



**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: 2213 Fox Avenue

Name of Owner: David Provencher/Mary Murphey

Address of Owner (if different than above): same as above

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): David Provencher

Address of Applicant: 2213 Fox Avenue

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

We'd like to build a small addition to our residence at the above mentioned address. The addition is on the side of the house. The existing setback (from the edge of the foundation wall) is 5'-3" +/- . The required setback is 6 ft.

Currently, the residence has one bathroom on the second floor. The purpose of the addition is to get a bathroom on the first floor and a master plan/walk-in closet on the second floor. In reviewing options for these bathroom locations, the side of the house is the practical location to place this addition.

The variance is to allow the addition to be closer to the property line than the 6 ft setback.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>7/28/16</u>
Receipt: <u>018226-0002</u>	Published Date: <u>July 21, 2016</u>
Filing Date: <u>7/7/16</u>	Appeal Number: <u>WJ0VAR-2016-00017</u>
Received By: <u>[Signature]</u>	GQ: <u>OK!</u>
Parcel Number: <u>0709-214-1705-6</u>	Code Section(s): <u>28.043 (2)</u>
Zoning District: <u>TR-C2</u>	
Alder District: <u>13 - Eskrich</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.

Houses in the neighborhood generally have their drive way on one side of the house. For some properties, the sun room is adjacent to the driveway so the required setback is achieved due to the driveway. For our residence, the sun room is on the opposite side. Consequently, we can't take advantage of the setback created by the driveway.

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 addition is consistent with other remodels in the neighborhood. The remodel maintains the architectural character of homes in the area and is not closer to the property line than the existing sun room.

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 existing house (sun room) is 5'3" from the property line. Offsetting the addition to meet the setback requirement (6 ft) will result in a 9" transition in the addition. The 9" setback is not visually appealing. Similarly, moving the entire sun room back to the 6 ft setback is not economically feasible as there is a basement below this area.

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.

The difficulty is created by the sideyard setback requirement. There are no other conditions that are leading to this hardship.

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

Currently, our house has a single level sun room on this side of the house. With the proposed addition, we will be no closer to the property line. Given the proximity of the two houses to each other, sight lines and ambient lighting (etc) remain unchanged.

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

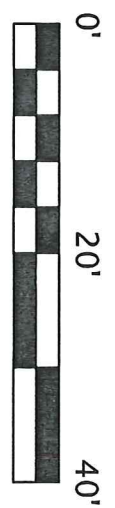
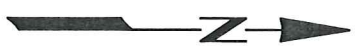
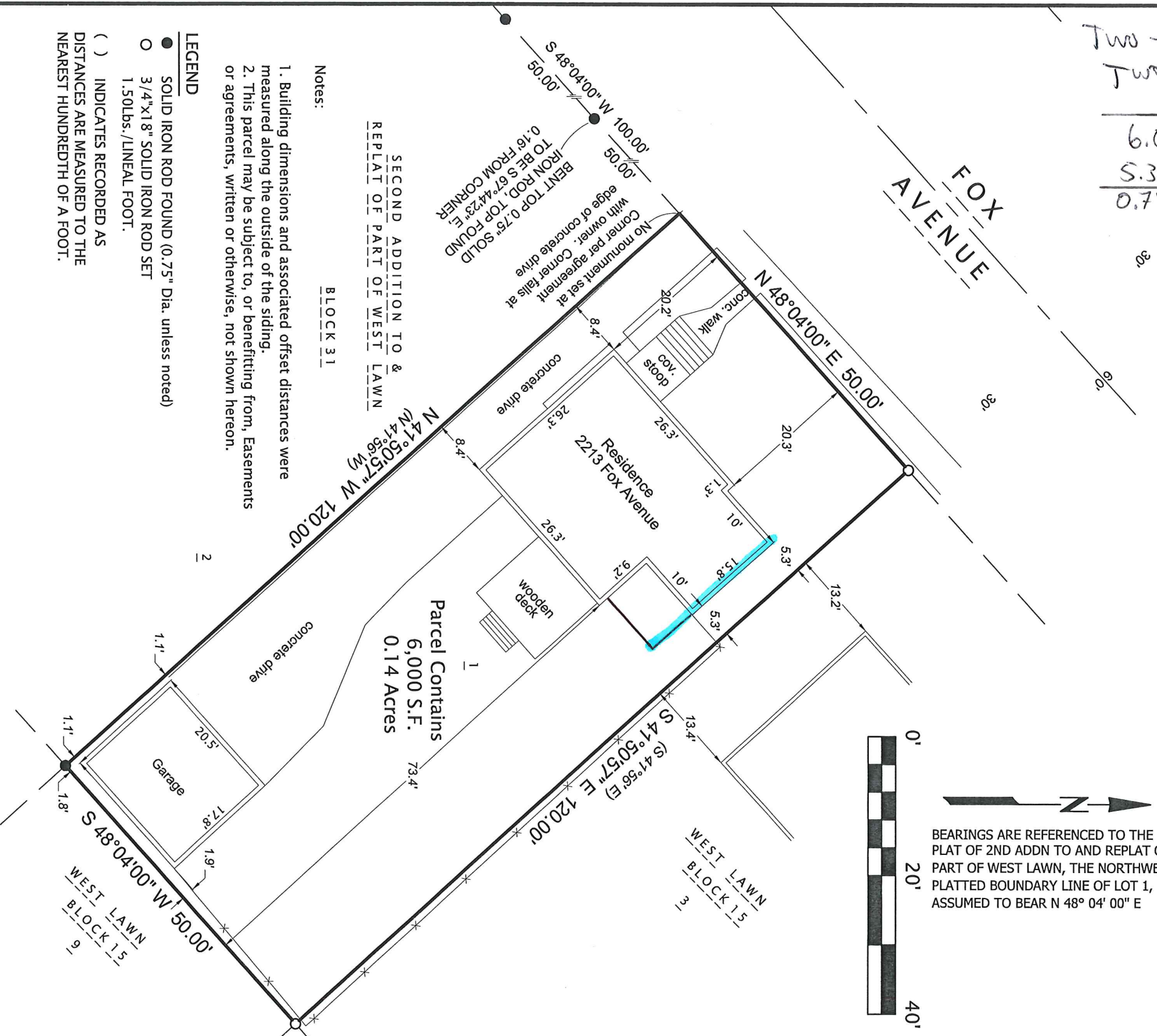
The proposed addition is consistent with another remodel in the neighborhood. The residence at 2117 Fox Avenue completed an addition that is very similar in architectural design and scale to our proposed addition.

Plat of Survey

Legal Description of Record: Document No. 4374768

Lot One (1) Block Thirty-one, Second Addition to and a replat of part of West Lawn, in the City of Madison, Dane County, Wisconsin

Two-story Single-Family Home
Two-story Addition
Side Yard
6.0' Required
5.3' Provided
0.7' VARIANCE



BEARINGS ARE REFERENCED TO THE PLAT OF 2ND ADDN TO AND REPLAT OF PART OF WEST LAWN, THE NORTHWESTERLY PLATTED BOUNDARY LINE OF LOT 1, BLOCK 31 ASSUMED TO BEAR $N 48^{\circ} 04' 00'' E$

- Notes:
1. Building dimensions and associated offset distances were measured along the outside of the siding.
 2. This parcel may be subject to, or benefiting from, Easements or agreements, written or otherwise, not shown hereon.

- LEGEND
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - 3/4"x1/8" SOLID IRON ROD SET 1.50lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

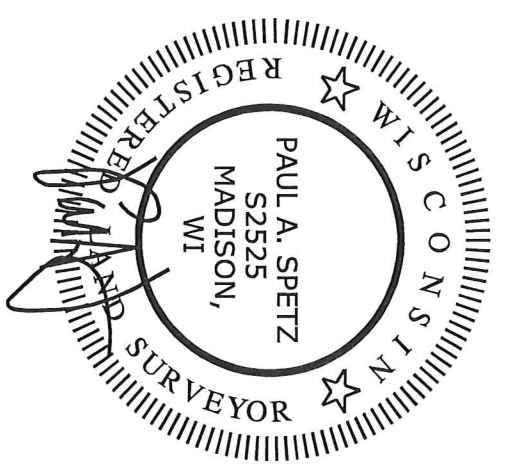
SURVEYOR'S CERTIFICATE

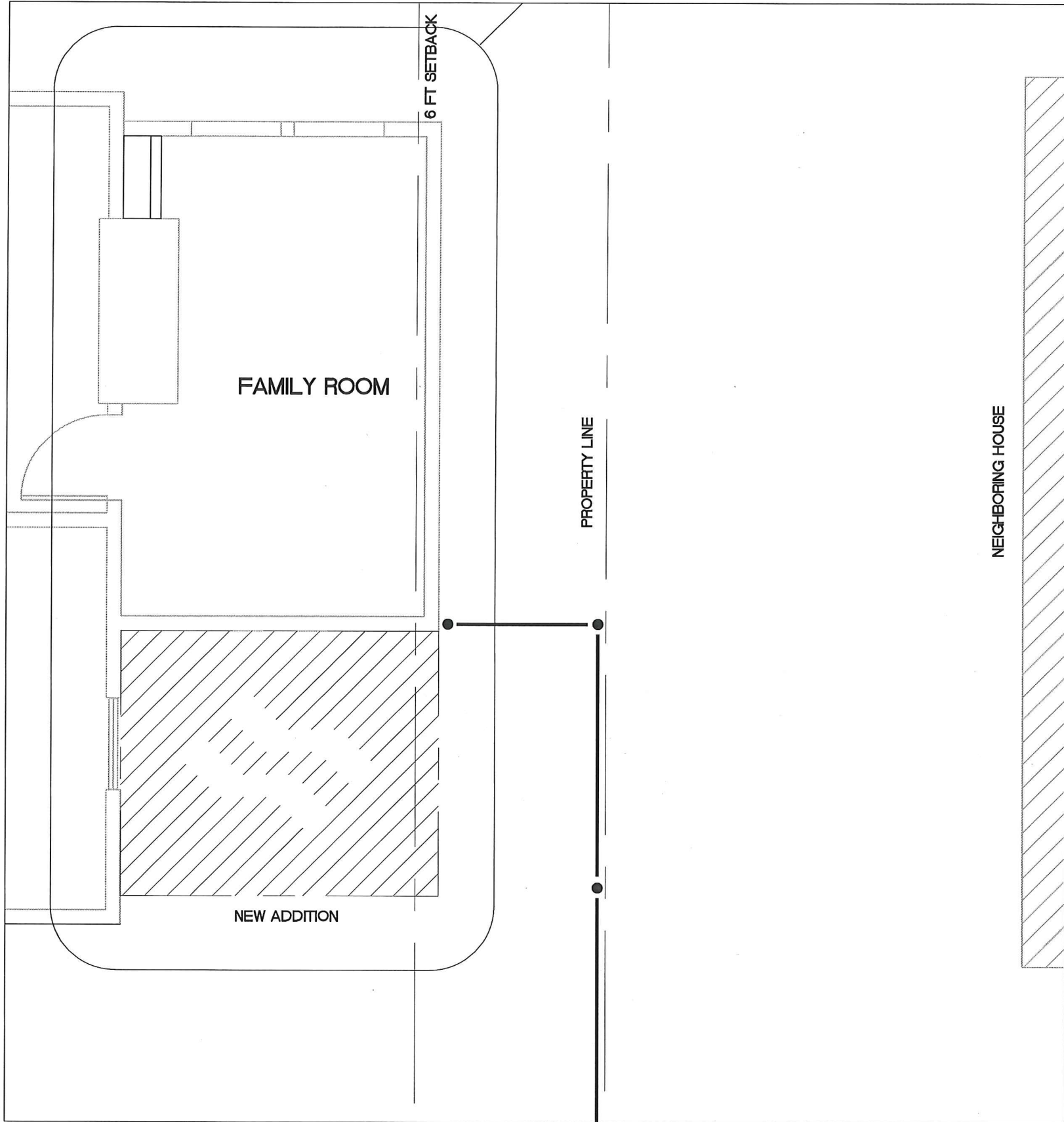
I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 17th Day of February, 2016: Paul A. Spetz, S 2525

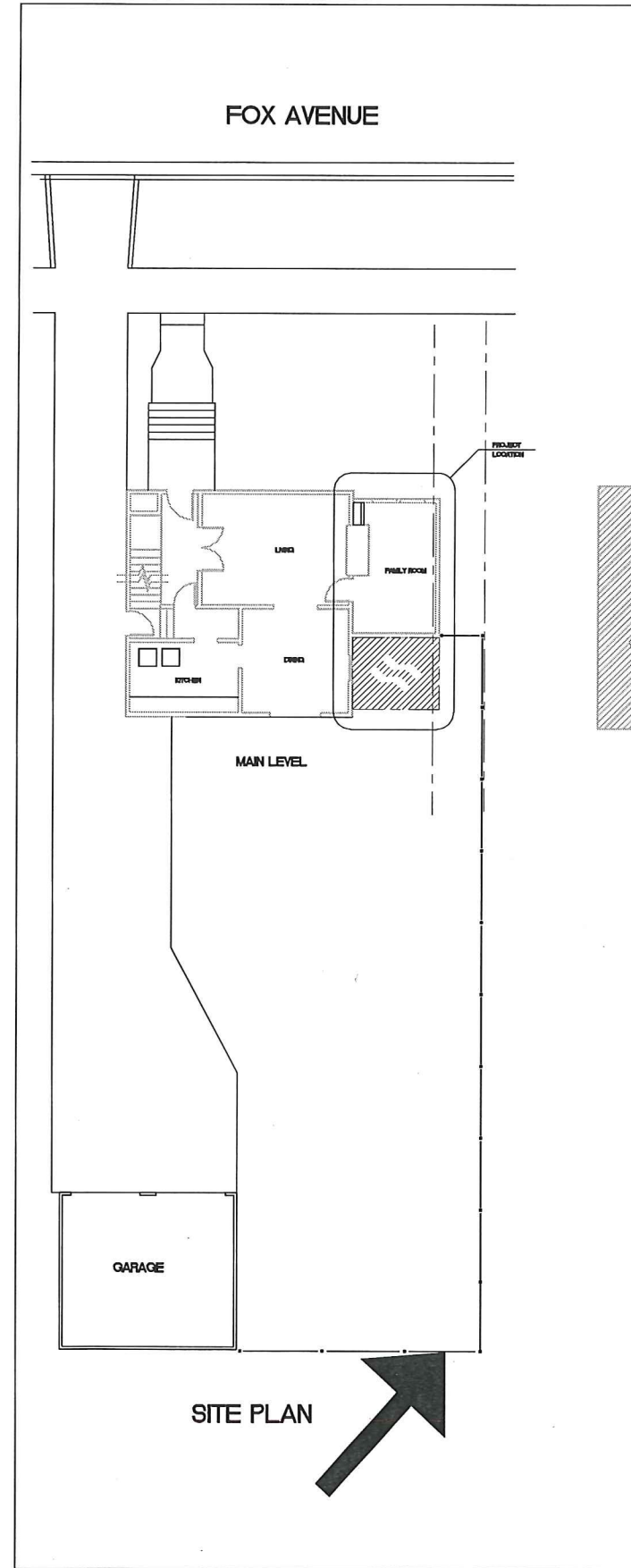
SURVEYED FOR:
DAVE PROVENCHER
2213 FOX AVENUE
MADISON, WI 53711

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com





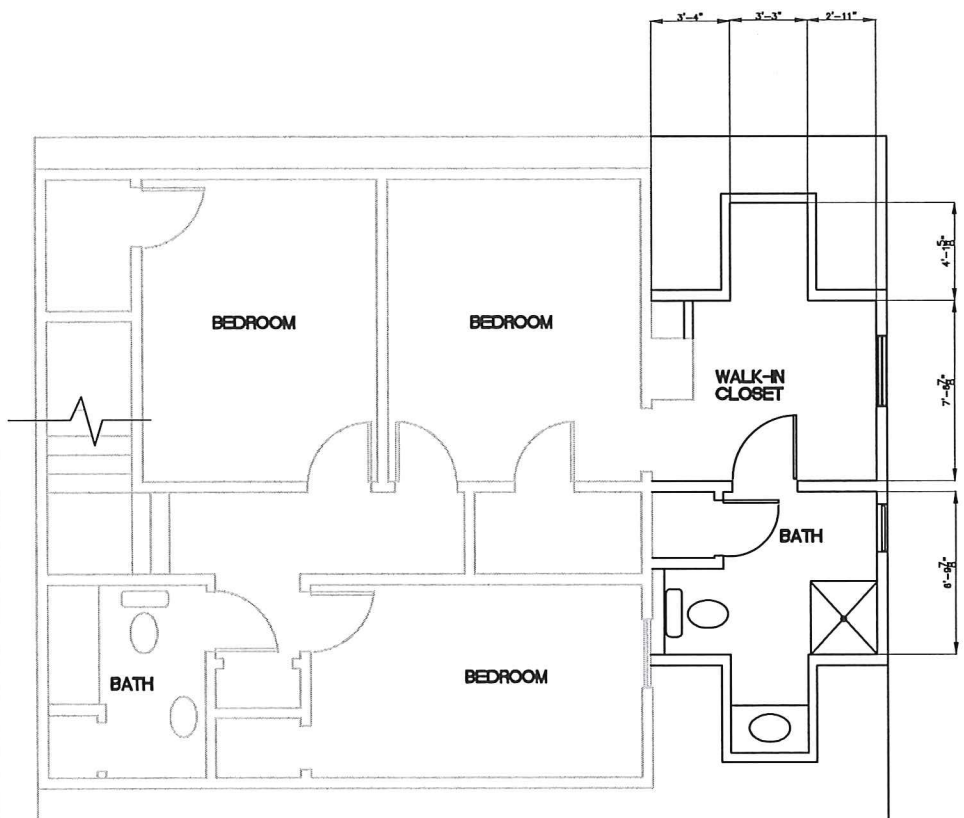
ENLARGED SITE PLAN SCALE: 1" = 4'-0" • 11 X 17



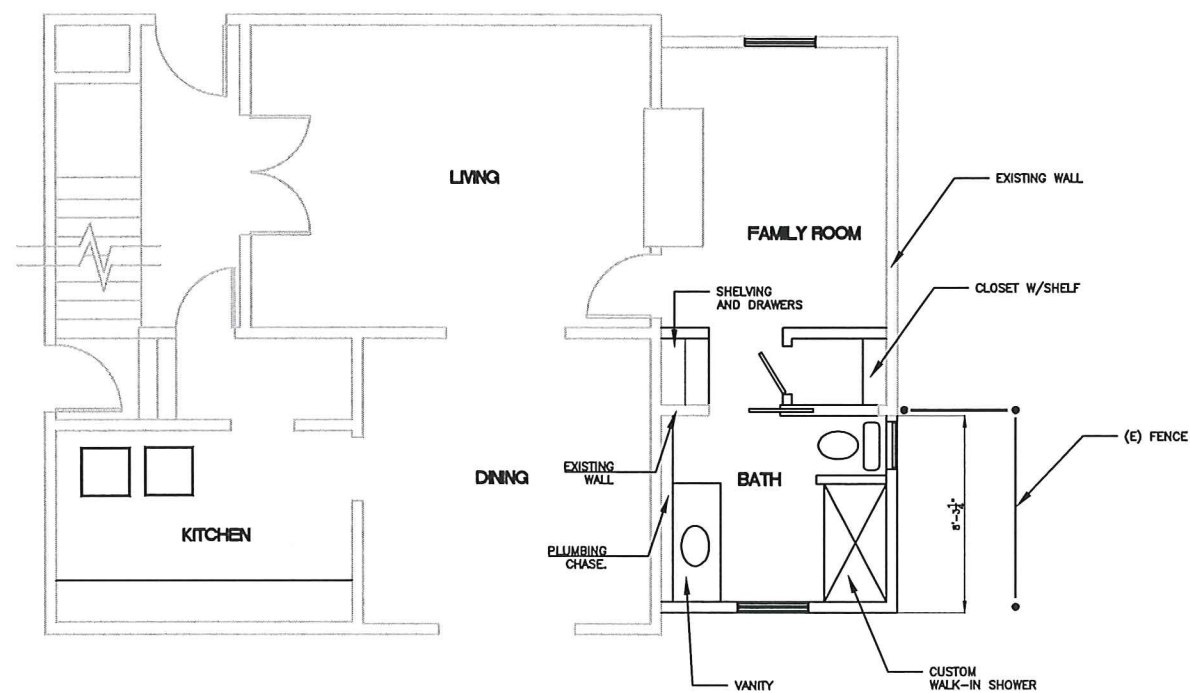
SITE PLAN/MAIN LEVEL PLAN

Provencher Residence
 2213 Fox Avenue
 Madison, WI 53711
 Home Addition

July 7, 2016
 Scale: 1" = 20' • 11x17



SECOND LEVEL PLAN



MAIN LEVEL PLAN

FLOOR PLANS

Provencher Residence
 2213 Fox Avenue
 Madison, WI 53711
 Home Addition

March 14, 2016
 Scale: 1/8" = 1'-0" • 11"x17"



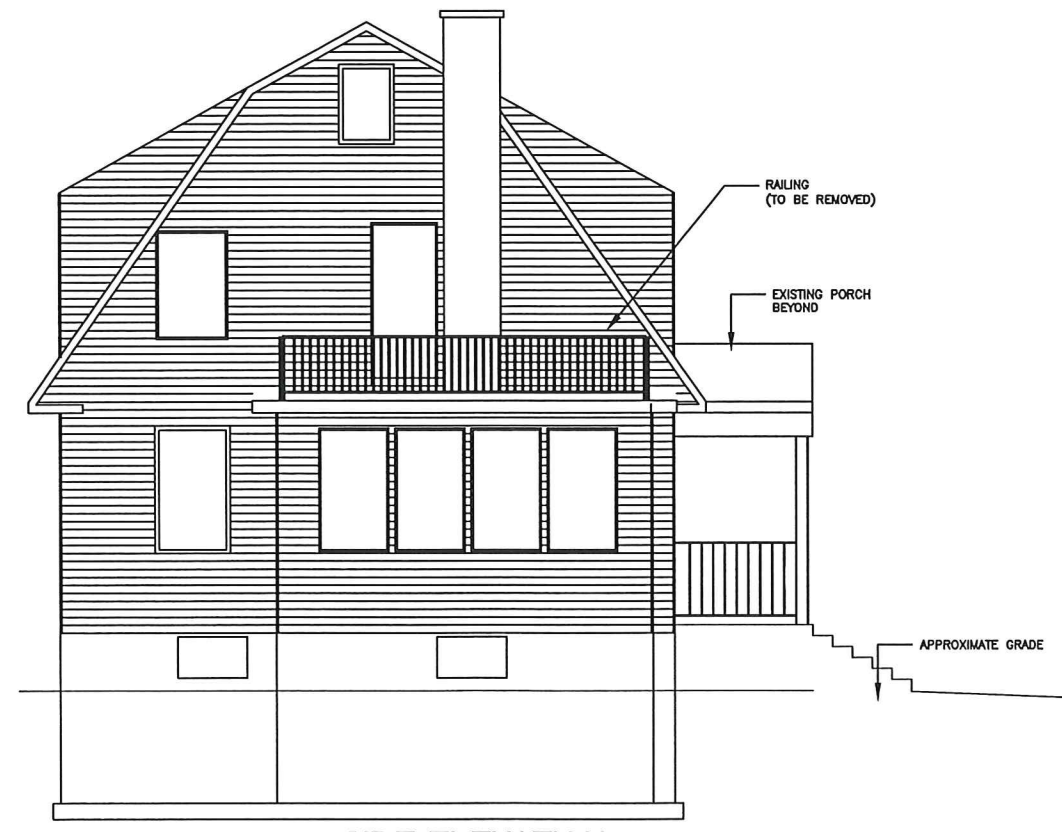
STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

EXISTING ELEVATIONS

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Madison, WI 53711
Home Addition

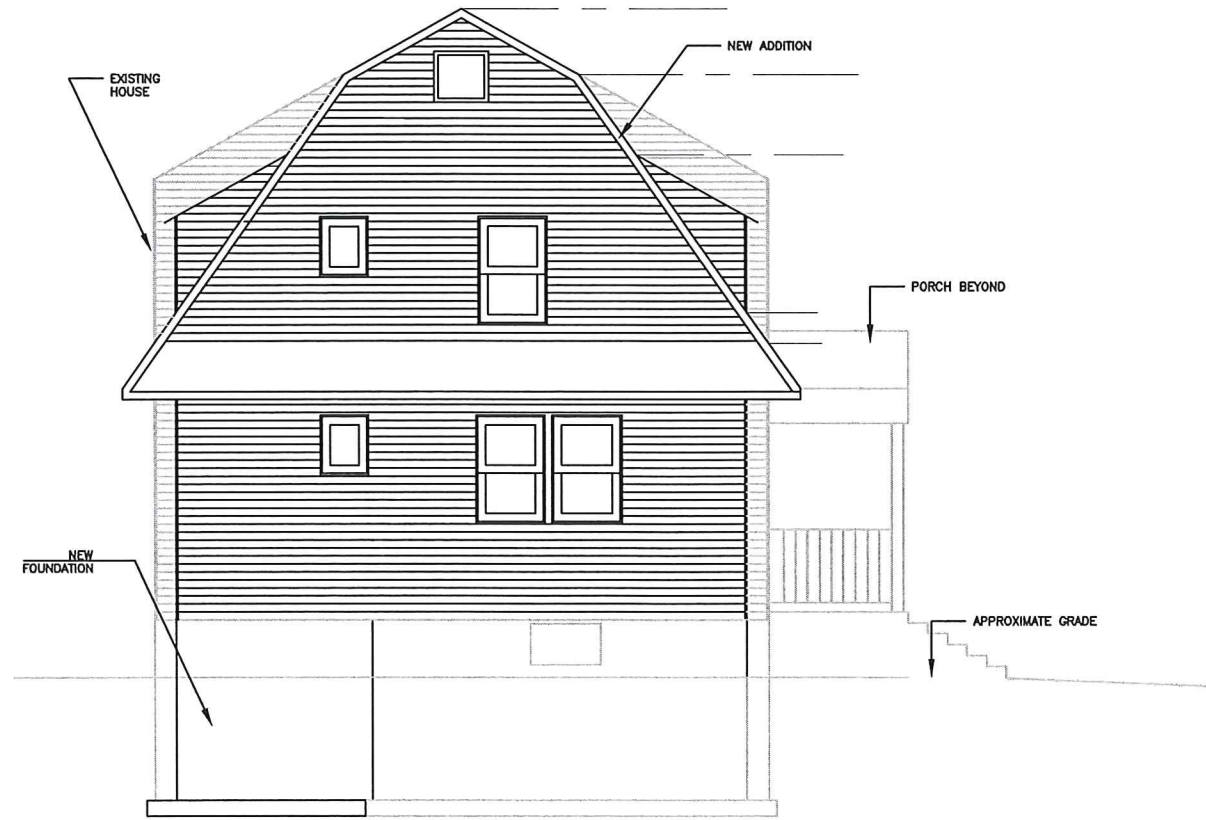
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SIDE ELEVATION

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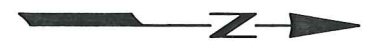
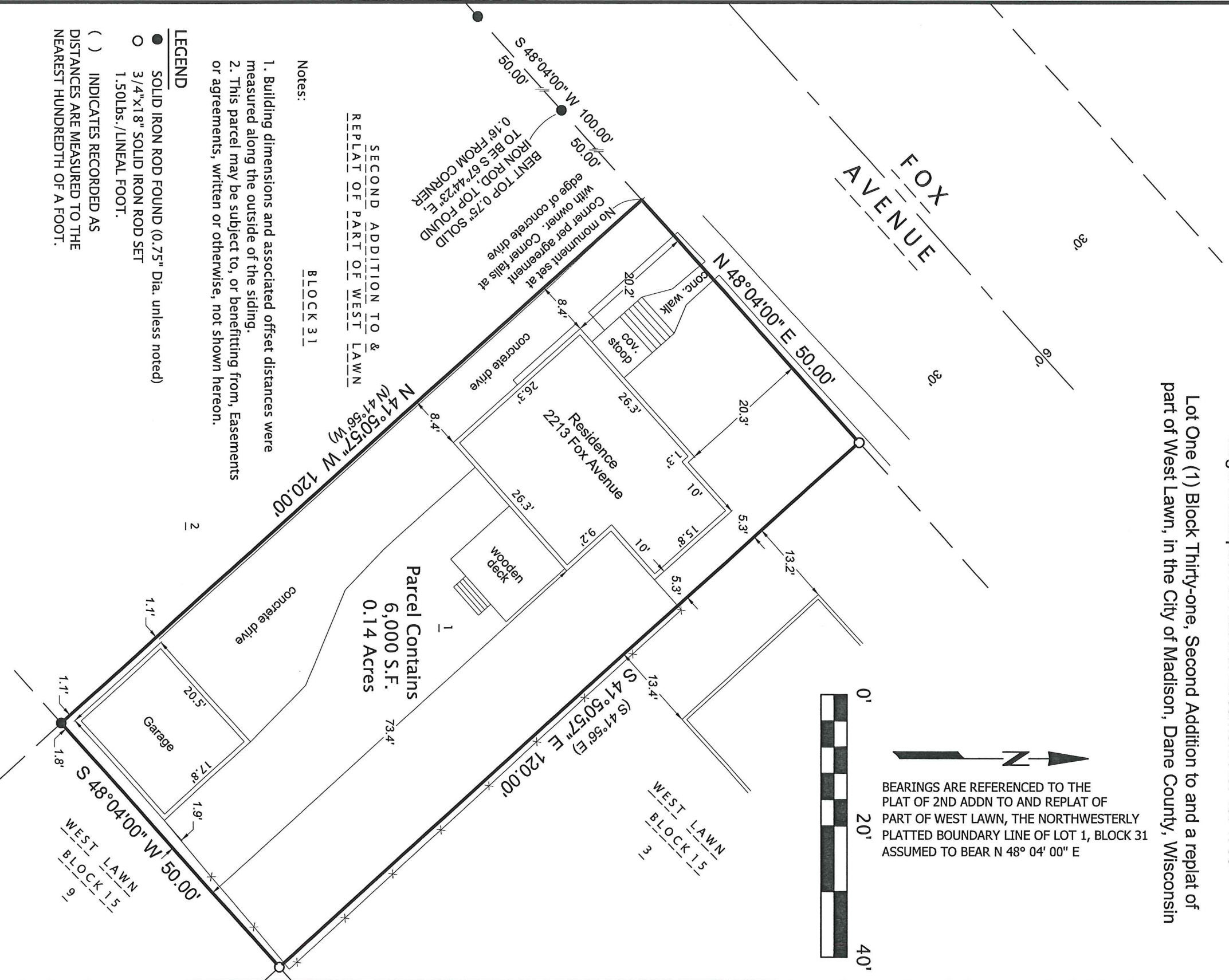
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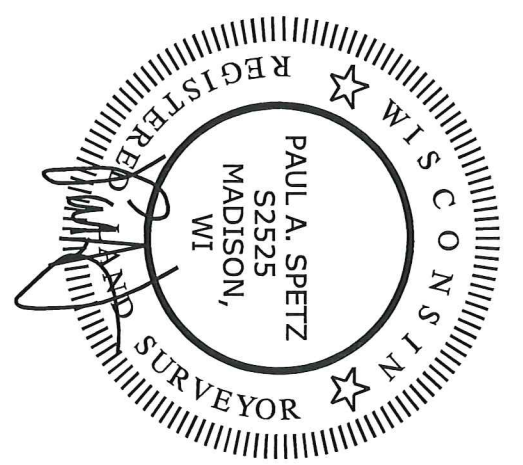
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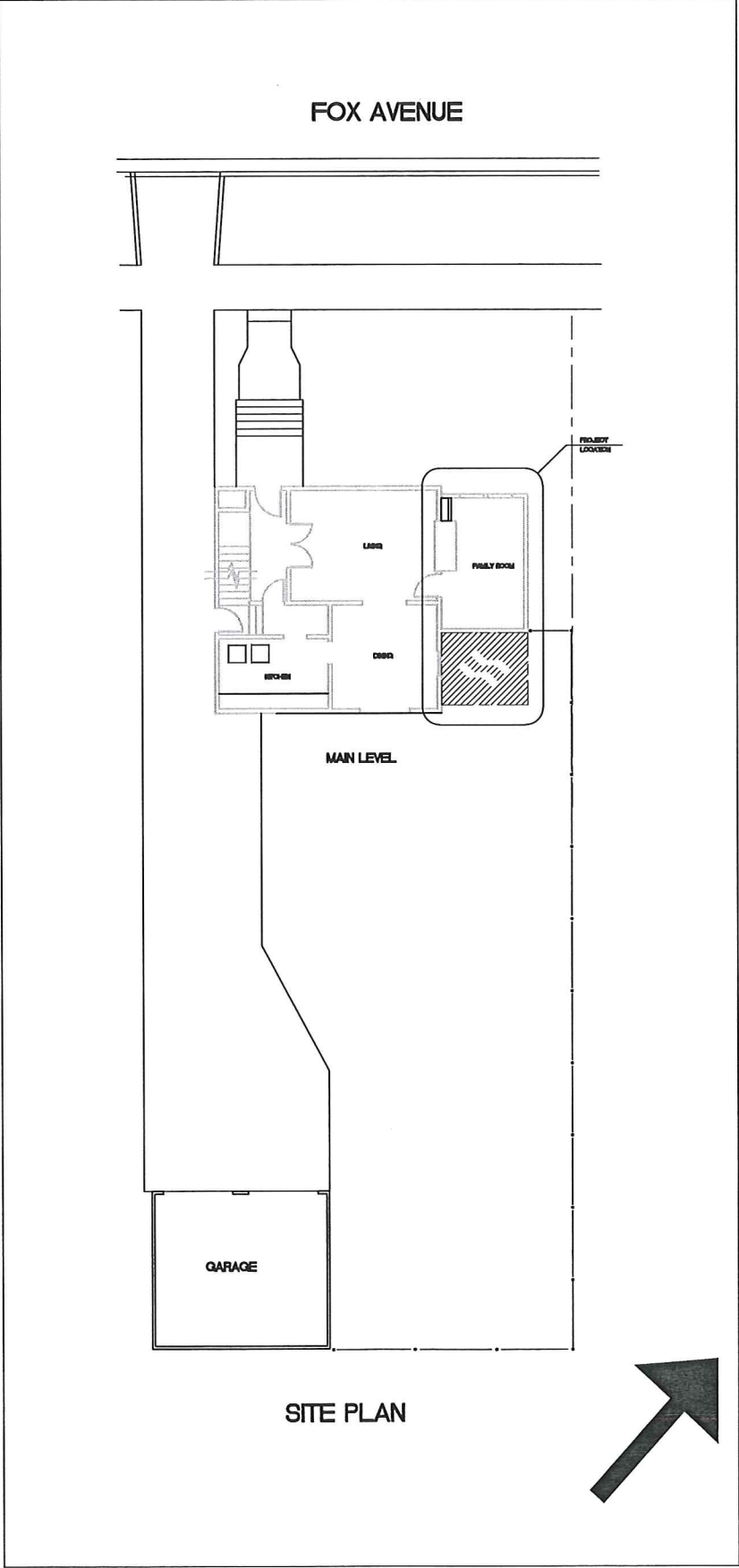
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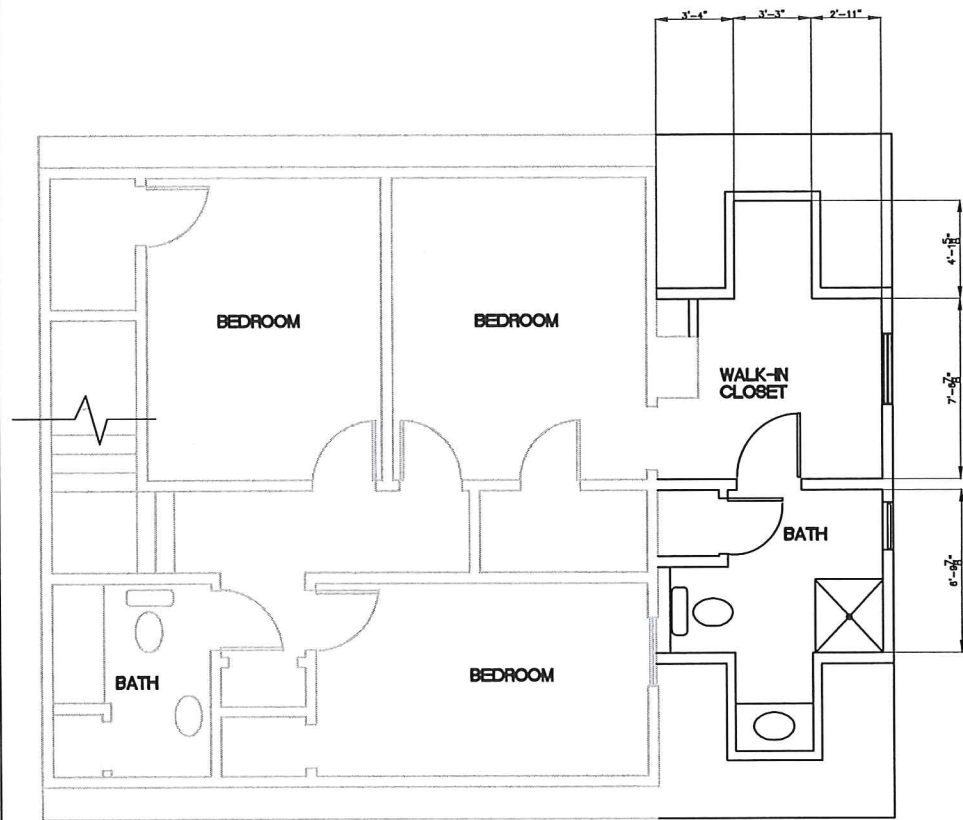




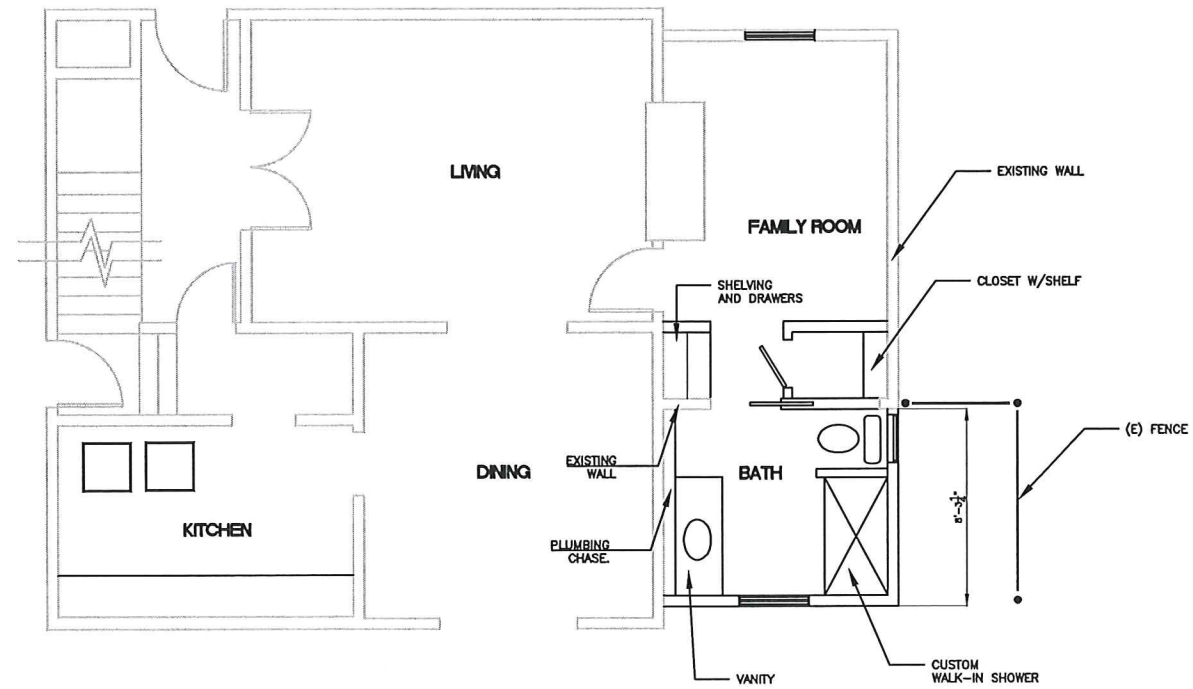
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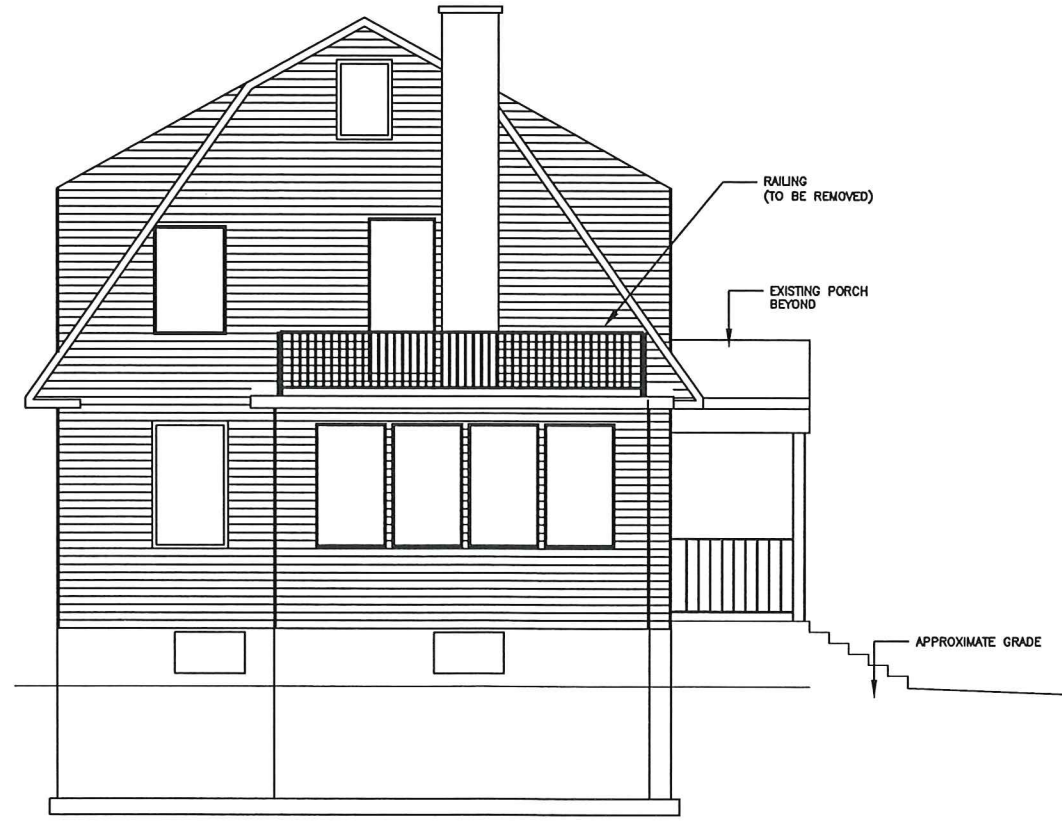
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REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

EXISTING ELEVATIONS

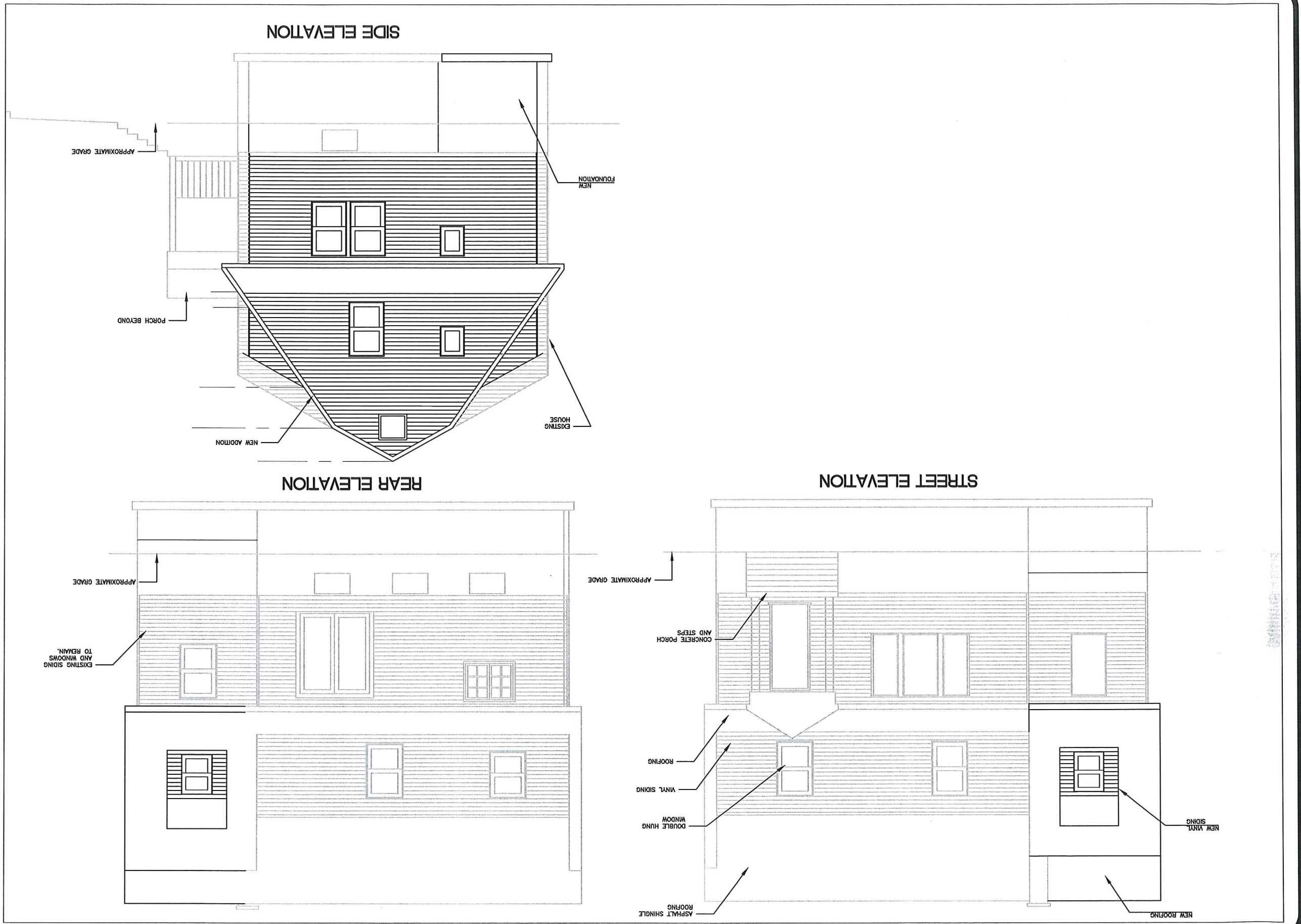
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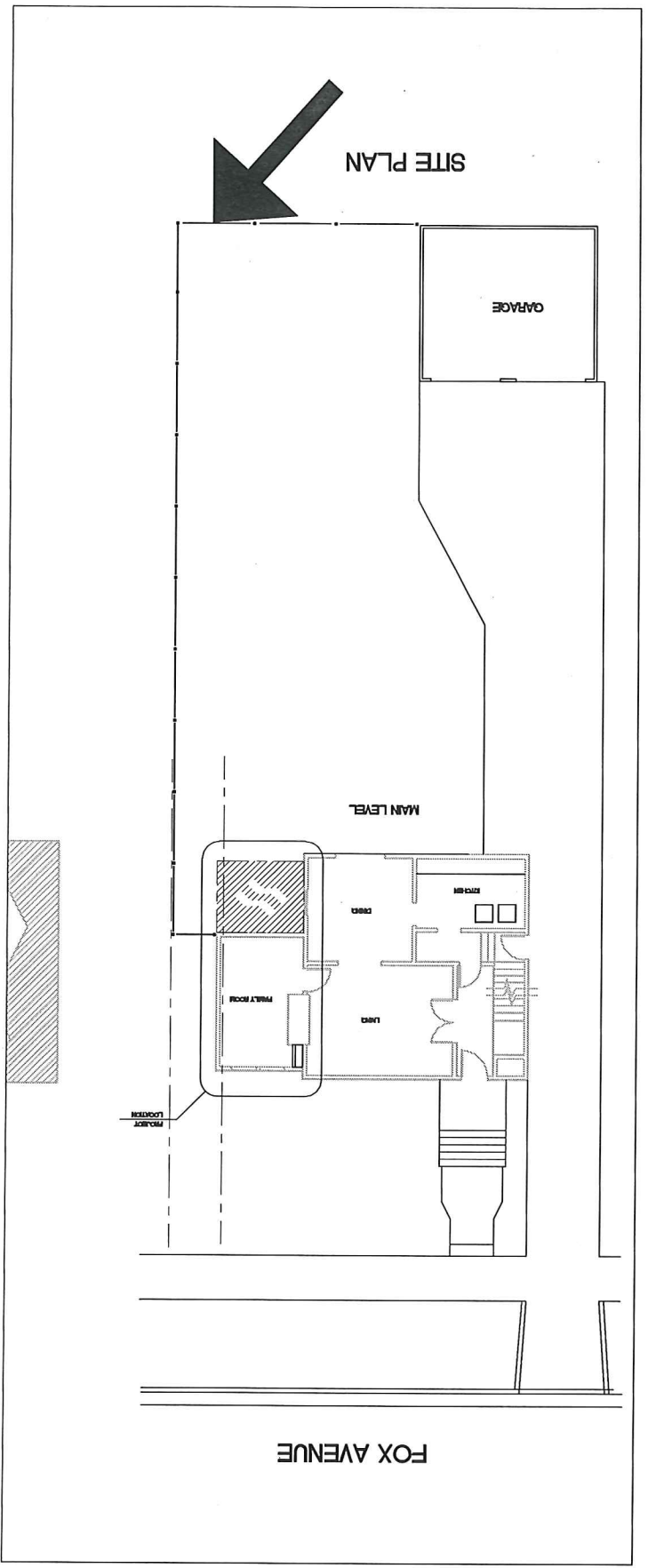
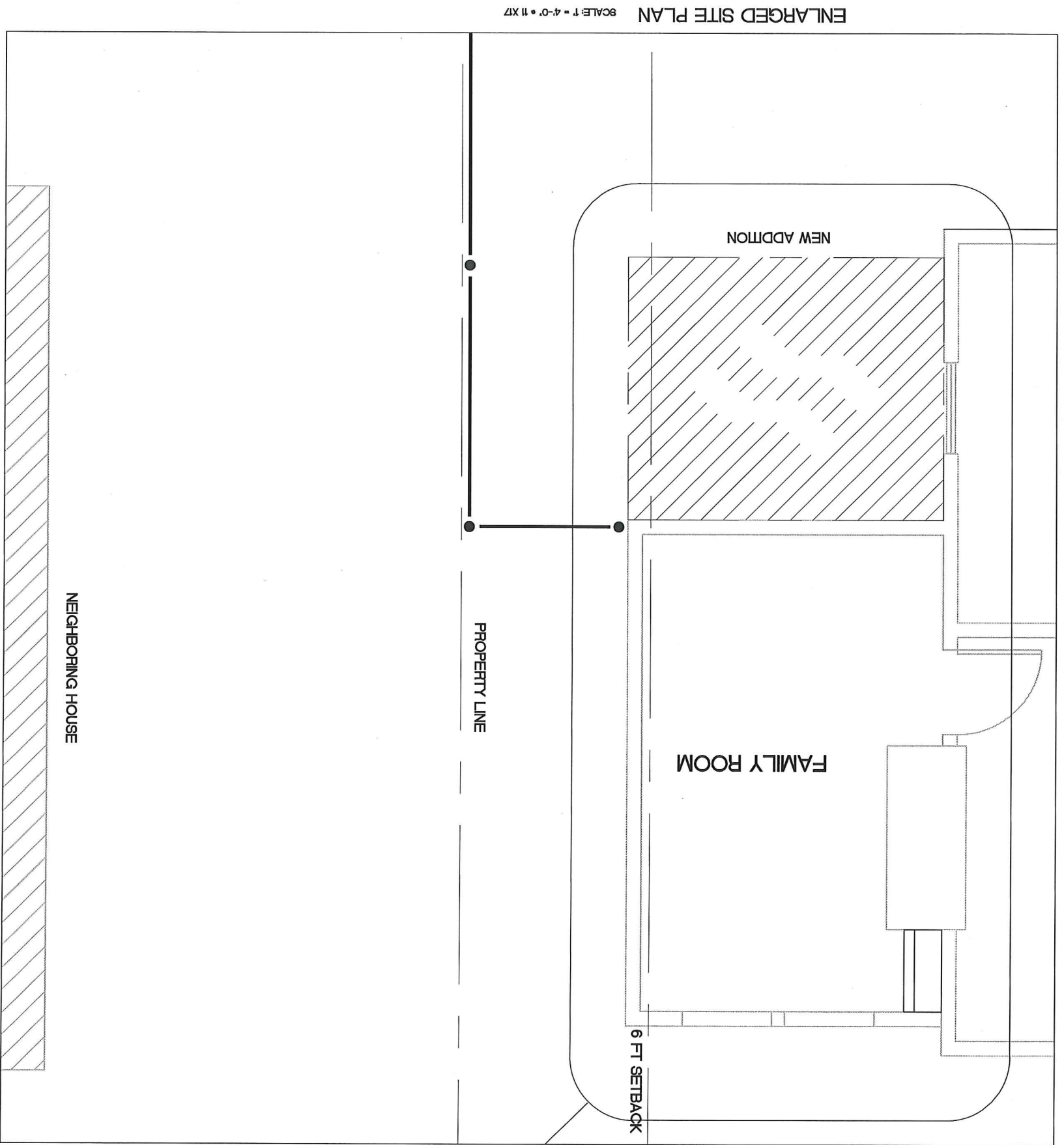
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