



ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$300 Filing Fee

Type or print using pen, not pencil.

FOR OFFICE USE ONLY	
Amount Paid	\$300 Receipt # 128087
Received by	JLK Filing Date 1/9/12
Hearing Date	1-26-12
Zoning District	R3
Parcel #	0710-072-0304-6
Published	1-19-12
Ald. District	6 - Marsha Rauschel
Appeal #	012612-2
GO	of
Code Section #	28.08 (4)(f)2

Address of Subject Property: 1713 HELENA ST. MADISON, WI. 53704

Name & Address of Owner: ALLEN HAGER
 1713 HELENA STREET, MADISON, WI. 53704
 Daytime Phone: (608) 770-0128 Evening Phone: (608) 663-2403
 E-mail address: a.hager@TDS.net

Name & Address of Applicant (Owner's Representative):
 MICK KLEIN KENNEDY - WIS. LANDSCAPES, INC. 10921 SPRING CREEK RD BLUE MOUND WI 53517
 Daytime Phone: (608) 437-3662 Evening Phone: (608) 843-3297
 E-mail address: MICK@WISCONSINLANDSCAPES.COM

Brief Summary of Proposed Construction:
 ADDING A NEW DORMER FOR SECOND FLOOR BATHROOM

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 will result in the case being delayed and/or recommended for referral or denial.**

Please provide the following (Maximum size for all drawings is 11" x 17"):

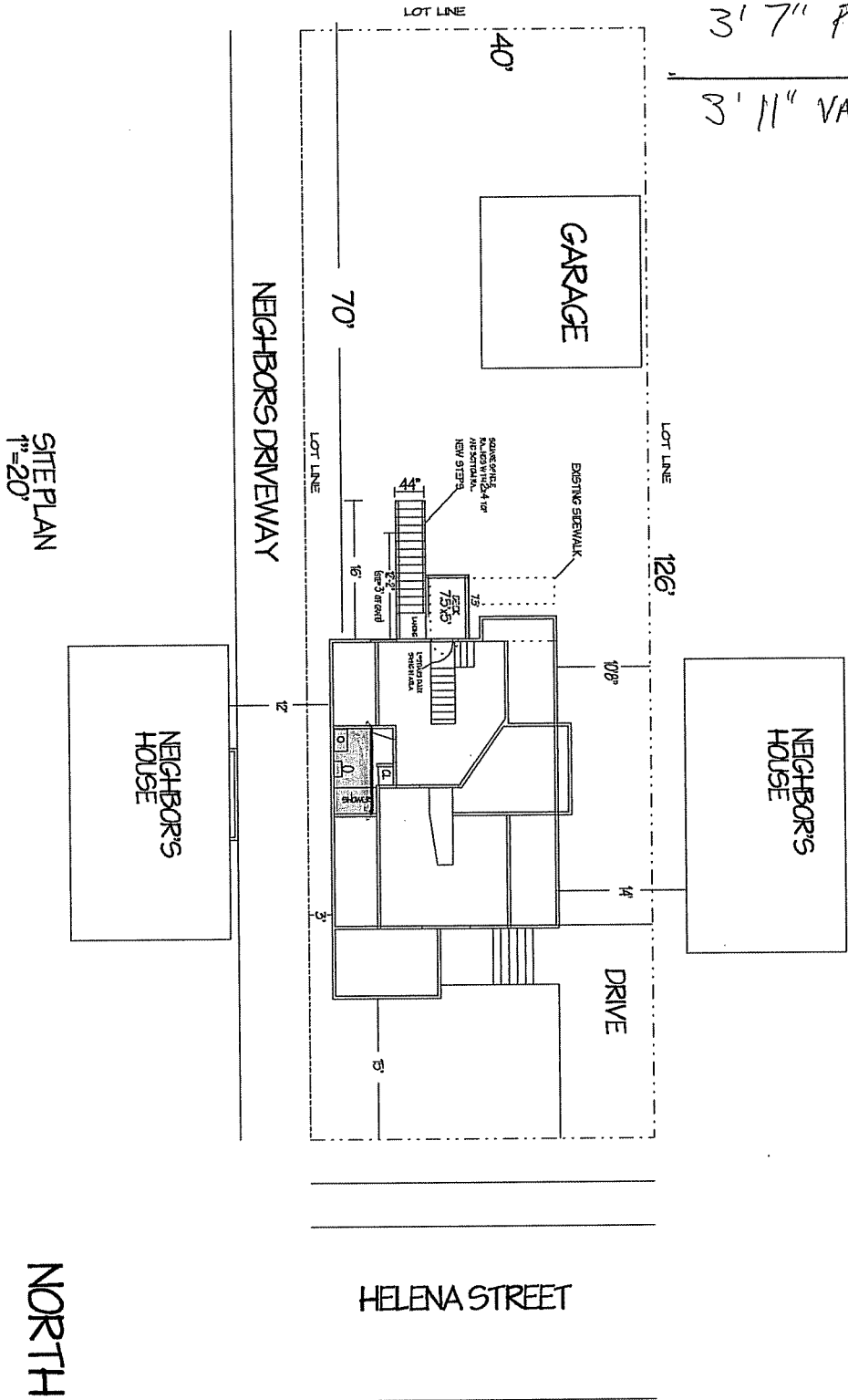
- Site plan**, drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan:
 - Lot lines
 - Existing and proposed structures, with dimensions and setback distances to all property lines
 - Approximate location of structures on neighboring properties adjacent to variance
 - Major landscape elements, fencing, retaining walls or other relevant site features
 - Scale (1" = 20' or 1" = 30' preferred)
 - North arrow
- Elevations** from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
- 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.)
- 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.
- Variance requests specifically involving slope, grade, or trees.** Approximate location and amount of slope, direction of drainage, location, species and size of trees.
- CHECK HERE.** I have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature: Allen Hager

2ND STORY DORMER
ADDITION TO S.E. RES.
SIDE YARD

7' 6" REQUIRED *
3' 7" PROVIDED

3' 11" VARIANCE



SITE PLAN
1" = 20'

NORTH
↓

* PROJECT QUALIFIES FOR AN 18" LEFT SIDE DEPTH ~~REQUIREMENT~~

Revision #: 1

Date: 1/9/2012

Landscape Plan: 1

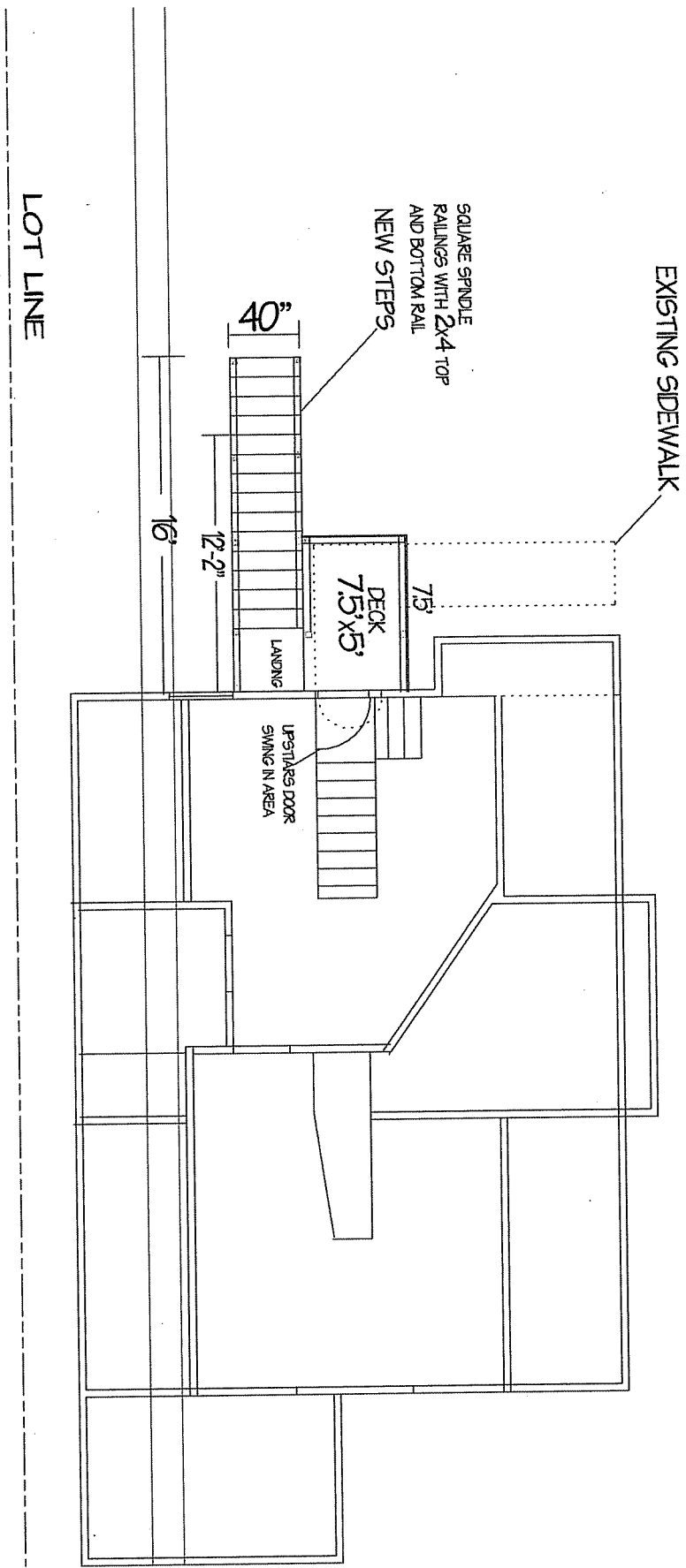
Aileen Hager Residence 1713 Helena st

Scale:

0' 1" = 20' 0"

Landscape Design by: MKK

Wisconsin Landscapes & Remodeling, Inc.



EXISTING SET-BACK
REQUIREMENT = 6'



NEW SET-BACK (WITH DECK, AND STEPS)
REQUIREMENT = 7.5'

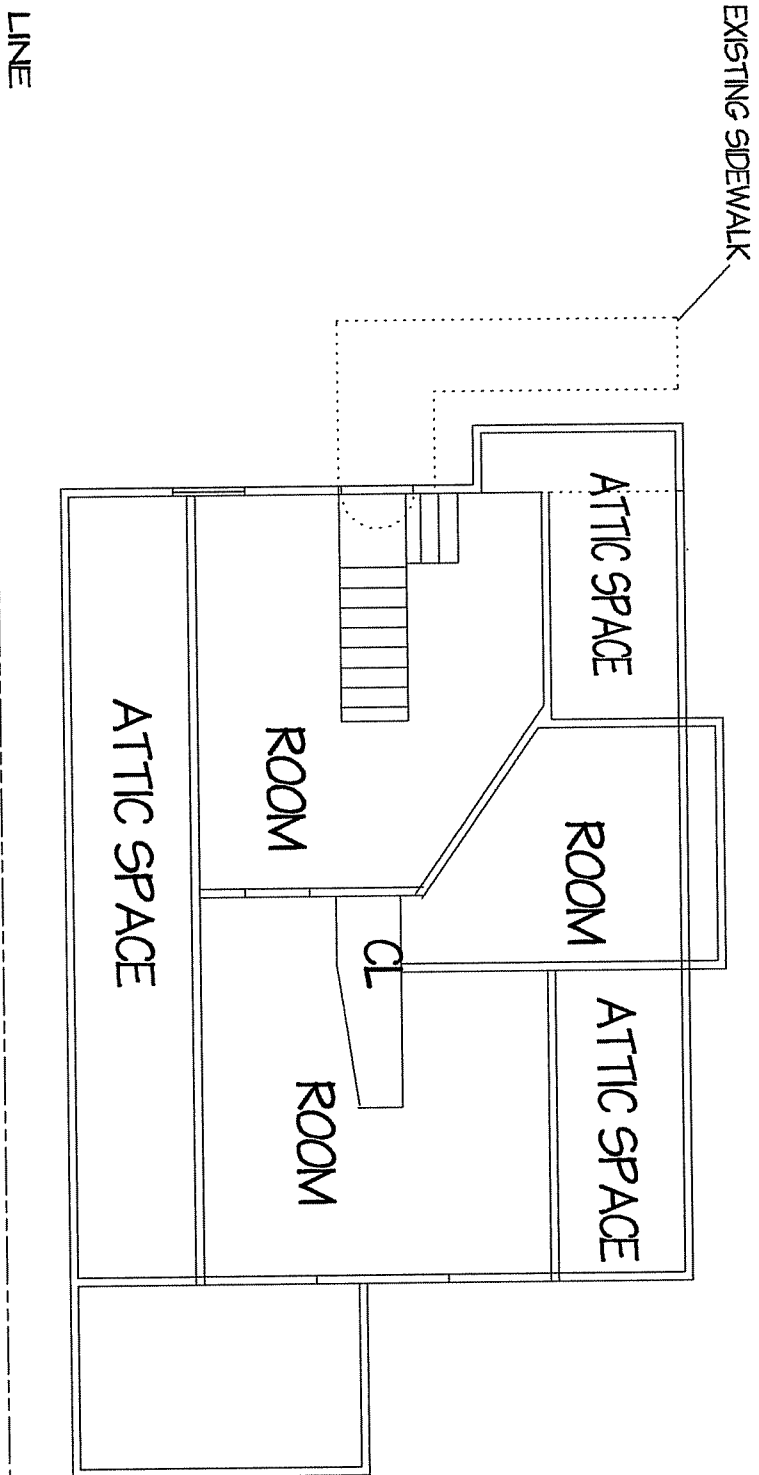


Revision #:
Date: 1/5/2012

Landscape Plan: 1
Aileen Hager Residence

Scale:
0' 1" = 8' 0"

Landscape Design by: Mkk
Wisconsin Landscapes & Remodeling, Inc.



EXISTING SECOND FLOOR PLAN

Revision #: _____

Date: 1/9/2012

Landscape Plan: 1

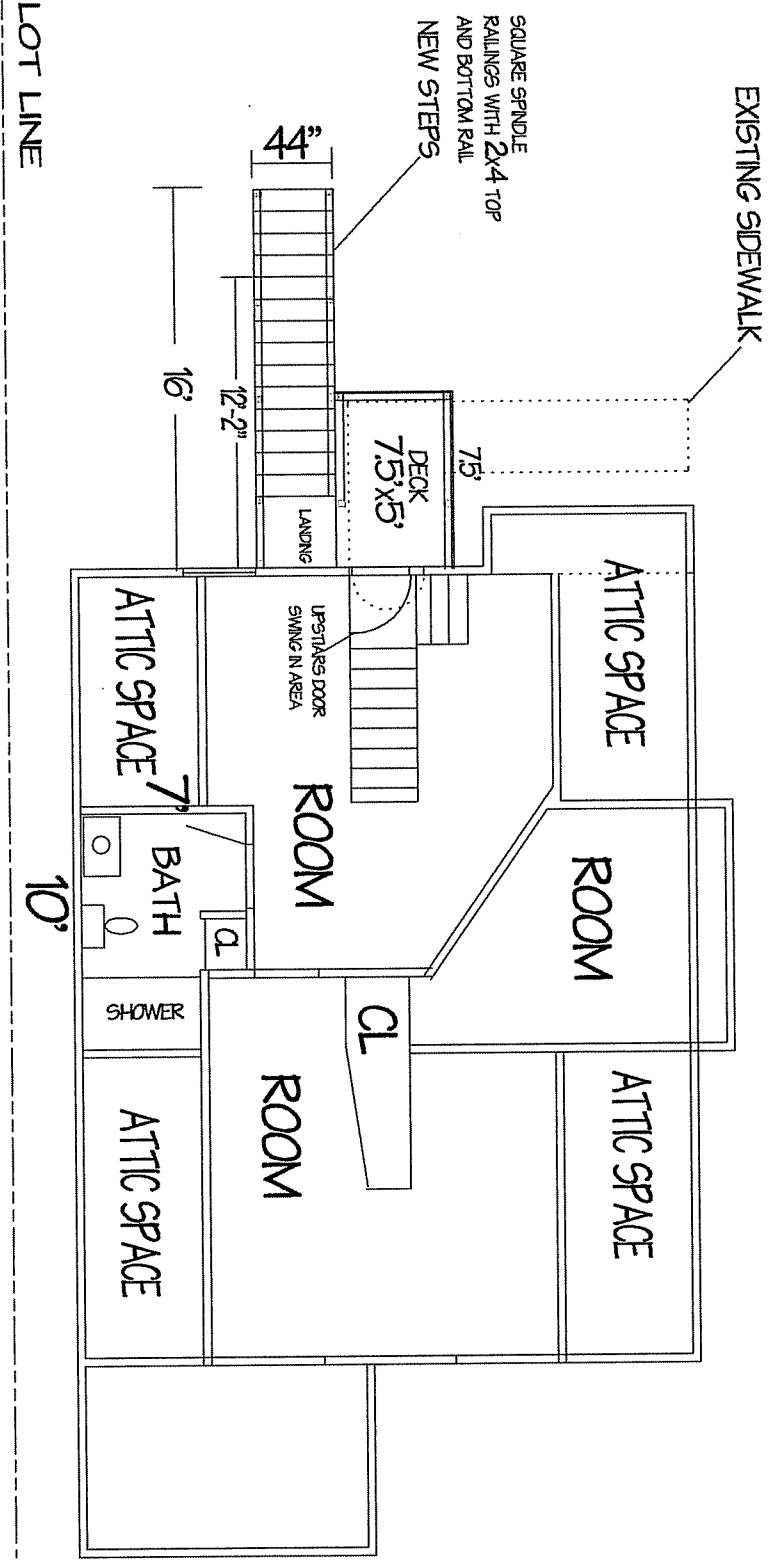
Aileen Hager Residence

Scale:

0' 1" = 8' 0"

Landscape Design by: Mikk

Wisconsin Landscapes & Remodeling, Inc.



SECOND FLOOR WITH NEW BATH LAYOUT

Revision #: 1

Date: 1/9/2012

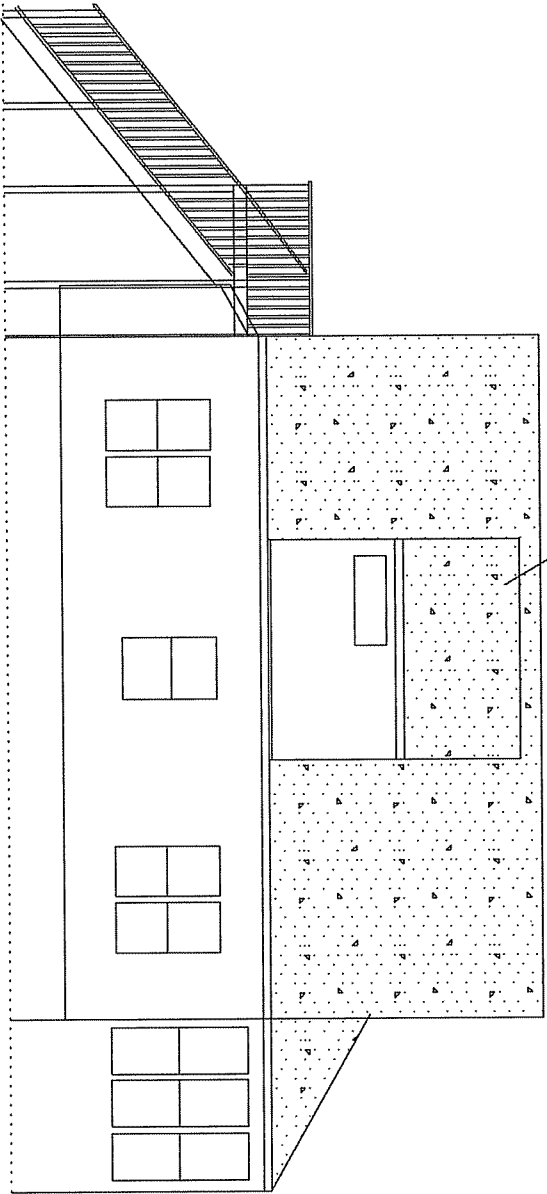
Scale: 0' 1" = 8' 0"

Landscape Plan: 1

Allieen Hager Residence

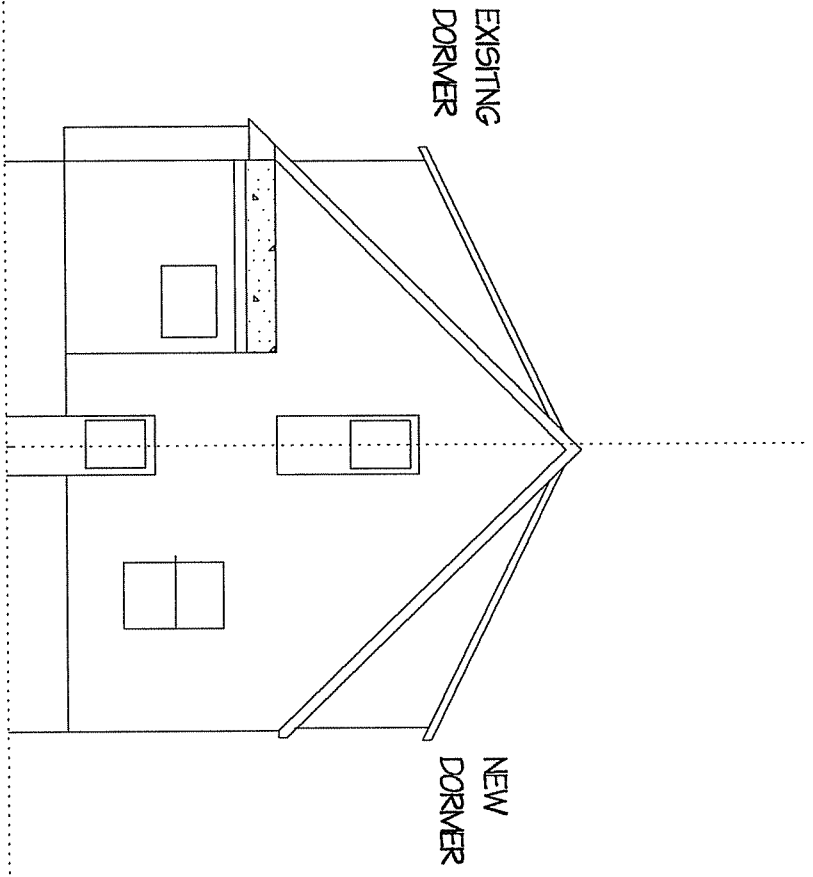
Landscape Design by: MIKK

Wisconsin Landscapes & Remodeling, Inc.

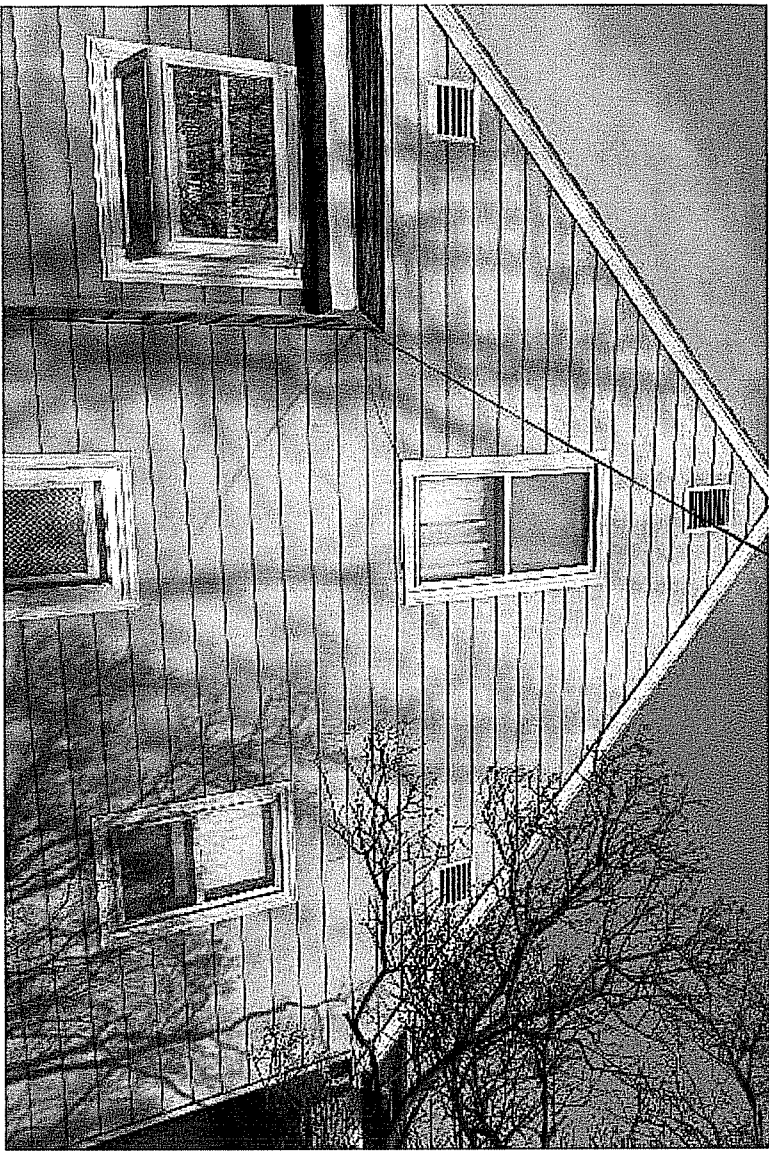


NEW
DORMER

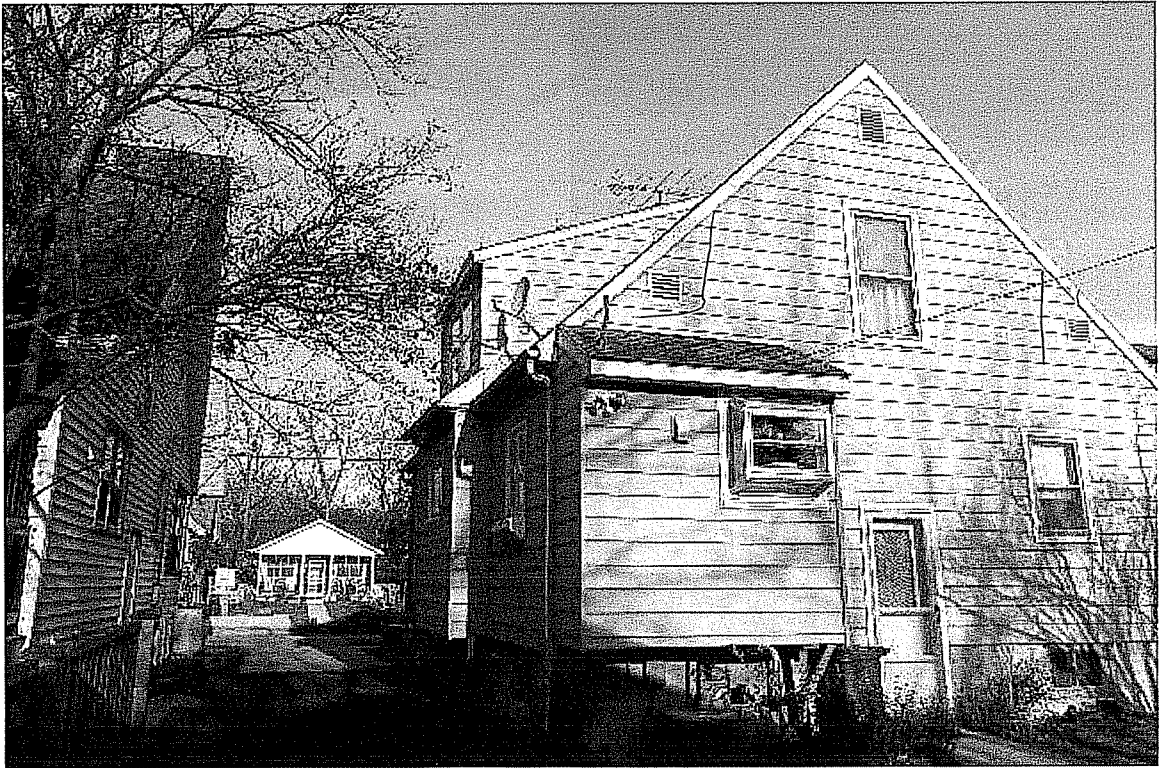
EAST VIEW



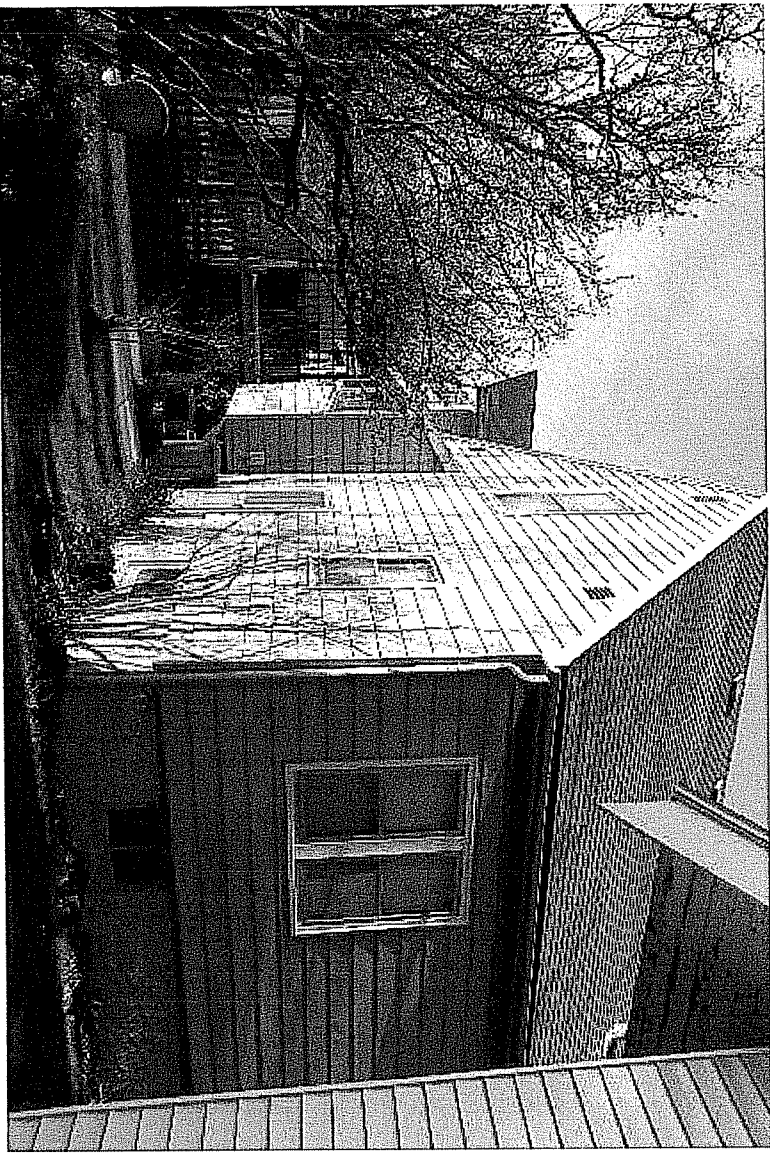
REAR VIEW



will need doors for burner
side yard doors



when stop get to 30" high of ground



R3 ZONING
 REAR 29'
 SIDE 6'



1713 Delaware

1 1/2 DEAR & MORE
 ARE ON 80' WIDE
 1/2" / 1'