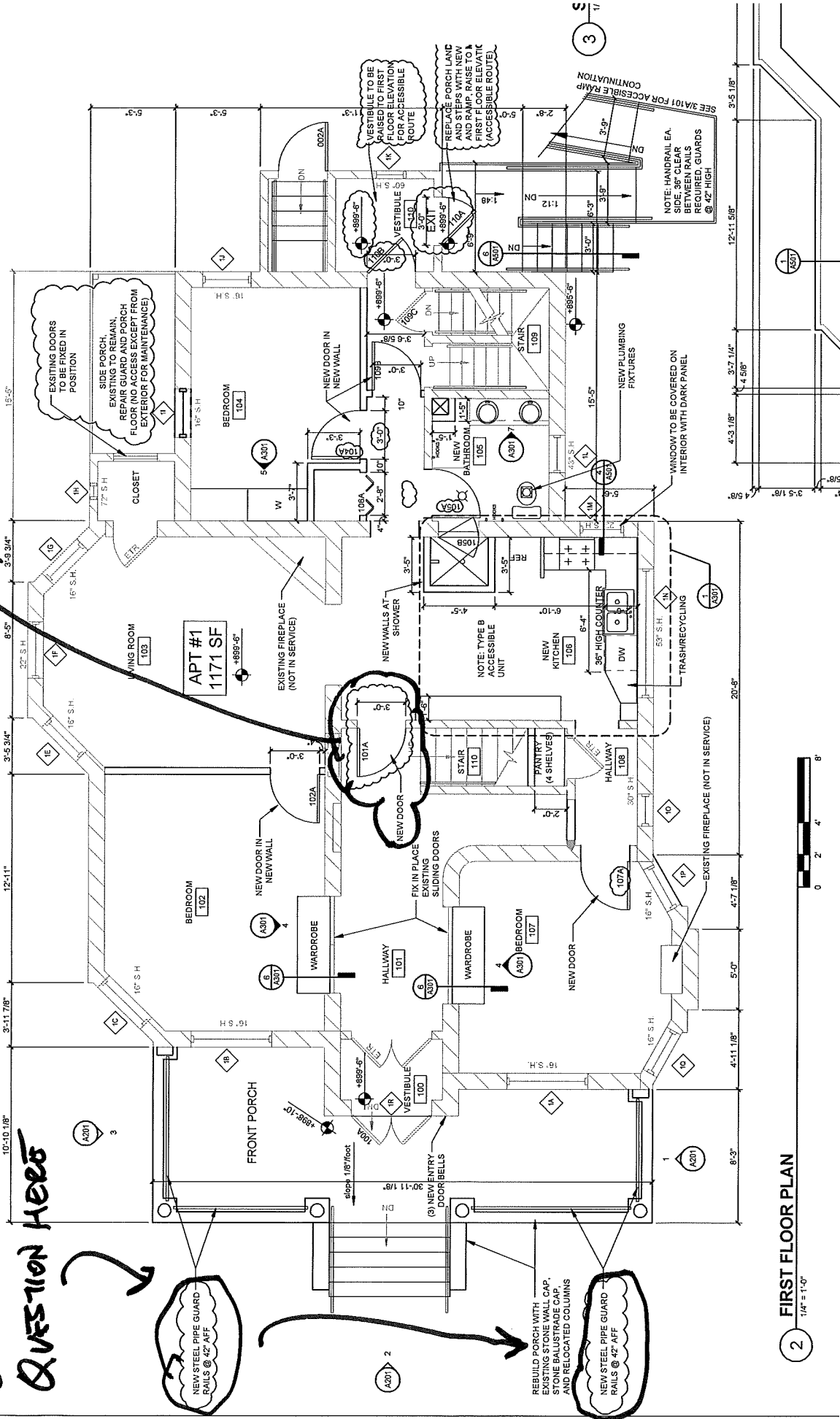
(2) DISCRIMINATION AGAINST PERSONS WITH PHYSICAL DISABILITIES PROHIBITED.

101.132(2)(a)

- (a) In addition to discrimination prohibited under s. 106.50 (2), (2m) and (2r) (b) and (bm), no person may design or construct covered multifamily housing unless it meets all of the following standards:
 1. There is at least one accessible entrance for each building and that entrance is on an accessible route. All other entrances that are at grade level shall be accessible to the greatest extent feasible. The department shall promulgate rules that define "to the greatest extent feasible" to ensure maximum accessibility in a way that is not disproportionate to the entire project's cost and scope. If the covered multifamily housing units are at grade level and are served by separate entrances, each unit shall be on an accessible route. If the units have a minimum number of required exits, as determined by rules that shall be promulgated by the department, all required grade-level exits shall be accessible.
 2. Public and common use areas are accessible to persons with disabilities.
 - 3. Interior and exterior doors, and interior passages, are sufficiently wide to allow passage by persons with disabilities who use wheelchairs.
 4. Light switches, electrical outlets, circuit controls, thermostats and other environmental controls are all located in accessible locations; reinforcements in bathroom walls are installed to allow later installation of grab bars around the toilet, tub, shower stall and shower seat, when such facilities are provided; kitchens and bathrooms allow an individual in a wheelchair to maneuver about the space; and, upon the request of a renter and without cost to a renter, lever door handles are on all doors and single lever controls, or other controls that are

WANT TO KEEP EXISTING HISTORICAL DOOR + TRIM HERE

GUARDS IN QUESTION HERE

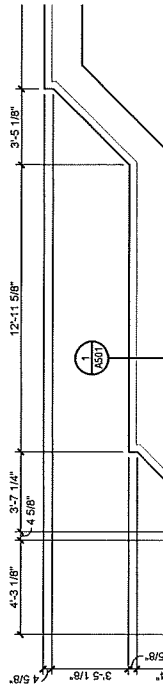
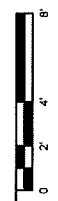


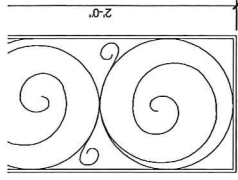
NEW STEEL PIPE GUARD RAILS @ 42" AFF

REBUILD PORCH WITH CAP, STONE BALUSTRADE CAP AND RELOCATED COLUMNS

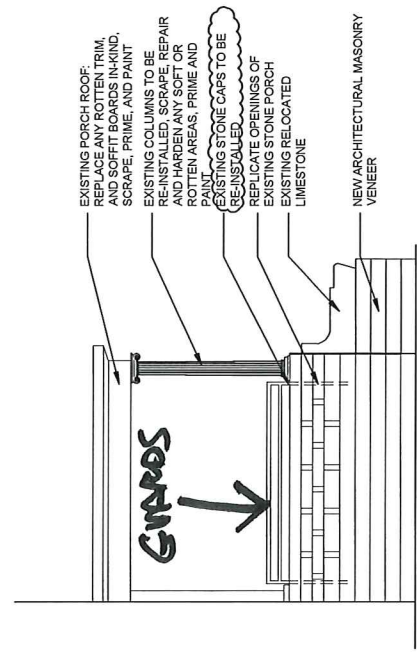
NEW STEEL PIPE GUARD RAILS @ 42" AFF

2 FIRST FLOOR PLAN
1/4" = 1'-0"

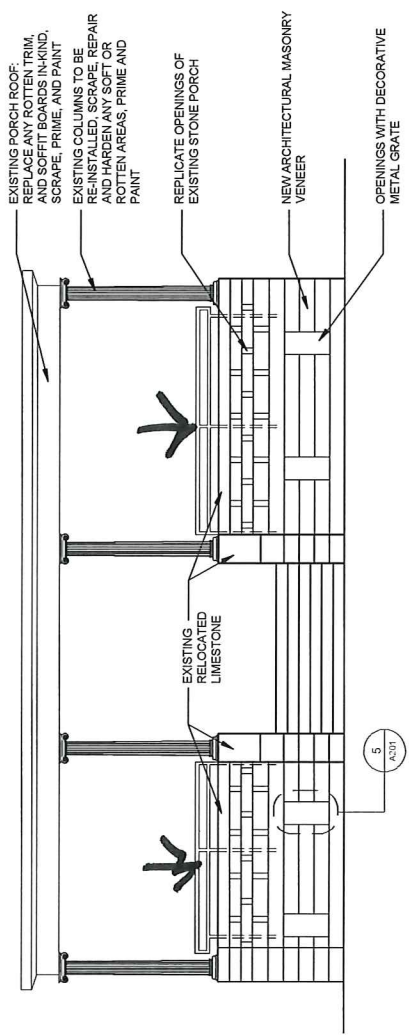




5 1 1/2" = 1'-0" DECORATIVE GRATING @ PORCH



3 1/4" = 1'-0" EXTERIOR ELEVATION



2 1/4" = 1'-0" FRONT PORCH ELEVATION

EXISTING





WDL