



**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: 1011 SHERMAN AVENUE

Name of Owner: ELENA + THOMAS DUNCAN

Address of Owner (if different than above): N/A

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): JIM GLECK

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: WE ARE ASKING FOR A USABLE OPEN SPACE VARIANCE. WE WILL HAVE 625 SQ. FT. AS OPPOSED TO 750 SQ. FT. REQUIRED IN TR-C2. THIS IS THE CASE AS WE WOULD LIKE TO TEAR DOWN THE EXISTING GARAGE AND BUILD A NEW GARAGE WITH A FINISHED UPPER LEVEL, 15'-3" BY 22'.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: <u>7/14/2016</u>
Receipt: <u>17692-0003</u>	Published Date: <u>7/7/2016</u>
Filing Date: <u>6/21/16</u>	Appeal Number: <u>LNDVAR-2016-00014</u>
Received By: <u>JSG</u>	GQ: <u>NRHP</u>
Parcel Number: <u>0709-132-0209-3</u>	Code Section(s): <u>28.043(2)</u>
Zoning District: <u>TR-C2</u>	
Ward District: <u>2 - Ledell Zellers</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 LOT IS VERY SMALL FOR TR-G2. IT IS NARROW AND
ODDLY SHAPED, AND THE POSITIONING OF THE HOUSE ON THE
LOT IS AWKWARD.

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.

WE BELIEVE IT IS NOT.

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.

NOT APPLICABLE, THIS IS STRICTLY AN OPEN SPACE ISSUE.

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. WE ARE WORKING UNDER THE ODD CIRCUMSTANCES
DESCRIBED IN 1. ABOVE, WHICH ARE EXISTING CONDITIONS.

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

WE BELIEVE IT WILL NOT.

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

GARAGE IS DESIGNED TO BLEND WITH THE EXISTING HOUSE,
WHICH IS 100+ YEARS OLD.

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 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: *Elena S. Turner* Date: 6/20/16
[Signature] 6/20/16
 -----(Do not write below this line/For Office Use Only)-----

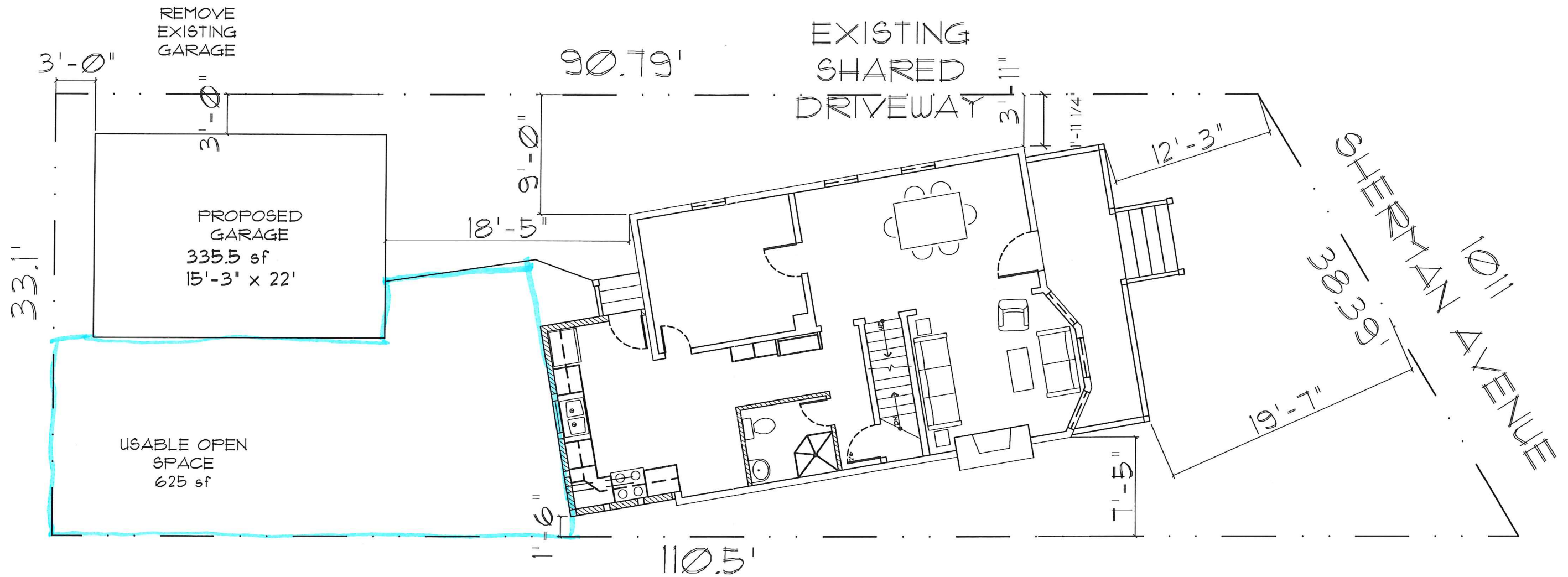
DECISION

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:



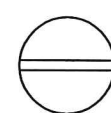
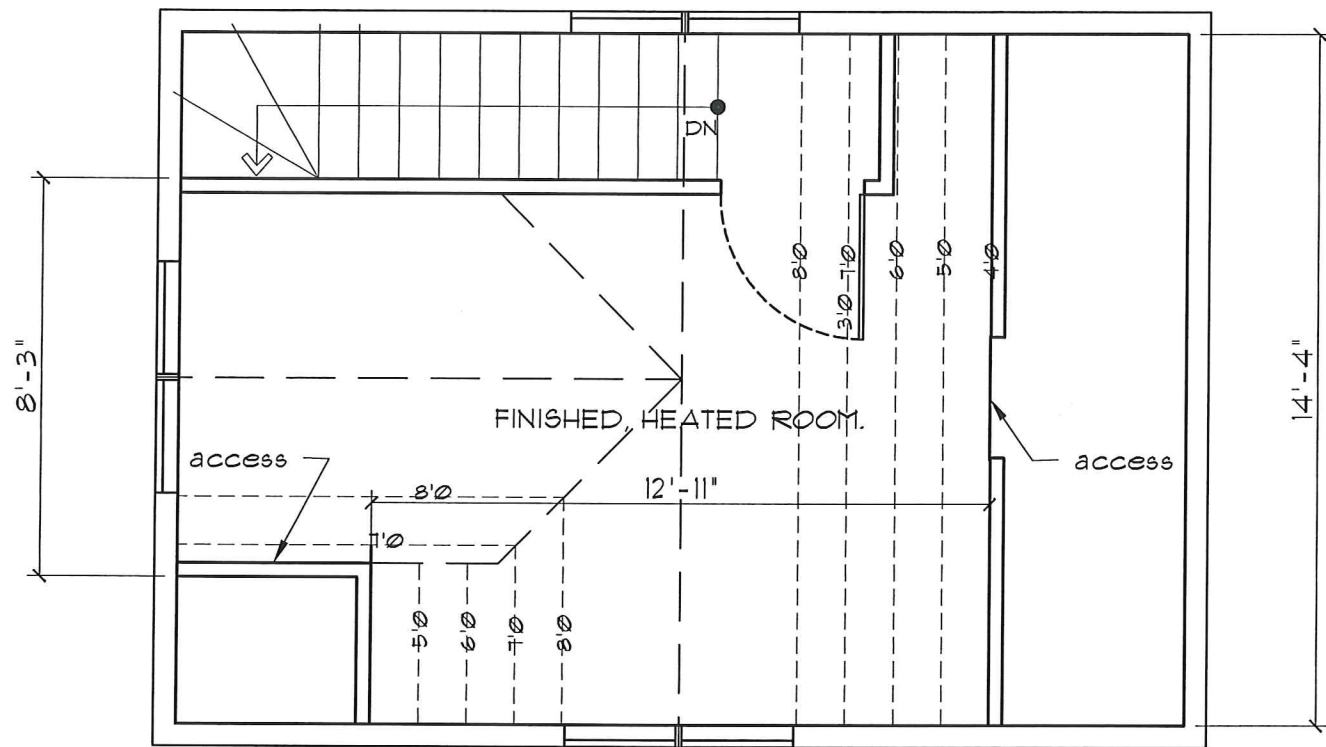
Single-Family home
 New Detached Accessory structure
 Usable Open Space

750 SQ. FT. Required
 625 SQ. FT. Provided
 125 SQ. FT. VARIANCE

PROPOSED SITE PLAN
 SCALE 1/8" = 1'-0"

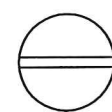
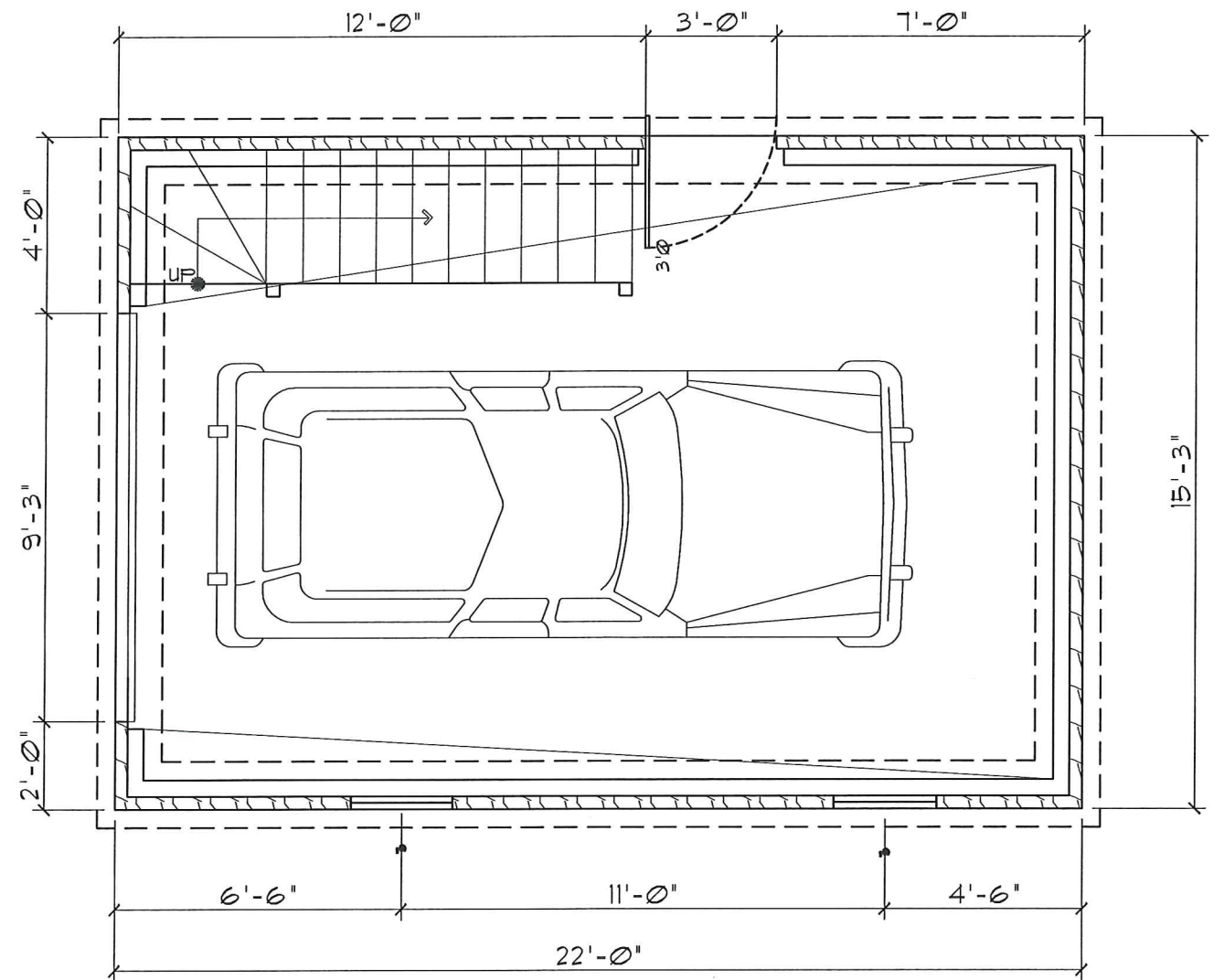


LOT SIZE IS
 3366 SQ FT



PROPOSED UPPER GARAGE PLAN

SCALE 1/4" = 1'-0"



PROPOSED GARAGE FLOOR PLAN

SCALE 1/4" = 1'-0"

6/15/16

DUNCAN RESIDENCE
PROPOSED GARAGE
1011 SHERMAN AVENUE
MADISON, WISCONSIN

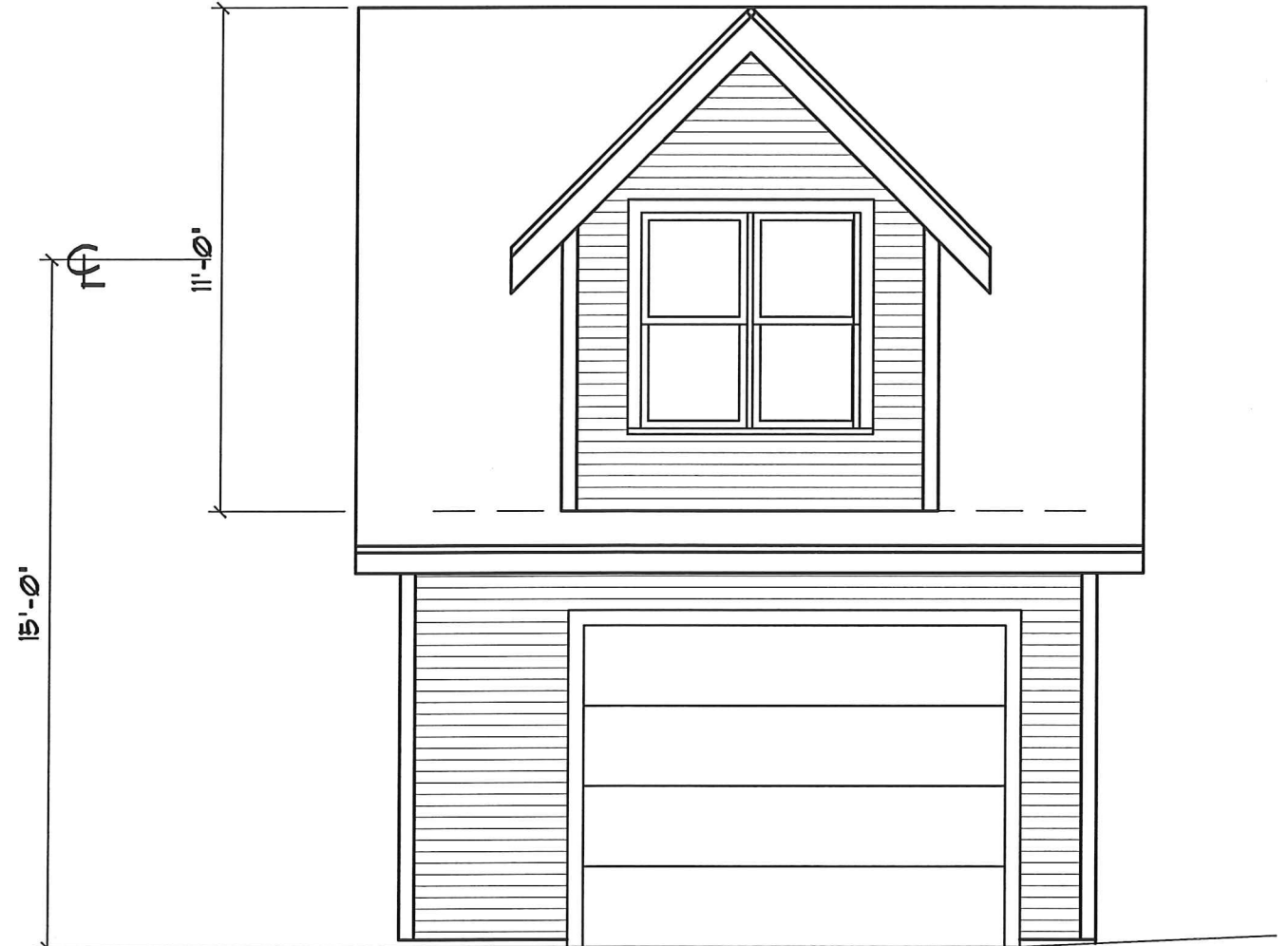
glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

1613

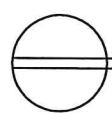
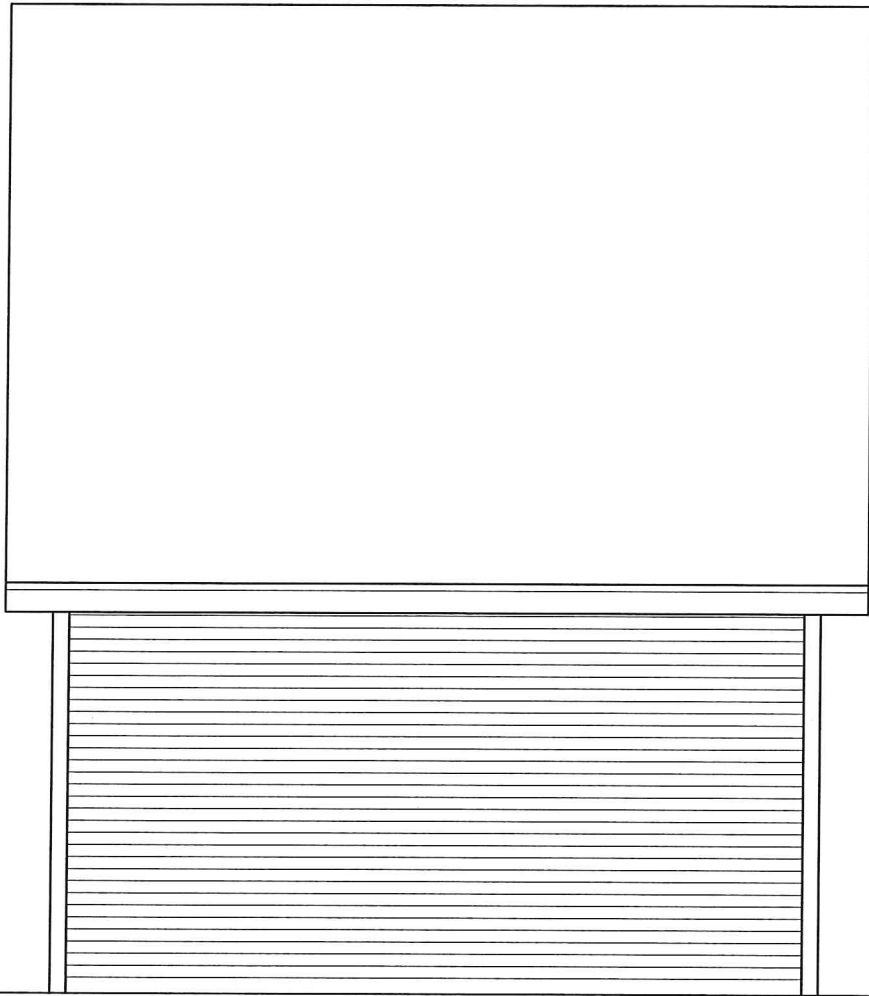
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OF
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PROPOSED EAST ELEVATION
 SCALE 1/4" = 1'-0"

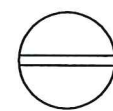



PROPOSED SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1' - 0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1' - 0"

6/15/16

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