



**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: 206 N. SPOONER ST.

Name of Owner: RAPHAEL KADUSHIN

Address of Owner (if different than above): _____

Daytime Phone: 608-263-1062 Evening Phone: 608-233-1165

Email Address: KADUSHIN@WISC.EDU

Name of Applicant (Owner's Representative): JEFF GAARD

Address of Applicant: 1722 SUMMIT AVE. / MADISON, WI 53726

Daytime Phone: 608-445-9165 Evening Phone: 608-445-9165

Email Address: JEFFGAARD@GMAIL.COM

Description of Requested Variance: _____

5' SIDE YARD SETBACK (PROPOSED SETBACKS SHOWN ON DRAWINGS)

20' REAR YARD SETBACK " "

HEIGHT OF GARAGE/MODULAR/PAGE ADDITIONS (EXCEEDS 15' FOR

ACCESSORY BUILDING)

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: <u>\$300</u>	Hearing Date: <u>12-4-14</u>
Receipt: <u>160188</u>	Published Date: <u>11-27-14</u>
Filing Date: <u>11/13/14</u>	Appeal Number: <u>120914-01</u>
Received By: <u>SK</u>	GQ: _____
Parcel Number: <u>0709-222-2011-9</u>	Code Section(s): <u>28.044 (2)</u>
Zoning District: <u>TR C3</u>	_____
Alder District: <u>S-Bidar-Siehl</u>	_____

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 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). (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: Raymond **Date:** 10/26/14

----- (Do not write below this line/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:

November 13, 2014

To:
Madison Zoning Board of Appeals
215 Martin Luther King Jr. Blvd.
Room LL100, P.O. Box 2985
Madison, WI 53701-2985

Project Name: Kadushin Residence - Garage Addition and Renovations
Project Location: 206 North Spooner Street; Madison, WI
Requested Meeting Date: December 4, 2014

Members of Zoning Board of Appeals,
Attached to this Letter of Intent are materials for the upcoming December 4 Meeting Date. Included are drawings, showing demolition of existing garage and proposed new garage; photos of subject house and adjacent properties; Madison Zoning Board of Appeals Variance Application; and check for \$300 Filing Fee.

Project scope includes:

- Remove existing wood-framed garage and concrete slab. The garage is poorly constructed, and is visibly out of plumb, leaning several inches away from the house.
- Construct new garage, with room above to be used as workspace. Concrete slab of new garage to perhaps be higher than existing, to alleviate water/ice problems caused by improper drainage. This may also possibly mitigate slab cracking that may be caused by tree roots below the garage. Footprint of new garage to be similar to existing, though with wider garage door. If garage slab is higher, a portion of concrete driveway will be replaced with a new sloped driveway.
- Garage door to be pair of traditional swinging garage doors.

Unique conditions:

- Given the very small lot size, it is not possible to comply with today's zoning setbacks or to construct a fully detached garage (as an accessory building). Instead, proposed garage will respect setbacks of existing garage, and have minimal connection to existing house; for example, second floor of house and new garage will not be connected.
- As both homeowners are self-employed (in addition to outside employment for one), there is inadequate space within the house for living space and work space. The attic is not large enough, nor suitable for expanding as occupied space. Likewise, the basement is not suitable for use as an artist's studio.
- Placement of the garage does not pose a detriment to neighbors. It is immediately adjacent to a 2-car garage at 177 N. Prospect Ave. In fact, this neighboring garage will largely conceal from view a large share of the north (side) elevation of proposed garage. The proposed garage is more than 40' away from the house at 177 N. Prospect. Similarly, though near the back yard garage of 173 N. Prospect Ave., the proposed garage is nearly 40' away from the house itself.
- *The Owner has discussed the project with neighbors, who are fully supportive of the project.*

In keeping with the character of the house, the proposed garage/workspace:

- Will match the wood siding of the house, including lap dimension
- Will have garage door and windows consistent in architectural character with details of the house
- Will match roof pitch with house roof
- Will have asphalt shingles similar to house shingles
- Will have decorative wood rafter tails matching rafter tails of house

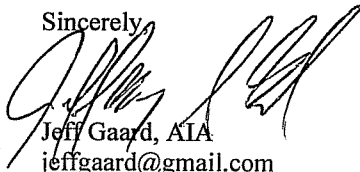
Dimensional characteristics:

- Including footprint of proposed garage, lot coverage of all built construction will be 40%, well below code maximum lot coverage. (1,380 SF construction / 3,443 SF lot = 40%)
- Proposed rear yard open space will be 752 SF, in excess of code minimum 500 SF open space.
- Footprint of proposed garage is slightly larger than existing garage (to accommodate stair to upper floor), though matches current side and rear yard setbacks to property lines (13" and 12" respectively).
- Height of proposed garage, at 17'-6", exceeds the 15' maximum height for an accessory building, though as previously stated, the visual bulk will be reduced by the close proximity of the neighboring garage.

Prior to this submittal, I met with Matt Tucker to review proposed project scope including side and rear setbacks, proposed massing of addition, compatibility with existing architecture and neighborhood context, and concerns that may be raised by Zoning Board of Appeals members. Design intent is to design/construct a garage/workspace structure that, though clearly beyond setbacks per current zoning regulations, is nonetheless consistent with the traditional character of many other garages within the University Heights Historic District.

I look forward to meeting with ZBA, with the goal of respecting the intent of the zoning ordinance while meeting the space needs of the property owner. Thank you for your consideration.

Sincerely,



Jeff Gaard, AIA
jeffgaard@gmail.com
(608) 445-9165

REVISIONS

ZONING INFORMATION

TRC3 ZONING AREA
 3,443 SF LOT
 752 SF BACK YARD
 1380 SF NEW BUILT
 COVERAGE = 40%

TYPICAL WALL
 CONSTRUCTION (MEETS
 3/4 HOUR FIRE RATING):
 2x6 WD STUD WALL W/
 P.T. LAP WD SIDING, TYVEK
 HOUSEWRAP, 7/16" O.S.B.
 SHEATHING, R-19 BATT
 INSULATION, 4 MIL VAPOR
 BARRIER, 1/2" GYP BD

*2-Story Single-Family Home
 New Attached 2-Story Addition
 Garage / Loft Space*

*Side Yard
 5'-0" Required
 1'-1" Provided
 3'-11" Variance*

*Back Yard
 20'-0" Required
 1'-0" Provided
 19'-0" Variance*

KADUSHIN GARAGE ADDITION

206 North Spooner Street
 Madison, WI 53726

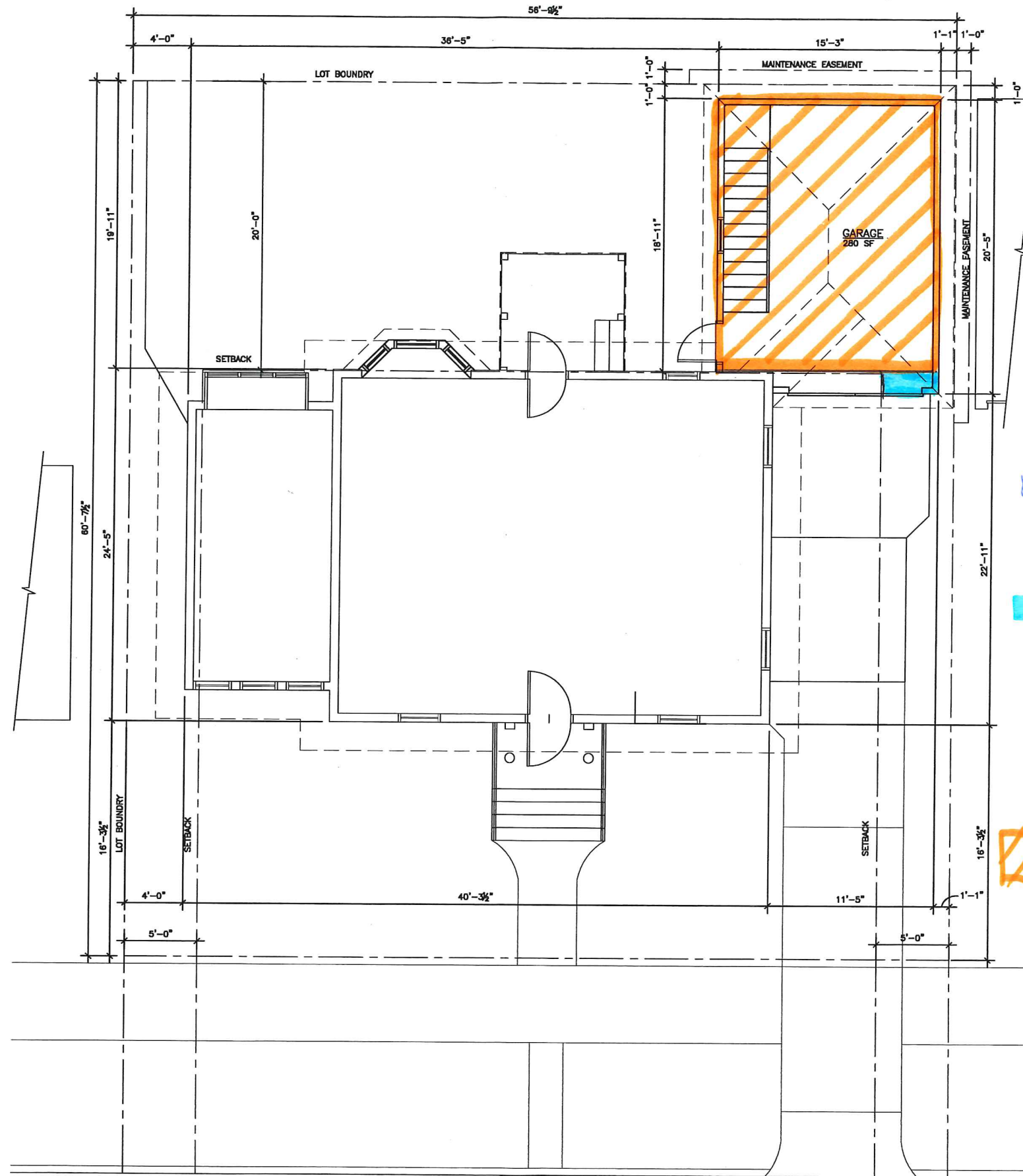
Jeff Gaard - SZK Designs

1/4"=1'-0"

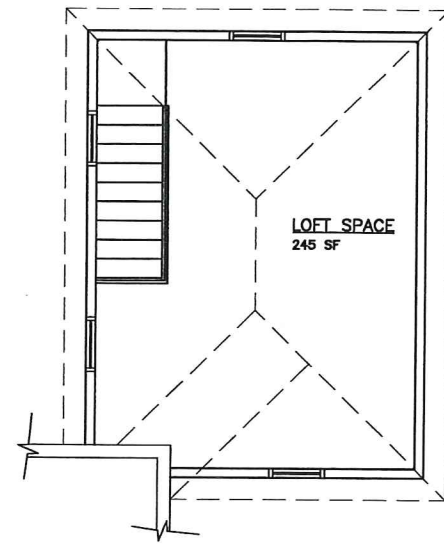
11/13/14

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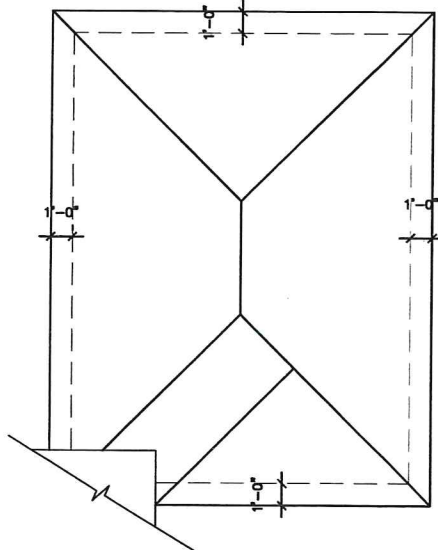
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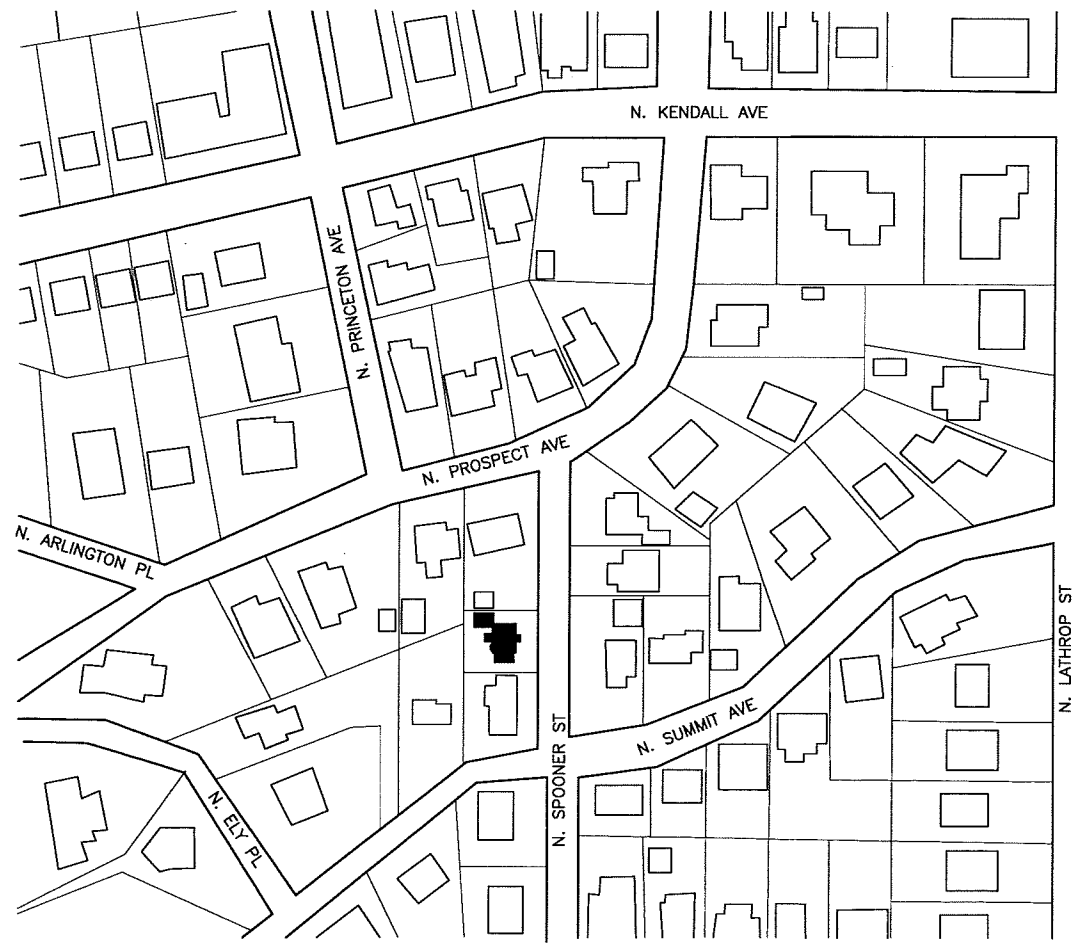
1 FIRST FLOOR PLAN
 1/4"=1'-0"



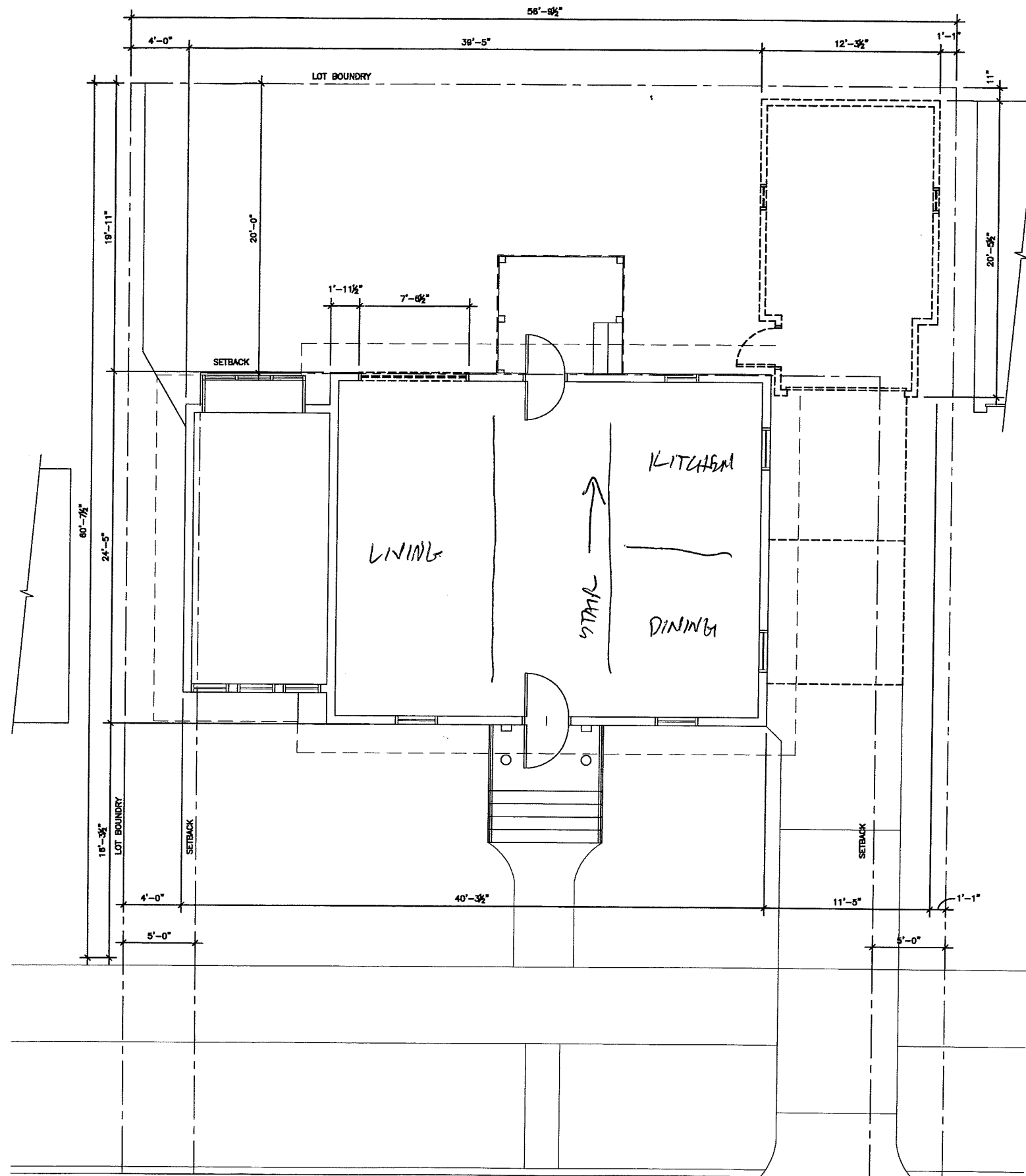
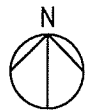
2 SECOND FLOOR PLAN
 1/4"=1'-0"



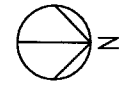
3 ROOF PLAN
 1/4"=1'-0"



2 NEIGHBORHOOD SITE PLAN
NTS



1 FIRST FLOOR DEMO PLAN
1/4"=1'-0"



REVISIONS

KADUSHIN GARAGE ADDITION

206 North Spooner Street
Madison, WI 53726

Jeff Gaard - SZK Designs

1/4"=1'-0"

11/13/14

D1

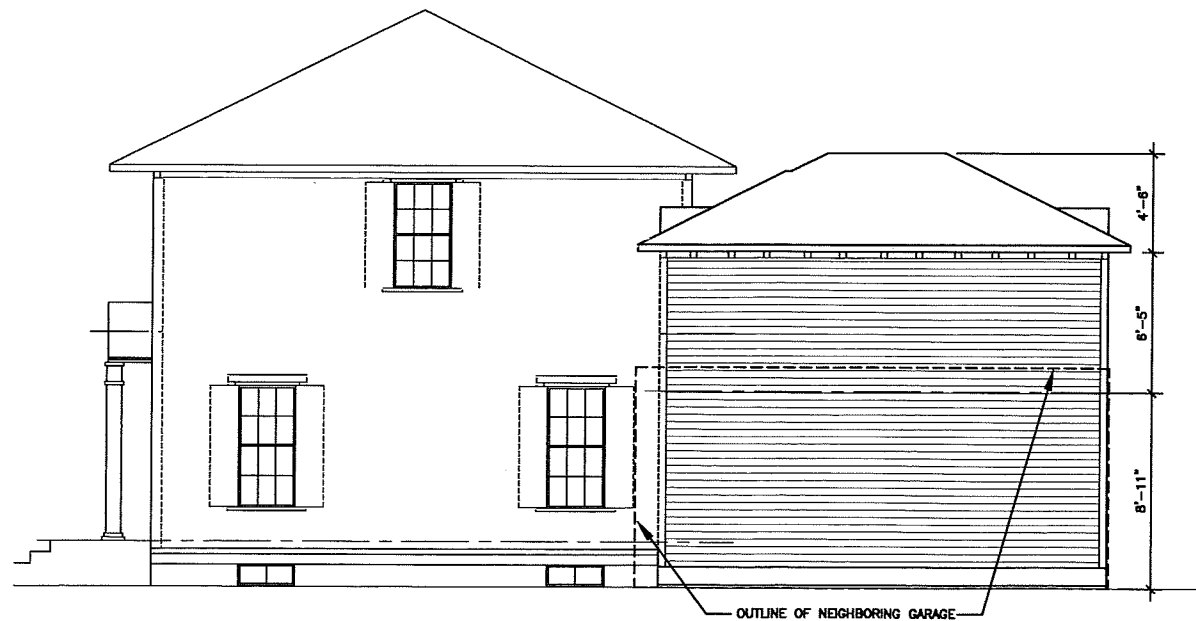
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4 SOUTH EXTERIOR ELEVATION
1/4"=1'-0"



3 WEST EXTERIOR ELEVATION
1/4"=1'-0"



2 NORTH EXTERIOR ELEVATION
1/4"=1'-0"



1 EAST EXTERIOR ELEVATION
1/4"=1'-0"

KADUSHIN GARAGE ADDITION

206 North Spooner Street
Madison, WI 53726

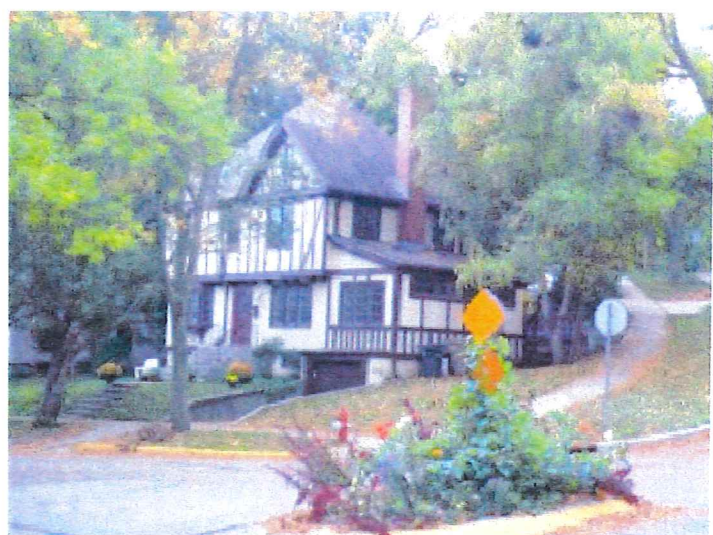
Jeff Gaard - SZK Designs

1/4"=1'-0"

11/13/14

A2

00101



KADUSHIN GARAGE ADDITION

206 North Spooner Street
Madison, WI 53726

Jeff Gaard - SZK Designs

1/4"=1'-0"

11/13/14

G1

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1 NEIGHBORHOOD PHOTOS