



**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: 2802-2804 MONROE ST MADISON, WI 53711

Name of Owner: ROBERT J. FOULKS, JR. AND MARGARET M. FOULKS

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: OWNERS would like a covered porch on their side of the duplex. Porch was not within the amount of allowable open useable space.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: <u>300-</u>	Hearing Date: <u>7/14/2016</u>
Receipt: <u>017587-0004</u>	Published Date: <u>7/7/2016</u>
Filing Date: <u>6/12/16</u>	Appeal Number: <u>LNOVAR-2016-00013</u>
Received By: <u>POF</u>	GQ: <u>OK!</u>
Parcel Number: <u>0709-281-0820-2</u>	Code Section(s): <u>28.047 (2)</u>
Zoning District: <u>TR-V1</u>	
Alder District: <u>13 - Eschrich</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"/>	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"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input 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: Margaret M. Toulks **Date:** 6/17/2016
 -----(Do not write below this line/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:

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.

This is a corner property located on a small lot (4,800 sq. ft.) in the Dudgeon Monroe neighborhood. The majority of residences are single-family homes and other than some new apartment complexes most rental units are 2 flats. This unit, built in 1962, is a side-by-side duplex in a ranch style house. There are very few ranch styles in the Dudgeon Monroe area.

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 variance requested would not be contrary to the public interest; this home is the first residence visible on the west end of the business district west of Commonwealth Avenue. The variance requested would allow the property to more closely resemble the surrounding houses with porches at the entrance area. There would be the same structure of sheltered open area with the porches on opposite ends of the duplex.

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.

While there are corner lots on every block, this one is somewhat unique with its addresses on Monroe Street but the front of the property is considered to be Crandall Street. Because of the narrow lot size it would be difficult to build any residence on this lot that would be in compliance with current set back requirements.

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.

As previously stated any development of this lot would be very difficult due to the small size of the lot and the unusual setbacks with the side lots considered as the front and back of the property. We therefore have to look to the side of the duplex to have a sheltered outdoor living space that in this case happens to be the front and back of the lot as listed in the survey.

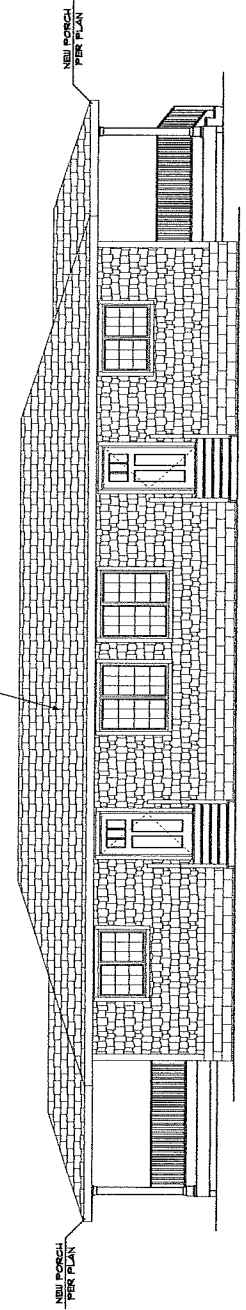
5. The proposed variance shall not create substantial detriment to adjacent property.

The proposed variance allowing a porch on the back side of the lot does not interfere with the site lines or exposure of any of the adjacent properties. The proposed porch roof would be lower than the existing roofline and that extends into a narrow space with limited existing use.

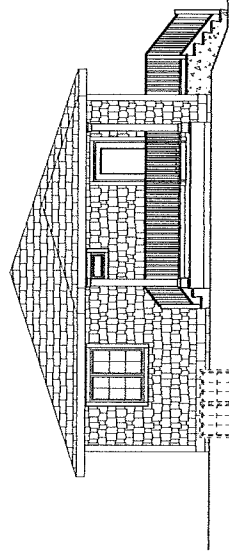
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The remodel includes a complete rebuilding of the interior, which moves the kitchens to the front of the property and the sleeping areas to the back away from the noise from Monroe Street. The exterior including the porches would make the property look more like surrounding homes with porches. The exterior vertical siding is to be removed and horizontal siding resembling shake siding is compatible with the clapboard siding style found in this neighborhood. The addition of the covered porches at the side entrance makes it look like a more welcoming ranch style, which is not usually found in this area where most homes were built from 1920 to 1940. The duplex had been neglected for a long time and the remodel is a great improvement to the neighborhood. Additionally one unit will be owner occupied.

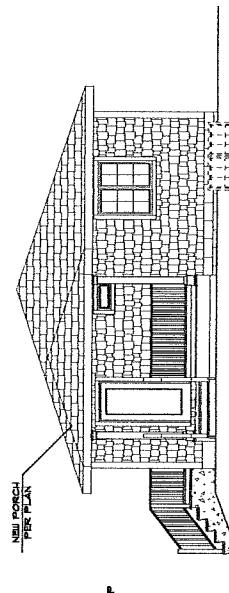
PROJECT SCOPE:
 MAJOR REMODEL TO EXISTING
 OPEN DECK AND
 PORCH ADDITION PER PLAN



FRONT ELEVATION
 02/27/19

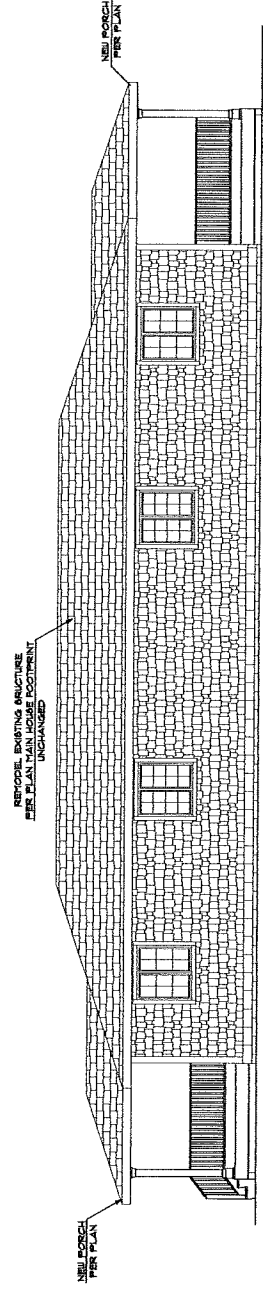


LEFT ELEVATION
 02/27/19



RIGHT ELEVATION
 02/27/19

REPAIR REFLAZE
 EXISTING CONCRETE STOOP



REAR ELEVATION
 02/27/19

THIS PLAN WAS CREATED AS A DRAFTING
 SERVICE AND IS NOT TO BE USED FOR
 OR ANY OTHER PURPOSES WITHOUT THE
 ACCURACY OR COMPLIANCE OF THESE PLANS
 IN ANY FORM.
 ALL TALL WALLS SHALL BE PERMITTED TO
 BE ENGINEERED BY MATERIAL SUPPLIER

A1

AMERICAN DESIGN CONCEPTS
 FOLKS RESIDENCE
 2802 MONROE STREET REMODEL

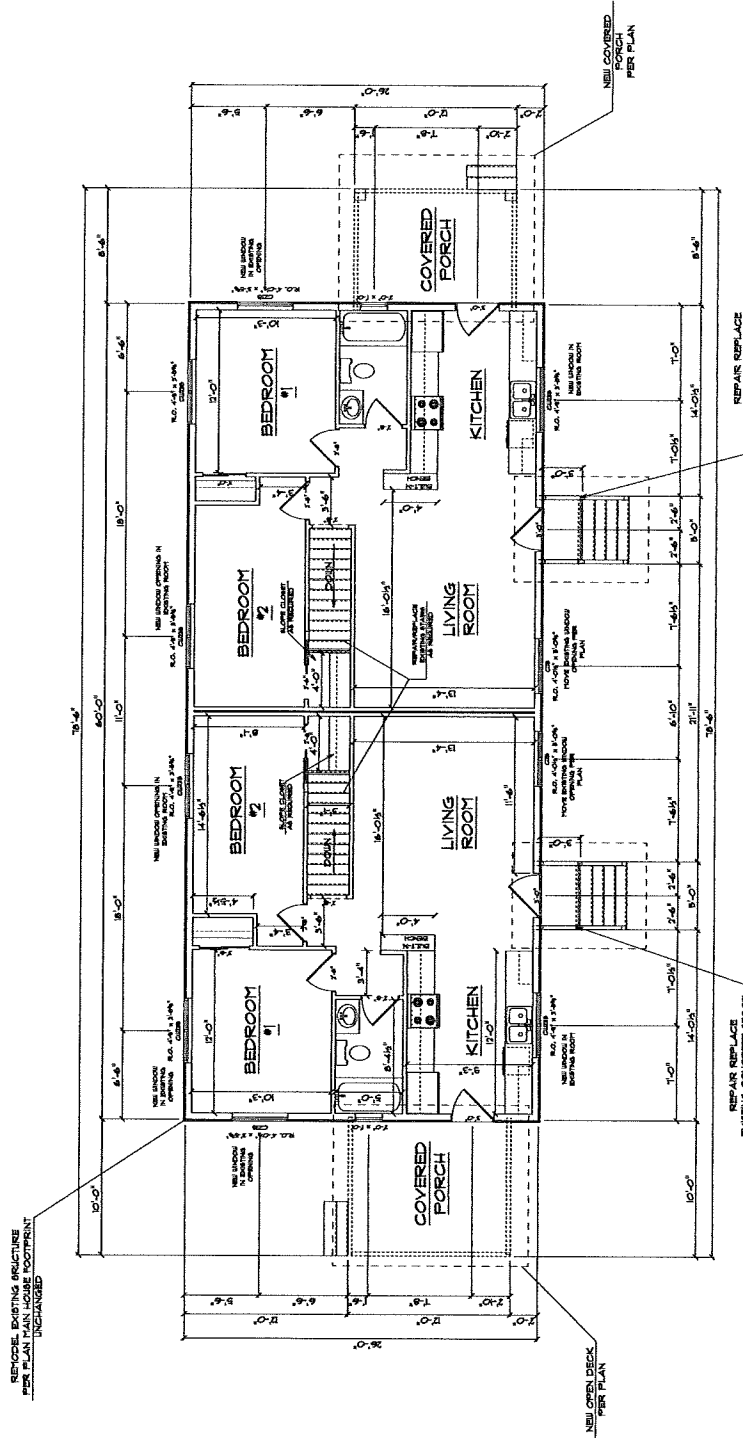
DESIGNED BY: DIXI APPELLATE
 HADSON
 (609) 773-0770
 © AMERICAN DESIGN CONCEPTS
 ALL RIGHTS RESERVED

REVISION	DATE	DESCRIPTION
REVISION	02/27/19	ISSUE FOR PERMITS
REVISION	02/27/19	REVISIONS
REVISION	02/27/19	REVISIONS
REVISION	02/27/19	REVISIONS

SCALE: 1/4" = 1'-0"

ELEVATIONS

PROJECT SCOPE:
 MAJOR REMODEL TO EXISTING
 OPEN DECK AND
 PORCH ADDITION PER PLAN



1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1560 SQFT FINISHED AREA
 REMODELED FLOOR PLAN

THIS PLAN WAS CREATED AS A DRAWING
 SERVICE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE
 OR ASSURES ANY RESPONSIBILITY FOR THE
 ACCURACY OR COMPLIANCE OF THESE PLANS.
 ALL WALLS GREATER THAN 10'-0" TO
 BE ENGINEERED BY MATERIAL SUPPLIER.

AMERICAN DESIGN CONCEPTS
 FOLK'S RESIDENCE
 2802 MONROE STREET REMODEL

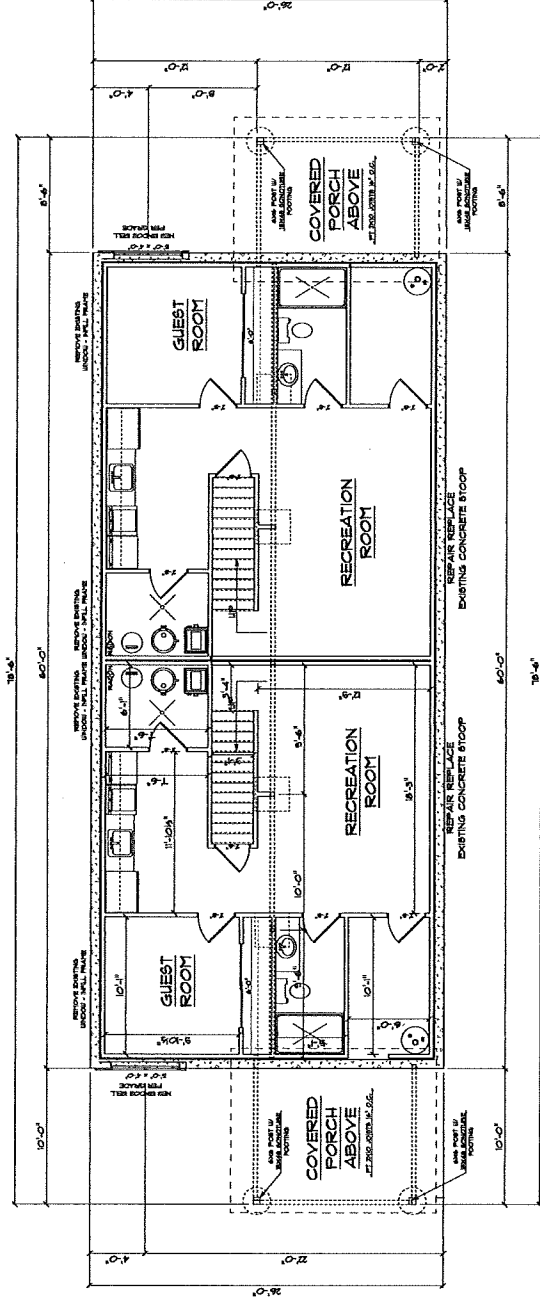
DESIGNED BY: DSA AFFILIATE
 MADISON
 (608) 783-0770
 ALL RIGHTS RESERVED
 © AMERICAN DESIGN CONCEPTS

REVISED DATE/NO.	REVISED DATE/NO.
REVISED DATE/NO.	REVISED DATE/NO.
REVISED DATE/NO.	REVISED DATE/NO.
REVISED DATE/NO.	REVISED DATE/NO.

FIRST FLOOR FLOOR PLAN
 ROOM TOTAL 6027
 SCALE: 1/4" = 1'-0"

A2

PROJECT SCOPE:
 MAJOR REMODEL TO EXISTING
 OPEN DECK AND
 PORCH ADDITION PER PLAN



FOUNDATION FINISH PLAN
 SCALE: 1/4" = 1'-0"
 1224 SQFT FINISHED AREA
 (612 SQFT /SIDE)

THIS PLAN WAS CREATED AS A DRAFTING
 SERVICE FOR THE ARCHITECT AND DOES NOT
 WARRANT ANY LIABILITY FOR THE
 ACCURACY OR COMPLIANCE OF THESE PLANS
 WITH ANY APPLICABLE CODES.
 ALL TALL WALLS ARE MORE THAN 10'-0" TO
 BE ENGINEERED BY MATERIAL SUPPLIER

Foulk's Site Plan

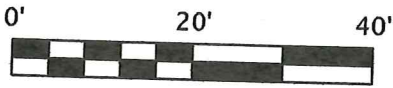
Legal Description of Record: Doc. No. 5162096

Lot Eighteen (18), Block Seven (7), Wingra, in the City of Madison,
Dane County, Wisconsin

LEGEND

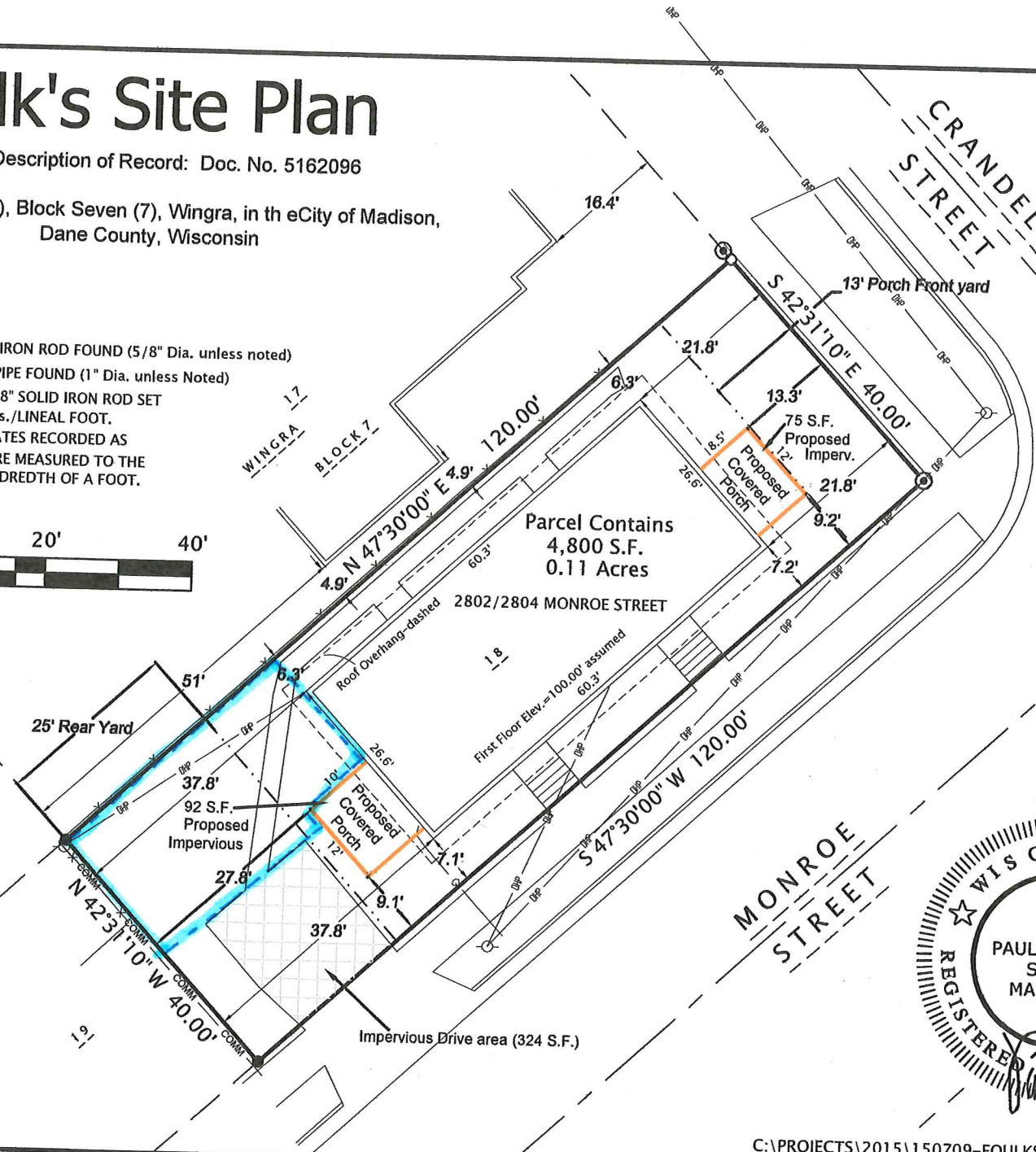
- SOLID IRON ROD FOUND (5/8" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x18" SOLID IRON ROD SET
1.50Lbs./LINEAL FOOT.
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE
PLAT OF WINGRA, THE SOUTHERLY MOST
PLATTED BOUNDARY LINE OF LOT 18,
BLOCK 7, ASSUMED TO BEAR S 47°30'00" W



SURVEYED FOR:
MARGARET FOULKS
2624 MONROE STREET, APT. 309
MADISON, WI 53711

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



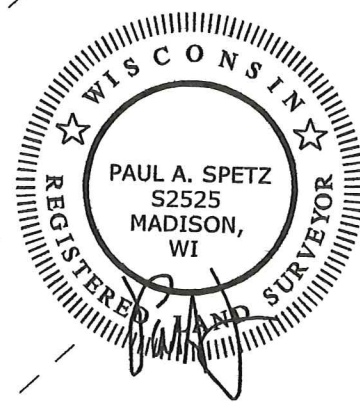
Parcel Contains
4,800 S.F.
0.11 Acres

Parcel Contains 4,800 S.F.
Existing Pre-development Impervious Area=50% or 2,411 S.F.
Residence including Overhang=2,030 S.F.
Existing Concrete Stoops beyond overhang, 28.5 S.F x 2=57 S.F.
Existing impervious Driveway pad=324 S.F.
Proposed additional Impervious=167 S.F.
Net Change=167
Proposed Total Impervious=54% or 2,578 S.F.

- Notes:
1. Building dimensions and associated offset distances were measured along the outside of the siding.
 2. This parcel may be subject to, or benefitting from, Easements or agreements, written or otherwise, not shown hereon.

I, Paul A. Spetz, Wisconsin Registered Land Surveyor No. 2525, of Isthmus Surveying LLC, hereby certify that, to the best of my knowledge and belief, this site plan is a correct representation of the existing conditions on said site and the Proposed improvements as shown.

Paul A. Spetz S. 2525 Dated: April 14, 2016



*Single-Story two-Army Train
Single-Story Rear Park Area
Useable Open Space*

*1,000 SQ. Ft. Required
770± SQ. Ft. Provided*

230 SQ. Ft. ± U.D.S. variance