



**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: 412 North St.

Name of Owner: Robert "Andy" Hanson

Address of Owner (if different than above): _____

Daytime Phone: (608) 421-2422 Evening Phone: " " "

Email Address: andy3hands@gmail.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: Request for 2nd story addition
and removal of poorly constructed front add on.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300-</u>	Hearing Date: <u>2-8-18</u>
Receipt: <u>039730-0005</u>	Published Date: <u>2-1-18</u>
Filing Date: <u>1-18-18</u>	Appeal Number: <u>LNDVAR-2018-00003</u>
Received By: <u>JEM</u>	GQ: _____
Parcel Number: <u>0710-061-1039-1</u>	Code Section(s): _____
Zoning District: <u>TR-CY</u>	_____
Alder District: <u>12-PALM</u>	_____

Standards for Variance

- 1. There are conditions that are unique to the property of the applicant that do not apply generally to other properties in the district.**

There is a specific condition which makes this property unique. The existing house was built in 1930 and is set back to the rear of the property 72'. Additionally, there is a poorly constructed add on to the front of the house. This addition is not up to code, and there is no proper foundation under it. We would like to remove this addition and utilize only the original foundation to accommodate my family.

- 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 variance is not contrary to the public interest of the neighborhood. There are many examples in immediate neighborhood of houses being updated and remodeled to keep up with the growing interest in living in this neighborhood. This renovation would only enhance the value of the neighborhood, by transforming a ramshackled neglected old house into something nice.

- 3. For an area (setback, etc) variance, compliance with the strict letter of ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.**

Strict compliance with the ordinance would unreasonably prevent us from improving the functionality of our home. The front edition is too low making the front door only 6 Ft. tall and the slab underneath does not have proper footings. This front area is very cold and inhospitable due to these factors. Because the original footprint of our house is only 480 sq.ft., we would like to add a partial second story to accommodate our family. Building upwards is the only option given our budget, as it is much less expensive than building outwards.

- 4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person that has a present interest in the property.**

The house was built before the zoning regulations changed. Our interest in the property is not to violate applicable zoning restrictions, but to maximize reuse of existing structure.

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

The evolution of these plans took in careful consideration of neighboring properties. This included shape of structure as well as light, sound, air, privacy, and activity. Again, this is only a partial second story with the peak wall facing in direction of car port and neighboring garage with minimal windows.

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

There are other examples of houses set far back on properties within two blocks of our home. These include both 1 and 2 story houses. The immediate neighborhood displays a diverse sense of character in regards to the styles of houses including a number of businesses. For example, on our block alone there are 7 different styles of structures including an old fire station, and a church with an innovative design. A block north of us, you will see an even greater variation of styles including a recently renovated home at 526 North st. which has a similar design: small footprint with partial second story. This is an up and coming neighborhood and this will complement the changes that are taking place.

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 checked="" 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 checked="" 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"): <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) 1" = 16' <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). (Maximum size for all drawings is 11" x 17")
<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). (Maximum size for all drawings is 11" x 17")
<input checked="" 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"/>	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: _____

1/18/18

----- (Do not write below this line/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: _____

2567 HOARD
2 FEET

Parking lot

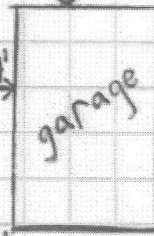
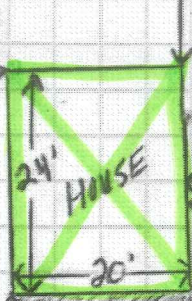
Single-story single-family home
Changes w/ 2 story walls and
2nd story addition

MAXIMUM front yard setback

30.0' Required

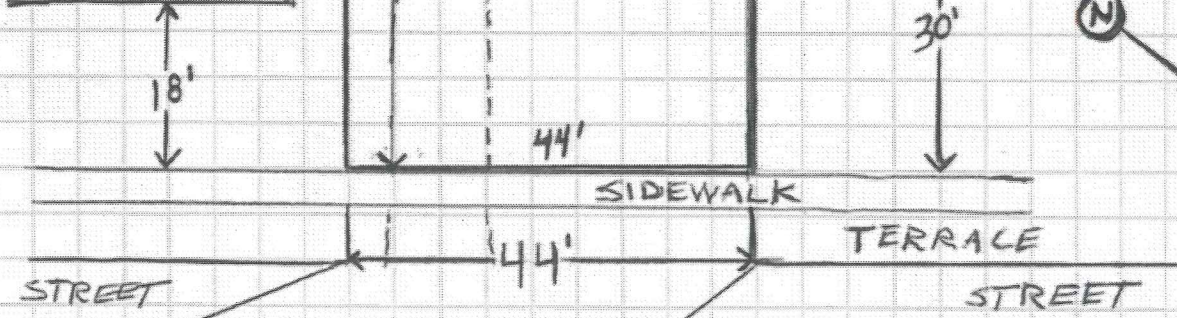
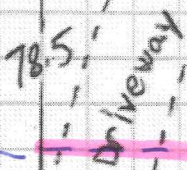
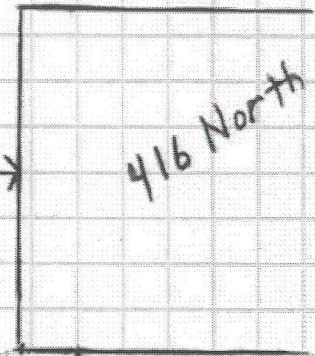
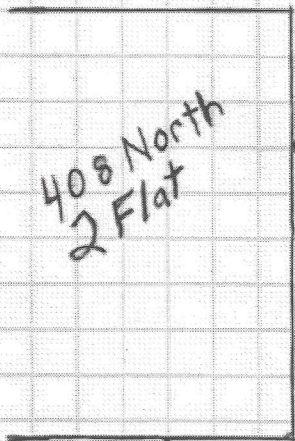
78.5' Provided

48.5' variance



Peak max
height of shed
roof = 23'

Addition to be Removed
6'9" x 20'







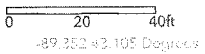
412 North St.

1 INCH = 20'



County of Dane, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, US

-  Paved Parking Area
-  Mature Black Walnut Tree
-  Mature Chinese Elm Tree
-  Eastern Red Cedar Tree



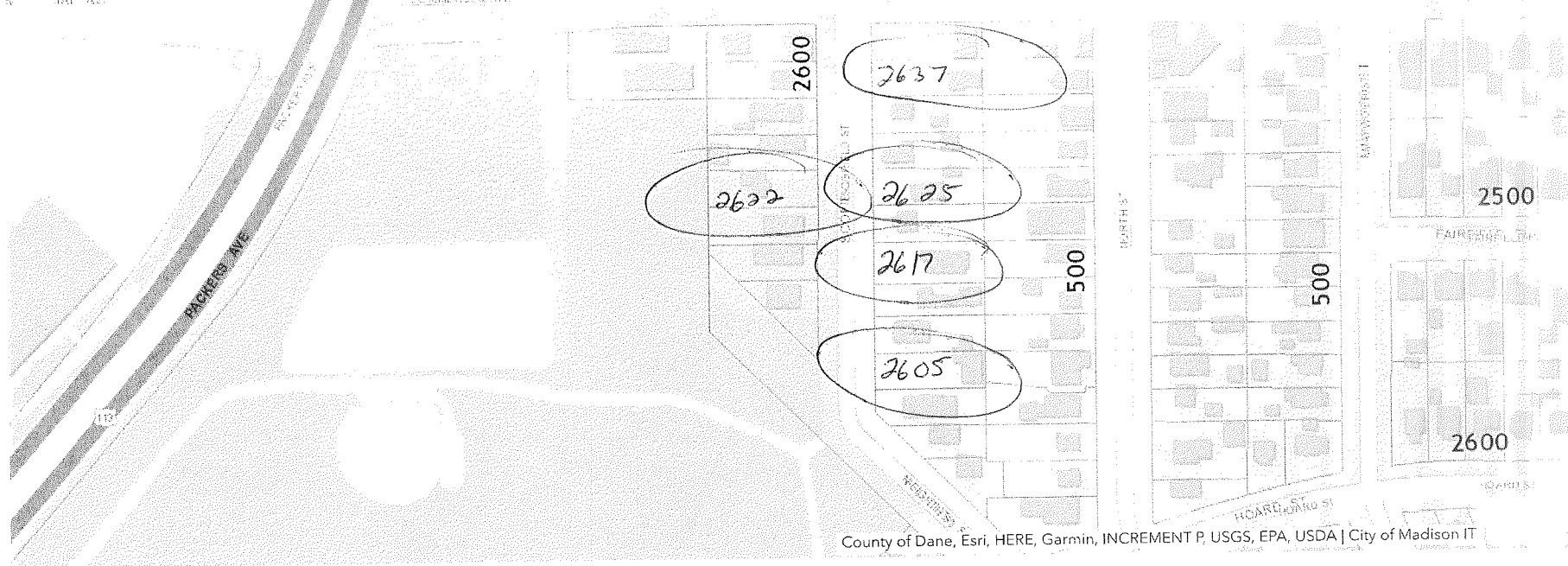
-89.252 ± 2.105 Degrees

Additional houses set back on property within 1.5 blocks away from 412 North St.

Property Lookup

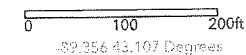
Type Address AND City

#



Houses within 1.5 blocks from 412 North St which are set back.

- 2637 Scofield = 2 story = ^{SET BACK} 88'
- 2622 Scofield = 1 story = 58'
- 2617 Scofield = 1.5 story = 55'
- 2605 Scofield = 1.5 story = 91'



Example of house set far back on property in neighborhood -



2446 E Johnson = 2 story = 100' set back