



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: 1314 Jenifer Street

Name of Owner: Vaughn Brandt

Address of Owner (if different than above): _____

Daytime Phone: 266-9809 Evening Phone: 234-8734

Email Address: vbrandt @ gmail.com

Name of Applicant (Owner's Representative): owner

Address of Applicant: NA

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: Please see attached; Rear 10'x6' addition.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: 11300
Receipt: 48164-0006
Filing Date: 6/28/18
Received By: JLK
Parcel Number: 0710-072-2424-0
Zoning District: TR-C4
Alder District: 6-Marsh Rumme

Hearing Date: 07-19-18
Published Date: 07-12-18
Appeal Number: LNQVAR-2018-00011
GQ: TLAD
Code Section(s): 28.045 (2)

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 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:** 6/28/2018

----- (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:		

Zoning Board of Appeals

Standards for Variance: 1314 Jenifer Street 6' x 10' rear addition

Description of Variance Request:

We are requesting a side yard variance for a small sunroom/changing room addition off the rear corner of the first floor of our two-family home's bathroom. The existing home is built 1'8" from the property line, and the adjacent home is also 1'8" from the property line. The proposed 6' x 10' addition continues the existing line of the house 10' towards the rear of property.

The existing home sits on a on a 33.09' wide lot and current setback is non-conforming on the side of the addition. The 180 degree view shed is unchanged by the addition because the there is an existing enclosed covered entrance beneath the existing 10' x 13' three story deck.

For aesthetic purposes and to maximize utility of the small addition, the proposed addition continues the setback of the home an additional 10' toward the rear of the property in line with the existing home, and is parallel to an existing 6' privacy fence.

The setback ordinance as applied to this property would require 10% of the lot width, or 3.3'. The setback of the existing house is 1.6', and the proposed addition continues that setback distance, for a difference of 1.7'. However, to construct the addition in compliance with the setback ordinance would reduce the width of the addition from 6' to 4.3', which would effectively change the small addition into a narrow space comparable to a hallway. The requested variance totals 17 square feet.

- 1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.**

In order to retain existing finished space, required modifications to the stair well include creating separate entrances and rebuilding part of the rear stairwell to code compliant dimensions. Providing for separate entrances to each unit at the rear of the home will also improve privacy between the units, and generally improve the fire separation characteristics and the quality of the home.

There is an existing covered shared walkway below the three story deck leading to the rear entrances of the units. The deck is built upon footings and posts in the location the setback ordinance would allow placement of this addition, thus compliance with the setback ordinance would not allow a small addition to be feasible due to the narrowness of the lot and placement of the house.

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.

The small proposed addition would continue the line established by the existing home an additional 10' towards the rear of the property. The proposed first floor addition has minimal impact on adjacent property's sight lines, and is mostly obstructed from view by an existing privacy fence.

Matching the existing home's noncompliant setback does not significantly impact the buffering intent of the side yard setback. Circulation through the property is retained by the existing shared driveway on the other side of the property.

3. For an area 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 zoning setback ordinance as applied to this property would not allow the proposed addition to be constructed with a feasible degree of useable interior space, making compliance with the ordinance unnecessarily burdensome. The existing rear covered entrances and structural posts of the deck require the space at the rear of the home the ordinance would allow for placement of a useable addition. The size and design of the small addition are consistent with other properties in the area (see attached photographs).

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.

This property is part of the "original plat" of Madison, where platted 66' wide lots were divided for home site development. TR-C4 zoning is uncommon for lands that are part of the "original plat" and the zoning setback requirements create

difficulty for the utilization of the property while complying with the setback requirements of this zoning ordinance. The placement of the house and assemblage of the lot do not conform to the ordinance.

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

The proposed addition runs parallel to a 6' privacy fence, and does not significantly interfere with light or air flow by maintaining a modest height. The roof line is pitched towards the rear of the property and away from the adjacent property to direct run off away from the neighboring property's sandstone foundation.

The proposed addition is also parallel to a covered porch on the adjacent property, and the design of the addition includes an elevated transom style window that is above the roofline of that porch where the two structures run parallel. This results in an increased degree of privacy for the neighboring porch and mitigates the modest buffering effect of the non-compliant setback.

Please also see the letter from adjacent property owner in support of the addition.

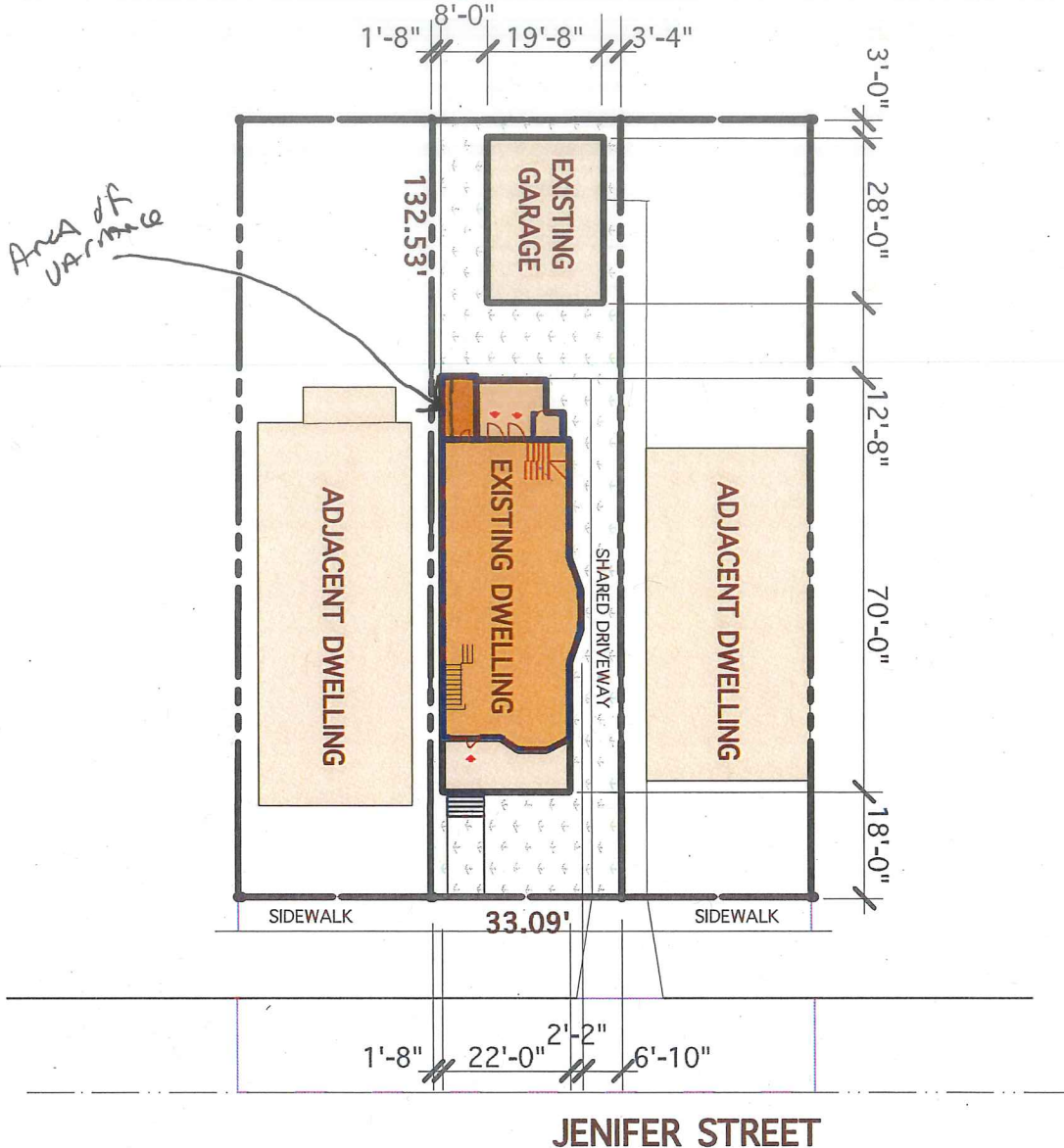
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The surrounding historic homes in the neighborhood frequently include small to medium sized rear additions to improve the utility of bathrooms or kitchens. The style and size of this proposed addition are in character with surrounding properties, and following input from the Landmarks Commission the siding on the rear elevation will be changed from cedar fish scale to lap siding, an aesthetic choice to further match the historic character of the existing home. Other materials in the addition are consistent with the existing home, such as asphalt shingles, soffit and fascia materials. *(See attached Certificate of Appropriateness for the addition dated June 14, 2018.)*

2-Story two-Family Dwelling
 Construct one-story addition At Rear
 Side Yard

3.3' Required
 1.66' Provided
 1.73' VARIANCE

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Area of Variance

JENIFER STREET

SITE PLAN NOTES:

SCOPE OF WORK:
 ALTERATIONS TO EXISTING
 TWO UNIT DWELLING

SITE AREA:

4,301 sq ft
 .10 ACRES

BUILDING AREA CALCULATIONS:

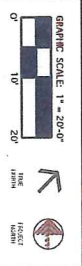
EXISTING DWELLING AREA
 1,156 sq ft
 EXISTING PORCH AREA
 181 sq ft
 EXISTING ACCESSORY BUILDING
 133 sq ft

TOTAL BUILDING AREA
 2,040 sq ft

SUN ROOM ADDITION AREA
 64 sq ft

DISCLAIMER

DIMENSIONS SHOWN ILLUSTRATE
 ACCUMULATED APPROXIMATE
 INFORMATION REGARDING EXISTING
 SITE CONDITIONS. ANY CRITICAL
 DISTANCES REQUIRED BY GOVERNING
 ENTITIES MUST BE CONFIRMED BY
 SURVEYOR.



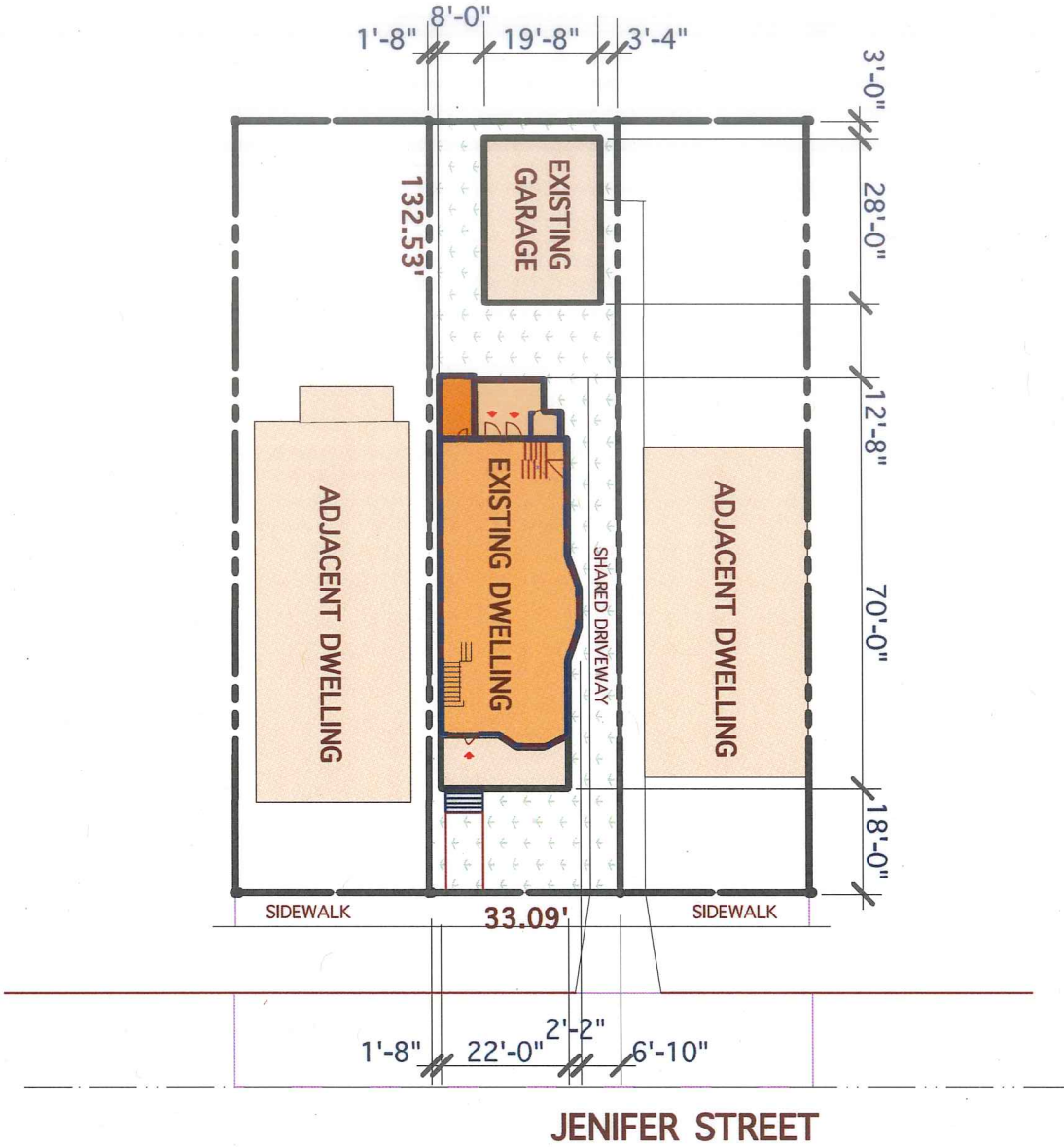
Mark J. Schmidt Architect
 AIA NCARB
 A Member of
 Knapp Schmidt
 Architects LLC
 PO Box 762
 Watousa, WI 54992
 920-787-0140
 design@ksarch.net

ALTERATIONS TO
E VAUGHN BRANDT RESIDENCE
 1314 JENIFER ST, MADISON, WI 53703

DATE:	ISSUED:
12/05/17	PLAN REVIEW
1/15/18	LANDMARKS APPLICATION
2/13/18	PLAN REVIEW REVISION
6/27/18	PLAN REVIEW REVISION

JOB NO: S17033

SITE PLAN
 2.1



SITE PLAN NOTES:

SCOPE OF WORK:
ALTERATIONS TO EXISTING
TWO UNIT DWELLING

SITE AREA:

4,301 sq ft
.10 ACRES

BUILDING AREA CALCULATIONS:

EXISTING DWELLING AREA
1,156 sq ft
EXISTING PORCH AREA
181 sq ft

EXISTING ACCESSORY BUILDING
133 sq ft

TOTAL BUILDING AREA
560 sq ft

SUN ROOM ADDITION AREA
2,040 sq ft

64 sq ft

DISCLAIMER
DIMENSIONS SHOWN ILLUSTRATE
ACCUMULATED APPROXIMATE
INFORMATION REGARDING EXISTING
SITE CONDITIONS. ANY CRITICAL
DISTANCES REQUIRED BY GOVERNING
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SURVEYOR.



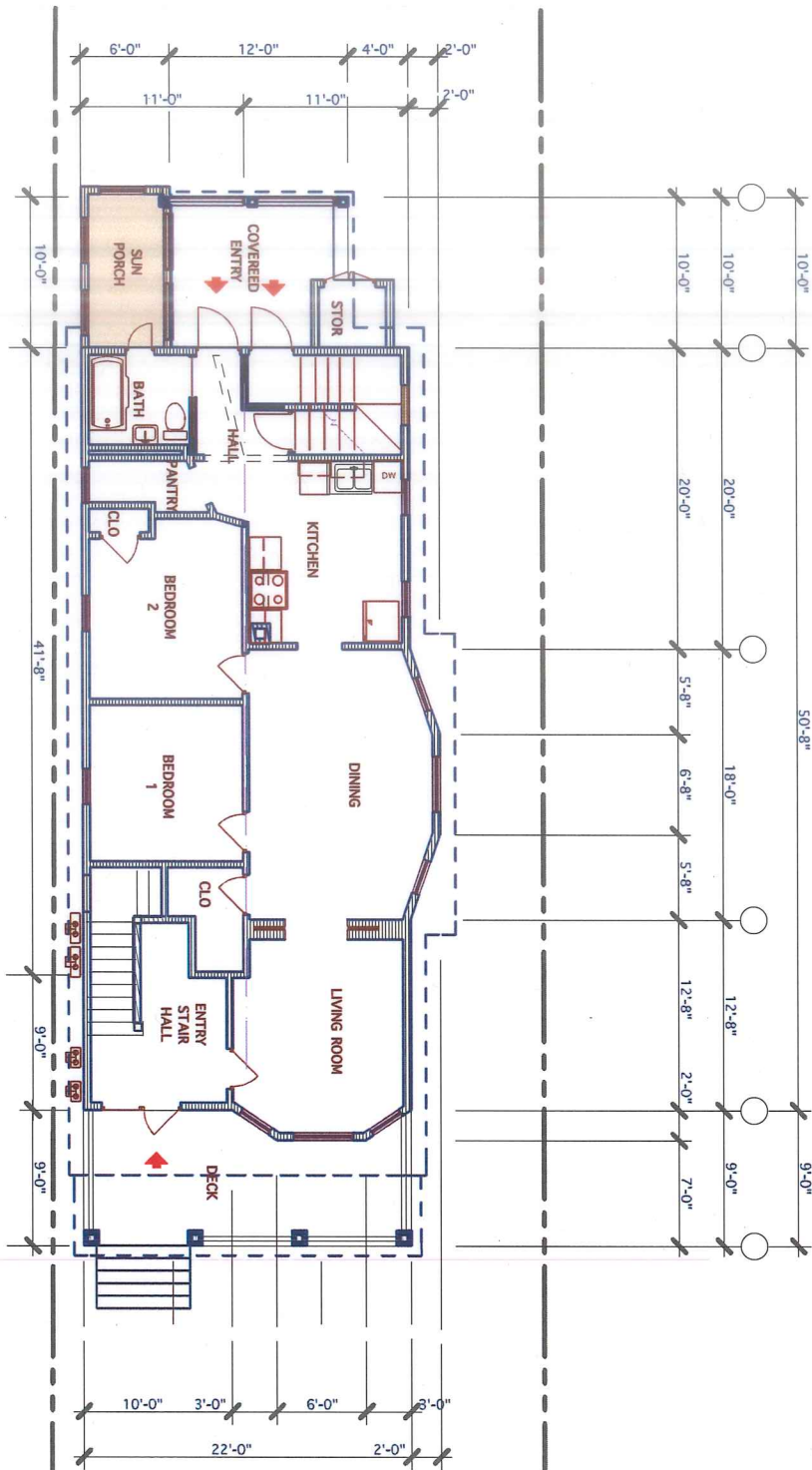
ALTERATIONS TO
E VAUGHN BRANDT RESIDENCE
1314 JENIFER ST, MADISON, WI 53703

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Knapp Schmidt
Architects LLC
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Wautoma, WI 54982
920-787-0140
design@ksarch.net

DATE	ISSUED:
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6/27/18	PLAN REVIEW REVISION

JOB NO.
S17033

SITE PLAN
2.1



FIRST FLOOR PLAN NOTES:

SCOPE OF WORK:
 PROVIDE ALTERATIONS AS NEEDED
 TO PROVIDE SEPARATE ENTRY TO
 UPPER DWELLING UNIT

WINDSCREEN PORCH PANELS

BUILDING AREA CALCULATIONS:

FIRST FLOOR DWELLING AREA
1,157 sq ft
 FIRST FLOOR FRONT PORCH AREA
180 sq ft
 FIRST FLOOR REAR PORCH AREA
133 sq ft

TOTAL BUILDING AREA

1,534 sq ft

PROPOSED SUN PORCH AREA

64 sq ft

IMPROVEMENT STANDARDS

DWELLING UNIT SEPARATION
 - WALLS: 5/8" TYPE X GYPSUM BD EACH
 SIDE OF 2x4 STUD WALL
 - FLOORS: 5/8" TYPE X GYPSUM BD ON
 CEILING FRAMING

ALTERED AREA INSULATION

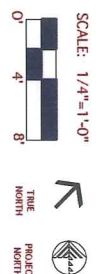
- ROOF/CEILING: R-49
 - EXTERIOR WALLS: R-20

STAIRS

- HANDRAILS: ALL STAIRS APPROXIMATE 36"
 - HEADROOM: 8'-4"

LIFE SAFETY ITEMS

- LATCH LOCKS @ ENTRY DOORS
 - SMOKE ALARMS FOR BEDROOMS
 - SMOKE ALARM IN BASEMENT
 - CARBON MONOXIDE ALARM EACH UNIT
 - CARBON MONOXIDE ALARM IN BASEMENT



FIRST FLOOR PLAN	6.1
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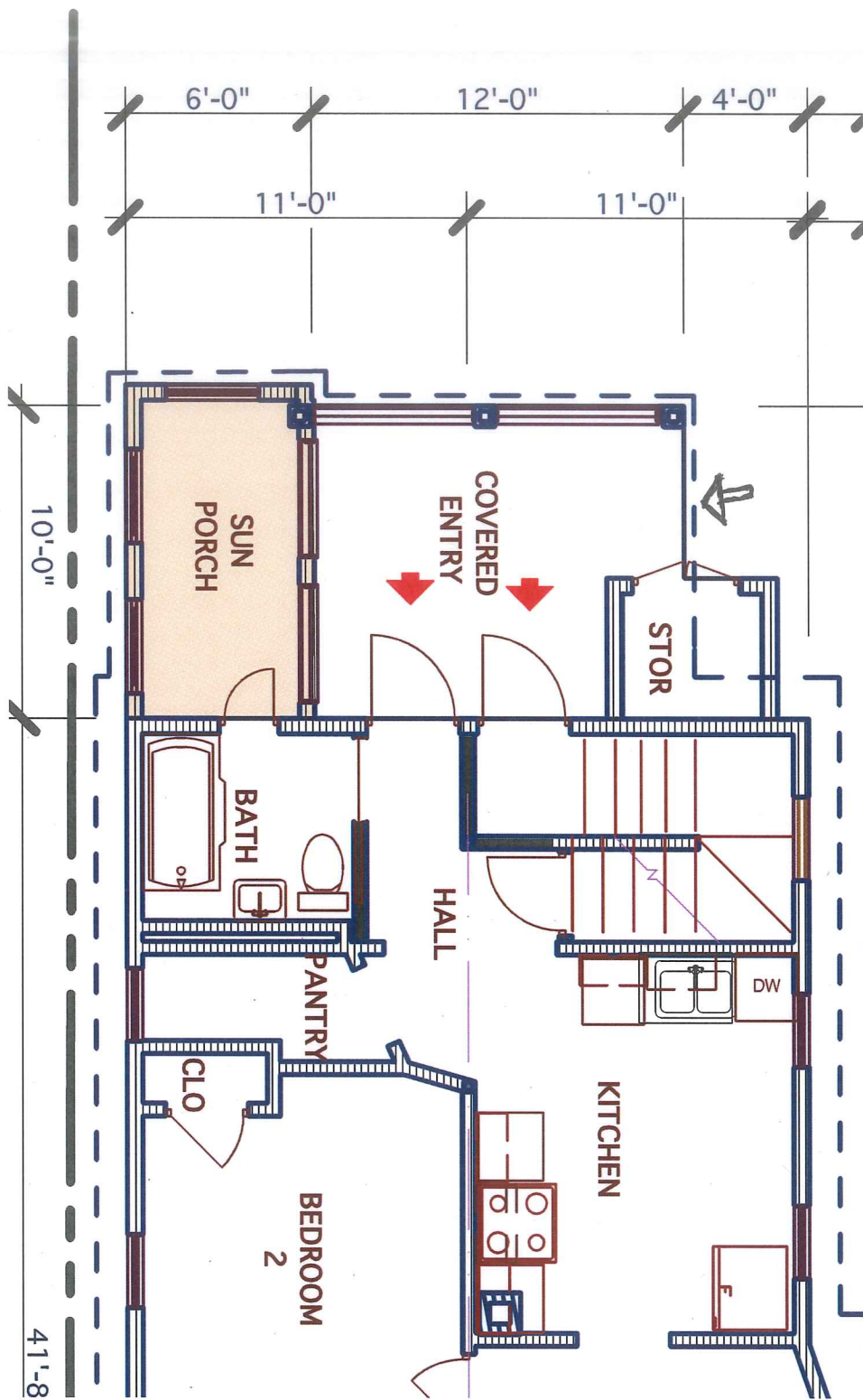
DATE:	ISSUED:
12/05/17	PLAN REVIEW
1/15/18	LANDMARKS APP
2/13/18	PLAN REVIEW REVISION
3/19/18	PLAN REVIEW REVISION
6/27/18	ZONING APPEALS

ALTERATIONS TO
E VAUGHN BRANDT RESIDENCE
 1314 JENIFER ST, MADISON, WI 53703

Mark J. Schmidt Architect

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 Watrous, WI 54692
 800 - 226 - 0140
 920 - 787 - 0140
 design@ksarch.net



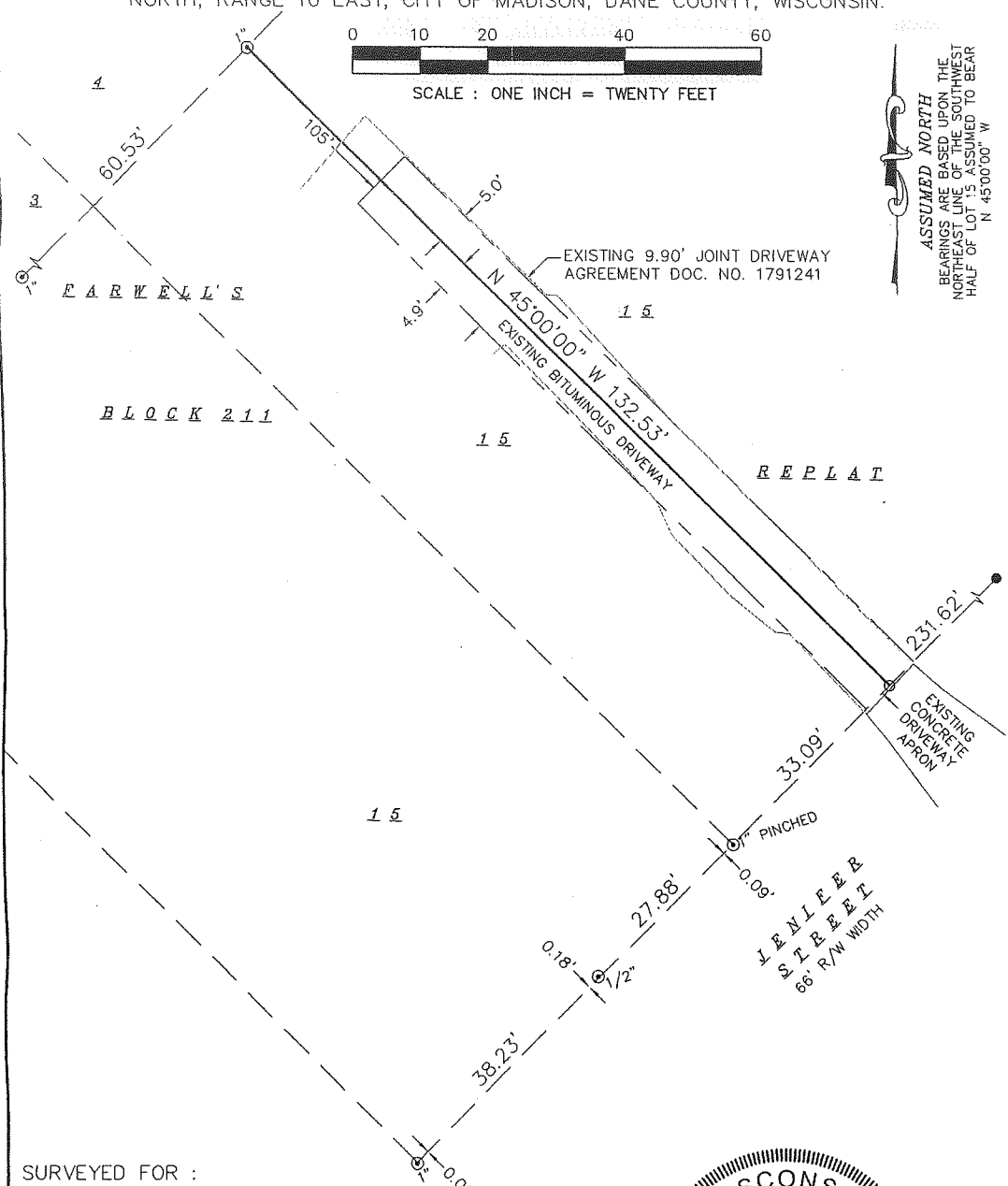
LOT LINE LOCATION SURVEY

PART OF LOT 15, BLOCK 211, FARWELL'S REPLAT, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 166985, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



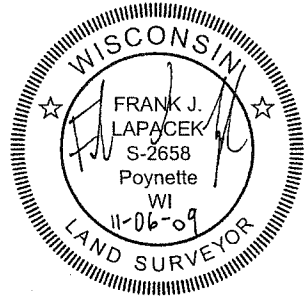
SCALE : ONE INCH = TWENTY FEET

ASSUMED NORTH
BEARINGS ARE BASED UPON THE
NORTHEAST LINE OF THE SOUTHWEST
HALF OF LOT 15 ASSUMED TO BEAR
N 45°00'00" W



SURVEYED FOR :
Vaughn Brandt
1314 Jenifer Street, Apt. 2
Madison, WI 53703

SURVEYED BY :
Burse
surveying & engineering
1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com



Date: 11-05-09
Plot View: sht1
\\PROJECTS\BSE1337\DWG\BSE1337.DWG

LOT LINE LOCATION SURVEY

PART OF LOT 15, BLOCK 211, FARWELL'S REPLAT, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 166985, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: 10-28-09 TO 11-06-09
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Client provided a recorded copy of the joint driveway agreement, no title report was provided.
- 5) All buildings, fences, surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. Survey shows shared driveway only.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) The purpose of this survey was to determine the boundary line between the Southwest half of Lot 15 and the Northwest half of Lot 15.

DESCRIPTION FURNISHED: - Warranty Deed dated May 24, 1999

The Southwest 1/2 of Lot Fifteen (15), Block Two hundred Eleven (211) Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor, No. 2658, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 06th day of NOVEMBER, 2009

Signed: Frank J. Lapacek
Frank J. Lapacek, R.L.S. No. 2658

WAIVER OF CHAPTER A-E7
WISCONSIN ADMINISTRATIVE CODE

We, Vaughn Brandt, Client and Frank J. Lapacek, Surveyor, hereby waive the requirements of Chapter A-E7, Wisconsin Administrative Code requiring the monumentation of all corners of the parcel shown hereon and to depict the bearings and distances on other boundaries of the description furnished.
(See note 7 above).

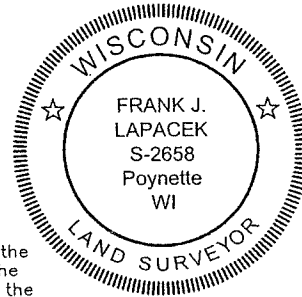
Vaughn Brandt
Vaughn Brandt, Client

Frank J. Lapacek
Frank J. Lapacek, Surveyor

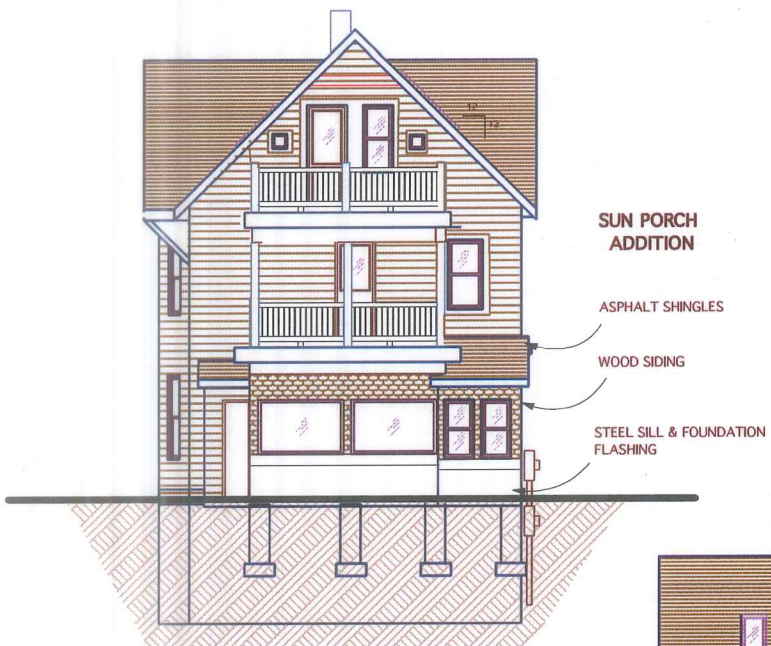
LEGEND

- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- 1/2" SOLID IRON ROD FOUND
- SET MAG NAIL
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



Rear & Side Elevations



REAR ELEVATION

SUN PORCH ADDITION
 ASPHALT SHINGLES
 WOOD SIDING
 STEEL SILL & FOUNDATION FLASHING



SUN PORCH ADDITION

WOOD SIDING

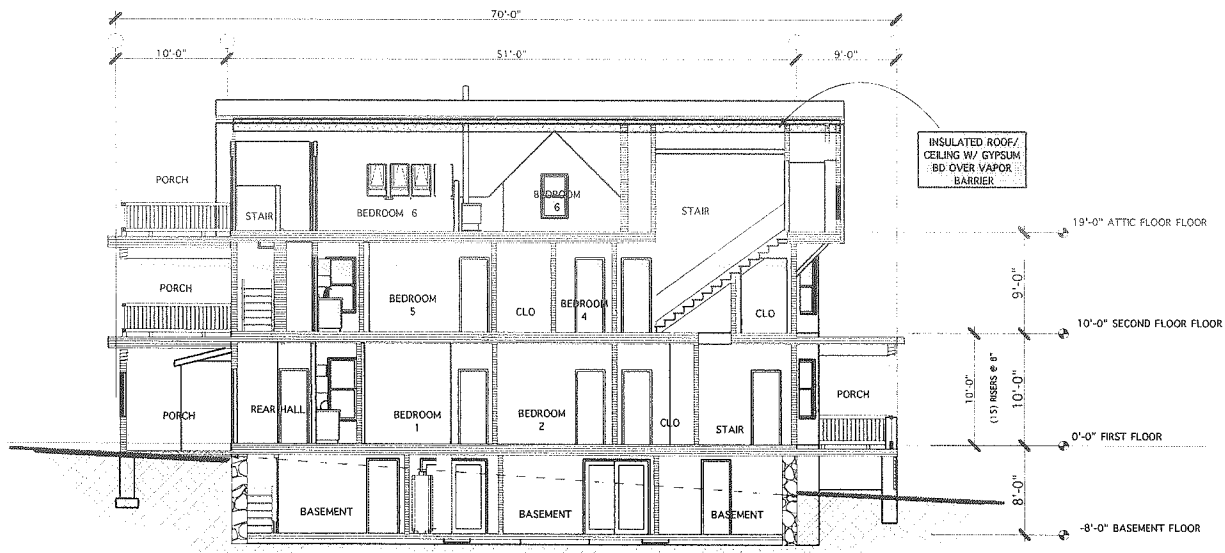
SIDE ELEVATION

Mark J. Schmidt Architect
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 Wausau, WI 54981
 715-838-1410
 715-838-0140
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 AIA NCARB
 A Member of
 the American Institute of
 Architects LLC
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ALTERATIONS TO
E VAUGHN BRANDT RESIDENCE
 1314 JENIFER ST, MADISON, WI 53703

ISSUED:	LANDMARKS APP
DATE:	5/21/18
JOB NO:	S17033

EXTERIOR ELEVATIONS
 8.1



Mark J. Schmitt Architect
 101 N. KENNA
 MADISON, WI 53703
 608.238.0340
 A MEMBER OF
 INTERIORS LLC

ALTERATIONS TO
 E VAUGHN BRANDT RESIDENCE
 1314 JENIFER ST, MADISON, WI 53703

IMPROVEMENT STANDARDS

DWELLING UNIT SEPARATION

- WALLS: 5/8" TYPE X GYPSUM BD EACH SIDE OF 2X4 STUD WALL
- FLOORS: 5/8" TYPE X GYPSUM BD IN CEILING FRAMING

ALTERED AREA INSULATION

- ROOF/CEILINGS: R 49
- EXTERIOR WALLS: R 20

STAIRS

- HANDRAILS ALL STAIRS APPROXIMATE 36"
- HEADROOM 6'-4"

LIFE SAFETY ITEMS

- LATCH LOCKS @ ENTRY DOORS
- SMOKE ALARMS FOR BEDROOMS
- SMOKE ALARM IN BASEMENT
- CARBON MONOXIDE ALARM EACH UNIT
- CARBON MONOXIDE ALARM IN BASEMENT

K
7.2

CENTER SECTION

DATE	ISSUED
12/02/17	PLAN REVIEW
1/15/18	LANDMARKS APP
2/13/18	PLAN REVIEW REVISION
3/19/18	PLAN REVIEW REVISION
3/29/18	ZONING LABEL REVISION

JOB NO:
S17033

WALL SECTIONS
7.5

1314 Jenifer











Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 S Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

June 14, 2018

E. Vaughn Brandt
1314 Jenifer Street
Madison, WI 53703

Re: Certificate of Appropriateness for 1314 Jenifer

At its meeting on June 4, 2018, the Landmarks Commission reviewed, in accordance with the provisions of the Historic Preservation Ordinance, your plans to alter the exterior of the structure located at 1314 Jenifer Street in the Third Lake Ridge Historic District. The Commission approved a retroactive Certificate of Appropriateness for the construction of a rear sunroom addition, and a Certificate of Appropriateness to remove the stainless steel chimney at the garage and replace it with a solar dome. The Landmarks Commission approved the rear addition with conditions that the rake board of the addition be wrapped with aluminum and that lap siding be installed on the walls.

This letter will serve as the "Certificate of Appropriateness" for the project described above. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, 126 S Hamilton Street.

Please note that any scope of work or design changes from the alterations approved herein must receive approval by the Landmarks Commission, or staff designee, prior to commencing with the work. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me (608-266-6552 or ascanlon@cityofmadison.com) with any questions.

Sincerely,

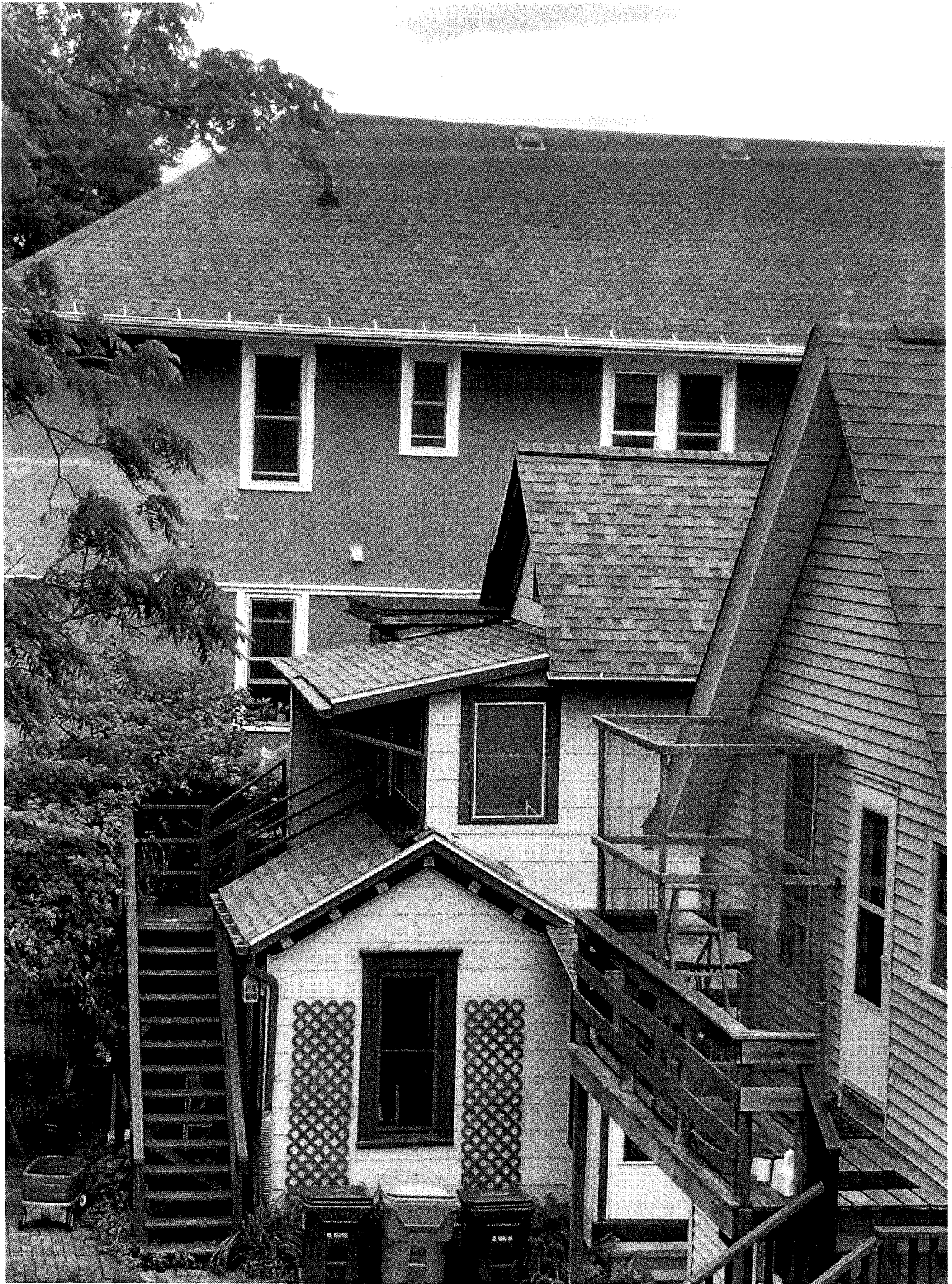
Amy Loewenstein Scanlon, Registered Architect
Preservation Planner
City of Madison Planning Division

cc: City preservation property file

1319 Jennifer



1326 Jenifer



1329 Williamson, rear entrance



1311 Jennifer



Jesse Pycha-Holst
1312 Jenifer St.
Madison, WI 53703

June 26th, 2018

Zoning Board of Appeals
210 Martin Luther King, Jr. Blvd, Room 351
Madison, WI 53703

Dear Board Members:

I am writing in support of the variance being requested for 1314 Jenifer St. for the back room addition.

I am the only neighbor to whom this project is not virtually invisible. Even from my vantage, the fence between our properties more than adequately provides cover. I have lived next door to Vaughn and Margaret Brandt for years both before and after the changes. They are hardly noticeable.

On a personal level, Vaughn, Margaret, and their kids are great neighbors. They are connected with the neighborhood community. And as their family grew, it makes sense that they might need a bit more space without wanting or having to leave the community to find more housing.

I would also add that if you have seen the home before the historically accurate and quite beautiful front porch was added, you would have a broader context of Vaughn's attention to detail and improving not just his home, but our neighborhood.

I ask that you approve their application enthusiastically.

Sincerely,

(original submitted directly by neighbor.)

Jesse Pycha-Holst
1312 Jenifer St.
Madison, WI 53703