



**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: 1233 east dayton street

Name of Owner: Timothy R Roberts and Judith H. Roberts

Address of Owner (if different than above): 482 maple ridge rd
Berlin , WI 54923

Daytime Phone: 9202297670 Evening Phone: 9202297670

Email Address: timothy.roberts@thedacare.org

Name of Applicant (Owner's Representative): owner

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: driveway width extension- see property photo. 7 feet extension of driveway

interior to the outside wall off front of house. Driveway width extension allows for additional car parking for second unit

residents in the multiunit home.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 084614-0006
Filing Date: 11/2/18
Received By: [Signature]
Parcel Number: 0709-131-0629-5
Zoning District: TR-V1
Alder District: 2-Zellers

Hearing Date: 11/29/18
Published Date: _____
Appeal Number: _____
GQ: OK
Code Section(s): 28.141(9)(b)1.
28.141(8)(c)1. and 5.

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.

limited driveway space on side of house to allow for parking of second vehicle within duplex property. construction of drainspouts

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 includes professionally landscaped driveway and adjoining sidewalk, with underground drainage of downspout. The construction width allows improved vision of sidewalk traffic for property vehicles as well as adjoining driveway vehicle of neighbor- the underground drain spouts design minimizes rainwater transfer to adjacent neighbor property, also slope of driveway provides drainage away from neighbor property to the side green space. The curved border design of driveway matches border style of sidewalk

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.

Without width extension of driveway into front of the house , the multi unit property does not have adequate parking for both unit residents. The additional parking provides a safe and consistent parking space in a "competitive" parking environment of east dayton street. See comments of Residents of 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.
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-

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

Rainwater drainage has been minimized onto adjacent neighbor property. Width of driveway allows ease of parking for variance property and neighbor vehicle without obstructing car door opening.

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

Mixed neighborhood with single unit and multi unit properties. See photos labeled A-G of neighbors in 2 block radius with driveway access extending to front of house

**ALL pictures are within a 2 block radius from 1233 E. Dayton Street*

1233 East Dayton St.
Madison WI 53713

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 type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <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 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. <i>Pending</i>
<input checked="" 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. <i>- Tree planned removal</i>
<input type="checkbox"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com <i>Original site plan due - Review for model</i>
<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: _____

Date: _____

11/8/2013

(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.

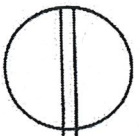
The Zoning Board of Appeals: Approved Denied Conditionally Approved

Zoning Board of Appeals Chair: _____

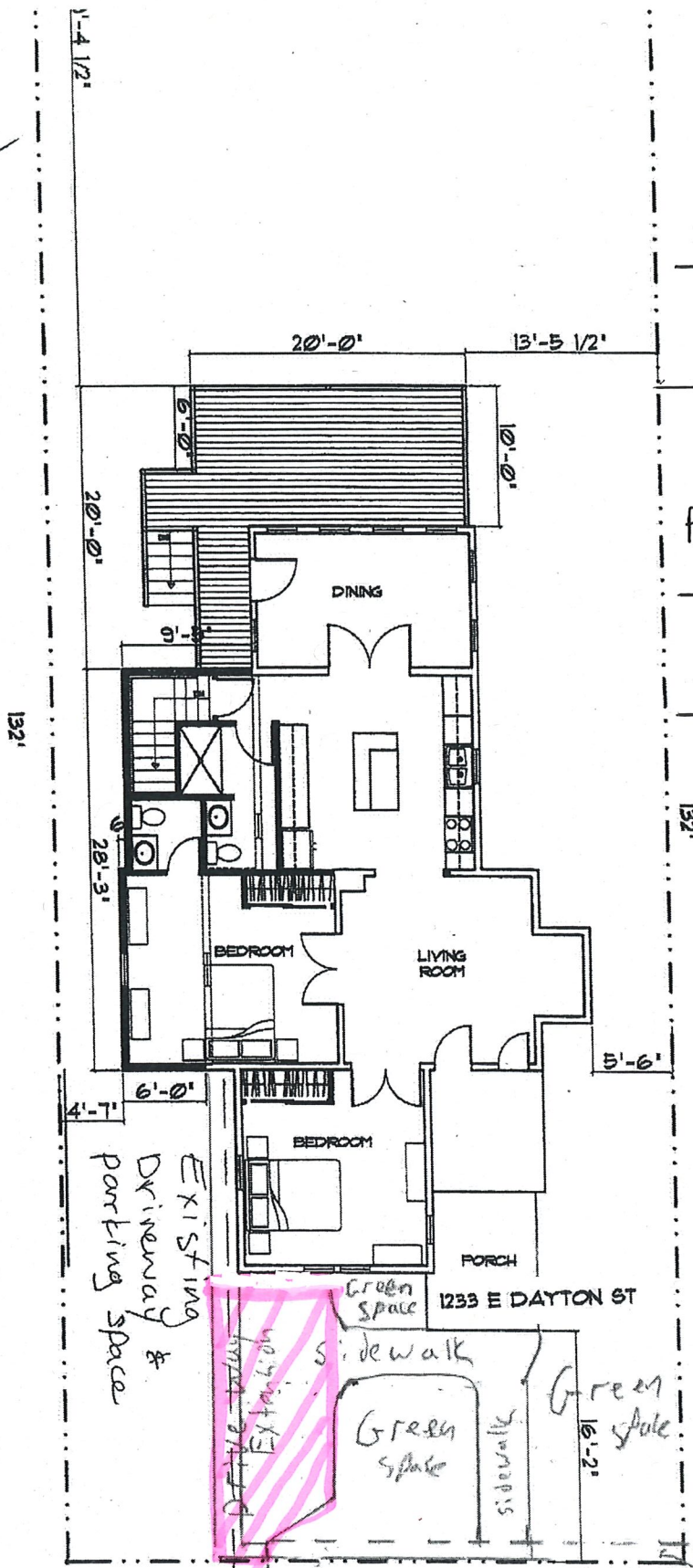
Date: _____

SNRC 2015-11582
 story addition,
 ZONING APPROVED Deck
 4/8/15
 Jennifer Lewis
 Administrator, City of Madison, WI
 TR-VI
 OK

SITE PLAN IS APPROXIMATE AND IS NOT A SURVEY



SITE PLAN



Front yard parking area

20.0' Required

2.0' Provided

18.0' Variance

Frontyard setback parking for driveway/parking

40% maximum

42% provided

Exceed by 2% Variance

Front yard paving for parking and driveway = 370 sq ft

42% of F.Y.

Existing curb
 New curb edge
 55" cutback of curb
 EAST DAYTON STREET



Neighbor/ Resident Statements

Property Address: 1233 East Dayton Street

Violation Section: 28.141 (9)- Driveway Extension

Regarding the driveway extension for 1233 East Dayton Street, this has caused the following

Negative impact (if none check here

Three horizontal lines for negative impact text.

Positive Impact (if none check here

I park in the driveway so of course it has a positive impact for me. Parking on this section of Dayton is difficult with one side closed on Thursdays and the other on Friday. It is often difficult to find a space. This is a mid to high density neighborhood with many multi plexes. I am also very pleased with the extension of the foot path from the driveway for winter safety.

Check one: Resident or Neighbor

Print Name: Anja Schiller

Signature: A. Schiller Date: 10/30/18

Home Address 1233 E. Dayton St, Apt 2.

Neighbor/ Resident Statements

Property Address: 1233 East Dayton Street

Violation Section: 28.141 (9)- Driveway Extension

Regarding the driveway extension for 1233 East Dayton Street, this has caused the following

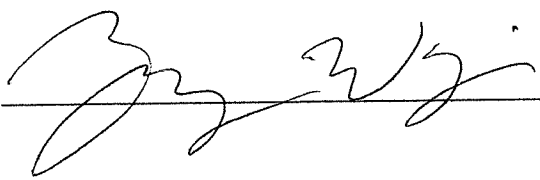
Negative impact (if **none** check here):

Positive Impact (if **none** check here):

I share a car with Anja and we park it in the driveway. This is incredibly valuable for renters in Madison. Our street is closed on our side on Thursdays and Fridays (alternating). It can be hard to find parking in our neighborhood, having an offstreet parking spot improves our lives significantly.

Check one: Resident or Neighbor

Print Name: Ezekary Wolinsky

Signature:  Date: 10-30-18

Home Address 1233 E Dayton St. Apt 2

Neighbor/ Resident Statements

Property Address: 1233 East Dayton Street

Violation Section: 28.141 (9)- Driveway Extension

Regarding the driveway extension for 1233 East Dayton Street, this has caused the following

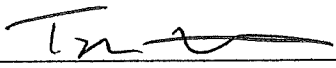
Negative impact (if **none** check here):

Positive Impact (if **none** check here):

This Driveway allows both units to park a car in the driveway, and because there is no garage this impacts us positively.

Check one: Resident or Neighbor

Print Name: Tanya Novotnak

Signature:  Date: 10/30/18

Home Address 1233 E. Dayton St. #2
Madison, WI 53703

Neighbor/ Resident Statements

Property Address: 1233 East Dayton Street

Violation Section: 28.141 (9)- Driveway Extension

Regarding the driveway extension for 1233 East Dayton Street, this has caused the following

Negative impact (if none check here):

Positive Impact (if none check here):

This driveway makes parking convenient for me, and the other residents of this house. It also helps E. Dayton St be less congested as many ~~homes~~ ^{residents} on this street don't have access to a driveway and parking on E. Dayton can be very problematic, specially on Thursdays and Fridays and during snow emergency days during the winter. ~~more~~ Hence, the driveway is providing more parking space when it's problematic and in general to other residents on street

Check one: Resident or Neighbor

Print Name: Erika Cooper

Signature: Erika Cooper Date: 11/1/18

Home Address 1233 E. Dayton St #1, Madison 53703

Neighbor/ Resident Statements

Property Address: 1233 East Dayton Street

Violation Section: 28.141 (9)- Driveway Extension

Regarding the driveway extension for 1233 East Dayton Street, this has caused the following

Negative impact (if **none** check here):

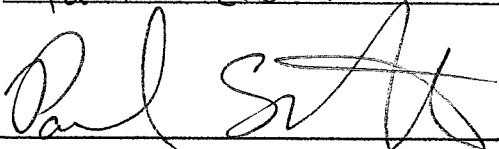
Positive Impact (if **none** check here):

- More street parking for neighbors

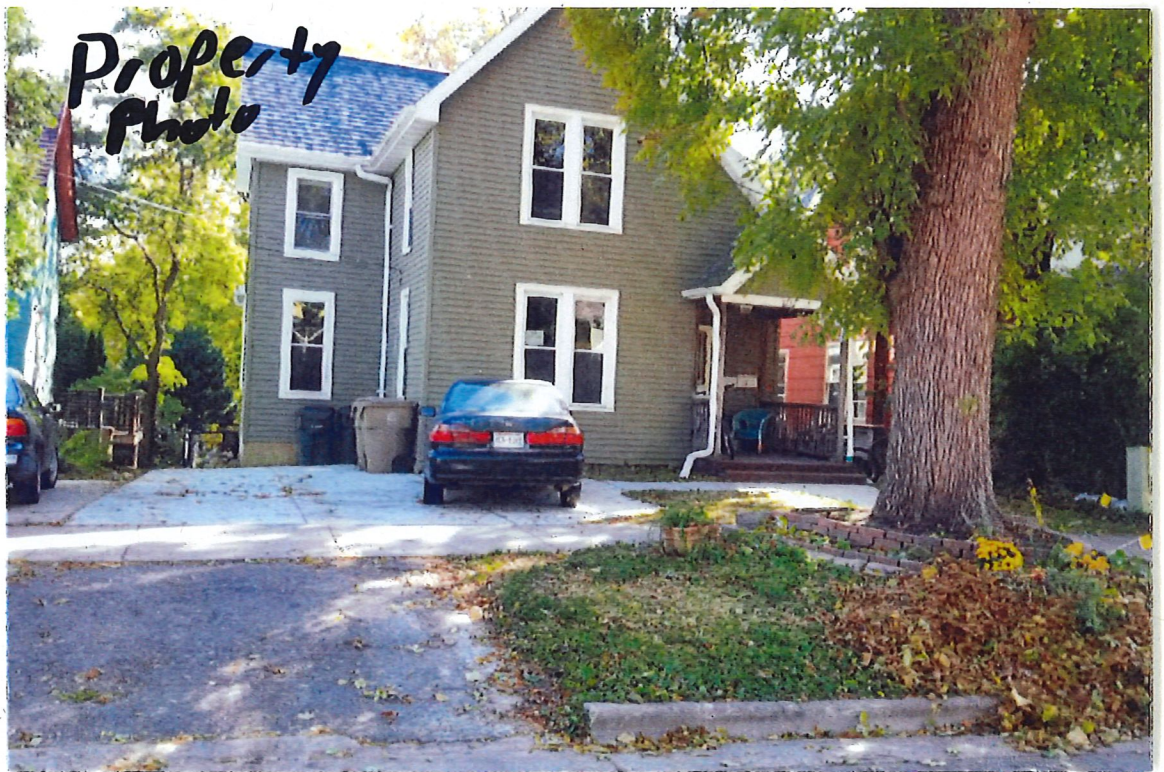
- Architecturally pleasing

Check one: Resident or Neighbor

Print Name: Paul Schechter

Signature:  Date: 11/1/2018

Home Address 1231 E Dayton St.





G

G



WISCONSIN
927-JBN
FBI
MILWAUKEE DISTRICT

SUBARU

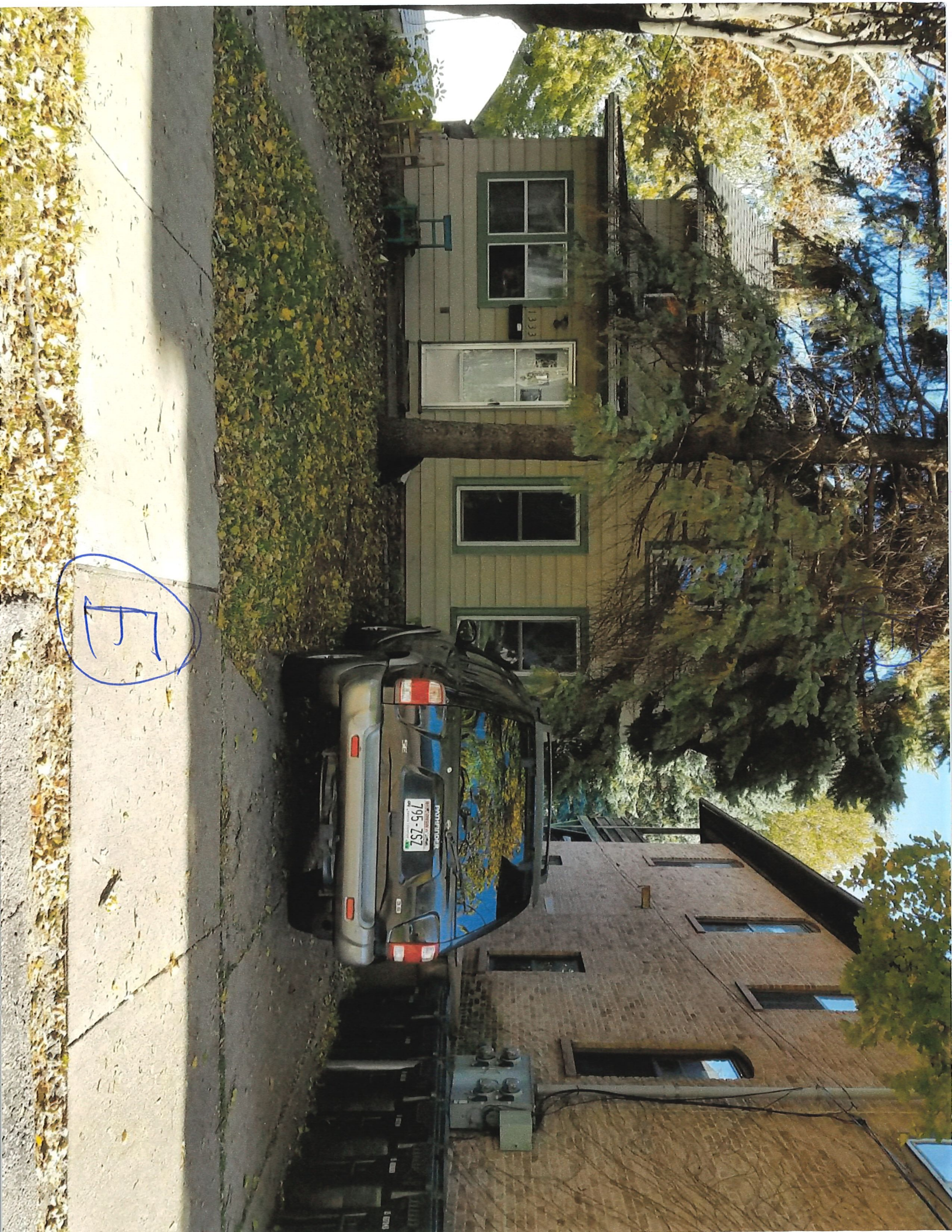


TEXAS

XV

E

E



E

1333

195-LSL

PONTIAC

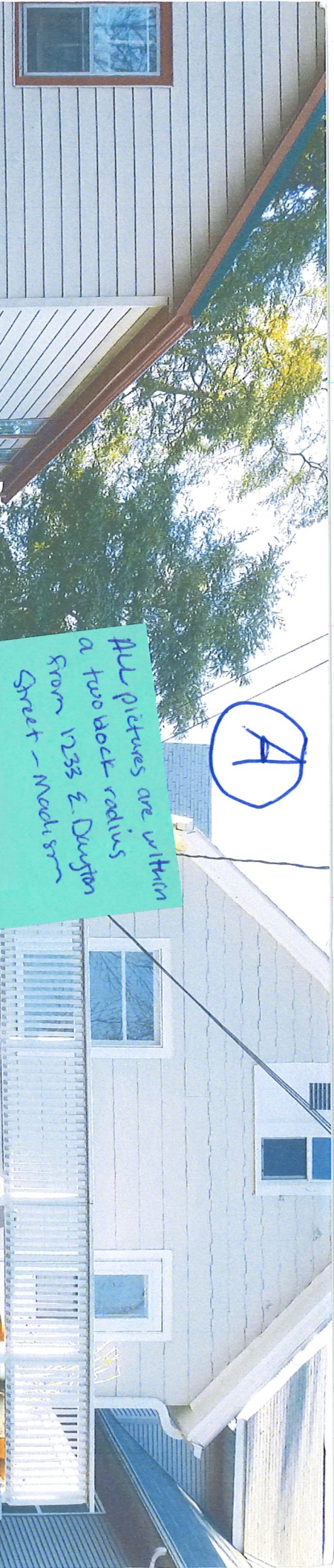






B

B



All pictures are within
a two block radius
from 1233 E. Doughton
Street - Madison

A



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