



**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: 1823 Jenifer St Madison WI

Name of Owner: Mithun & Rachana Gaddam

Address of Owner (if different than above): _____

Daytime Phone: 203-989-0861 Evening Phone: 608-698-5747

Email Address: _____

Name of Applicant (Owner's Representative): John Mulligan

Address of Applicant: 7840 Leary Rd
Minocqua WI 54548

Daytime Phone: 715-892-2164 Evening Phone: same

Email Address: JTM7840@gmail.com

Description of Requested Variance: To change walls in Front Porch from
screens to windows, Rebuild floor and insulate existing
roof as well as walls (mostly windows) and new floor so room
can be heated. Existing footprint is kept except for current
steps will be landing and new steps go down toward street.
There is no current landing as required by current building Code.
Need Variance of 4'4". Neighboring Average is 16'3⁵/₈" of 20'
Current Code. 12 feet is current Distance on this Property.
(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>1/4/16</u>
Receipt: <u>010408-0002</u>	Published Date: <u>1/7/16</u>
Filing Date: <u>11/25/15</u>	Appeal Number: _____
Received By: <u>[Signature]</u>	GQ: _____
Parcel Number: <u>0710-071-1309-7</u>	Code Section(s): <u>28.043 (2)</u>
Zoning District: <u>TR-C2</u>	_____
Alder District: <u>6-Rummel</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 porch was built to within 12 feet of the front property line. Other properties on this street vary greatly in distance from the front from 11'2" to 20'.

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.

This variance is to allow the replacement of screens with windows so room can be heated. It is still separate from the house. It should make very little difference in 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.

With the need to replace flooring, a landing where current steps are will be required. They are seeking to heat area so it can be used for more of the year.

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 hardship is created from the original placement of the house on the property.

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

The project will have very little if any change in views from adjacent properties. The new construction will have same siding & style of the existing porch.

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

Once completed this project will mesh into the neighborhood the same as the existing porch.

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") <i>The existing front house wall remains intact.</i>
<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"/> NA	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"/> NA	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: *[Signature]* **Date:** 11/23/2015

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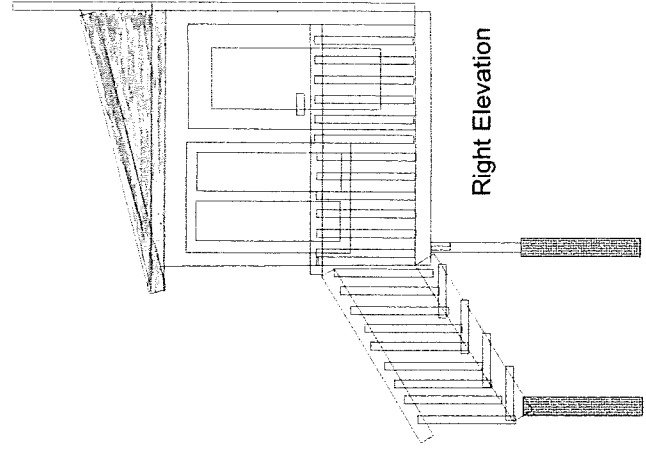
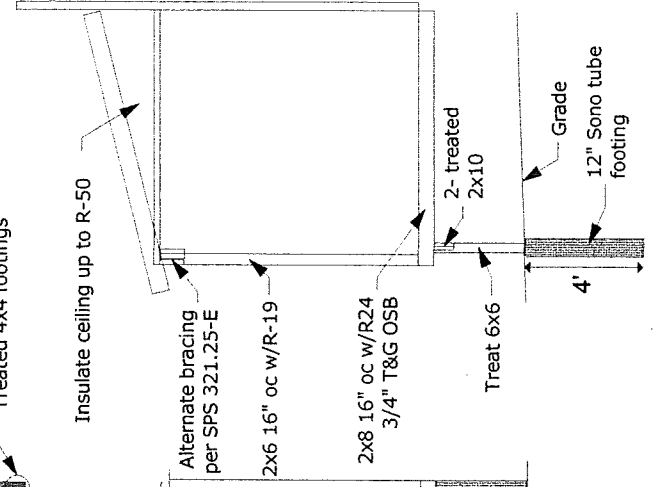
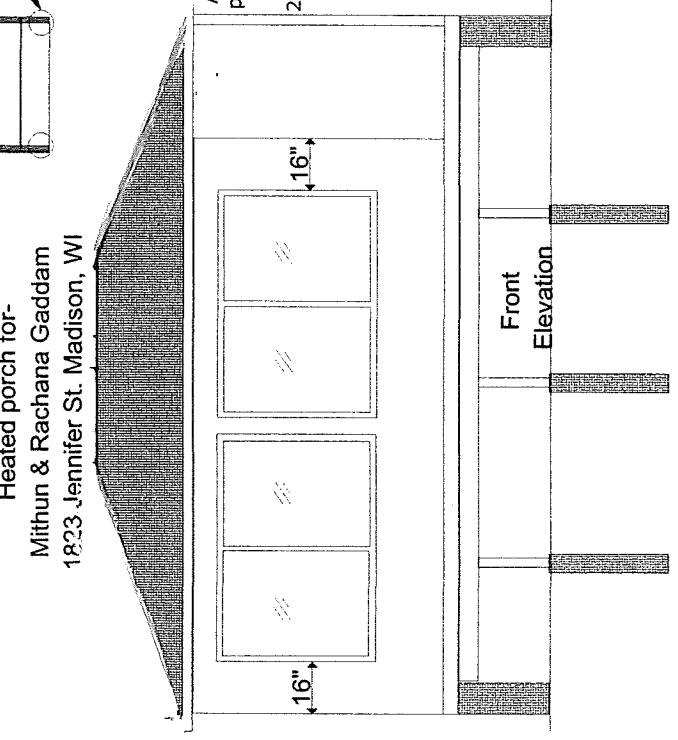
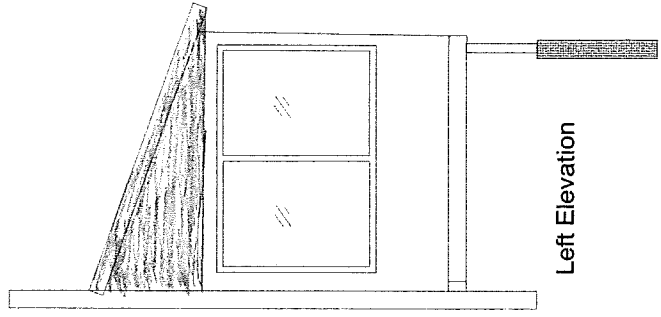
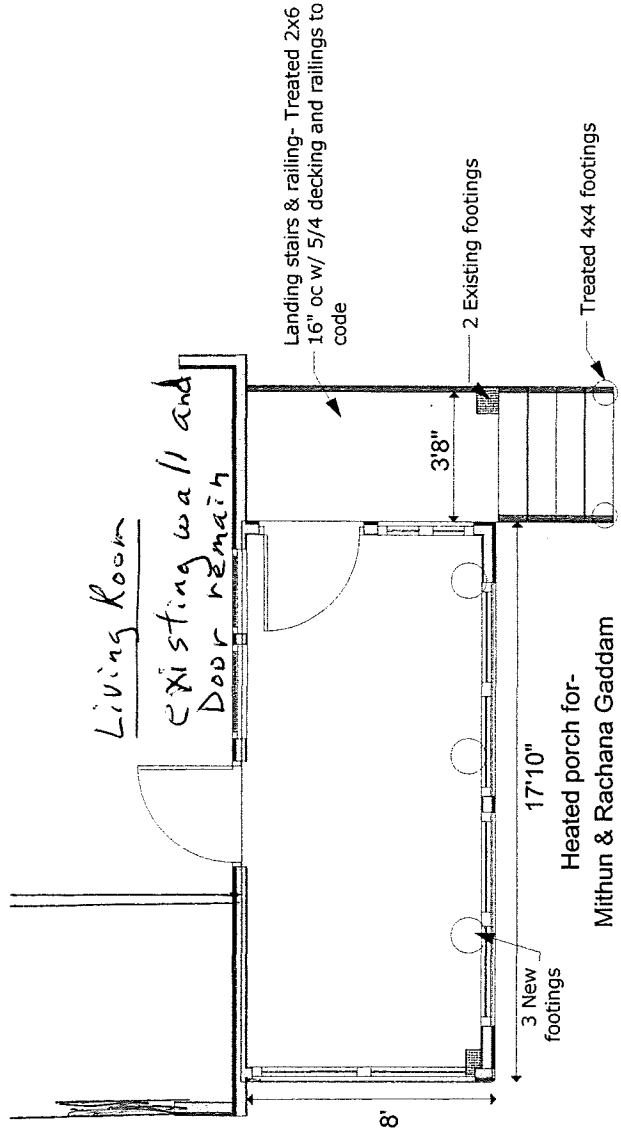
<u>DECISION</u>
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:
Date:

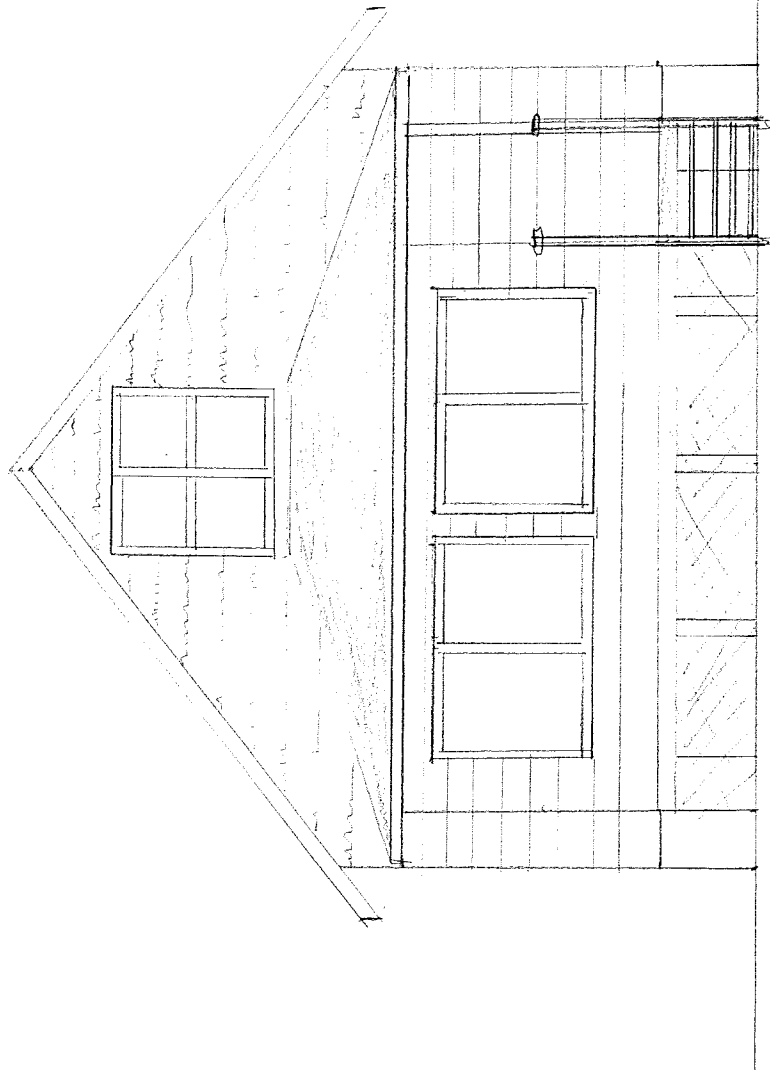
2- Story Single-Family home
 Reconstruct and enclose front porch
 Front Yard

16'-4" Required
 12'-0" Provided
 4'-4" Variance

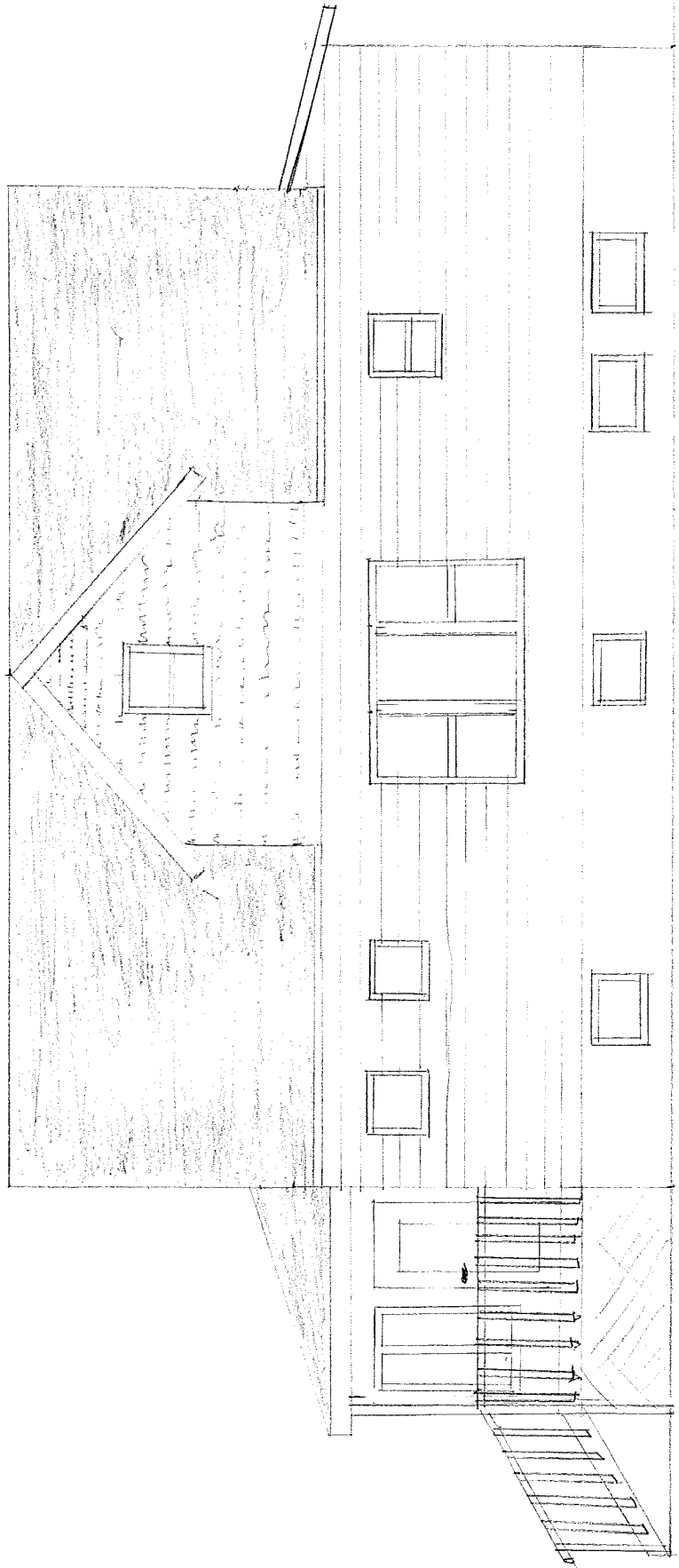


Sidewalk 6' into Rofus 1829
 1823 Jennifer St 1821

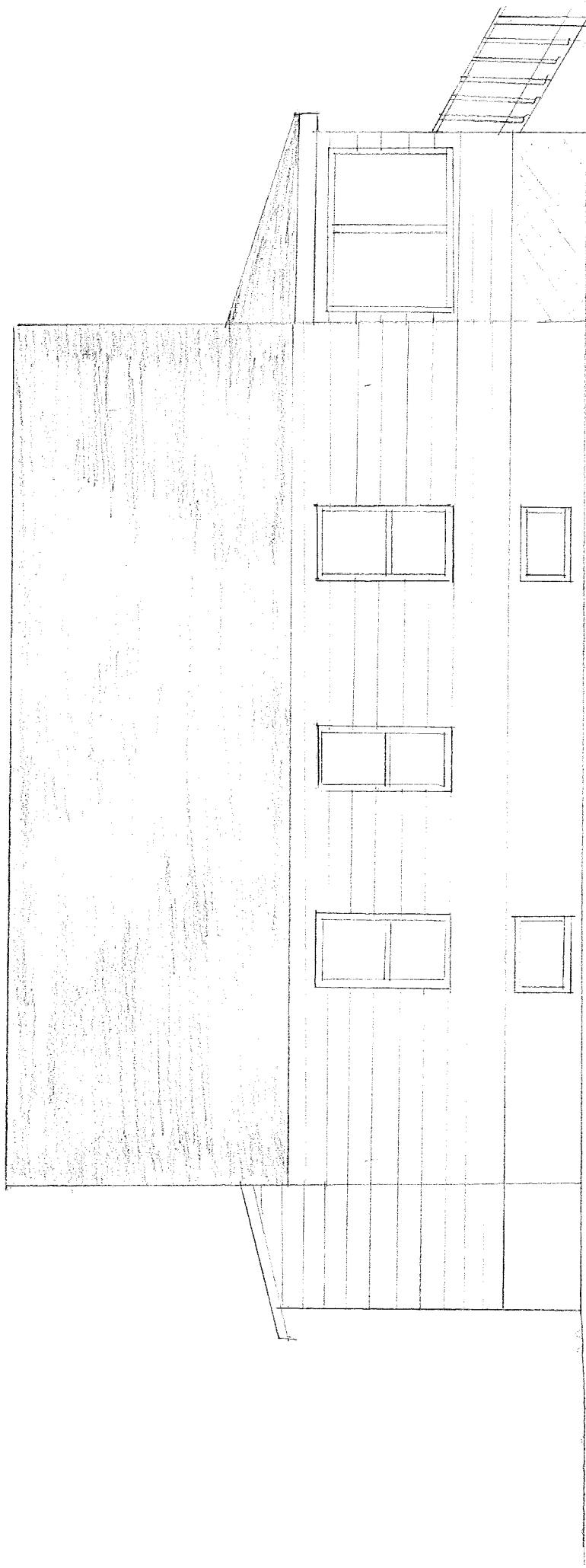




Front



Driveway Side



Left side

Calcs for Front Setback

Street
Address
Jennifer St

1857	19' 10"
1853	19' 3"
1849	11' 2"
1843	11' 3"
1841	13' 10"
1837	20'
1833	17'
1829	12' 8"

* 1823 12'

1821	20'
1817	14' 10"
1813	19' 6"



** Average Setback $16' 3\frac{5}{8}"$ without 1823 Jennifer

Variance Needed 4' 4"