



**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: 3905 Priscilla Lane, Madison, WI 53705

Name of Owner: Robert B. & Tammy J. Downing

Address of Owner (if different than above): 3901 Priscilla Lane
Madison, WI 53705

Daytime Phone: (608) 332-7571 Evening Phone: same

Email Address: downingbt@sbcglobal.net

Name of Applicant (Owner's Representative): Robert B. & Tammy J. Downing

Address of Applicant: 3901 Priscilla Lane
Madison, WI 53705

Daytime Phone: (608) 332-7571 Evening Phone: same

Email Address: downingbt@sbcglobal.net

Description of Requested Variance: 1.) Replace existing carport: 10.5'x24.2' with an enclosed attached garage measuring 13'x24' along the west side of ranch style home. South side sitting room intersects rear setback in the center of the residence. Build new room in keeping with all the existing architecture of Sunset Hills neighborhood, so as to retain the unique and original design plan.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300.00
Receipt: 097607-0002
Filing Date: 11-19-19
Received By: NJK
Parcel Number: 070921305029
Zoning District: TR-C1
Alder District: 5- BIDAR-SIELAFF

Hearing Date: 1-16-20
Published Date: 1-9-20
Appeal Number: LNDVAR-2019-60015
GQ: OK
Code Section(s): 25.042 (2)

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.

Angled rear lot line brings setback line closer to rear foundation.
Side storage shed is (to be removed) 1.3' from west lot line and is on a concrete foundation. Rear lot line is not parallel to existing architecture.

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.

Variance would provide similar architectural detailing of that of neighboring homes throughout this zoning district and be with the spirit of Sunset Hills.

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 proposed plans are within compliance on the SW corner.
The building setback intersects proposed architectural plans on the SE (center most point), as the rear lot line comes closer to the house.

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.

In trying to keep the architectural significance of the proposed addition, parallel lines and 90° angles are necessary. The building setback angling prohibits and restricts/limits this use of architectural design.

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

There is limited visible impact on neighboring properties within the fenced wooded site of Sunset Hills. With the removal of the side storage shed the end result will be increased site line visibility and airflow between the adjacent houses.

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

The proposed architectural plans are in character with the 104 homes that contribute to the historic value and the built structures of Sunset Hills.

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 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).
<input 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 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: Robert B. Downing, Jimmy Downing **Date:** August 13, 2019
 -----(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 type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved	
Zoning Board of Appeals Chair:	Date:

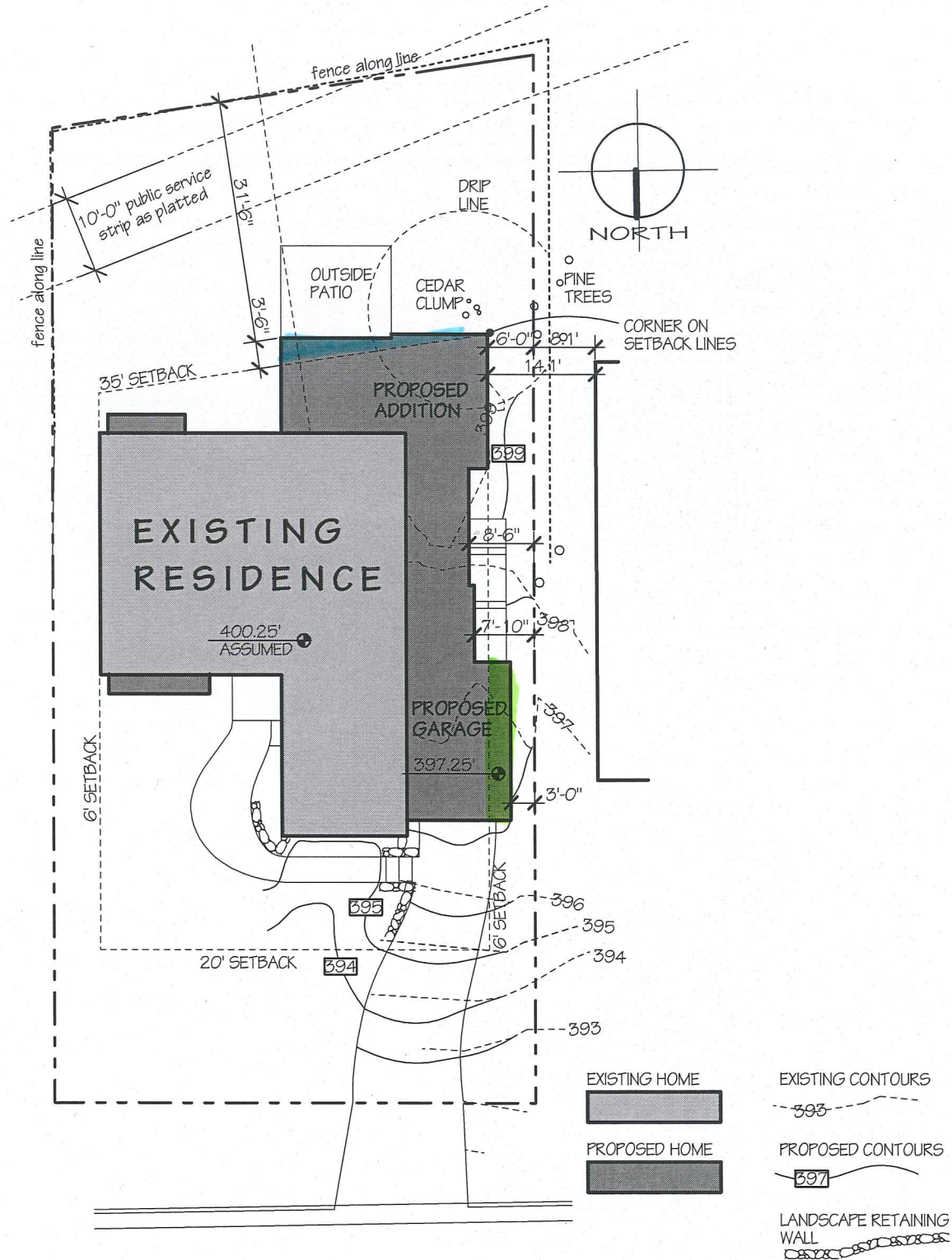
Single-story Single-Family Home
Attached Garage and Dwelling Addition

Side Yard, Attached Garage

6'-0" Required
3'-0" Provided
3'-0" VARIANCE

Rear Yard, Dwelling Addition

35'-0" Required
31'-6" Provided
3'-6" VARIANCE



PRISCILLA LANE

PROPOSED CONCEPTUAL SITE PLAN

1" = 20'-0"

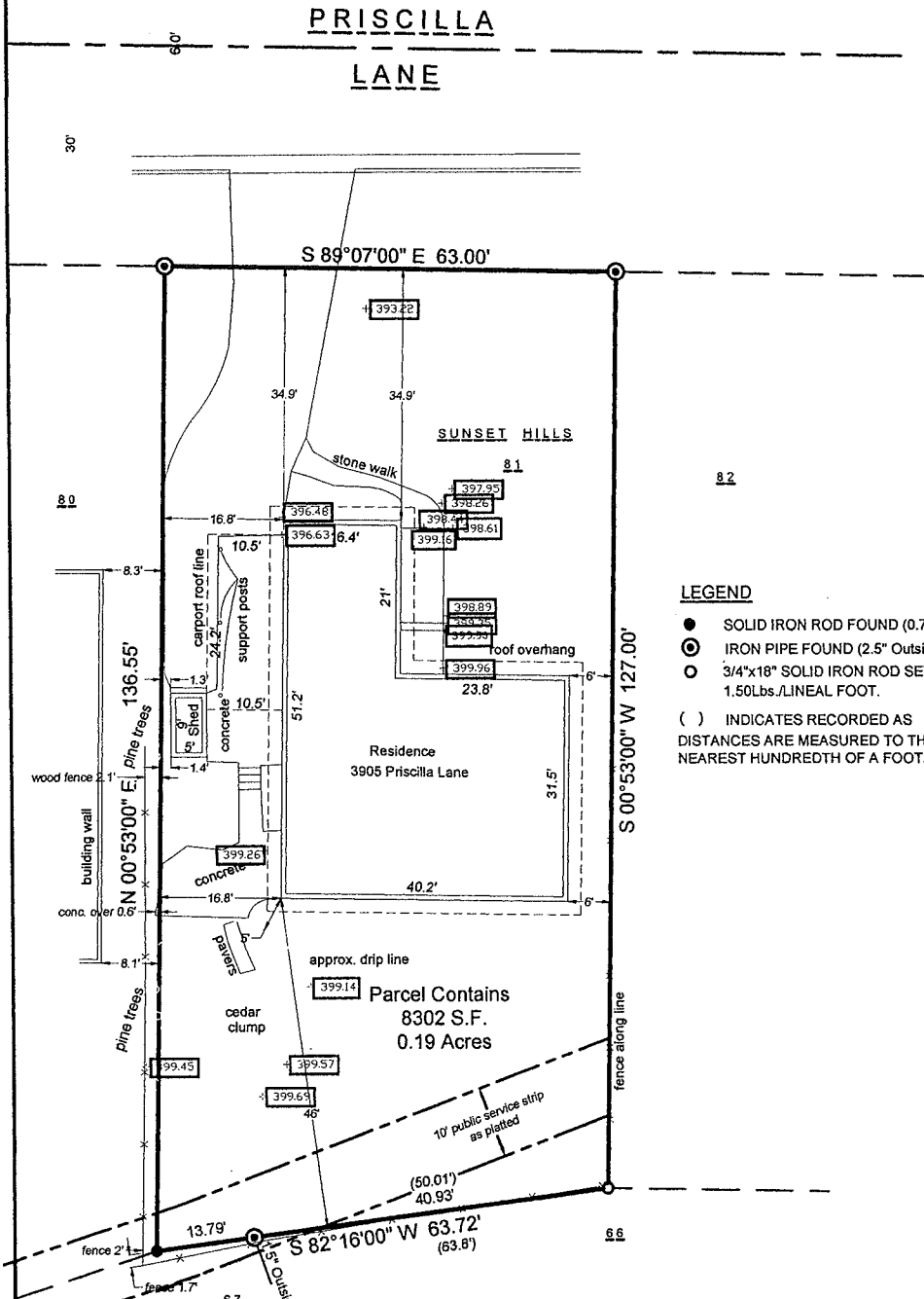
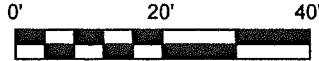
Plat of Survey

Legal Description of Record:

Lot Eighty-one (81), Sunset Hills Subdivision, in the City of Madison, Dane County, Wisconsin

Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

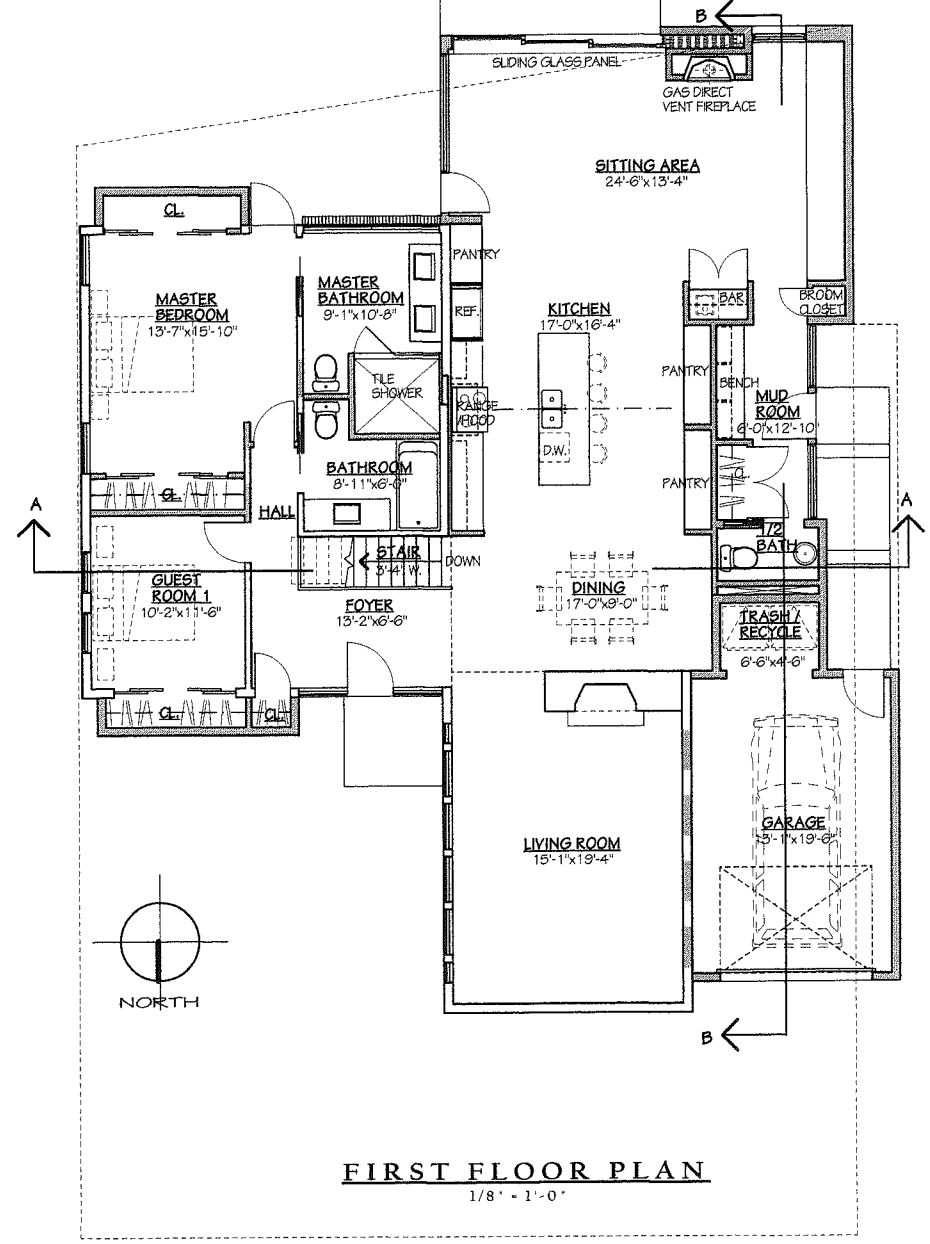
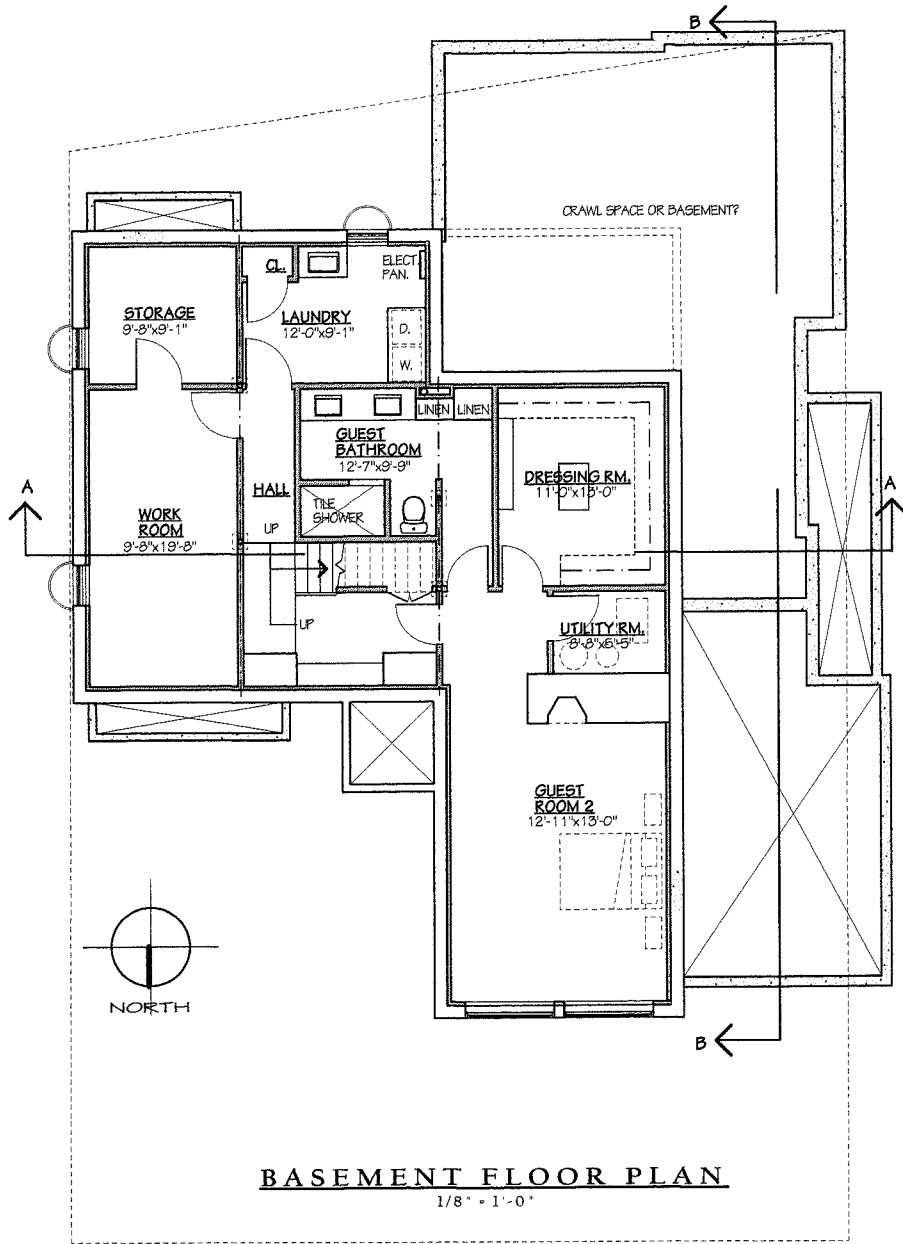


LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (2.5" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

PREPARED FOR:
 ROBERT DOWNING
 3901 PRISCILLA LANE
 MADISON, WI 53705

PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com



WYDEVEN ARCHITECTS LLC
 7667 West State Street, Suite 303
 Wauwatosa, Wisconsin 53213
 Phone: 414-614-4677 Email: bwydeven@wi.rr.com

© COPYRIGHT 2009
 WYDEVEN ARCHITECTS LLC
 ALL RIGHTS RESERVED

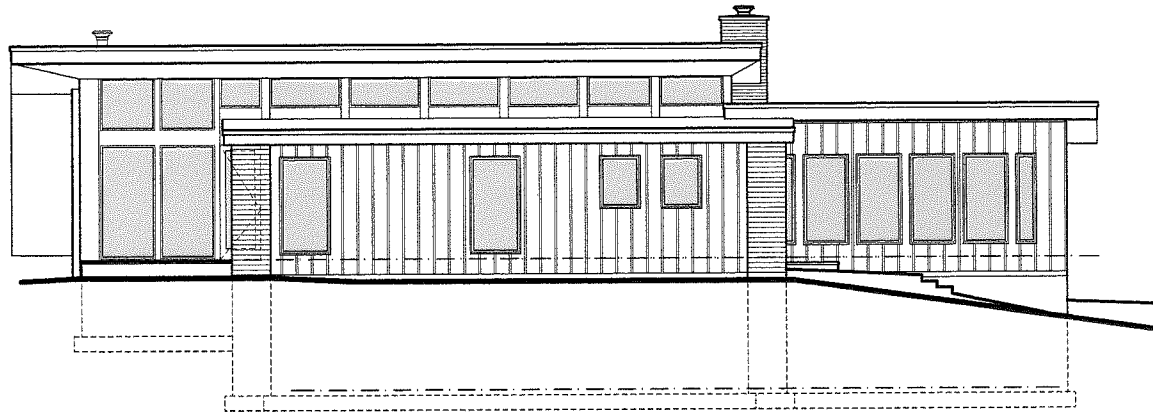
Vogel Design Group
 Residential, Urban Design & Green Development
 2403 East Wymore Place Milwaukee, WI 53202

REMODELING AND ADDITION FOR:
THE DOWNING RESIDENCE
 3905 PRISCILLA LANE
 MADISON, WISCONSIN 53705

PROJ. NO.
1904

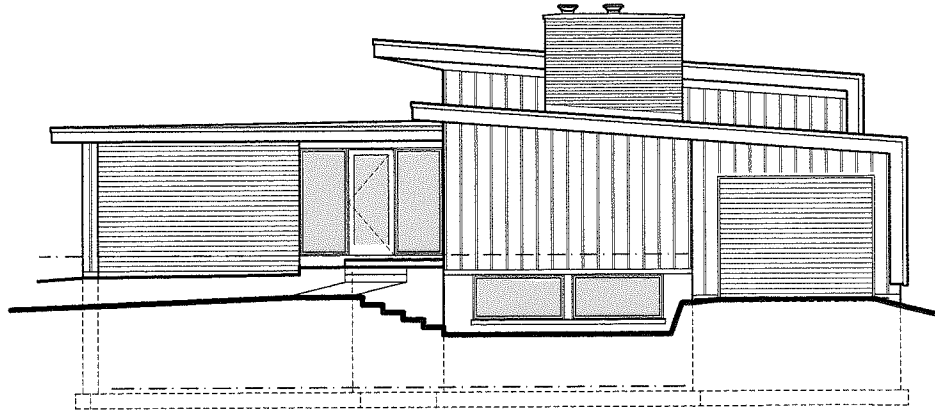
DATE
10-15-19

SHEET
A-1



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

WYDEVEN ARCHITECTS LLC
 7667 West State Street, Suite 303
 Wauwatosa, Wisconsin 53213
 Phone: 414-914-4677 Email: boydevan@wvllc.com

© COPYRIGHT 2019
 WYDEVEN ARCHITECTS LLC
 ALL RIGHTS RESERVED

Vogel Design Group
 Experience, Urban Design & Green Development
 2408 East Warming Plaza Milwaukee, WI 53202

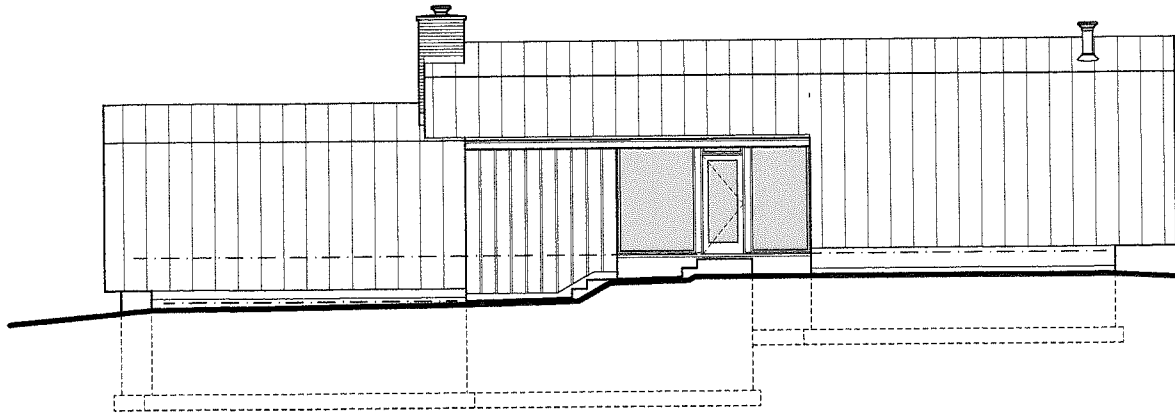
REMODELING AND ADDITION FOR:
THE DOWNING RESIDENCE
 3905 PRISCILLA LANE
 MADISON, WISCONSIN 53705

PROJ. NO.
 1904

DATE
 10-15-19

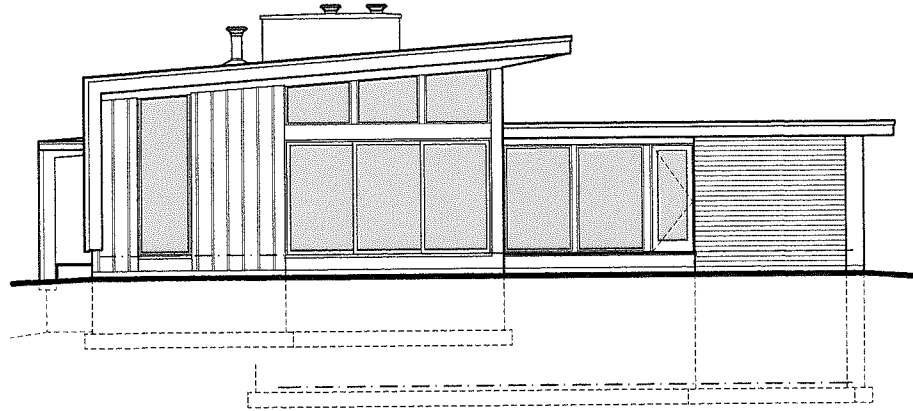
SHEET

A-3



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

WYDEVEN ARCHITECTS LLC
 7667 West State Street, Suite 303
 Watrous, Wisconsin 53213
 Phone: 414-614-4677 Email: bwydeven@wtr.com

© COPYRIGHT 2019
 WYDEVEN ARCHITECTS LLC
 ALL RIGHTS RESERVED

Vogel Design Group
 Residential, Space Design & Organizational
 2425 East Wymore Place, Milwaukee, WI 53227

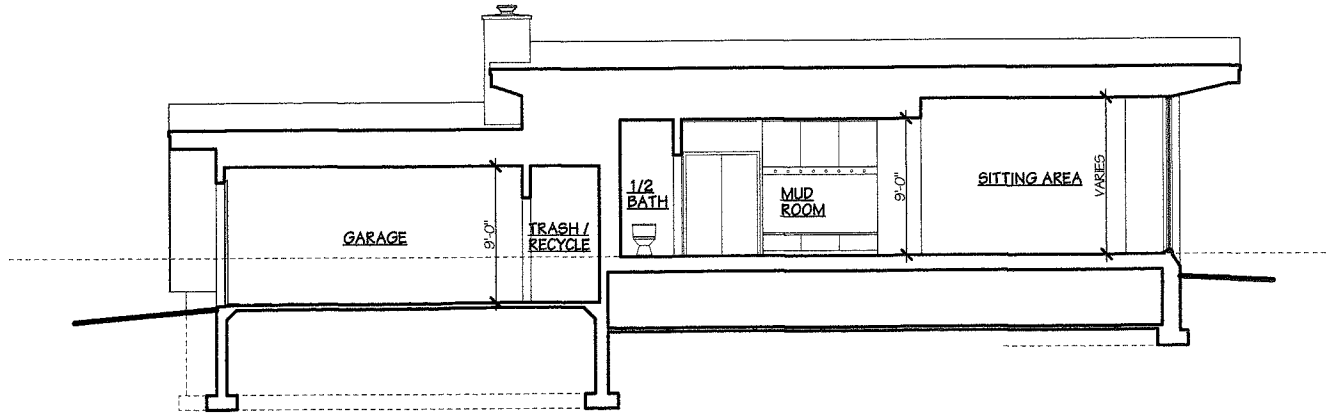
REMODELING AND ADDITION FOR:
THE DOWNING RESIDENCE
 3905 PRISCILLA LANE
 MADISON, WISCONSIN 53705

PROJ. NO.
 1904

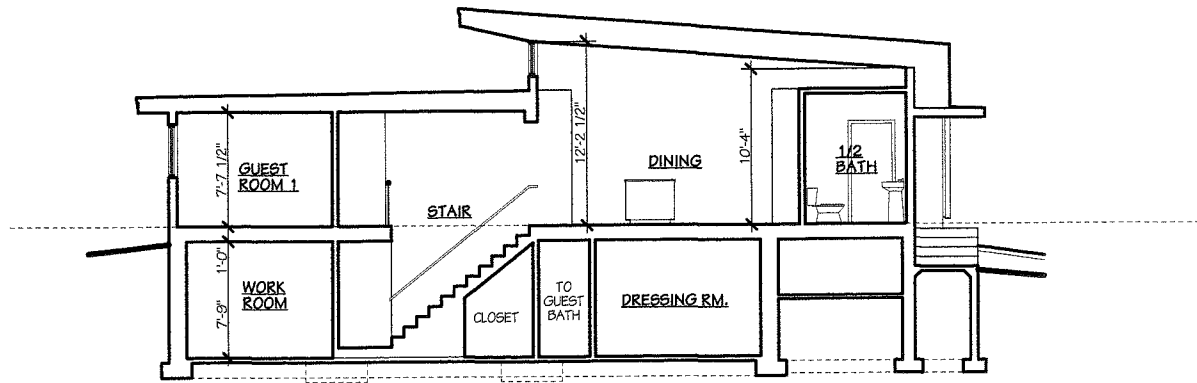
DATE
 10-15-19

SHEET

A-4



SECTION B
1/8" = 1'-0"



SECTION A
1/8" = 1'-0"