



**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: 2725 Atwood Ave

Name of Owner: Ken Koeppler

Address of Owner (if different than above): Same

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Applicant (Owner's Representative): Roger Smith

Address of Applicant: Design Coalition Architects 2088 Atwood Ave Madison Wi 53726

Daytime Phone: 608-957-6773 Evening Phone: \_\_\_\_\_

Email Address: roger@designcoalition.org

**Description of Requested Variance:**

The existing carriage house (secondary building on site ) exists as a non-compliant condition, as it is entirely within the 20' rear yard setback required for TSS zoning. Two new dormers are proposed to the north side of the existing roof and will require a variance as they will increase building bulk within the required rear yard setback.

*(See reverse side for more instructions)*

**FOR OFFICE USE ONLY**

Amount Paid: \$300  
Receipt: 2112-0001  
Filing Date: 9/22/16  
Received By: PDA  
Parcel Number: 0710-053-3602-1  
Zoning District: TSS  
Alder District: 6 RUMMEL

Hearing Date: 13 OCT 16  
Published Date: 16 OCT 16  
Appeal Number: LNOVAR-2016-00022  
GQ: OK!  
Code Section(s): 28.065 (3)

## 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 carriage house exists entirely within the 20' rear yard setback required for TSS zoning. The proposed dormers will require a variance as they will be constructed as part of the existing roof.

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 dormers are small in size and are located on the side of the building inward to the site, and do not protrude above or beyond existing roof peak and eave lines. They will not be visible from Atwood Ave or the adjacent alley way.

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.

The existing carriage house exists entirely within the 20' rear yard setback required for TSS zoning. The proposed dormers will require a variance as they will be constructed as part of the existing roof. The dormers will provide the opportunity for egress windows from the existing second floor of the building.

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 carriage house exists entirely within the 20' rear yard setback required for TSS zoning. The proposed dormers will require a variance as they will be constructed as part of the existing roof.

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

The proposed dormers are small in size and are located on the side of the building inward to the site, and do not protrude above or beyond existing roof peak and eave lines. They will not be visible from Atwood Ave or the adjacent alley way.

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

The proposed dormers are small in size and do not protrude above or beyond existing roof peak and eave lines. They will not be visible from Atwood Ave or the adjacent alley way.

## 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 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 type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li> <li><input type="checkbox"/> North arrow</li> </ul>
<input 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 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 type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input 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:** Ken Freppeler **Date:** Sept 22, 2016

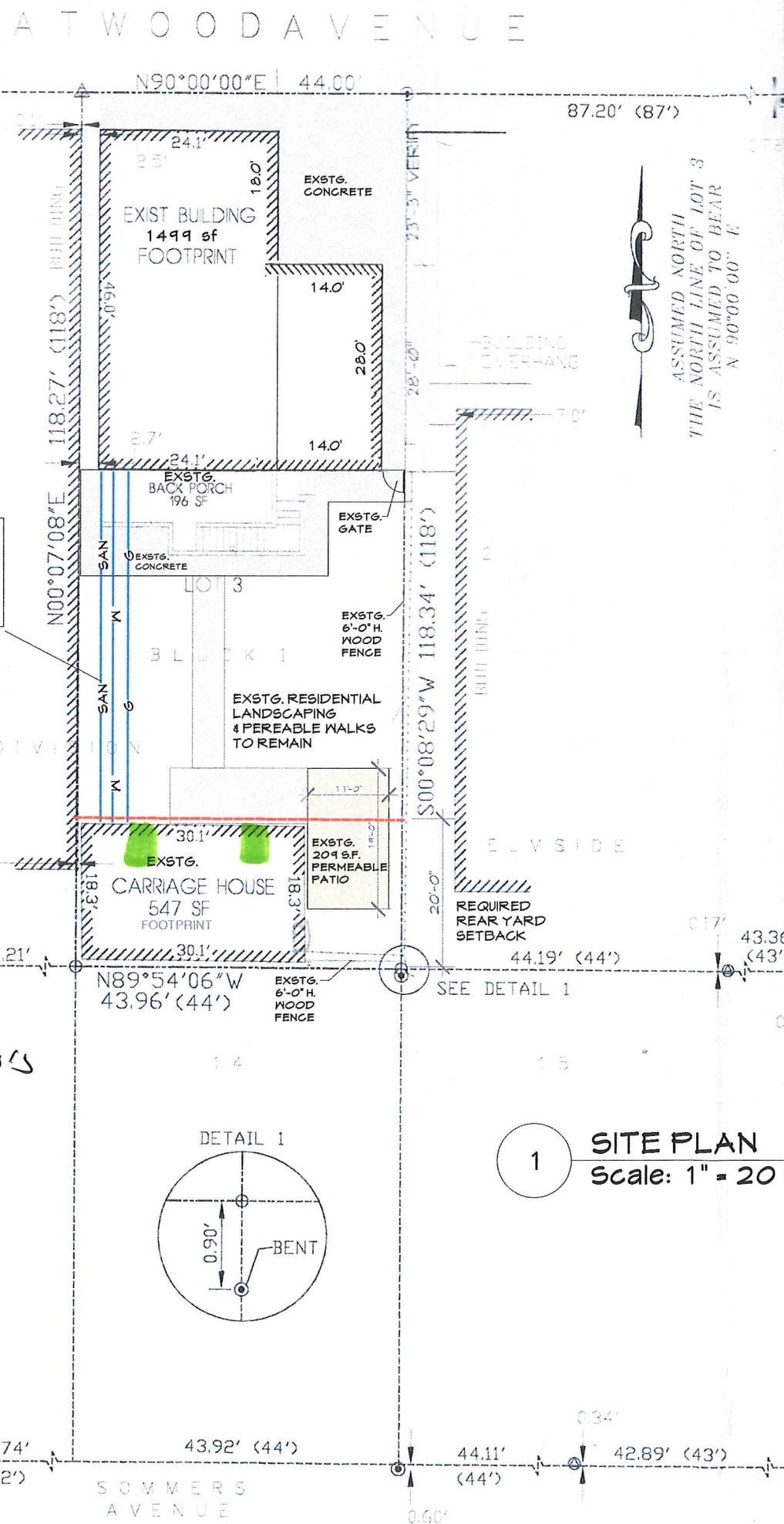
----- (Do not write below this line/For Office Use Only) -----

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

**SITE INFORMATION:**  
 LOT AREA: 5192 SQFT.  
 IMPERVIOUS AREA: 3146 SQFT  
 (BUILDINGS/CONG PAVING)  
 LOT COVERAGE: 60.5 %  
 USEABLE OPEN SPACE PROVIDED: 209 SQFT  
 REQUIRED: 40 SF/UNIT 80 SQFT

NEW SEWER, WATER AND GAS TO BE EXTENDED TO CARRIAGE HOUSE FROM EXISTING SERVICES - VERIFY FINAL LOCATION AND CONFIG. EXISTING ELECTRICAL SERVICE TO CARRIAGE HOUSE TO REMAIN

*Donner Additions to two-story commercial building rear yard*  
 20.0' Required  
 13.0' ± Provided  
 7.0' ± Variance



**PLAT OF SURVEY**  
 LOT 3, BLOCK 1, SAM R MILLER'S SUBDIVISION OF ELSIDE, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGE 27, AS DOCUMENT NUMBER 261941, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

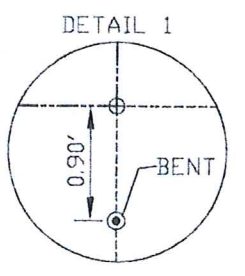
- Notes**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
  - 2) No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
  - 3) Date of field work 10-24-09
  - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  - 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
  - 6) All trees, hedges and ground cover on the site may not necessarily be shown.
- Description Furnished*
- Lot 3, Block 1, Sam R. Miller Subdivision of Elside, as recorded in Volume 3 of Plats, on page 27, as Document Number 261941, Dane County Registry, Dane County, Wisconsin.

**LEGEND**

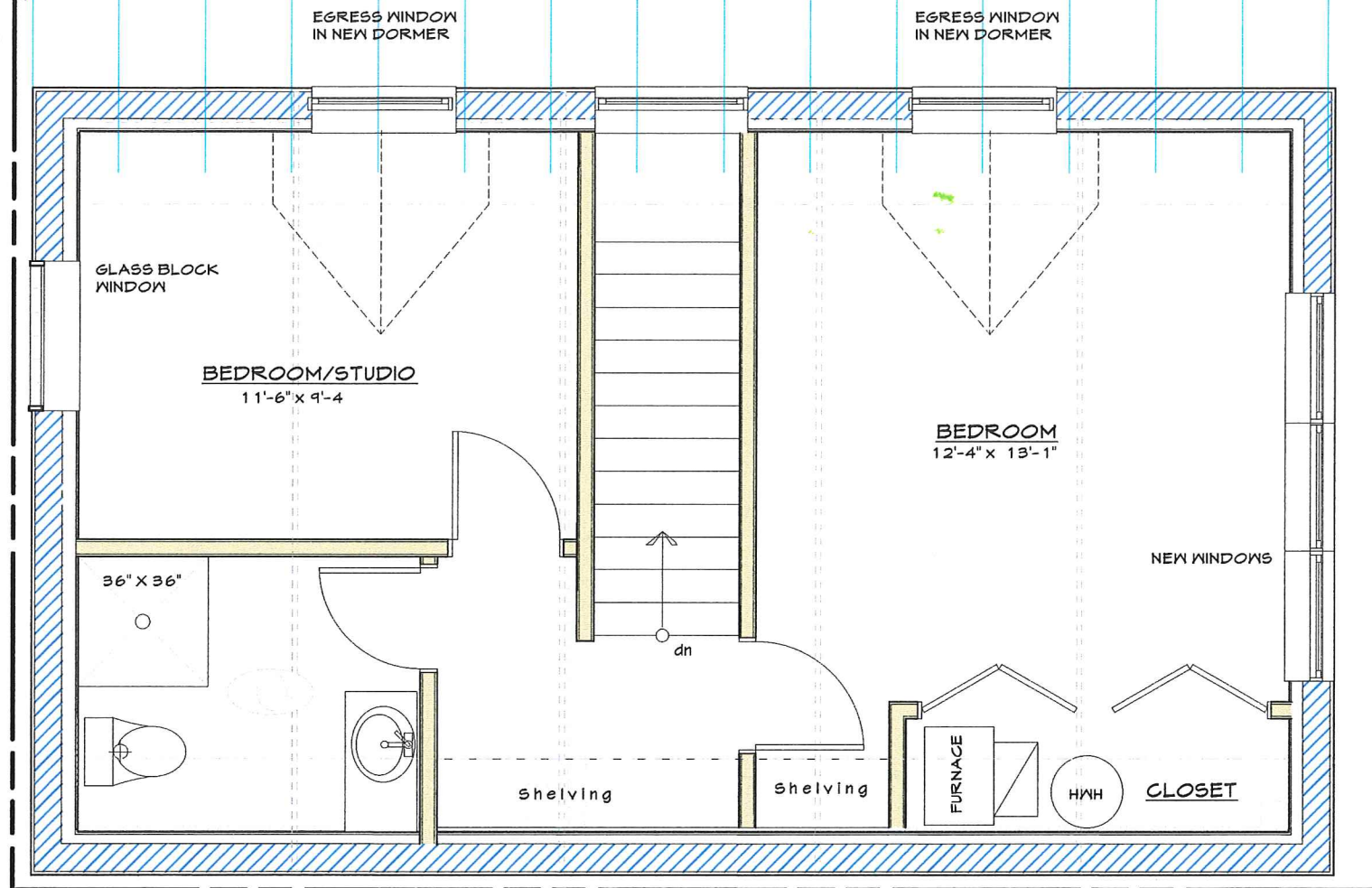
- ⊙ 1" IRON PIPE FOUND
- 1/2" SOLID IRON ROD FOUND
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET
- ⊙ 1/2" IRON PIPE FOUND
- ⊙ 1-1/2" IRON PIPE FOUND
- △ CUT IN CONCRETE FOUND
- < > INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

**1 SITE PLAN**  
 Scale: 1" = 20 ft

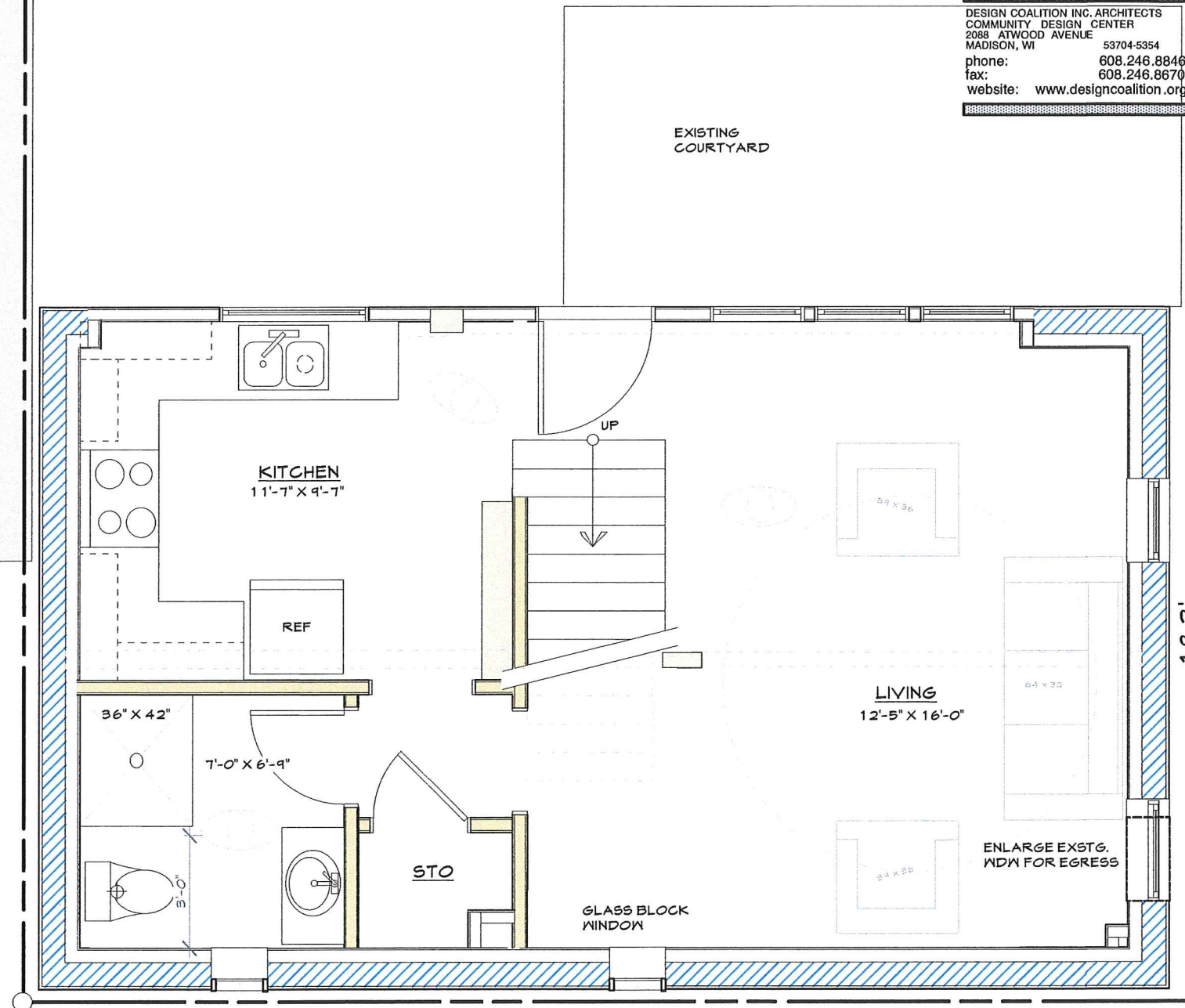


**PROPOSED REMODELING OF EXISTING CARRIAGE HOUSE**  
 2725 Atwood Ave.  
 Madison, WI  
 09.22.16  
 ZONING VARIANCE



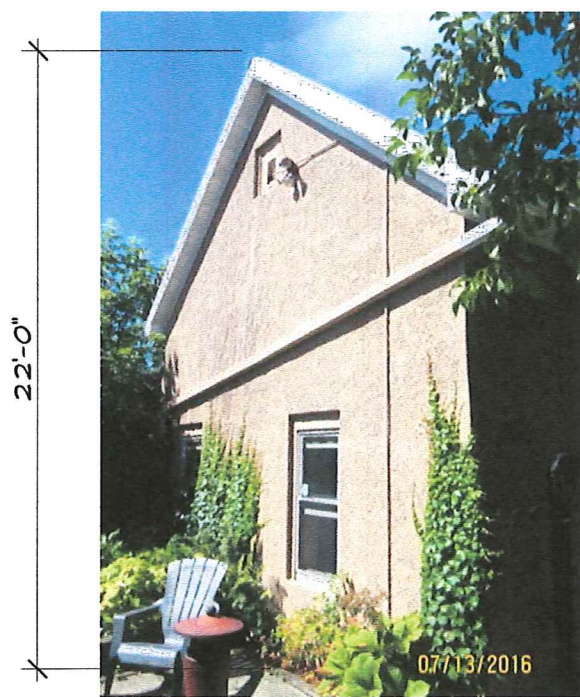
CARRIAGE HOUSE

2 Proposed SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"



CARRIAGE HOUSE

1 Proposed FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"



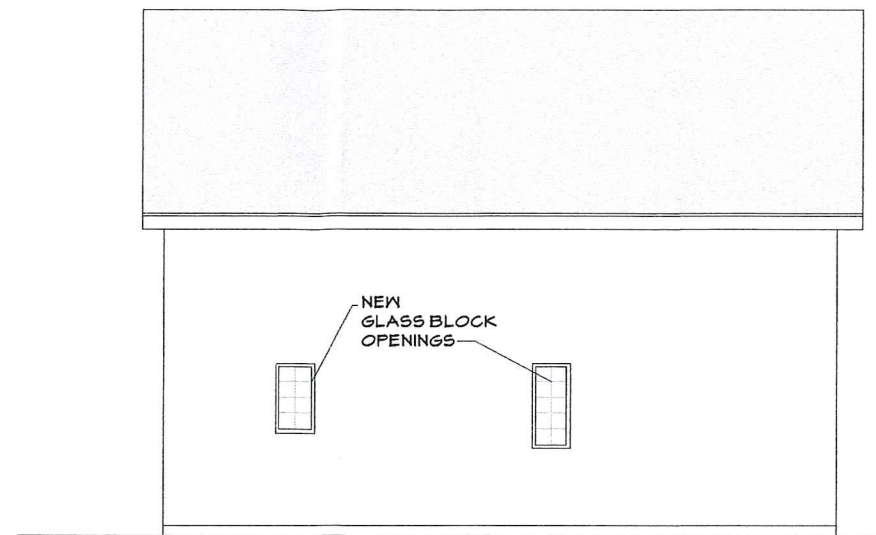
VIEW OF EXISTING EAST SIDE



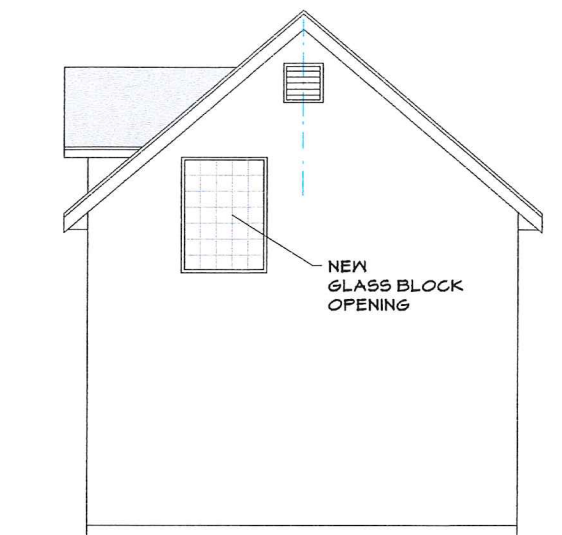
VIEW OF EXISTING NORTH SIDE

PROPOSED REMODELING OF EXISTING CARRIAGE HOUSE  
 2725 Atwood Ave.  
 Madison, WI

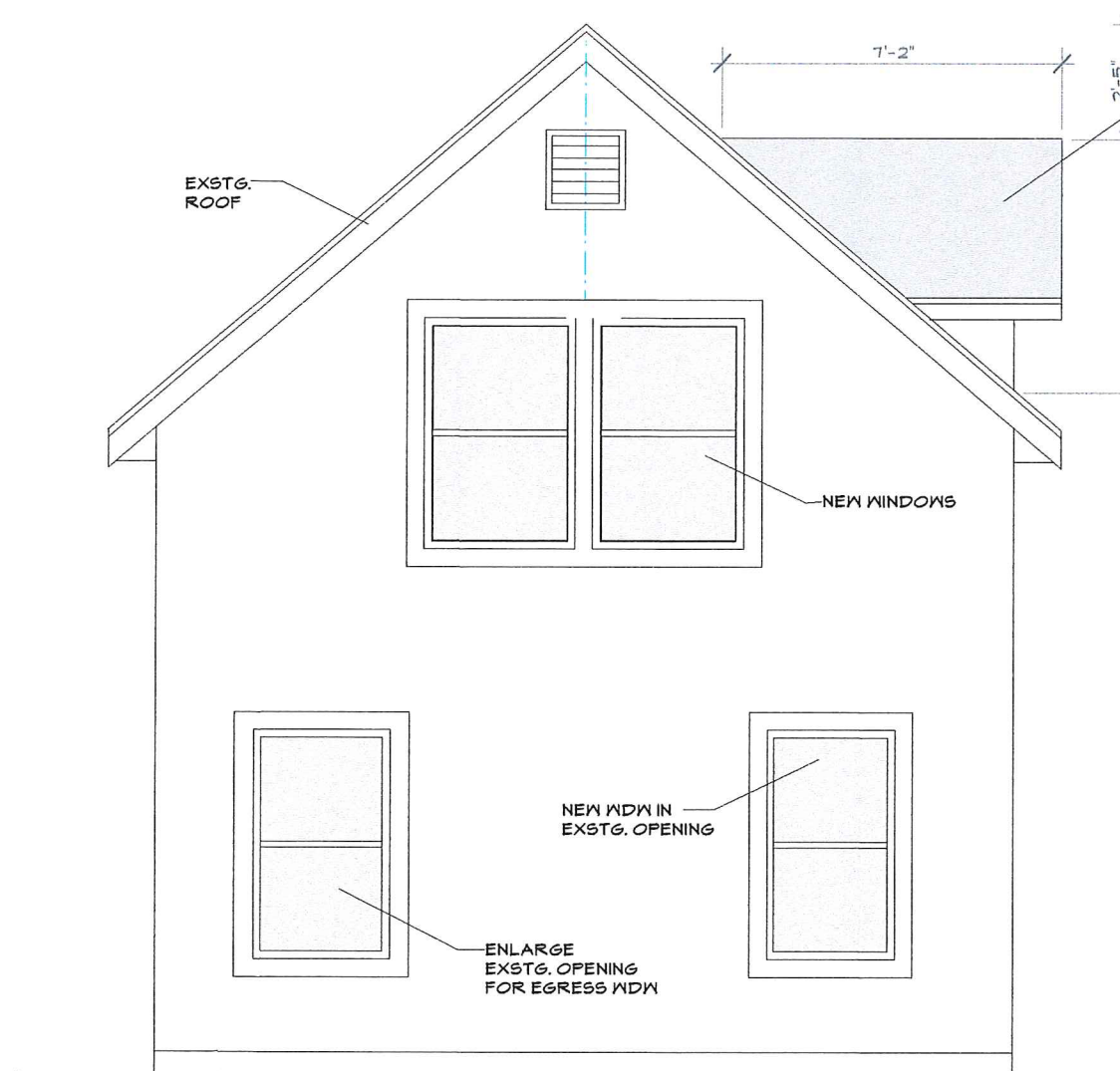
09.22.16  
 ZONING VARIANCE



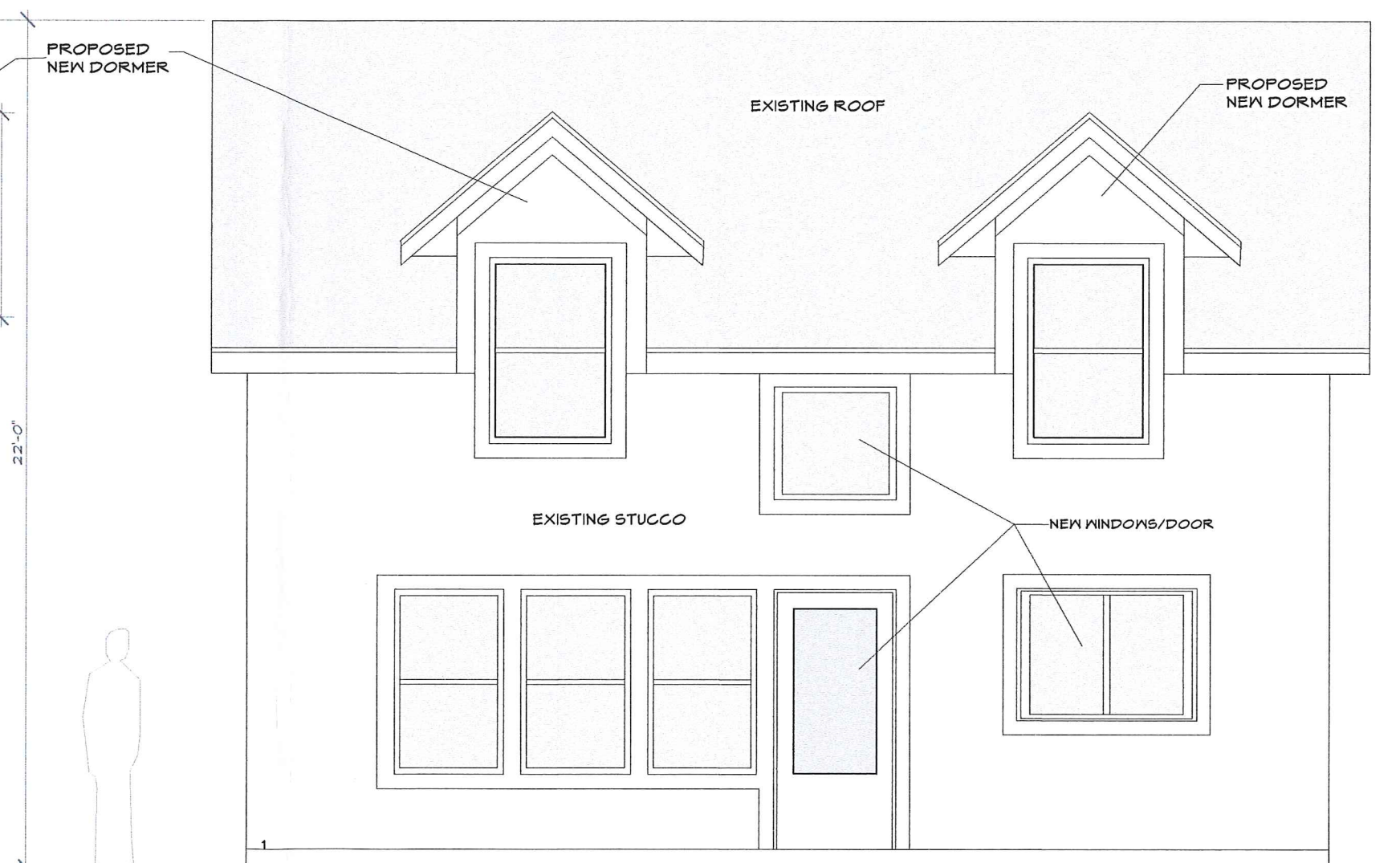
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

**PROPOSED REMODELING OF EXISTING CARRIAGE HOUSE**  
**2725 Atwood Ave.**  
**Madison, WI**

09.22.16  
 ZONING VARIANCE