



CITY OF MADISON ZONING BOARD OF APPEALS VARIANCE APPLICATION

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 2122 Kendall Ave, Madison, WI 53726

Name of Owner: Debra Shapiro

Address of Owner (if different than above): _____

Daytime Phone: (608) 712-6368 Evening Phone: (608) 712-6368

Email Address: ds83473@gmail.com

Name of Applicant (Owner's Representative): Christensen Construction

Address of Applicant: 1117D Jonathon Dr, Madison, WI 53713

Daytime Phone: (608) 514-2550 Evening Phone: (608) 514-2550

Email Address: tracey@christensenconstruction.net

Description of Requested Variance:

We are requesting a variance on the rear setback for the construction of a second story screen porch addition. There is an existing single single story addition at the back of the house with a flat roof and deck at the second story, with the existing exterior wall being 29' from the rear lot line (thus infringing into the setback 1'). This proposed project would convert the second story deck into an enclosed unheated screen porch.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: <u>\$500.00</u>	Hearing Date: <u>4-20-2023</u>
Receipt: <u>127798-0006</u>	Published Date: <u>4-13-2023</u>
Filing Date: <u>3-23-2023</u>	Appeal Number: <u>LNDVAR-2023-00006</u>
Received By: <u>NJK</u>	GQ: _____
Parcel Number: <u>0709 2220 612 7</u>	Code Section(s): <u>28.131(1)(d)</u>
Zoning District: <u>HIS-UH, TR-C4</u>	_____
Alder District: <u>5-VIOAVER</u>	_____

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

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

The footprint of the proposed screen porch is constrained by the existing single story rear addition. In order to utilize the existing foundation and exterior wall for the porch floor system, wall and roof system, the proposed porch must infringe on the rear setback 1'.

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 setback infringement for this project represents 3.3% of the allowed setback, and is sought only because of the constraints of the existing structure. We are also attempting to preserve the architectural integrity of the building by mirroring the existing two story heated porch on the west side of the building.

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.

We are seeking a variance to allow the proposed porch to share exterior walls and foundation with the existing first floor structure in order to make construction of the project feasible; an addition that was larger in all other dimensions would be permitted in this case, but our proposal is intent on a project that does not detract from the historic value of the 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.

The terms of the ordinance do not prevent an allowable second story addition. The hardship arises from the constraints of the ordinance and their inability to be met by existing features in this case.

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

The adjacent properties to the north and west are multi-family buildings whose lot portions that border the subject's lot are primarily paved parking areas. The property bordering on the west is a single family home whose owners do not object to this project. No existing views would be obstructed by this project, and it would not be visible from the street.

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

The neighborhood is comprised of large two story homes and multi-family buildings. Two story additions are present in the neighborhood. Our proposal would add 7% to existing square footage, and we are not seeking to make a larger or taller allowable addition. We are proposing to match existing exterior architecture and materials in our proposal, thereby preserving the integrity of a home with an original exterior.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

<input checked="" type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Lot lines. <input checked="" type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input checked="" type="checkbox"/> Approximate location of structures on properties next 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 directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input checked="" type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com .
<input checked="" type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input checked="" type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

CHECK HERE. City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature: Debra Sypero Date: MARCH 23, 2013

-----(For Office Use Only)-----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(does) (does not)** meet all 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: _____

LEGEND

- ▲ FOUND SPK NAIL
- ⊙ IRON PIPE FOUND (2" Pinched 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.

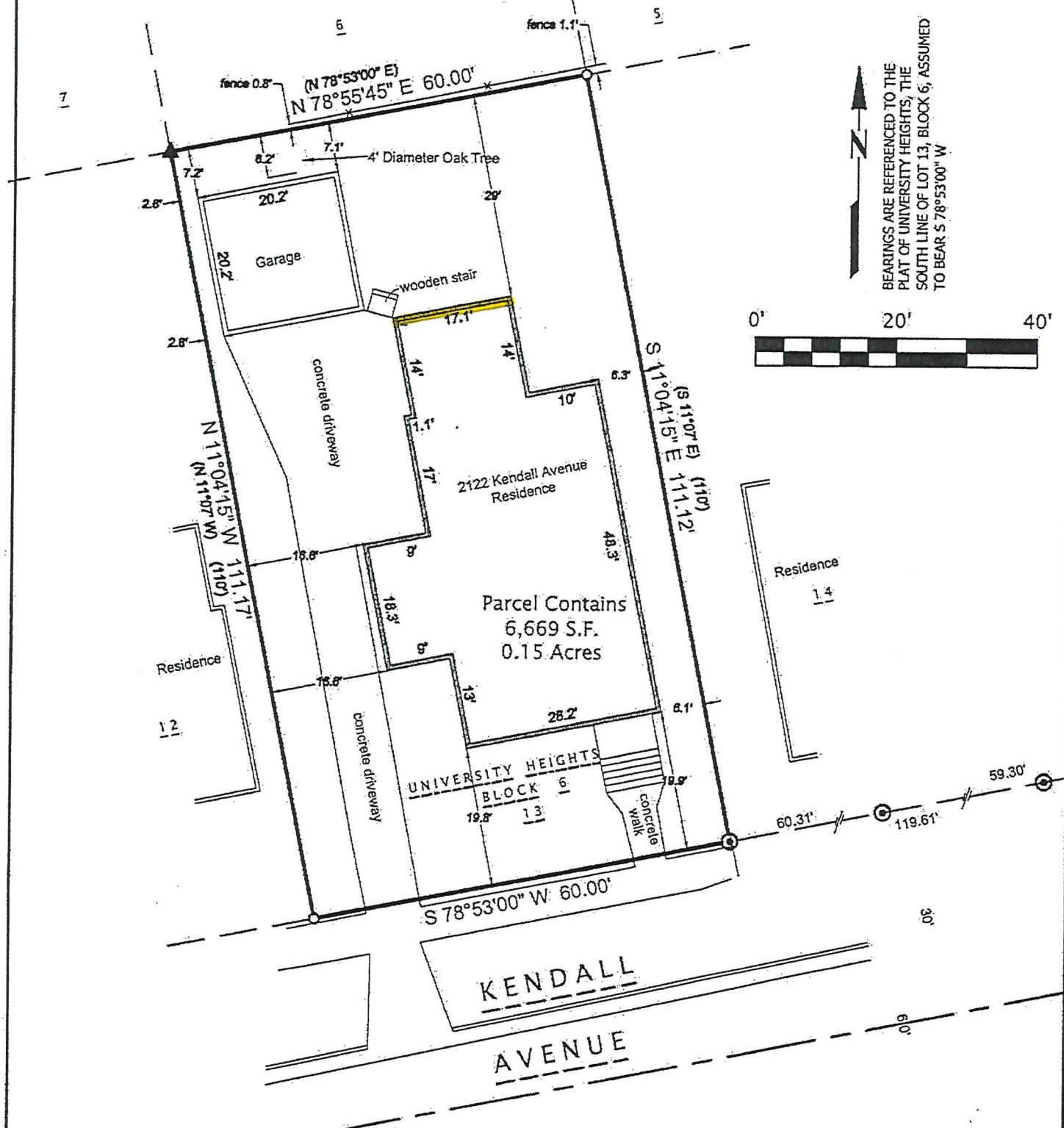
Plat of Survey

Legal Description of Record: Document No. 3127127

Lot Thirteen (13), Block Six (6), University Heights, in the City of Madison, Dane County, Wisconsin

Rear Setback Variance for Second Story Addition to Two-Family House

*Required 30'
Proposed 29'
Variance 1'*



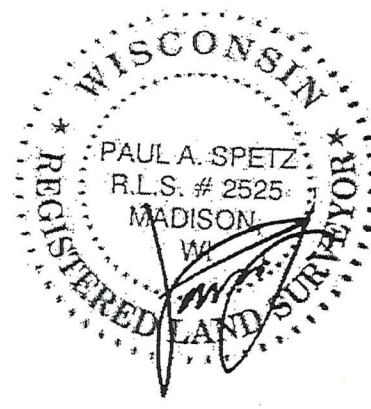
Notes:

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.

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus-Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 19th Day of October, 2018: Paul A. Spetz, S 2525



PREPARED FOR:
TDS CUSTOM CONSTRUCTION
1431 NORTHERN COURT
MADISON, WI 53703

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



West Elevation, Existing



West Elevation, Proposed

Drawn By:
Tracey Powers
Tracey@christensenconstruction.net

Shapiro Residence
Debra Shapiro
2122 Kendall Ave, Madison, WI 53726

1117D Jonathon Drive
Madison, WI 53713
Office: (608) 514-2550

Christensen
CONSTRUCTION



DATE:

3/6/2023

SCALE:

1/8" = 1'

SHEET:

P-1



East Elevation, Existing



East Elevation, Proposed

Drawn By:
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Tracey@christensenconstruction.net

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Office: (608) 514-2550



DATE:

3/6/2023

SCALE:

1/8" = 1'

SHEET:

P-2



North Elevation, Existing



North Elevation, Proposed

Drawn By:
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DATE:

3/6/2023

SCALE:

1/8" = 1'

SHEET:

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