



**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: 108 Lake Edge Blvd, Madison, 53716

Name of Owner: Joshua Forehand and Katherine Kraemer

Address of Owner (if different than above): _____

Daytime Phone: (608) 852-3341 Evening Phone: same

Email Address: jforehand@madison.k12.wi.us

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: Requesting variance regarding rear property line setbacks, for new addition.

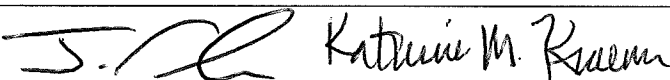
(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: _____	Hearing Date: <u>1/14/16</u>
Receipt: _____	Published Date: <u>1/7/16</u>
Filing Date: <u>12-21-15</u>	Appeal Number: _____
Received By: <u>mutp</u>	GQ: _____
Parcel Number: <u>0710-093-1210-0</u>	Code Section(s): <u>28.035 (2)</u>
Zoning District: <u>SR-C1</u>	_____
Alder District: <u>15-Arens</u>	_____

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 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:  Katrina M. Kraem **Date:** 12/20/15

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

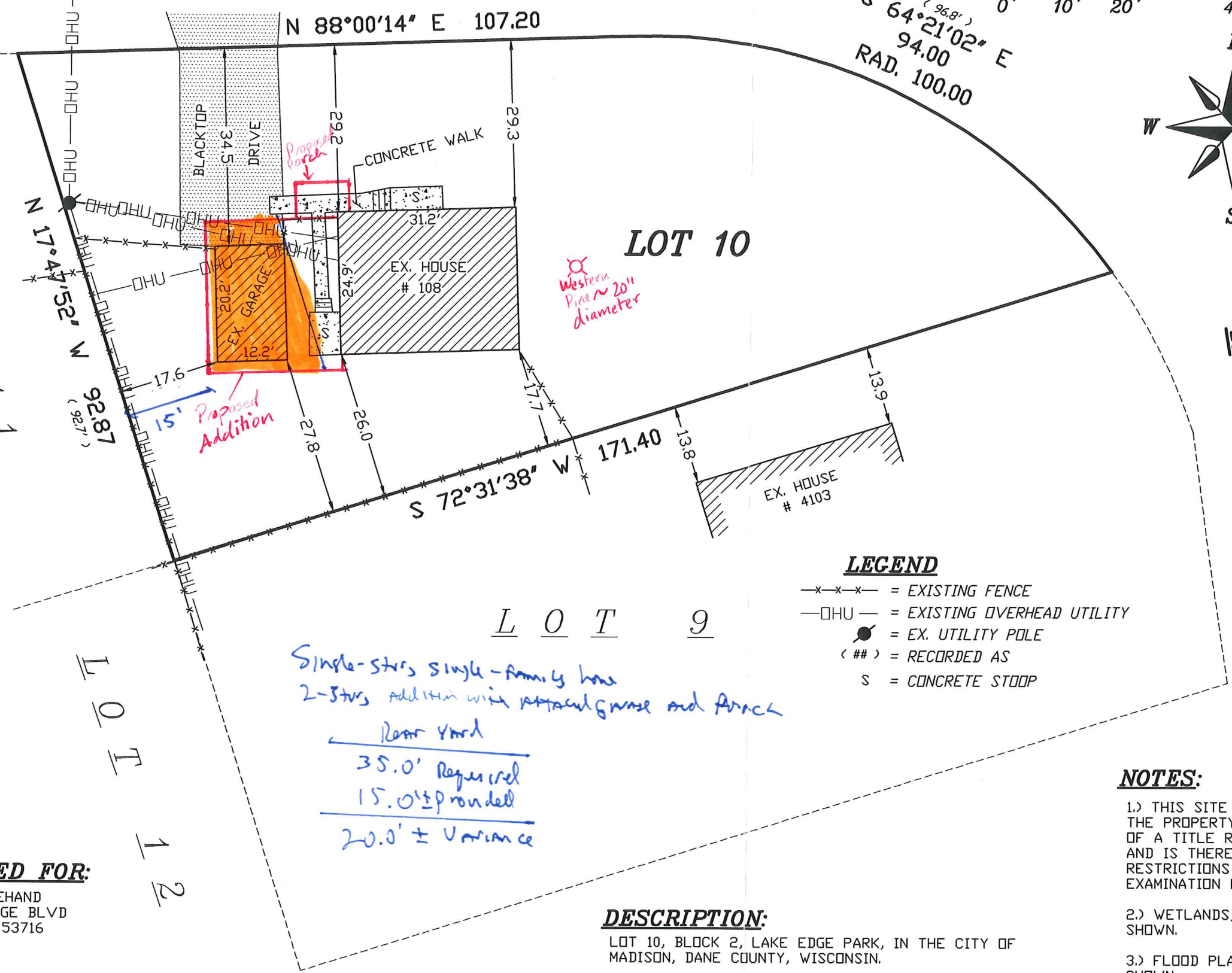
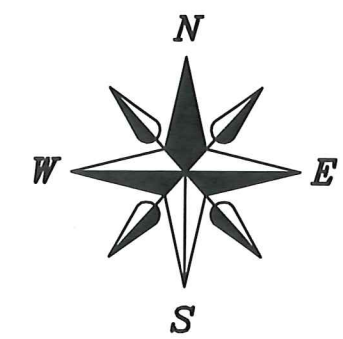
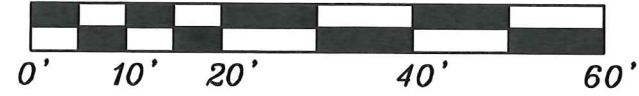
<u>DECISION</u>		
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.		
The Zoning Board of Appeals:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:		
Date:		

Responses to Six Questions “Standards for Variance”

1. The original placement of the house, built in 1953, is set at the rear of the property and facing Lake Edge Blvd. The lot itself is an irregular shape, as evidenced by survey map. The proposed plans were developed to work with the flow of the existing house. There is also a mature Western Pine (roughly 20” diameter) just east of the existing house that we are attempting to preserve. A variance in this case would allow the tree to survive, the flow of the existing house to be maximized, and make the best use of the way in which the original house was placed on the property.
2. The construction project will not obstruct visibility for drivers or impact public safety in any way. The addition will be 65’ from neighboring house at 102 Lake Edge Blvd, and 60’ from the neighboring house on Hegg Ave.
3. Compliance with the ordinance would disrupt the flow of the home. Putting the garage or addition on the side permitted would also disrupt the flow of the house and require cutting down the Western Pine. The proposed plan works with the flow of the house. The proposed plan will keep parking no same side, existing driveway, better flow on first floor. The Lake Edge address, driveway access, and placement of front door suggest that Lake Edge is the front of the property, which led to the plans being drafted in this way. We believed to be in compliance of all zoning ordinances throughout the planning stages of the project. The non-compliance with zoning ordinance was a surprise late in the preconstruction stages of this project, we found this out after the plans and design were set and decisions made around allowances.
4. The plans are reasonable in size and scale, the proposed plans are strictly for expanded living space to accommodate our growing family—no recreation rooms, man-caves, etc. Though we did not build the house, we are trying to maintain the integrity of the existing floor plan but expand the living space wherein our two children (of opposite sexes) currently share a room. We also plan to bring the laundry from the basement to the first floor, increase closet space, and remedy potential safety hazards existing in the original construction of the home. The placement of the original structure on the lot makes compliance with the ordinance difficult. Compliance with the ordinance would result in a house contrary to the aesthetic of the neighborhood. At time it was built and for unknown reasons, the house was built at the rear of the lot, which is disadvantageous, but something we cannot control and trying to work around. This is a compact and efficient way to achieve our goal of increasing size, and layout is common to the area.
5. The proposed plans create no shadows or site line issues if we build. Current tree would block line of site from second floor to backyard of Hegg Ave. neighbor. The construction is no closer to home on 102 Lake Edge Blvd.
6. The proposed plans are compatible with additions in the existing neighborhood, such as _____. Currently, 108 Lake Edge Blvd is one of the few remaining small houses in the hood without an addition. The house is markedly distinctive in size when compared to others in the neighborhood. The proposed plans work within the constraints of our budget to create a new space that conforms to the standards of the neighborhood.

L A K E E D G E B L V D

SCALE 1" = 20'



Single-story single-family home
 2-story addition with attached garage and porch
 Rear yard
 35.0' Required
 15.0' ± provided
 20.0' ± Variance

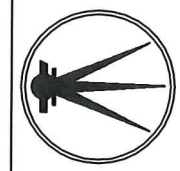
DESCRIPTION:
 LOT 10, BLOCK 2, LAKE EDGE PARK, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

- NOTES:**
- 1.) THIS SITE PLAN IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES AND WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
 - 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 - 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

PREPARED FOR:
 JOSHUA FOREHAND
 108 LAKE EDGE BLVD
 MADISON WI 53716

SITE PLAN

LOT 10, BLOCK 2, LAKE EDGE PARK, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 REGISTERED LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

108 Lake Edge Blvd., 53716
Joshua Forehand
Katherine Kraemer



Front of house



Front of existing garage

108 Lake Edge Blvd., 53716
Joshua Forehand
Katherine Kraemer



East side of house (Hegg Ave.); mature Western Pine also pictured



Rear of house

108 Lake Edge Blvd., 53716
Joshua Forehand
Katherine Kraemer



Rear of garage

ISSUANCE

- SCHEMATIC SET
- PROPOSED SET
- SET FOR CONSTRUCTION
- CONSTRUCTION SET

REVISIONS

REVISIONS DATE

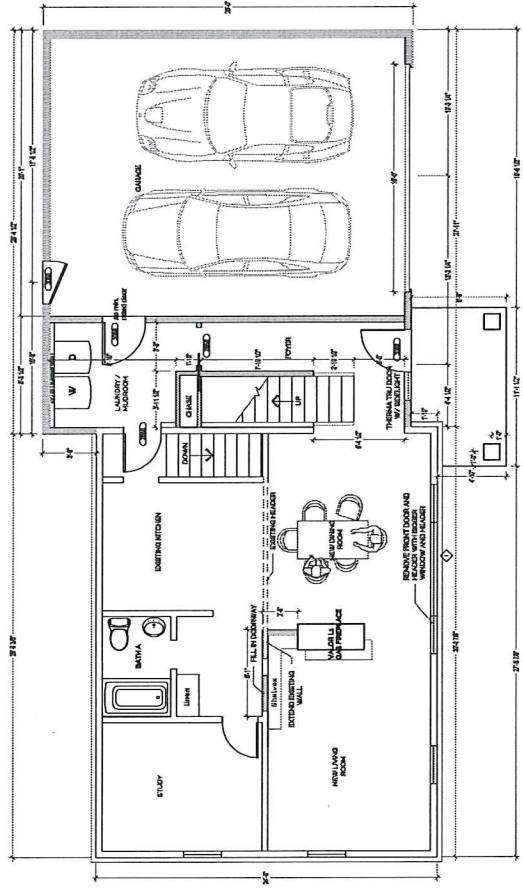
DATE: APRIL 26, 2016
DESIGNED BY: NAME

SHEET TITLE
**1ST FLOOR
PLAN**

GENERAL SHEET NOTE

KEY NOTE

- ▬ PERIMETER WALL
- ▬ EXTERIOR WALL
- ▬ INTERIOR WALL
- ▬ PART WALL
- ◻ ROOM WALL
- ◊ WINDOW/DOOR
- ◻ GLASS
- PLUMBING



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

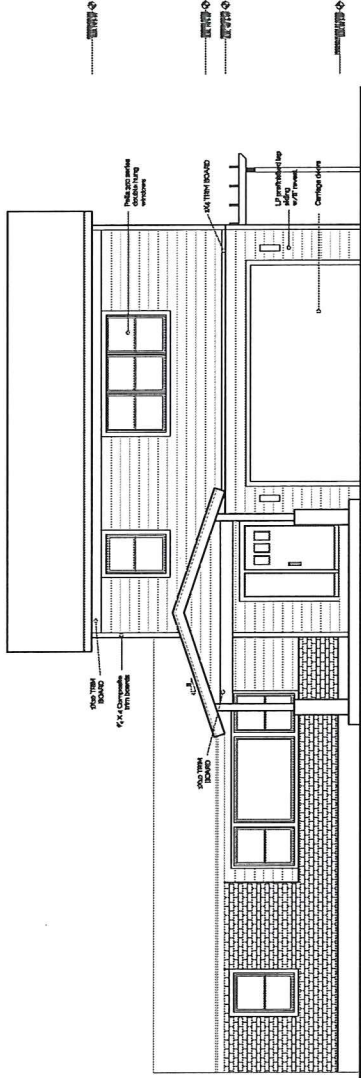


ISSUANCE

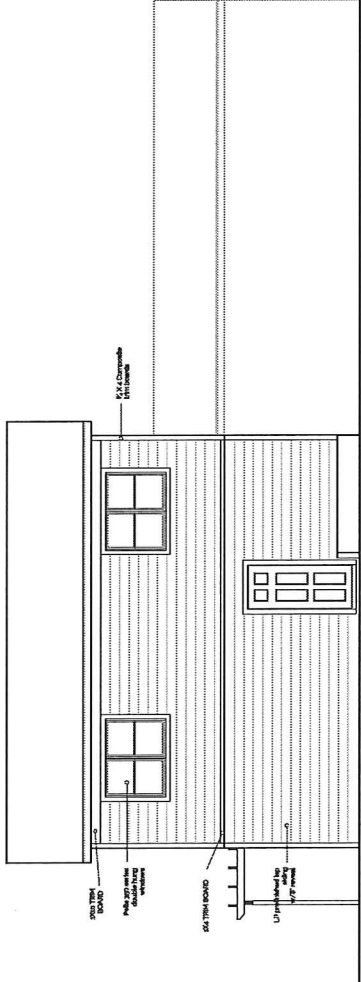
- SCHEMATIC SET
Not for construction
- PRELIMINARY SET
Not for construction
- SET SET
Not for construction
- CONSTRUCTION SET

REVISIONS

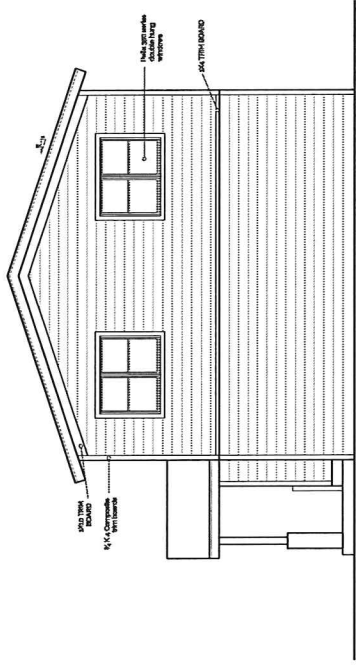
Revised: Date:



① FRONT ELEVATION
1/8" = 1'-0"



② REAR ELEVATION
1/8" = 1'-0"



③ ROOF ELEVATION
1/8" = 1'-0"