



**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: 3522 Dennett Drive, Madison, WI 53714

Name of Owner: Jeff Skaife

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: Same

Email Address: _____

Name of Applicant (Owner's Representative): Dan Baldrige, Delta Design, LLC.

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: Same

Email Address: _____

Description of Requested Variance: This request is for a Front Yard Setback Variance to change the current unheated enclosed front porch into a usable extension of the existing home. The proposed remodel will add a permanent foundation below, and creat a energy efficient above grade space. The wall between the existing living room and the new remodeled space will be opened up to extend the living room into the new space. The front entry is relocated, and a new walkway is to be installed. The front existing bedroom is extended 18", and a new closet is installed. The average setback for the 4 properties on this side of the street is 16'-8". This variance request is for 5'-1 1/2" into the setback.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid:	<u>300</u>
Receipt#:	<u>15003-0008</u>
Filing Date:	<u>4-7-16</u>
Received By:	<u>MWT</u>
Parcel Number:	<u>0710-051-0307-1</u>
Zoning District:	<u>TR-C2</u>
Alder District:	<u>15-Ahrens</u>
Hearing Date:	<u>4-28-16</u> <u>7/14/2016</u>
Published Date:	<u>4/21/16</u> <u>7/7/2016</u>
Appeal Number:	<u>LNDIAR-2016-00007</u>
Code Section(s):	<u>OK!</u> <u>28-045(2)</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.

This property is one of four on the north side of the street. these homes were build in the mid 1920s of relatively small lots (44'x120")

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 conversion of the unheated porch area to extended living space allows the Owner additional usable space in the living room and front bedroom. The change to the exterior of the remodel space, will upgrade the home, but still blend with its neighbors.

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.

Compliance with the current setback ordinances prevents the Owner from utilizing the unheated porch area for year around living space. The additional 176 +/- Sq. Ft. of area increases the Use and value of the property.

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.

Because the current ordinances were implimented after construction of the home, the terms of the ordinances prevent the expansion and improvements to the home.

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

The porposed modification to the existing front porch area does not change the current South boundary of the structure. Therefore the sight line of the property and the adjacent properties remain the same.

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

2 out of the 4 properties on the North side of the street have open porches. the other 2 have enclosed porches. Except for the exterior finishes upgrade, the character and look of the neighborhood would not change.

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"): <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 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"/>	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: Jeffrey J. Sheehan Date: 04-07-2016

(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

referred

Zoning Board of Appeals Chair: Dina Long
 Date: 4/28/2016



3522 Dennet Dr.
Zoning Request Application



920 Brickl Rd. West Salem, WI 54669-1047



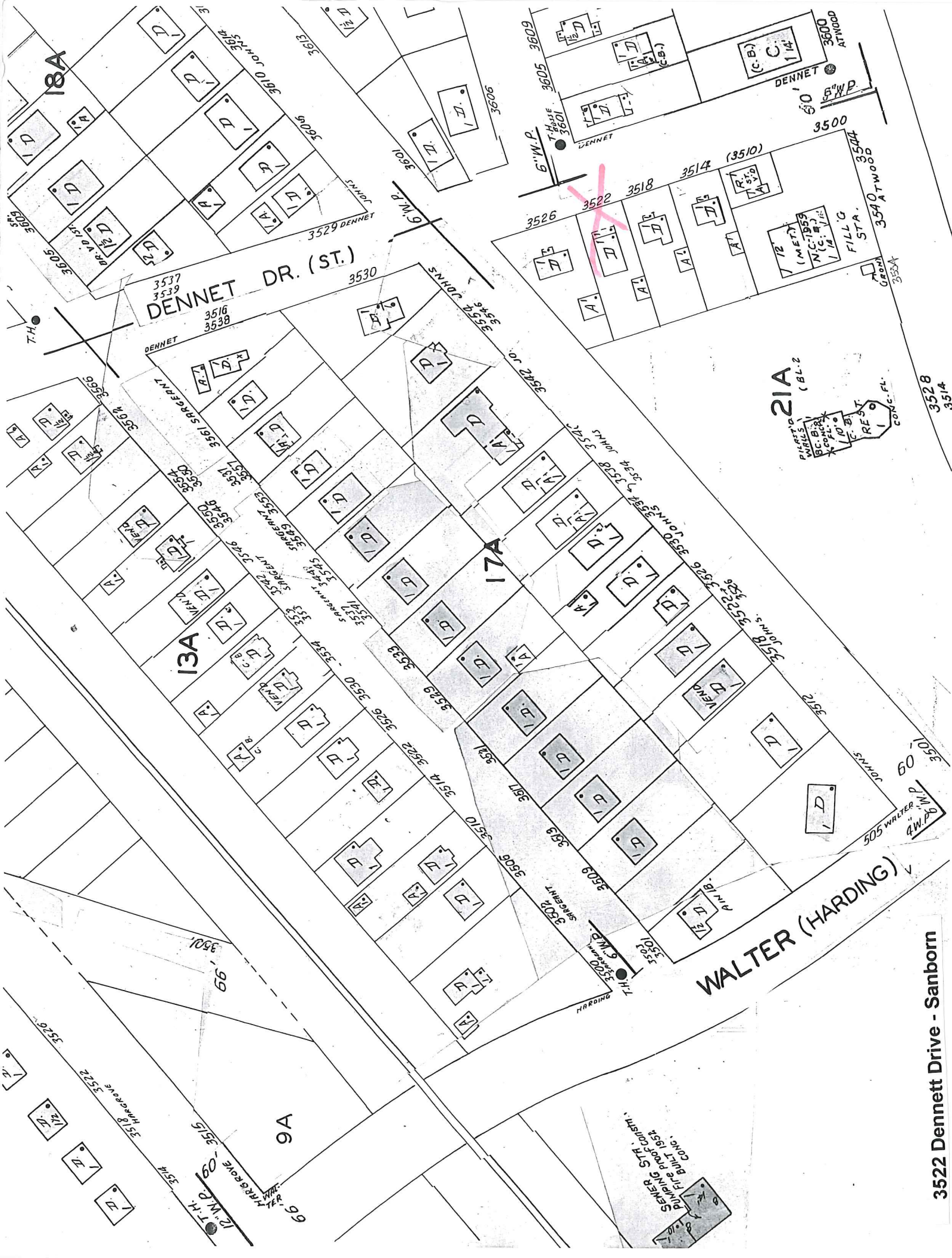


Front yard Property Setbacks and Aaverage

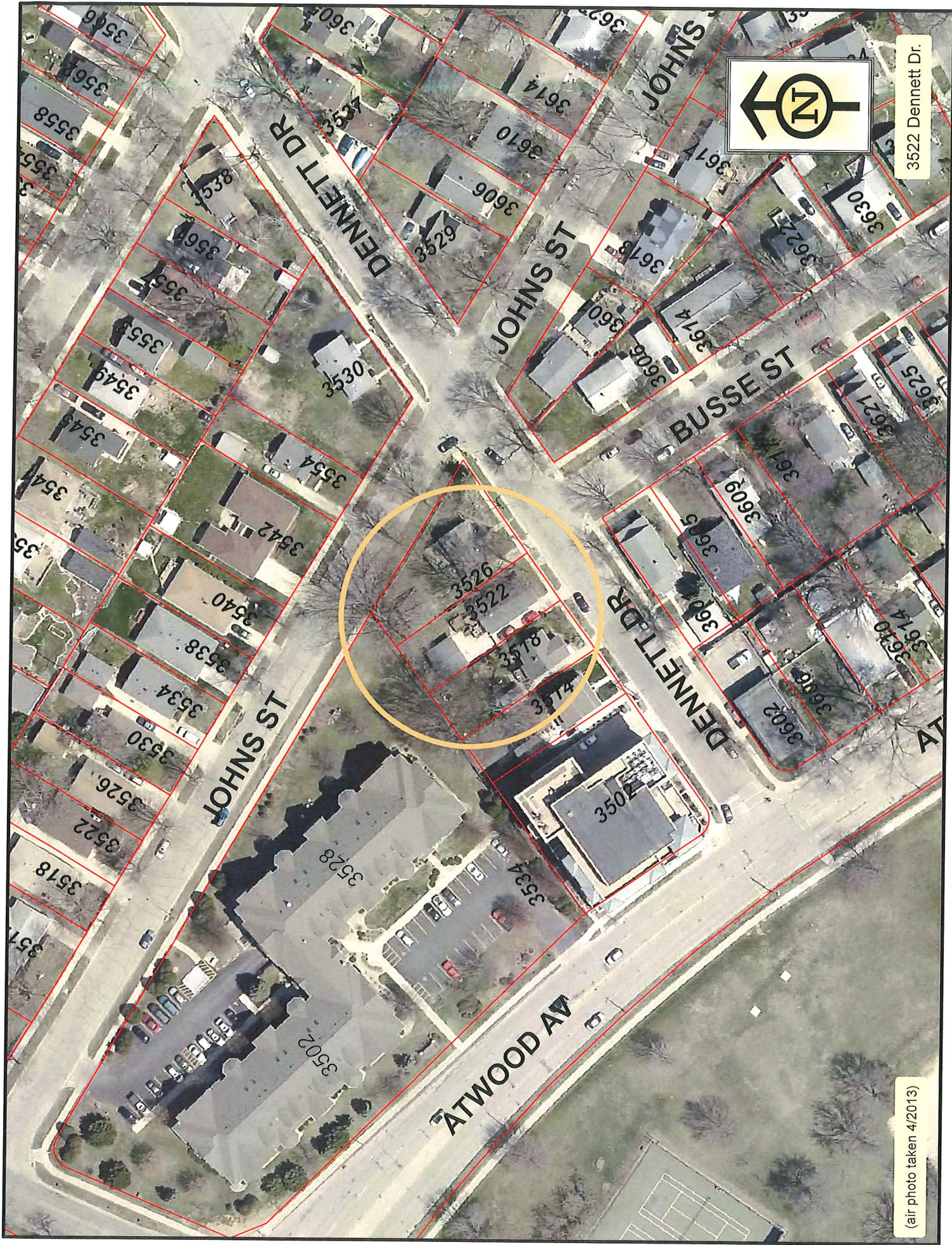
Property I.D.	Address	Setback
A	3514 Dennett Dr.	22'-4"
B	3518 Dennet Dr.	21'-4"
C	3522 Dennet Dr.**	11'-7"
D	3526 Dennet Dr.	11'-7"

Average Front Setback of 4 Properties: 16'-8 1/2"

** Denotes Subject Property



3522 Dennett Drive - Sanborn



(air photo taken 4/2013)

3522 Dennett Dr.

3522 Dennett Dr.



SUBJECT
PROPERTY

STREET VIEW,
FROM SIDES

3522 Dennett Dr.



STREET VIEW

3522 Dennett Dr.



3522 Dennett Dr.

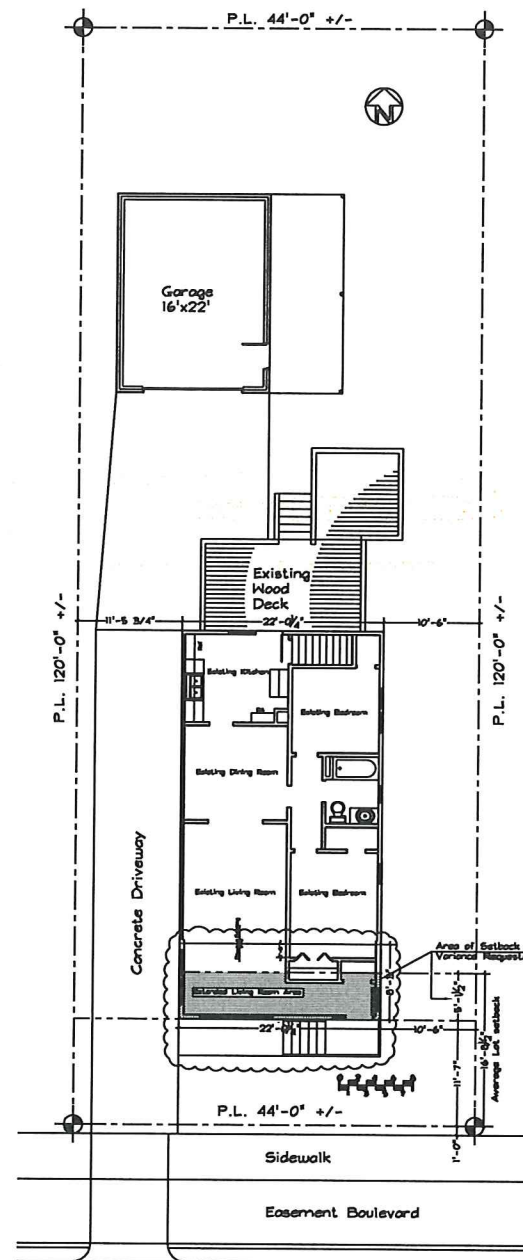
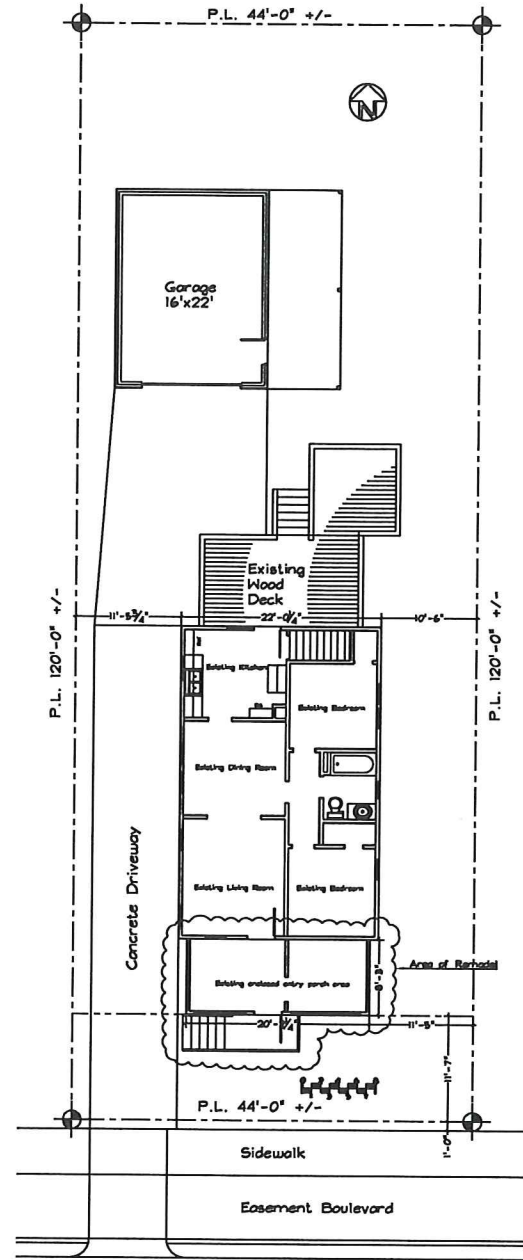


SUBJECT
PROPERTY

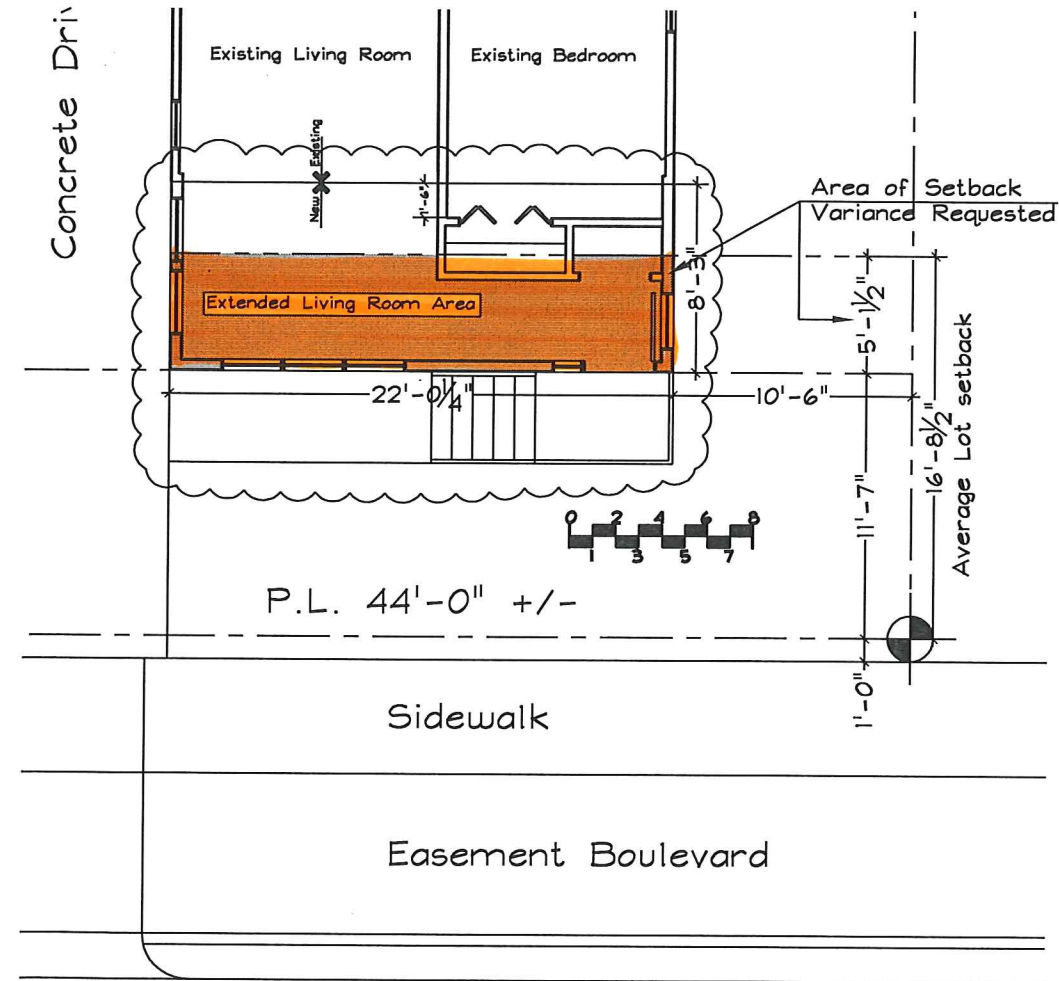
Single-story Single-Family Home
 Single-story front addition
Front yard

16'-8" Required
 11'-7" Provided

5'-1" Variance



Site Plans

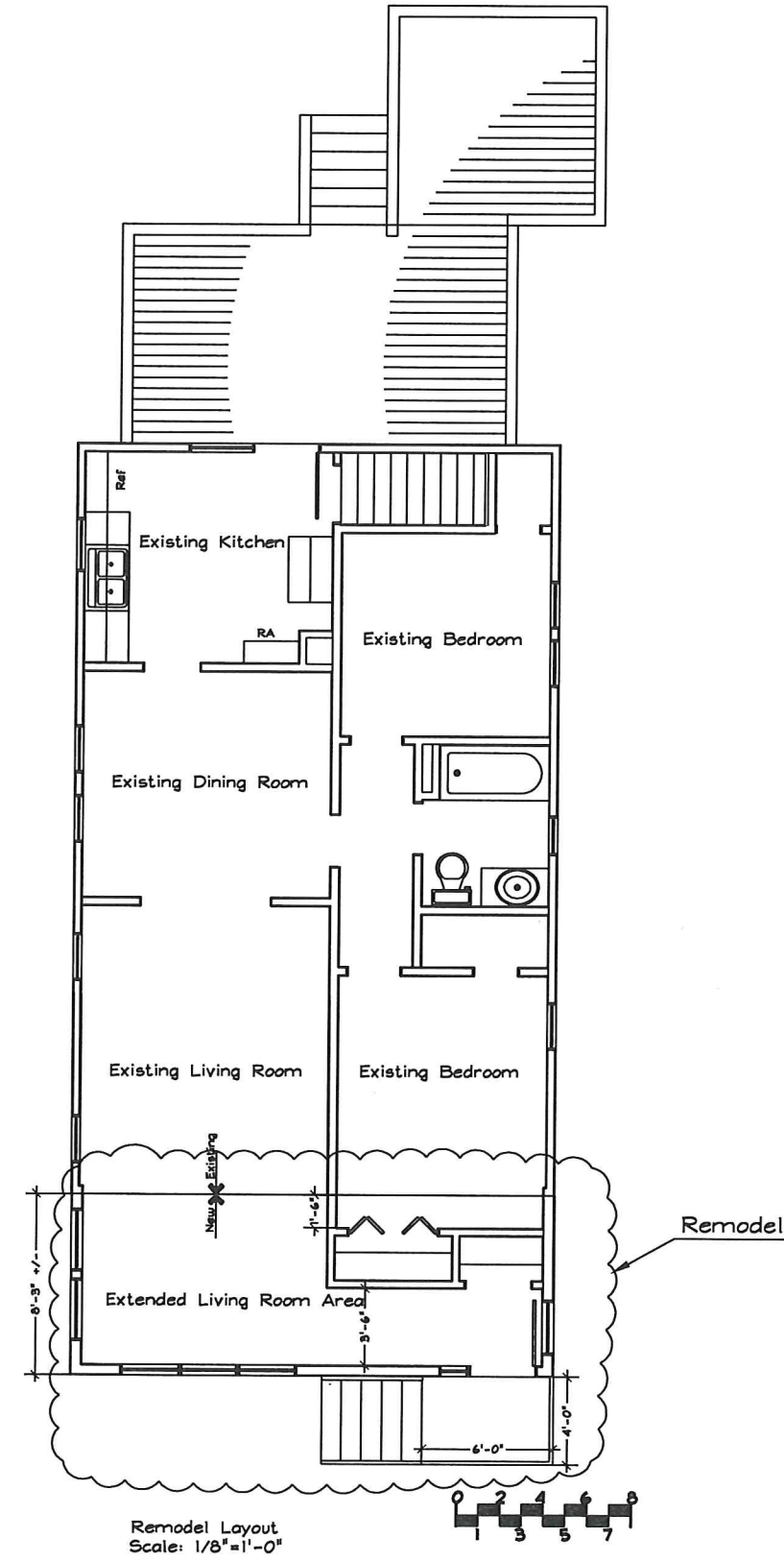
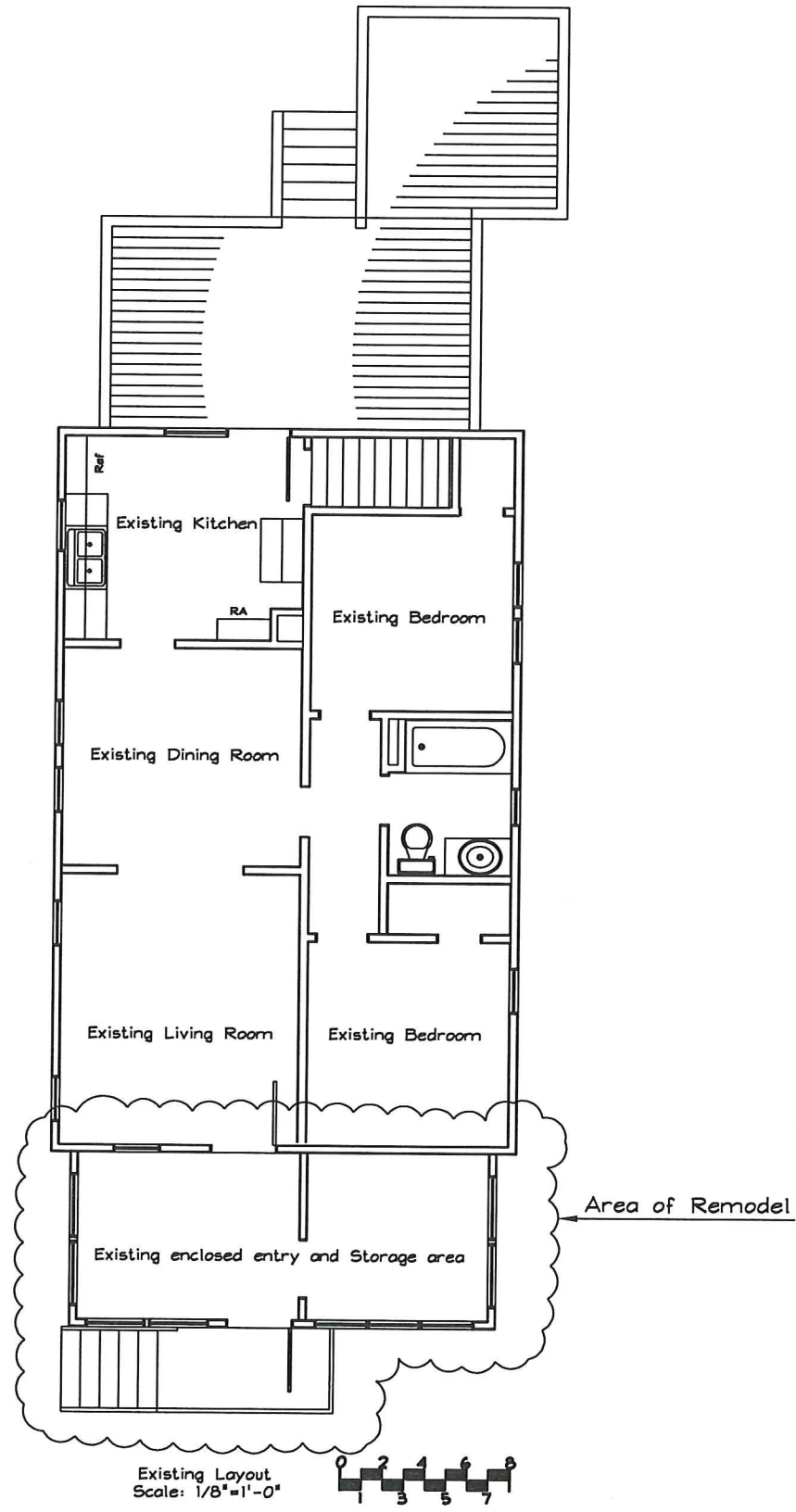


DELTA DESIGN
 920 BRICKL RD. WEST SALEM WI 54669
 PH: 608-786-0680 FAX: 608-786-2347
 E-Mail: dan@delatadesign-ltc.com
 Web Site: www.DeltaDesign-LTC.com

MEMBER
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BID
 AMERICAN INSTITUTE OF
 BUILDING DESIGN

Project Name and Address
 Porch Remove & Replace For
 Mr. Jeff Skaife
 3522 Dennett Dr.
 Madison, WI 53714

Project No:
 15-003-81
 Date
 06-01-2016
 Drawn By: DLB
 Checked By:
 Scale
 Noted
 Sheet No.
 1/4

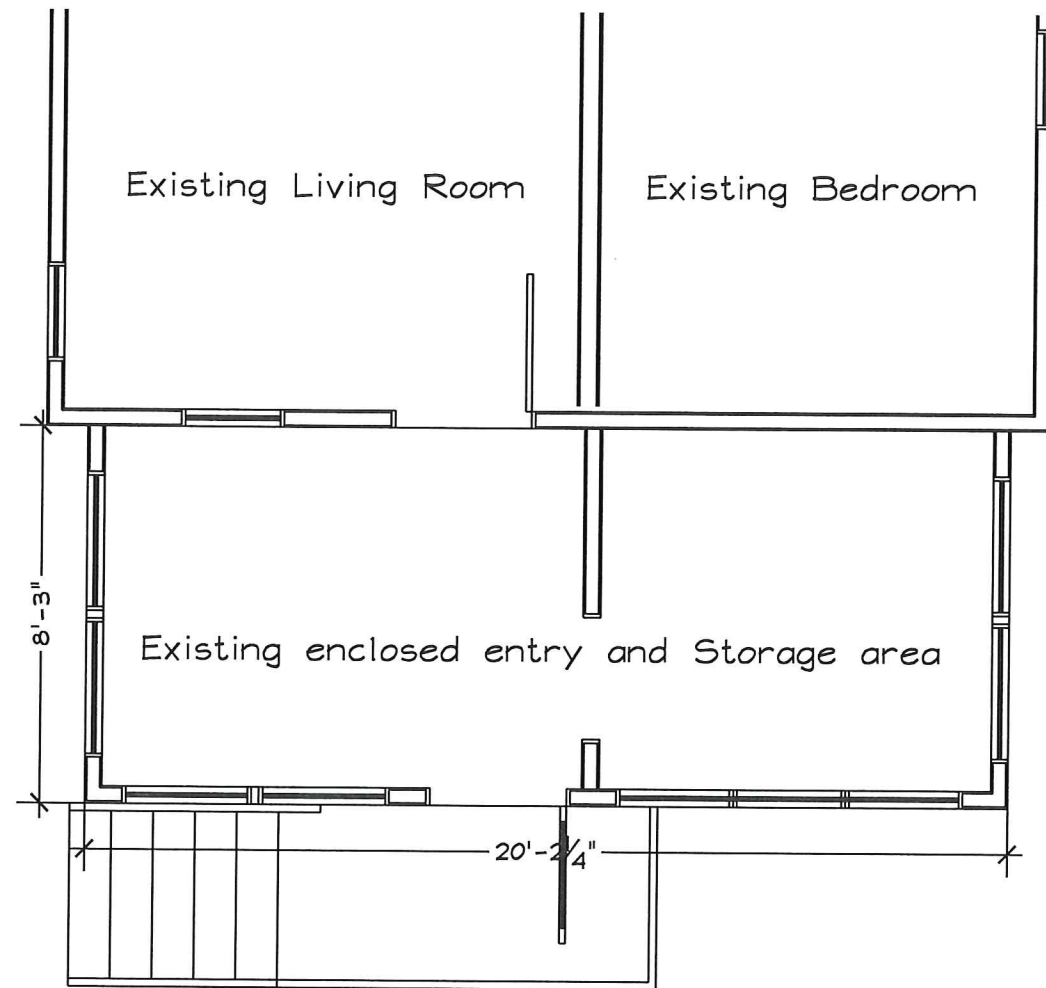


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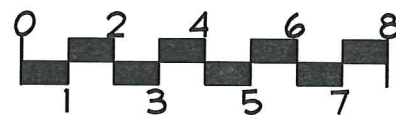
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 Scale:
 Noted
 Sheet No.:
 2/4



Existing Layout
Scale: 1/4"=1'-0"



Existing Plan and Elevations



Existing South Elevation
Scale: 1/8"=1'-0"



Existing House Existing Porch
Existing West Elevation
Scale: 1/8"=1'-0"



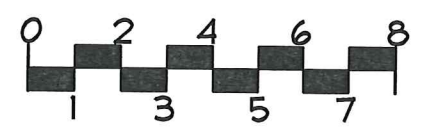
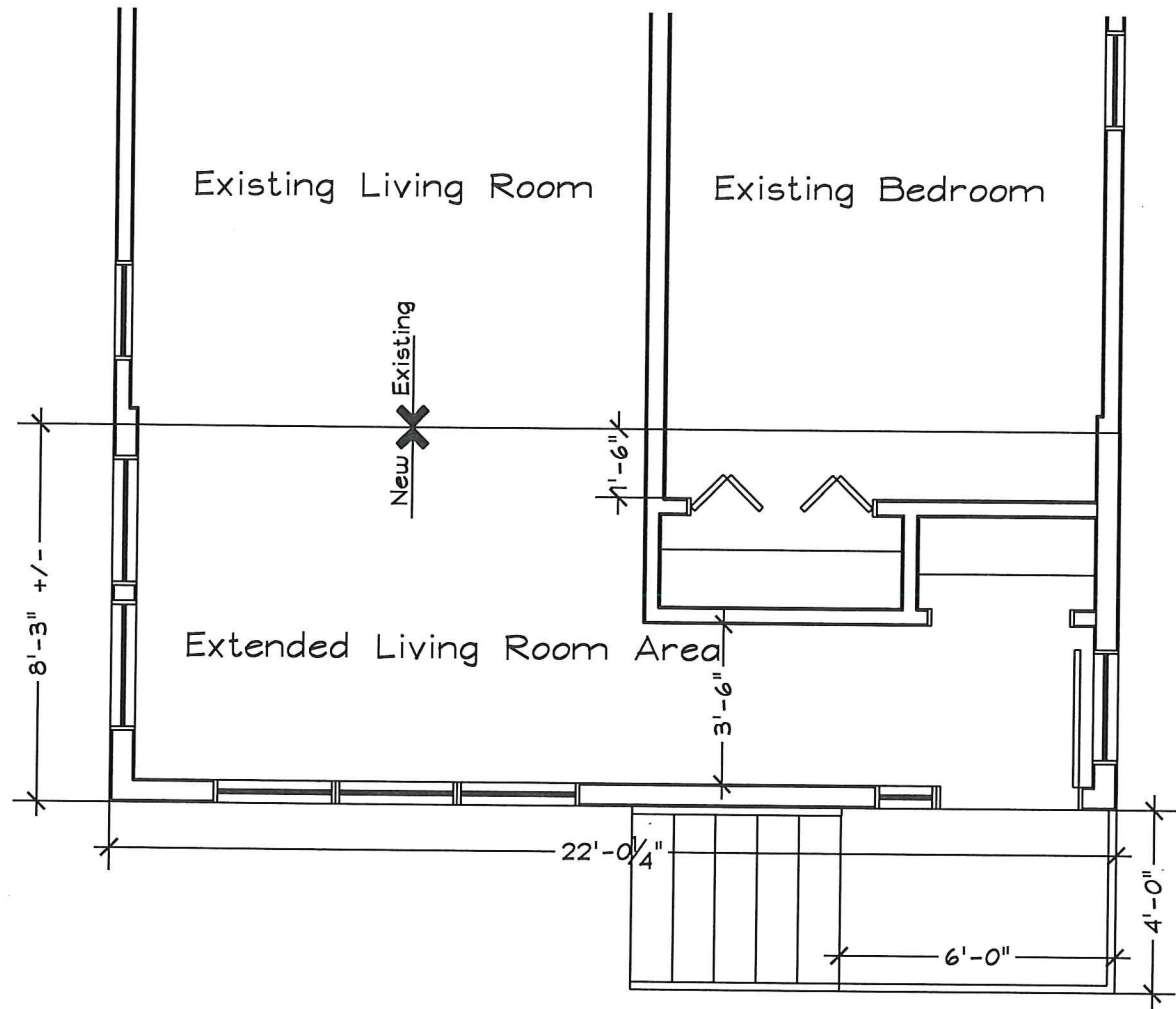
Existing Porch Existing House
Existing East Elevation
Scale: 1/8"=1'-0"

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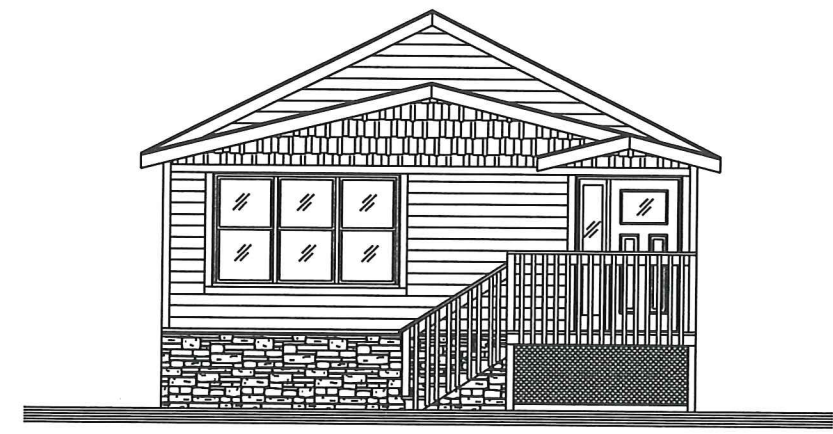
Project Name and Address
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 3522 Dennett Dr.
 Madison, WI 53714

Project No.: 15-003-81
 Date: 06-01-2016
 Drawn By: DLB Checked By:
 Scale: Noted
 Sheet No.: 3/4



Scale: 1/4" = 1'-0"

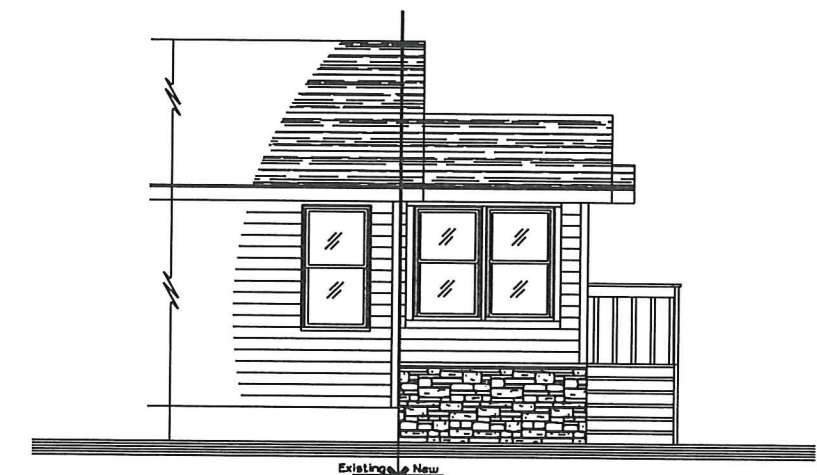
Remodel Plan and Elevations



Remodeled South Elevation
Scale: 1/8" = 1'-0"



Remodeled East Elevation
Scale: 1/8" = 1'-0"



Remodeled West Elevation
Scale: 1/8" = 1'-0"

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AIBD

AMERICAN INSTITUTE OF BUILDING DESIGN

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 3522 Dennett Dr.
 Madison, WI 53714

Project No.: 15-003-81

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Drawn By: DLB

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Sheet No.: 4/4