



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: 18 Dorfmeister Court

Name of Owner: \_\_\_\_\_

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Applicant (Owner's Representative): John Mulligan

Address of Applicant: 866 Flambeau Ave  
Phillips WI 54555

Daytime Phone: 715-892-2164 Evening Phone: \_\_\_\_\_

Email Address: STM7840@gmail.com

Description of Requested Variance: They are looking to replace an existing 18'x16' sunroom in poor condition with one that is 18'x14'. Since addition was originally built, zoning code has changed. Under old rules it would have been about 48' to Rear Setback, with 40' Required. Under new rules it is 18' to Rear property line with 35' required. Seeking Variance to Allow to within 18' of Rear property line. We are already taking of 2' from existing structure.  
*(See reverse side for more instructions)*

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300.00</u>	Hearing Date: <u>August 20, 2020</u>
Receipt: <u>103339-0003</u>	Published Date: <u>August 13, 2020</u>
Filing Date: <u>7-10-2020</u>	Appeal Number: <u>LNDVAR-2020-00004</u>
Received By: <u>Jordan Poole</u>	GQ: <u>ok!</u>
Parcel Number: <u>0710-102-1208-4</u>	Code Section(s): <u>28.035 (2)</u>
Zoning District: <u>SR-C1</u>	
Alder District: <u>3, Lindsay Lemmer</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.

This is on a court with irregular lots. When house & addition were built old code Applied. New code causes need for Variance.

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.

This addition is smaller than original. The new code was intended to make things easier, but in this rare case it actually made it worse for owner.

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 enforcement of the new ordinance would not allow even close to the original dimensions. We are already giving up two feet of projection

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 ordinance itself created the hardship even while reducing the rear setback from 40' to 35'. On this property it changes from 48' to 18' by its interpretation.

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

It will have no effect on neighbors since we will have the new structure 2 feet further from the Rear line than is current.

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

It will fit the character of the neighborhood just like the current structure.

## Application Requirements

**Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals.** (Maximum size for all drawings is 11" x 17".)

<input type="checkbox"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator. <i>Talked to someone.</i>
<input checked="" type="checkbox"/>	<b>Site plan,</b> drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Lot lines</li> <li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li> <li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li> <li><input type="checkbox"/> North arrow</li> </ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	<b>Interior floor plan of existing and proposed structure,</b> when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans).
<input type="checkbox"/>	<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.
<input type="checkbox"/>	<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.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input type="checkbox"/>	<b>Digital</b> copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> 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: \_\_\_\_\_ *Alphonse B. [unclear]* \_\_\_\_\_ Date: 7-28-20  
 -----(For Office Use Only)-----

<b>DECISION</b>	
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ <b>(is) (is not)</b> in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.	
<b>The Zoning Board of Appeals:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved	<b>Zoning Board of Appeals Chair:</b> _____
<b>Date:</b> _____	

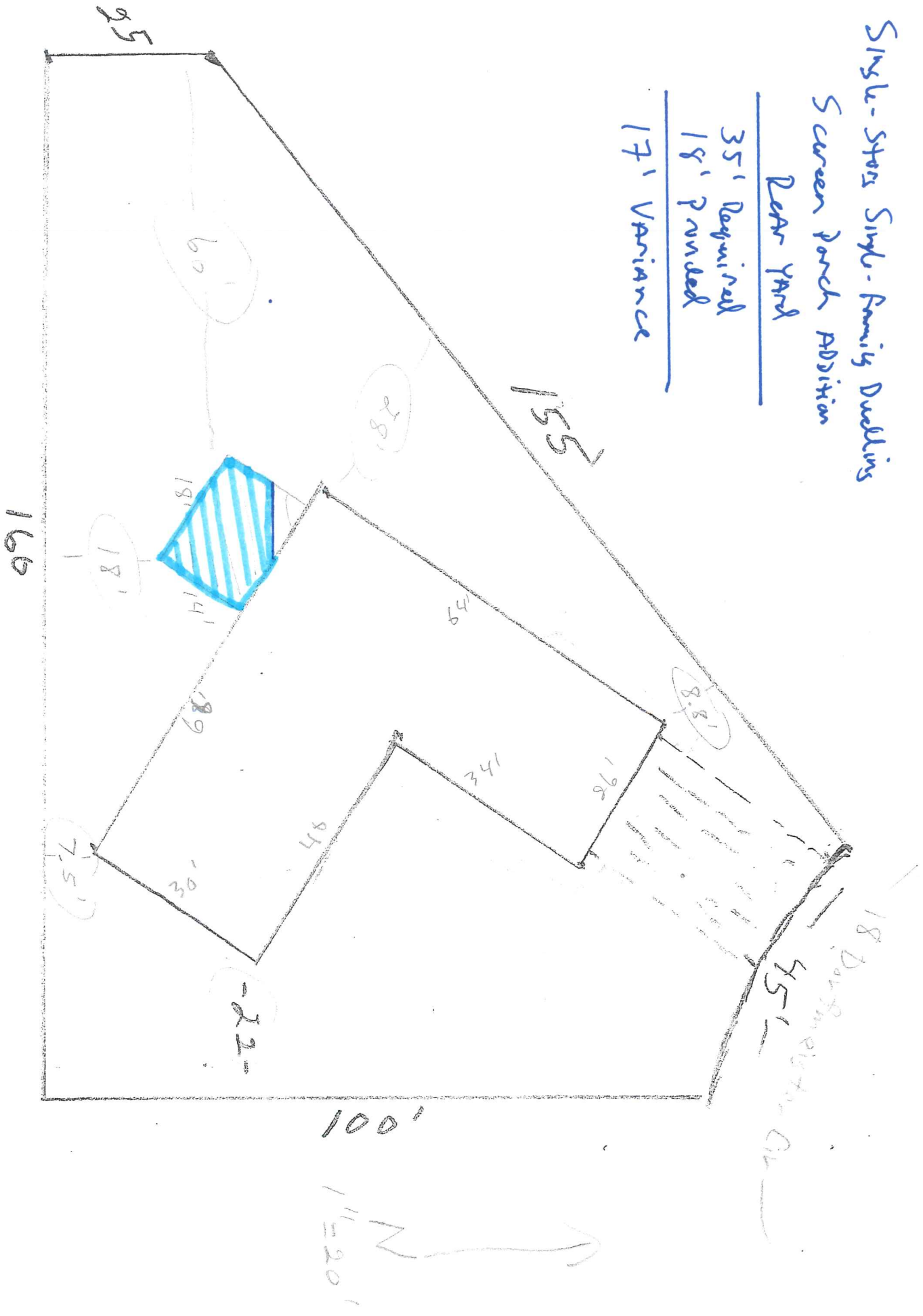
Single-Store Single-Family Dwellings

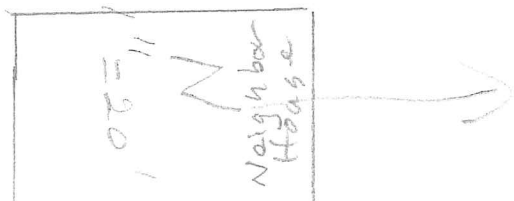
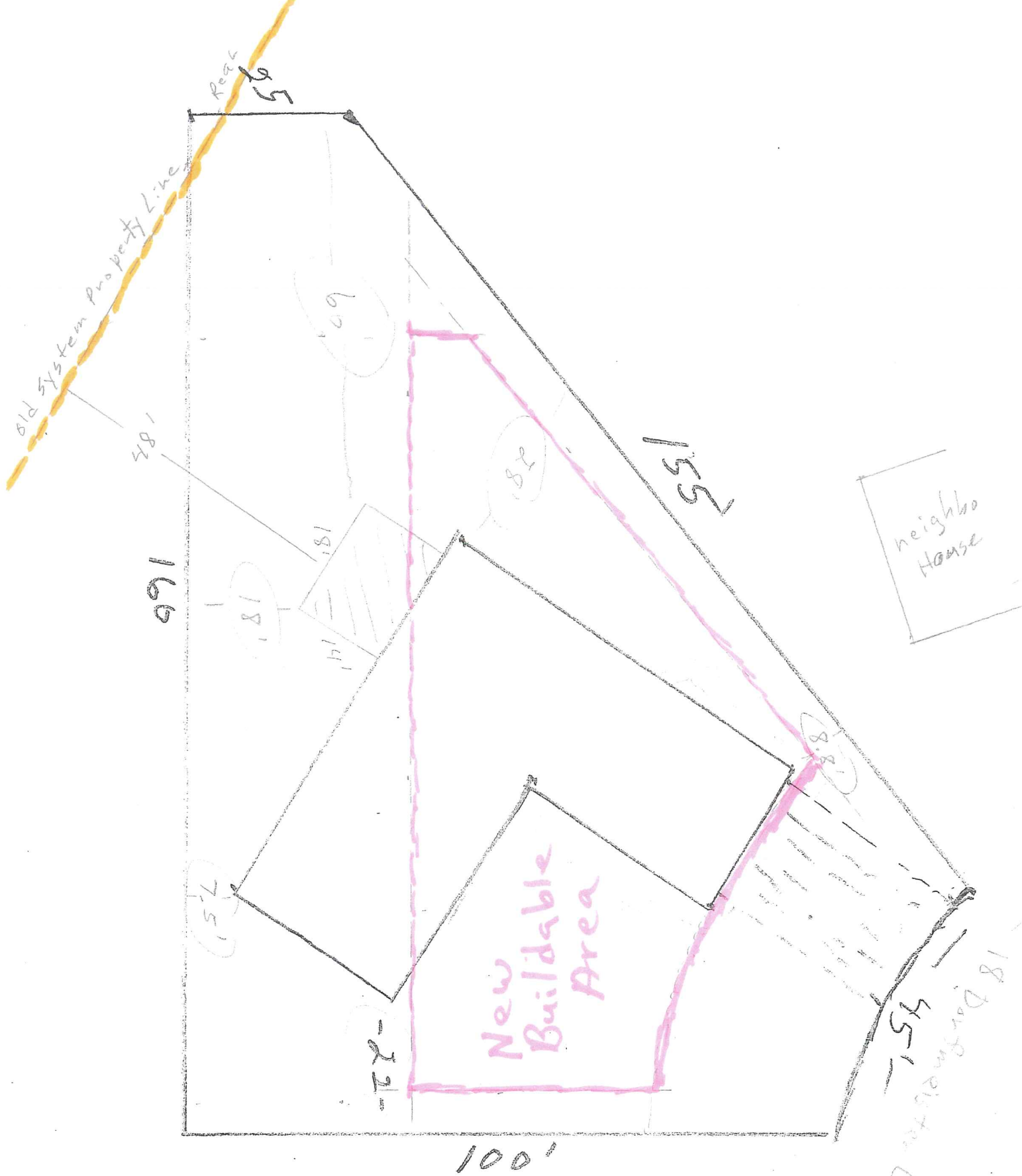
Screen Porch Addition

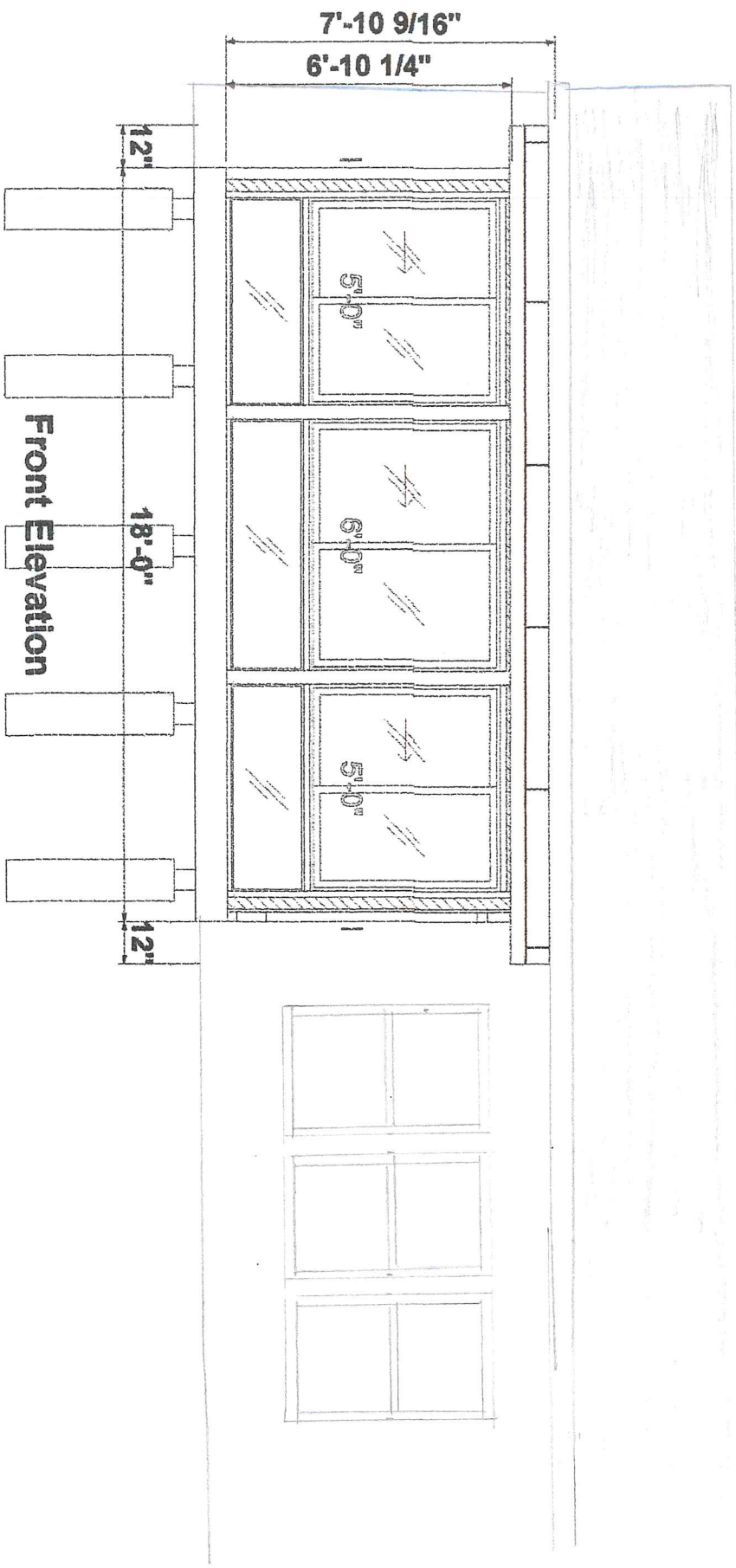
Rear Yard

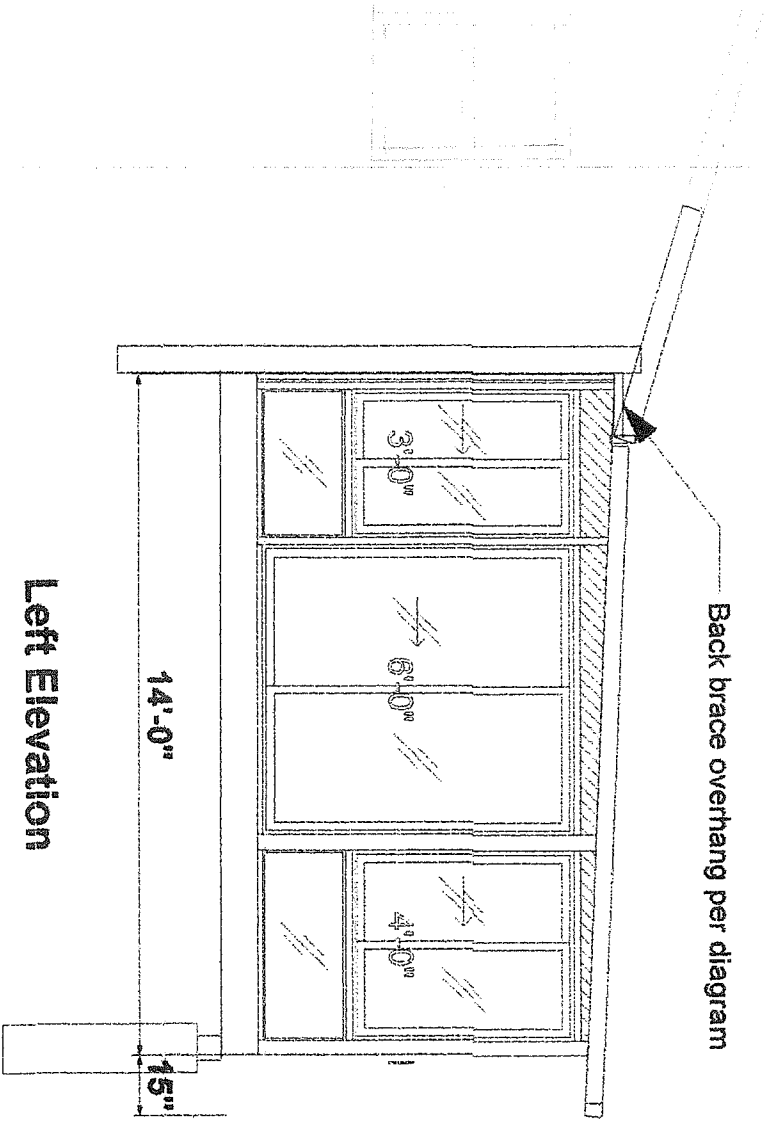
35' Required  
18' Provided

17' Variance

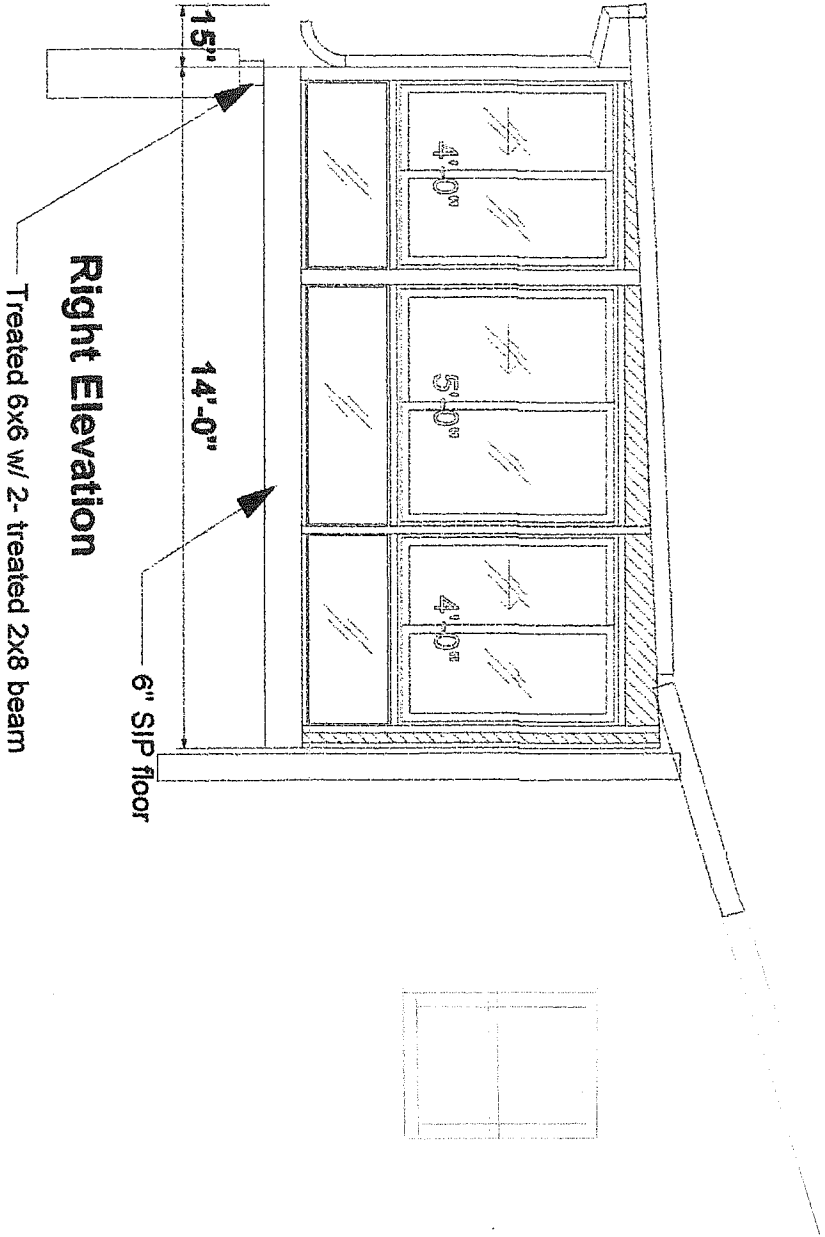








Left Elevation



**Right Elevation**

Treated 6x6 w/ 2- treated 2x8 beam

6" SIP floor

15"

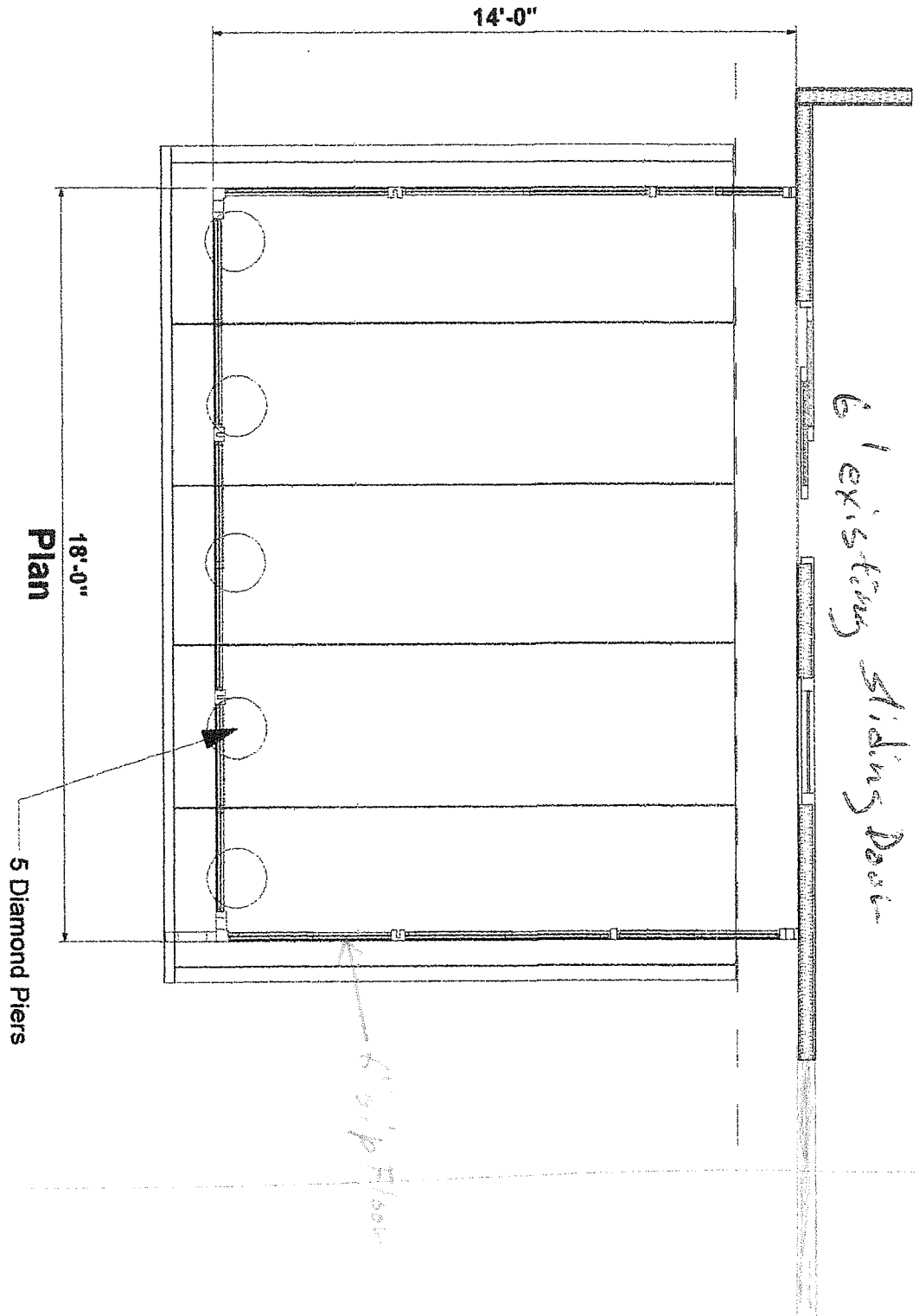
14'-0"

4'-0"

5'-0"

4'-0"



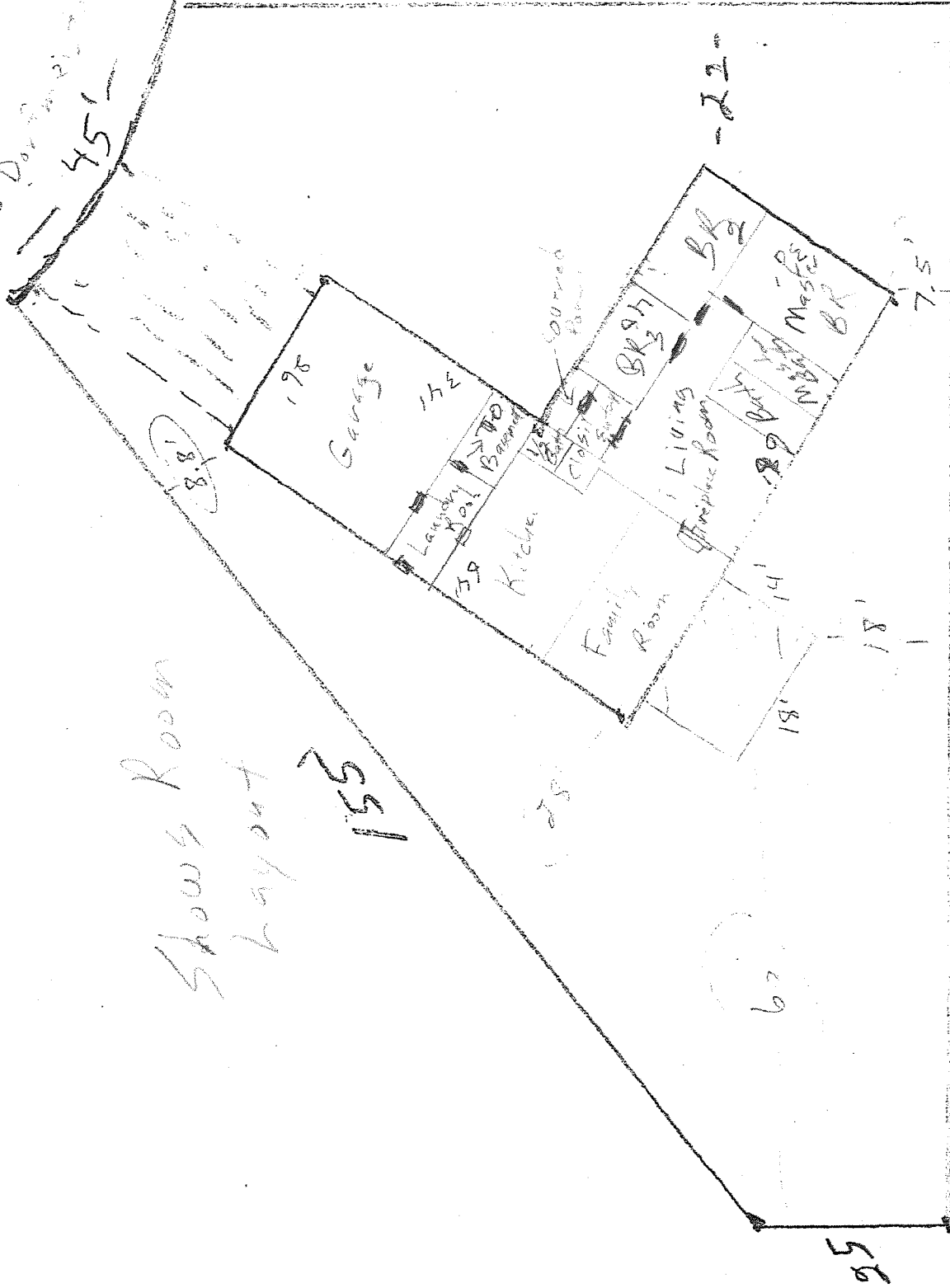


Unheated Patio Room for:  
Steve & Sherie Sasso  
18 Dorfmeister Dr.  
Madison, WI 53704

18' Door  
45'



100'



Shows Room  
Layout

155

155

62

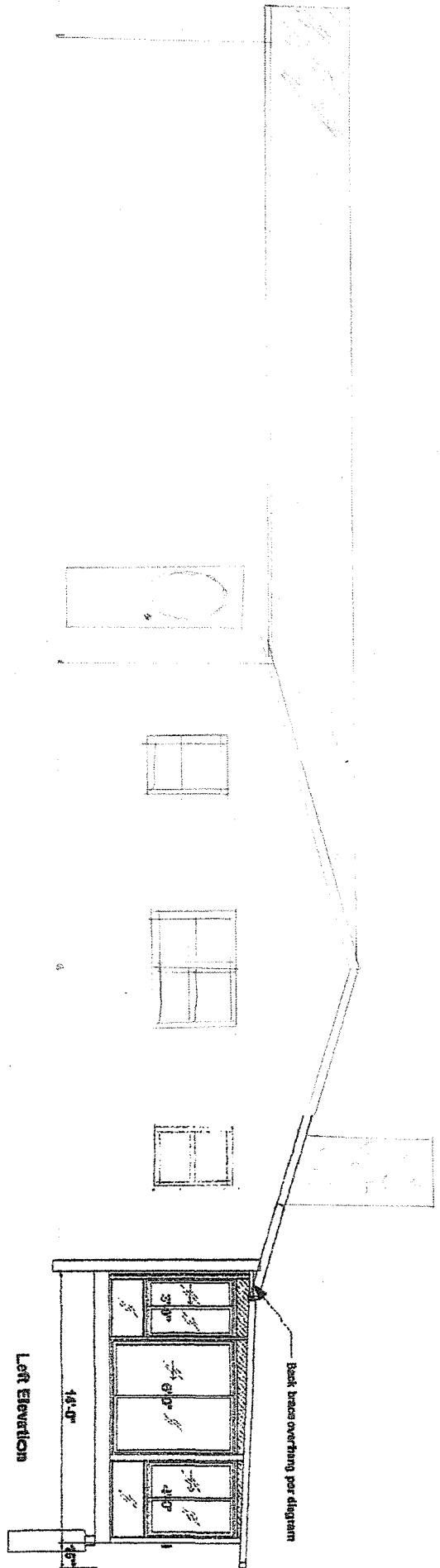
181

56

181

7.5

160



Left Elevation

