

# 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	e.	
Name of Owner: David Provencher/Mary M		
Address of Owner (if different than above): same a	as above	
Daytime Phone:	Evening Phone:	
Email Address:		
Name of Applicant (Owner's Representative): Dav	vid Provencher	
Address of Applicant: 2213 Fox Avenue		
Daytime Phone:	Evening Phone: 'a-	
4		
Email Address:		
Description of Requested Variance: We'd like to build a small addition to our residence the side of the house. The existing setback (from required setback is 6 ft.	e at the above mentioned address. The addition is the edge of the foundation wall) is 5'-3" +/ The	on
Currently, the residence has one bathroom on the second floor. The purpose of the addition is to get a pathroom 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	o the property line than the 6 ft setback.	
	(See reverse side for more instruction	ns)
FOR OFFI	CE USE ONLY Hearing Date: 7/28/16	
Receipt: 1018276-6002	Published Date: Soly 21, 2016	
Filing Date: 7/7/6 Received By:	Appeal Number: $\frac{(N)(AL-2016 - 000)7}{GQ}$	
Parcel Number: 6769-214-1765-6	Code Section(s): 28.043 (2)	-
Zoning District: TR-CZ Alder District: 13 - Eskrich		2/\ \

### **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.

## **Application Requirements**

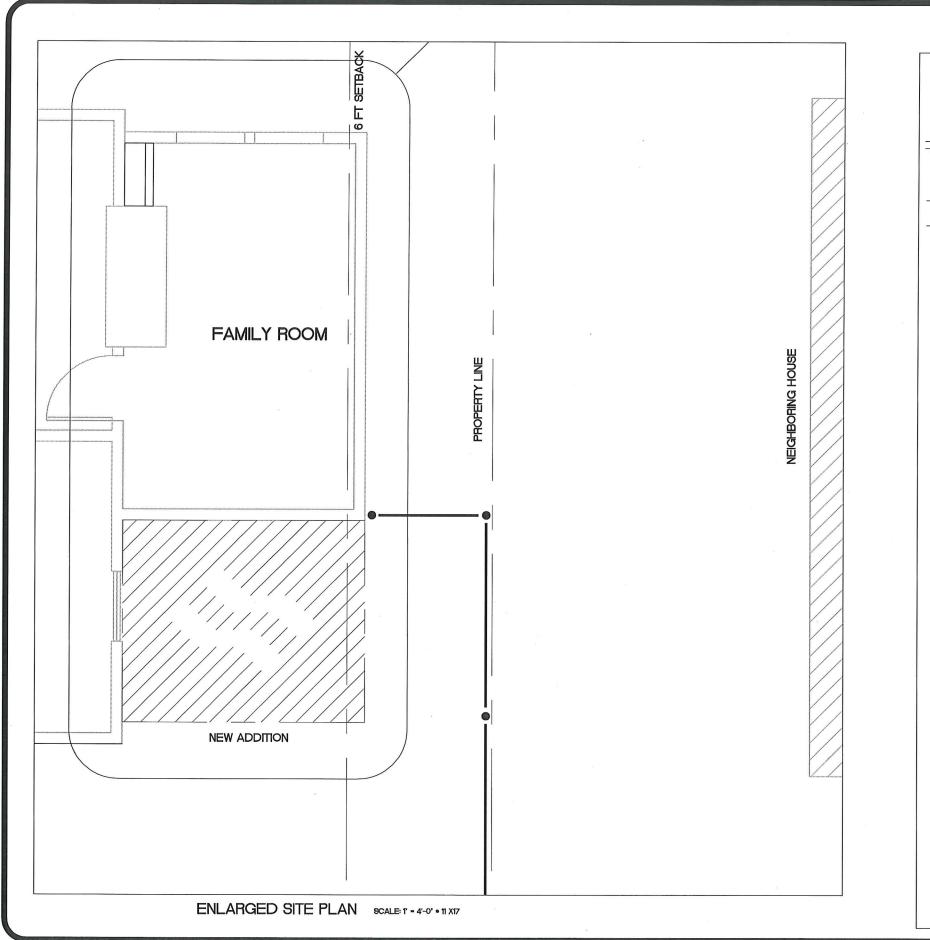
**Please provide the following Information** (Please note any boxes left uncheck below could result in a processing delay or the Board's denial of your application):

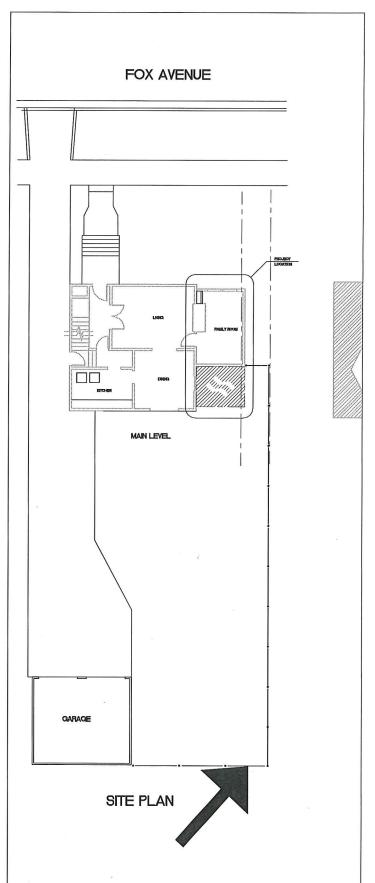
	<b>Pre-application meeting with staff</b> : Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>	
	Site plan, 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"):  Lot lines  Existing and proposed structures, with dimensions and setback distances to all property lines  Approximate location of structures on neighboring properties adjacent to variance  Major landscape elements, fencing, retaining walls or other relevant site features  Scale (1" = 20' or 1' = 30' preferred)  North arrow	
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")		
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")		
	<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.	
	<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.	
	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.	
	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.	
	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: Date: 7/7/16		
(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		
p.		
Zoning Board of Appeals Chair:		
Date:		

#### SURVEYED BY: ISTHMUS SURVEYING, LLC 450 NORTH BALDWIN STREET MADISON, WI 53703 Two-Story Single-Romy Ame Two-Story Addition Side Yard DAVE PROVENCHER 2213 FOX AVENUE MADISON, WI 53711 S S ON TOO. W. DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. LEGEND SURVEYED FOR: 50.00. Building dimensions and associated offset distances were measured along the outside of the siding. This parcel may be subject to, or benefitting from, Easements or agreements, written or otherwise, not shown hereon. Notes: INDICATES RECORDED AS SOLID IRON ROD FOUND (0.75" Dia. 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT. omnos si od hitta 700.00. Regulared Provided SECOND ADDITION TO & REPLAT OF PART OF WEST LAWN 05,00 10+ is such fremostes to partico L VAMANCE 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 Dated this 17th Day of February, 2016: Paul A. Spetz, S 2525 solely for N. ROO ORIOON BLOCK 31 SURVEYOR'S CERTIFICATE suib sistonos Stood. 50.00. Ó<sub>E</sub> 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 Pesidence Avenue Legal Description of Record: Document No. 4374768 12 WOODEN Parcel Contains avib alabino, 0.14 Acres 6,000 S.F. 3 1200 1 VS Survey Q (H.050, WS) 00'02' S \* 80 0 400. W 50.00. 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° 04' 00" E \$10Ct 1s WEST STOCK IS 40'

(608) 244.1090 www.isthmussurveying.com

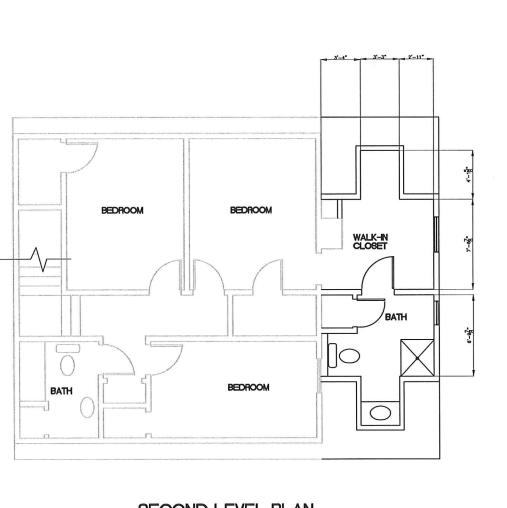
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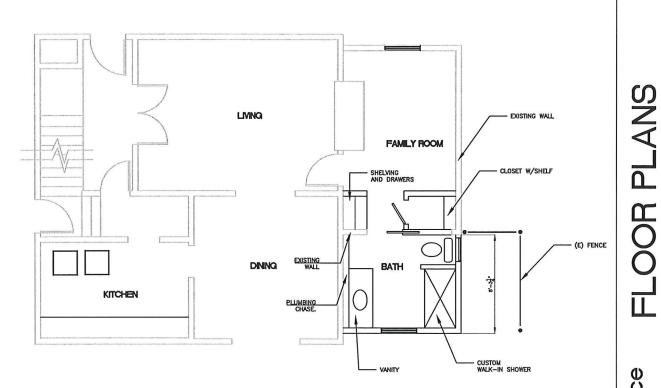


Provencher Residence 2213 Fox Avenue Madison, WI 53711 Home Addition

SITE PLAN/MAIN LEVEL PLAN

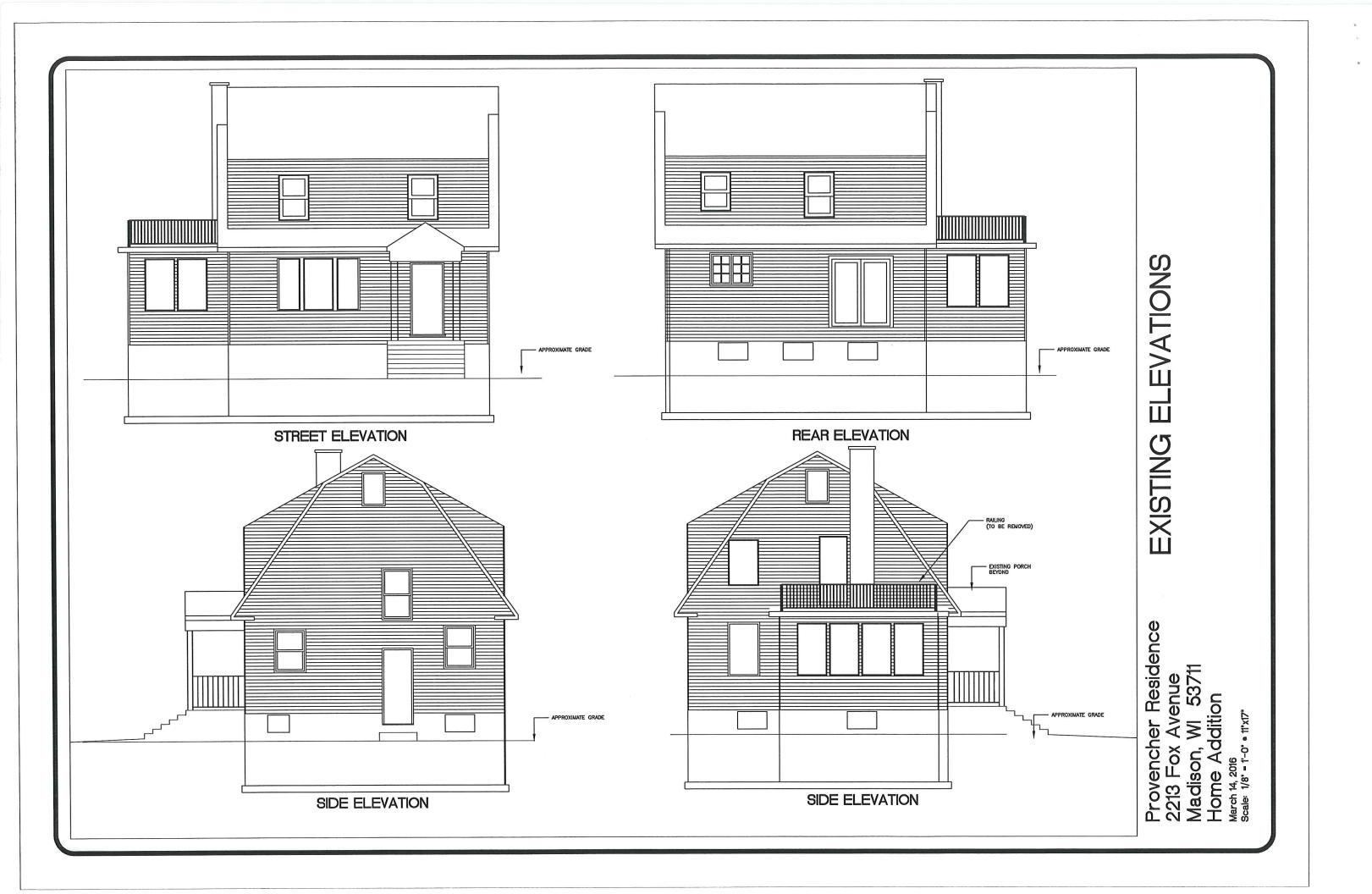


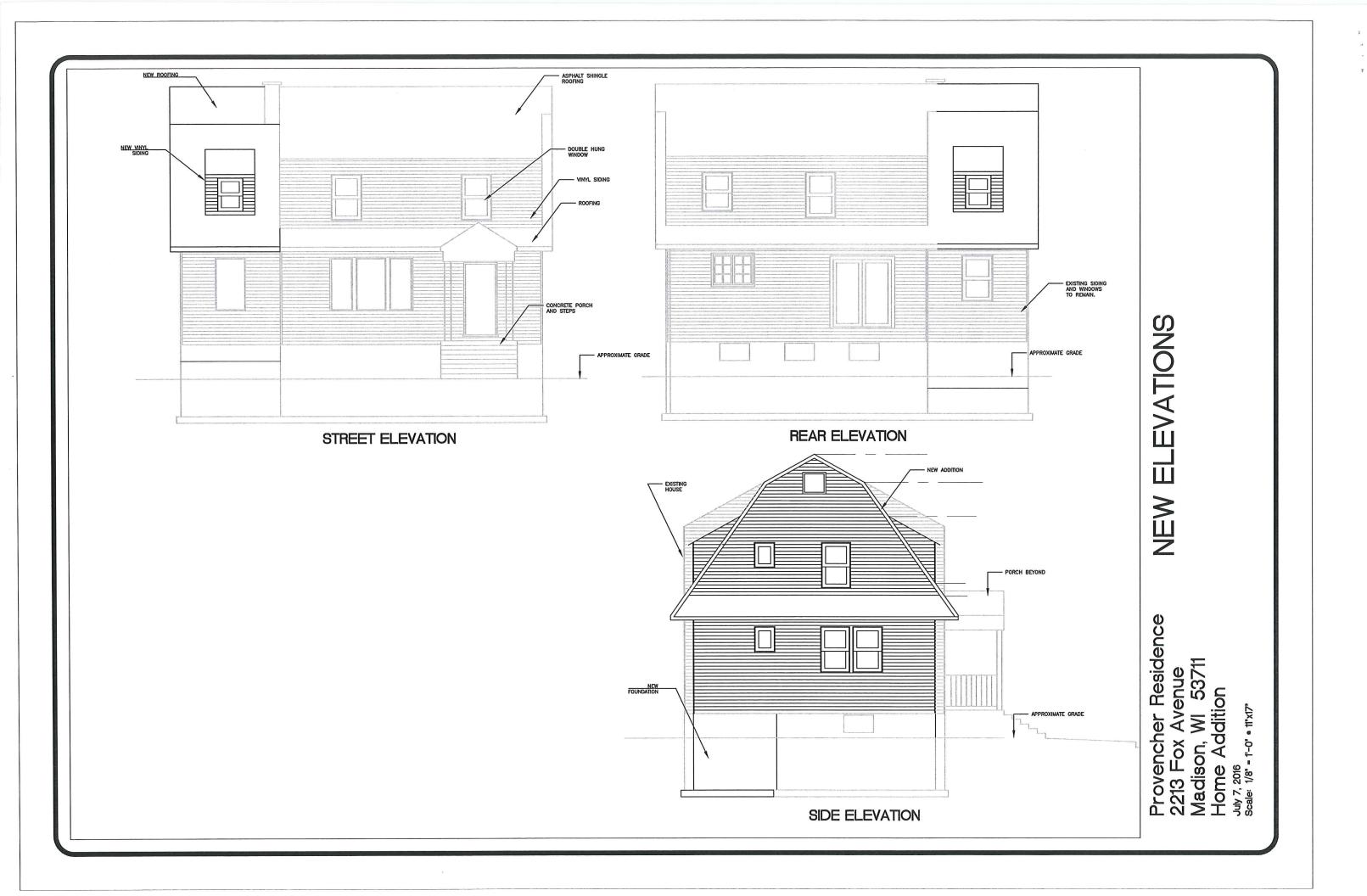
SECOND LEVEL PLAN



MAIN LEVEL PLAN

Provencher Residence 2213 Fox Avenue Madison, WI 53711 Home Addition March 14, 2016 Scale: 1/8' - 1'-0' • 11'x7'





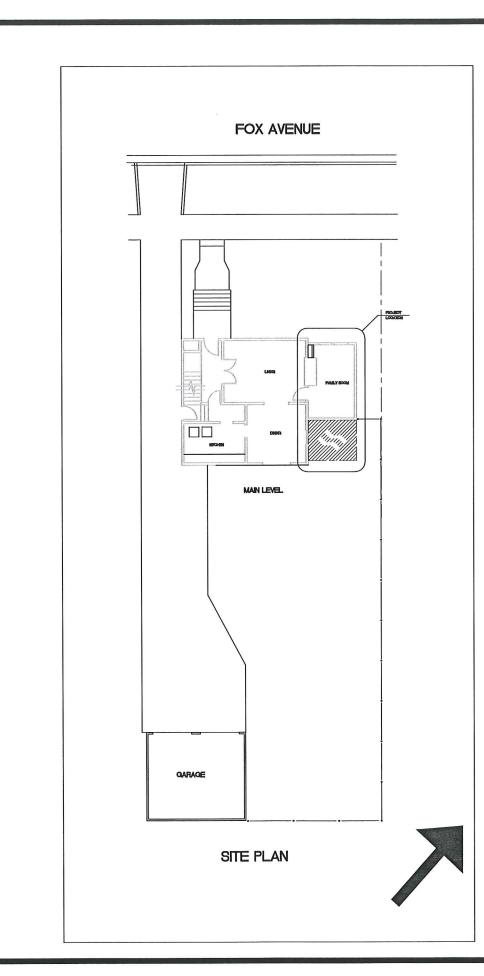
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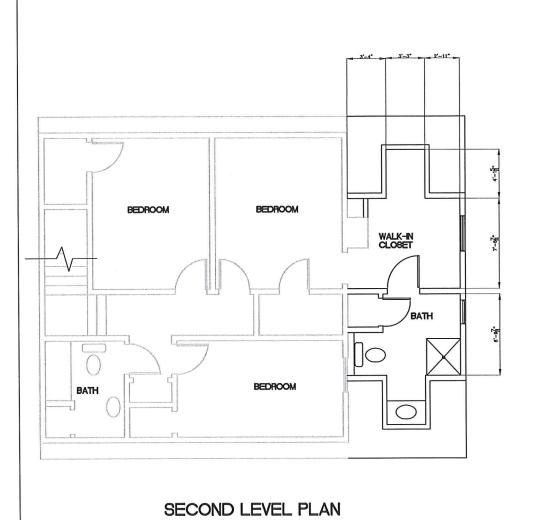
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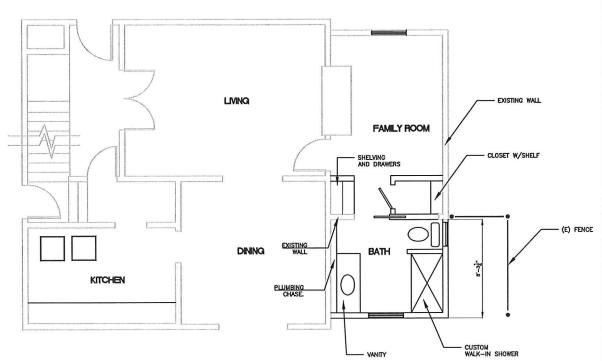


SITE PLAN/MAIN LEVEL PLAN

Provencher Residence 2213 Fox Avenue Madison, WI 53711 Home Addition July 7, 2016 Scale: T - 20' - 11x7



MAIN LEVEL PLAN



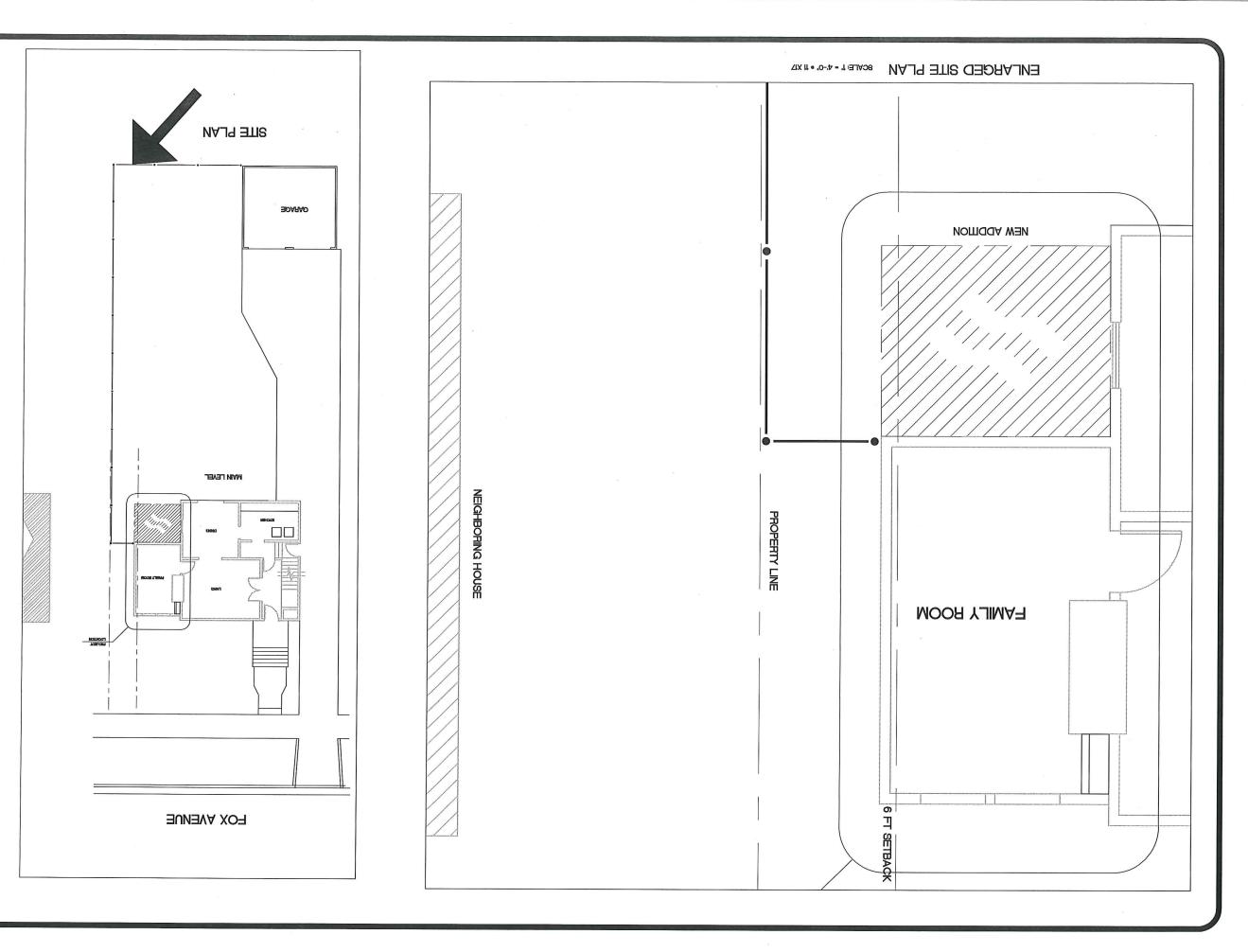
nce FLOOR PLANS

Provencher Residence 2213 Fox Avenue Madison, WI 53711 Home Addition March 14, 2016 Scale: 1/8' - 1'-0' • 11'x17'



Provencher Residence 2213 Fox Avenue Madison, WI 53711 Home Addition July 7, 2016 Scale: 1/8" - 1'-0" • 11"x17" SIDE ELEVATION APPROXIMATE GRADE - PORCH BEYOND NEW ELEVATIONS HONZE - EXIZUNG ИОПАУЭЈЭ ЯАЭЯ NOITAVELET ELEVATION CONCRETE PORCH AND WINDOWS

EXISTING SIDING ROOFING SHINGLE



Provencher Residence 2213 Fox Avenue Madison, WI 53711 Home Addition July 7, 2016 Scale: 1" = 20" • 11x17

SITE PLAN/MAIN LEVEL PLAN