



**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: 7 Chippewa Ct Madison, WI 53711

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Jason Smith of Waunakee Remodeling

Address of Applicant: 1001 Frank H St

Waunakee, WI 53597

Daytime Phone: 608 438-2087 Evening Phone: _____

Email Address: jsmith@waunakeeremodeling.com

Description of Requested Variance: Proposed plan would be for a 19' x 16' screen porch addition which would encroach into the rear yard set back - required space is 35'.

At corner of lot - there would only be 27.93' rear yard set back to proposed addition.

Variance would be for 7.1'

** Lot would have significant set backs on a lot enclosed by privacy fencing and vegetation.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300 -
Receipt: 103484-0015
Filing Date: 7-27-20
Received By: mwt
Parcel Number: 0709-294-2714-8
Zoning District: TR-cl
Alder District: 10-HNAK

Hearing Date: 8-20-20
Published Date: 8-13-20
Appeal Number: LNDVAR-2020-00006
GQ: ok.
Code Section(s): 28.042(2)

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.

The odd shaped lot prevents desired sized screen porch fitting in the desired location.

Zoning changes have made a large portion of lot unbuildable.

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.

Even with the proposed addition there will be a lot of open space

Proposed addition will not cause any safety or parking issues.

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 extra size of screen porch will enable home owner to fit his family and friends comfortably and

allow social distancing - smaller sized porch would not allow.

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.

Change in the zoning setback rules do not allow for lot to be used in the location screen porch is

intended to go.

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

Proposed addition will not create any safety or parking issues.

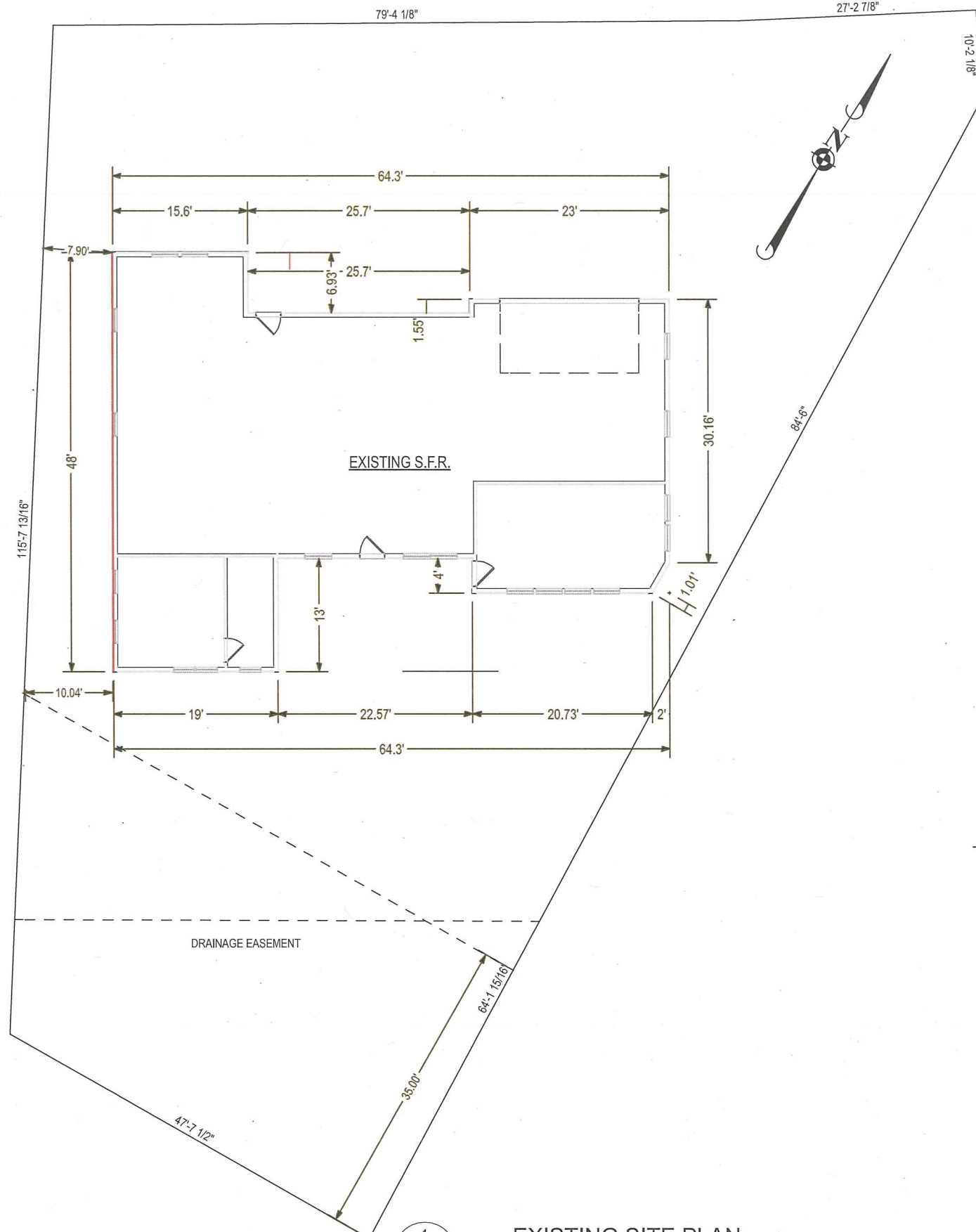
The addition, like the rest of the house has a low profile and should not block views and /or

crowd any of the adjacent properties. Water runoff and green space affect are minimal.

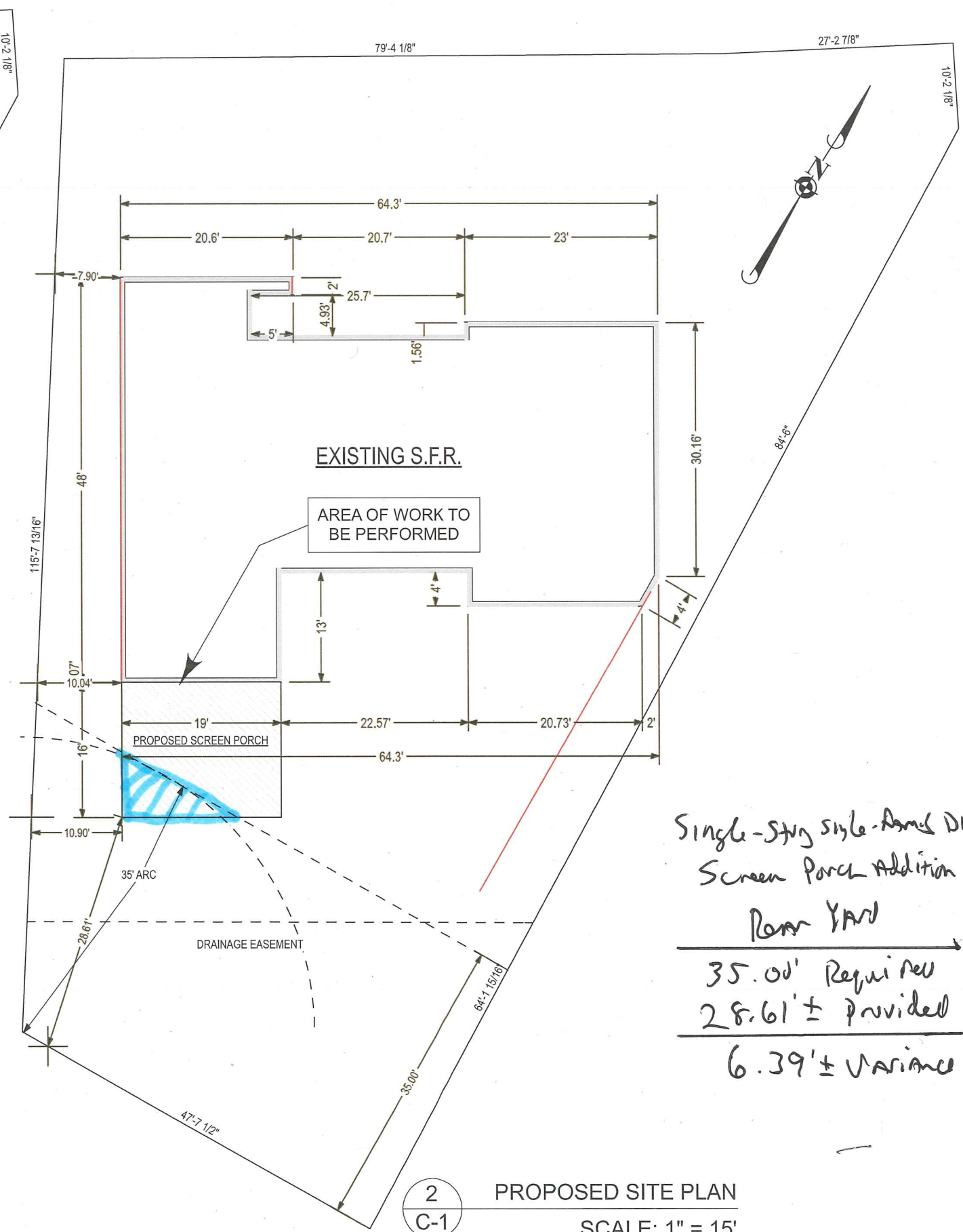
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

Proposed addition will be more like the neighbors - 3 out of 4 adjoining properties have screen porch additions/porch additions

CORCORAN RESIDENCE



1 EXISTING SITE PLAN
C-1 SCALE: 1" = 15'



2 PROPOSED SITE PLAN
C-1 SCALE: 1" = 15'

Single-Story Single-Arched Driveway
Screen Porch Addition
Rear Yard
35.00' Required
28.61' ± Provided
6.39' ± Variance

WAUNAKEE REMODELING, INC.
1001 FRANK H. STREET, WAUNAKEE, WI 53597
608-849-5155

JOB NO: O2006601
PROJECT MANAGER: JASON SMITH
608-438-2087
EXPEDITOR:

CORCORAN RESIDENCE
7 CHIPPEWA COURT
MADISON, WI 53711

REVISIONS	DATE	DESCRIPTION

COVER SHEET

C-1



1
P-1

ADJACENT PLAT
SCALE: 1" = 30"

REVISIONS	
DATE	DESCRIPTION

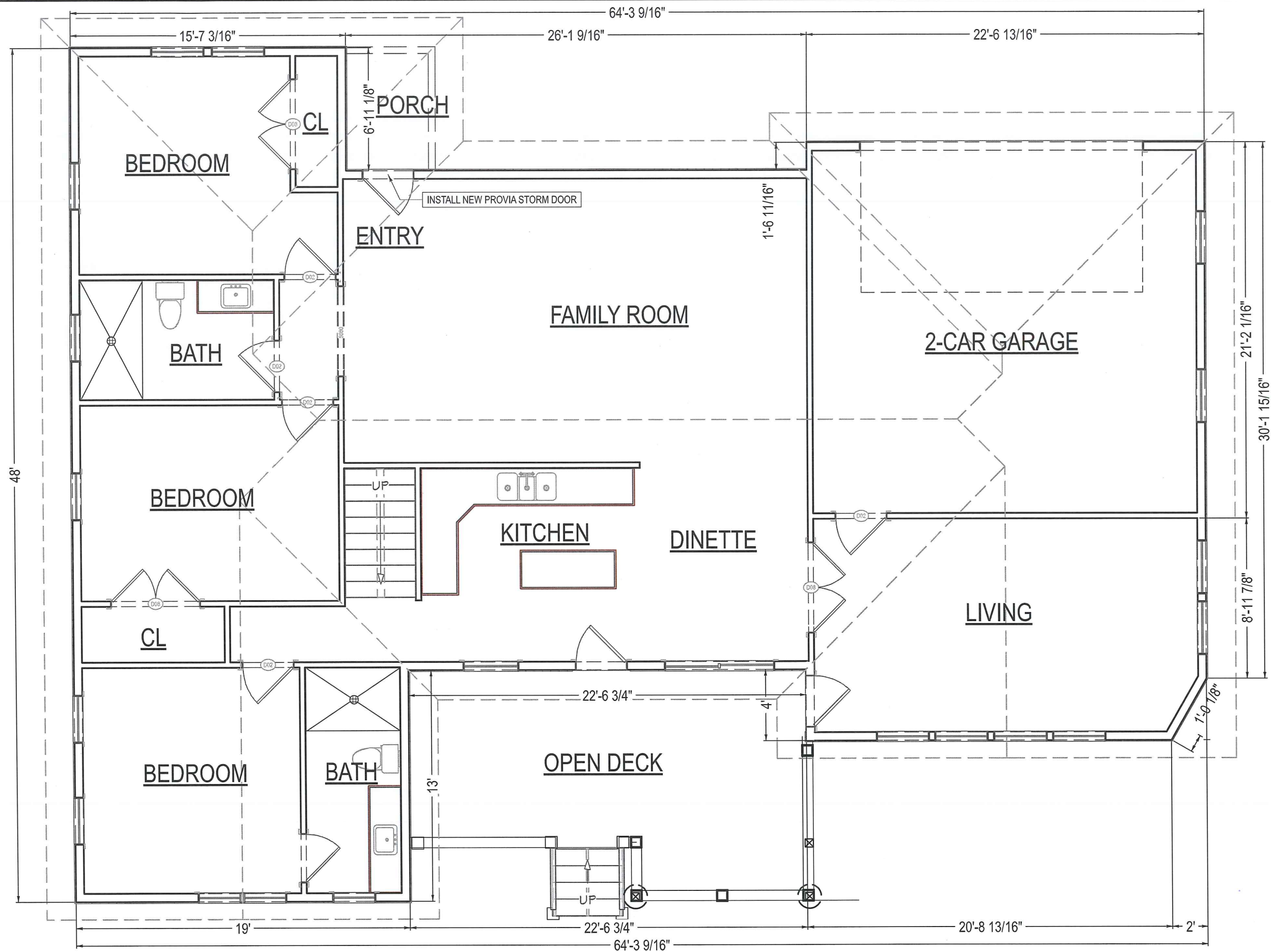
ADJACENT PLAT

P-1

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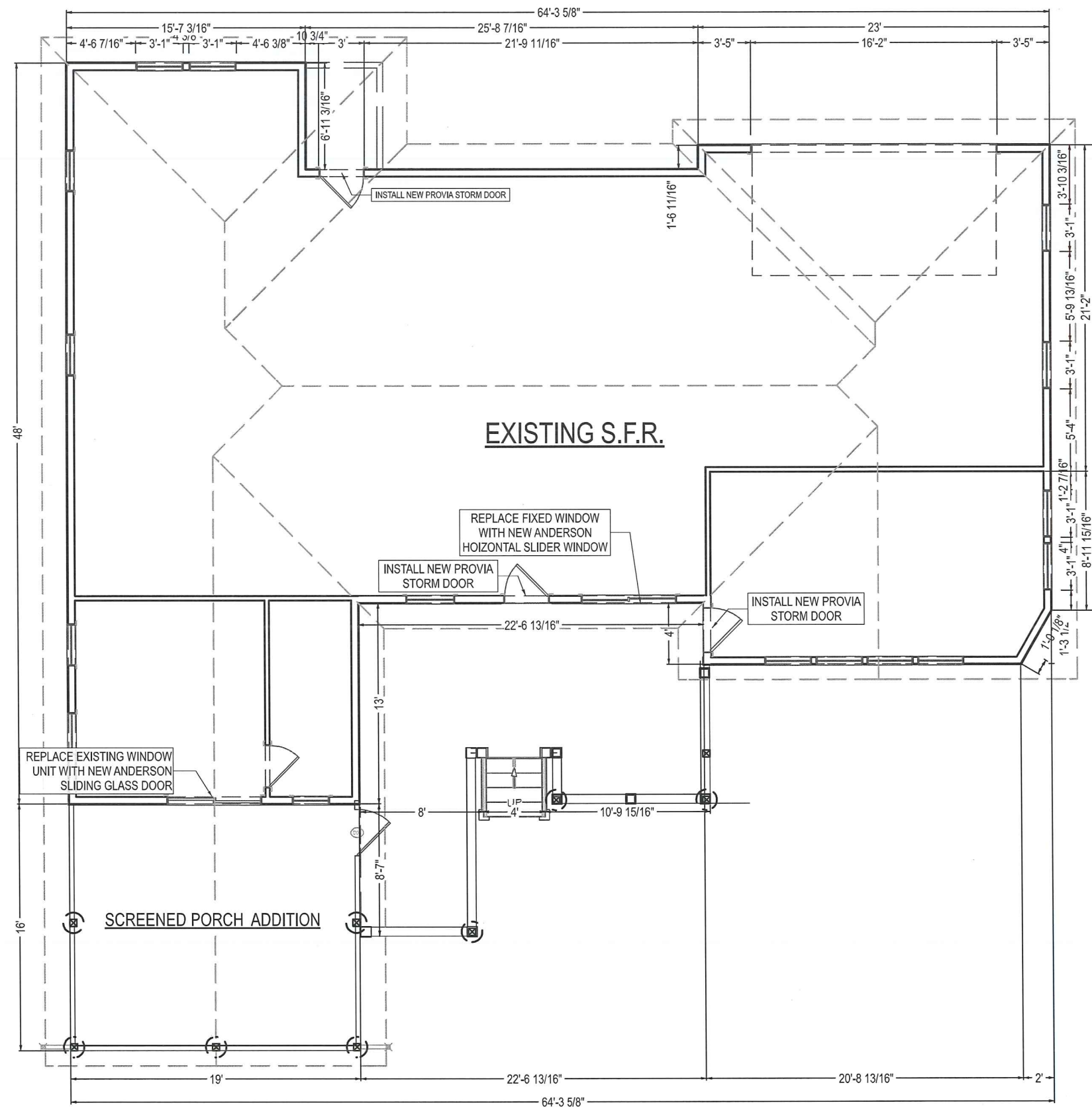
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**WAUNAKEE
REMODELING, INC.**
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608-849-5155



REVISIONS	DATE	DESCRIPTION

1
A-1 EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



1
A-2 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

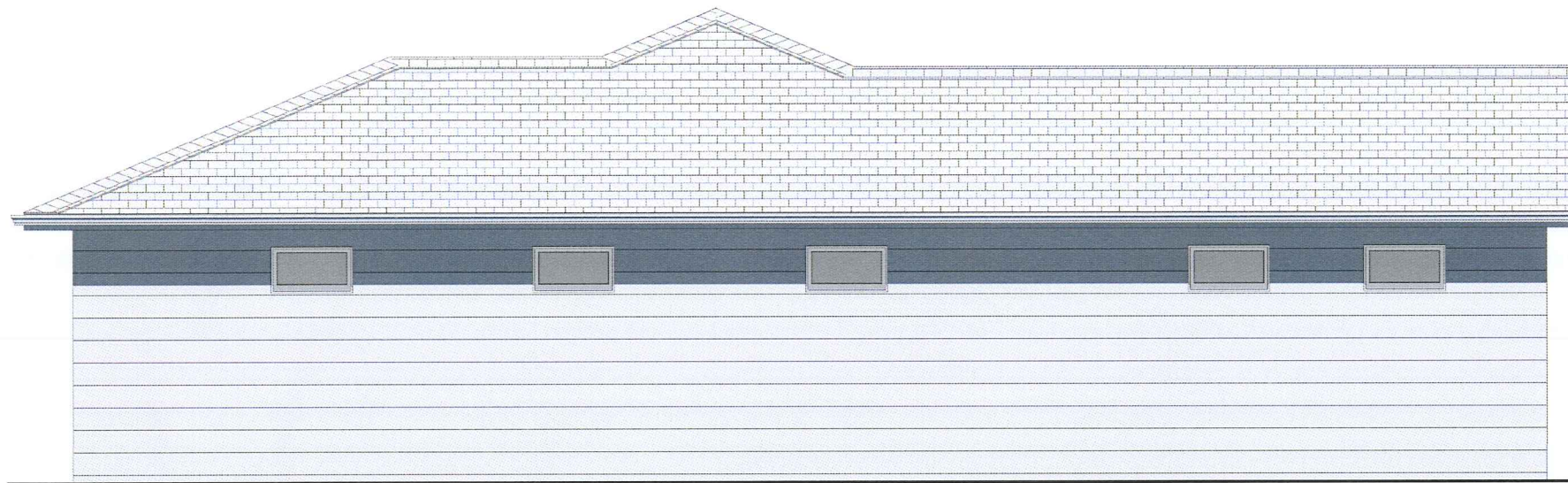
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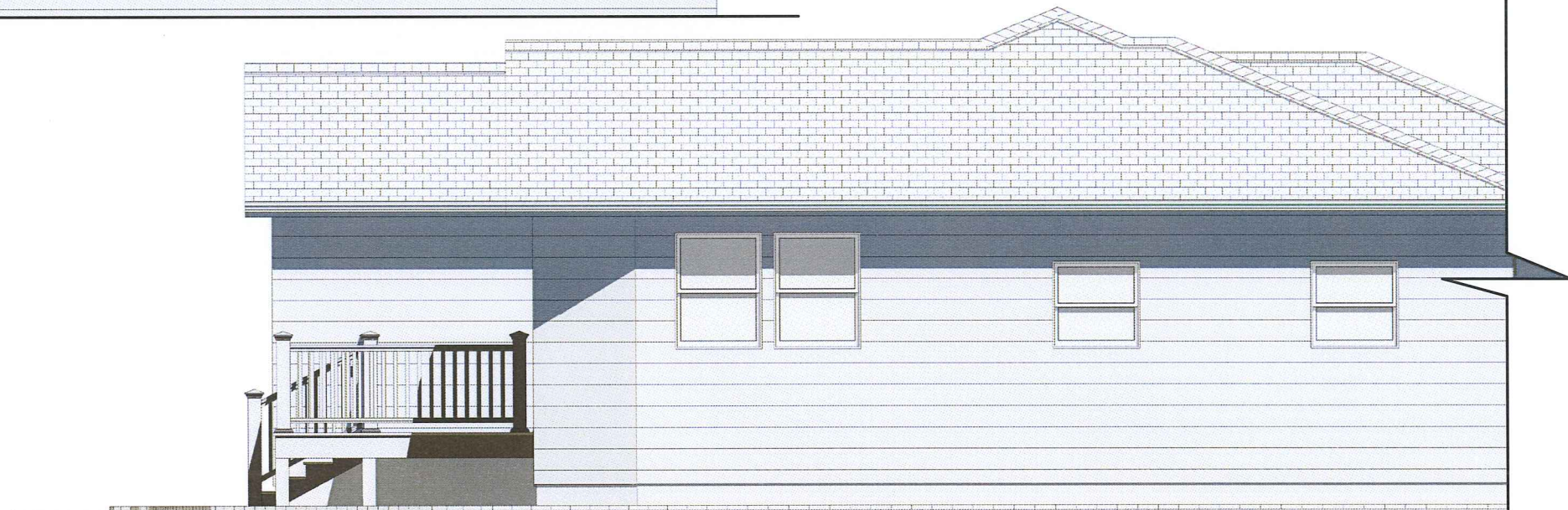
FLOOR PLAN

A-2



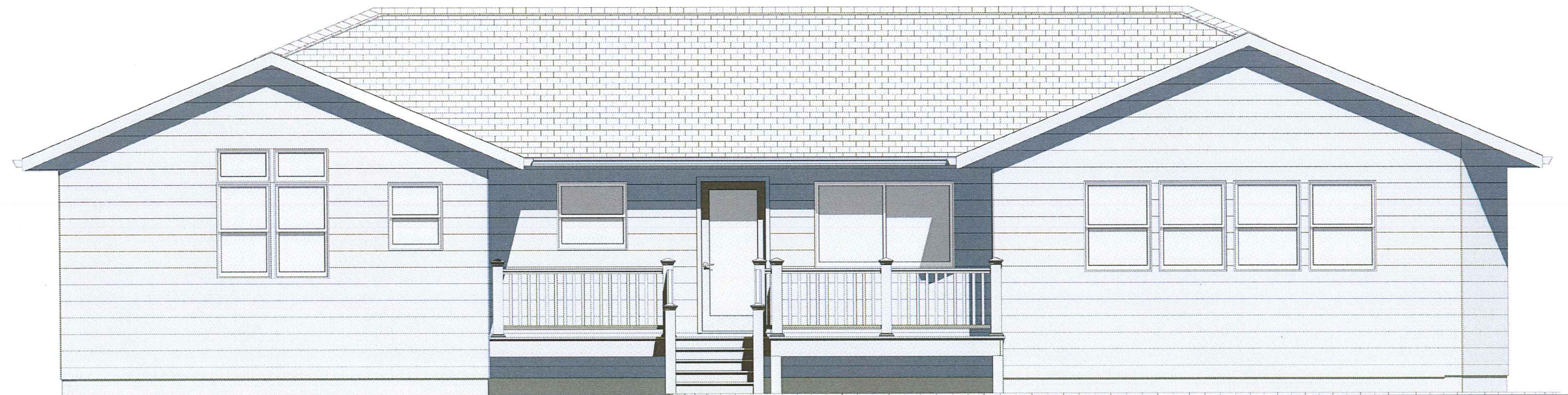
1
A-3

WEST ELEVATION
SCALE: 3/16" = 1'-0"



2
A-3

EAST ELEVATION
SCALE: 3/16" = 1'-0"



3
A-3

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING ELEVATIONS
SCALE: 3/16" = 1'-0"

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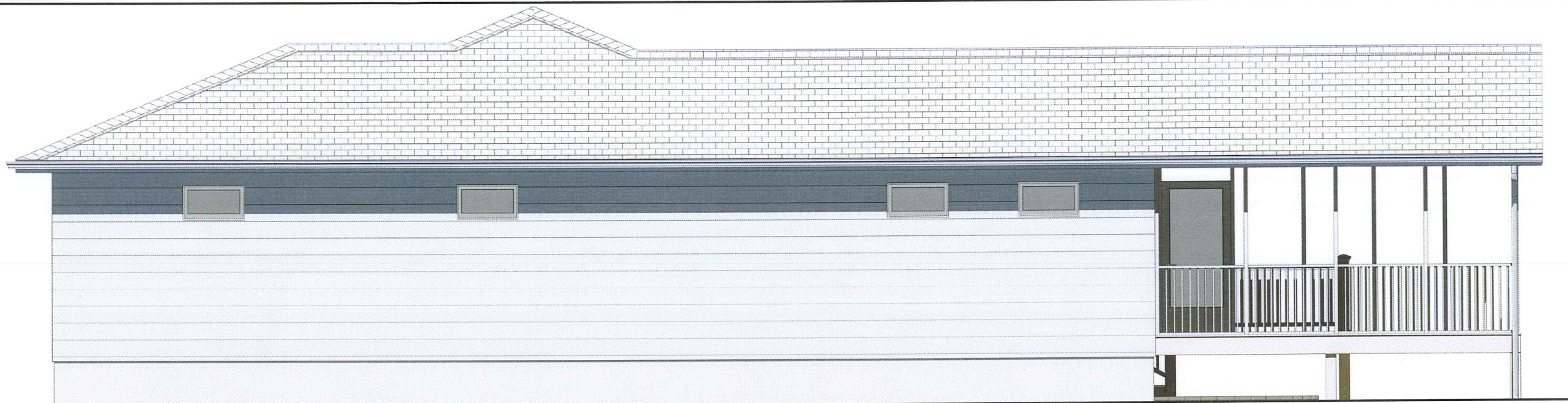
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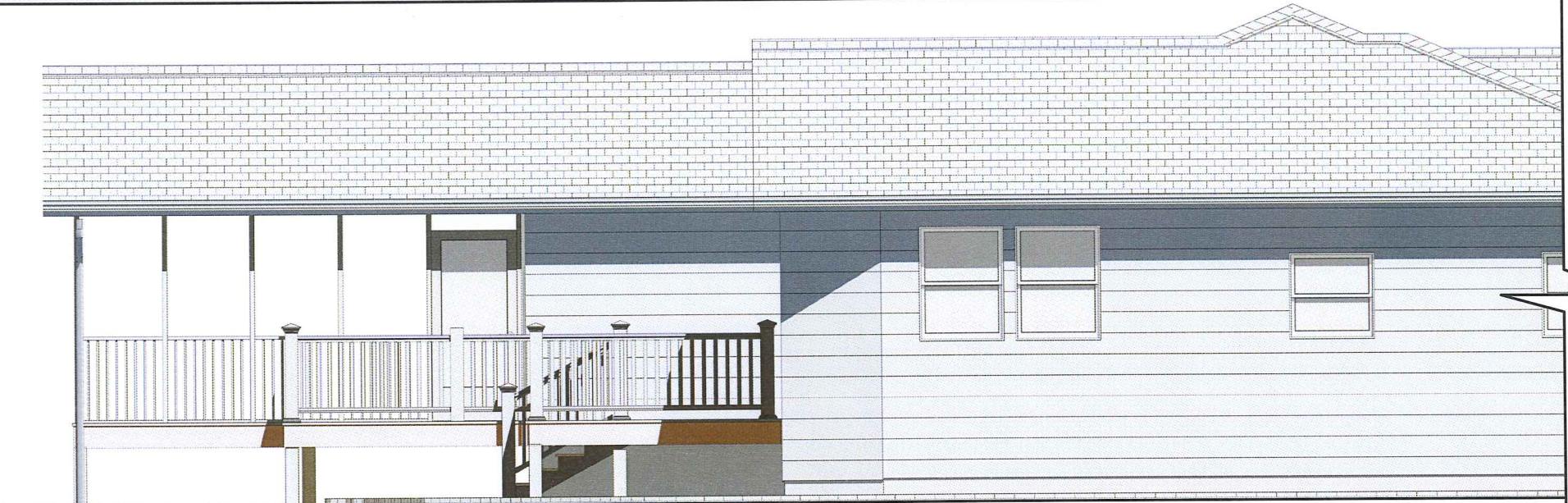
REVISIONS	
DATE	DESCRIPTION

ELEVATIONS

A-3



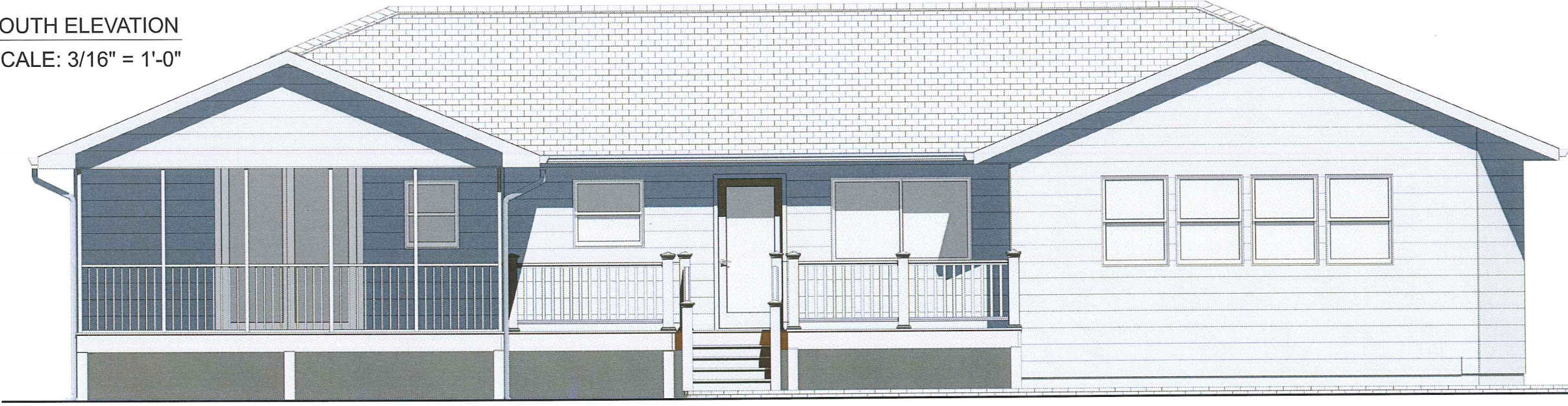
1 WEST ELEVATION
A-4 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
A-4 SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS
SCALE: 3/16" = 1'-0"

3 SOUTH ELEVATION
A-4 SCALE: 3/16" = 1'-0"



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ELEVATIONS

A-4