



**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: 668 State Street

Name of Owner: 668 State, LLC

Address of Owner (if different than above): 210 N. Bassett St.
Madison, WI 53703

Daytime Phone: 608-256-9500 Evening Phone: same

Email Address: scott@rentmadison.com

Name of Applicant (Owner's Representative): Kevin Burow

Address of Applicant: 7601 University Ave, Suite 201
Middleton, WI 53562

Daytime Phone: 608-836-3690 Evening Phone: same

Email Address: kburow@knothebruce.com

Description of Requested Variance:
Infringement upon 30' setback at the 5th & 6th Floors.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>6/22/17</u>
Receipt: <u>030841-0002</u>	Published Date: <u>6-15-17</u>
Filing Date: <u>6/1/17</u>	Appeal Number: _____
Received By: <u>[Signature]</u>	GQ: _____
Parcel Number: <u>0709-143-0603-4</u>	Code Section(s): _____
Zoning District: <u>DC</u>	_____
Alder District: <u>B-Wood</u>	_____

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.

This is an existing building on State Street that was renovated in 2006 and it was planned for a vertical expansion at that time. The elevator shaft was constructed to meet the current code at that time and the location of the front of the elevator shaft is at 30' back from the face of the building which is also the front property line. Current code requires a larger elevator shaft and will require the front wall of the elevator to now be within the 30' required step back at the 5th and 6th floor levels.

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 front step back will be infringed by 1'-0" and will only occur on the 5th and 6th floors and will not be perceivable by the public.

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.

This minor enlargement of the elevator shaft is required in order to have the elevator meet the current requirements for fitting a gurney within the elevator cab. The shaft cannot be modified by relocating the back wall of the shaft as this is used structurally as a shear wall so the front wall has to be moved out by 1'-0".

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 2006, when the plans were originally completed and approved Section 3002.4 of the 2000 IBC required an elevator car to be able to accommodate a 24" x 76" ambulance stretcher. Section 3002.4 of the current 2009 IBC requires the elevator car to accommodate a 24" x 84" ambulance stretcher. Due to this, the elevator shaft needs to be enlarged and will now infringe on the 30' building step back that is required above the 4th floor level.

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

This 5th and 6th floor step back infringement will be kept as minimal as possible and will not be perceivable by the adjacent properties and thus will not be detrimental to them.

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

The buildings located on this same block at both ends of the block are taller than this and do not have any step back above the 4th floor level so this minor infringement will not cause this building to affect any of the character of this side of State Street.

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"): <ul style="list-style-type: none"> <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) <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 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: Scott Faugh **Date:** 5-31-2017

----- (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: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:
Date: