



**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: 448 JEAN STREET

Name of Owner: DAVID PANOFSKY AND PATRICIA SMITH

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 256-0590 Evening Phone: 256-0590

Email Address: panofsmith@tds.net

Name of Applicant (Owner's Representative): Tom Haver Construction

Address of Applicant: 212 S. Baldwin St.  
Madison, WI 53703

Daytime Phone: 608 241-4297 Evening Phone: \_\_\_\_\_

Email Address: haverdesign@haverdesign.com

Description of Requested Variance: The variance request involves adding a dormer to an existing portion of the north-eastern roof of our family home. The dormer will allow for us to walk up into the attic and provide space for a family room/study. With the project, we want to conserve as much existing roof; fully insulate the attic which was never properly done; extend the southern

(See reverse side for more instructions) →

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300<sup>00</sup></u>	Hearing Date: <u>6/13/13</u>
Receipt: <u># 143055</u>	Published Date: <u>6/6/13</u>
Filing Date: <u>5/22/13</u>	Appeal Number: <u>061313-1</u>
Received By: <u>PDA</u>	GQ: <u>OK</u>
Parcel Number: <u>0709-124-0932-7</u>	Code Section(s): <u>24.044(2)</u>
Zoning District: <u>TR-C3</u>	
Alder District: <u>LEDELL ZELLERS -2</u>	

roof plane to accommodate PV solar panels (4kw) and headroom; provide a design which conserves all existing roof pitches and will preserve the sidewalk/street view of the front of the house. This project will enhance our home and neighborhood.

## 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.

Yes, there are conditions which are unique to our property and do not apply generally to other properties in the district.

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.

No, the variance is not contrary to the spirit, purpose, and intent of the zoning regulations and not contrary to the public interest.

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.

Yes, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose and would render compliance unnecessarily burdensome.

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.

Yes, the difficulty and hardship is created by the terms of the ordinance and not by a person who has an interest in the property.

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

No, the proposed variance will not create substantial detriment to adjacent property.

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

Yes, the proposed variance is compatible with the character of the immediate neighborhood.

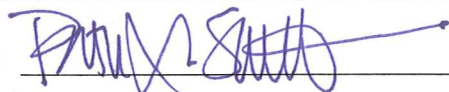


## Application Requirements

**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 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 checked="" 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 checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li> <li><input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li> <li><input checked="" type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred)</li> <li><input checked="" type="checkbox"/> North arrow</li> </ul>
<input checked="" 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: \_\_\_\_\_



Date: \_\_\_\_\_

5/20/2013

------(Do not write below this line/For Office Use Only)-----

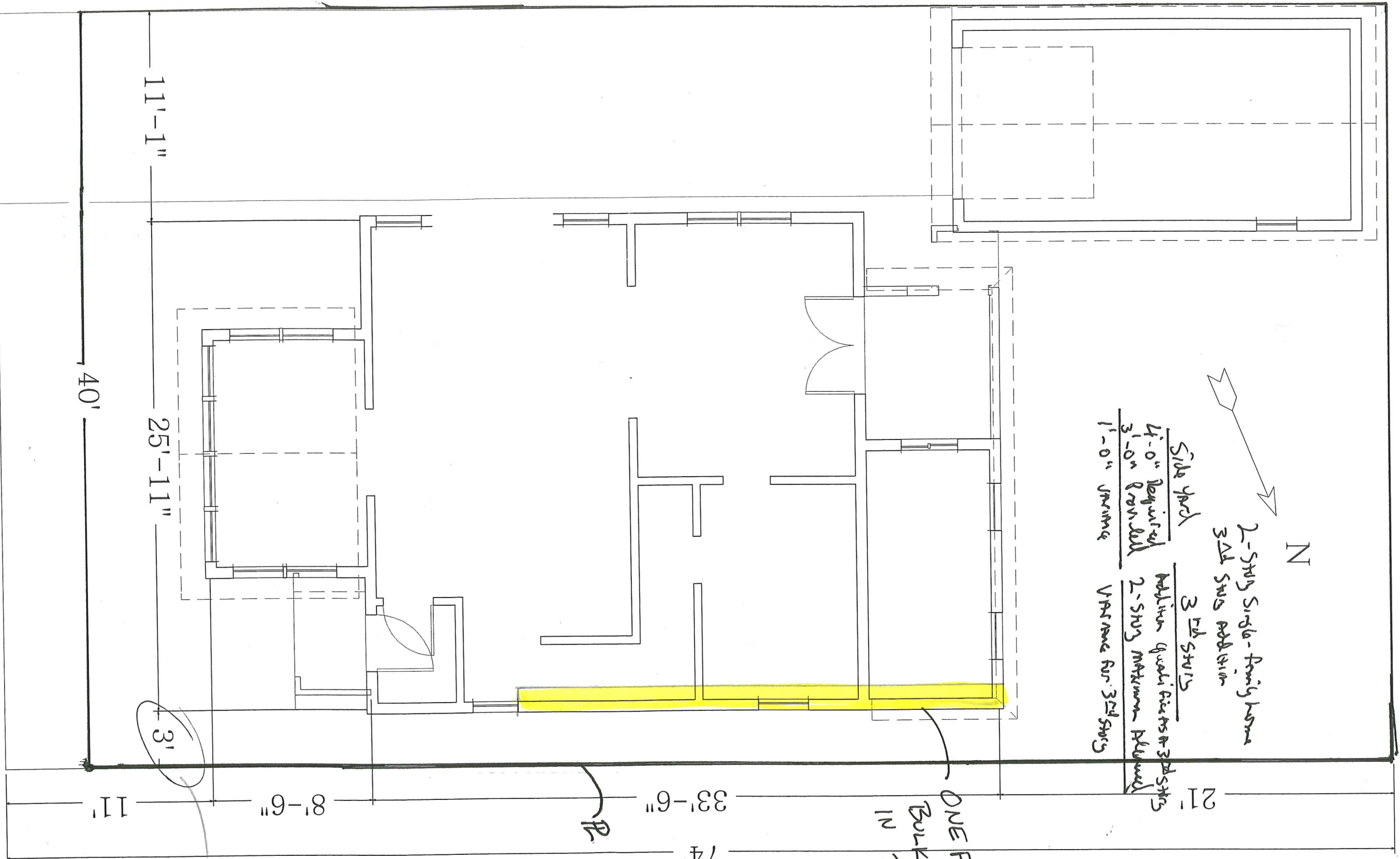
### DECISION

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: \_\_\_\_\_



N

2-Story Single-Family Home  
3rd Story Addition

Side yard  
4'-0" Required  
3'-0" Required  
1'-0" Minimum

3rd Story  
Additional Quality Finishes on 3rd Story  
2-Story Maximum Allowed  
Variance for 3rd Story

ONE FOOT  
BULK CHANGE  
IN THE SETBACK

SETBACK  
REQUIREMENT  
IN R-ES  
DISTRICT  
IS 4 FEET

REV. DATE 5-21-2013  
SHEET 1

TITLE  
Site Plan  
3/16" = 1'0"

CLIENT  
Pat Smith  
David Panofsky  
448 Jean Street  
Madison, WI 53703

Phone: 608.241.4297  
Fax: 608.661.3612  
E-mail: thaver@haverdesign.com  
www.haverdesign.com

212 S. Baldwin St.  
Madison, WI. 53703





Attic Floor Plan  
Existing &  
Proposed  
1/4" = 1'0"

TITLE

**Pat Smith**  
**David Panofsky**  
448 Jean Street  
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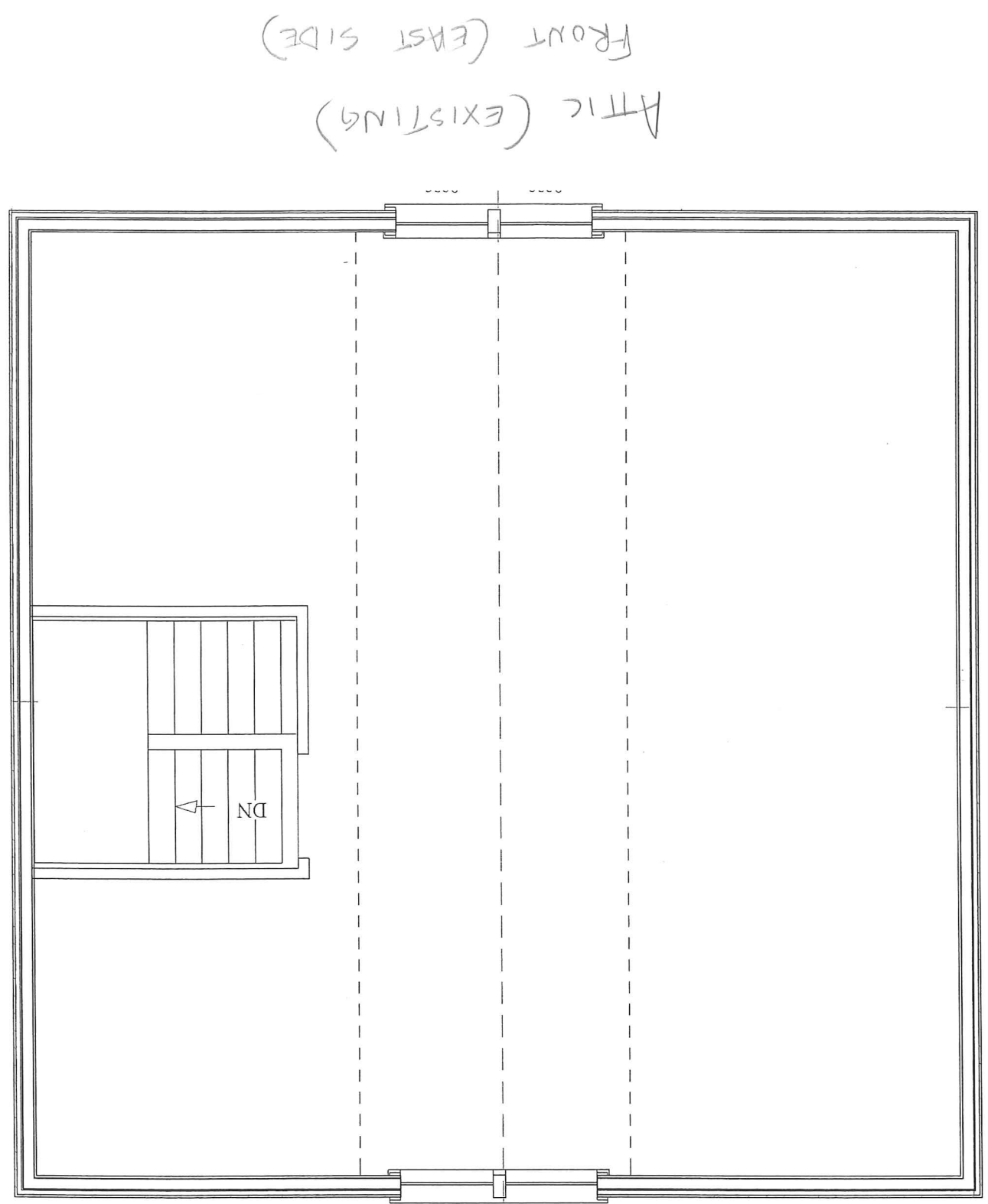
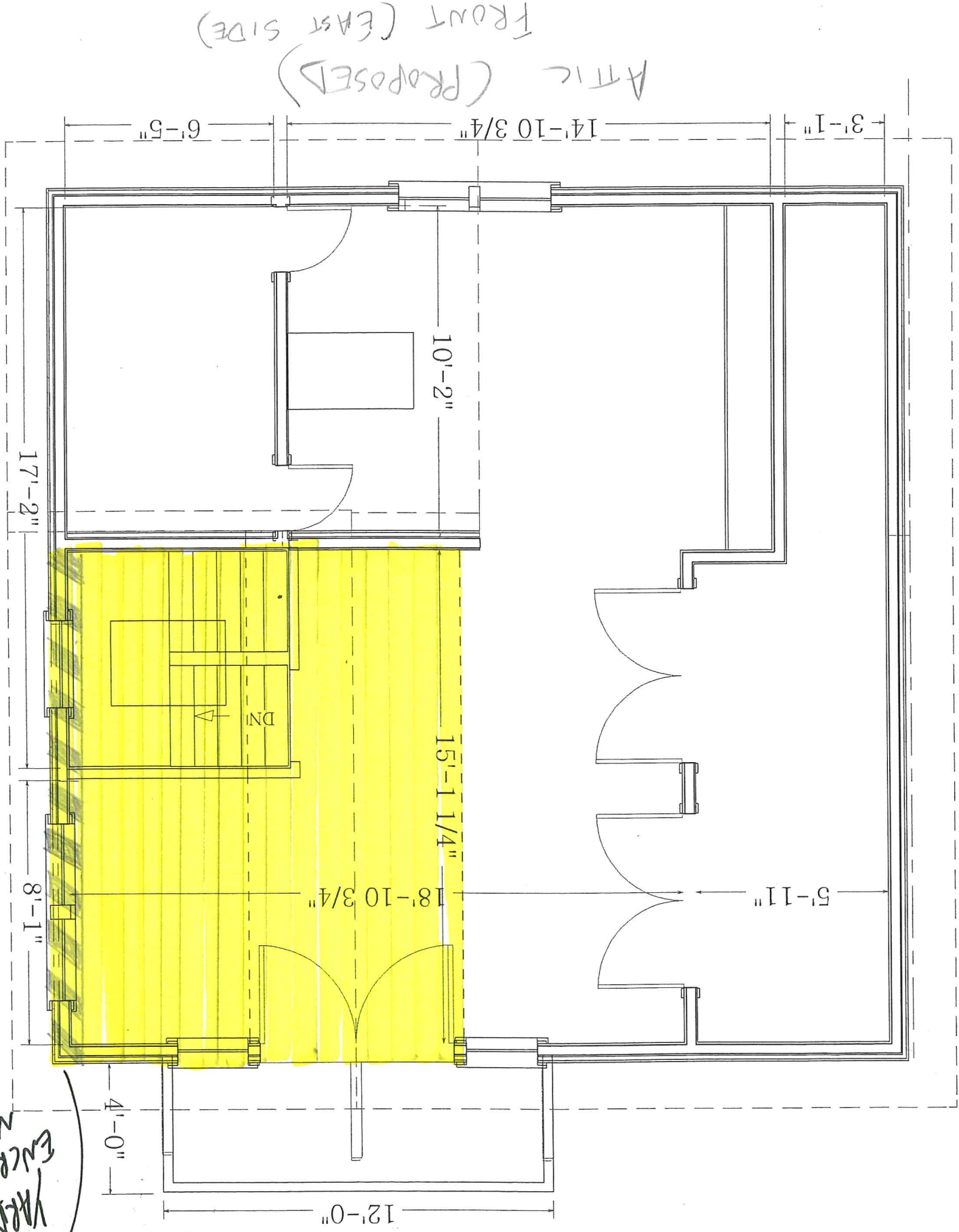
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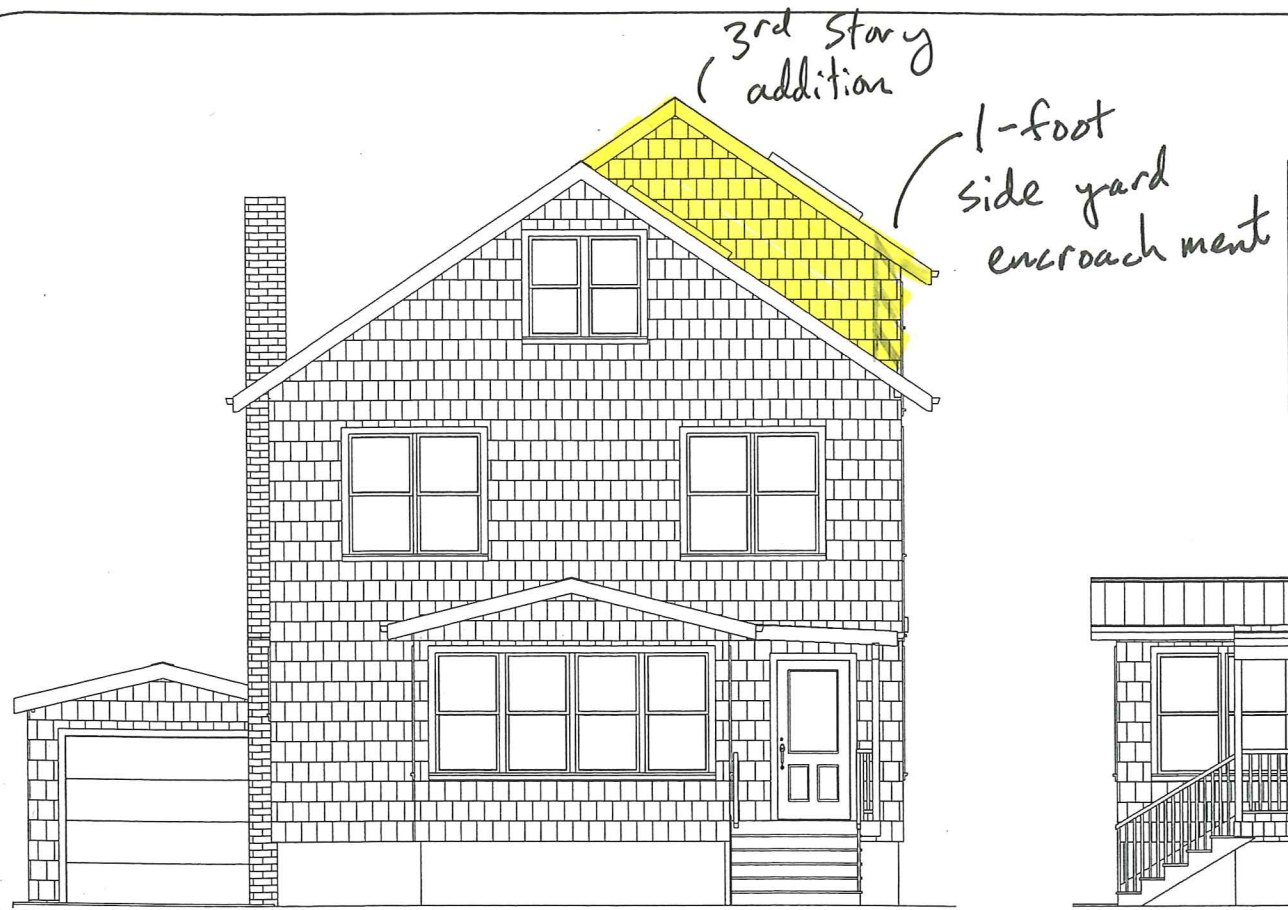
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**HD**  
**H AVER DESIGN**  
& CONSTRUCTION

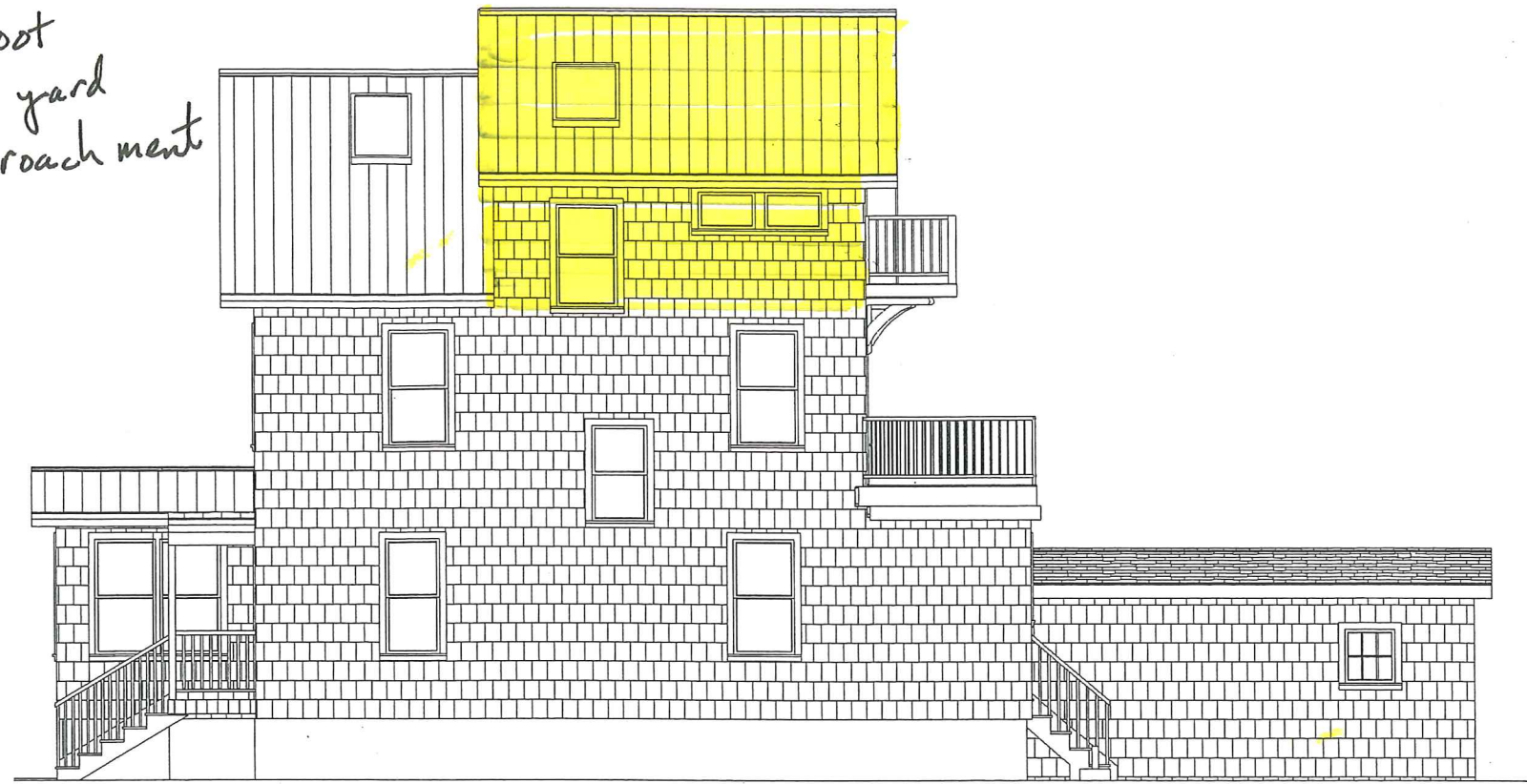
1-Foot  
KARD  
ENCROACH  
MENT



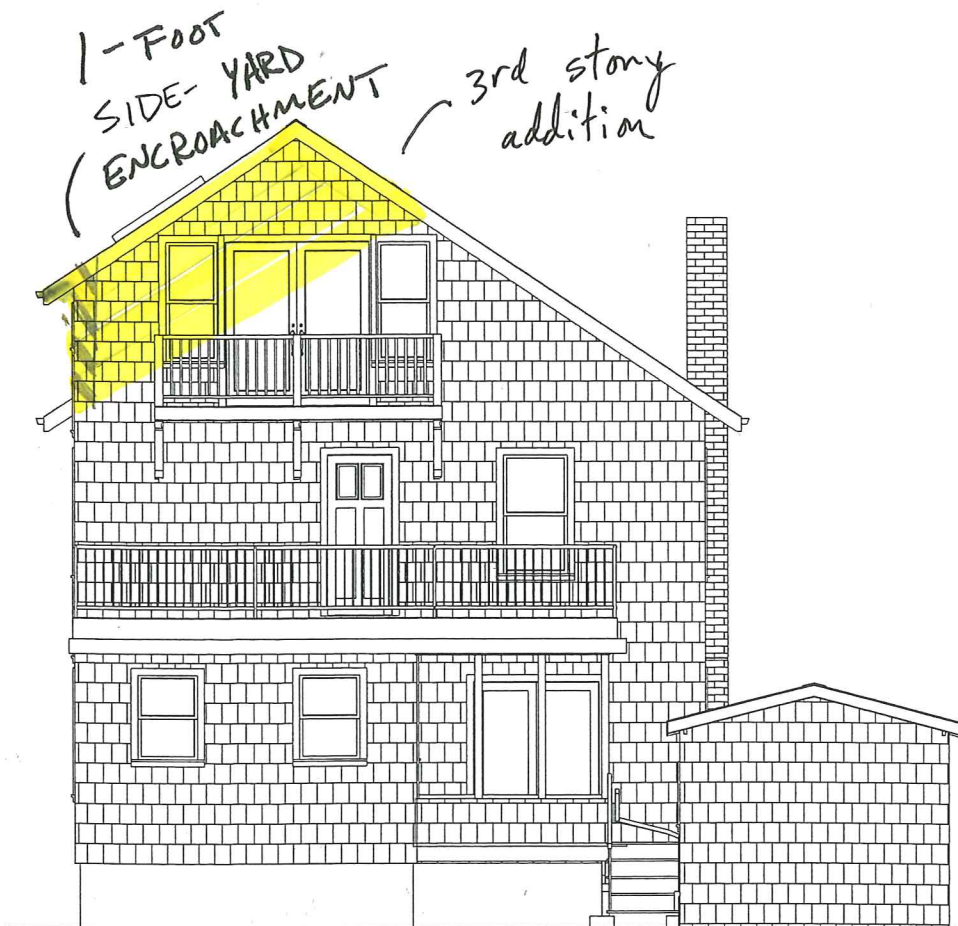




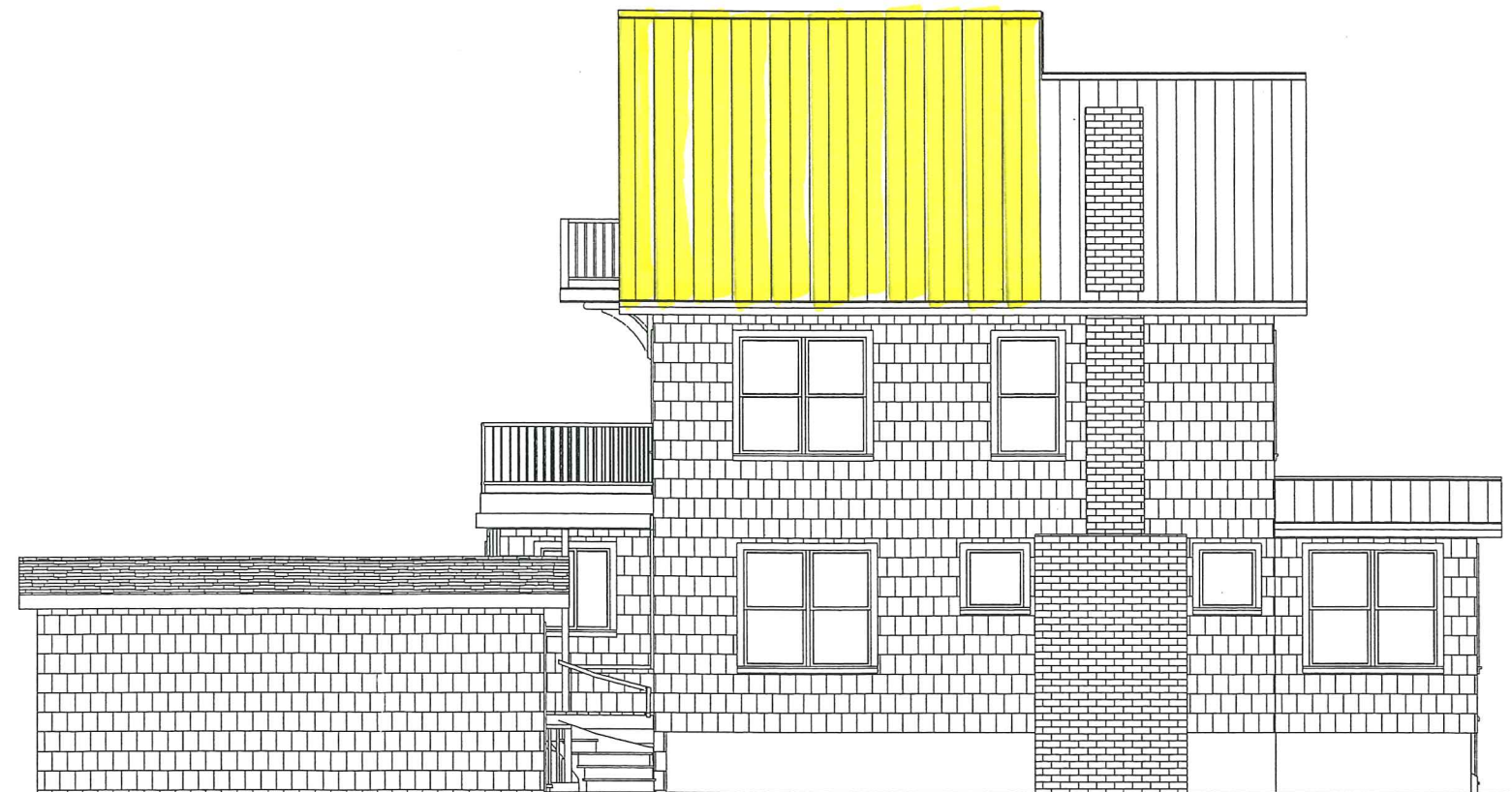
East (Street)



North (Left)



West (Back)



South (Right)



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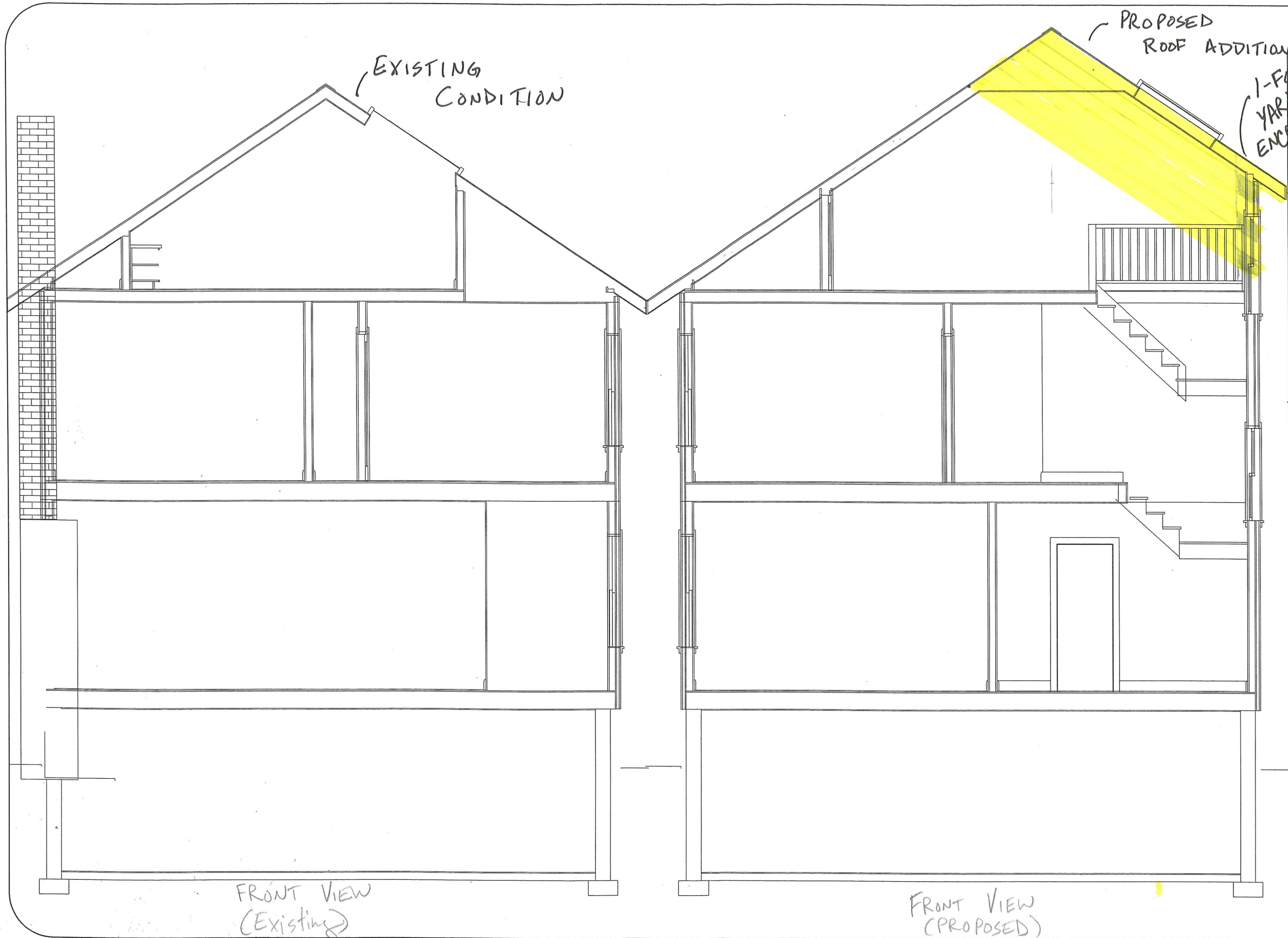
Pat Smith  
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TITLE

Elevations  
1/8" = 1'0"

REV. DATE	SHEET
5-21-2013	5



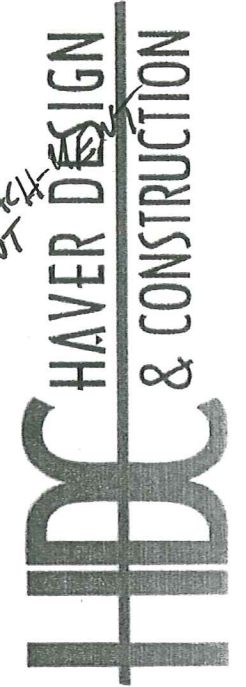


EXISTING  
CONDITION

PROPOSED  
ROOF ADDITION  
1-FOOT  
YARD  
ENCROACHMENT

FRONT VIEW  
(EXISTING)

FRONT VIEW  
(PROPOSED)



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CLIENT

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TITLE

Cross Sections  
1/4" = 1'0"

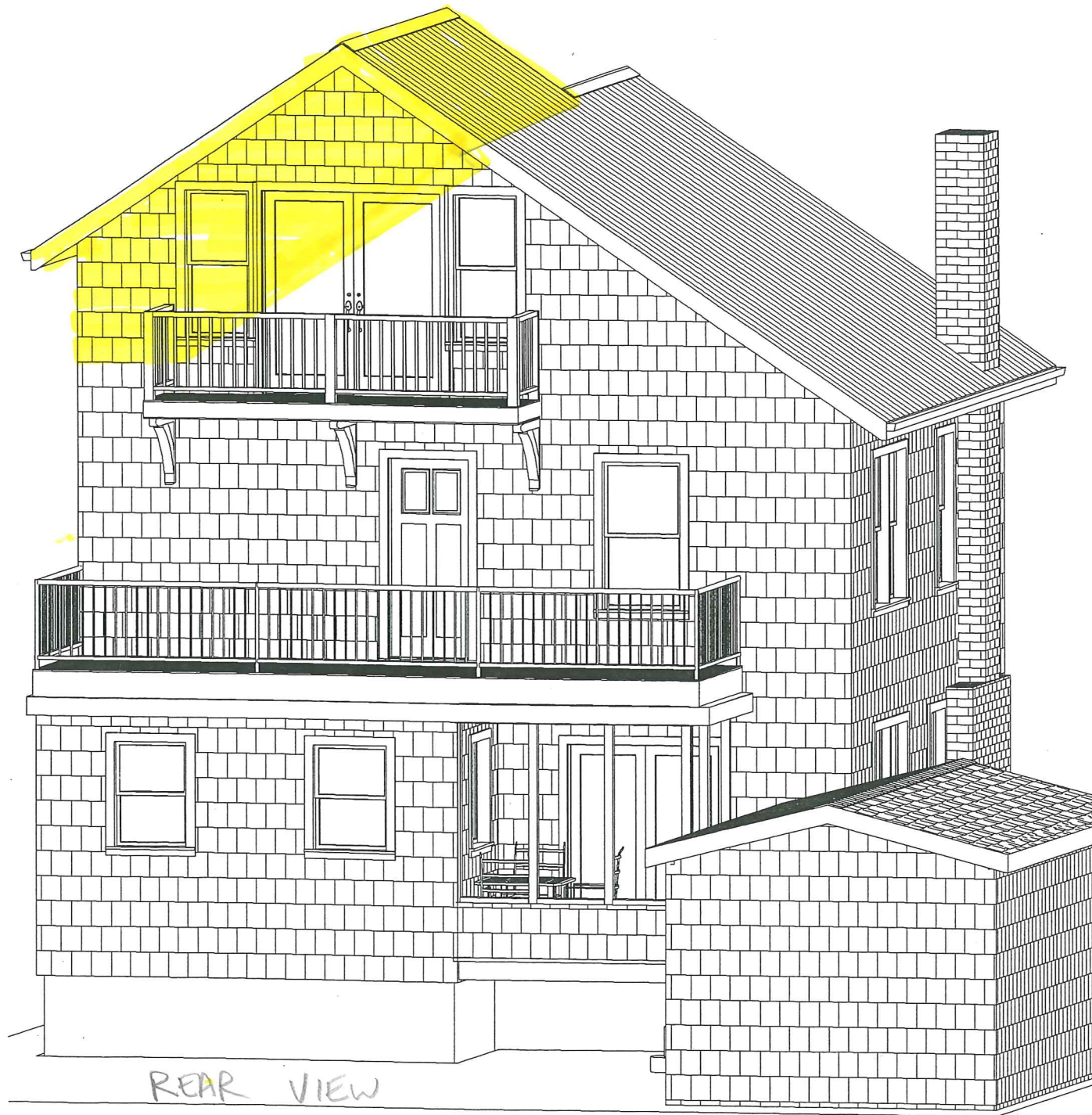
REV. DATE  
5-21-2013

SHEET  
3





FRONT VIEW



REAR VIEW



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CLIENT

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Madison, WI 53703

TITLE

Exterior Perspectives

REV. DATE SHEET

5-21-2013

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