



**CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 18 Powers Avenue

Name of Owner: Terence Blake & Yuyang Zhong

Address of Owner (if different than above): 230 Waubesa Street, Madison, WI 53704

Daytime Phone: 608 213 1906 Evening Phone: _____

Email Address: greg@tgbdevelopment.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

Add 2nd floor, replacing failed roof. 2nd floor to contain master bedroom, bath, office/nursery, and laundry. req
forego the standard side yard 4' set back as house was built @ 3' from property line.

See reverse side for more instructions.

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Amount Paid: <u>\$500</u>	Hearing Date: <u>11/20/2025</u>
Receipt: <u>154629-0007</u>	Published Date: <u>11/13/2025</u>
Filing Date: <u>10/09/2025</u>	Appeal Number: <u>LNDVAR-2025-00007</u>
Received By: <u>Katie</u>	GQ: _____
Parcel Number: <u>071005107159</u>	Code Section(s): <u>28.047(2)</u>
Zoning District: <u>TR-V1</u>	_____
Alder District: <u>15</u>	_____

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

Home was built in 1940, it is typical of the neighborhood, a 1.5 story 2 bedroom cottage. Home is on a 40' x 120' lot but was built 3' from the north property line.

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 zoning of VR-V1 allows up to 2 family, and a maximum roof height of 35'. Adding 2nd floor does not enlarge the foot print of the house, and is in the style of the neighborhood. To note, original plan of ADU is on hold and could be built over (new) garage in a year or two.

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 4' setback to the North side of the property can not easily be met following the home's original footprint. The current roof is too low to "dormer" out as the attic space would be less than 24" tall, tapering to zero not allowing proper insulation. As well that would create a roof line of 2/12 which is not good for snow.

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.

It would create additional structural challenges to offset the 2nd floor from the existing exterior wall of floor

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

The current footprint is maintained, and due to the steep (10/12) pitch of the original roof line, the addition

of the 2nd floor along with a lower pitch roof only raises the building height by 5 feet. The building would not encroach on the neighbor to the north any more than the current footprint

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

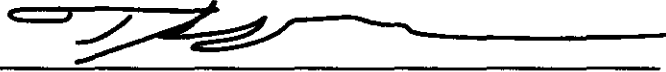
The 2nd floor will match the shape and architecture of the 1st floor with a traditional gable roof, complimentary siding and similar window treatments.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

<input checked="" type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"><input type="checkbox"/> Lot lines.<input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.<input type="checkbox"/> Approximate location of structures on properties next 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 directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"><input type="checkbox"/> Approximate location and amount of slope.<input type="checkbox"/> Direction of drainage.<input type="checkbox"/> Location, species and size of trees.
<input checked="" type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com .
<input checked="" type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input checked="" type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

CHECK HERE. City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

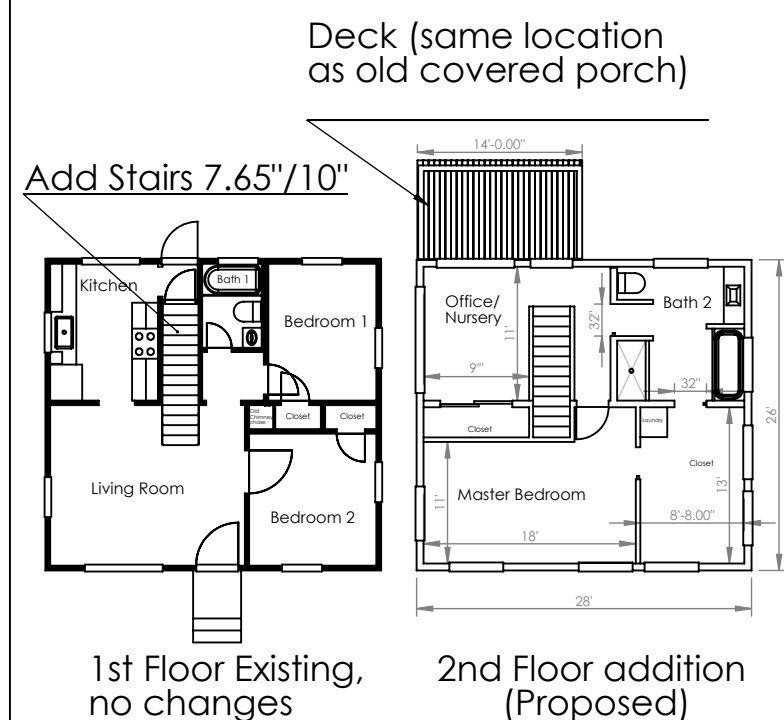
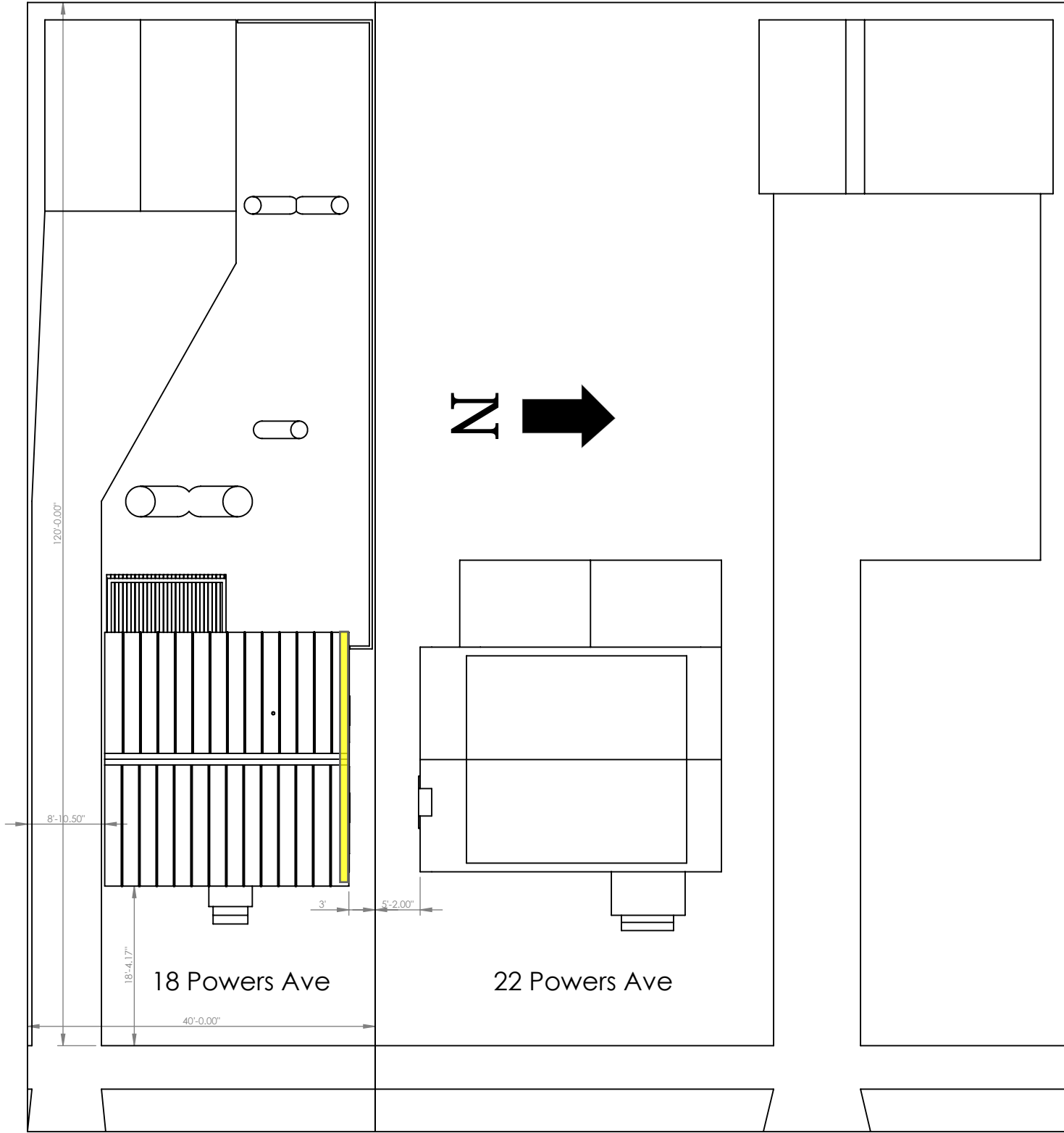
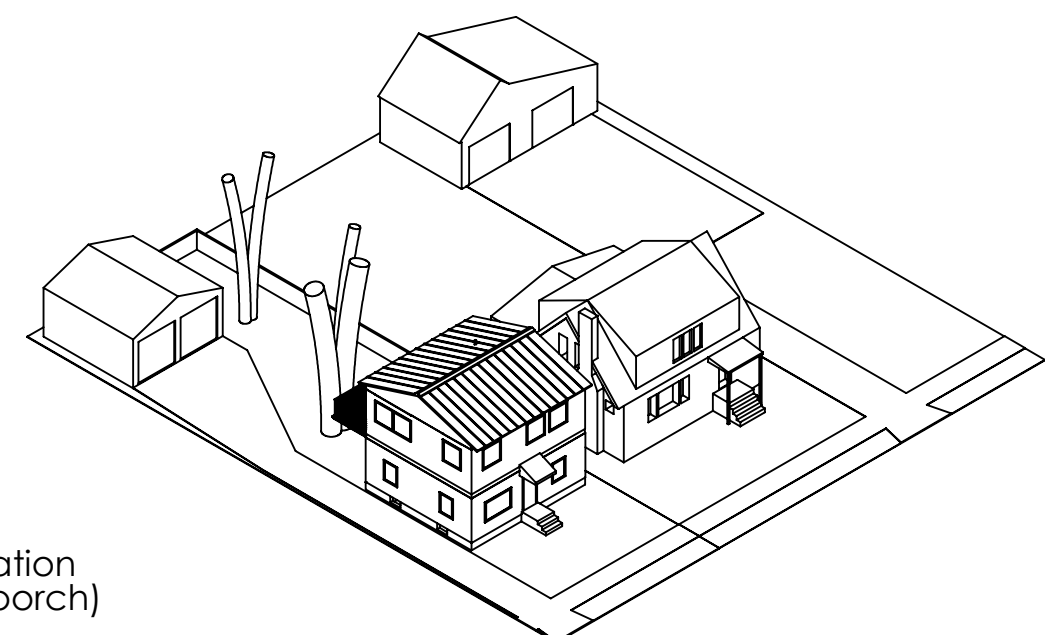
Owner's Signature:  Date: 11/5/25

-----(For Office Use Only)-----

<u>DECISION</u>	
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (does) (does not) meet all 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:

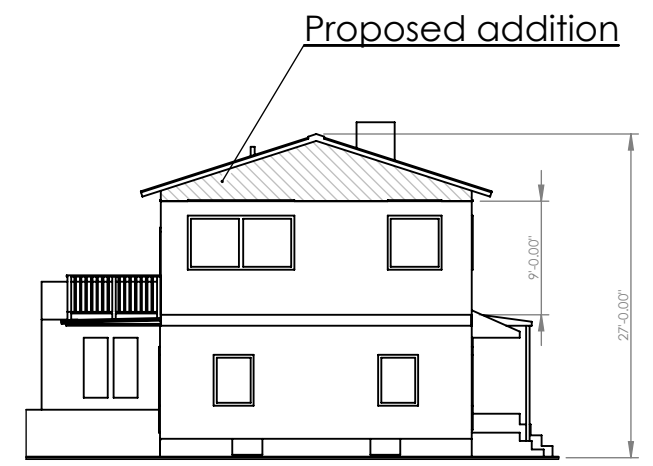
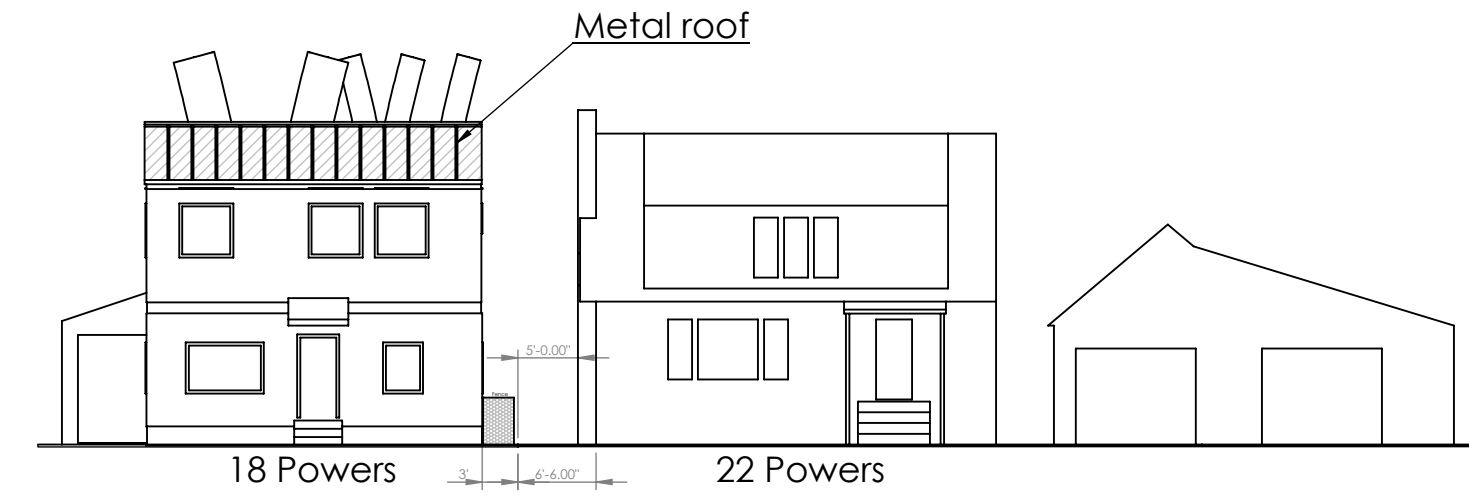
**Side Yard Setback
Variance for Second
Story Addition on
Single Family House**

**Required 4'
Proposed 3'
Variance 1'**



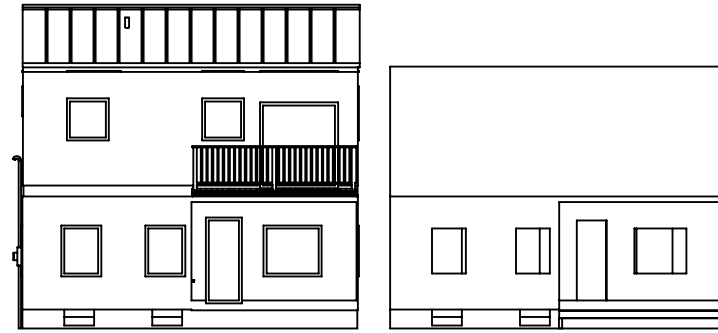
**18 Powers Proposed
2nd floor addition.**

- * Remove failing roof
- * Create 2nd floor addition
- * Home was built 3' from North property line.
- * **Variance** requested to maintain 1st floor footprint for 2nd floor.
- * Original home height 22'. Proposed 2nd floor with lower pitch roof: 27'
- * Dormer was explored, but floor joists are undersized @ 2x6, and additional floor height creates 2:12 pitch or less with not enough insulation.
- * Back yard has 3 mature trees making West addition foundation not possible

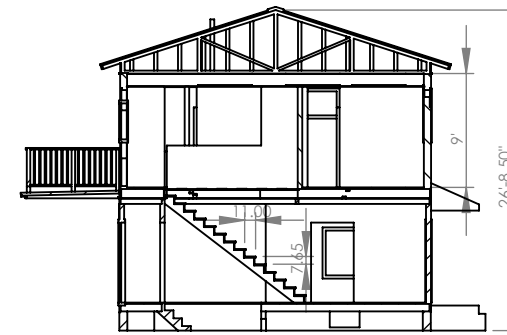
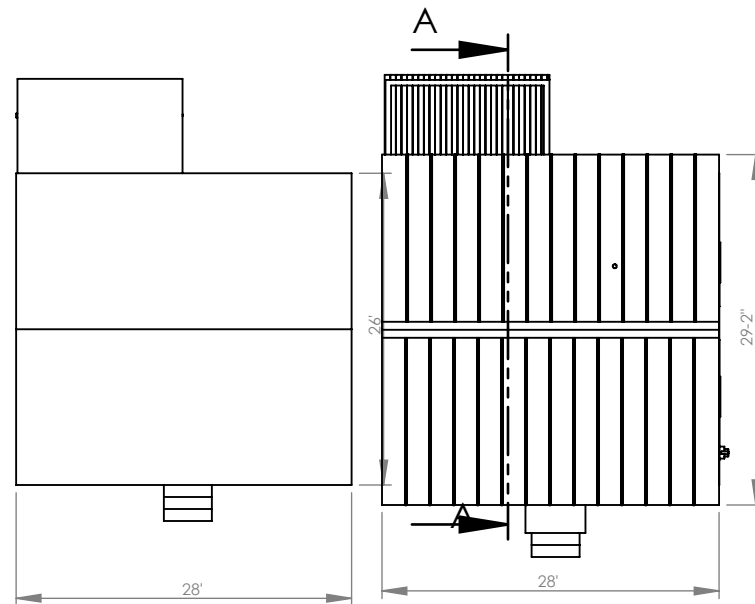
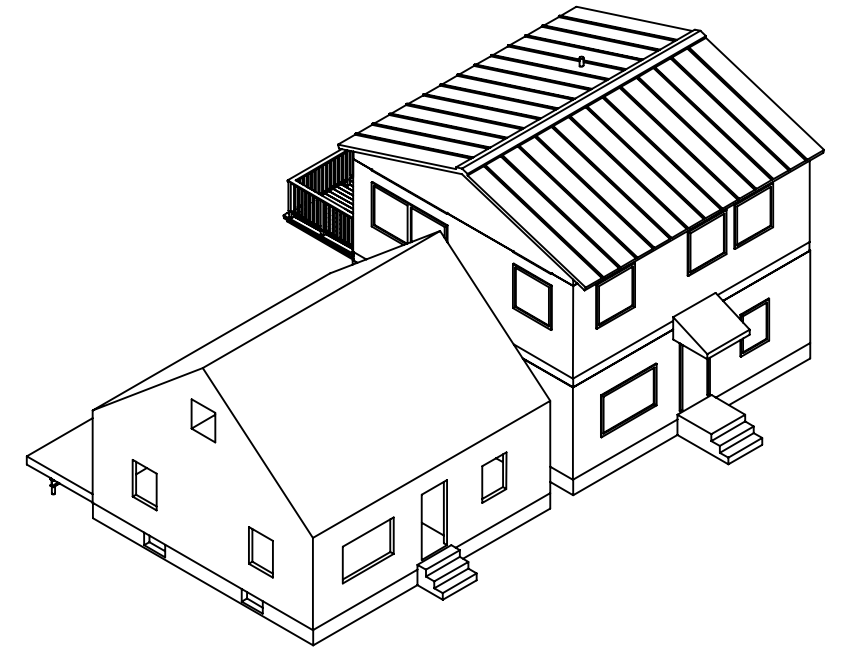


Scale 1/16" = 1' September 29, 2025

Greg Blake & Echo Zhong
608 213 1906

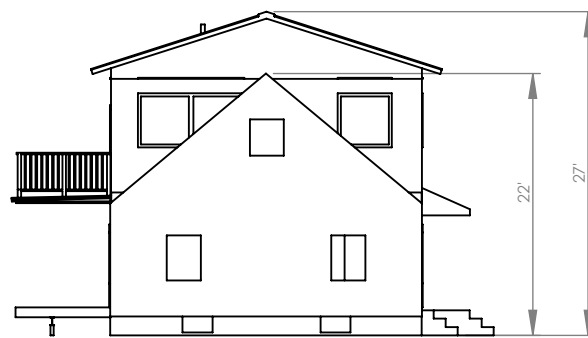


West (back yard) view

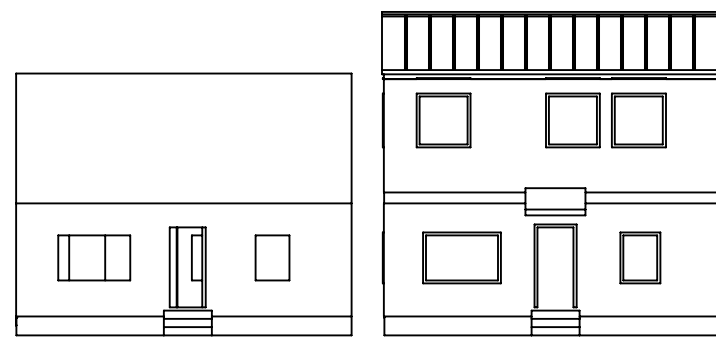


SECTION A-A
SCALE 1 : 192

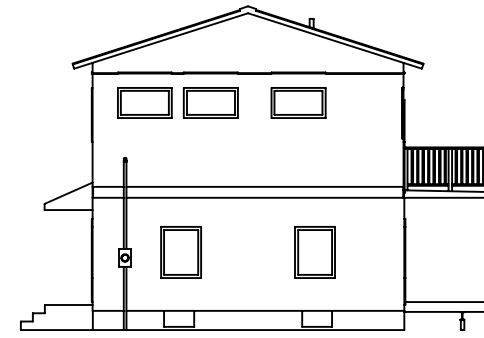
18 Powers Proposed 2nd floor addition. Maintain foot print, add 9' ceiling height 2nd floor plus 4/12 pitch roof, rear deck, interior stairs. 1st floor no change except additional stairs



Height comparison, original vs Proposed 2nd floor addition and 4/12 pitch roof



East (street view) Old vs Proposed 2nd floor addition



North face, closest to neighbors
Note 48" x 12" high windows to retain privacy

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