



**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: 1704 Roberts Court, Madison, WI 53711

Name of Owner: Madison Monthly Meeting of the Religious Society of Friends

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): David Ferch, Ferch Architecture

Address of Applicant: 2704 Gregory Street
Madison, WI 53711

Daytime Phone: (608) 886-3394 Evening Phone: (608) 886-3394

Email Address: david@fercharchitecture.com

Description of Requested Variance: 1) Angular encroachment of building addition into 30' rear yard setback.

Proposed setback: 21' - 10" and 24' - 0" at two corner projection locations. (157 sq ft in footprint area)

2) West side yard height encroachment: concrete landing and steps above the max. 3' deck height.

Proposed landing height @ grade 3' - 7" and 4' - 4", encroaching 5'-9" into 10' side yard.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: 300.00
Receipt: 108306-0023
Filing Date: 3.18.21
Received By: _____
Parcel Number: _____
Zoning District: TR-C2
Alder District: #13 - EVER S

Hearing Date: 4.15.21
Published Date: 4.8.21
Appeal Number: LNDVAR-2021-00007
GQ: _____
Code Section(s): _____

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.

Irregularly shaped lot; part of the existing building sits in the west side yard; existing mature trees are on the south side of the building.

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 proposed building addition and project remodeling will improve handicap accessibility to the building, provide additional needed classroom space, and as such, the Madison Friends Meetinghouse will continue to provide a religious amenity to the neighborhood.

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.

There are only limited areas for building expansion on the site. The option of building to the south into the parking lot would reduce the number of parking stalls below the off-street parking minimums. Building slightly into the rear yard allows adding an elevator and modest expansion of other spaces.

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 existing building was located on the site prior to the current zoning code setback requirements.

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

Addition will not cast substantial shadows on adjacent property. There are no windows on the side yard wall of the addition that would affect privacy. The side yard exit door is primarily an emergency exit and handicap rescue area.

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

The proposed building additions, both front and back, improve the aesthetics of the building with similar siding materials, roof pitch and windows. Proportions of the rear addition are in keeping with the original building and with existing, mature trees to the north, the addition will result in little or no visual impact for those traversing the bike path.

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Lot lines <input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input checked="" type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred) <input checked="" 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).
<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).
<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 checked="" 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"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<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: Richard L. Pifer **Date:** March 18, 2021
Member of Madison Friends Meeting & Volunteer Project Manager
 -----(For Office Use Only)-----

<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 checked="" type="checkbox"/> Approved	<input checked="" type="checkbox"/> Denied
	<input checked="" type="checkbox"/> Conditionally Approved	
Zoning Board of Appeals Chair:		Date:





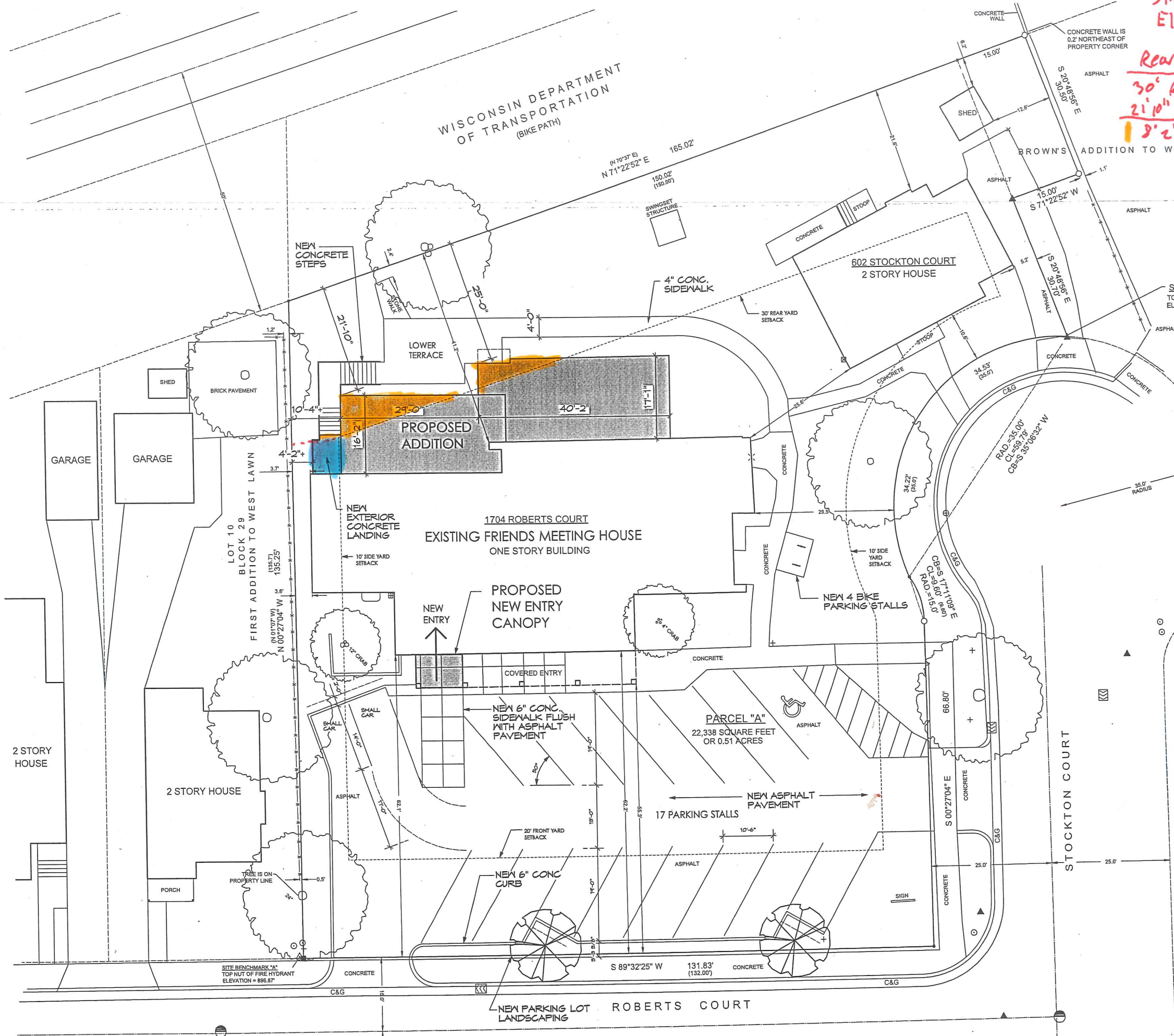
Single story addition to existing place of worship
Elevated deck/landing addition

Rear yard
30' required
21'10" provided
8'2" variance

Side Yard
10' required
4'2" provided
5'10" variance

FERCH ARCHITECTURE
2704 Gregory Street,
Madison, WI 53711
608-238-6900
david@fercharchitecture.com

DATE	REVISIONS
3/10/21	
3/18/21	



- LEGEND**
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - ▲ = SET PK NAIL IN ASPHALT
 - = FOUND 3/4" REBAR
 - = FOUND 1" PIPE
 - = FOUND 1" PINCHED PIPE
 - (#) = RECORDED AS
 - = FINISHED FLOOR ELEVATION
 - = SPOT ELEVATION
 - = EXISTING GRADING CONTOURS
 - *895.35 = NEW SPOT ELEVATION
 - 890— = NEW GRADING CONTOURS
 - C&G = CONCRETE CURB AND GUTTER
 - = DECIDUOUS TREE (TRUNK SIZE NOTED)
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊙ = STORM SEWER MANHOLE
 - ⊞ = SANITARY SEWER INLET
 - ⊞ = FIRE HYDRANT
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 - ⊞ = WATER VALVE
 - ⊞ = CONTROL POINT (60D NAIL)
 - + = STREET/PARKING SIGN
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 - OH— = OVERHEAD UTILITY LINE
 - X—X— = WOOD FENCE

SITE STATISTICS
LOT DESCRIPTION: LOTS 1,2, AND 4, BLOCK 3, BROWNS ADDITION TO WEST LAWN, IN THE CITY OF MADISON, DANE COUNTY, WI, AND LOT 7, REPLAT OF PART OF BROWNS ADDITION TO WEST LAWN, IN THE CITY OF MADISON, IN THE CITY OF MADISON.

SITE ACREAGE:	22,338 sq. ft. (0.51 acres)
SITE AREA: (WITH NEW ADDITION)	5,377 sq. ft. 24.1%
BUILDING FOOTPRINTS	13,039 sq. ft. 58.4%
LOT COVERAGE	
PARKING REQUIRED:	134 SEATS/10 = 14 STALLS
PARKING PROVIDED:	17 STALLS
BIKE PARKING REQUIRED:	3 STALLS
BIKE PARKING PROVIDED:	4 EXTERIOR STALLS

MEETINGHOUSE BUILDING STATISTICS

GROSS BUILDING AREA:	EXISTING	ADDITION
LOWER LEVEL	2,978 sq. ft.	1,181 sq. ft.
1ST	3,287 sq. ft.	558 sq. ft.
TOTAL	6,267 sq. ft.	1,739 sq. ft.

SITE PLAN

0 5 10 20 40'

PROJECT:
Madison Friends Meetinghouse
REMODEL & ADDITION
1704 Roberts Court,
Madison, WI 53711

SHEET
SITE PLAN

C2

WISCONSIN DEPARTMENT OF TRANSPORTATION (BIKE PATH)

FERCH ARCHITECTURE

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LINE LEGEND

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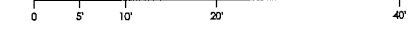
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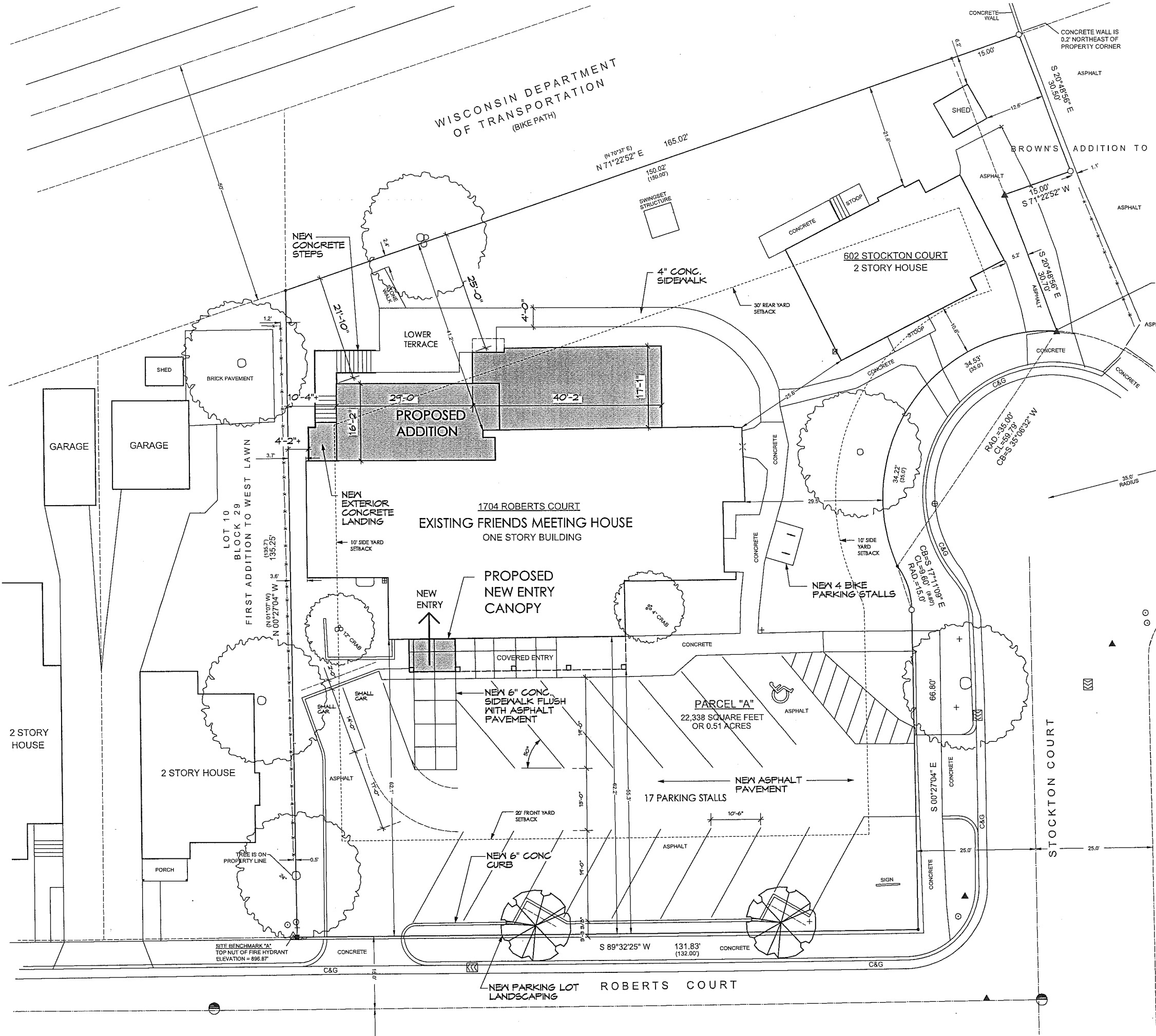
SITE PLAN



PROJECT:
Madison Friends Meetinghouse
REMODEL & ADDITION
1704 Roberts Court,
Madison, WI 53711

SHEET
SITE PLAN

C2



SITE BENCHMARK "A"
TOP NUT OF FIRE HYDRANT
ELEVATION = 856.87'

SITE BENCHMARK "B"
TOP OF PK NAIL
ELEVATION = 894.32'

PARCEL "A"
22,338 SQUARE FEET
OR 0.51 ACRES

ROBERTS COURT

STOCKTON COURT

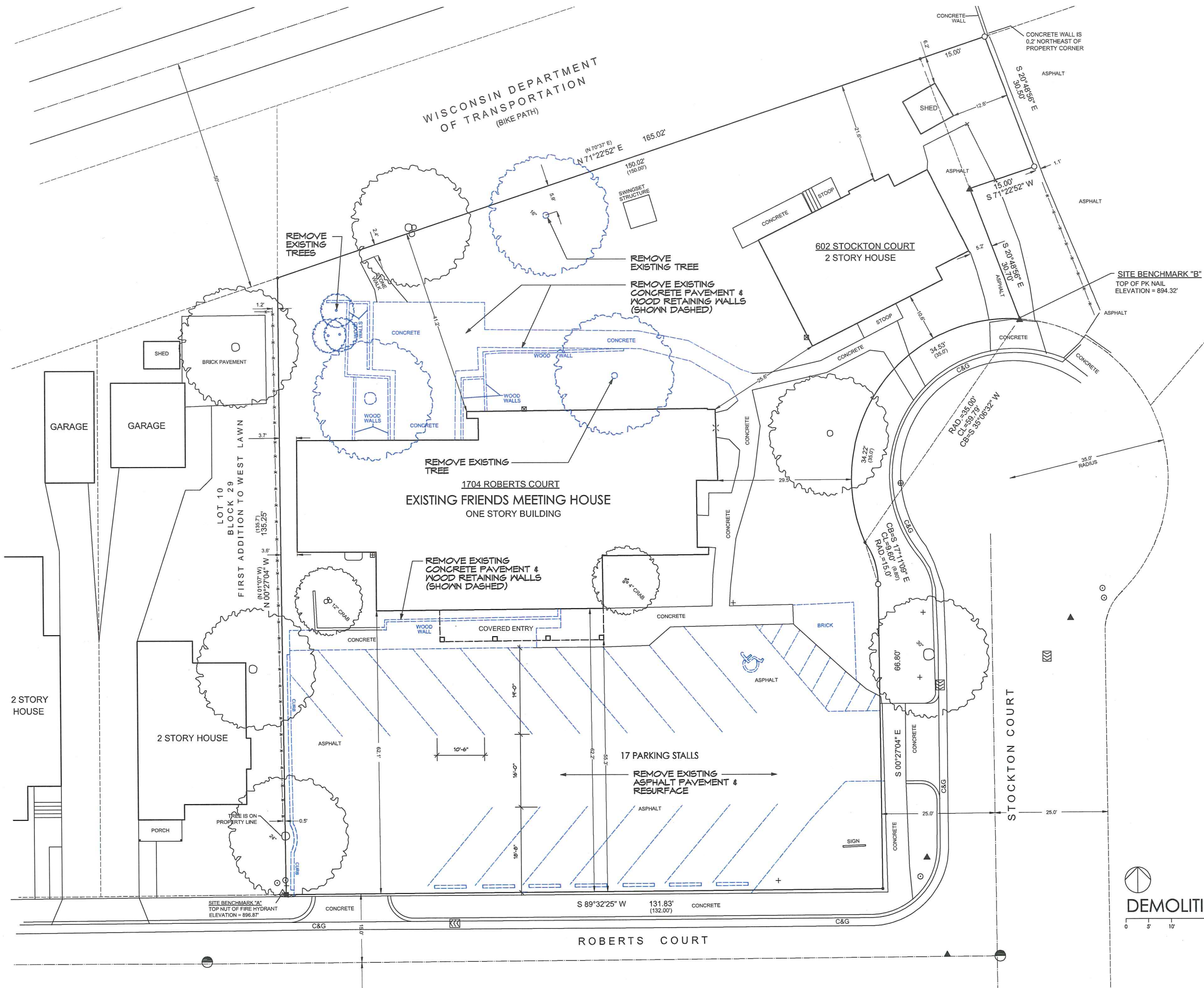
FERCH ARCHITECTURE

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david@fercharchitecture.com

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DEMOLITION SITE PLAN

SHEET
DEMOLITION SITE PLAN

C1

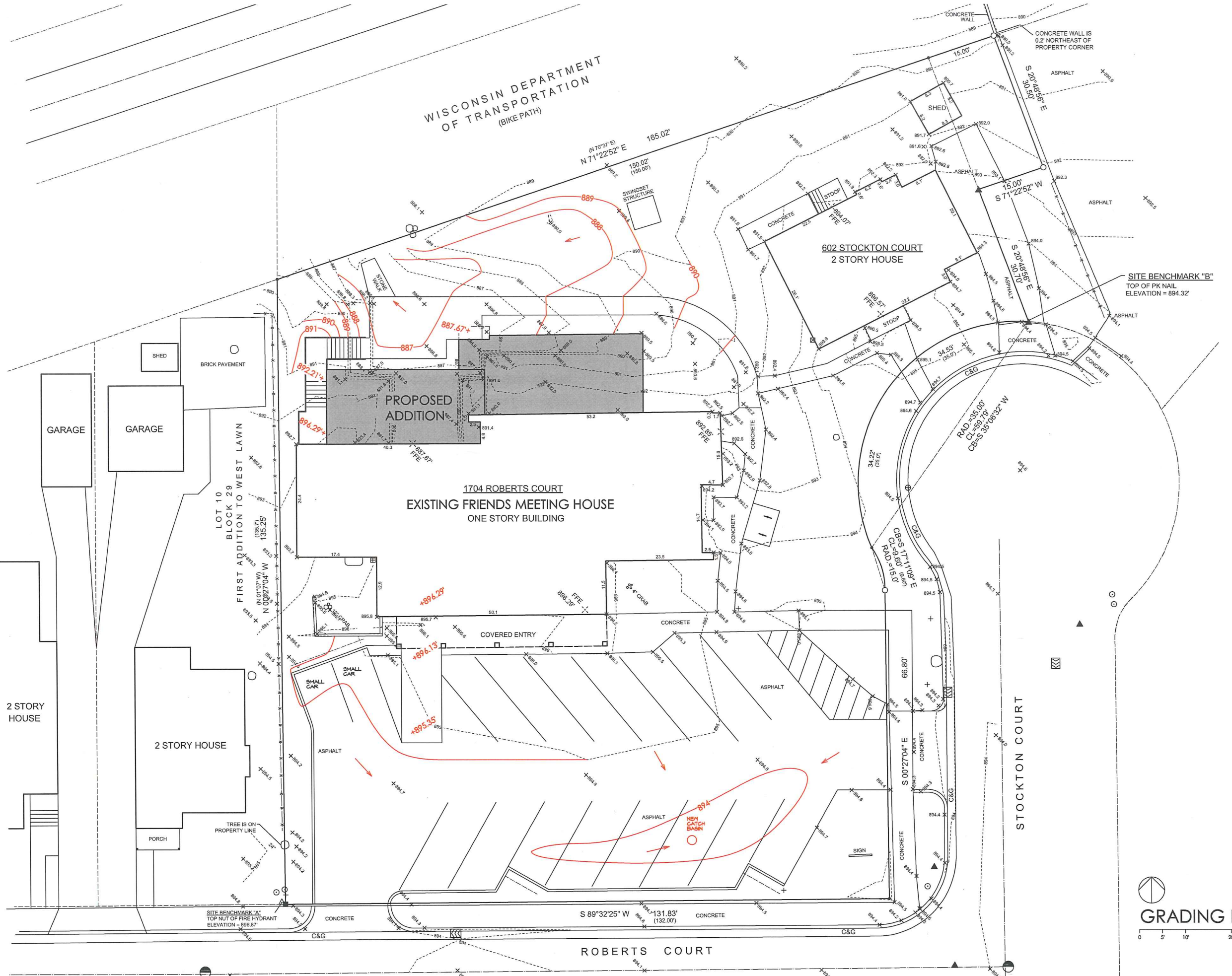
WISCONSIN DEPARTMENT
OF TRANSPORTATION
(BIKE PATH)

**FERCH
ARCHITECTURE**

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GRADING PLAN

PROJECT:
**Madison
Friends
Meetinghouse**
REMODEL & ADDITION
1704 Roberts Court,
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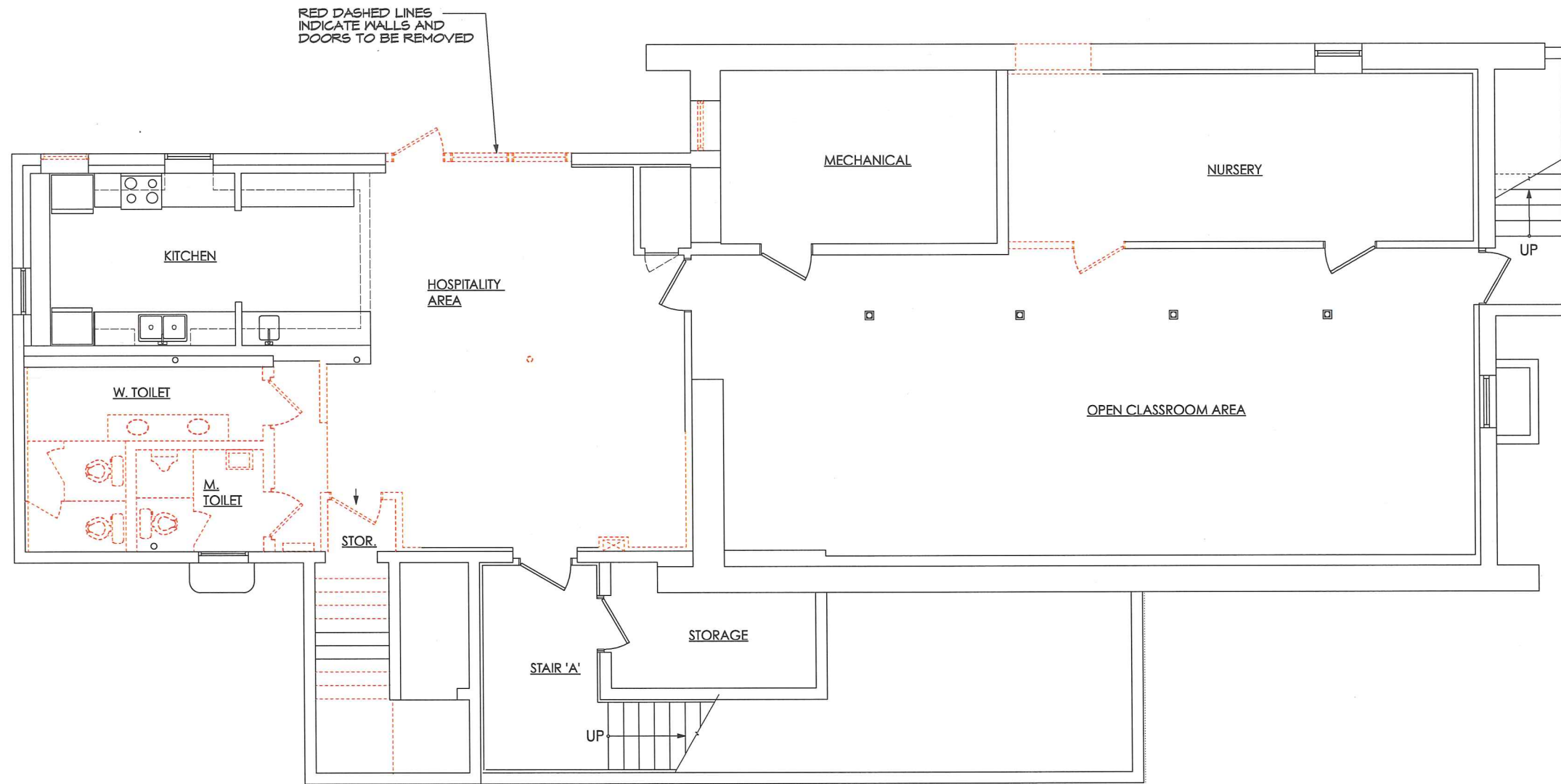
SHEET
**GRADING
PLAN**

C3

**FERCH
ARCHITECTURE**

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DATE	REVISIONS
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PROJECT:

**Madison
Friends
Meetinghouse**
REMODEL & ADDITION

1704 Roberts Court,
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SHEET
LOWER LEVEL
DEMOLITION PLAN

D1



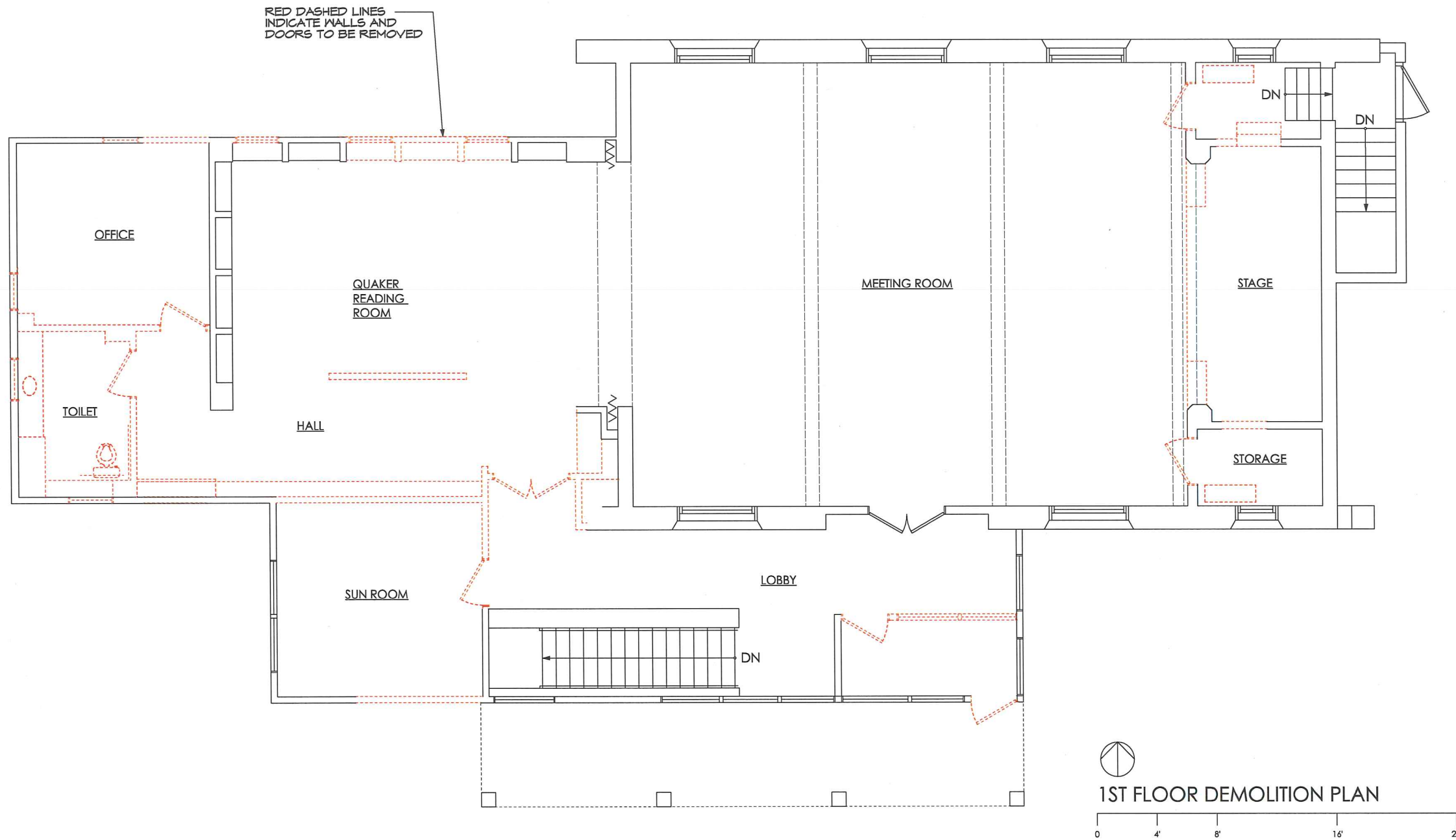
LOWER LEVEL DEMOLITION PLAN



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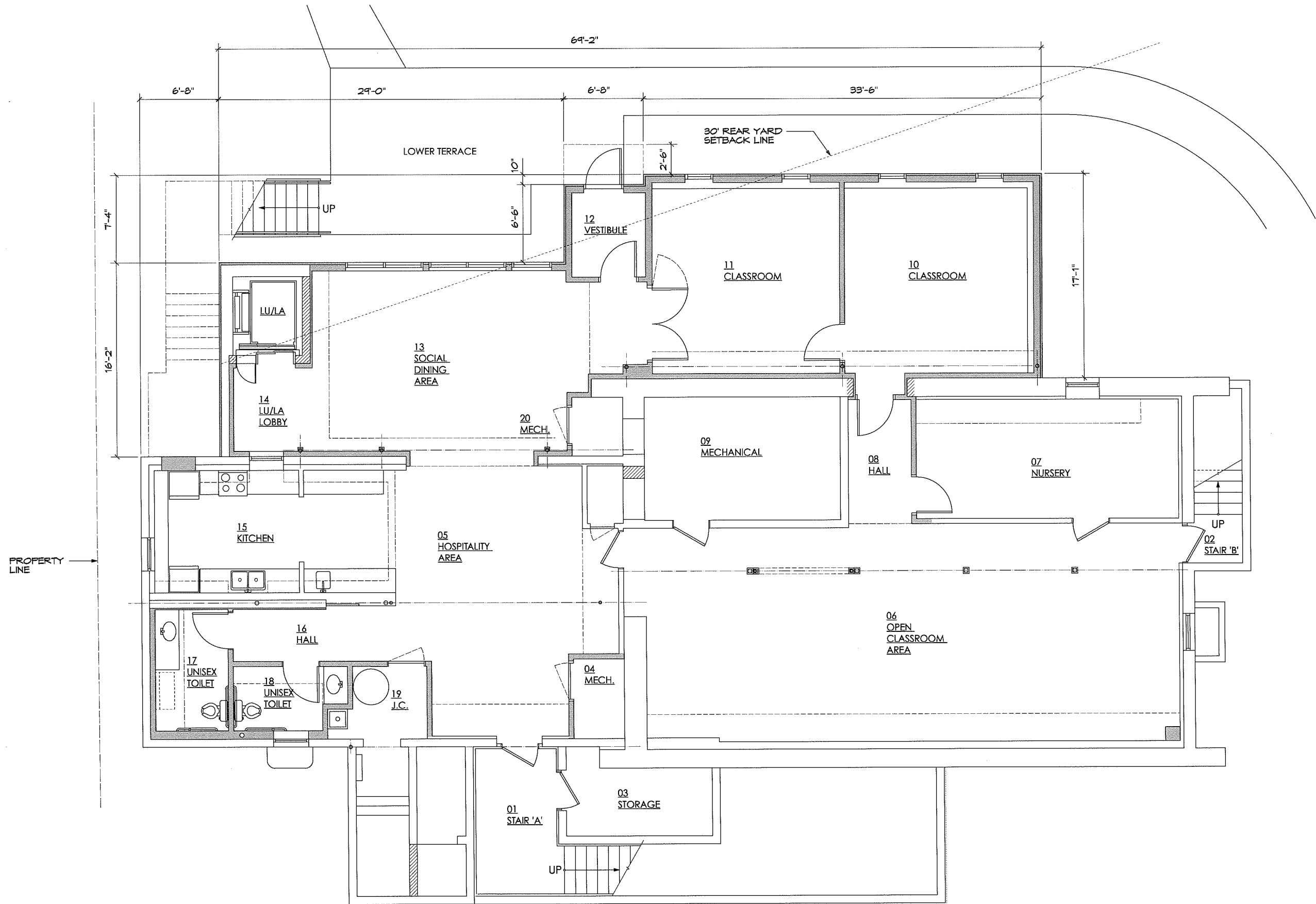
SHEET
1ST FLOOR
DEMOLITION PLAN

D2

**FERCH
ARCHITECTURE**

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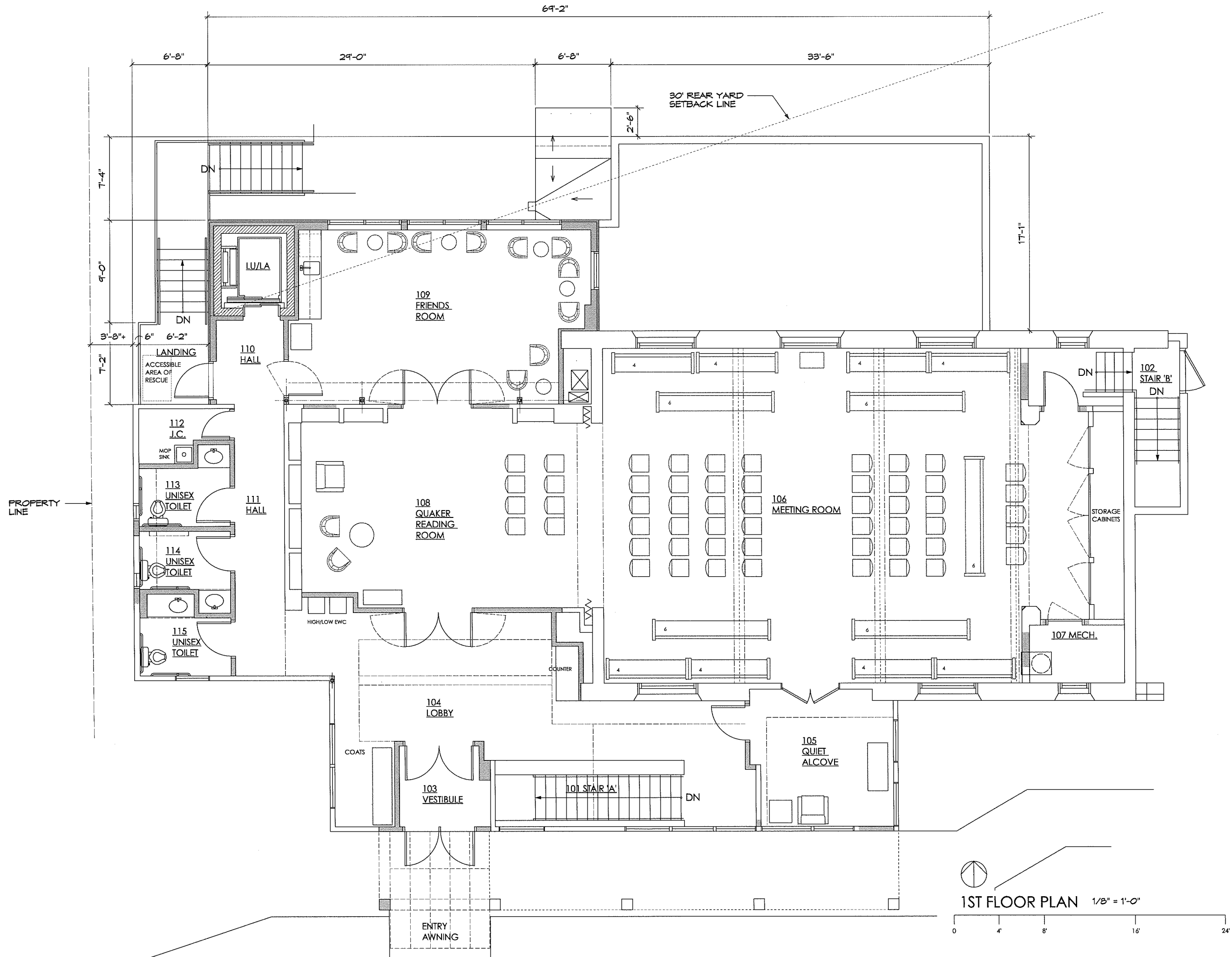
SHEET
**LOWER LEVEL
FLOOR PLAN**

A1

**FERCH
ARCHITECTURE**

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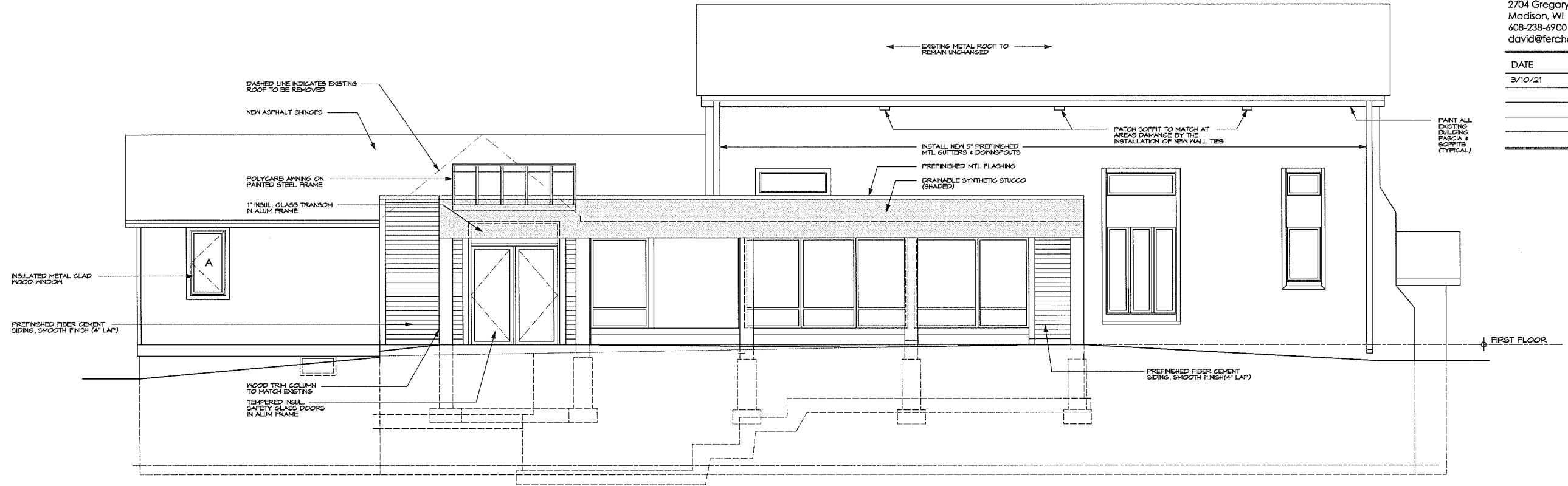


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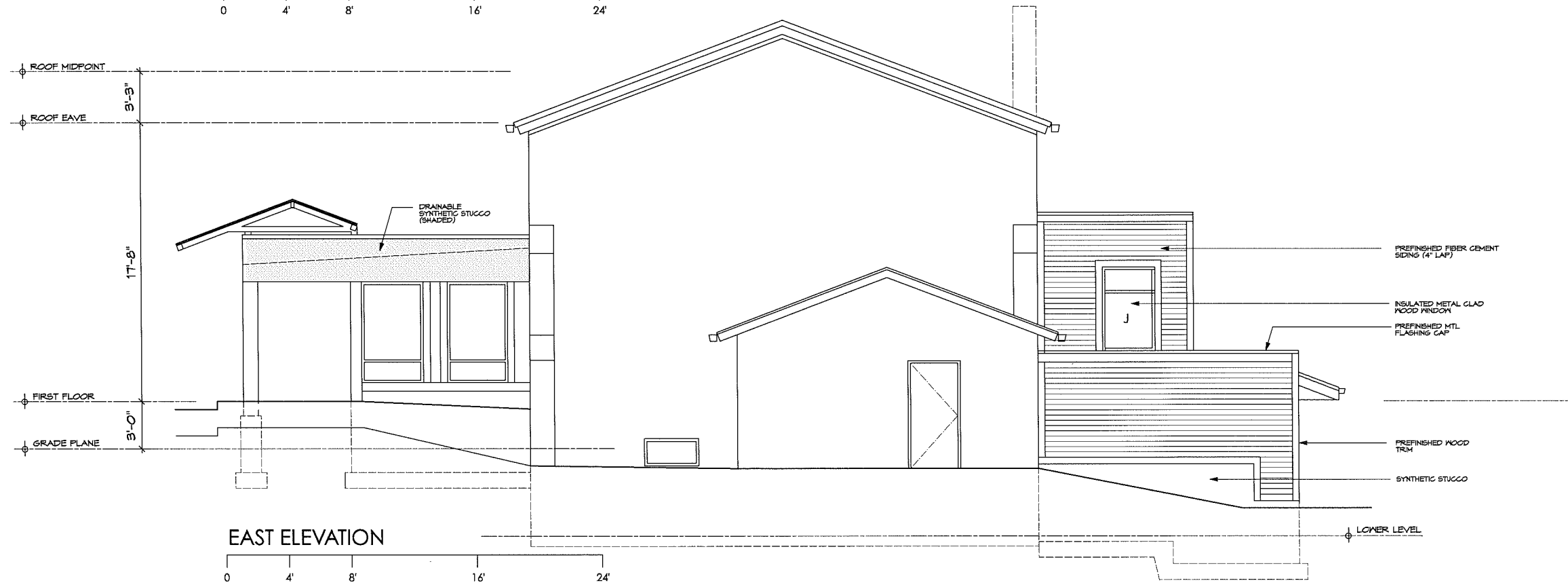
SHEET
1ST FLOOR PLAN

A2

DATE	REVISIONS
3/10/21	



SOUTH ELEVATION



EAST ELEVATION



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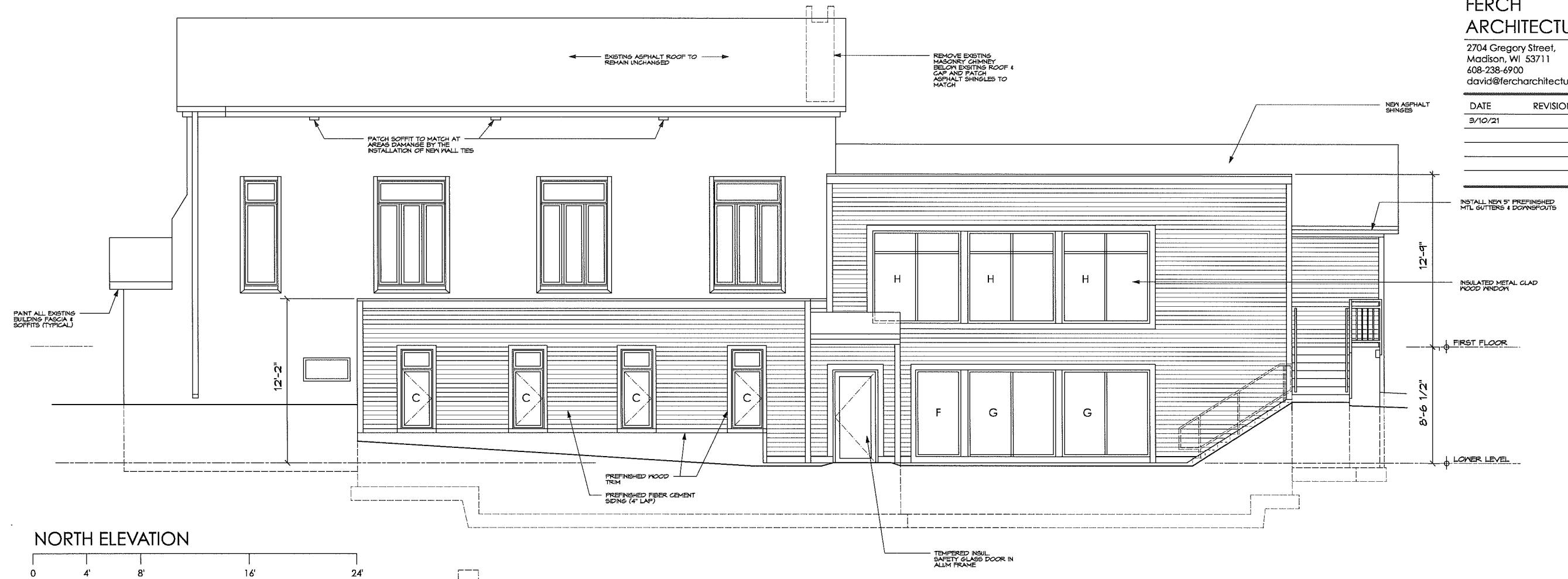
SHEET
**BUILDING
ELEVATIONS**

A4

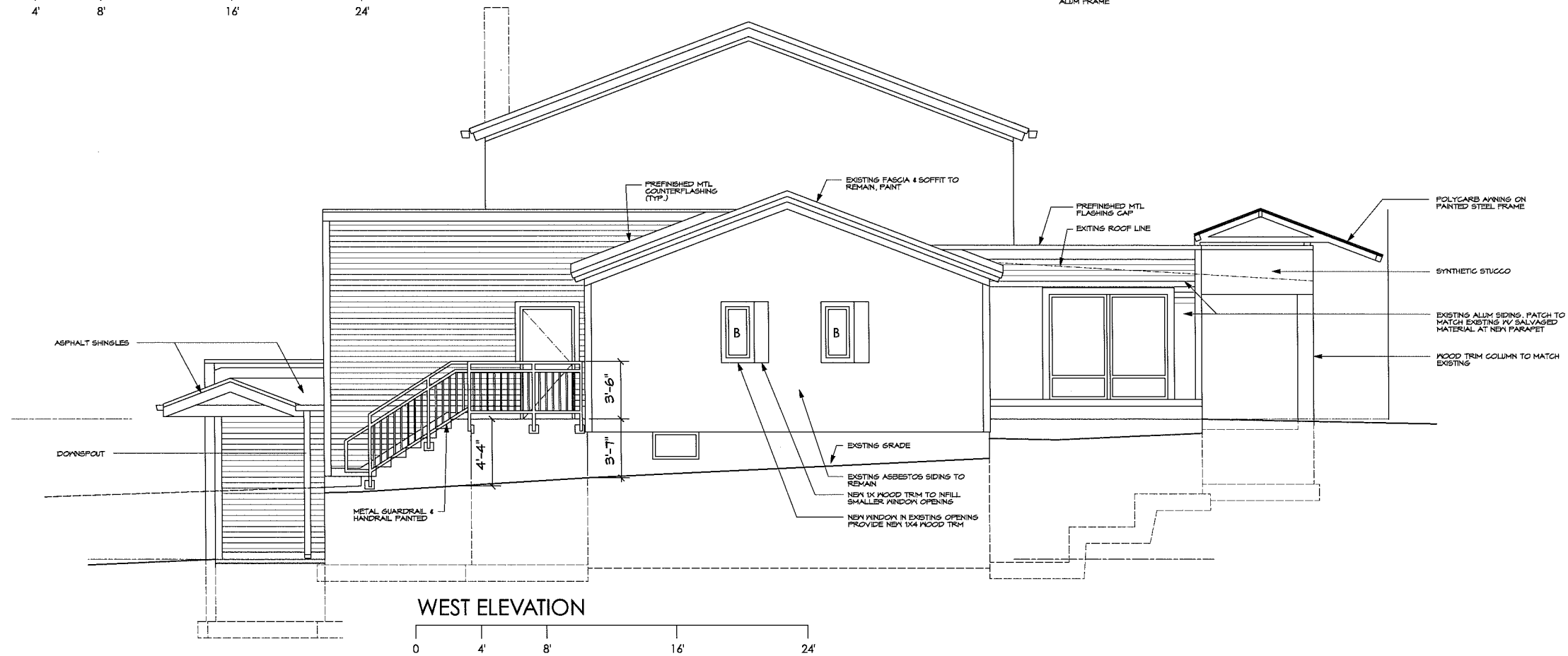
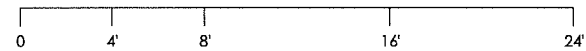
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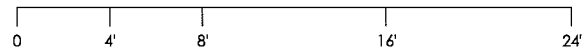
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NORTH ELEVATION



WEST ELEVATION



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SHEET
BUILDING
ELEVATIONS

A5



