



**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: 1438 MORRISON ST.

Name of Owner: ALAN ANDREWS

Address of Owner (if different than above): —

Daytime Phone: 917-734-4402 Evening Phone: 917-734-4402

Email Address: alan.andrewse@gmail.com

Name of Applicant (Owner's Representative): TODD BARNETT/BARNETT ARCHITECTURE LLC

Address of Applicant: 118 N. BRIDGE TERRACE SUITE 1

MADISON WI 53726

Daytime Phone: 608-233-4538 Evening Phone: 608-233-4538

Email Address: todd@barnettarchitecture.com

Description of Requested Variance: REQUEST TO ALLOW FOR AN
ACCESSORY DWELLING UNIT AT 737 SQUARE FEET.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 146291
Filing Date: 10/21/13
Received By: JLK
Parcel Number: 0710-072-2030-5
Zoning District: TR-C4
Alder District: 6 - Marsha Rummel

Hearing Date: 11/7/13
Published Date: 10/31/13
Appeal Number: 110713-2
GQ: OK
Code Section(s): 28.151 (supp. reg. for ADU)

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.

YES. WORKING WITH AN EXISTING STRUCTURE.

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.

NO, ALLOWED BY NEW ZONING CODE BY CONDITIONAL USE (ACCESSORY DWELLING UNIT).

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.

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.

YES.

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

CORRECT.

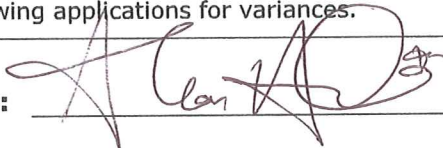
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

CORRECT.

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"): <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 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 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:  **Date:** 10/20/13

----- (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:		

PROJECT

ALON ANDREWS RESIDENCE

PROPOSED ACCESSORY DWELLING UNIT 1438 MORRISON STREET SHENENDOAH MADISON, WI 53705

DRAWING INDEX

- 1.1 COVER SHEET
- 2.1 EXISTING SITE PLAN
- 2.2 PROPOSED SITE PLAN
- 3.1 PROPOSED FLOOR PLAN
- 4.1 EXISTING ELEVATIONS
- 4.2 PROPOSED ELEVATIONS
- 5.1 EXISTING PHOTOGRAPHS

ZONING CODE INFORMATION

TR-C4	ZONING CLASSIFICATION
YES	PERMITTED USE BY CONDITIONAL USE
4,367 SF	SITE AREA (SURVEY)
4,356 SF	SITE AREA (CITY OF MADISON DATA)
95'	SITE FRONTAGE (CITY OF MADISON DATA)
071007220305	PARCEL NO.
3'	SETBACKS FOR ACCESSORY DWELLING UNIT
822	EXISTING ACCESSORY BUILDING FOOTPRINT
85	COURTYARD "SUBTRACTION"
737	PROPOSED ADU FOOTPRINT

PROJECT TEAM

CLIENT/OWNER
 ALON ANDREWS
 1438 MORRISON STREET
 MADISON, WI 53705
 P. 917-734-4402
 email: alon.andrews@gmail.com

ARCHITECT
 BARNETT ARCHITECTURE LLC
 118 N. BREESE TERRACE, SUITE I
 MADISON, WI 53726
 P. 608-233-4538
 CONTACT: TODD BARNETT, ARCHITECT
 email: todd@barnettarchitecture.com

SURVERYOR
 WILLIAMSON SURVEYING AND ASSOCIATES, LLC
 104 A WEST MAIN STREET
 WAUNAKEE, WI 53597
 608-255-5705
 CONTACT: NOA PRIEVE
 email: willsurv@tds.net

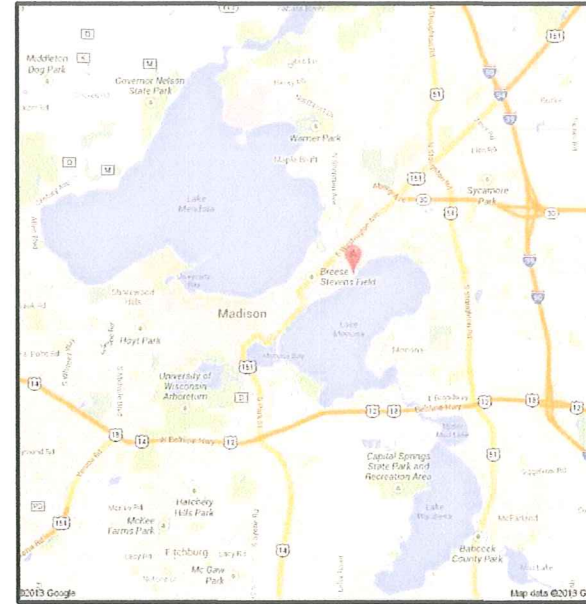
CODE REFERENCES

BUILDING WISCONSIN UNIFORM DWELLING CODE
 ZONING CITY OF MADISON: G.O. CHAPTER 28

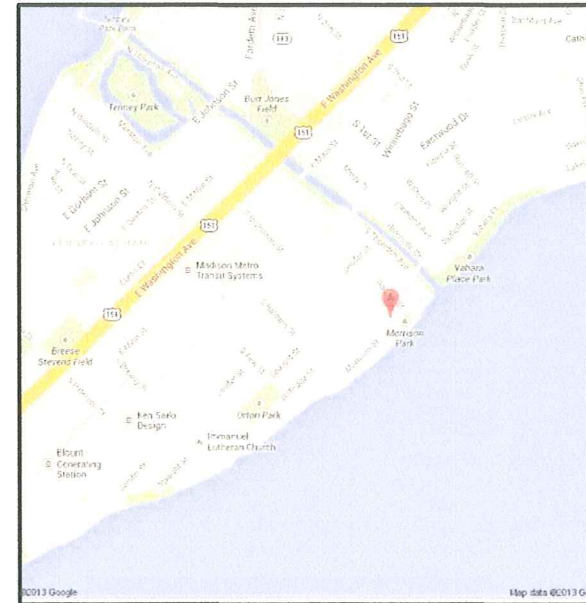
PROJECT NOTES

GENERAL NOTES
 1. VERIFY EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.

FOR ZONING BOARD OF APPEALS REVIEW



CITY MAP



AREA MAP



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118 NORTH BREESE TERRACE
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 608.233.4538
 barnettarchitecture.com

BARN DESIGN STUDIES FOR

ALON ANDREWS

1438 MORRISON STREET
 MADISON, WI 53703

PRELIMINARY NOT FOR CONSTRUCTION

DRAWING ISSUE DATES
 10-21-2013

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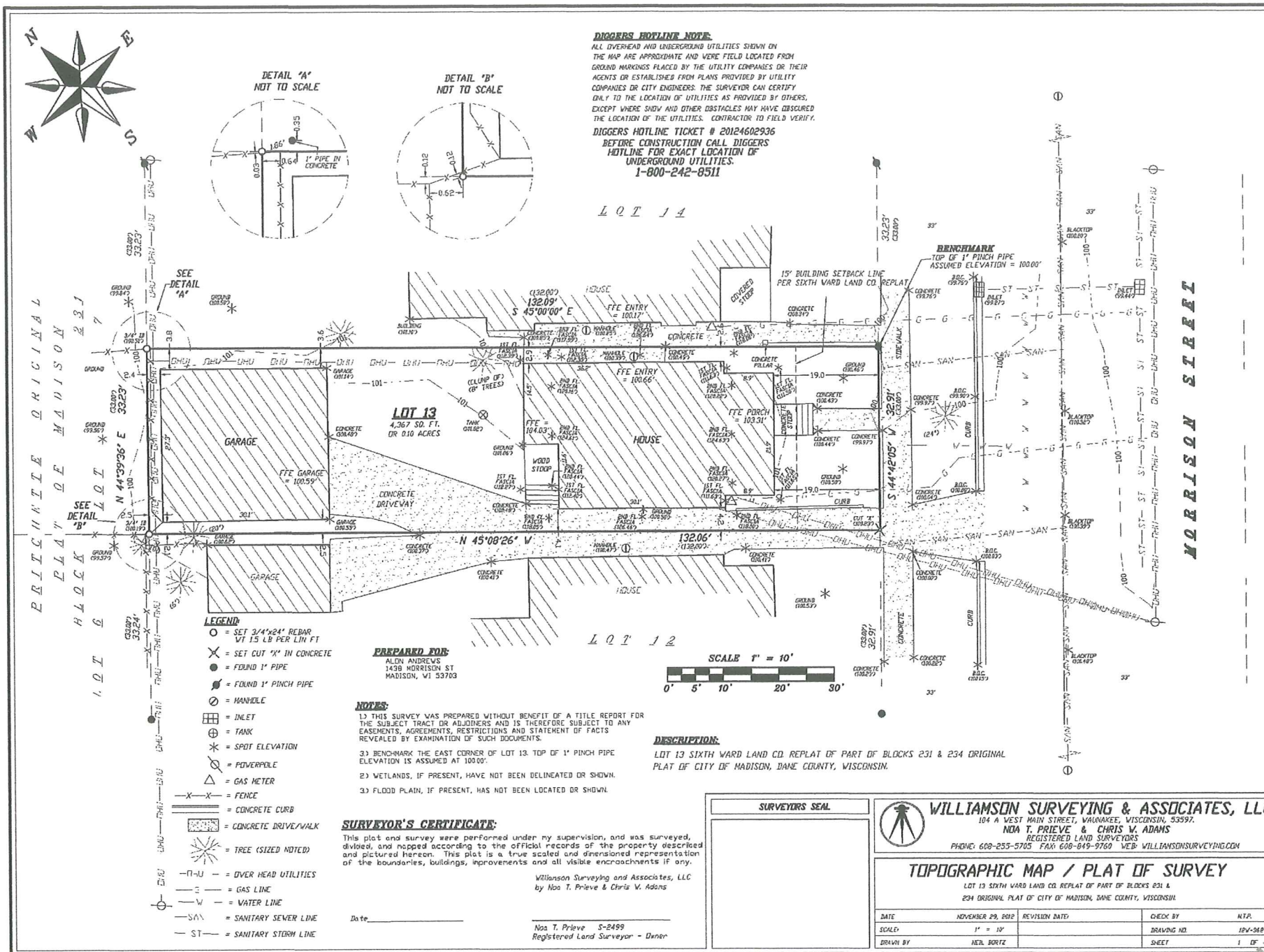
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1 EXISTING SITE

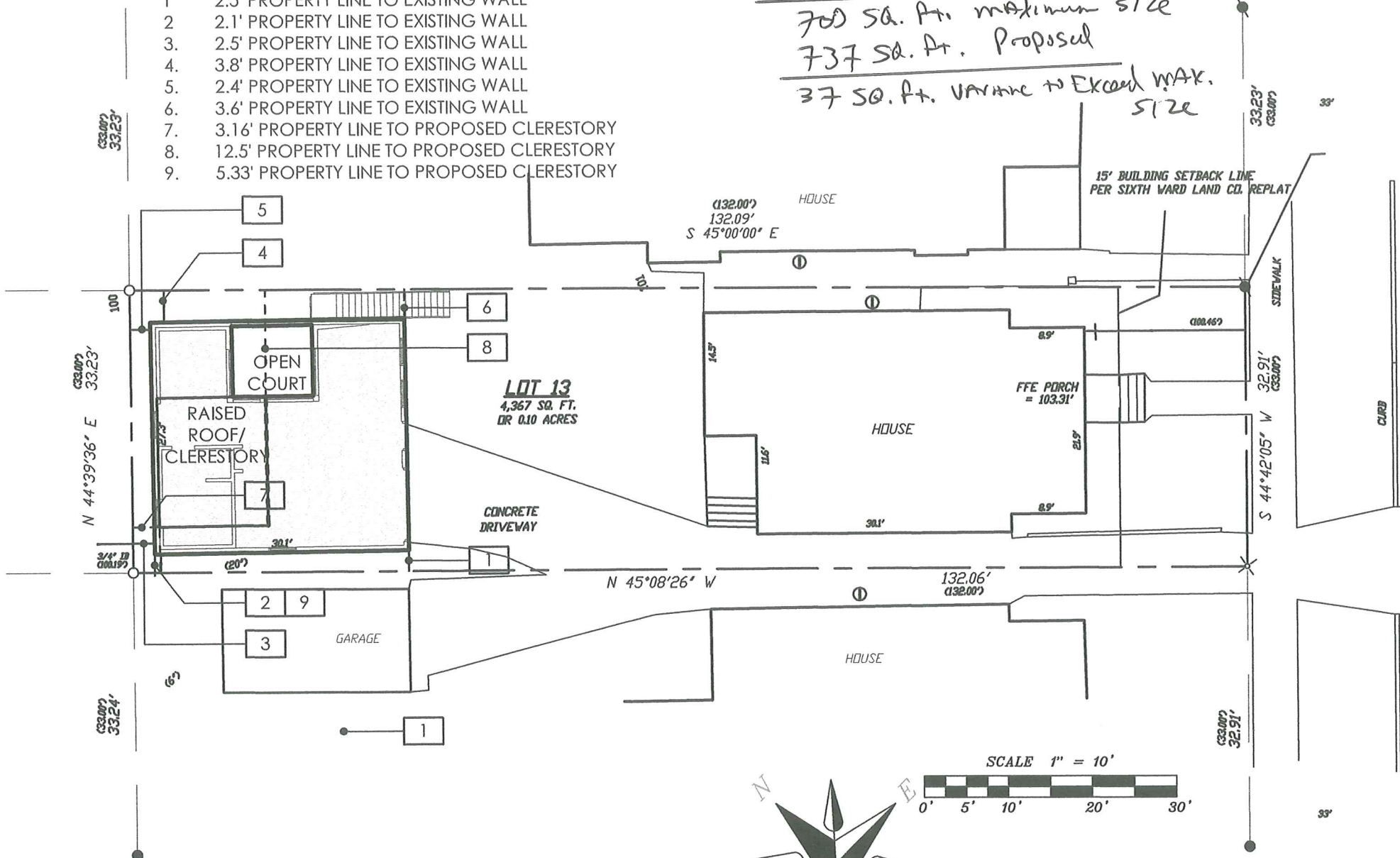
SCALE: 1"=30'-0"

FOR ZONING BOARD OF APPEALS REVIEW

SETBACK NOTES - PROPERTY LINE TO FACE OF WALL
 SHEATING; SIDING IS AN ADDITIONAL 1" +/-

1. 2.5' PROPERTY LINE TO EXISTING WALL
2. 2.1' PROPERTY LINE TO EXISTING WALL
3. 2.5' PROPERTY LINE TO EXISTING WALL
4. 3.8' PROPERTY LINE TO EXISTING WALL
5. 2.4' PROPERTY LINE TO EXISTING WALL
6. 3.6' PROPERTY LINE TO EXISTING WALL
7. 3.16' PROPERTY LINE TO PROPOSED CLERESTORY
8. 12.5' PROPERTY LINE TO PROPOSED CLERESTORY
9. 5.33' PROPERTY LINE TO PROPOSED CLERESTORY

Convert existing Detached Garage
 Into Accessory Dwelling unit
 Acc. Dwelling unit maximum size
 700 SQ. Ft. maximum size
 737 SQ. Ft. Proposed
 37 SQ. Ft. variance to Exceed MAX.
 size



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1 PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"



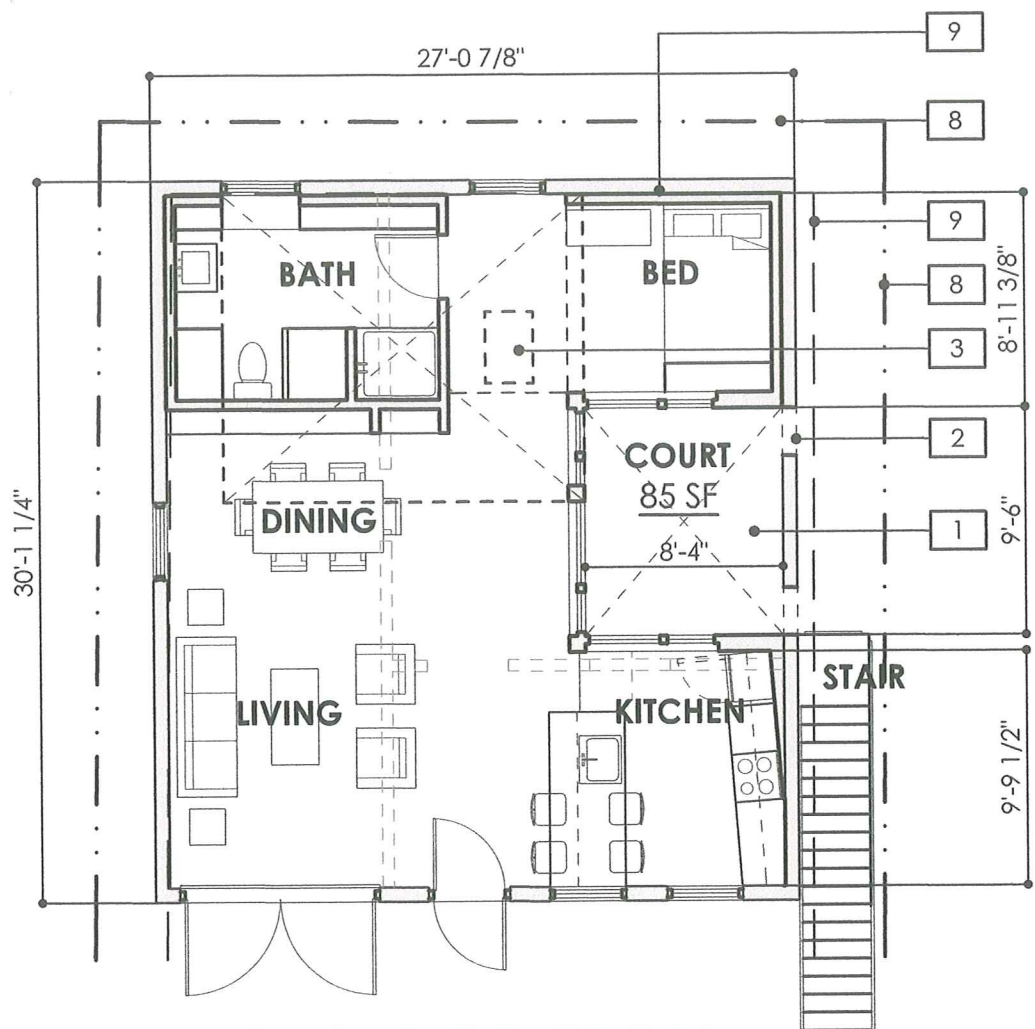
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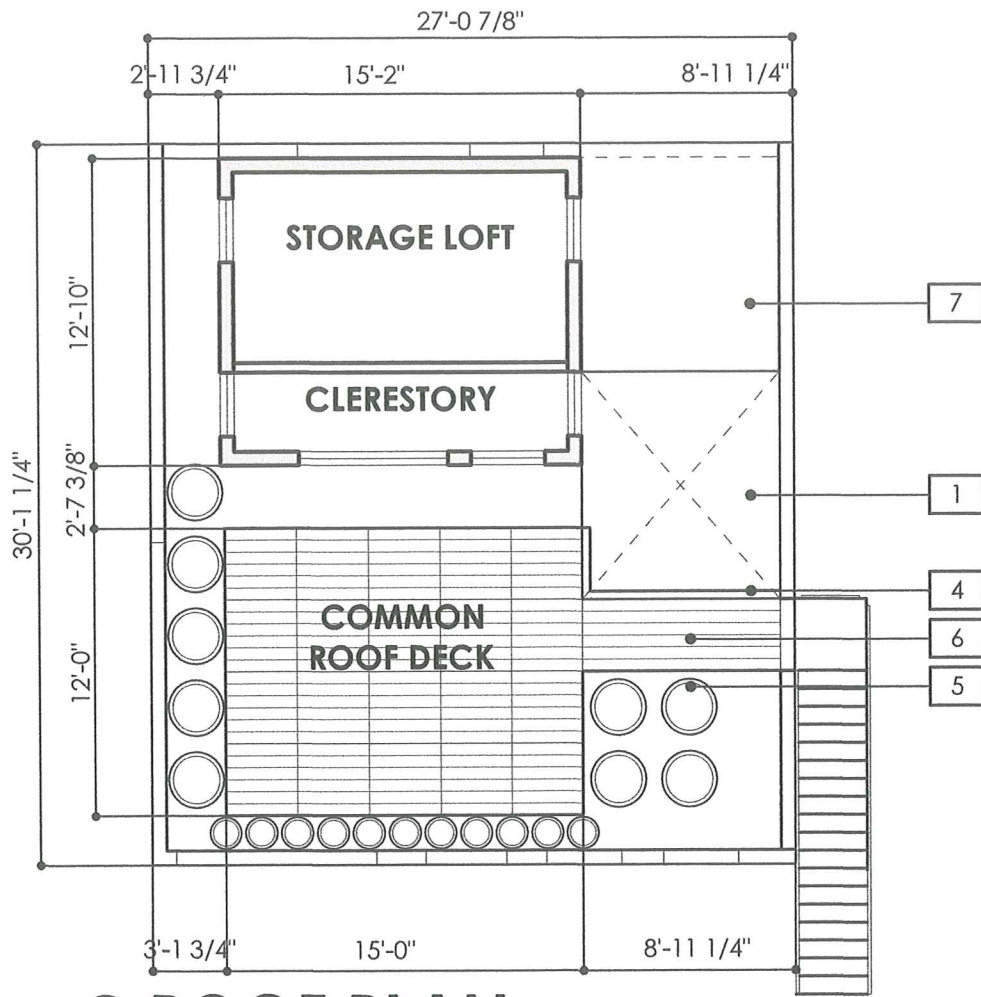


1 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

KEYED NOTES

- 1. SECTION OF BARN REMOVED TO CREATE COURT.
- 2. CUT-IN OPENINGS IN EXISTING WALL. VERIFY SIZES AND LOCATIONS.
- 3. HATCH/PULL DOWN STAIR TO STORAGE LOFT.
- 4. RAILING.
- 5. PLANTERS/PLANTINGS.
- 6. WOOD DECK.
- 7. RUBBER ROOF.
- 8. PROPERTY LINE.
- 9. 3' SETBACK.
- 10. EXISTING BRICK.
- 11. EXISTING PARAPET WITH CLAY CAPS.



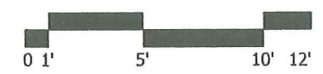
2 ROOF PLAN

SCALE: 1/8"=1'-0"

KEYED NOTES - CONTINUED

- 12. EXISTING WINDOW.
- 13. METAL/ENGINEERED WOOD/WOOD TRIM.
- 14. METAL, FIBER CEMENT OR EIFS SIDING.
- 15. FACTORY MADE WINDOW.
- 16. METAL WALL CAP (OR CLAY TILE IF POSSIBLE).
- 17. STAIR TO COMMON ROOF DECK.

FOR ZONING BOARD OF
APPEALS REVIEW

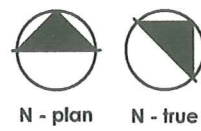


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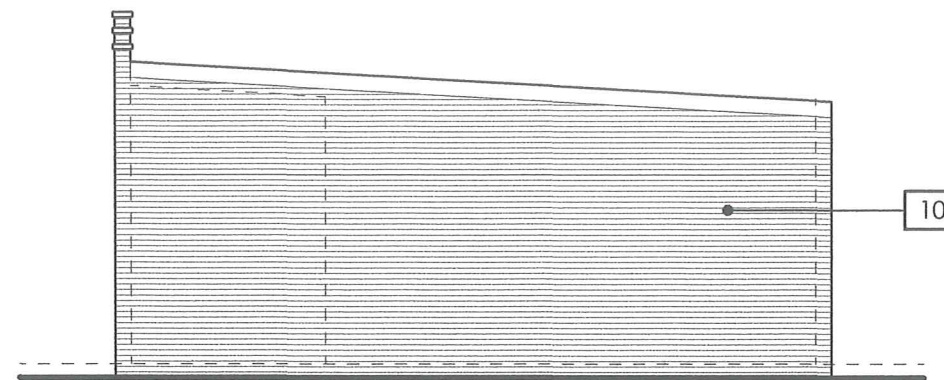
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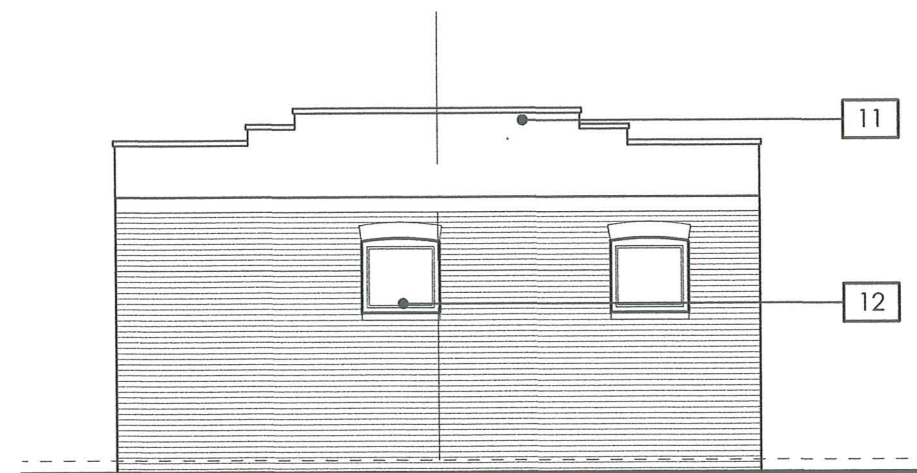
1 EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0"



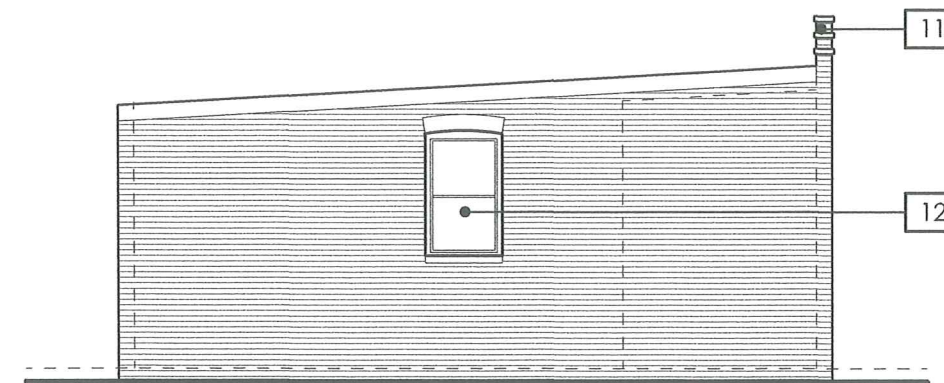
2 EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0"



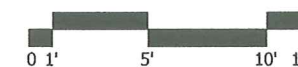
3 EXISTING NORTH ELEVATION

SCALE: 1/8"=1'-0"



4 EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0"



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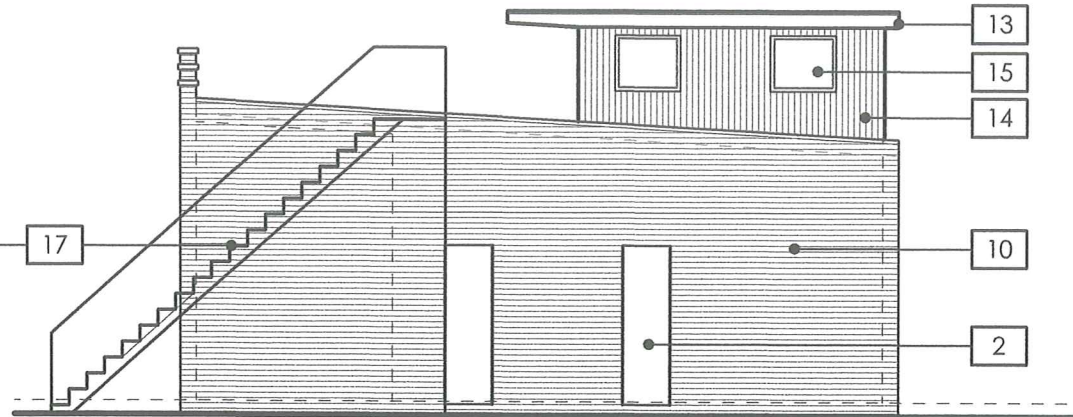
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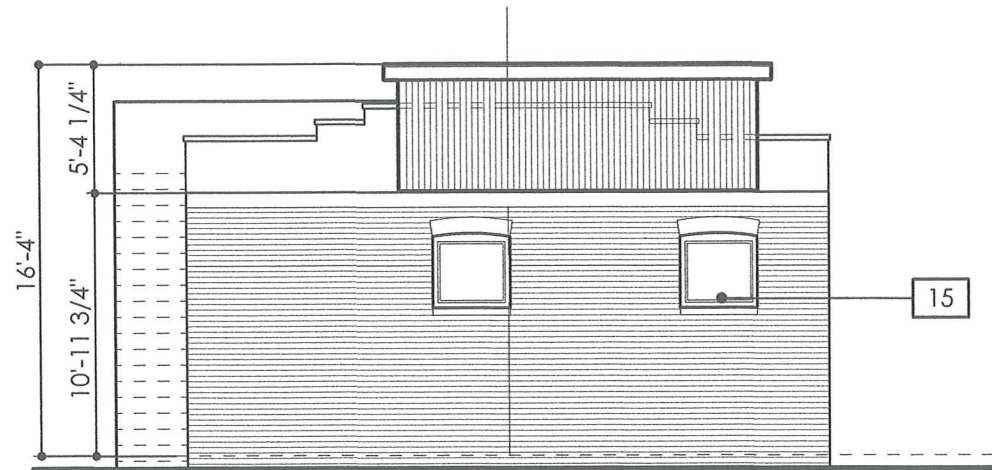
1 PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"



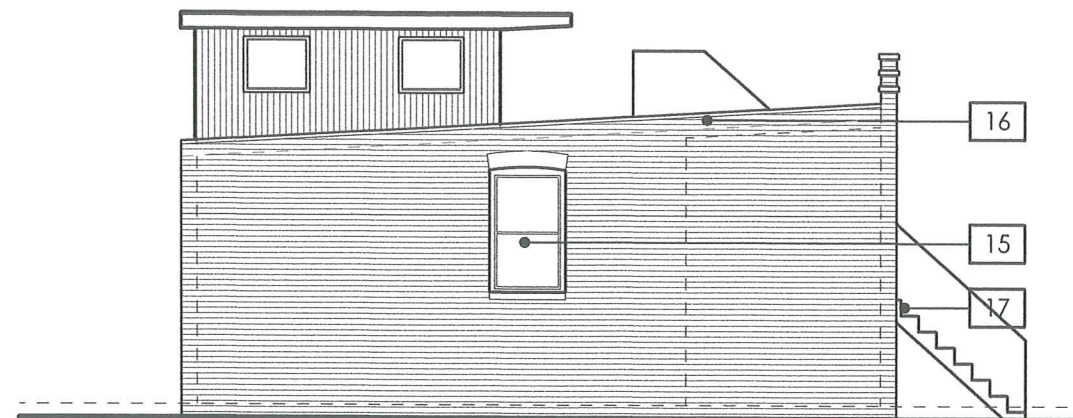
2 PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"



3 PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"



4 PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"

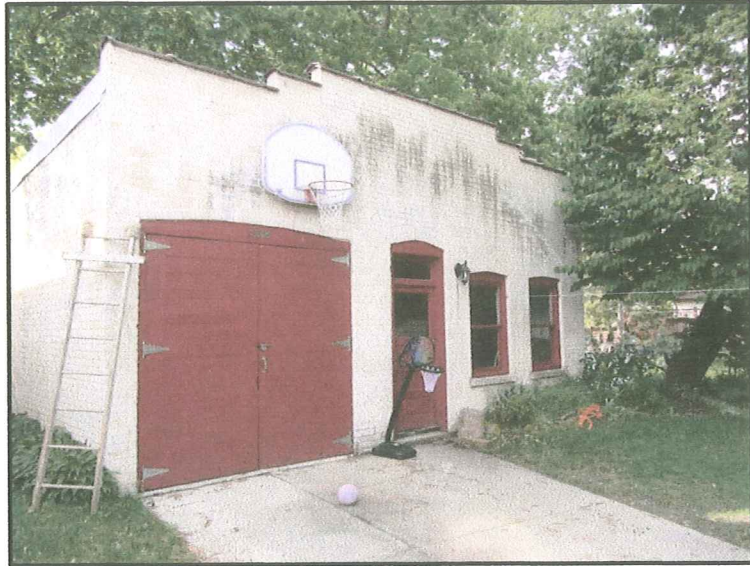


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EXISTING "BARN" PHOTOGRAPHS



EXISTING PRIMARY RESIDENCE PHOTOGRAPHS



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