



**CITY OF MADISON  
ZONING BOARD OF APPEALS  
VARIANCE APPLICATION**

**\$500 Filing Fee**

Type or legibly print using blue or black ink.

2830 Stevens Street, Madison, WI 53705

Address of Subject Property: \_\_\_\_\_

Name of Owner: John P. Ellis and Jan K. Miyasaki

Address of Owner (if different than above): same as above

Daytime Phone: 608-225-4921 Evening Phone: 608-225-4921

Email Address: jpellis@chorus.net

Name of Applicant (Owner's Representative): John P. Ellis and Jan K. Miyasaki

Address of Applicant: 2830 Stevens Street, Madison, WI 53705

Contractor: Robert Anderson 608-516-5580

Daytime Phone: 608-225-4921 Evening Phone: 608-225-4921

Email Address: jpellis@chorus.net

**Description of Requested Variance:**

Demolish existing three season porch. Rebuilding addition to house to the same dimensions.

May require variance because existing structure exceeds the setback from the street by approximately 2 feet.

See reverse side for more instructions.

**FOR OFFICE USE ONLY**

Amount Paid:	<u>\$500.00</u>	Hearing Date:	<u>01-18-2024</u>
Receipt:	<u>135826-0003</u>	Published Date:	<u>01-11-2024</u>
Filing Date:	<u>12-21-2024</u>	Appeal Number:	<u>INDVAR-2024-00001</u>
Received By:	<u>NIK</u>	GQ:	
Parcel Number:	<u>070921209164</u>	Code Section(s):	<u>28.044(2)</u>
Zoning District:	<u>TR-C3, WP-06</u>		
Alder District:	<u>5 - Vidaver</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.

Home built circa 1929. Existing three season porch believed part of the original construction, therefore, setback created by terms of ordinance. Home purchased in 1991 in this original footprint. Small home by today's standards, variance allows for modest addition to living room. Preserves special birch tree in rear of home.

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.

No change to existing spaces that provide for safety, health and welfare of the general public.

Improvements will enhance overall appearance of property and thus the neighborhood.

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.

Structure already exists in setback and new structure will be built to fit the same standard measurements

foot print. Small home, variance allows for modest addition to living room built to fit existing standard measurement footprint.

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.

Hardship was not self-created. See #1. Also, please see attached existing setbacks plan.

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

Existing structure currently does not create substantial detriment to adjacent property. The new structure will be built in the same foot print.

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

Yes, property will remain a single family home and will retain original character.

## **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 checked="" type="checkbox"/>	<b>Front yard variance requests.</b> Show the front yard setback of all other properties on the same block face.
<input checked="" 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 checked="" 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.

Owner's Signature: *John K. Meyer* Date: *12/21/23*  
*12/29/23*

----- (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:

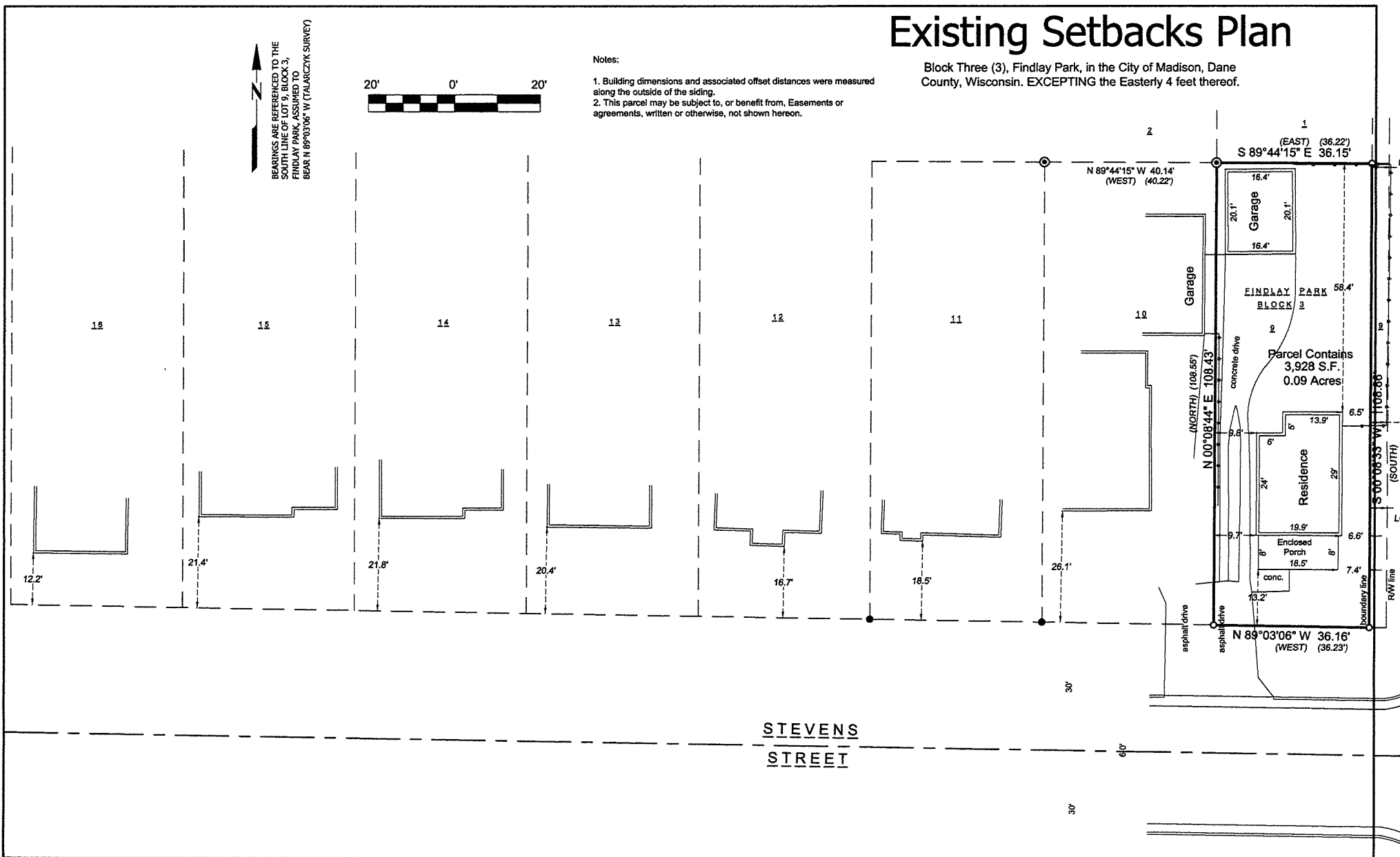
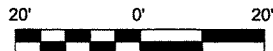
# Existing Setbacks Plan

Block Three (3), Findlay Park, in the City of Madison, Dane County, Wisconsin. EXCEPTING the Easterly 4 feet thereof.

**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.

BEARINGS ARE REFERENCED TO THE SOUTH OF LOT 16, BLOCK 3, FINDLAY PARK, ASSIGNED TO BEAR: N 89°03'06" W (TALACZYK SURVEY)



Parcel Contains  
3,928 S.F.  
0.09 Acres

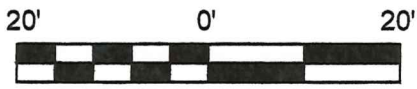
STEVENS  
STREET

# Plat of Survey

Legal Description of Record: Document No. 3257214

Lot Nine (9), Block Three (3), Findlay Park, in the City of Madison,  
Dane County, Wisconsin. EXCEPTING the Easterly 4 feet  
thereof.

BEARINGS ARE REFERENCED TO THE  
SOUTH LINE OF LOT 9, BLOCK 3,  
FINDLAY PARK, ASSUMED TO  
BEAR N 89°03'06" W (TALARCZYK SURVEY)

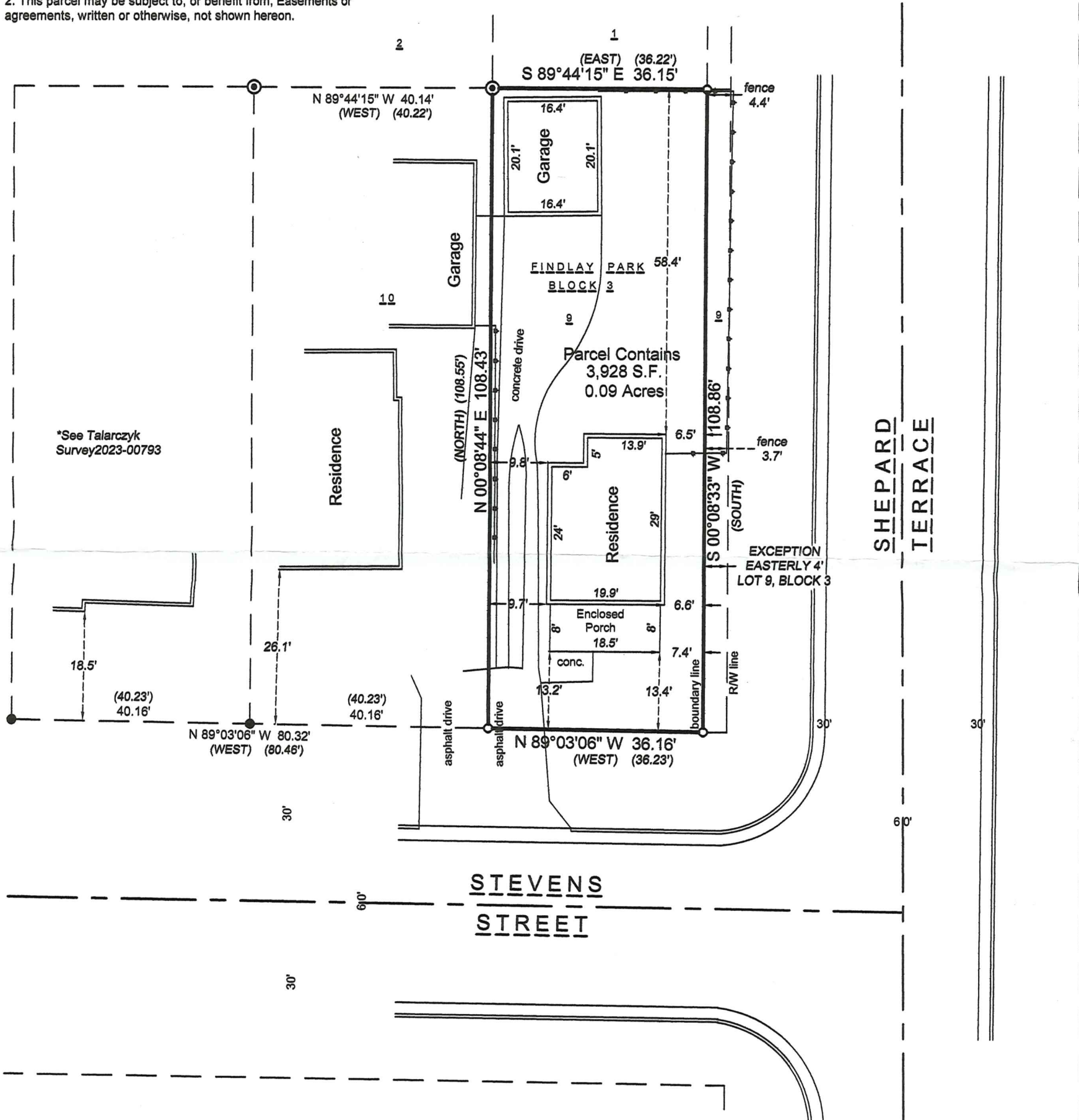


### LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1.25" Outside Diameter)
- 3/4"x18" SOLID IRON ROD SET  
1.50Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.

### 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, visible improvements, potential encroachments and it's 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 26th Day of October, 2023: Paul A. Spetz, S 2525



### PREPARED FOR:

JOHN ELLIS  
2830 STEVENS STREET  
MADISON, WI 53705

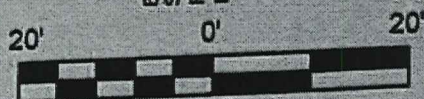
### PREPARED BY:

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



Lot Nine (9), Block Three (3), Findlay Park, in the City of Madison, Dane County, Wisconsin. EXCEPTING the Easterly 4 feet thereof.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 9, BLOCK 3, FINDLAY PARK, ASSUMED TO BEAR N 89°03'06" W (TALARCZYK SURVEY)



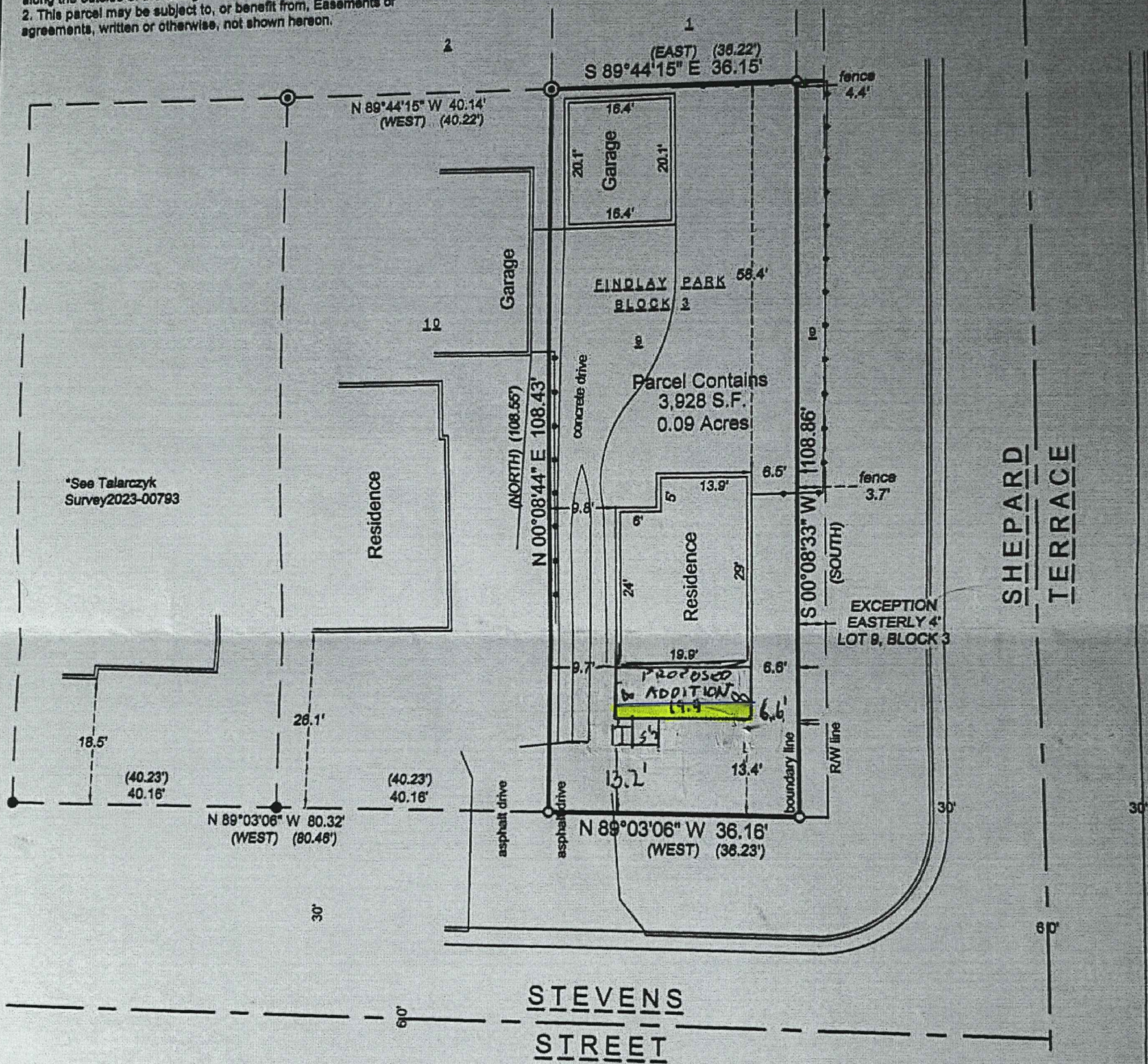
**LEGEND**

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2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.



\*See Talarczyk Survey 2023-00793

*Front Setback Variance for addition to Single Family House*

*Required 15'  
Proposed 13.2'*

*Variance 1.8'*

**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, visible improvements, potential encroachments and 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.

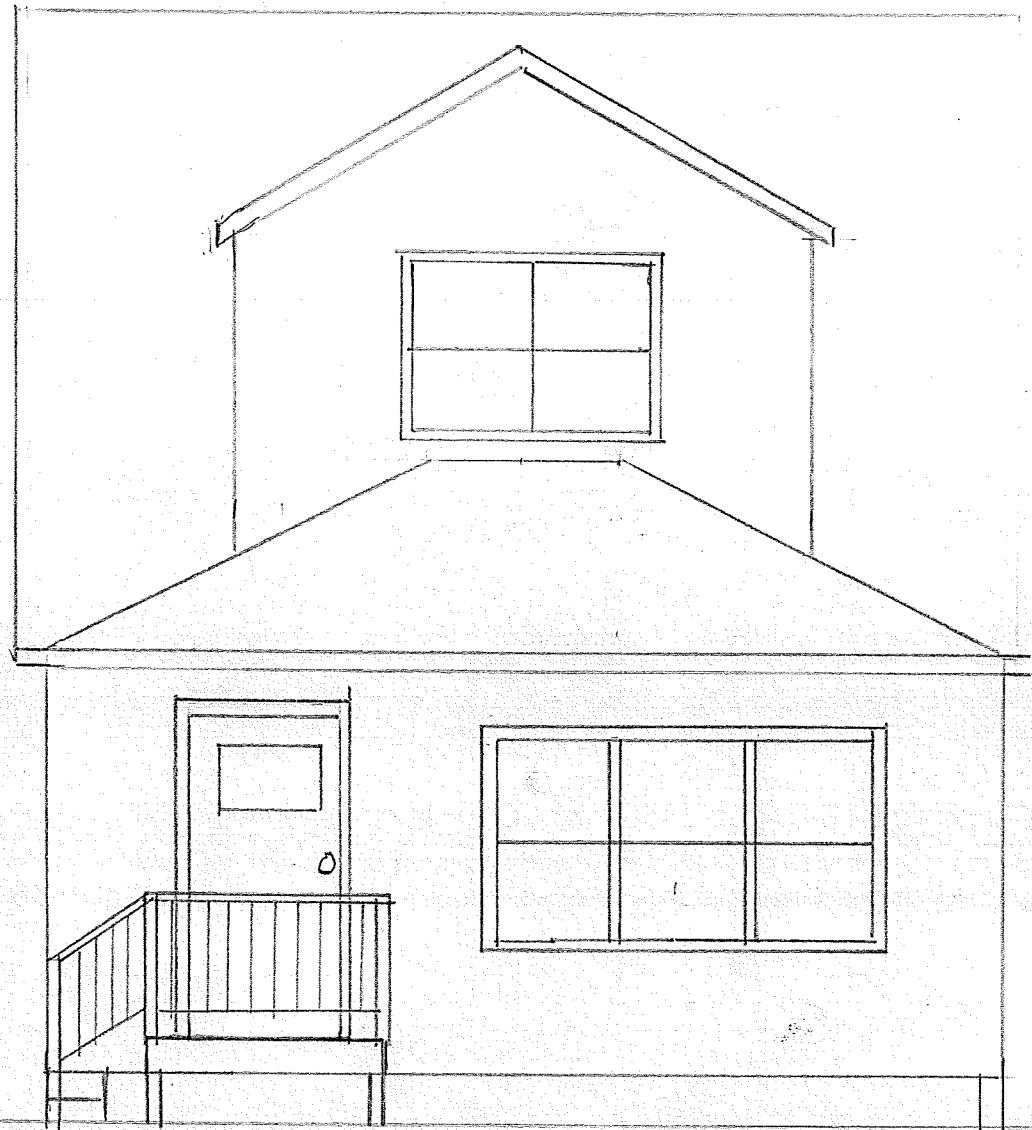
Dated this 26th Day of October 2023

PREPARED FOR:  
JOHN ELLIS  
2830 STEVENS STREET  
MADISON, WI 53705

PREPARED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703

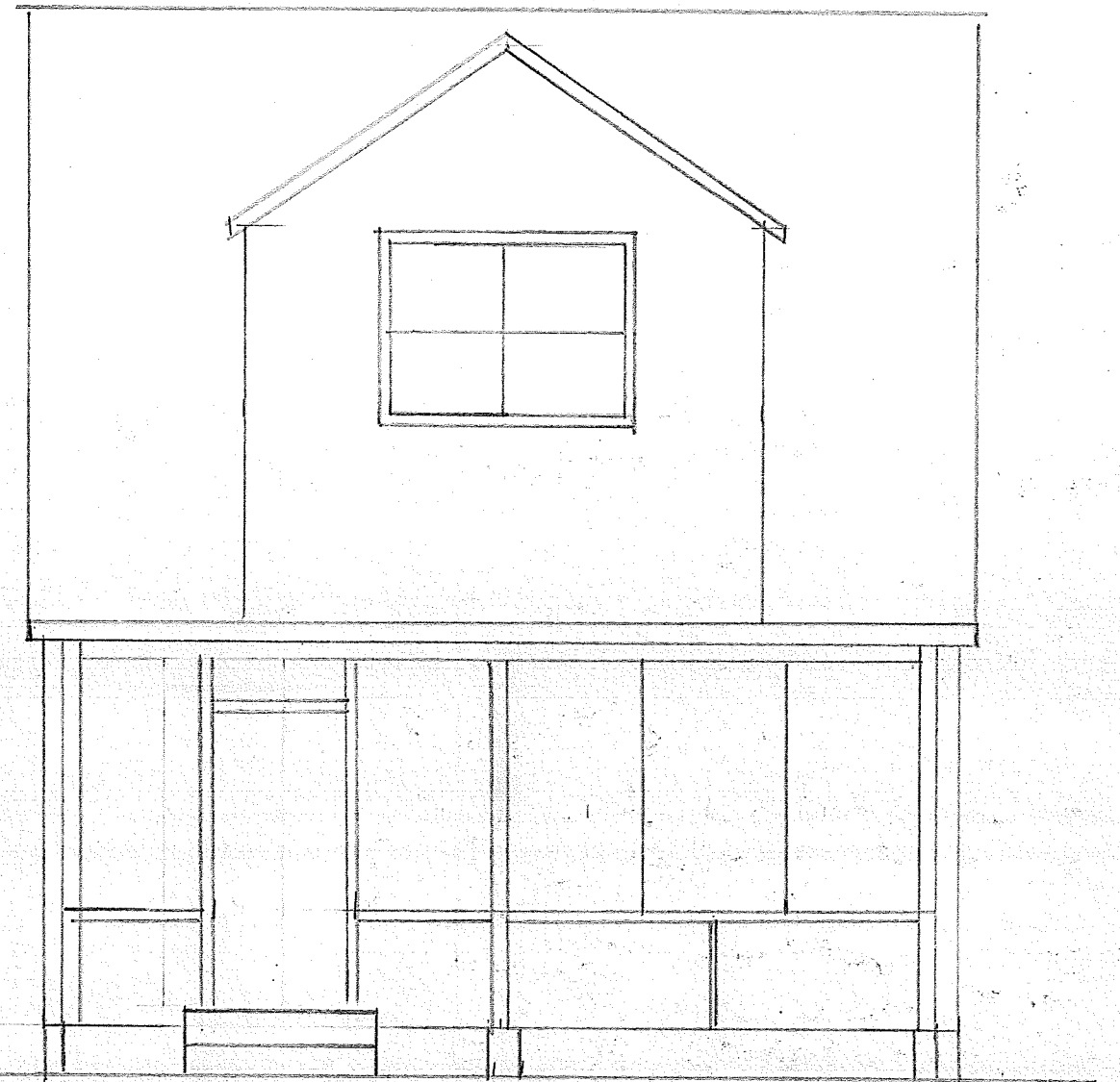






SOUTH ELEVATION  
PROPOSED ADDITION  
SCALE: 1/4" = 1'0"

GROUND LEVEL



SOUTH ELEVATION  
EXISTING FRONT PORCH  
SCALE: 1/4" = 1'0"

JON ELLIS & JAN MIYASAKI





WEST ELEVATION  
EXISTING FRONT PORCH  
SCALE: 1/4" = 1' 0"

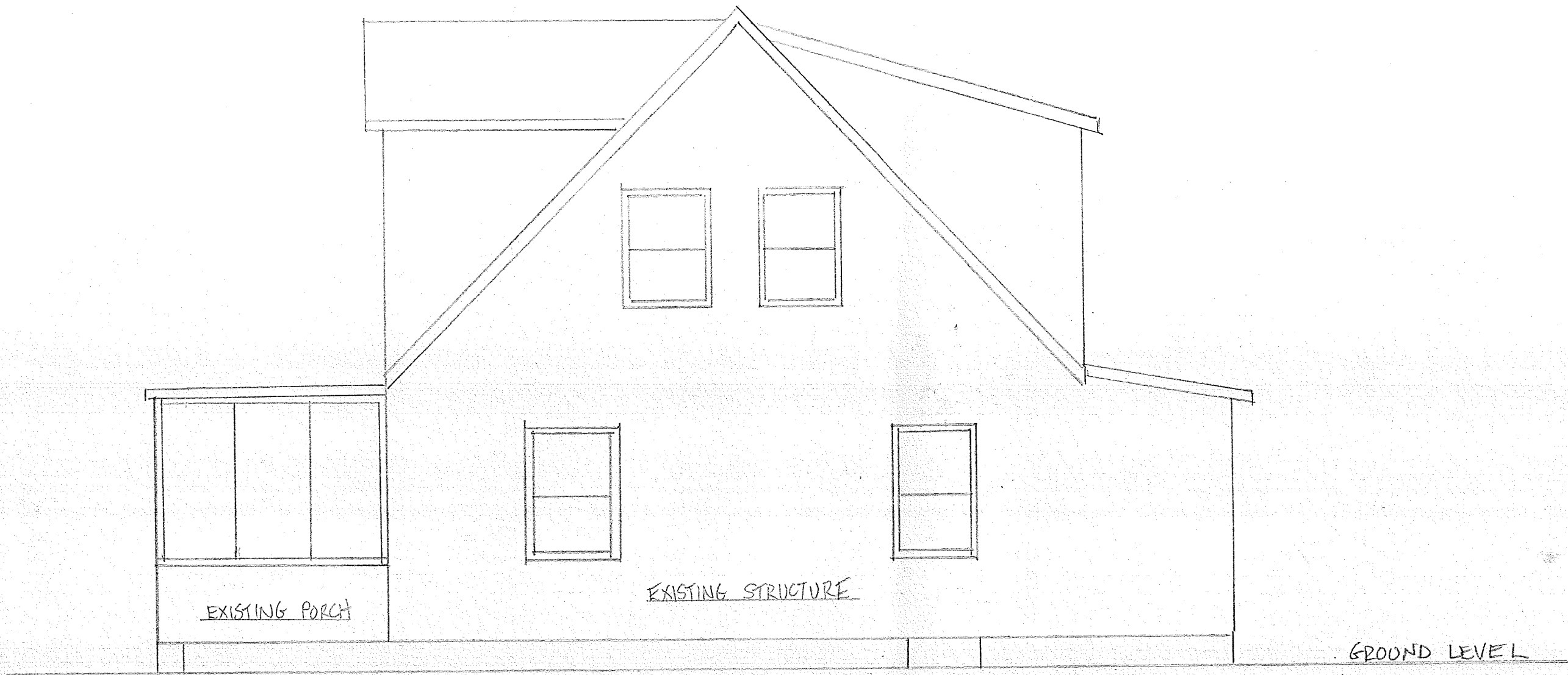
JON ELLIS & JAN MIYASAKI



WEST ELEVATION  
PROPOSED ADDITION  
SCALE : 1/4" = 1' 0"

JON ELLIS & JAN MIYASAKI





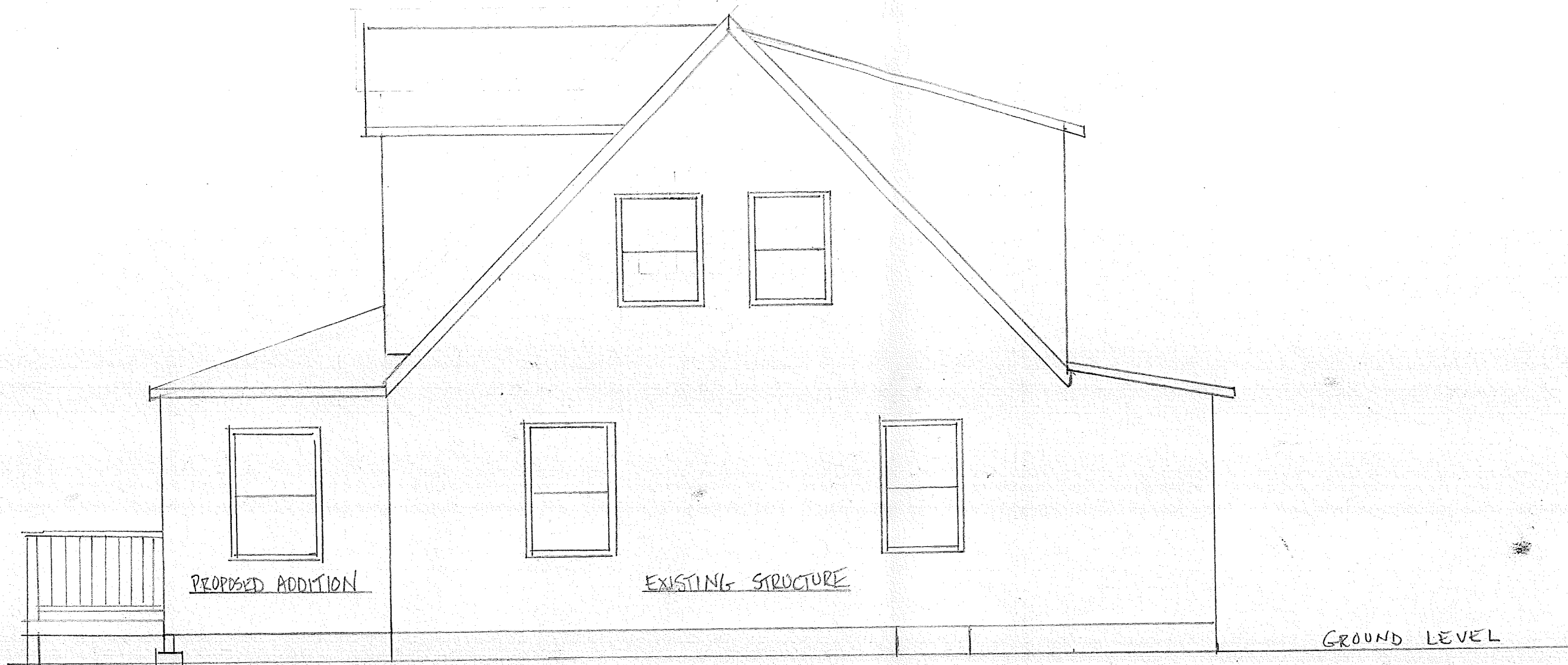
EXISTING PORCH

EXISTING STRUCTURE

GROUND LEVEL

EAST ELEVATION  
EXISTING FRONT PORCH  
SCALE: 1/4" = 1'0"

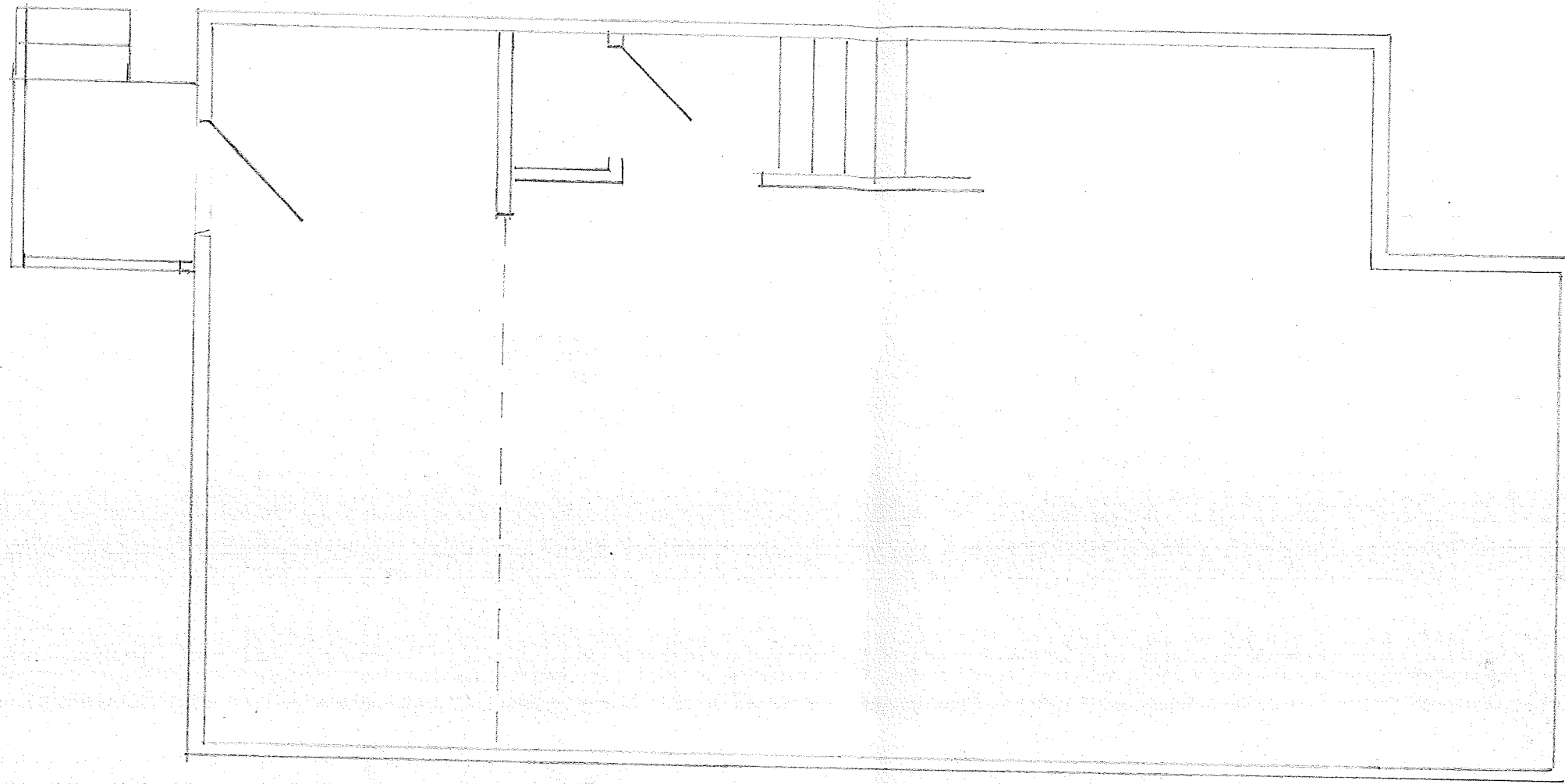
JON ELLIS & JAN MIYASAKI



EAST ELEVATION  
PROPOSED ADDITION  
SCALE: 1/4" = 1'0"

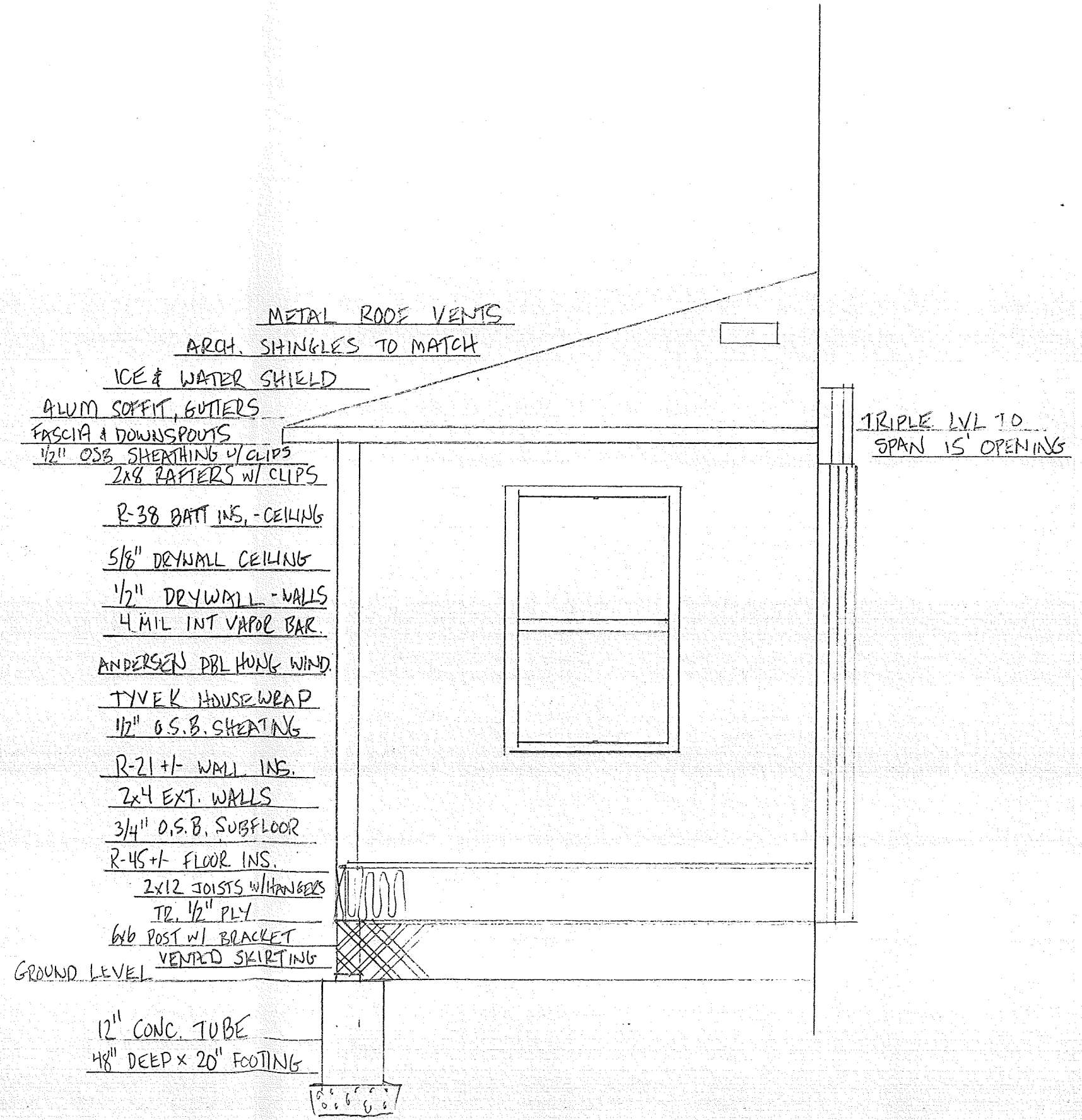
JON ELLIS & JAN MIYASAKI



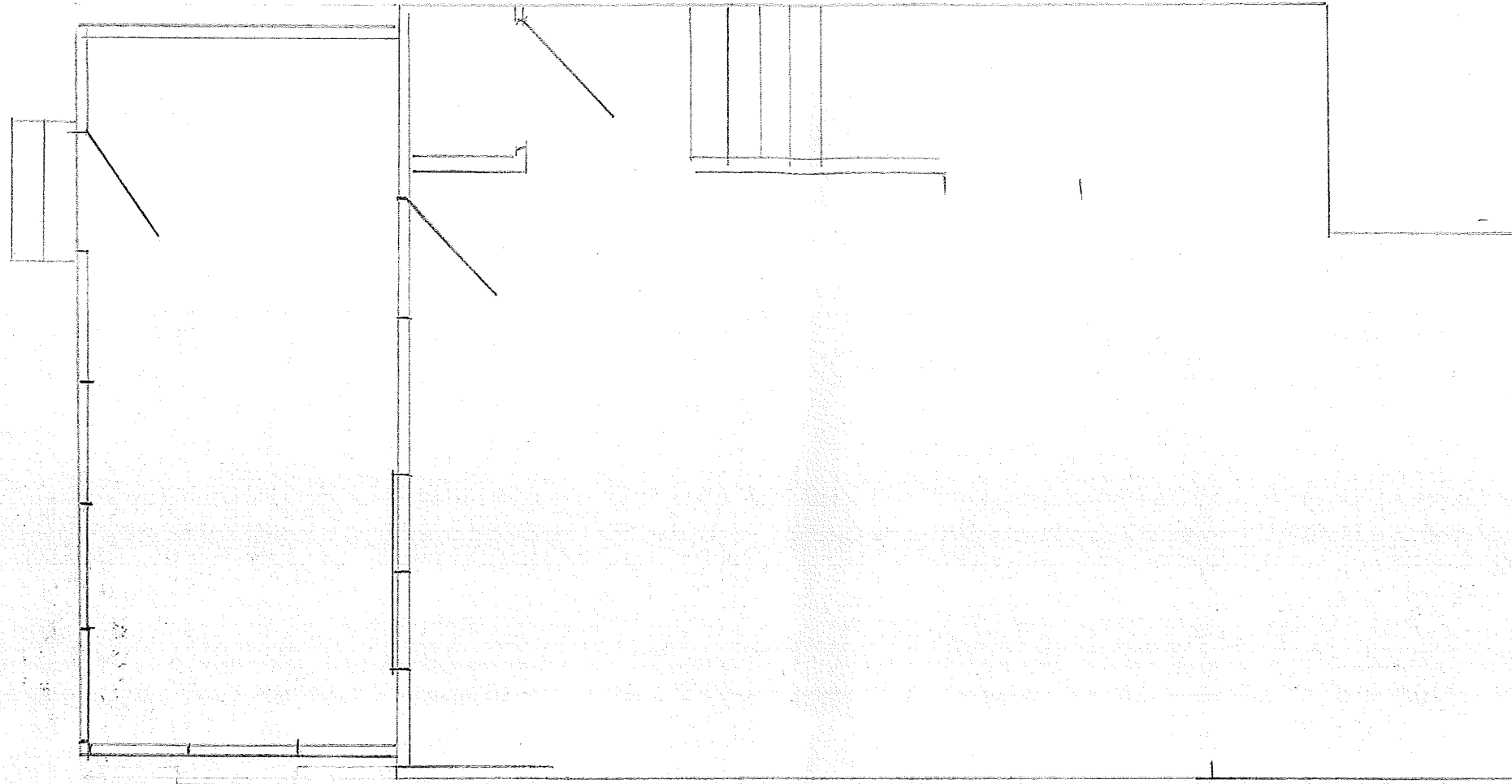


FLOOR PLAN  
PROPOSED ADDITION  
SCALE: 1/4" = 1' 0"

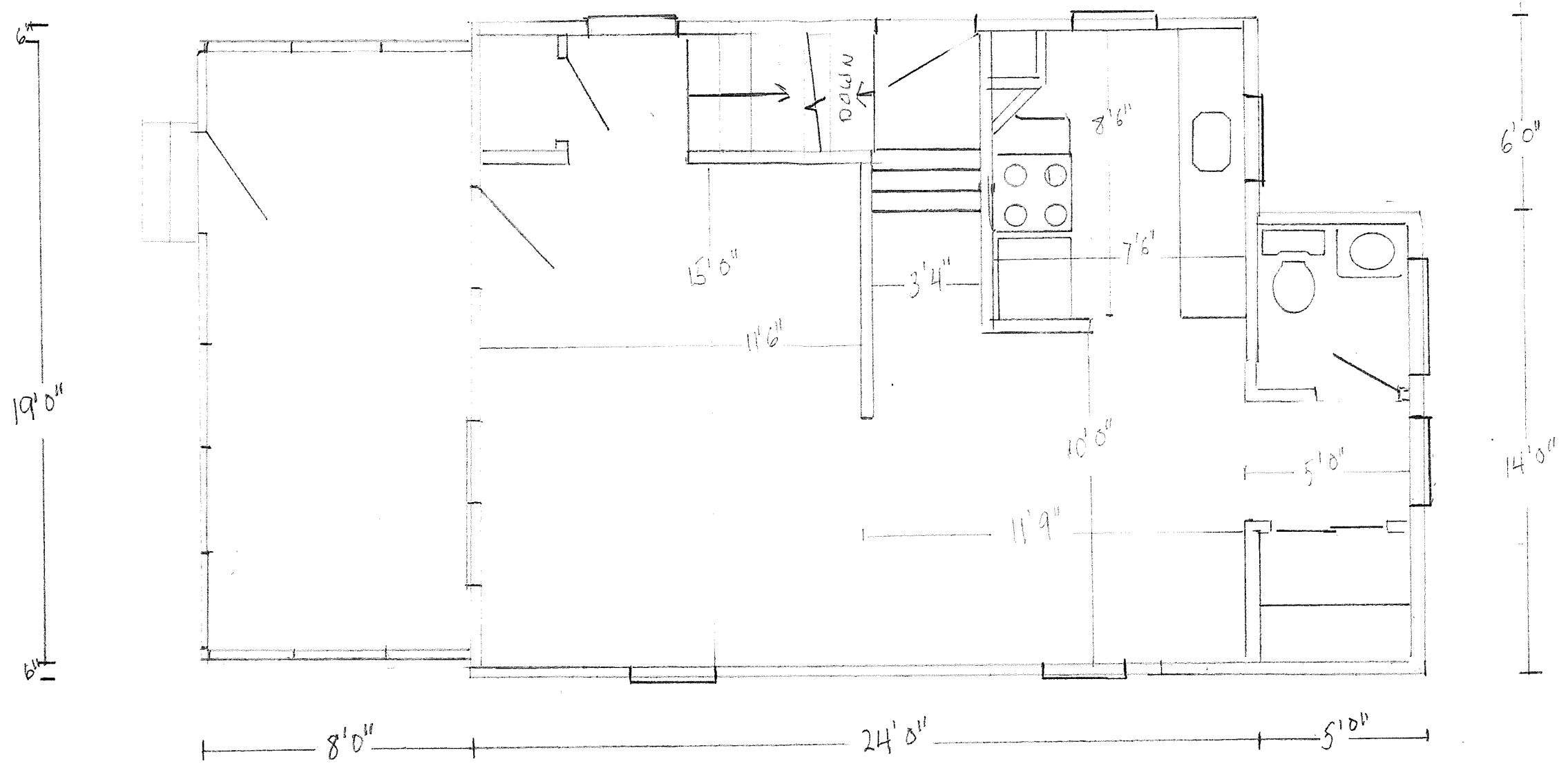
ELLIS/MIYASAKI  
PAGE 2  
SECTION PLAN  
SCALE: 1/2" = 1'0"







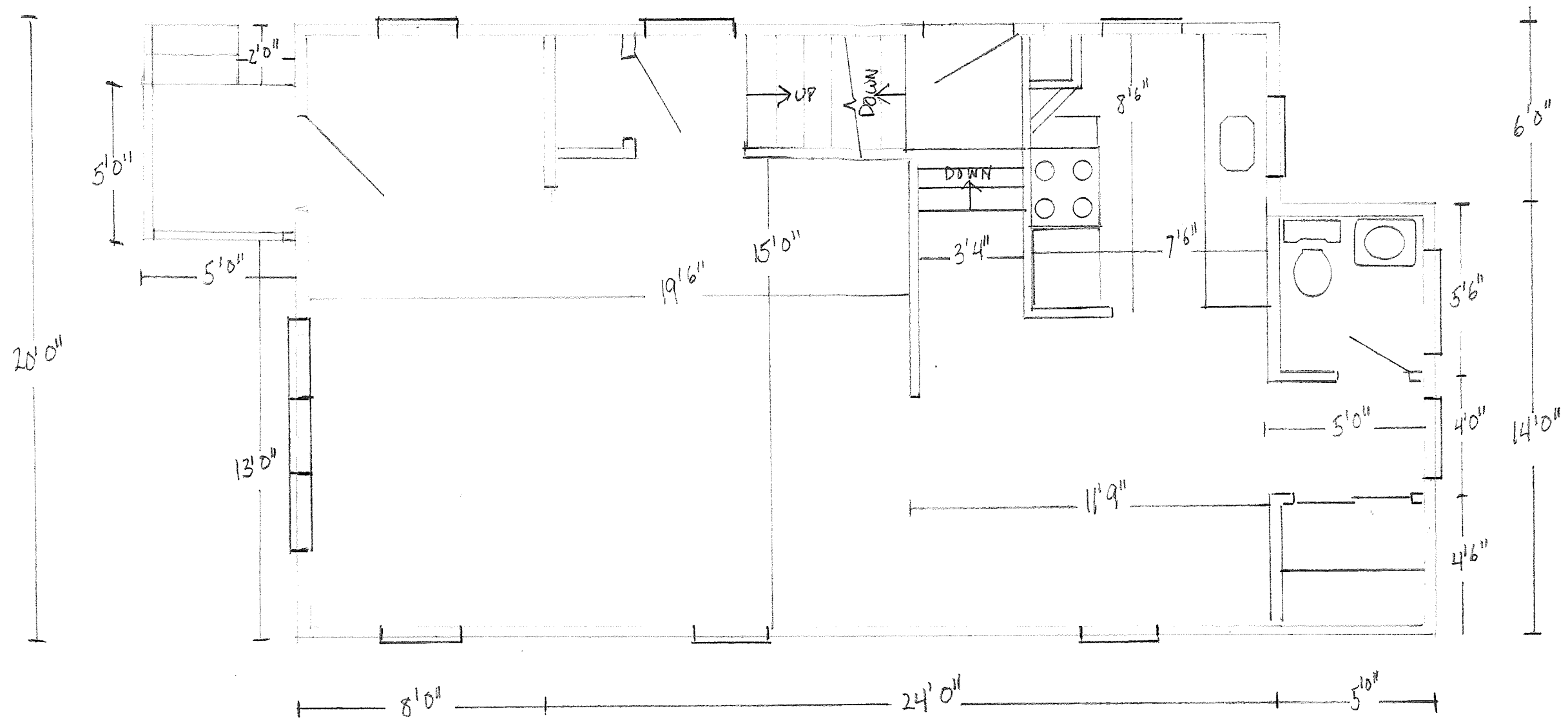
FLOOR PLAN  
EXISTING FRONT PORCH  
SCALE: 1/4" = 1'0"



FLOOR PLAN  
EXISTING FRONT PORCH  
SCALE: 1/4" = 1'0"

JON ELLIS & JAN MIYASAKI





FLOOR PLAN  
PROPOSED ADDITION  
SCALE: 1/4" = 1'0"

JON ELLIS & JAN MIYASAKI