



**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: 2232 KEYES AVENUE

Name of Owner: KATHERINE MAGNUSON

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): JIM GUECK / GUECK ARCHITECTS

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: WE ARE REQUESTING A SIDE YARD VARIANCE OF 7 INCHES IN ORDER TO CONSTRUCT AN ADDITION, TWO STORIES, INCLUDING A GARAGE ON FIRST STORY AND BEDROOM ABOVE.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>300-</u>	Hearing Date: <u>4-28-16</u>
Receipt: <u>015089-0002</u>	Published Date: <u>4/21/16</u>
Filing Date: <u>4/7/16</u>	Appeal Number: <u>1 VAR-2016-00008</u>
Received By: <u>[Signature]</u>	GQ: <u>OK</u>
Parcel Number: <u>0709-214-1732-9</u>	Code Section(s): <u>28.043(2)</u>
Zoning District: <u>TR-C2</u>	
Alder District: <u>13-Eskrich</u>	

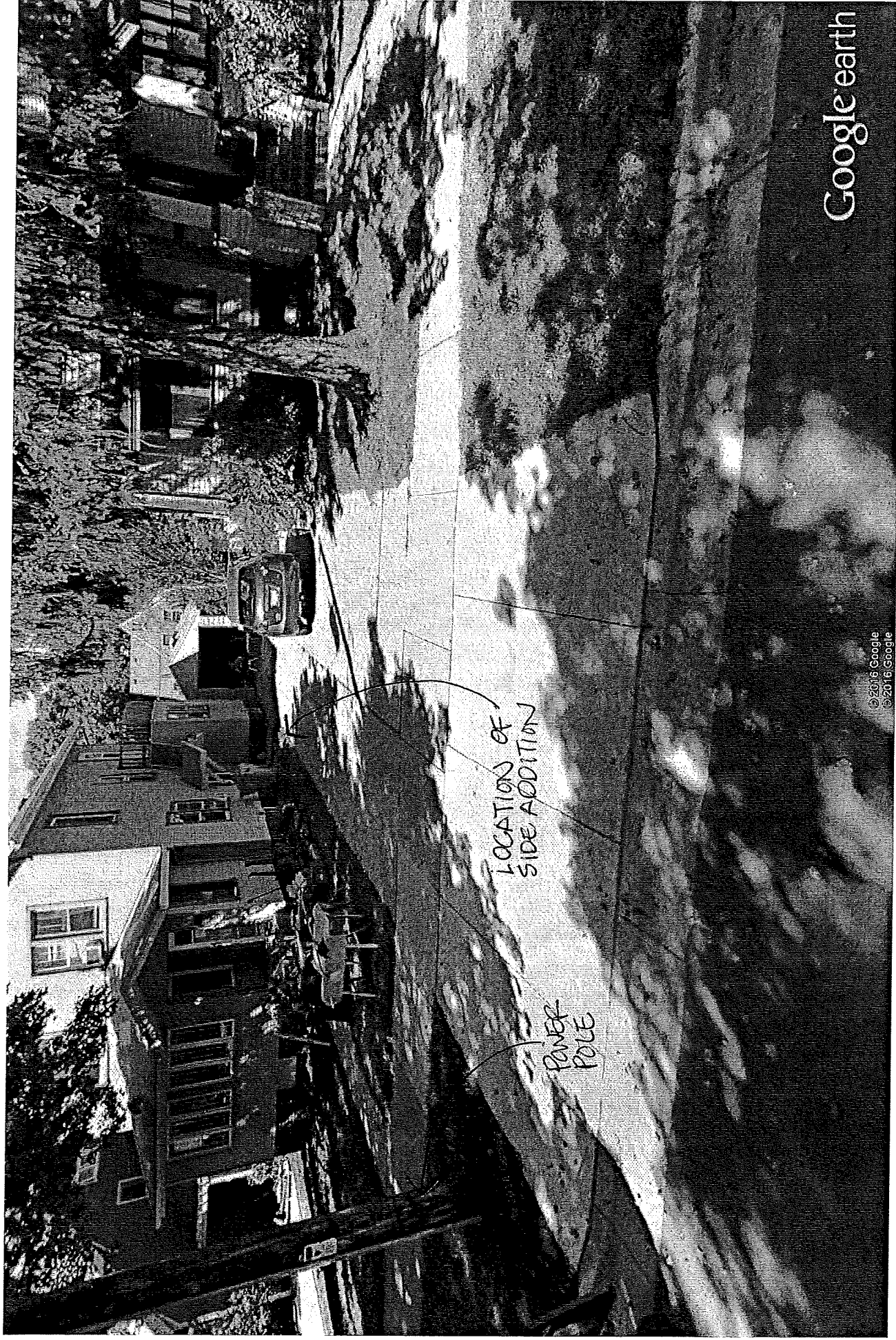
Application Requirements

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 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 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"/> N/A	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"/> N/A	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"/> N/A	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: *[Signature]* Date: 4-6-2016
 _____ (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:



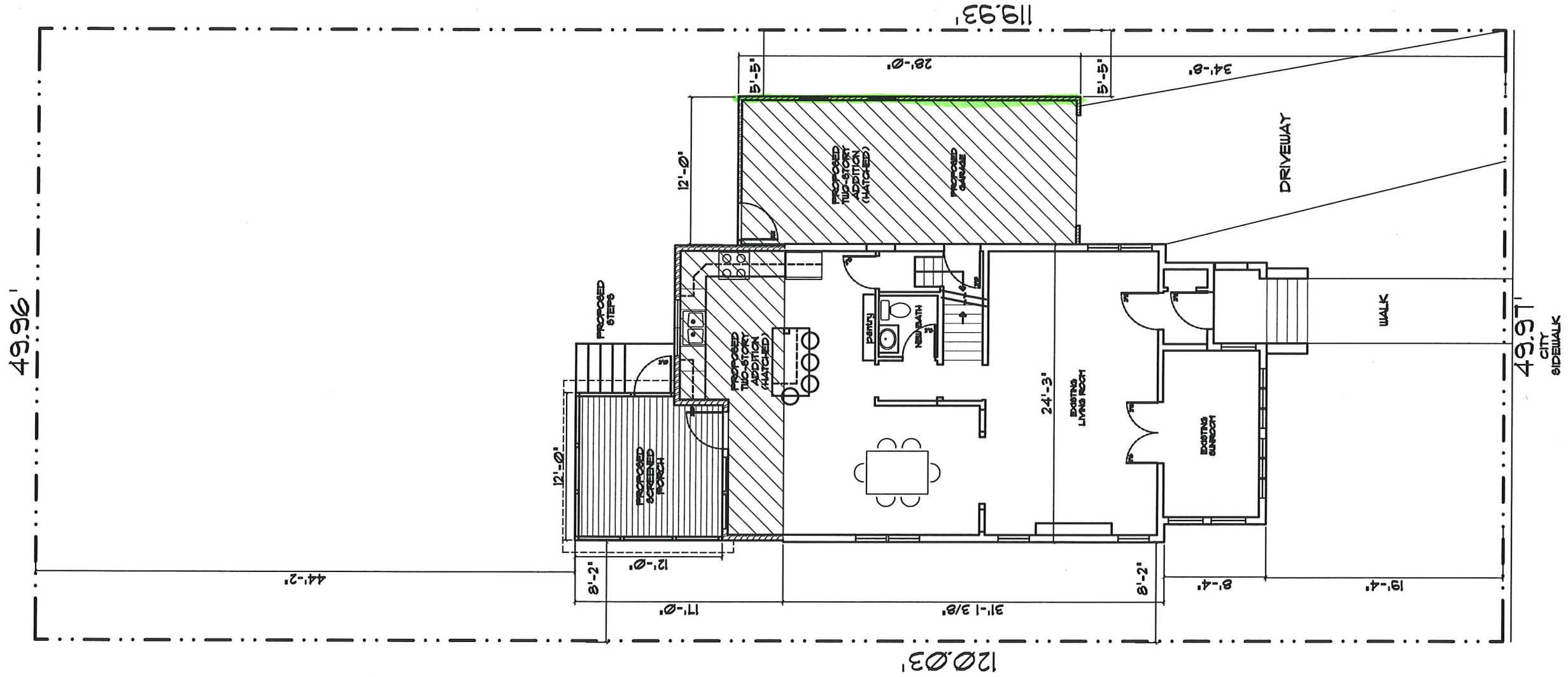
Google earth

feet
meters

10
3

2232 KEYES
AVENUE





TWO-STORY SINGLE-FAMILY HOME
 TWO-STORY ADDITION
 SIDE YARD

6'-0" Required
 5'-5" Provided

0'-7" VARIANCE

PROPOSED SITE/ FIRST FLOOR PLAN

0 2 4 6 8 feet
 2232 KEYES AVE.



glueck architects
 116 North Few Street, Madison, WI 53703 (608)251-2551

EXISTING POWER POLE
 EXISTING DOUBLE CURB CUT
 (FOR THIS AND ADJACENT PROPERTY)

KEYES AVENUE

49.91'
 CITY SIDEWALK

GENERAL NOTES:
 ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN AND OTHER OBSTACLES MAY HAVE OCCURRED. THE LOCATION OF THE UTILITIES, CONTRACTOR TO FIELD VERIFY. **DIGGERS HOTLINE TICKET # 2013-2907-461**
BEFORE CONSTRUCTION CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES.
1-800-242-8511

SURVEYOR'S CERTIFICATE
 This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any, by Noa T. Prieve & Chris W. Adams
 Williamson Surveying and Associates, LLC
 Registered Land Surveyor - Dimer
 Noa T. Prieve S-2499
 Date _____

DATE	JUNE 26, 2013	REVISION DATE	CHECK BY	MTP
SCALE	1" = 10'	DRAWING NO.	13A-206	
DRAWN BY	NEEL MORITZ	SHEET	1 OF 1	

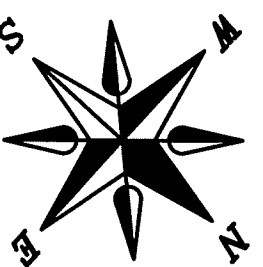
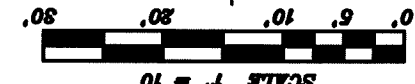
WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 WEST MAIN STREET, WAUNAKEE, WISCONSIN 53597
 NOA T. PRIEVE & CHRIS W. ADAMS
 REGISTERED LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SURVEYORS SEAL

- LINE LEGEND**
- = SANITARY SEWER
 - = WATER MAIN
 - = UNDERGROUND GAS MAIN
 - = FENCE
- LEGEND**
- = SET 3/4x24 REBAR
 - = FOUND 3/4 REBAR
 - = FOUND 3/4 PIPE
 - = 60 D NAIL IN TREE STUMP
 - = RECORDED AS
 - = MANHOLE
 - = GAS METER
 - = FIRE HYDRANT
 - = SPOT ELEVATION

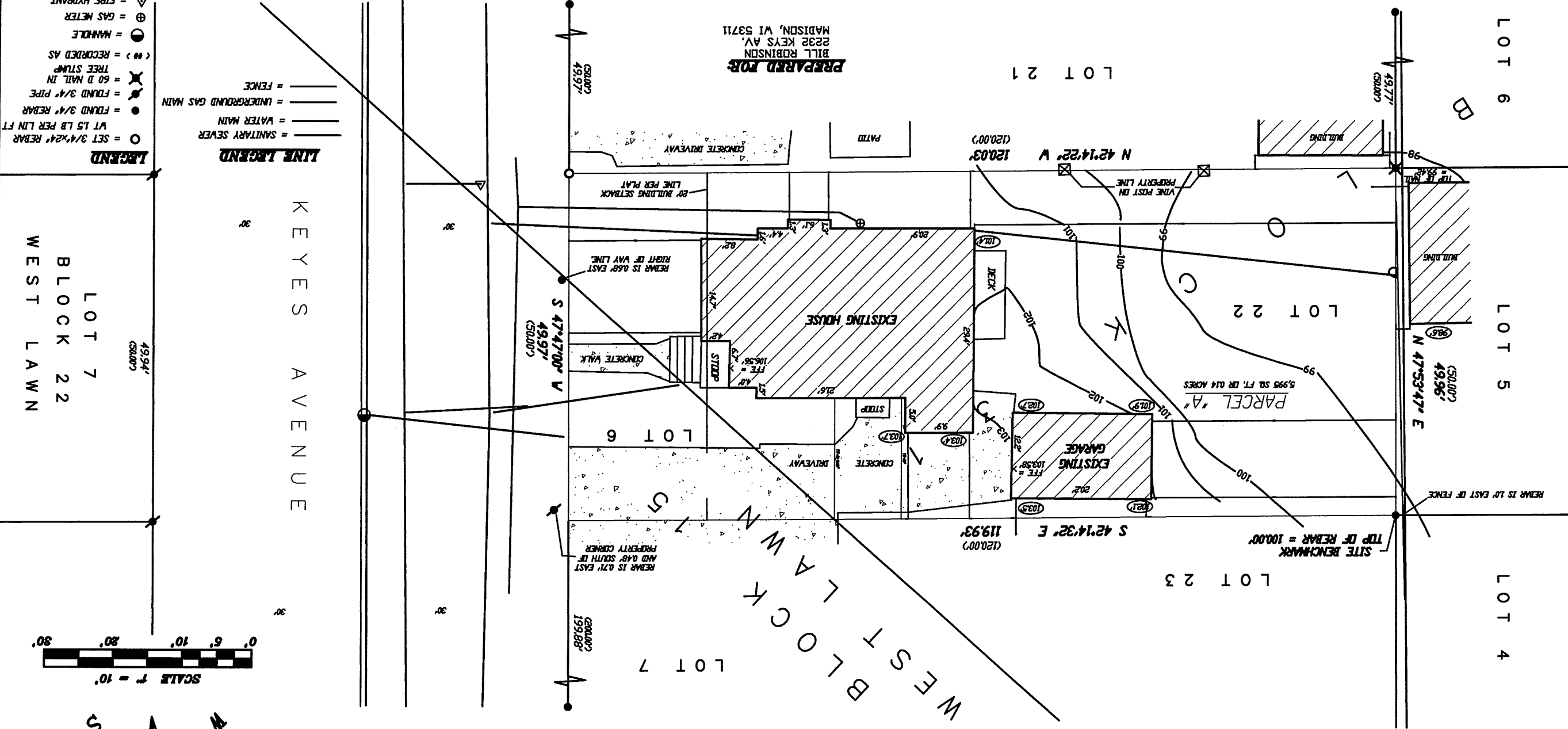
KEYES AVENUE

LOT 7
 BLOCK 22
 WEST LAWN



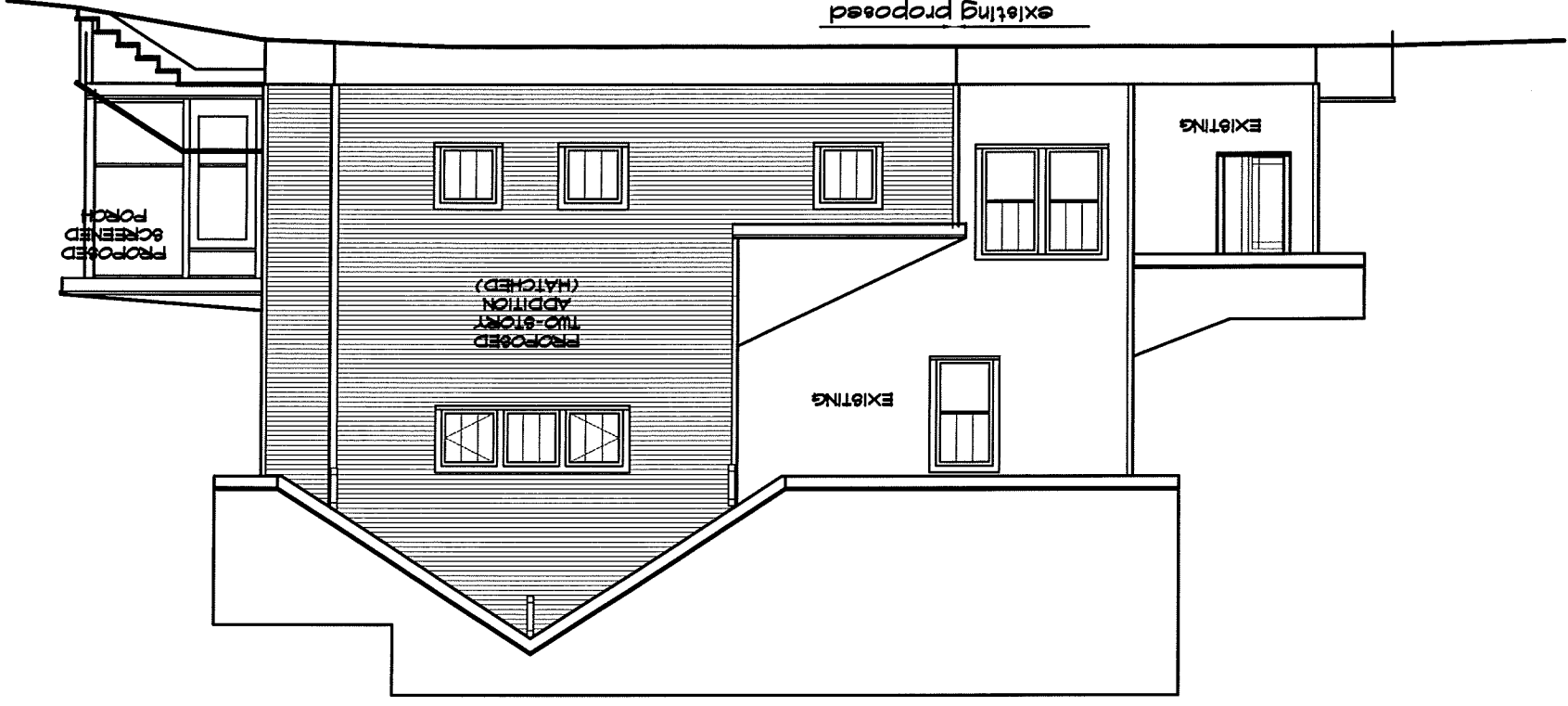
DESCRIPTION OF RECORD (PER DOCUMENT NUMBER 4773910)
 Lot Twenty-Two (22), Block Thirty-One (31), Second Addition to and a Replat of part of West Wisconsin, AND that part of Lot Six (6), Block Fifteen (15), West Lawn, in the City of Madison, Dane County, Wisconsin, lying Southwesterly of a line between Lots Twenty-Two (22) and Twenty-Three (23), Block Thirty-One (31), Second Addition to and a Replat of part of West Lawn.

- NOTES:**
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACENTS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
 - WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 - FLOODED PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
 - BENCHMARK IS THE NORTHWEST CORNER OF LOT 22. ASSUMED ELEVATION = 100.00'

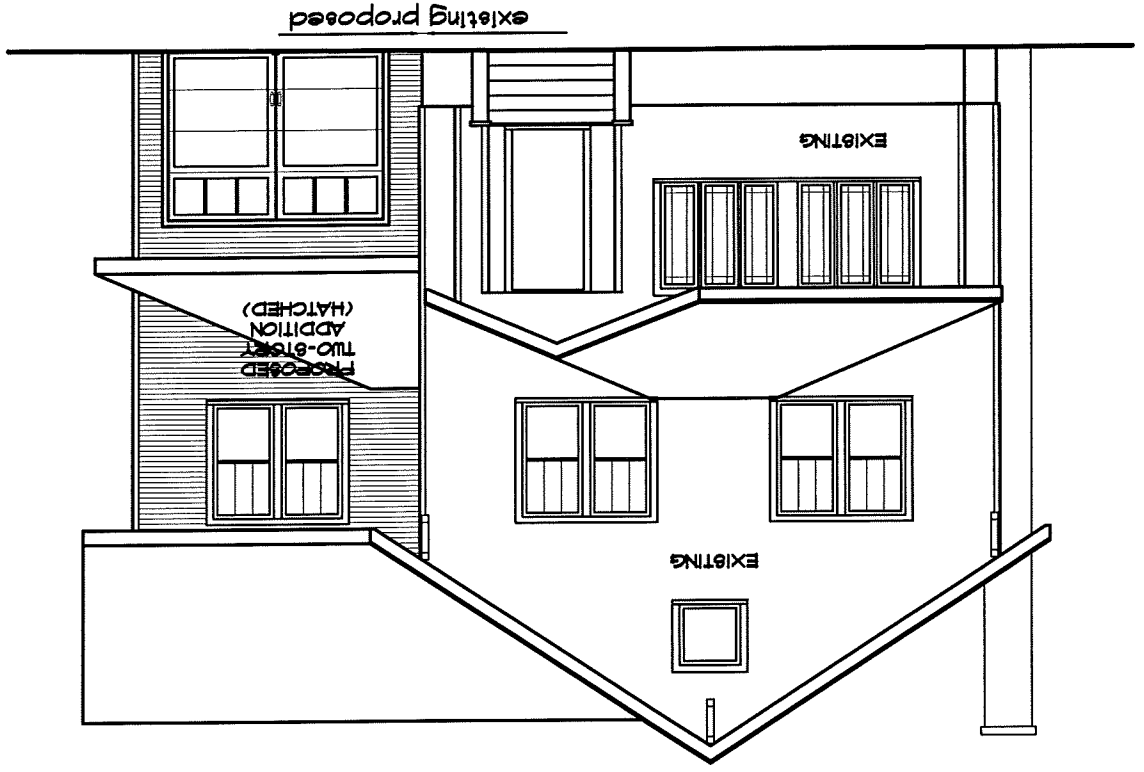


REBAR FOR
 BILL ROBINSON
 2232 KEYS AV.
 MADISON, WI 53711

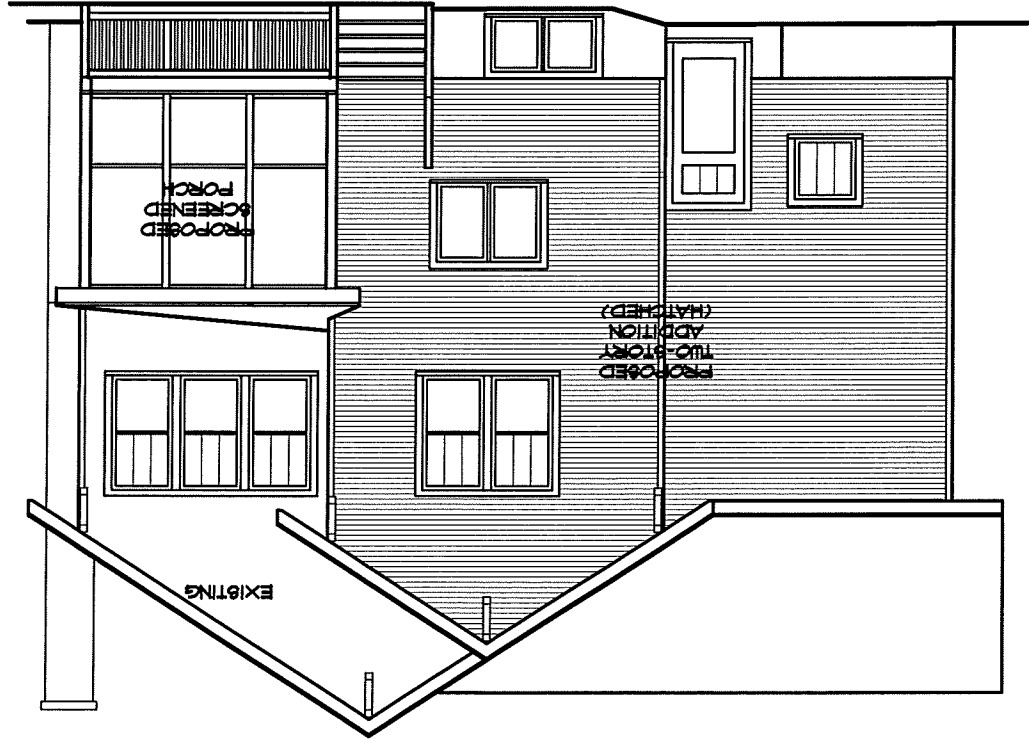
PROPOSED RIGHT SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

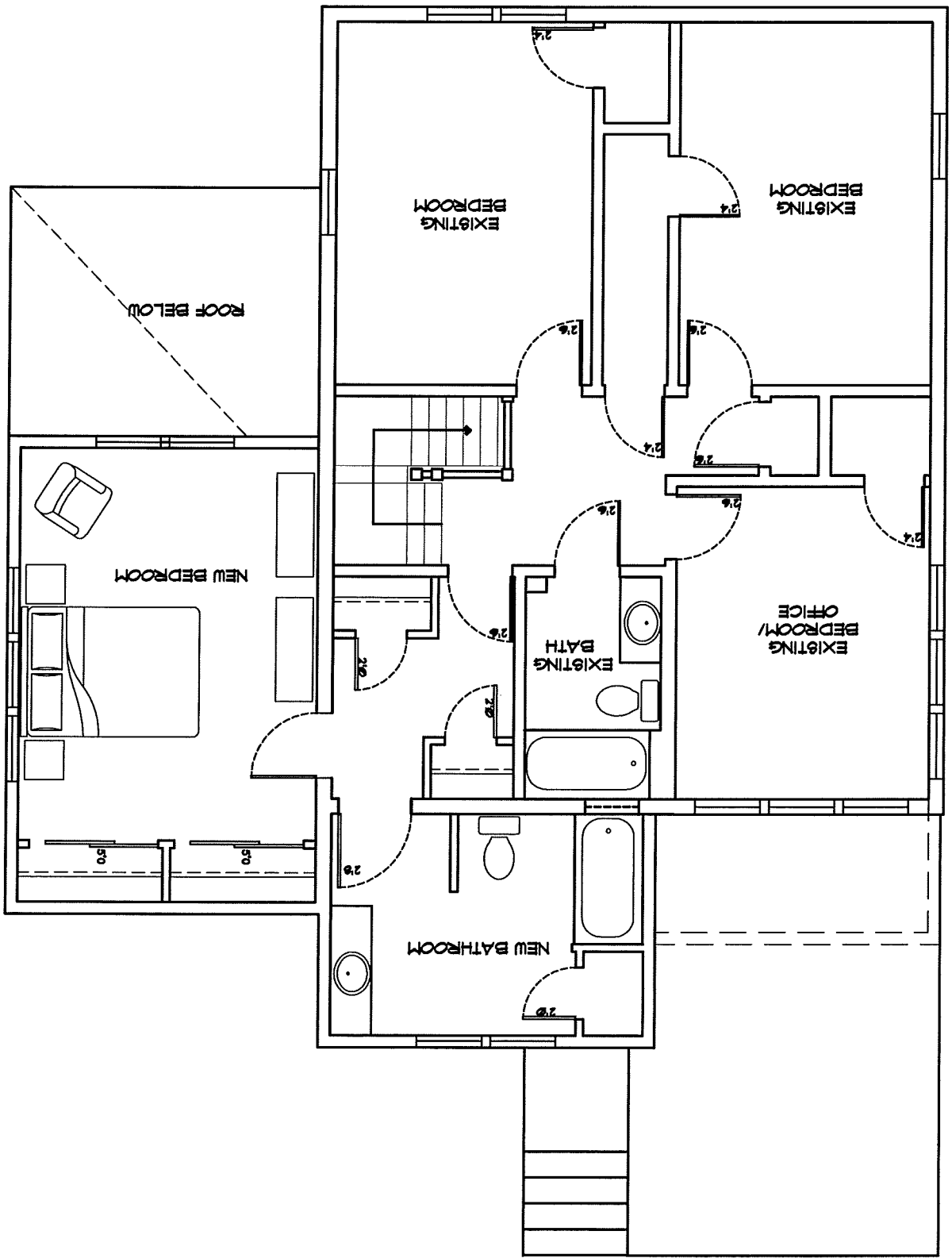
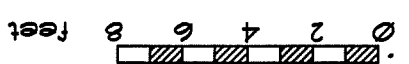


PROPOSED LEFT SIDE ELEVATION



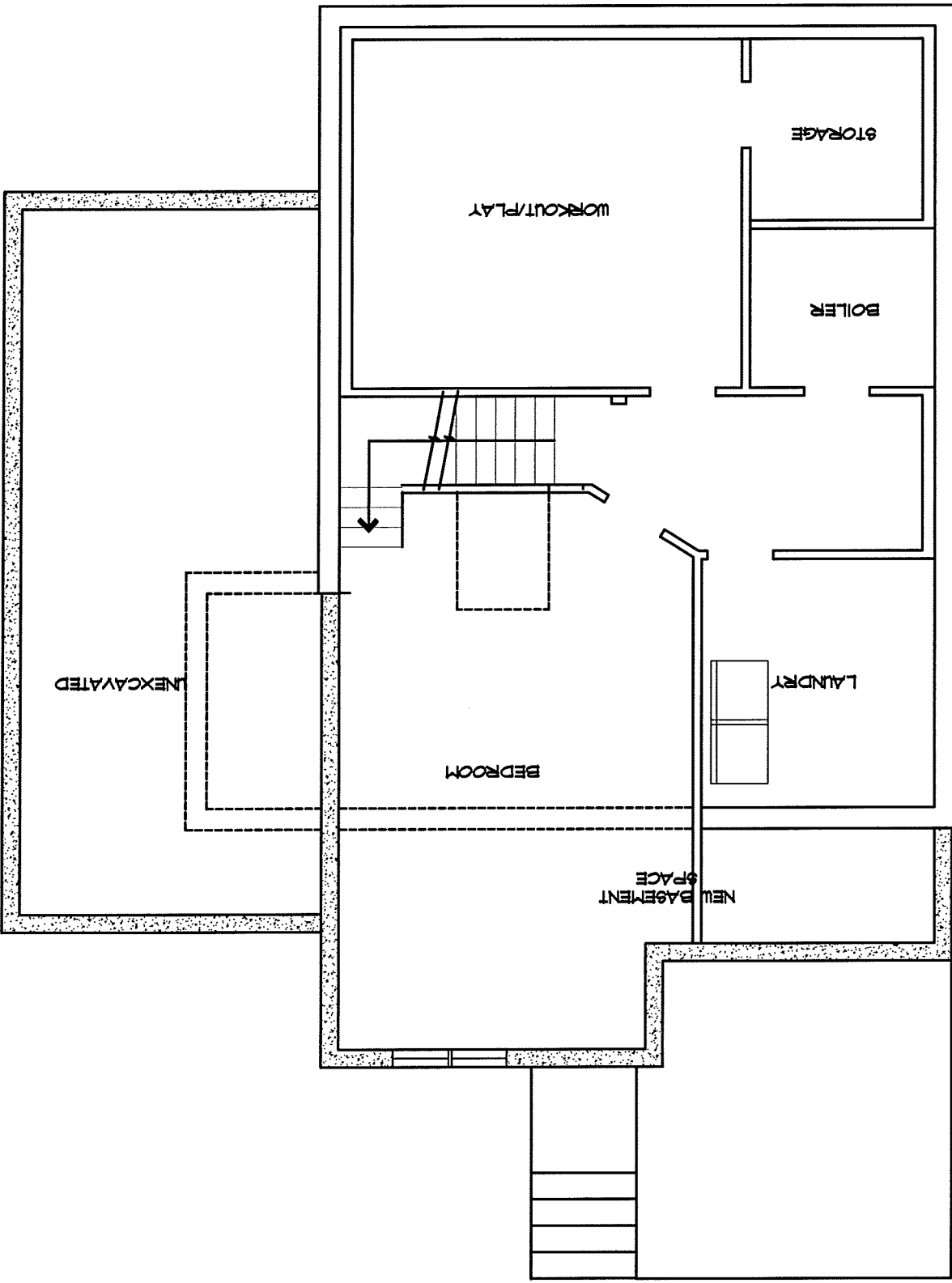
PROPOSED SECOND FLOOR PLAN

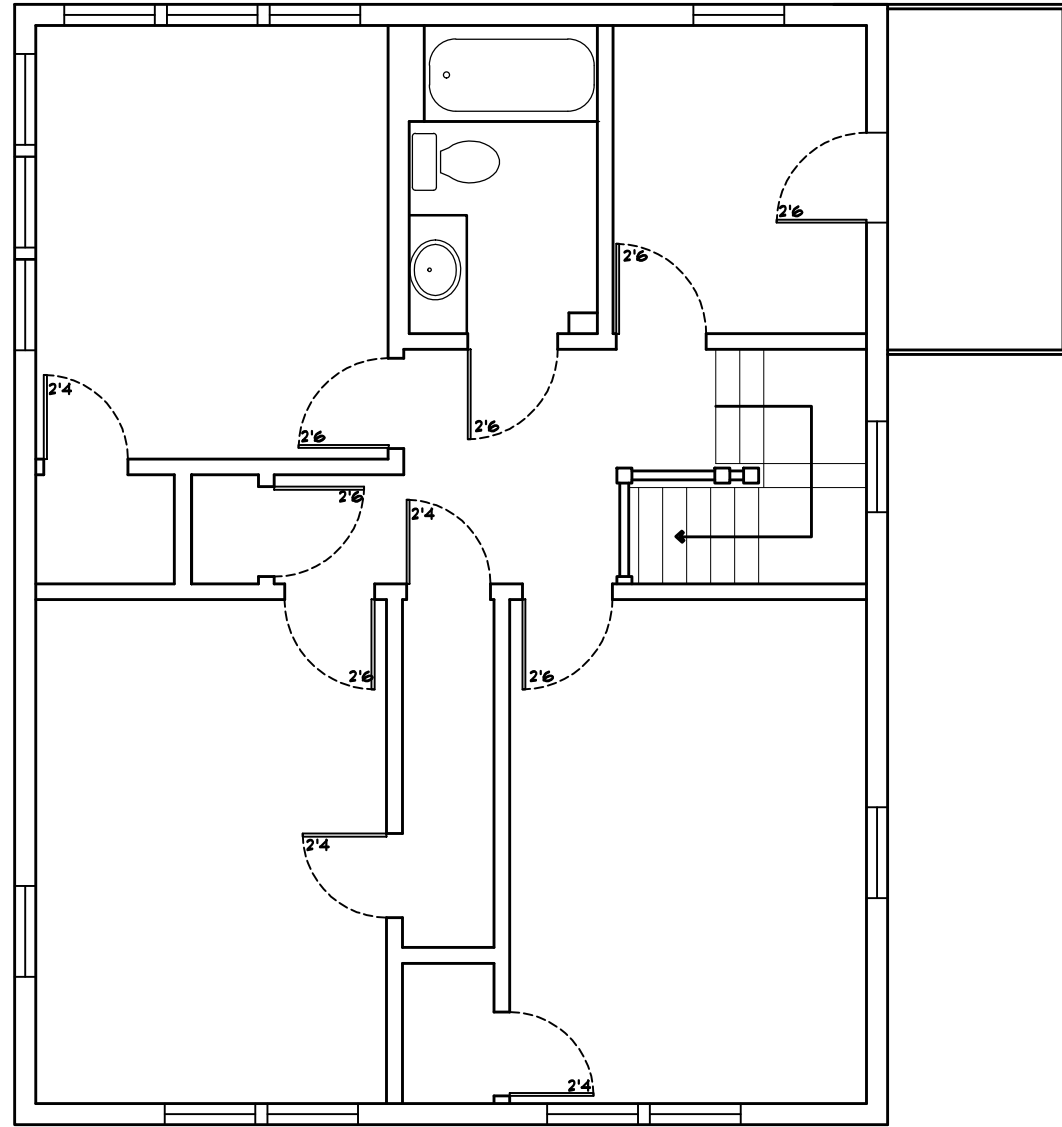
glueck architects
116 North First Street, Madison, WI 53703 (608)251-2651

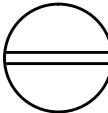
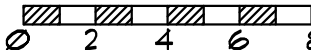


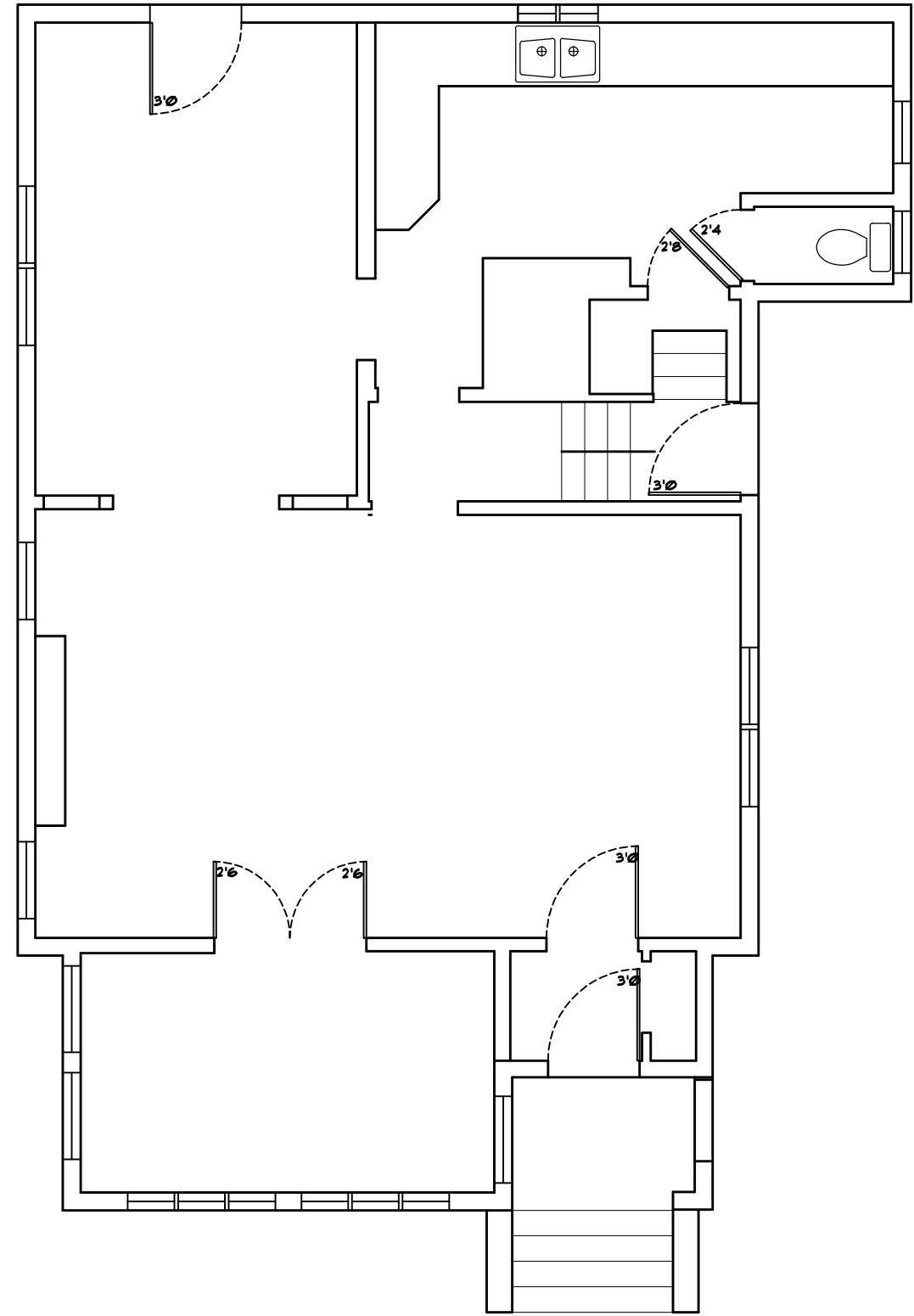
PROPOSED BASEMENT PLAN

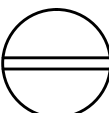
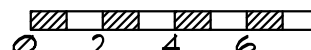
2232 KEYES AVE.
0 2 4 6 8 feet






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

 0 2 4 6 8 feet




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

 0 2 4 6 8 feet
 2232 KEYES AVE.

26 April 2016

City of Madison
Zoning Board of Appeals
Madison Municipal Building
215 Martin Luther King Jr. Boulevard
P.O. Box 2984
Madison, WI 53701-2984

Re: PETITION FOR VARIANCE OR APPEALS
2232 Keyes Ave, Madison, WI

To Whom it May Concern,

As the property owner directly across the street from the property requesting the variance, we look out at the area where the addition to the residence will be constructed. While we appreciate the rationale for the setback requirements, we are in total support of the addition to the residence as planned.

From the drawing contained within the submission, it appears that the new addition will be further from the property line than the existing garage that is to be demolished. It is our hope that you will grant this variance of 7 inches so that the project can proceed as planned.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil & Shirley McCallum", written over a horizontal line.

Neil & Shirley McCallum
2225 Keyes Ave
Madison, WI 53711