



ZONING BOARD OF APPEALS
VARIANCE APPLICATION

Madison \$300 Filing Fee

Type or print using pen, not pencil.

FOR OFFICE USE ONLY	
Amount Paid	\$300 Receipt # 121089
Received by	JH Filing Date 6/6/11
Hearing Date	6-23-11
Zoning District	R4
Parcel #	0710-053-2612-1
Published	JUNE 16, 2011
Ald. District	6 - Marsha Runnel
Appeal #	062311-1
GOV.P.	08
Code Section #	28.05(S)(F)2.b.

Address of Subject Property: 405 Elmside Blvd

Name & Address of Owner: Christine White & Ed Ryan	
405 Elmside Blvd. Madison, WI 53704	
Daytime Phone: (609) 241-0304	Evening Phone:
E-mail address: christinewhite@ameritech.net	
Name & Address of Applicant (Owner's Representative): James Westring/Westring Construction LLC	
4617 Dovetail Dr. Ste B Madison, WI 53704	
Daytime Phone: (608) 441-5435	Evening Phone:
E-mail address: james@westringconstruction.com	
Brief Summary of Proposed Construction:	
Build a screen porch that will blend in with the architectural style of the house on top of an existing 12x14' deck.	
<input 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 will result in the case being delayed and/or recommended for referral or denial.	

Please provide the following (Maximum size for all drawings is 11" x 17"):

<input type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan: <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 type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
<input 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.)
<input 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"/>	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 have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: Christine M. White 6-3-11

Standards for Variance. The Zoning Board of Appeals shall not vary the regulations of this ordinance, as authorized, unless it shall make findings based upon the evidence presented to it in each specific case that all of the following conditions are present:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification.
3. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

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

DECISION

The Board, in accordance with the findings of fact, hereby determines that the requested variance (is) (is not) in compliance with all of the standards for a variance. Further finding of fact is stated in the minutes of this public hearing.

The Zoning Board of Appeals: Approved Denied Conditionally approved

Zoning Board of Appeals Chair:

Date:

NEW SCREENED PORCH ON EXISTING DECK

405 ELMSIDE BLVD.

OWNER

CHRISTINE WHITE AND EDWARD RYAN
405 ELMSIDE BLVD.
MADISON, WISCONSIN 53704
608-241-0304

SHEET INDEX

G-0 COVER SHEET
A1-1 PLANS
A2-1 ELEVATIONS
A3-1 SECTION

CONTACT: CHRISTINE AND ED RYAN

GENERAL CONTRACTOR

WESTRING CONSTRUCTION, LLC
4611 DOVETAIL DRIVE #8
MADISON, WISCONSIN 53704
608-441-5435
James@westringconstruction.com
CONTACT: JAMES WESTRING

ARCHITECT

ELIZABETH CUIK, AIA
2303 WILLARD AVENUE
MADISON, WISCONSIN 53704
608-215-1650
elizabethcuik@gmail.com
CONTACT: ELIZABETH CUIK

SET ISSUED INDEX

OWNER REVIEW
PERMIT SET

05/13/2011
05/24/2011

G-0

WHITE/RYAN RESIDENCE

405 ELMSIDE BLVD.
MADISON, WISCONSIN 53704

ELIZABETH CUIK ARCHITECTURE

2303 WILLARD AVENUE MADISON, WI 53704 608-215-7650

The quantity of sheets and sheets of drawings shown on this schedule of sheets is for reference only. It is the responsibility of the client to verify the quantity of sheets and sheets of drawings shown on this schedule of sheets. The quantity of sheets and sheets of drawings shown on this schedule of sheets is for reference only. It is the responsibility of the client to verify the quantity of sheets and sheets of drawings shown on this schedule of sheets.

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PROJECT NO.:
DRAWN BY: EC
CHECKED BY: EC
ISSUE DATE: 05.24.2011
ISSUED FOR: PERMIT

RAIL
 COLONIAL POSTS
 COLONIAL SPINDLES
 1 RAILS

CHRISTINE WHITE
 ED RYAN
 405 ELM SIDE BLVD.
 MADISON, WI. 53704

Westring Construction, LLC
 4617 Dovetail Dr.
 Suite 8
 Madison, WI 53704-6303

3 JUN 2011

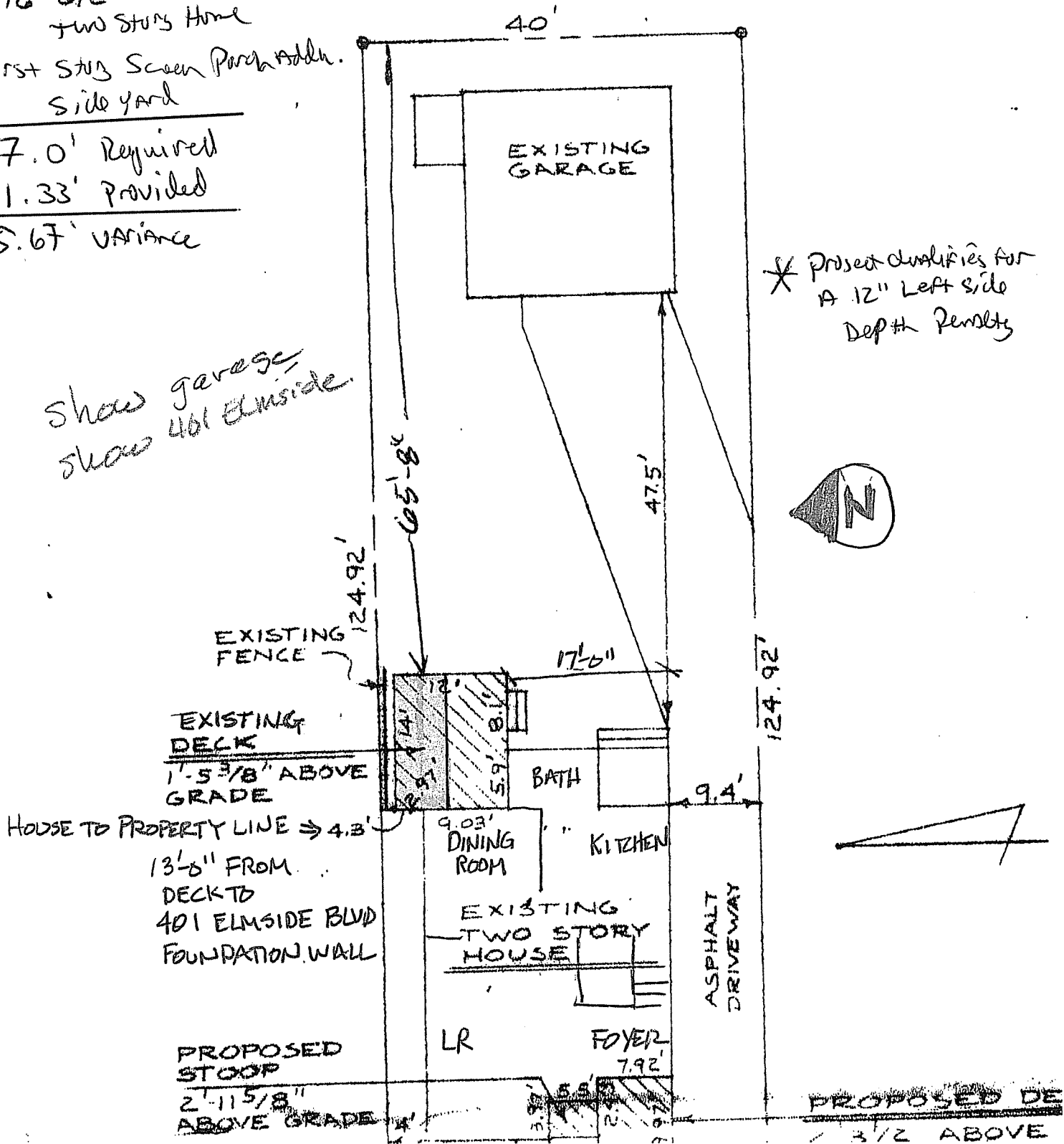
ED

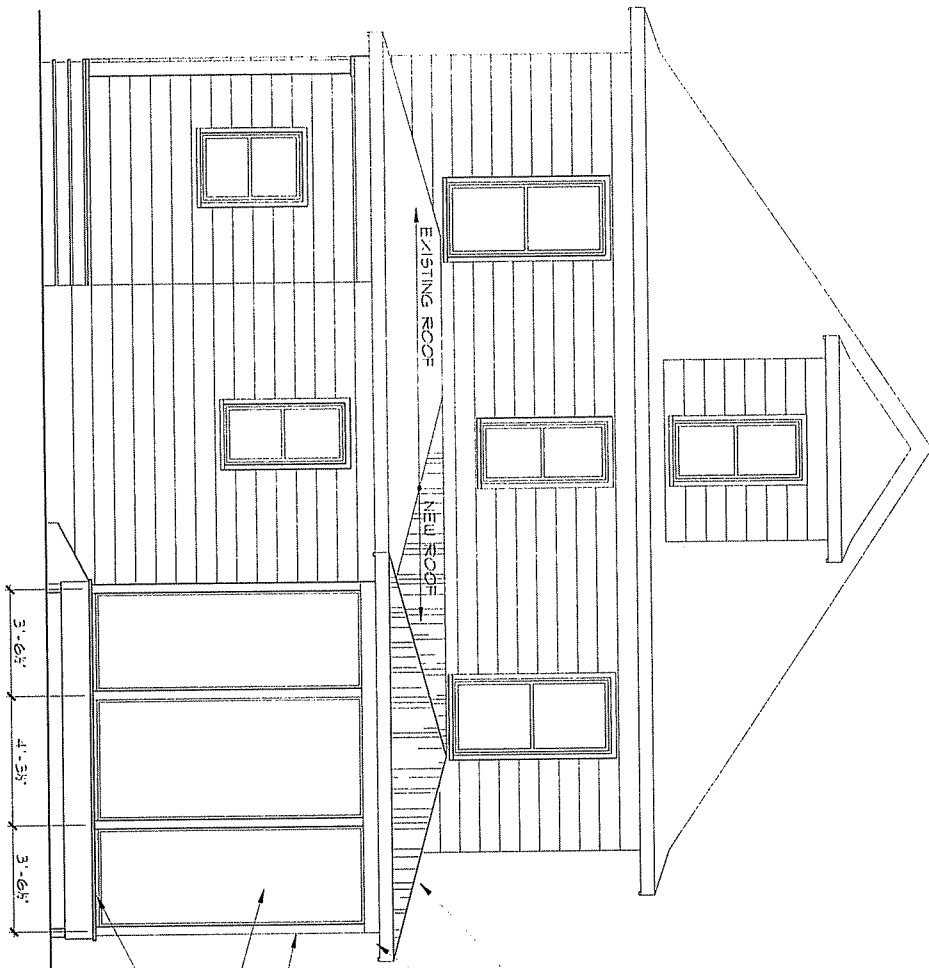
POSTS, 16" O/C
 Two Story Home
 First Story Screen Porch Addn.
 Side yard

7.0' Required
 1.33' Provided
 5.67' Variance

Show garage
 show 401 Elm side.

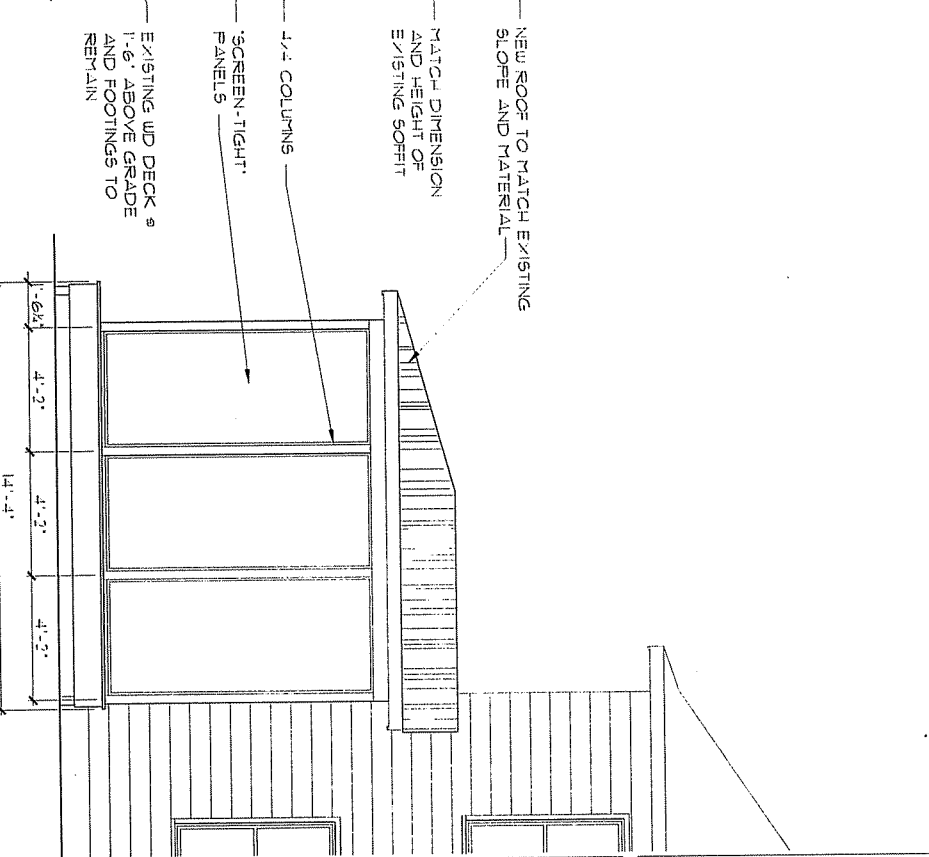
* Project qualifies for
 A 12" Left side
 Depth Penalty





1 EAST ELEVATION

SCALE : 1/4" = 1'-0"
REF: 1/2/21

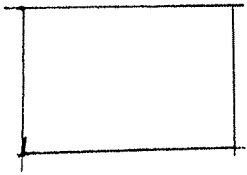


2 NORTH ELEVATION

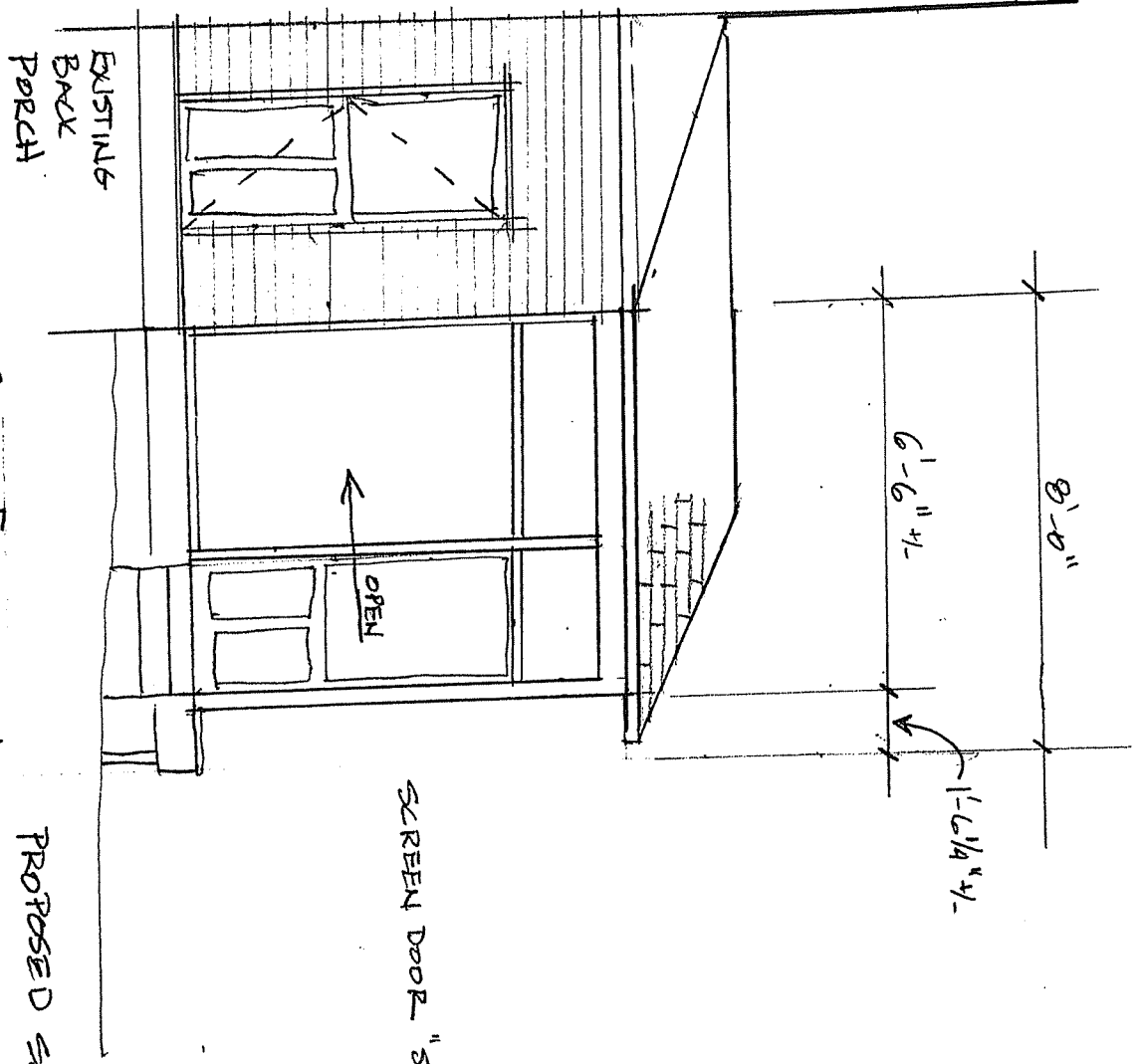
SCALE : 1/4" = 1'-0"
REF: 1/2/21

NEW ROOF TO MATCH EXISTING SLOPE AND MATERIAL
MATCH DIMENSION AND HEIGHT OF EXISTING SOFFIT
1/2" COLUMNS
"SCREEN-TIGHT" PANELS
EXISTING W/D DECK 1" 1'-6" ABOVE GRADE AND FOOTINGS TO REMAIN

A2.1	WHITE/RYAN RESIDENCE		PROJECT NO.:
	405 ELSIDE BLVD. MADISON, WISCONSIN 53704 ELIZABETH CWIK ARCHITECTURE 2303 WILLARD AVENUE MADISON, WI 53704 608-215-7650 <small>The document is issued as a preliminary drawing and is not to be used for construction. It is the property of Elizabeth Cwik, Inc. and may not be used, copied, or reproduced in any form without the written consent of Elizabeth Cwik, Inc. The user shall be held responsible for any errors or omissions.</small> © 2011 ELIZABETH CWIK, AIA		DRAWN BY: CHECKED BY: EC ISSUE DATE: 05.24.2011 ISSUED FOR: PERMIT



HOUSE

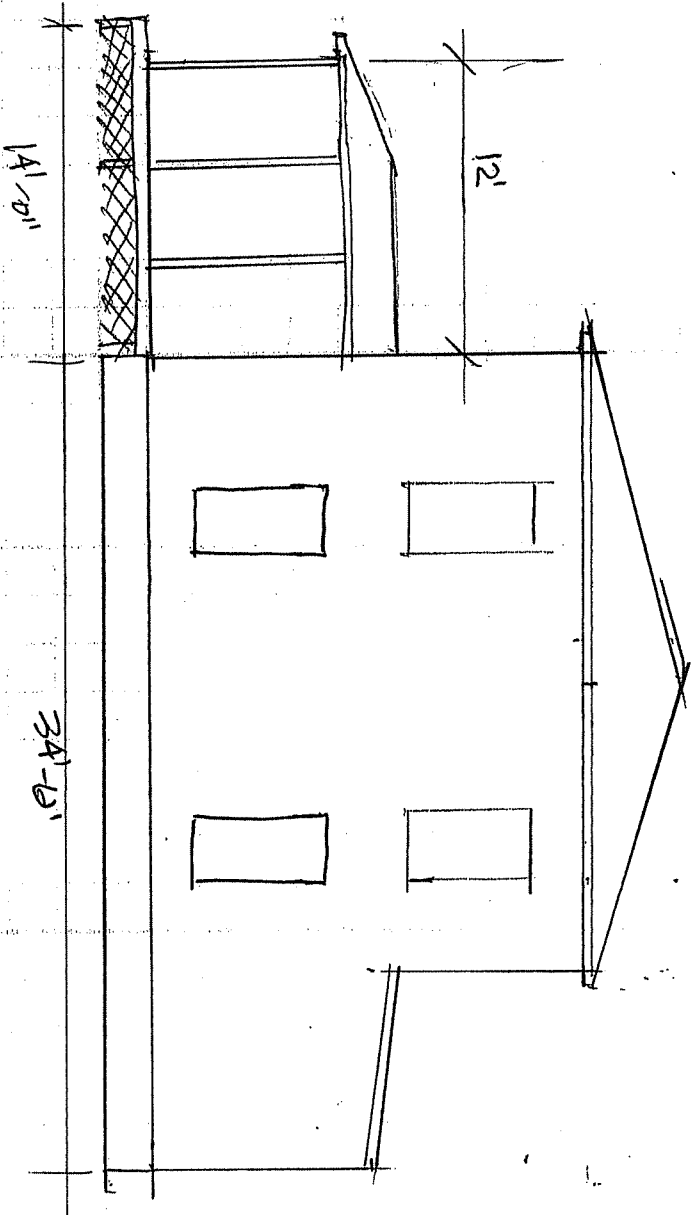


SOUTH ELEVATION

PROPOSED SCREEN DOOR ADDITION

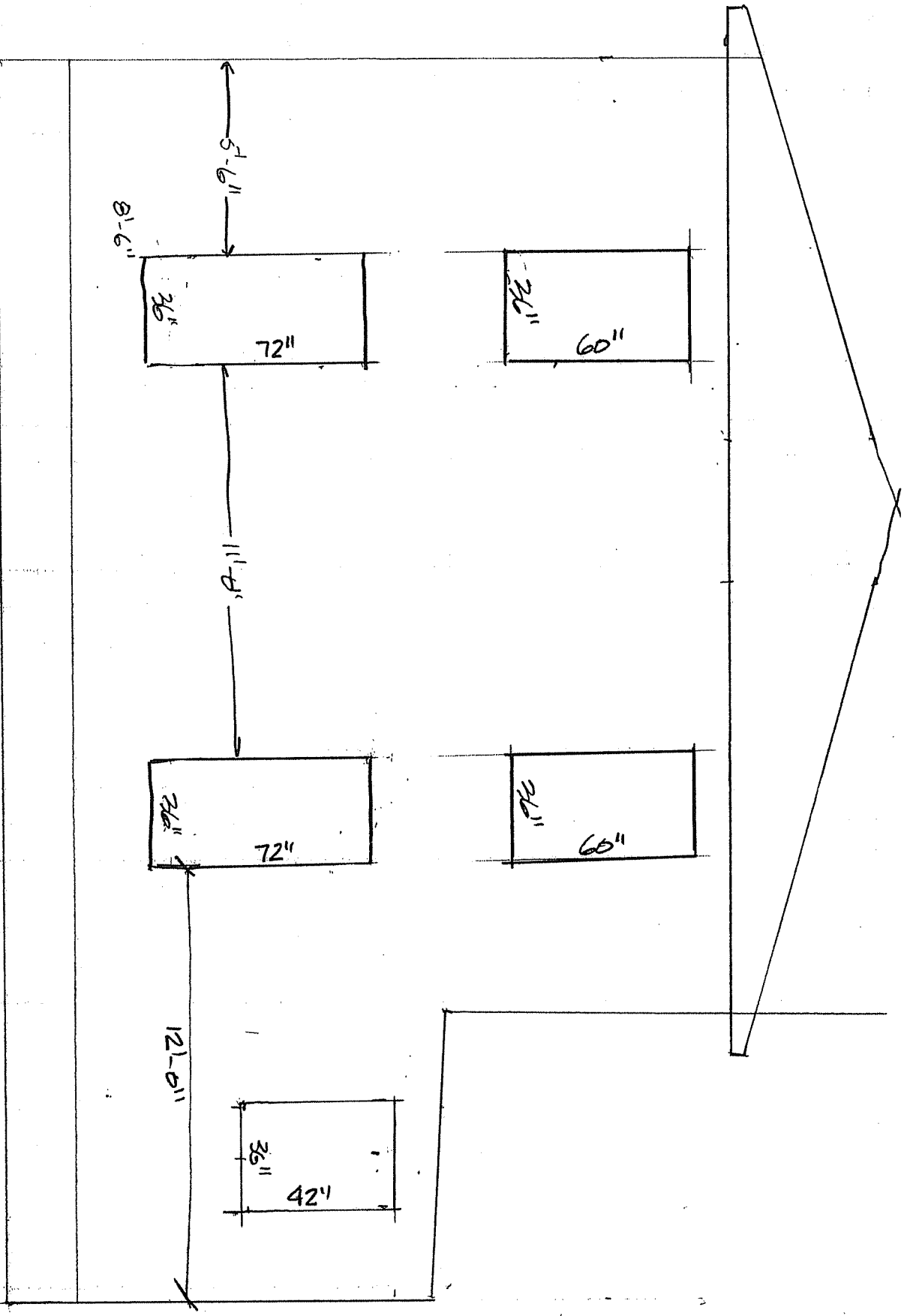
WHITE PTAC
405 ELMSIDE BLVD
MADISON, WI 53704

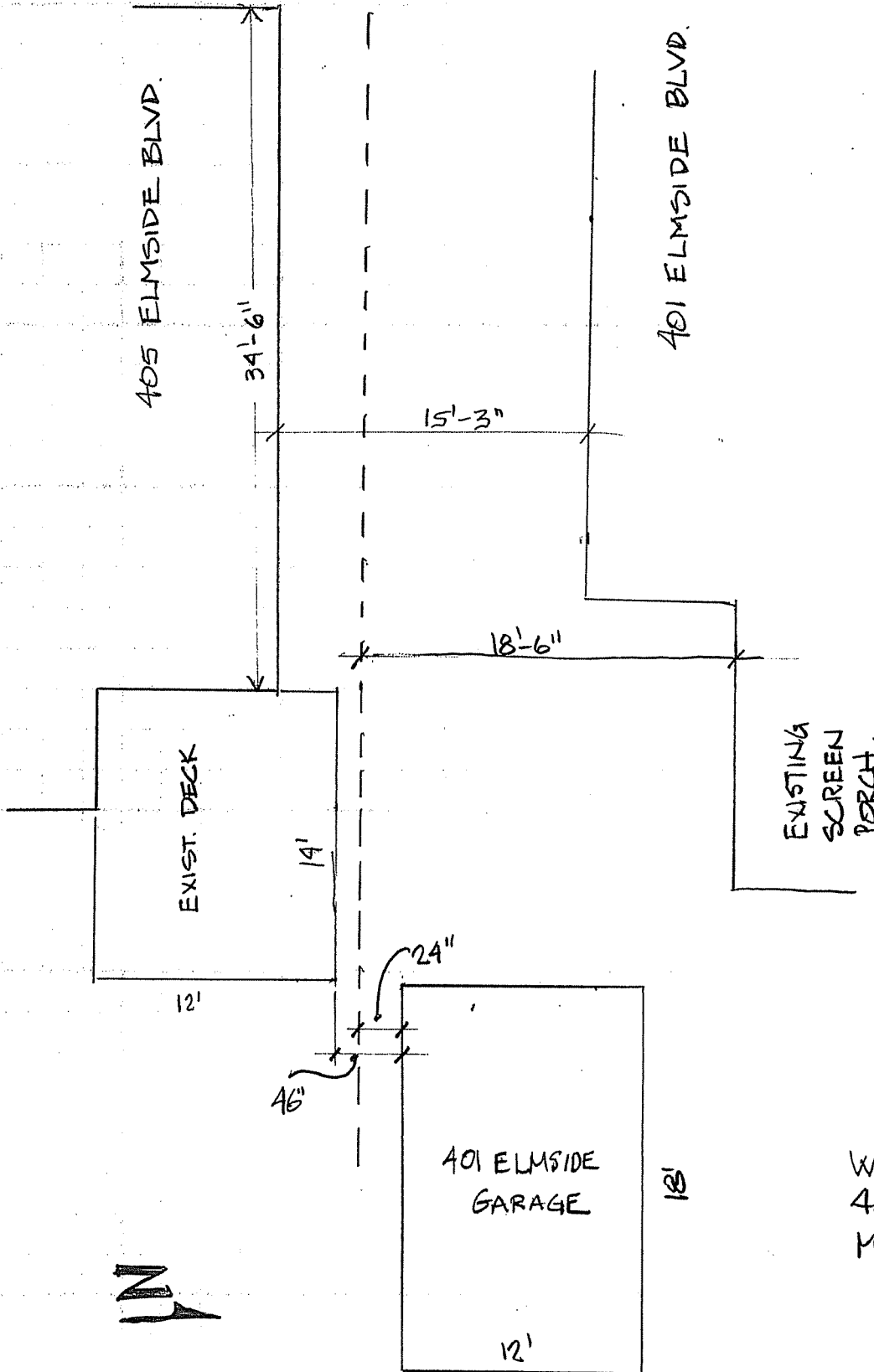
NORTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

WHITE/RYAN
405 ELM SIDE BLD.





WHITE_RYAN
 405 ELMSIDE BLVD.
 MADISON, WI. 53704

1/8" = 1'-0"