



**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: 3746 Hammersley Ave. Madison, WI 53975

Name of Owner: Stefanie Spilde and Dustin Joseph

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 715.379.7149 Evening Phone: \_\_\_\_\_

Email Address: stefaniespilde@gmail.com

Name of Applicant (Owner's Representative): Stacey Schultz

Address of Applicant: 6708 Watts Rd. Madison, WI 53719

Daytime Phone: 920.296.7652 Evening Phone: \_\_\_\_\_

Email Address: stacey@heartlandbd.com

**Description of Requested Variance:**

We are requesting a variance in the sideyard setback on the east side of the of the home of one foot ten inches to allow for a second story dormer addition to be built within the existing attic space of the home, off of the primary bedroom to create a 2nd bathroom for the home.

**See reverse side for more instructions.**

**FOR OFFICE USE ONLY**

Amount Paid: \$500.00  
Receipt: 142874-0009  
Filing Date: 8.22.24  
Received By: NJK  
Parcel Number: 070921312131  
Zoning District: TR-02  
Alder District: S. VAUGHAN

Hearing Date: 9.19.24  
Published Date: 9.12.24  
Appeal Number: LNDVAR-2024-0014  
GQ: \_\_\_\_\_  
Code Section(s): 288.043(2)

## 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 existing home at 3746 Hammersley Ave. pre-dates the current zoning codes, and is currently 4'-4" from the side property line. The property is a two-story colonial with one bathroom on the main level.  
We are requesting a variance to build a standard sized 2nd bathroom within the existing footprint of the house.

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.

This variance would allow the proposed bathroom to be flush with the side of the existing house and not encroaching into the current side yard setbacks.

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.

Compliance with the strict letter of ordinance would cause unreasonable burden in traditional building practices and would not allow enough space for a modest size bathroom. The placement of the addition on the east side of the home allows for the best design practice and allows the use of the breezeway as a location to run a plumbing chase to the second story without reworking the entire main level.

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 existing home was built too close to the side yard setback.

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

The proposed addition has minimal added bulk and will not interfere with the adjacent property's amount of natural light. The proposed addition will not extend past the existing home structure.

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

The new bathroom dormer matches the style of the cape cod home and adds appropriate character to the home and neighborhood, typical of many homes in the area. The siding and roofing will match the existing structure.

## 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"/> | <b>Pre-application meeting with staff.</b> 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"/> | <b>Site plan</b> , 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"> <li><input type="checkbox"/> Lot lines.</li> <li><input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.</li> <li><input type="checkbox"/> Approximate location of structures on properties next to variance.</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features.</li> <li><input type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred).</li> <li><input type="checkbox"/> North arrow.</li> </ul> |
| <input checked="" type="checkbox"/> | <b>Elevations</b> from all directions showing existing and proposed. Show the existing structure and proposed addition(s).  |
| <input checked="" type="checkbox"/> | <b>Interior floor plan of existing and proposed structure</b> , if required. Most additions and expansions will require floor plans.  |
| <input type="checkbox"/>            | <b>Front yard variance requests.</b> Show the front yard setback of all other properties on the same block face.  |
| <input type="checkbox"/>            | <b>Lakefront setback variance requests.</b> Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.  |
| <input type="checkbox"/>            | <b>Variance requests involving slope, grade, or trees. Show:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Approximate location and amount of slope.</li> <li><input type="checkbox"/> Direction of drainage.</li> <li><input type="checkbox"/> Location, species and size of trees.</li> </ul>   |
| <input checked="" type="checkbox"/> | Email <b>digital</b> copies of all plans and drawings to: <a href="mailto:zoning@cityofmadison.com">zoning@cityofmadison.com</a> .  |
| <input checked="" type="checkbox"/> | <b>Pay \$500 filing fee on or before submission deadline.</b> 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"/> | <b>CHECK HERE.</b> 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"/> | <b>CHECK HERE.</b> 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.

*S. J. Ph*

Owner's Signature: \_\_\_\_\_ Date: 8.29.24

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

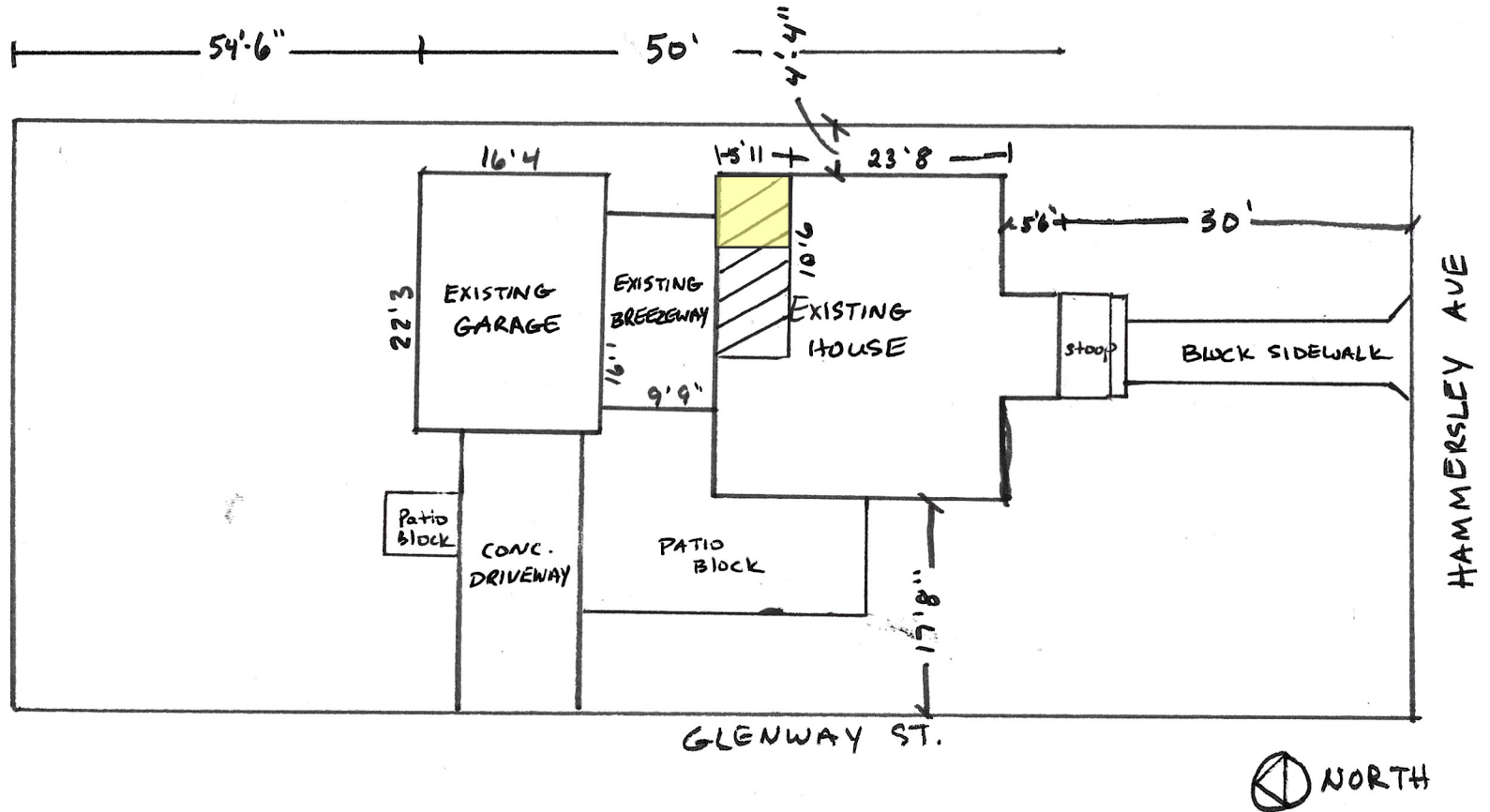
**DECISION**

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:



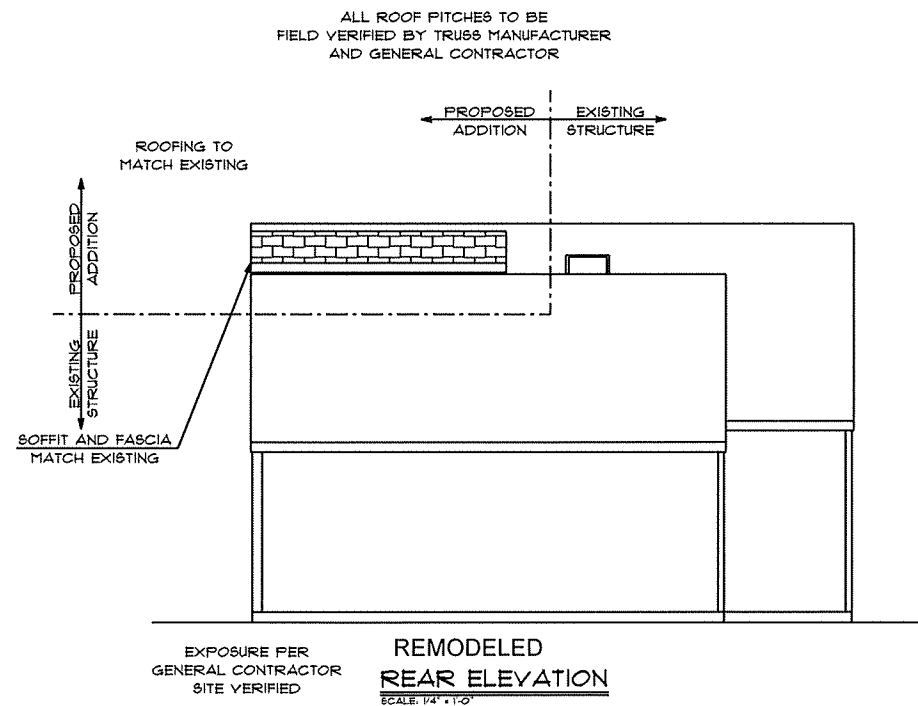
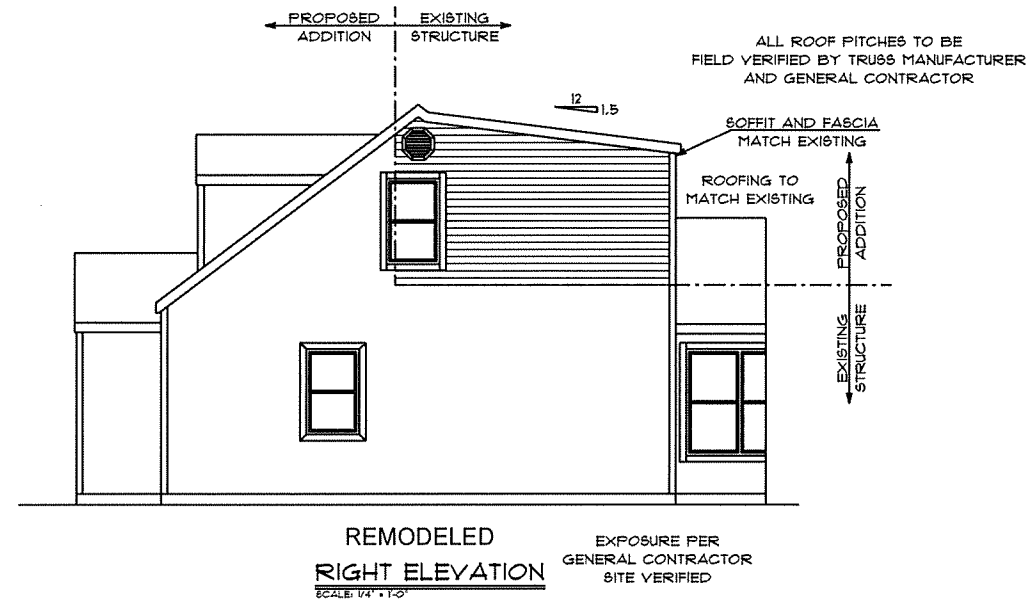
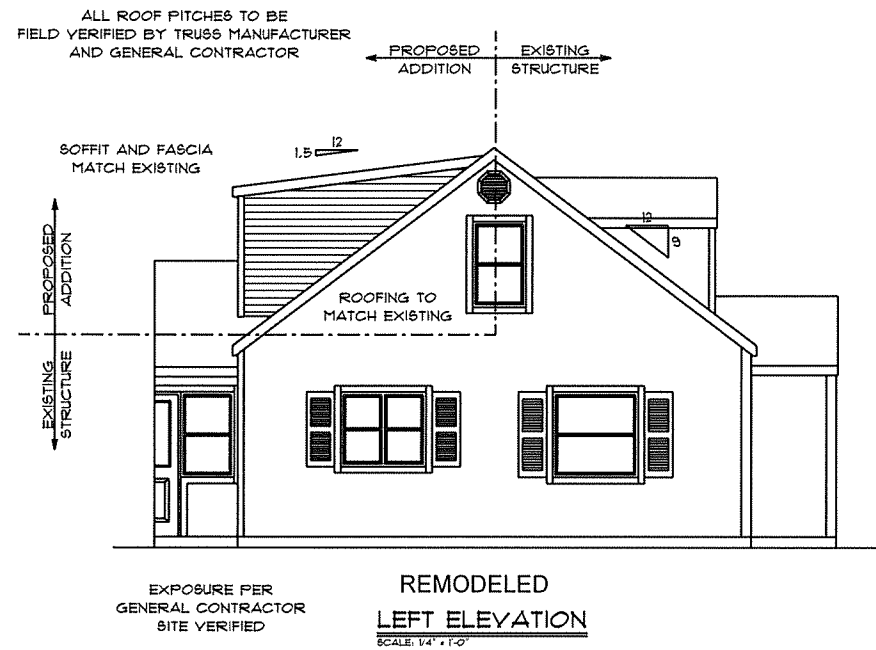
Side Yard Setback Variance for Second-Story  
Addition to Single Family House

Required 5'  
Proposed 4.3'  
Variance 0.7'



Stacey Schultz  
3746 Hammersley Ave  
Plot Plan

**PROJECT SCOPE:**  
**2ND FLOOR BATHROOM ADDITION PER**  
**PLAN. REMODEL EXISTING**  
**TO ACCOMMODATE NEW BATHROOM**



THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. IN ADDITION TO AND WITHOUT LIMITING ANY AGREED CONTRACT TERMS, THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.

ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER. THE HOME OWNER SUPPLIED & VERIFIED ALL SITE AND EXISTING STRUCTURE INFORMATION AS WELL AS ALL DESIGN PARAMETERS

IT IS THE G.C. RESPONSIBILITY TO CONFIRM OR CHANGE THESE PLANS AS REQUIRED ACTUAL SITE CONDITIONS MAY VARY FROM DRAWING

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**ADDITION**  
**3746 HAMMERSLEY**

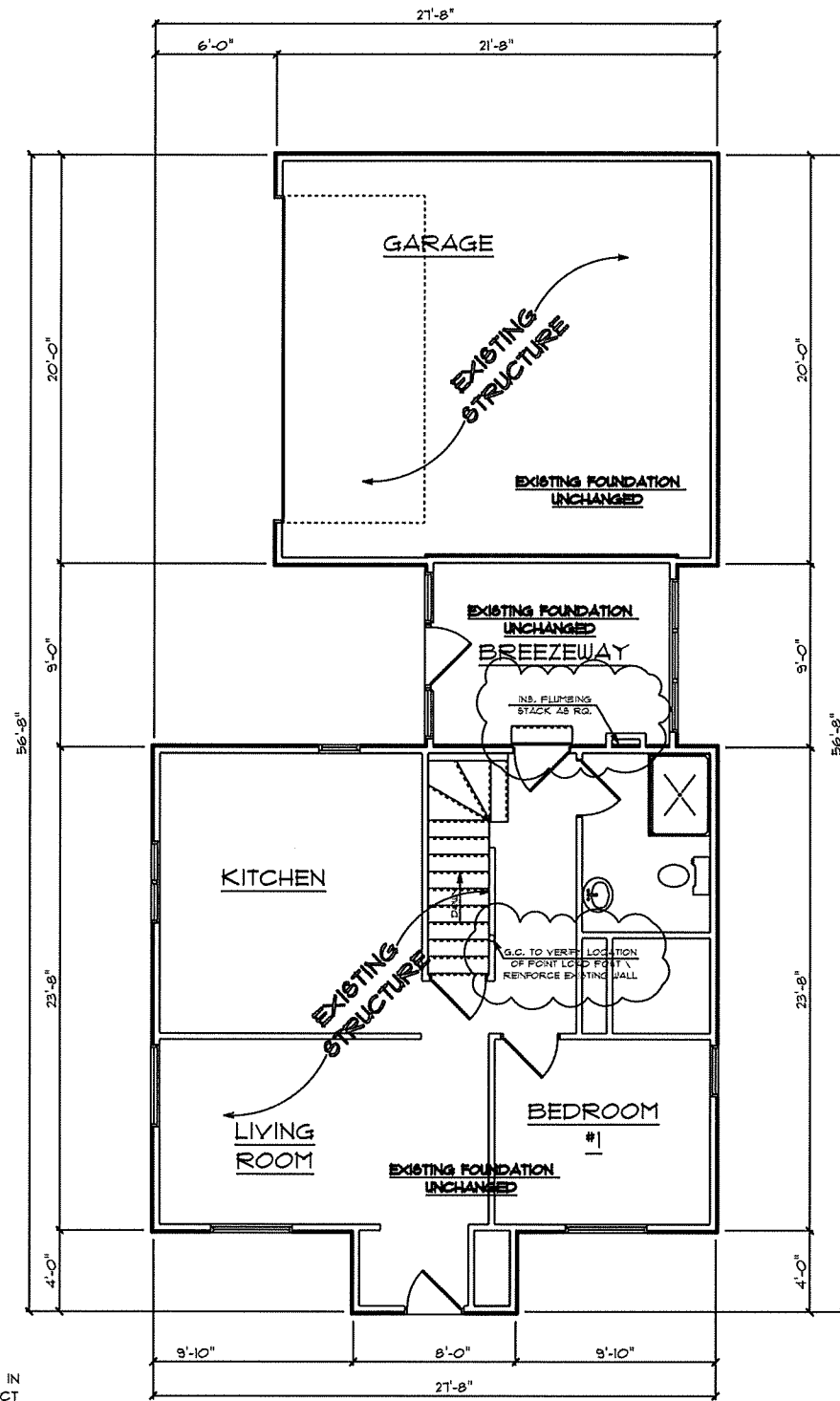
ELEVATIONS  
 SCALE: 1/4" = 1'

PLAN START DATE 02/27/2024

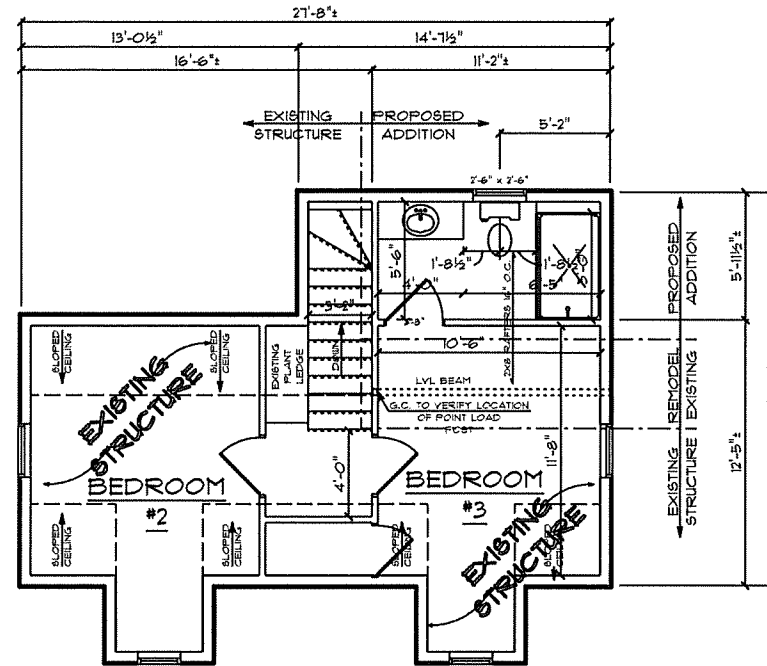
REVISED 08/01/2024

REVISED 08/29/24

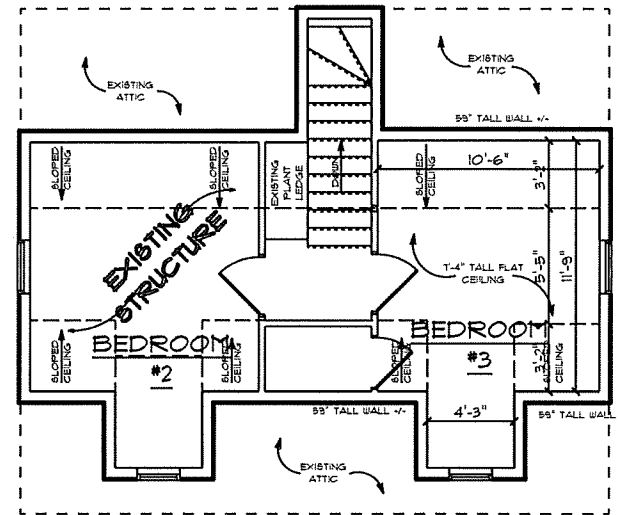
PROJECT SCOPE:  
 2ND FLOOR BATHROOM ADDITION PER  
 PLAN. REMODEL EXISTING  
 TO ACCOMMODATE NEW BATHROOM



EXISTING 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 68 SQFT NEW ADDITION AREA



EXISTING 2ND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

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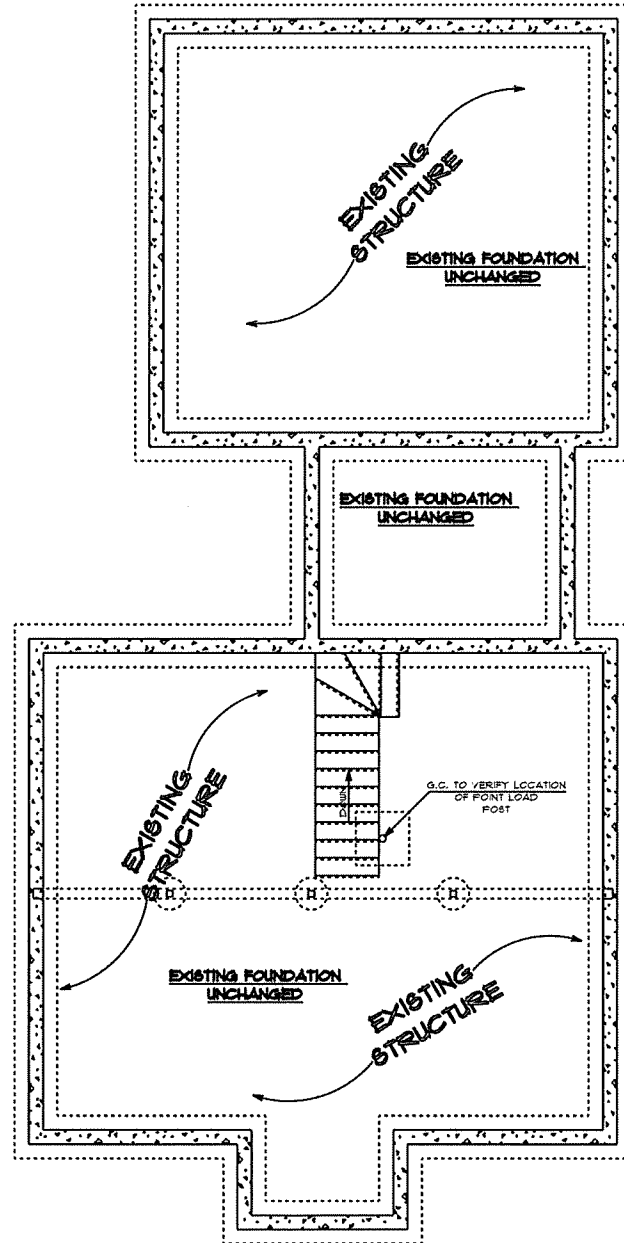
|  |
|--|
| FIRST & SECOND FLOOR, FLOOR PLAN<br>68 SQFT TOTAL AREA<br>SCALE: 1/4" = 1' |
| PLAN START DATE: 02/27/2024  |
| REVISED: 06/10/2024  |
| REVISED: 06/27/24  |

AMERICAN DESIGN CONCEPTS  
 ADDITION  
 3146 HAMMERSLEY

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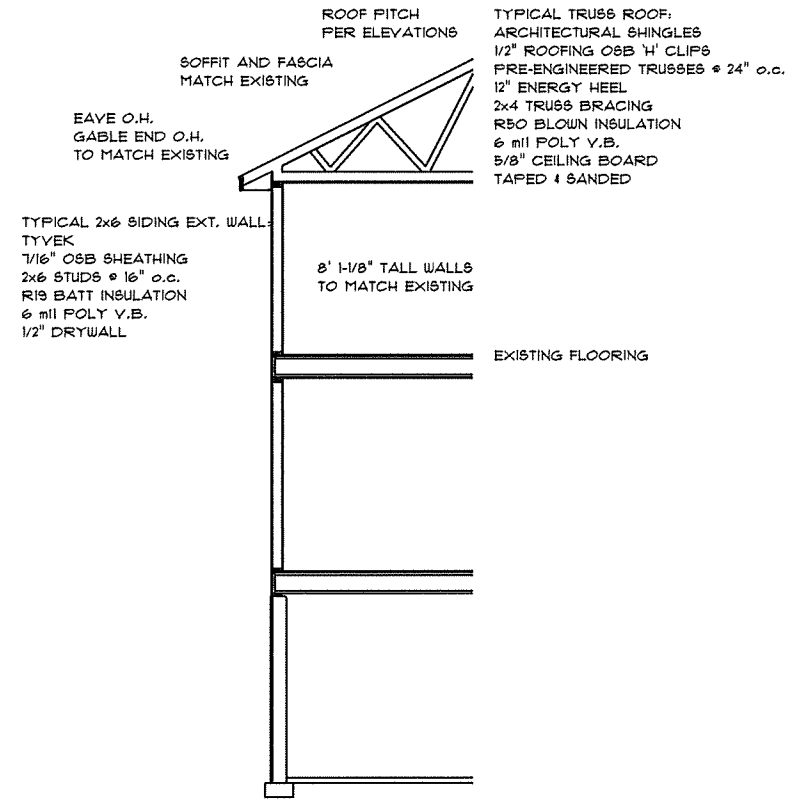
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 to build the structure shown herein for IT CAD  
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 multiple buildings, please see license for building  
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**PROJECT SCOPE:**  
**2ND FLOOR BATHROOM ADDITION PER**  
**PLAN. REMODEL EXISTING**  
**TO ACCOMMODATE NEW BATHROOM**



**EXISTING FOUNDATION**  
 SCALE: 1/4" = 1'-0"

ALL ROOF PITCHES TO BE  
 FIELD VERIFIED BY TRUSS MANUFACTURER  
 AND GENERAL CONTRACTOR



EXPOSURE PER  
 GENERAL CONTRACTOR  
 SITE VERIFIED

**TYPICAL WALL SECTION**

\*\*\*GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)\*\*\*  
 -ALL OPENINGS ≤ 5'-0" TO BE 2X10 - 2-PLY SFF  
 -ALL OPENINGS > 5'-0" TO 1'-0" TO BE 2-PLY 11-7/8" LVL  
 - ALL OPENINGS > 1'-0" TO BE ENGINEERED PER SUPPLIER

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 CHANGE THESE PLANS AS REQUIRED ACTUAL SITE  
 CONDITIONS MAY VARY FROM DRAWING

EXISTING  
 FOUNDATION PLAN  
 SCALE: 1/4" = 1'

|                          |
|--------------------------|
| PLAN START DATE 02/10/24 |
| REVISED 06/07/24         |
| REVISED 08/19/24         |

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**ADDITION**  
**3746 HAMMERSLEY**

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 to use such files internally for purposes of building  
 multiple buildings). please see license terms. Any  
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EXISTING  
FRONT ELEVATION



EXISTING  
RIGHT ELEVATION



EXISTING  
RIGHT ELEVATION



EXISTING  
REAR ELEVATION



EXISTING  
LEFT ELEVATION

\*NOTE: THIS IS A GRAPHIC REPRESENTATION ONLY, ACTUAL PRODUCT MAY VARY

K-1

DATE:

8/29/2024

SCALE:

PROJECT LOCATION:  
3746 HAMMERSLEY AVE.  
MADISON

PROJECT DESCRIPTION:  
BATHROOM  
DORMER - ADDITION

Stacey Schultz  
Interior Designer  
Heartland Building & Design  
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(920) 296-7652

