



**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: 501 Walton Place

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Christi Weber, TDS Custom Construction

Address of Applicant: 1431 Northern Ct. Madison, WI 53703

Daytime Phone: 608-575-8130 Evening Phone: same

Email Address: christi@tdscustomconstruction.com

Description of Requested Variance: See attached.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>300-</u>	Hearing Date: <u>1-16-20</u>
Receipt: <u>98619-0001</u>	Published Date: <u>1-9-20</u>
Filing Date: <u>12-19-19</u>	Appeal Number: <u>LNDYAR-2019-00016</u>
Received By: <u>mw+</u>	GQ: <u>OK</u>
Parcel Number: <u>0710-071-1313-8</u>	Code Section(s): <u>28.043(2)</u>
Zoning District: <u>TR-C2</u>	_____
Alder District: <u>6-Rummel</u>	_____

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:

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

See attached.

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.

See attached.

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.

See attached.

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.

See attached.

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

See attached.

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

See attached.

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> <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).
<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).
<input type="checkbox"/>	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"/>	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"/>	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"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<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: _____

[Handwritten Signature]

Date: _____

12-19-2019

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

DECISION

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: **Approved** **Denied** **Conditionally Approved**

Zoning Board of Appeals Chair: _____

Date: _____

Zoning Variance Application

Project: 501 Walton Place

Date: December 19, 2019

Description of Requested Variance:

The City of Madison Zoning Ordinance dictates that the property located at 501 Walton Place (TR-C2) should have a reverse corner side yard setback of 12 feet. The setback of the existing house is approximately 9.3 feet. The property owner is requesting an area variance for approximately 110 square feet to accommodate the construction of a second story on the footprint of the existing building, as depicted on the attached drawings and described further below.

Standards for Variance:

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

The existing house is a single story built in the 1950s in a neighborhood consisting of predominantly 1 ½ to 2-story homes of an older age. The existing house is non-compliant with the required reverse corner side yard setback of 12 feet.

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 homeowner would like to add a second story to the house by building the new walls directly over the walls of the existing first floor. There are two other examples of two-story homes located at the intersection of Walton and Jenifer that are non-compliant with the 12 foot reverse corner side yard setback. One is 419/421 Walton Place, with an existing side yard setback of 7.7 feet, and the other is 1724 Jenifer Street, with an existing side yard setback of 6.3 feet. Both of these setbacks are less than the existing setback at 501 Walton Place.

Additionally, the new second story has been designed to reflect the common massing of the homes in the existing neighborhood, configured with a lower single-story portion at the front of the house and a taller two-story portion in the rear.

This variance, if approved, would result in a home that is reflective of the scale and rhythm of the existing 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.*

The most economical way to add a second story is to build it directly on the footprint of the existing first floor, especially in the length-wise direction. Pulling the second floor wall in to comply with the setback would create a much more complicated framing system and would likely be cost prohibitive for a project that is already fairly ambitious. Additionally, it would compromise the interior floor plan.

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.*

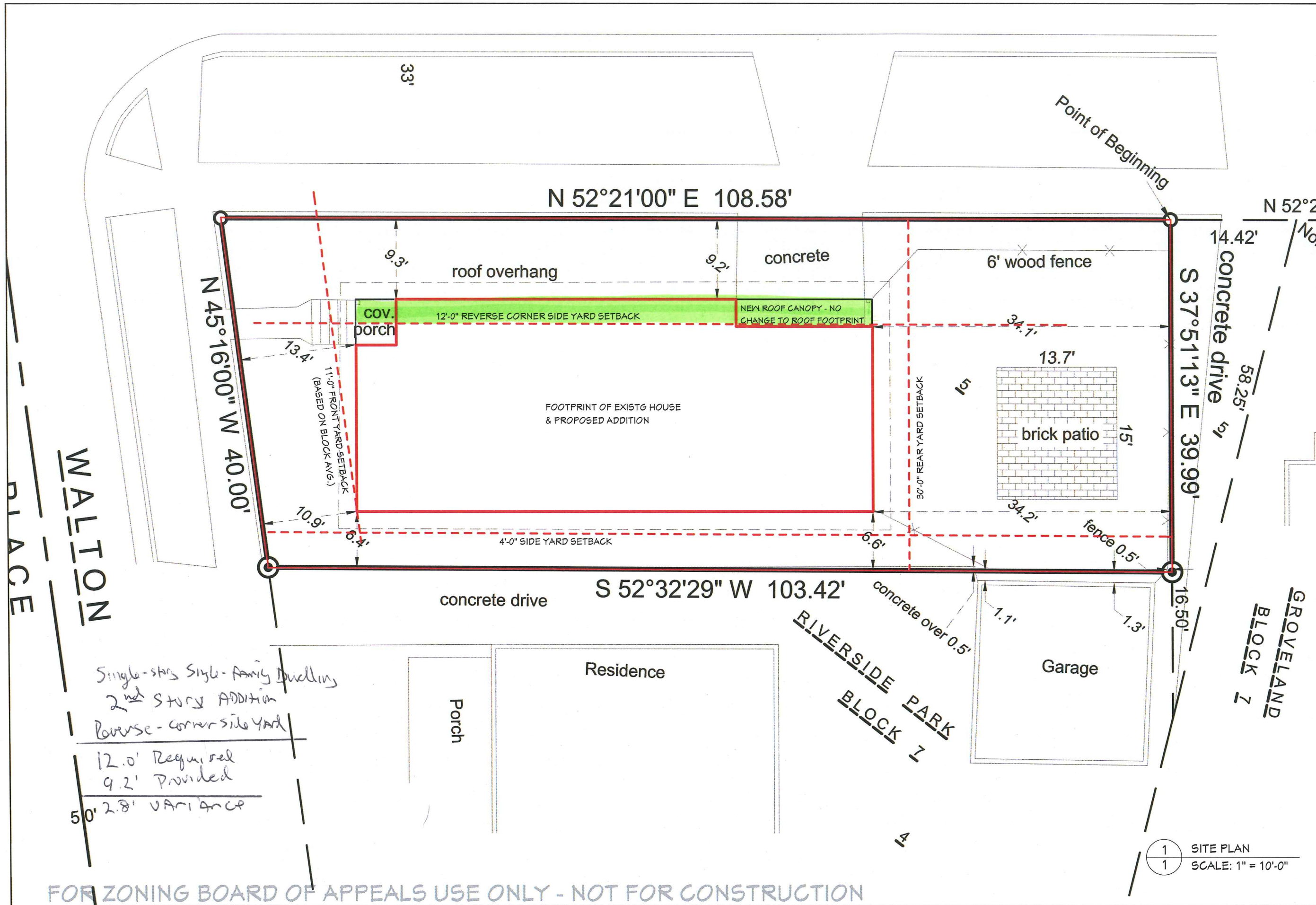
The existing condition was not created by the existing owner, but rather by the whomever built the existing house since the 1950s, at which time it was presumably compliant with the zoning code of the day.

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

The variance, if approved, will not negatively affect adjacent properties. The existing backyard provides a fairly large open space buffer to the house located at 1813 Jenifer Street. The area in question for this variance faces the street side, so there would be no more impact created by this variance on 505 Walton Place as compared to building a second story addition that is setback the full 12 feet. The new addition is compliant with the required side yard setback of 4 feet on the neighbor's side and the maximum height requirement of 35'.

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

The existing neighborhood contains a diverse mix of styles from bungalow to dutch colonial to cape code. Most of the houses, regardless of style, have a front porch or enclosed space that is a single-story on the front with a taller 1 ½ to 2-story massing sitting directly behind. The house located at 501 Walton Place, with the proposed addition, would blend well with the neighborhood's diverse mix of styles and echo the massing pattern described above.



1431 NORTHERN CT
 MADISON, WI 53703
 P 608.251.1814

Second Floor Addition

Erika & Levi Hagen
 501 Walton Place
 Madison, WI, 53704

SITE PLAN

OWNER APPROVAL

DRAWN BY: CLW

DATE: 12/19/2019

SHEET NO.

1

OF 7

1 SITE PLAN
 1 SCALE: 1" = 10'-0"

FOR ZONING BOARD OF APPEALS USE ONLY - NOT FOR CONSTRUCTION

Single-story Single-Family Dwelling
 2nd STORY ADDITION
 Reverse-Corner side Yard
 12.0' Required
 9.2' Provided
 50' 2.8' VARIANCE

Second Floor Addition

Erika & Levi Hagen
501 Walton Place
Madison, WI, 53704

EXISTING FIRST FLOOR PLAN

OWNER APPROVAL

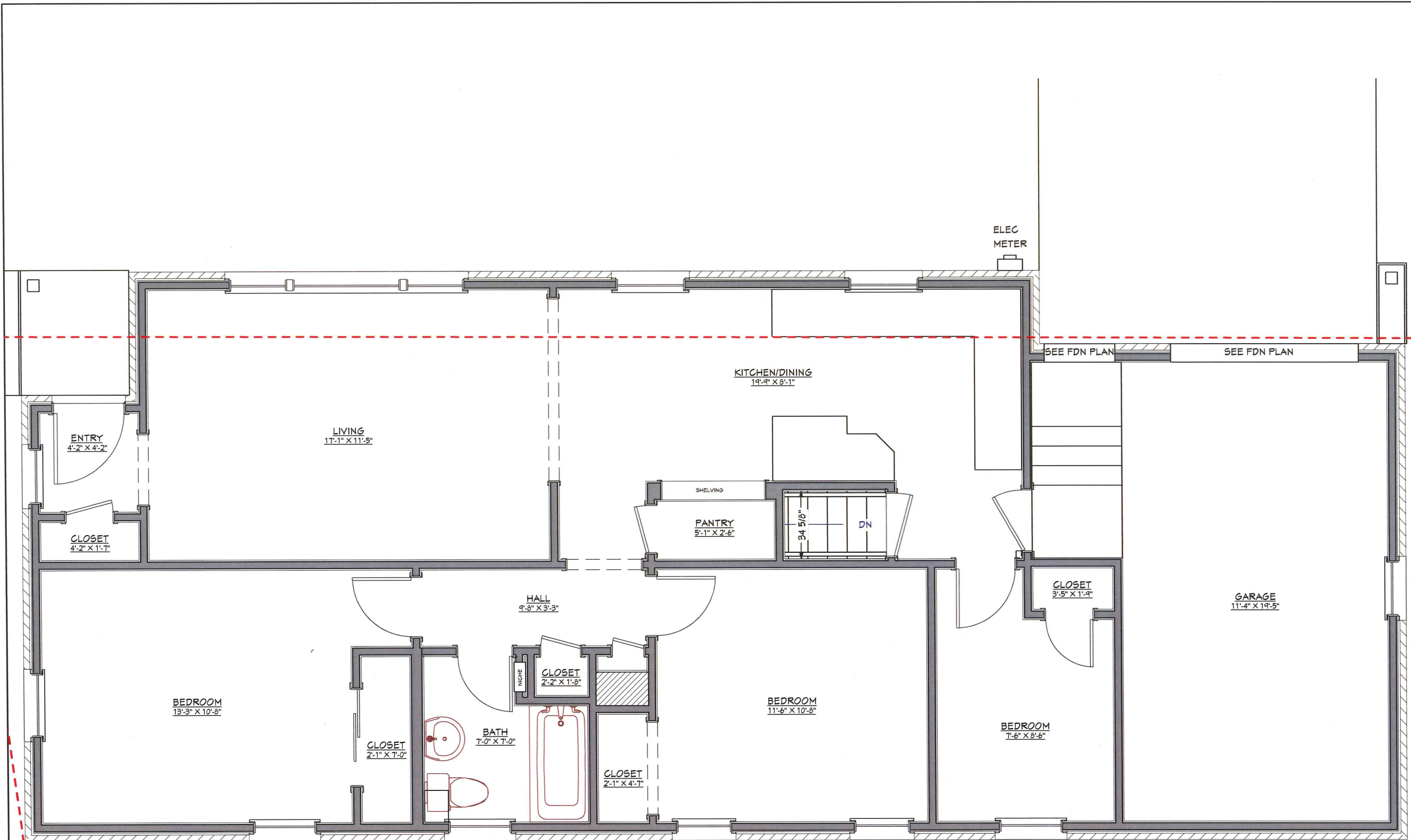
DRAWN BY: CLW

DATE: 12/19/2019

SHEET NO.

2

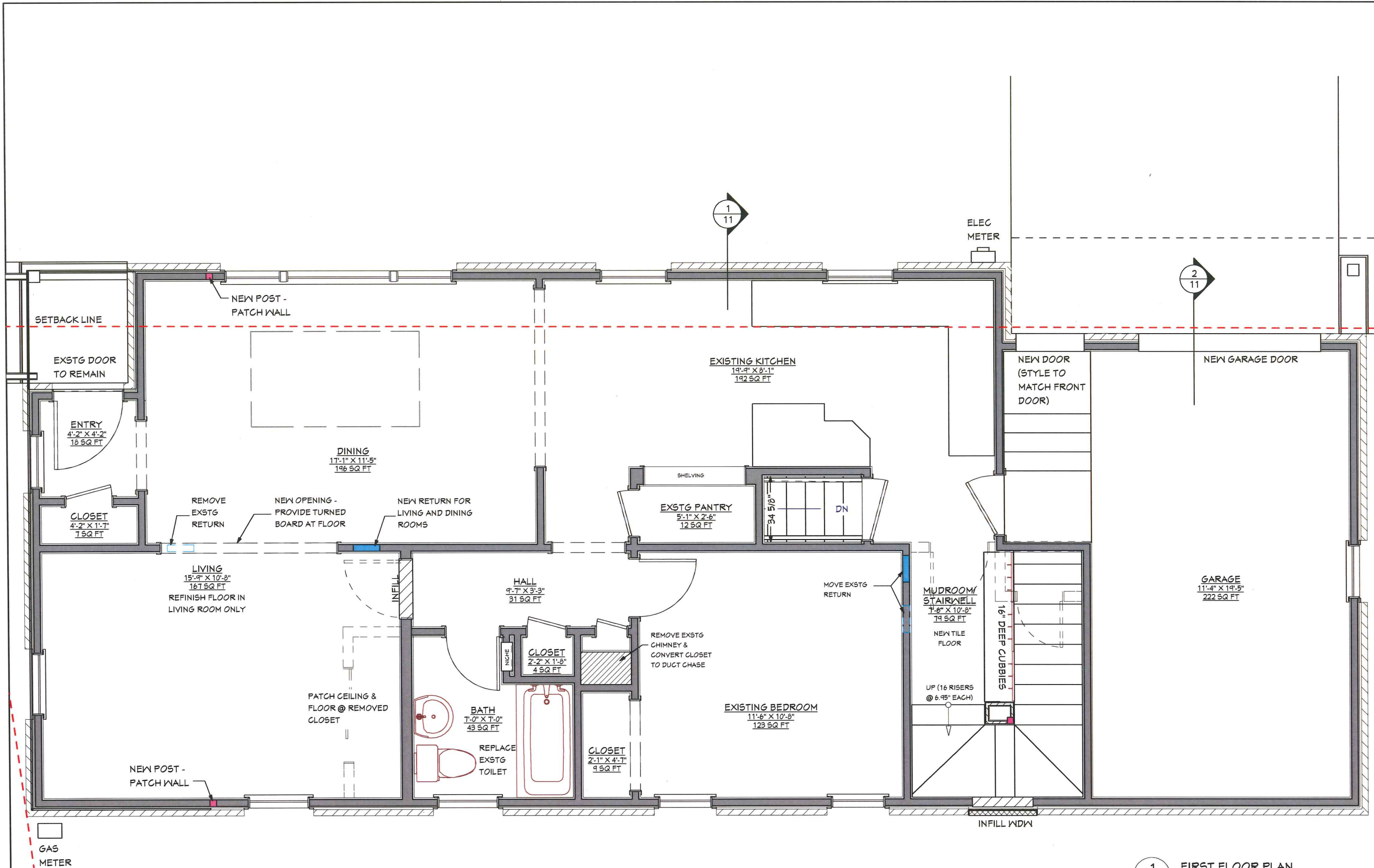
OF 7



GAS METER

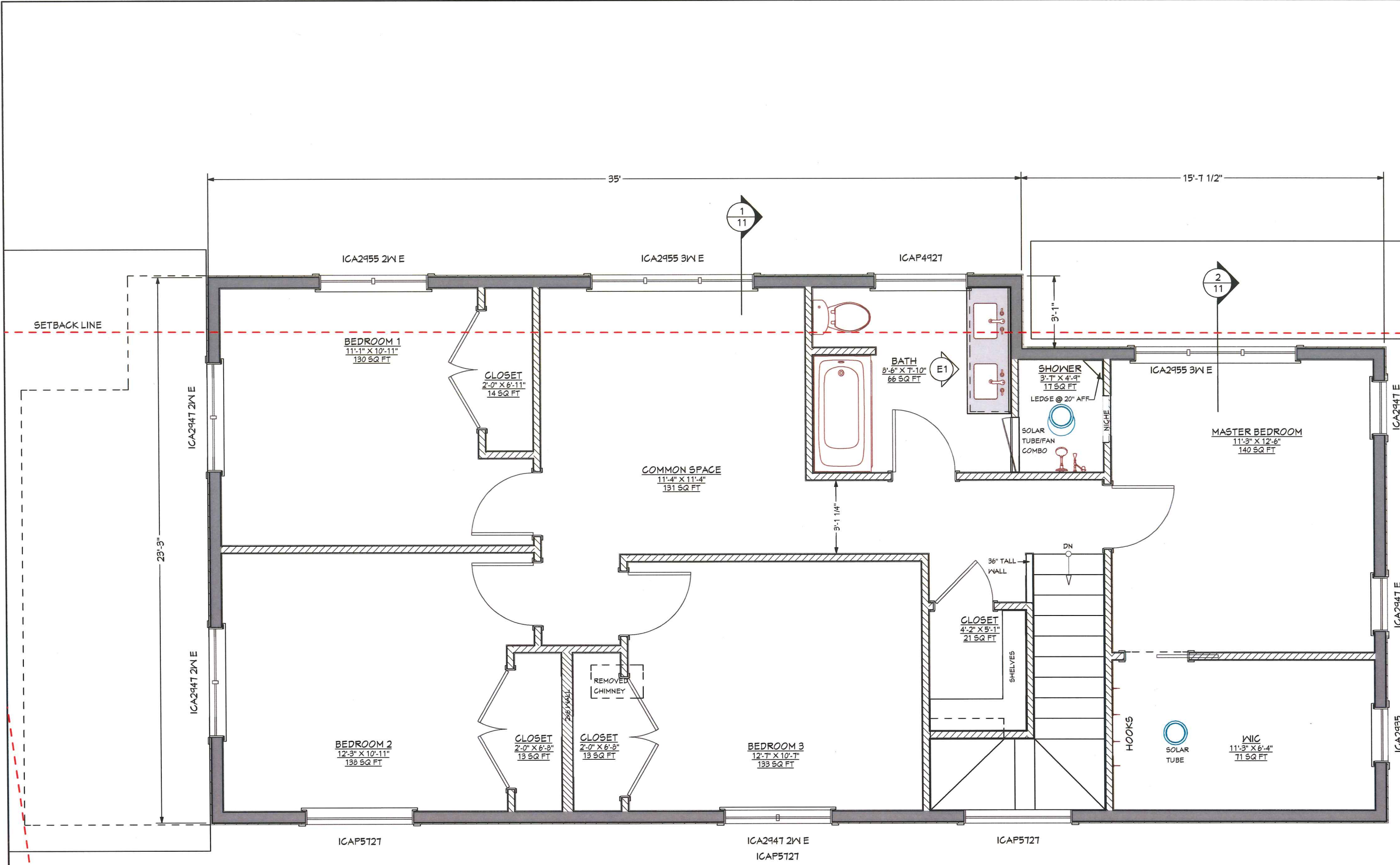
- 1 EXSTG FIRST FLOOR PLAN
- 2 SCALE: 1/4" = 1'-0"

FOR ZONING BOARD OF APPEALS USE ONLY - NOT FOR CONSTRUCTION



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

FOR ZONING BOARD OF APPEALS USE ONLY - NOT FOR CONSTRUCTION



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

FOR ZONING BOARD OF APPEALS USE ONLY - NOT FOR CONSTRUCTION



4 REAR ELEVATION
5 SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
5 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
5 SCALE: 1/8" = 1'-0"



1 LEFT SIDE ELEVATION
5 SCALE: 1/8" = 1'-0"

FOR ZONING BOARD OF APPEALS USE ONLY - NOT FOR CONSTRUCTION



1431 NORTHERN CT
MADISON, WI 53703
P 608.251.1814

Second Floor Addition

Erika & Levi Hagen
501 Walton Place
Madison, WI, 53704

ELEVATIONS

DATE: 12/19/2019
DRAWN BY: CLW
OWNER APPROVAL

SHEET NO.
5
OF 7



3 EXTERIOR RENDERING
6 NOT TO SCALE



2 EXTERIOR RENDERING
6 NOT TO SCALE



1 EXTERIOR RENDERING
6 NOT TO SCALE

Second Floor Addition

Erika & Levi Hagen
501 Walton Place
Madison, WI, 53704

EXTERIOR RENDERINGS

DATE: 12/19/2019
DRAWN BY: CLW
OWNER APPROVAL

SHEET NO.

6

OF 7



EXISTING HOUSE



PROPOSED HOUSE

FOR ZONING BOARD OF APPEALS USE ONLY - NOT FOR CONSTRUCTION



1431 NORTHERN CT
MADISON, WI 53703
P 608.251.1814

Second Floor Addition

Erika & Levi Hagen
501 Walton Place
Madison, WI, 53704

NEIGHBORHOOD VIEWS

DATE: 12/19/2019

DRAWN BY: CLW

OWNER APPROVAL

SHEET NO.

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OF 7