



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: 2209 Regent St.

Name of Owner: Kathryn & Aaron Steffenhagen

Address of Owner (if different than above): (same)

Daytime Phone: 608-469-5490 Evening Phone: 608-469-5490

Email Address: aaronsteffe@hotmail.com

Name of Applicant (Owner's Representative): Associated Housewrights/ Matt Speer

Address of Applicant: 1217 Culmen St.
Madison, WI. 53713

Daytime Phone: 608-206-7660 Evening Phone: 608-345-7070

Email Address: Matt@housewrights.com

Description of Requested Variance: Owner's are requesting a 12' front yard setback in lieu of the required 20' (unless setback averaging reduces required) and permission to expose more than 50% of the basement front wall in order to build a basement level, attached garage in the steep front slope of their property.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 142906 SL
Filing Date: 5-17-13
Received By: SL
Parcel Number: 0709-214-0102-5
Zoning District: TR-C2
Alder District: 5 Bidar - Sielaff

Hearing Date: 6/13/13
Published Date: 6/6/13
Appeal Number: 061313-3
GQ: HISTORIC PLACES - NATIONAL REGISTER
Code Section(s): 28.043(2) Dimensionable requirements for TR-C2; 2-Story height req.

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 properties along this stretch of Regent St. feature steep slopes with the homes sited with basements higher than the street level. 2209 Regent feature grade slopes over 50% at the west side lot line & 34% at the driveway/east lot line.

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 garage addition is common to this stretch of Regent St. and to the district in general in size, scale and dimension. Maintaining more than minimum front yard, all side yards, required open space, etc. Property access is maintained.

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 aforementioned front yard slope makes it very difficult to maintain the property safely, especially in winter & for youngsters. Locating the new garage in any other location on the property risks the structural integrity of the home & creates other safety concern.

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.

North facing, steep driveway is eliminated by the proposed solution. Drive access visibility is improved by enlarging the clearance to the adjacent commercial property built on the front lot line. Applicant's request is not extraordinary.

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

The proposed alterations will improve the safety of the property and its guests as well as the interaction between the property & adjacent public spaces by more reasonable drive slopes, visibility and clearance. Access for emergency services is maintained.

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

The proposed alterations feature a common bulk & scale to the district and especially adjacent/nearby residential properties. Materials, colors and finishes are similarly common to the district & compatible with the existing structure.

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"/>	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 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"): <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 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 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 type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input 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: 5/15/2013

----- (Do not write below this line/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:	Approved	Denied	Conditionally Approved
Zoning Board of Appeals Chair:			
Date:			

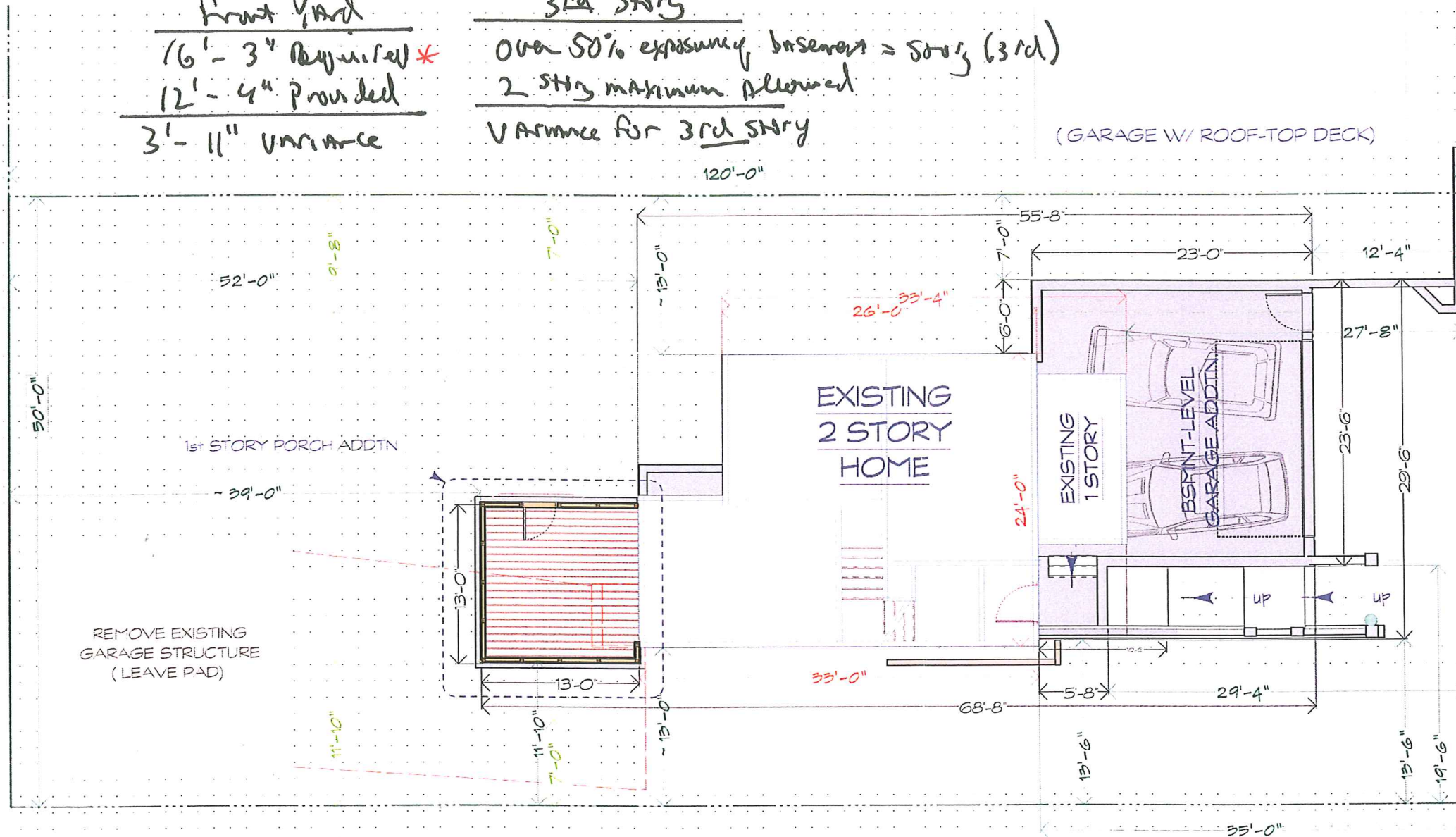
•Furnishings by others.

• These documents are the property of Associated Housewrights and are exclusively for Associated Housewright use.

•Not intended for construction

2-Story Single-Family Home
 basement-level Attached Garage Addition
 Front Yard
 16'-3" Required*
 12'-4" provided
 3'-11" variance

3rd Story
 Over 50% exposure basement = 50% (3rd)
 2 story maximum allowed
 VARIANCE FOR 3RD STORY



REMOVE EXISTING GARAGE STRUCTURE (LEAVE PAD)

(GARAGE W/ ROOF-TOP DECK)

EXISTING 2 STORY HOME

EXISTING 1 STORY

BASEMENT-LEVEL GARAGE ADDITION

REGENT STREET

REMOVE EXISTING APRON & CURB CUT

SP SITE PLAN
Scale: 3/32" = 1'-0"

* Setback Average, use 5' for 226', 216', all over 20'

10'-0" (REQ'D.)
SETBACK AVERAGING

(2-STORY COMMERCIAL BUILDING)

Version/Date:

Steffenhagen 2/2

4/30/13

Printed by:

MWS

PORCH & GARAGE ADDITNS

KATE & AARON STEFFENHAGEN

2209 REGENT ST.

MADISON, WI. 53726

ASSOCIATED HOUSEWRIGHTS

1217 Culmen St. Madison, WI. 53713
www.housewrights.com
(608) 238-7519



Page Scale:

1/8" = 1'

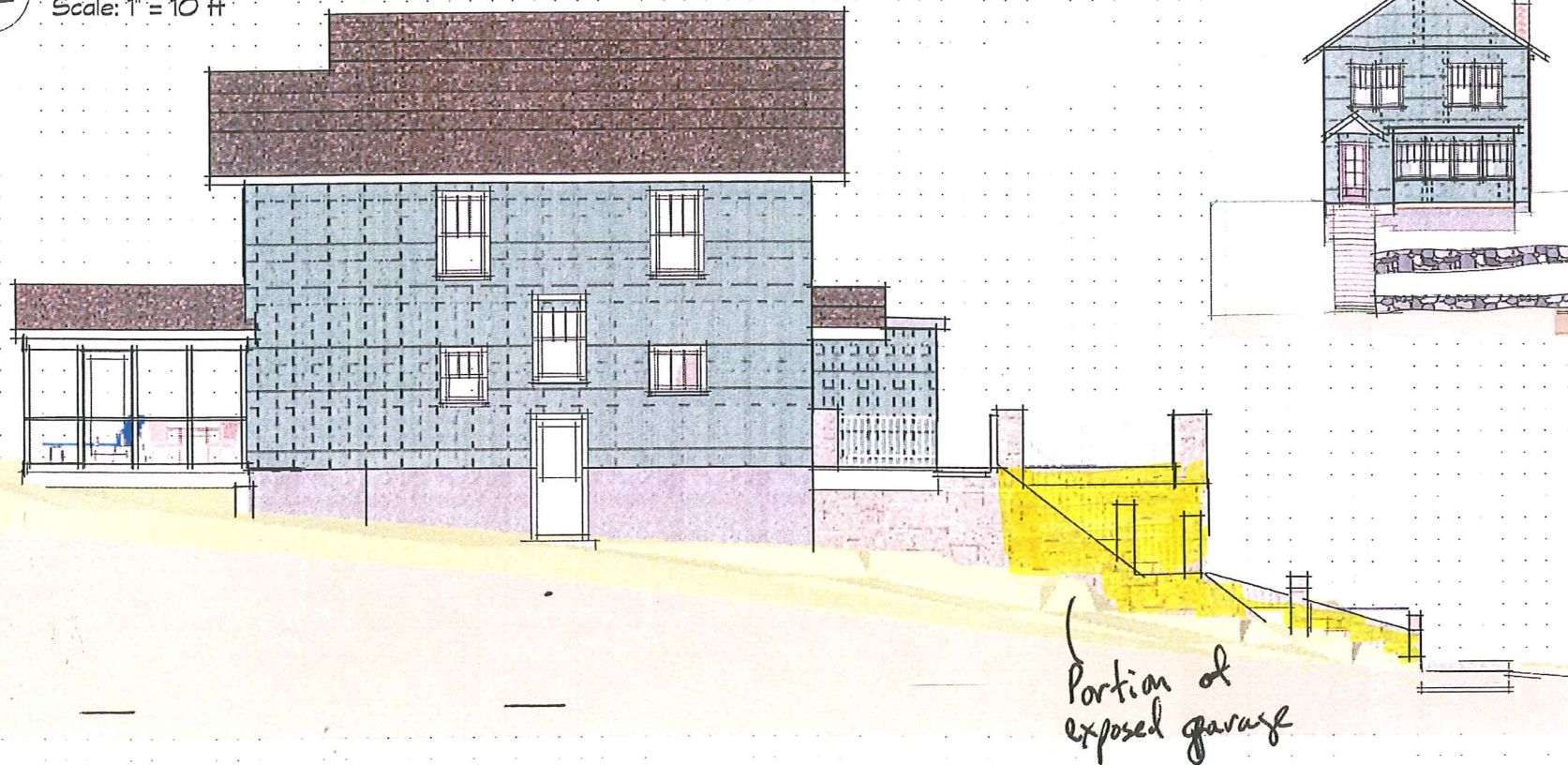
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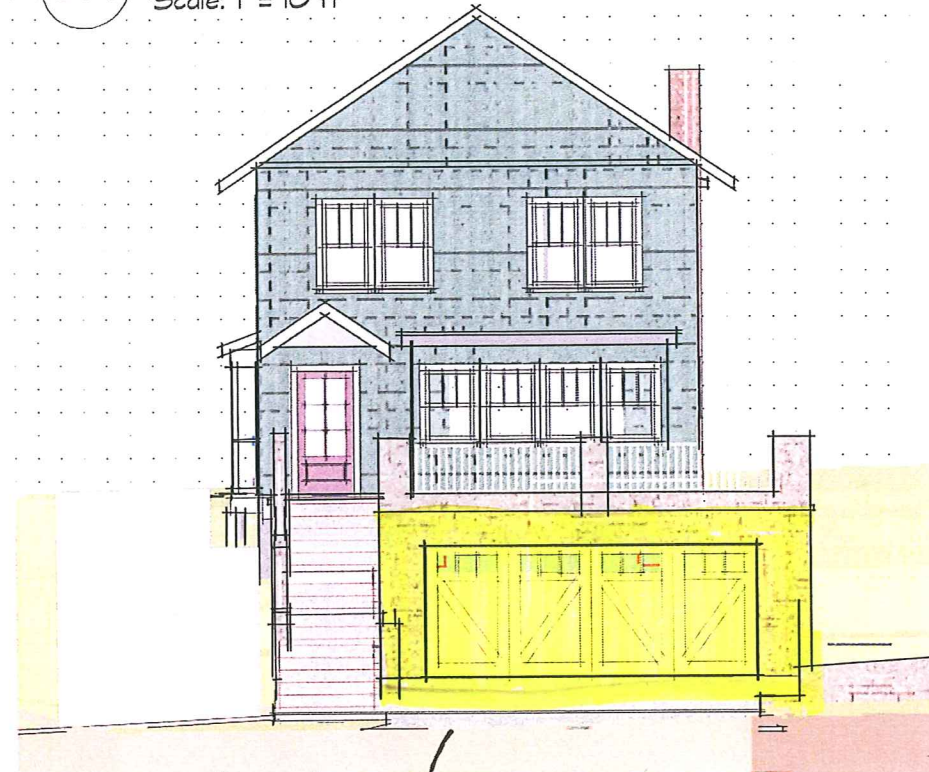
3E EAST ELEV. PROPOSED
Scale: 1" = 10 ft



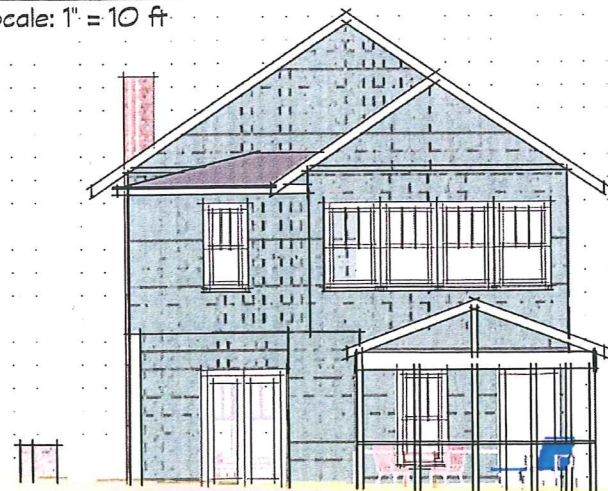
3N NORTH ELEV. EXISTING
Scale: 1" = 20 ft



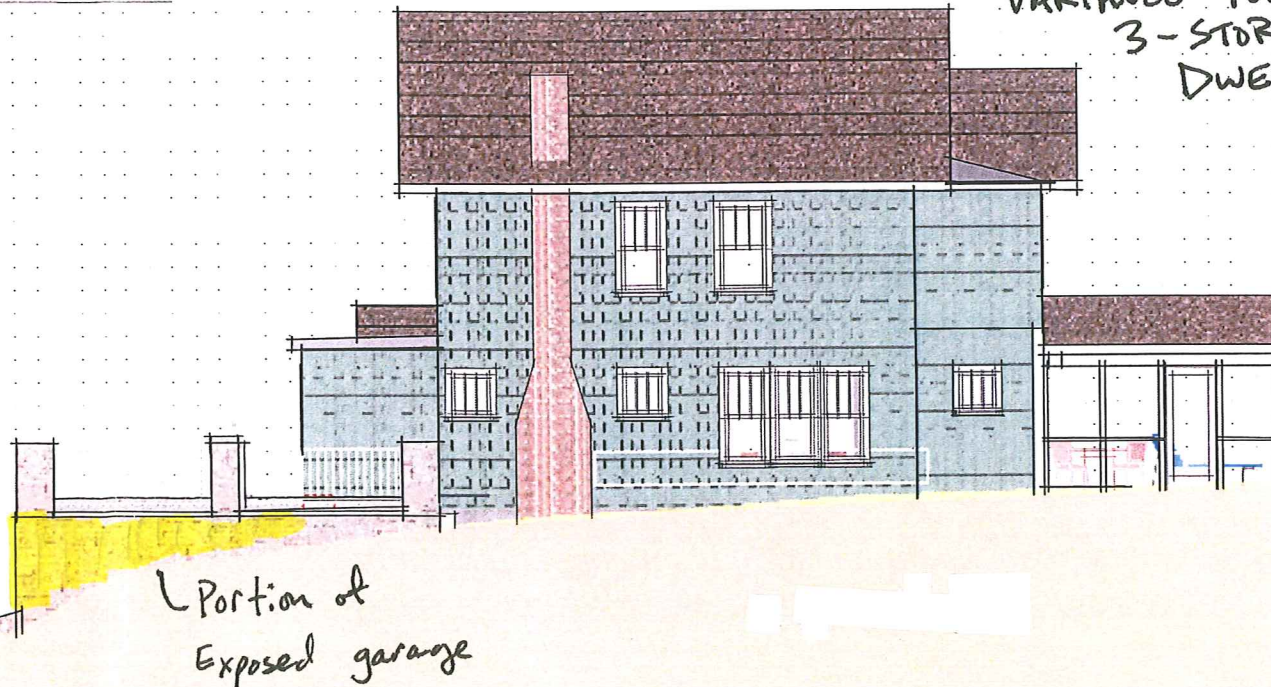
3N NORTH ELEV. PROPOSED
Scale: 1" = 10 ft



3S SOUTH ELEV.
Scale: 1" = 10 ft



3W WEST ELEV. PROPOSED
Scale: 1" = 10 ft



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4/30/13

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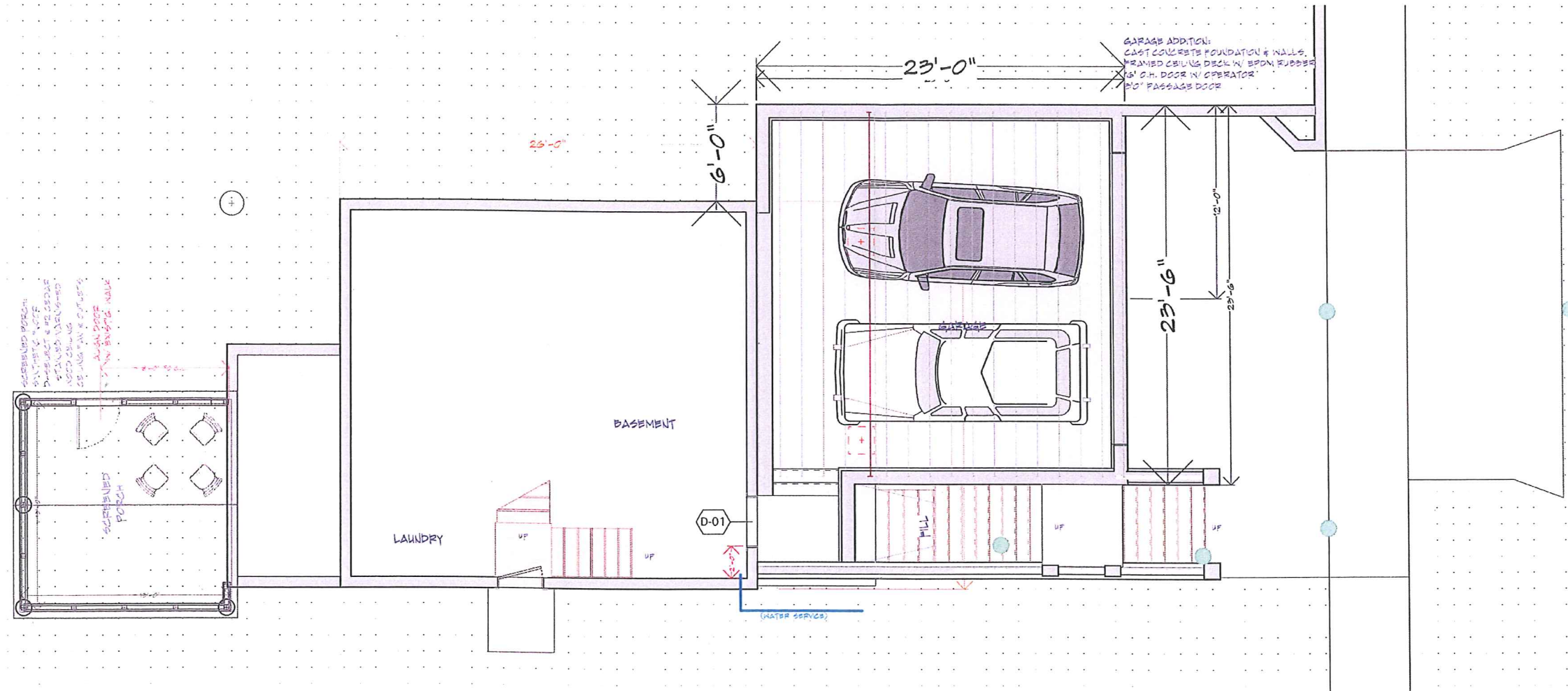
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ELEV.

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1 BSMNT PLAN
 Scale: 1/8" = 1'-0"

• Site verify all dimensions. Report discrepancies to AH Design.

• Plan views assume walls have first layer of sheathing on each side (see typical sections) unless otherwise noted.

• Larger scaled drawings supersede smaller scale drawings.

Version/Date:

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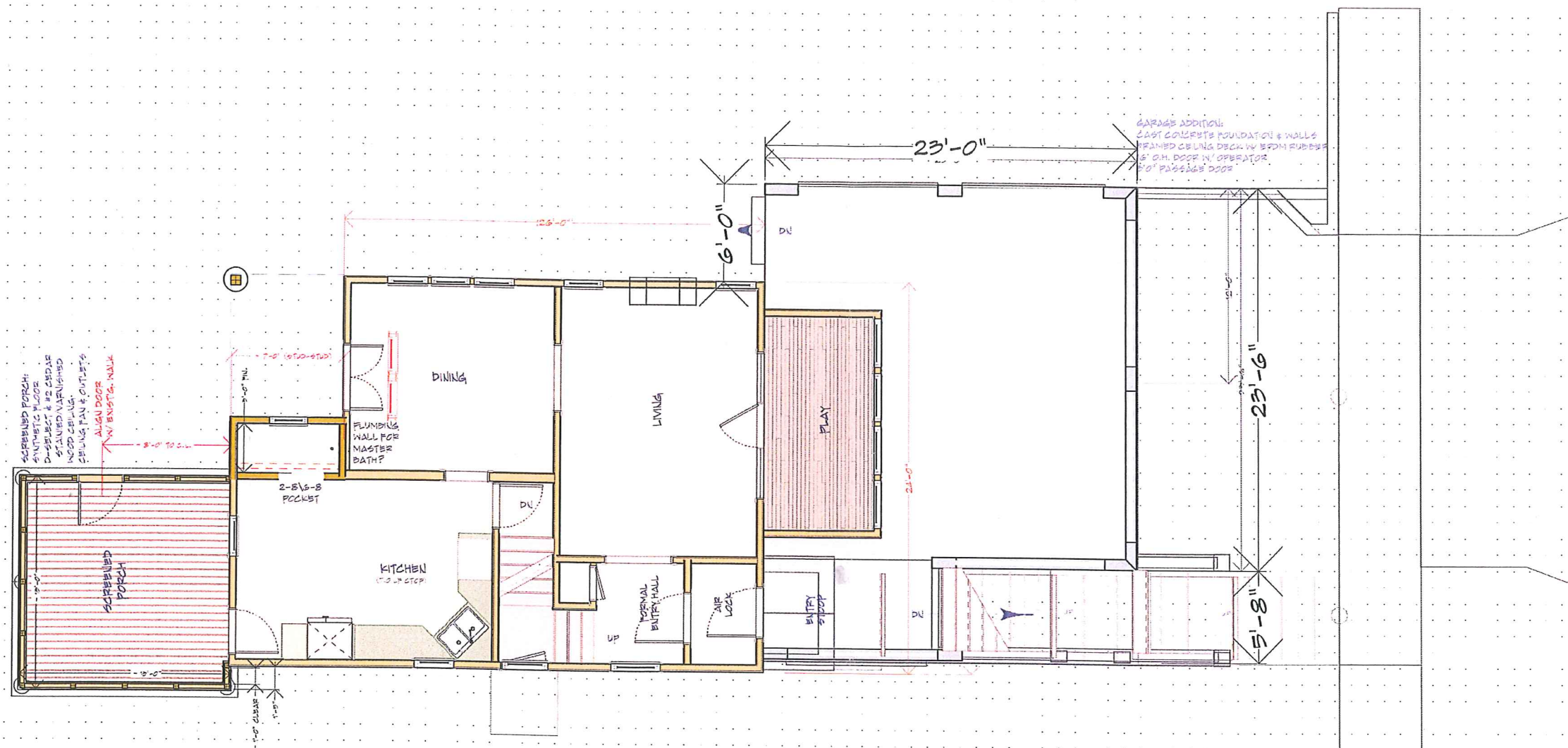
1/8" = 1'

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2 1st STORY PLAN
Scale: 1/8" = 1'-0"

Version/Date: Steffenhagen 2/2 4/30/13
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