



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: 4146 Veith Avenue

Name of Owner: Dan Holvick and Stephanie Mader

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

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Steve Shulfer; Sketchworks Architecture

Address of Applicant: 7780 Elmwood Ave., suite 208, Middleton, WI 53562

Daytime Phone: 608-836-7570 Evening Phone: -

Email Address: sshulfer@sketchworksarch.com

Description of Requested Variance: We are seeking a variance to the minimum lake-front setback distance in order to construct a 2-story addition.

Drawings A1.1 and A1.2 attached illustrate the current situation and the requested setback.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>300 -</u>	Hearing Date: <u>11-9-17</u>
Receipt: <u>36373-0006</u>	Published Date: <u>11-2-17</u>
Filing Date: <u>10-19-17</u>	Appeal Number: <u>LND VAR-2017-00019</u>
Received By: <u>MWT</u>	GQ: <u>Phyllis</u>
Parcel Number: <u>0809-274-0113-5</u>	Code Section(s): _____
Zoning District: <u>SR-C2</u>	_____
Alder District: <u>18-Kemble</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.

The existing property is substantially farther back from the lake shoreline, and when combined with the natural "outcropping" into Lake Mendota, the distance to the water when measured on the lot itself is substantially greater than other properties.

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.

When examining other lakefront properties, and the immediate neighbors, this proposed expansion is a modest a unobtrusive addition that will offer the owners more living space for their family, will and update the exterior aesthetic of the house, and will improve the neighborhood's value and appearance.

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.

Due to depth of lot and placement of existing house relative to other adjacent properties, if the variance is not approved, modernizing the home would be nearly impossible as it is placed in very close proximity to the street (west) property line.

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 existing high-water line of Lake Mendota undulates along the shoreline. At this particular site, the lot is deeper, however the shore is closer on the neighbor's property causing the setback to be measured closer off the neighbors property. This situation renders the majority of this lot depth unusable.

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

In looking at all the neighboring properties, this proposed addition would still be substantially farther back from the lake on average. A line on the site plan represents this alignment.

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

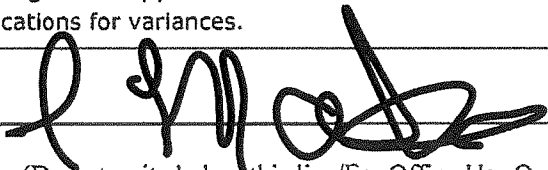
As in response #5 above, the variance would allow alignment of neighboring properties, and would not negatively impact enjoyment of their respective properties.

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"): <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 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 checked="" 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: 10/19/2017

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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

Zoning Board of Appeals Chair: _____

Date: _____