



## 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"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input checked="" type="checkbox"/>	<b>Site plan,</b> 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"> <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 type="checkbox"/>	<b>Elevations</b> 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"/>	<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). (Maximum size for all drawings is 11" x 17")
<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 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:  - Andrew Volkman Date: 11-20-17

----- (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:

11-20-17

This is to verify that my father,  
Jim Voxman has my permission to  
appear before the City of Madison  
Zoning Board of Appeals and argue  
my appeal concerning the lodging  
room (efficiency apartment) situation  
at the property - 2562 Hoard - that  
I own.



(Andrew Voxman)

## Standards for Variance

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

No properties in the area have any stand alone lodging rooms. There is a normal size lot. The property had an existing living area, the dimensions of which will not require change.

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 intensity of the relationship between the lot area and the intensity of use would not change.

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.**

Changing the unit to an efficiency apartment from a lodging room would make this a better living space. There are no nearby grocery stores and a more permanent resident would be better for the neighborhood.

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 terms of the ordinance require this to be a lodging room. Lodging houses/rooms are outdated in Madison residential neighborhoods. An efficiency apartment would be better for whoever rents the unit and the intensity wouldn't change.

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

There is no detriment it would increase stability in the neighborhood.

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

The proposed variance would be compatible with the neighborhood. It would enhance it.