



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: 1154 445 EAST MIFFLIN STREET

Name of Owner: STEVE BLABAIN

Address of Owner (if different than above): 210 SHAWNG TERRACE MADISON WISCONSIN 53705

Daytime Phone: 608 213-1665 Evening Phone: _____

Email Address: blabain@charter.net

Name of Applicant (Owner's Representative): Jim Vincent

Address of Applicant: 221 South Mifflin Blvd. Madison, WI 53705

Daytime Phone: 608 213-1665 Evening Phone: _____

Email Address: blabain@charter.net

Description of Requested Variance: WE WOULD ELEVATE AND REPOSITION THE BUILDING ON THE LOT TO ALLOW FOR A TWO CAR GARAGE WITH UTILITY AND LIVING SPACE BEHIND. THIS WOULD RESULT IN ADDING A THIRD LEVEL NOT IN COMPLIANCE WITH THE REAR YARD SET BACK. THE EXISTING APPENDAGES WOULD BE REMOVED MAKING THE SETBACK GREATER THAN IT IS CURRENTLY. TRAFFIC ENGINEERING HAS APPROVED A 5'-8" FRONT YARD SETBACK FOR ACCEPTABLE VISION TRIANGLES WHICH INCREASES THE FRONT YARD BY 2'-4". THE EXISTING REAR YARD WOULD BE INCREASED BY 1'-8" WITH THE REMOVAL OF THE APPENDAGES. IN ADDITION THE REPOSITIONING WOULD PUT THE SIDE LOTS IN CODE.

FOR OFFICE USE ONLY

Amount Paid: \$300.00 Hearing Date: 5-21-20

Receipt: 100466-0001 Published Date: 5-14-20

Filing Date: 2-17-20 Appeal Number: LNDVAR-2020-0002

Received By: NJK GQ: _____

Parcel Number: 0709-131-0919-0 Code Section(s): 28.047 (2)

Alder District: 2-Heck

(See reverse side for more instructions)

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.
AT 33'x44' THIS LOT ALONG WITH IT'S EASTERN NEIGHBOR ARE THE ONLY LOTS OF THIS SIZE IN THE DISTRICT. THIS IS OUR ONLY ABILITY TO PROVIDE PARKING AND PRESERVE THE EXISTING DWELLING.
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.
BY SHIFTING THE BUILDING NORTH-EAST WE PUT THE BUILDING IN COMPLIANCE FOR SIDE LOTS. NOT ONLY ARE WE NOT INCREASING OUR FOOT PRINT OVER THE EXISTING WE ARE INCREASING IT'S COMPLIANCE.
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.
NOT ONLY WOULD ADHEARANCE TO THE STRICT LETTER OF THE ORDINANCE PREVENT ANY OFF STREET PARKING IT WOULD PREVENT THE BUILDING FROM BEING RESTORED THE WAY IT WAS BECAUSE OF THE EXISTING NON-CONFORMANCES.
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 COMPLETELY INDEPENDENT OF WHOEVER OWNS THIS PROPERTY AND IS CREATED BY ORDINANCES NOT ESTABLISHED FOR LOTS OF THIS SIZE.
5. The proposed variance shall not create substantial detriment to adjacent property.
THE FOOTPRINT OF THE BUILDING WOULD NOT BE INCREASED IN ANY WAY BY THIS PROPOSAL AND MAY PROVIDE LESS NEED FOR THIS PROPERTIES RESIDENTS TO USE THE STREET FOR PARKING.
6. The proposed variance shall be compatible with the character of the immediate neighborhood.
EVERY ATTEMPT IS BEING MADE TO PRESERVE THE ORIGINAL RESIDENTIAL CHARACTER OF THE BUILDING WE SEE AN INCREASE OF SINGLE FAMILY OWNERS IN THE AREA AND WOULD LIKE THIS HOUSE TO BE ABLE TO UTILISED THAT WAY TO THE GREATEST EXTENT POSSIBLE.

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 checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Lot lines <input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input checked="" type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred) <input checked="" 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).
<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).
<input checked="" 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"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	CHECK HERE. 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"/>	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: _____

Henry D. Blalock

Date: _____

Jan 30, 2020

(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

Zoning Board of Appeals Chair: _____

Date: _____

Setback average calculations for 1154 E. Mifflin Street

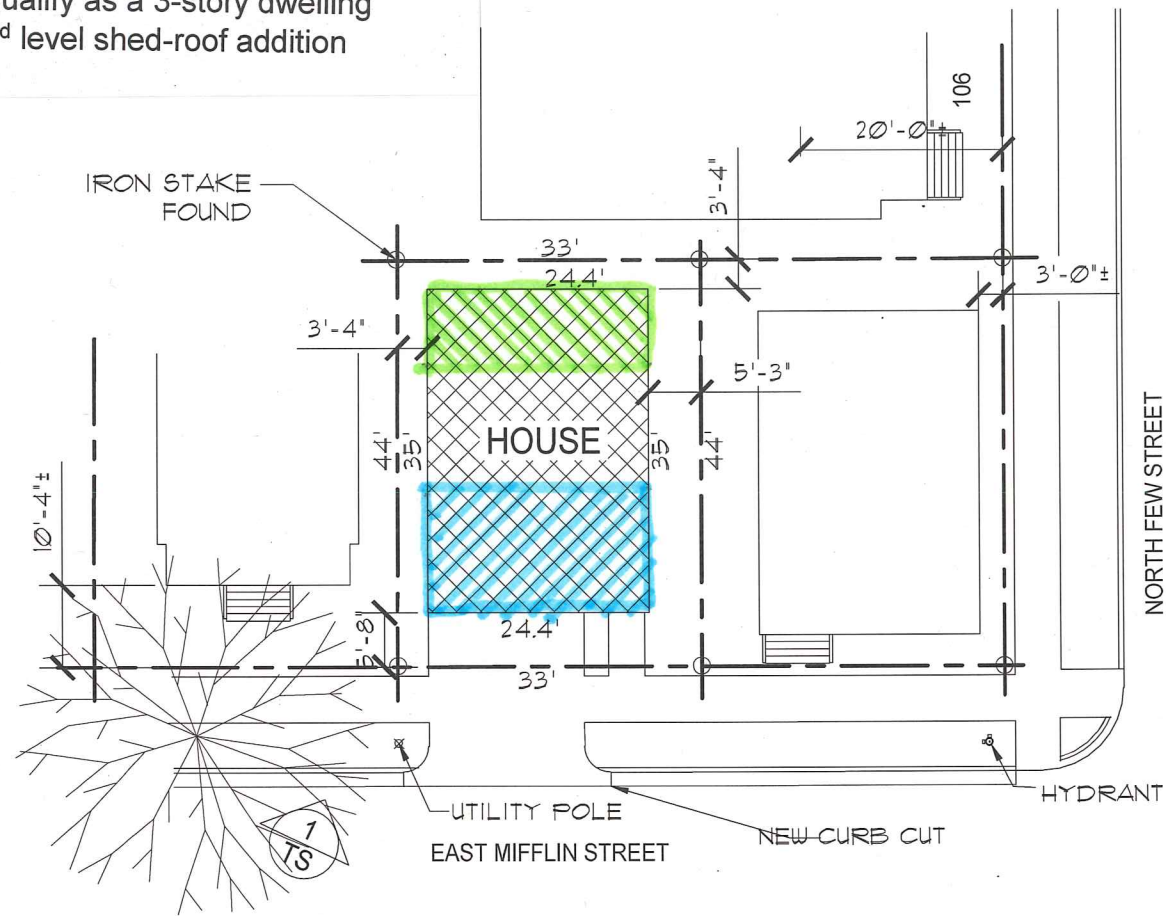
- 1110, more than 20', use **20'**
- 1116, on file, **20'**
- 1126, more than 20', use **20'**,
- 1130, more than 20', use **20'**
- 1134, more than 20', use **20'**
- 1138, more than 20', use **20'**
- 1142, more than 20', use **20'**
- 1146, more than 20', use **20'**
- 1150, measure to front wall of enclosed porch, **12'-6"***
- 1152, must measure to wall of home, **12'-6"***
- 1156, measure to front wall of home, **9'-6"***

**Setbacks provided by applicant's agent.*

Setback average = 17.68' or 17'- 8 3/16"

Two-story single family dwelling
 Raise elevation to create new basement level for
 attached garage and entrance

- Shift structure to the northeast to provide complaint side yard setbacks
- Structure will qualify as a 3-story dwelling
- Expand rear 3rd level shed-roof addition



RENDER-1

SITE PLAN
 1" = 20'-0"



Front Yard
 17.68 required
 5.66 provided
 12.02' Variance



Rear Yard
 11.0' required
 3.33 provided
 7.67' variance

3-story dwelling request
 Maximum number of stories is 2
Number of stories in structure = 3
 Variance to allow for a 3-story building

SITE INFORMATION BLOCK

LEGAL: STARKS LEVIS LAND CO'S REPLAT, SW 33 FT OF LOT 18.	
ADDRESS: 1154 EAST MIFFLIN STREET	
ZONING CLASS	TR-V1
LOT SIZE	1,452 SQ FT
BUILDING CLASS	WOOD FRAME
LIVING AREA OLD	1,572 SQ FT
LIVING AREA NEW	291 SQ FT

SHEET INDEX

TS	TITLE SHEET: SITE PLAN
C-1	STREETSCAPE PLAN
C-2	TRAFFIC PLAN
D-1	EXISTING PLANS
A-1	GROUND LEVEL & FOUNDATION
A-2	PROPOSED UPPER FLOOR PLANS
A-3	PROPOSED N/E & FRONT ELEVATIONS
A-4	PROPOSED S/W & REAR ELEVATIONS

DRAFTED BY JV	
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DRAWING STATUS	
PRELIMINARY	
PROGRESS	
REVIEW	
FINAL	
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1	3/17/20
DATE:	3/9/2020
PROJ. NO:	1312
SHEET NUMBER	

TS

221 SOUTH MIDVALE BLVD.
 MADISON, WI 53705
 (608) 213-1665
 biglago@charter.net
Designed by
Jim Vincent

PLAN REVIEW
 GENE BLAUM
 1154 EAST MIFFLIN STREET
 MADISON • WISCONSIN



S/W ELEVATION
 3/16" = 1'-0"

+119'-0"
 UPPER FLOOR

+109'-0"
 MAIN FLOOR

+100'-0"
 GRADE



REAR ELEVATION
 3/16" = 1'-0"

DORMER
 EXTENSION

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S/W & REAR ELEVATIONS
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A-4



FRONT ELEVATION

3/16" = 1'-0"



N/E ELEVATION

3/16" = 1'-0"

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N/E & FRONT ELEVATIONS
PLAN REVIEW
GENE BLABAUM
1154 EAST MIFFLIN STREET
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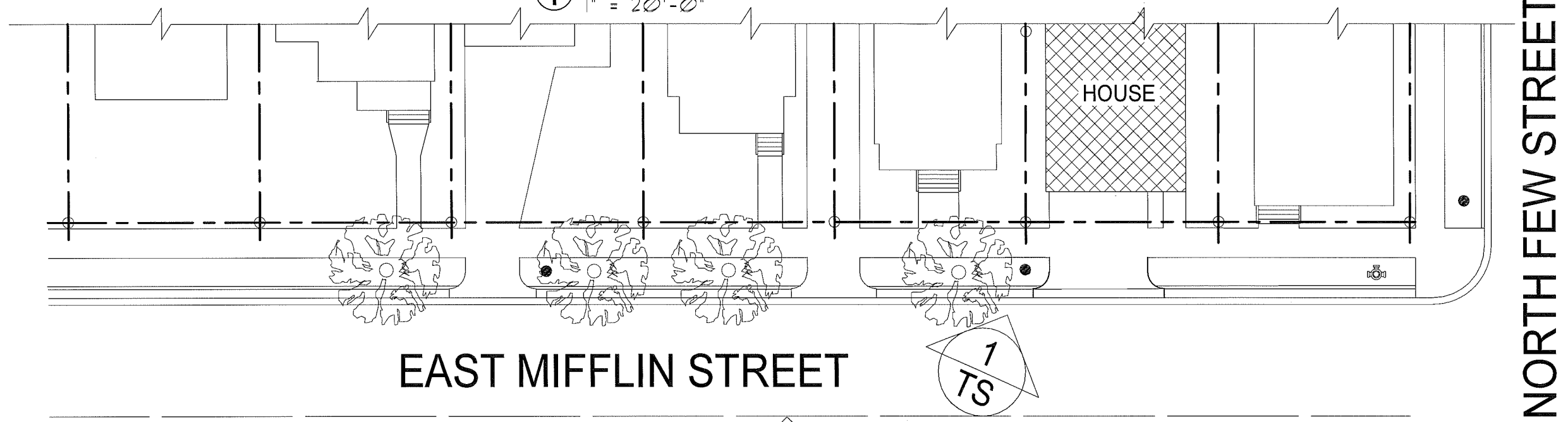
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A-3

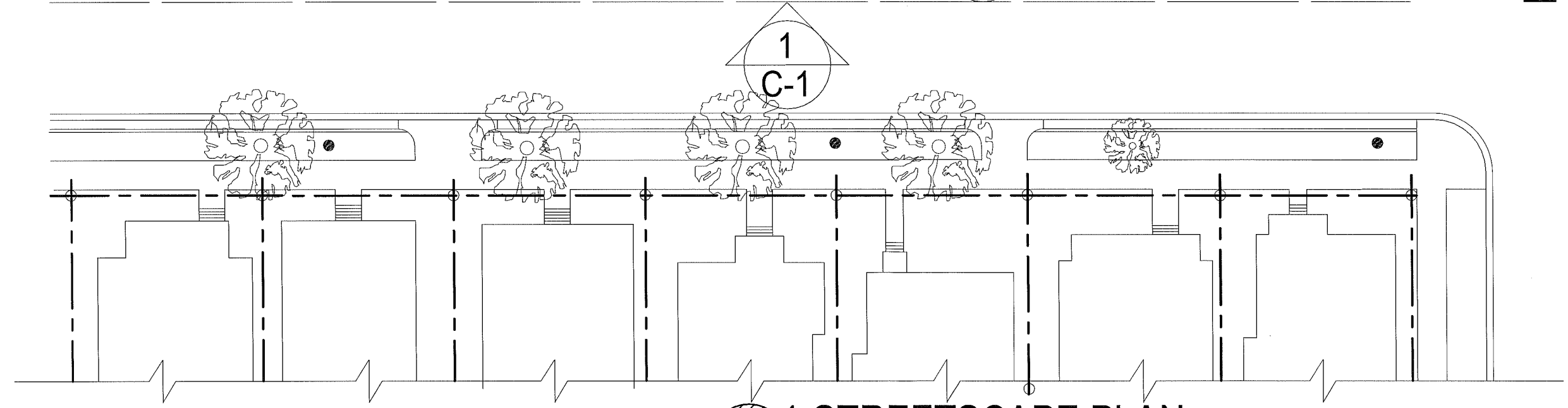


1 STREETScape
1" = 20'-0"



EAST MIFFLIN STREET

NORTH FEW STREET



1-STREETScape PLAN
1" = 20'-0"

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STREETScape PLAN
PLAN REVIEW
GENE BLAUBAU
1154 EAST MIFFLIN STREET
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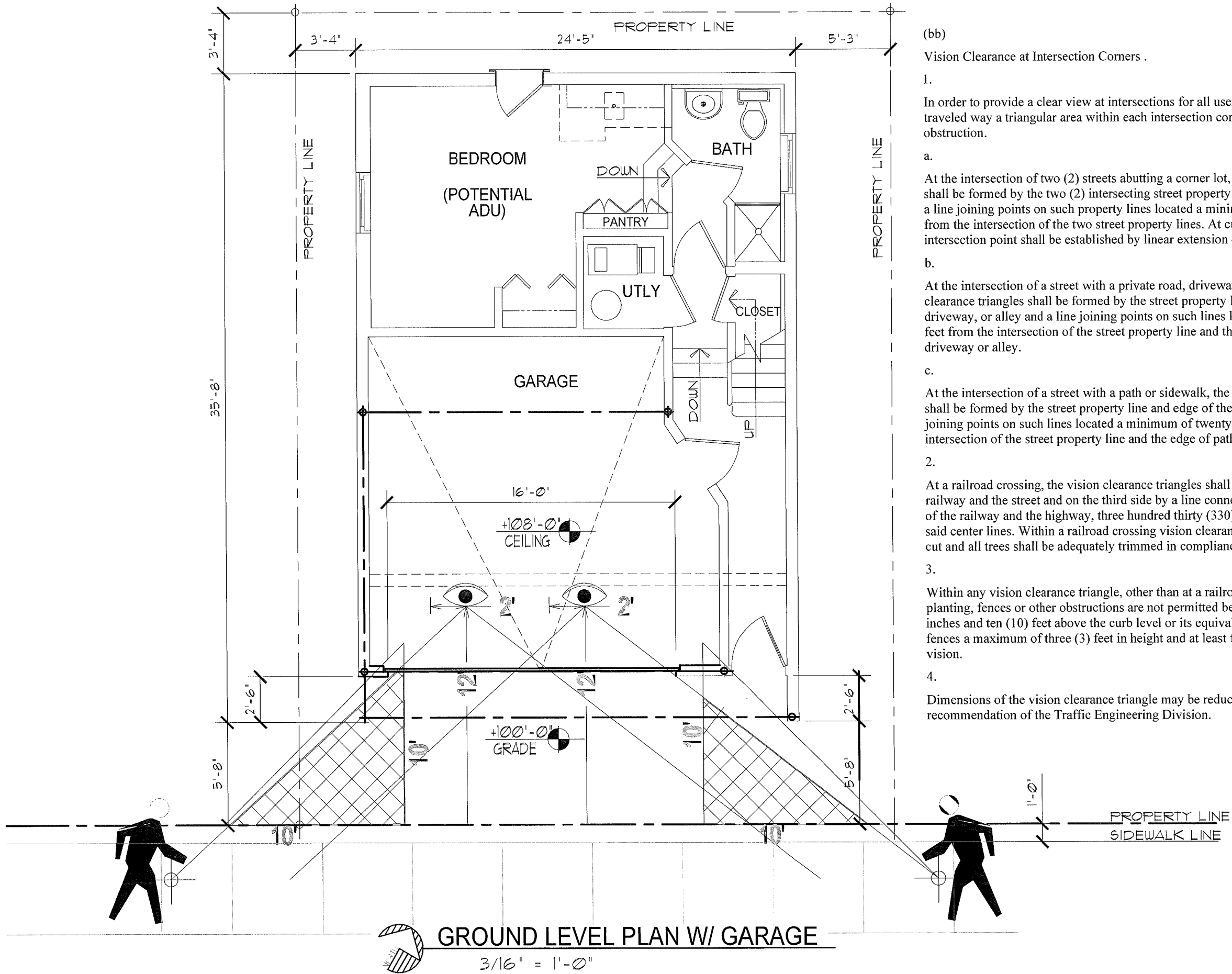
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C-1



(bb)
 Vision Clearance at Intersection Corners .

1. In order to provide a clear view at intersections for all users of the public and private traveled way a triangular area within each intersection corner shall be kept free of obstruction.
 - a. At the intersection of two (2) streets abutting a corner lot, the vision clearance triangle shall be formed by the two (2) intersecting street property lines or their projections and a line joining points on such property lines located a minimum of twenty-five (25) feet from the intersection of the two street property lines. At curved intersections, the intersection point shall be established by linear extension of the property lines.
 - b. At the intersection of a street with a private road, driveway, or alley, the vision clearance triangles shall be formed by the street property line and edge of private road, driveway, or alley and a line joining points on such lines located a minimum of ten (10) feet from the intersection of the street property line and the edge of private road, driveway or alley.
 - c. At the intersection of a street with a path or sidewalk, the vision clearance triangles shall be formed by the street property line and edge of the path or sidewalk and a line joining points on such lines located a minimum of twenty-five (25) feet from the intersection of the street property line and the edge of path or sidewalk.
2. At a railroad crossing, the vision clearance triangles shall be bounded on sides by the railway and the street and on the third side by a line connecting points on the centerlines of the railway and the highway, three hundred thirty (330) feet from the intersection of said center lines. Within a railroad crossing vision clearance triangle, all brush shall be cut and all trees shall be adequately trimmed in compliance with Wis. Stat. § 195.29(6).
3. Within any vision clearance triangle, other than at a railroad crossing, screening, planting, fences or other obstructions are not permitted between a height of thirty (30) inches and ten (10) feet above the curb level or its equivalent, with the exception of fences a maximum of three (3) feet in height and at least fifty percent (50%) open to vision.
4. Dimensions of the vision clearance triangle may be reduced based on the recommendation of the Traffic Engineering Division.

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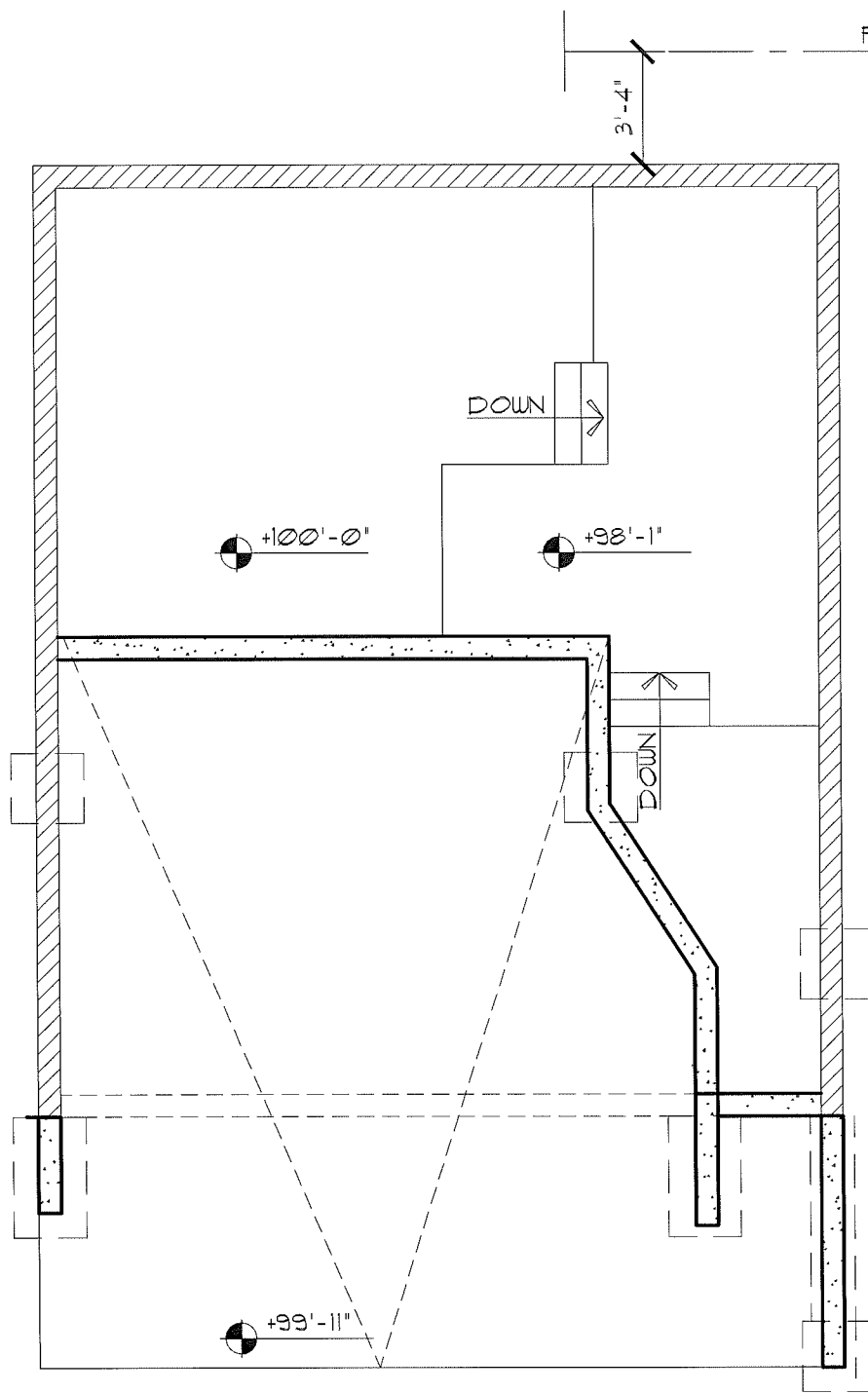
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PLAN REVIEW
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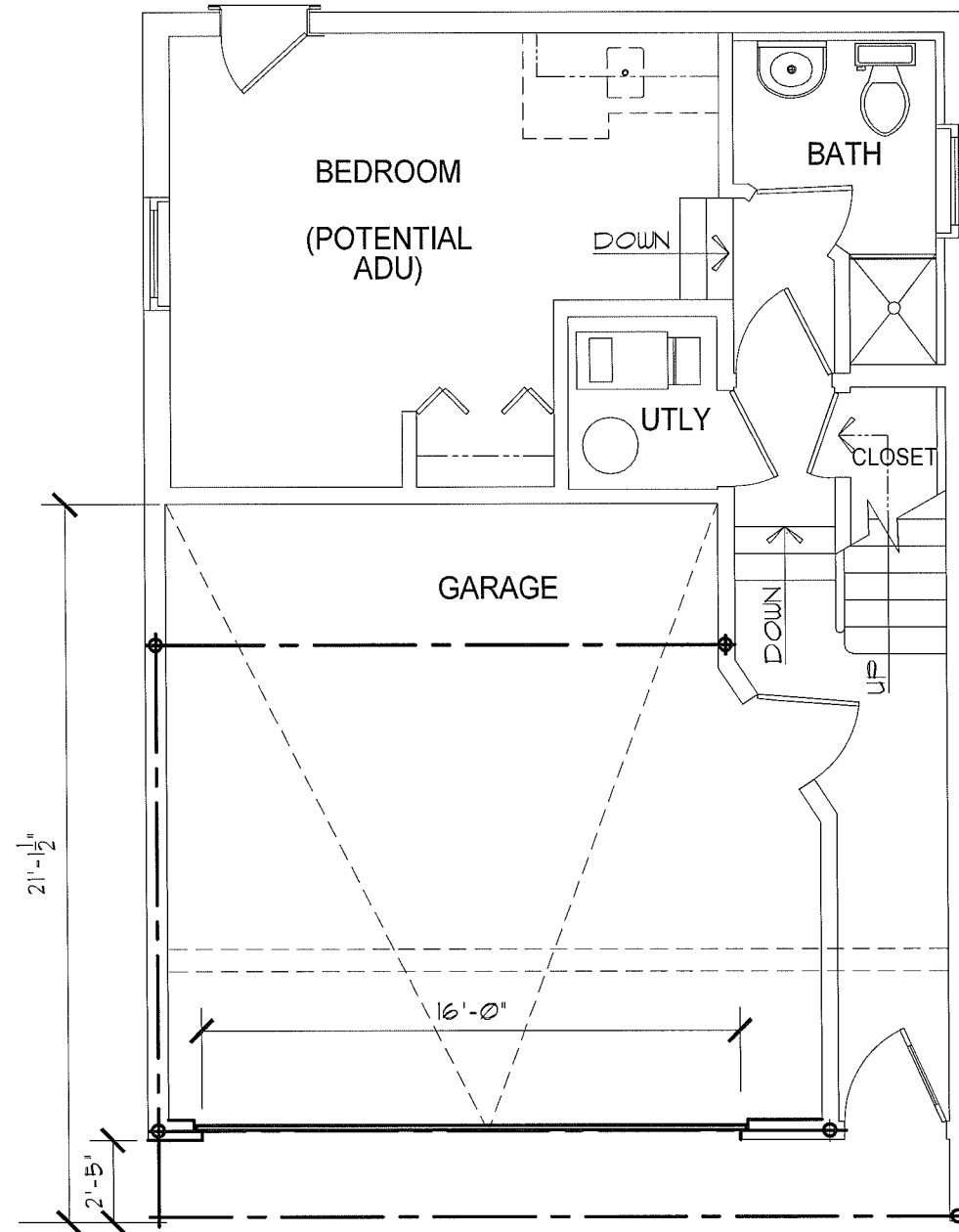
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C-2



FTGS. & FOUNDATION PLAN
 3/16" = 1'-0"



GROUND LEVEL PLAN
 3/16" = 1'-0"

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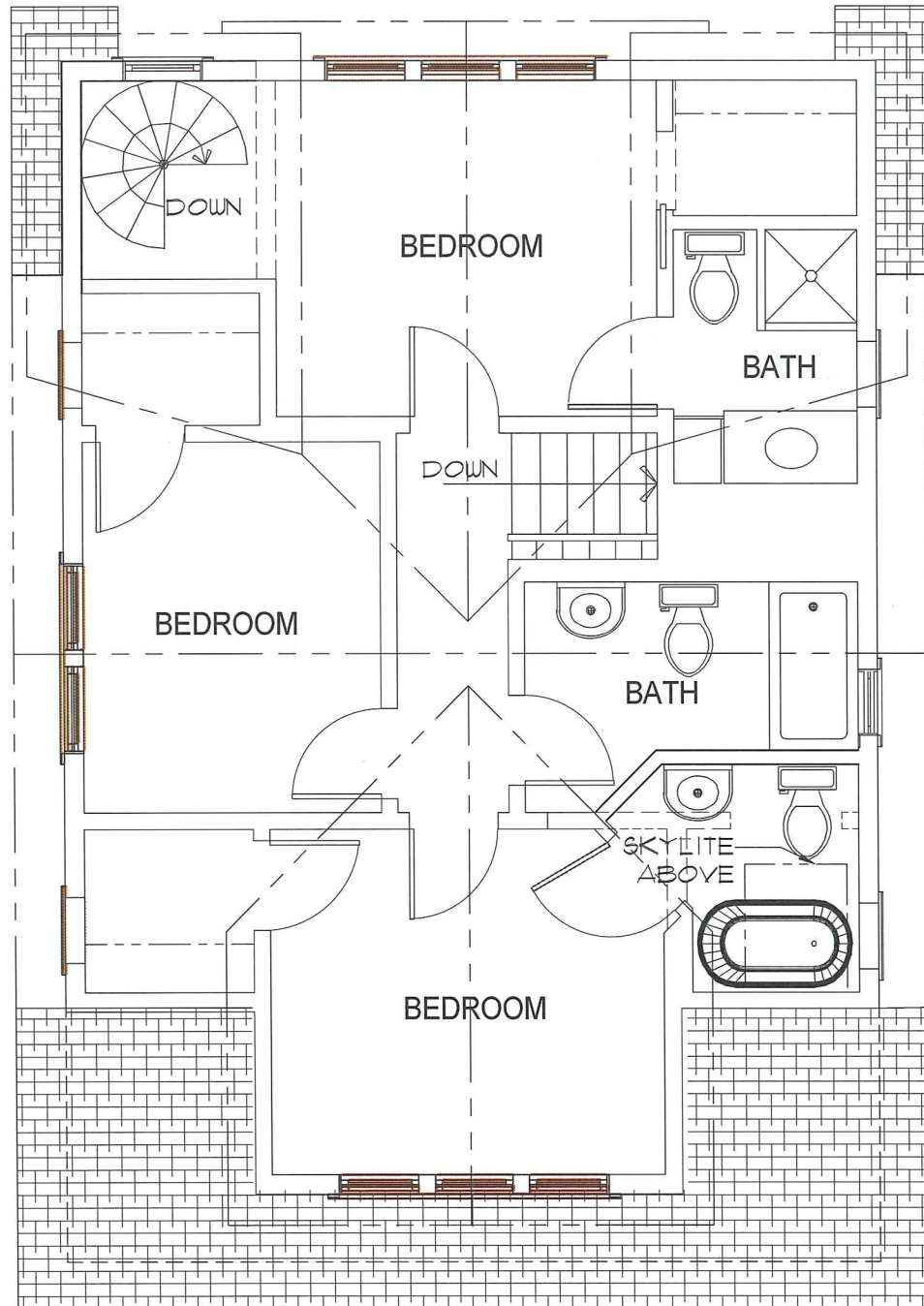
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**GROUND LEVEL-FOUNDATION
 PLAN REVIEW**
 GENE BLABAUM
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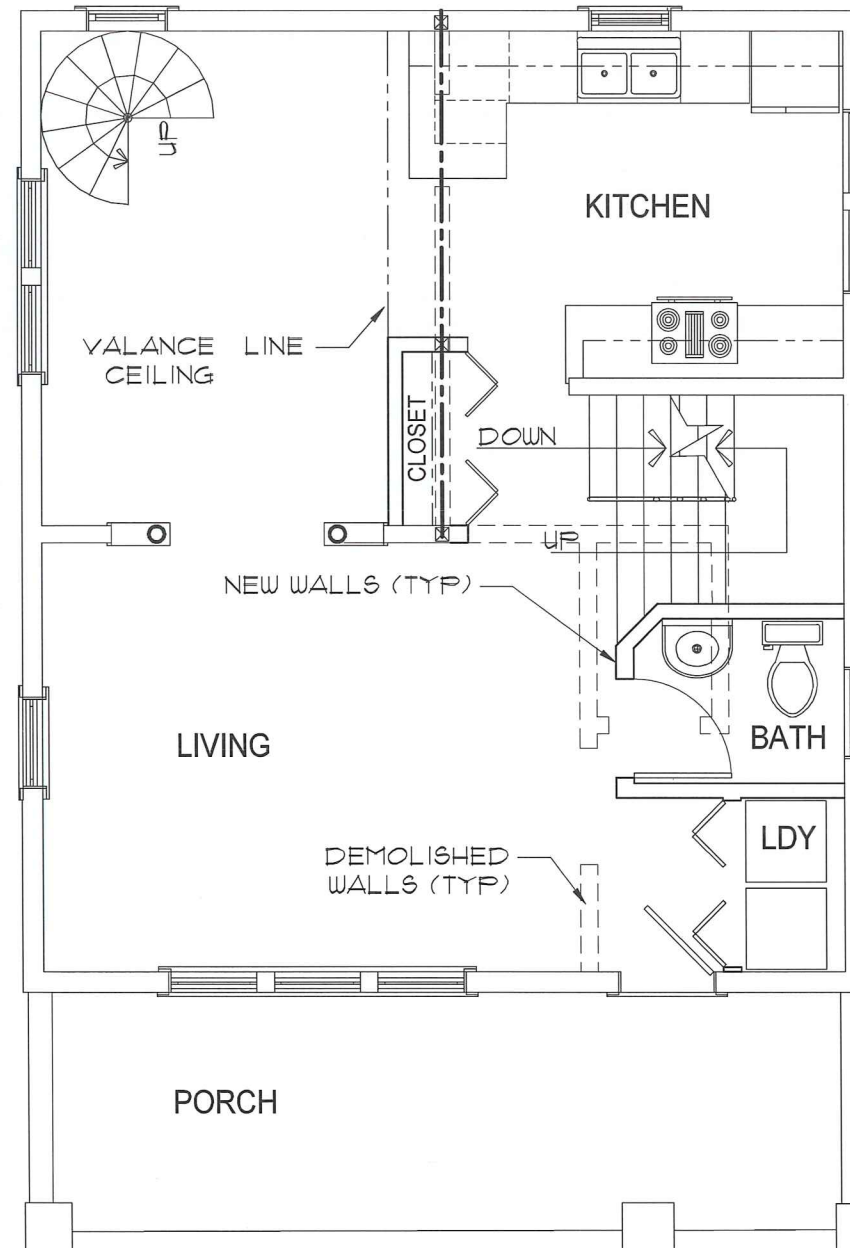
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A-1



UPPER FLOOR PLAN

3/16" = 1'-0"



MAIN FLOOR PLAN

3/16" = 1'-0"

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UPPER FLOOR PLANS

PLAN REVIEW

GENE BLABAUM
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A-2