



**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: 5316 Shaw Court

Name of Owner: Dennis A & Vicki W Hill

Address of Owner (if different than above): _____

Daytime Phone: 608-630-1345 Evening Phone: 608-256-2911

Email Address: dahill@wisc.edu; vwhill@wisc.edu

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: To reconstruct approx. half of existing deck at rear of house as a screened porch.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 143504
Filing Date: 6/6/13
Received By: POA
Parcel Number: 0709-191-0916-0
Zoning District: SR-C2
Alder District: 11 CHRIS SCHMIDT

Hearing Date: 6/27/13
Published Date: 6/20/13
Appeal Number: 062013-2
GQ: OK
Code Section(s): 28.037(2)

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the following conditions are present:

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

The lot is unusually shallow from front to rear. Existing deck is within 11.2' of property line at rear of 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.

The screened porch will make the use of our short backyard area possible during the summer for dining, reading and other purposes and will reduce or eliminate the need for air conditioning and thereby save energy.

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.

~~Strict compliance would make it impossible to convert part of the existing deck to a screened porch, a common feature of homes in the Glen Oak Park neighborhood.~~

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 would prevent the creation of a screened porch at the rear of the house, which is already within the setback requirement and the rear of the house is the only possible location for a porch with access from the kitchen door and the eastern section of the existing deck onto which the dining room opens.

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

~~The screened porch would be some 50' from the nearest house to the west and 55' from the nearest house to the northeast and would be shielded from view by the existing yew and arbor vitae trees.~~

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

~~A screened porch is a common feature of homes in this and similar neighborhoods.~~



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SITE PLAN

DESCRIPTION:

THE WEST 126.6 FEET OF THE EAST 246.6 FEET OF THE NORTH 70.0 FEET OF THE SOUTH 100.0 FEET OF LOT 4, BLOCK 1, MERRILL CREST, SECTION 19, T7N R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

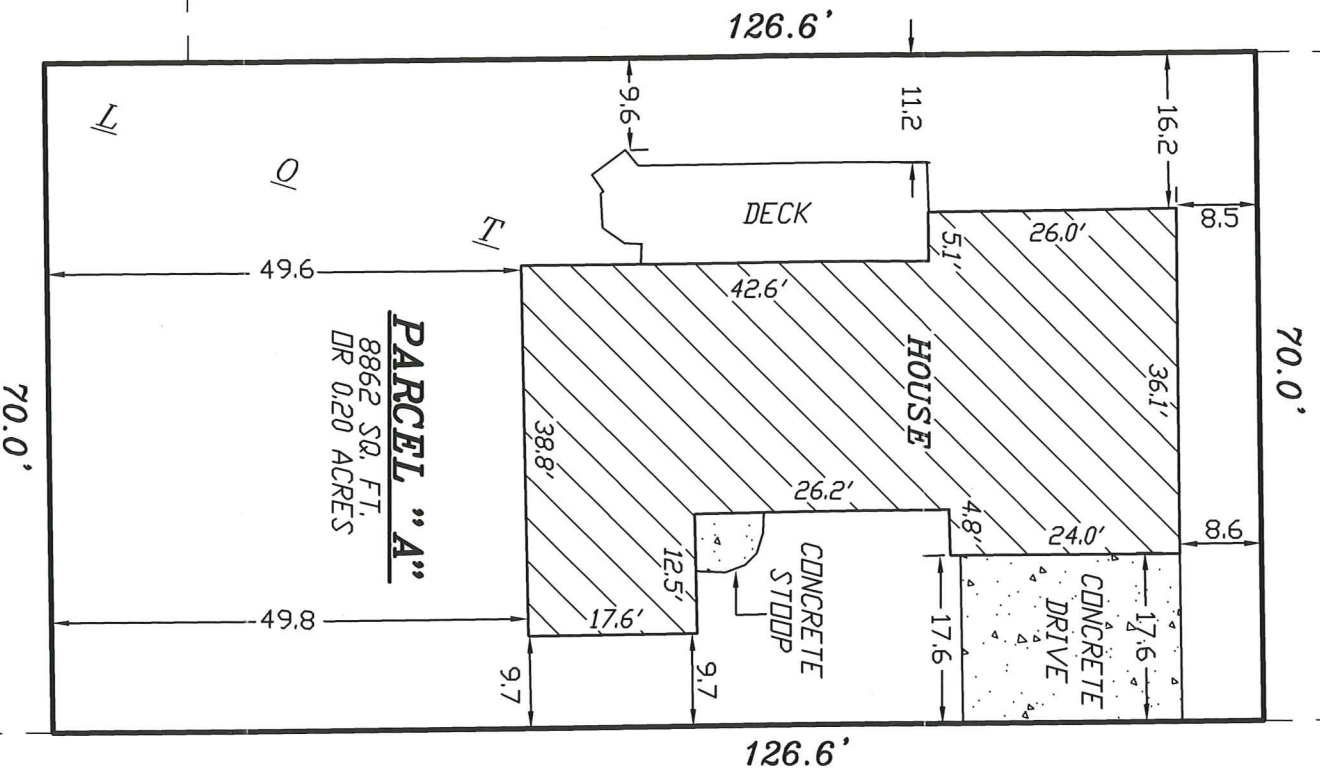
PREPARED FOR:

DENNIS HILL
5316 SHAW COURT
MADISON, WI 53705-2744 A/

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

L O T 2 C. S. M. 4 3 7 2



S H A W C O U R T

L O T 1 C. S. M. 4 3 7 2

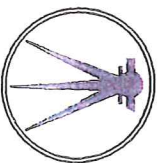


SCALE 1" = 20'

Single-Story Single-Family Home
 Single-story Screen Porch Addition
 Rear yard

21.0' Required
 9.6' Provided

11.4' VARIANCE



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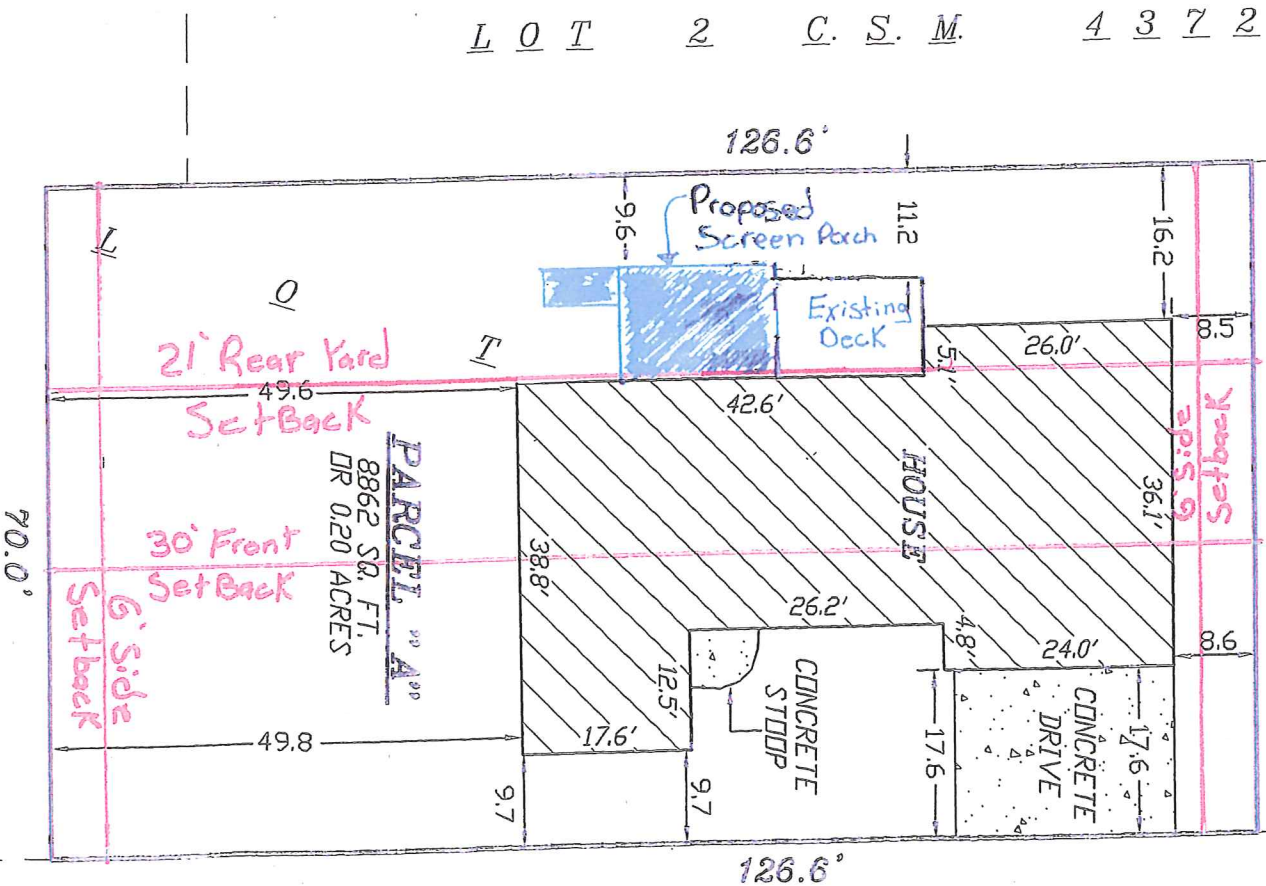
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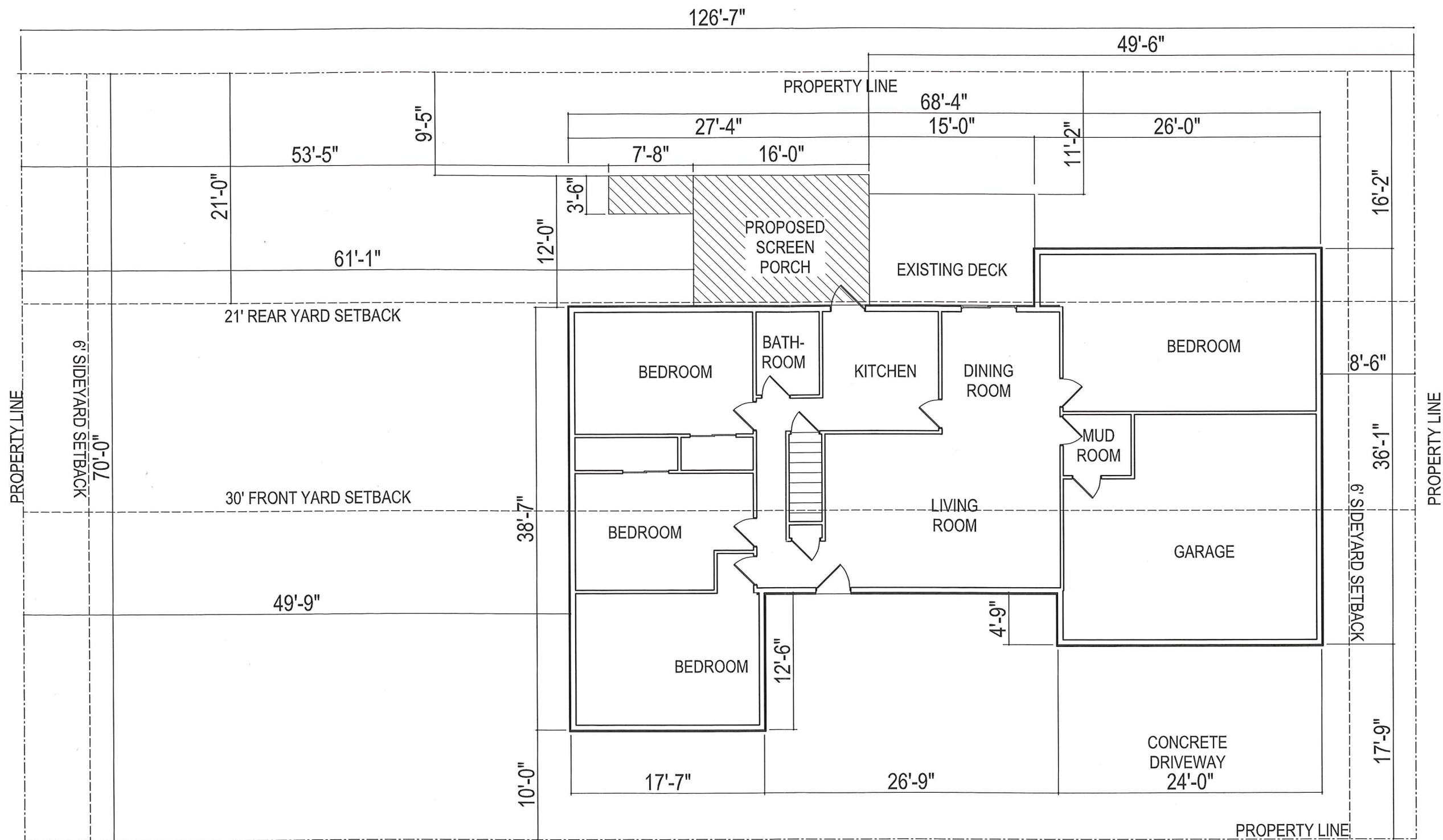


LOT 2 C.S.M. 4372

LOT 1 C.S.M. 4322

SHAW COURT

SCALE 1" = 20'

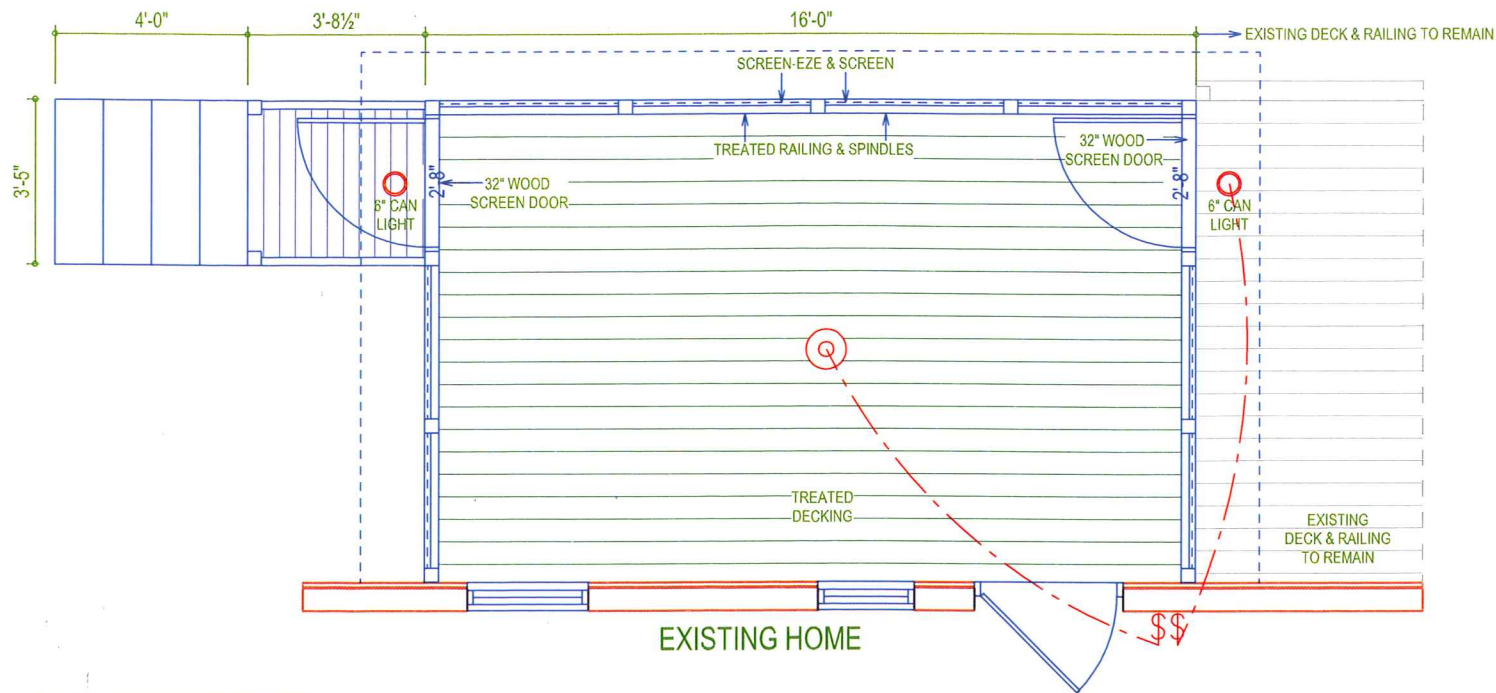


WAUNAKEE REMODELING, INC.	PROJECT ADDRESS:
	DENNIS & VICTORIA 5316 SHAW COURT MADISON, WI 53705
SITE PLAN SCALE 1"=10'-0"	



5316 SHAW COURT
 PROPOSED SITE PLAN

120' TO MERRILL COURT →



PROJECT NOTES:

CEILING HEIGHT: VAULTED
WALL HEIGHT: 8'-0"

ELECTRICAL:
(2) GFI PROTECTED OUTLETS
(1) H/O SUPPLIED LIGHT
(2) 6" CAN LIGHTS (SUPPLIED BY ELECTRICIAN)

MILLWORK/FINISH:
T & G STAINED PINE SIDING AT CEILING/GABLE
SIDING TO REMAIN ON HOUSE WALL

DECKING/RAILING:
INSTALL TREATED DECKING
INSTALL TREATED RAILING AT DECK & STAIR

PROPOSED SCREEN ROOM PLAN



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



3-SEASON SCREEN ROOM
SCALE 1/4"=1'-0"

PO# tbd

PROJECT ADDRESS:
DENNIS & VICTORIA
5316 SHAW CT
MADISON, WI 53705

CONTRACTOR	WAUNAKEE REMODELING, INC - 1001 FRANK H STREET - WAUNAKEE, WI 53597 - (608) 849-5155

DATE	REVISIONS - COMMENTS
11/28/2012	VARIANCE PROPOSAL

A 001