



CITY OF MADISON  
ZONING BOARD OF APPEALS  
VARIANCE APPLICATION

~~\$300~~ <sup>\$500</sup> Filing Fee

Type or print legibly using blue or black ink.

Address of Subject Property: 2106 E. Washington Avenue, Madison, WI

Name of Owner: Trudy Younger (FKA: Trudy Carden)

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 608-219-8823 Evening Phone: 608-219-8823

Email Address: younger.tru@gmail.com

Name of Applicant (Owner's Representative): Trudy Younger

Address of Applicant: 2106 E Washington Avenue

Daytime Phone: 608-219-8823 Evening Phone: 608-219-8823

Email Address: younger.tru@gmail.com

Description of Requested Variance:

Request a rear and side yard setback variance to reconstruct existing garage. The project involves demolition of existing garage and construction of new garage within the same footprint as previous garage. The garage is in need of several repairs and thus warrants a rebuild due to the aging structure.

See reverse side for more instructions.

OFFICE USE ONLY

Amount Paid: \$500.00  
Receipt: 124189-0011  
Filing Date: 11-16-22  
Received By: NJK  
Parcel Number: 0710 06304176  
Zoning District: TR-VI  
Alder District: 12-ABRAS

Hearing Date: 12-15-22  
Published Date: 12-08-22  
Appeal Number: LNDVAR-2022-00011  
GO:  
Code Section(s): 28.131(1)(d)

## Standards for Variance

The ZBA 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.

The existing detached garage is currently in the setback and is unique condition for this property. The detached garage cannot be reasonably changed without requiring a reduction in the length of the garage which would then not accommodate vehicle parking inside the garage.

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 proposed rebuild of the garage does not change the location of the exterior walls and therefore it would not change in placement relative to the lot lines. It is believed this project is consistent with the purpose and intent of the TR-V1 district.

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 location of the garage on the lot restricts the ability to reconstruct the garage because it projects into the setback. The reconstruction of the garage does not change the usability.

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 home was built in 1927 and property purchased by owner in 2016. See items 1 and 3 above. Specifically, the existing three car garage would no longer be possible if a variance is not granted due to lot site constraints with the existing home.

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

The proposed variance shall not create substantial detriment to the adjacent property. The project involves placing the garage in the same location relative to the lot line. The new peak height elevation of the structure will be 12'-7" tall. The existing structure is 14'-3" tall. The lower height of the new structure should improve visibility from the adjacent property owner due to the lower height of the new structure.

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

The neighborhood is comprised of structures with varying architectural styles, some with historic value and character. The new design of the garage is to match the current style of the garage with a gable roof.

The roof trusses will run in the in the perpendicular distance as they are now to allow for future installation of solar panels and it lowers the height of the structure so that it improves views from the second story at adjacent homes (9 N. Third Street).

# 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 preapplication 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 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 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"/>	<b>Email digital</b> copies of all plans and drawings to: zoning@cityofmadison.com.
<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.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.
<b>Property Owner's Signature:</b>	 _____
<b>Date:</b>	_____ 11/11/2022 _____

-----.(Office Use Only)-----

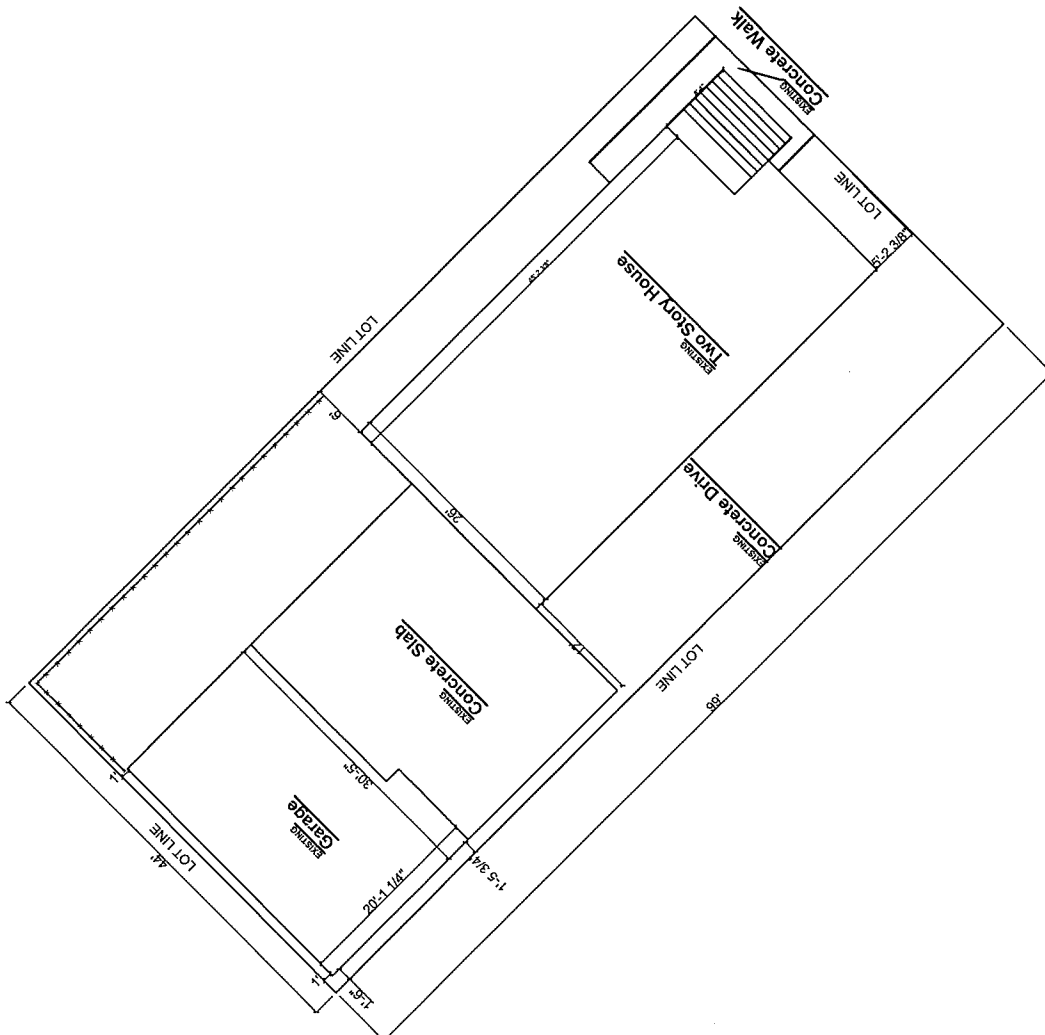
## DECISION

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:**



General Notes	
EXISTING SITE LAYOUT ADAPTED FROM 1993 PLAT SURVEY DOCUMENT 93-0715 SURVEYED BY DANIEL BIRRENKOTT	

No.	Revision/Issue	Date

Project Name and Address	
GARAGE REPLACEMENT	
2108 E WASHINGTON AVENUE MADISON, WI	

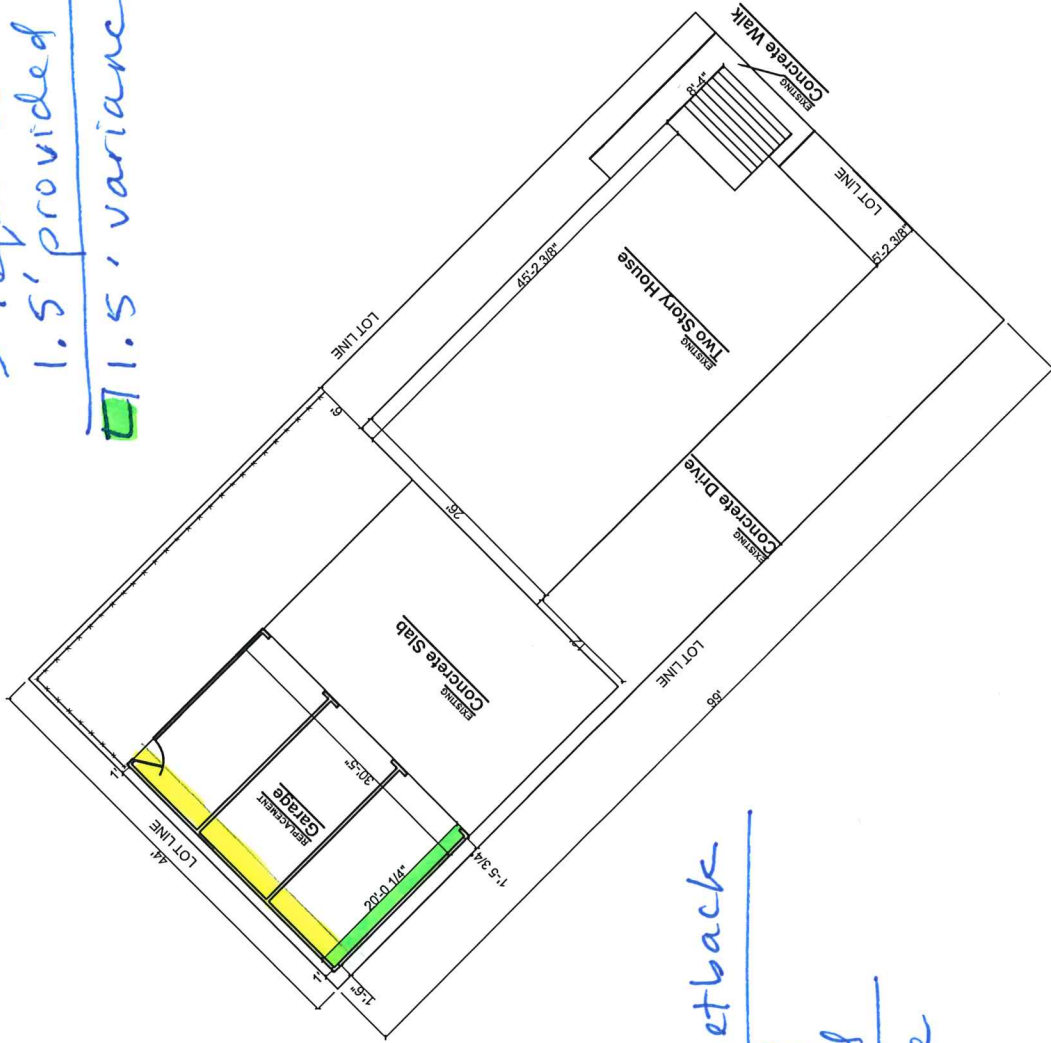
Engineer and Address	
Reimer Engineering & Design, LLC	
5408 TONYAWATHA TRAIL MONONA, WI	

Project	Sheet
20220812	1
Date	10/7/2022
Scale	1" = 20'
Paper Size	8.5x11"
	OF 8

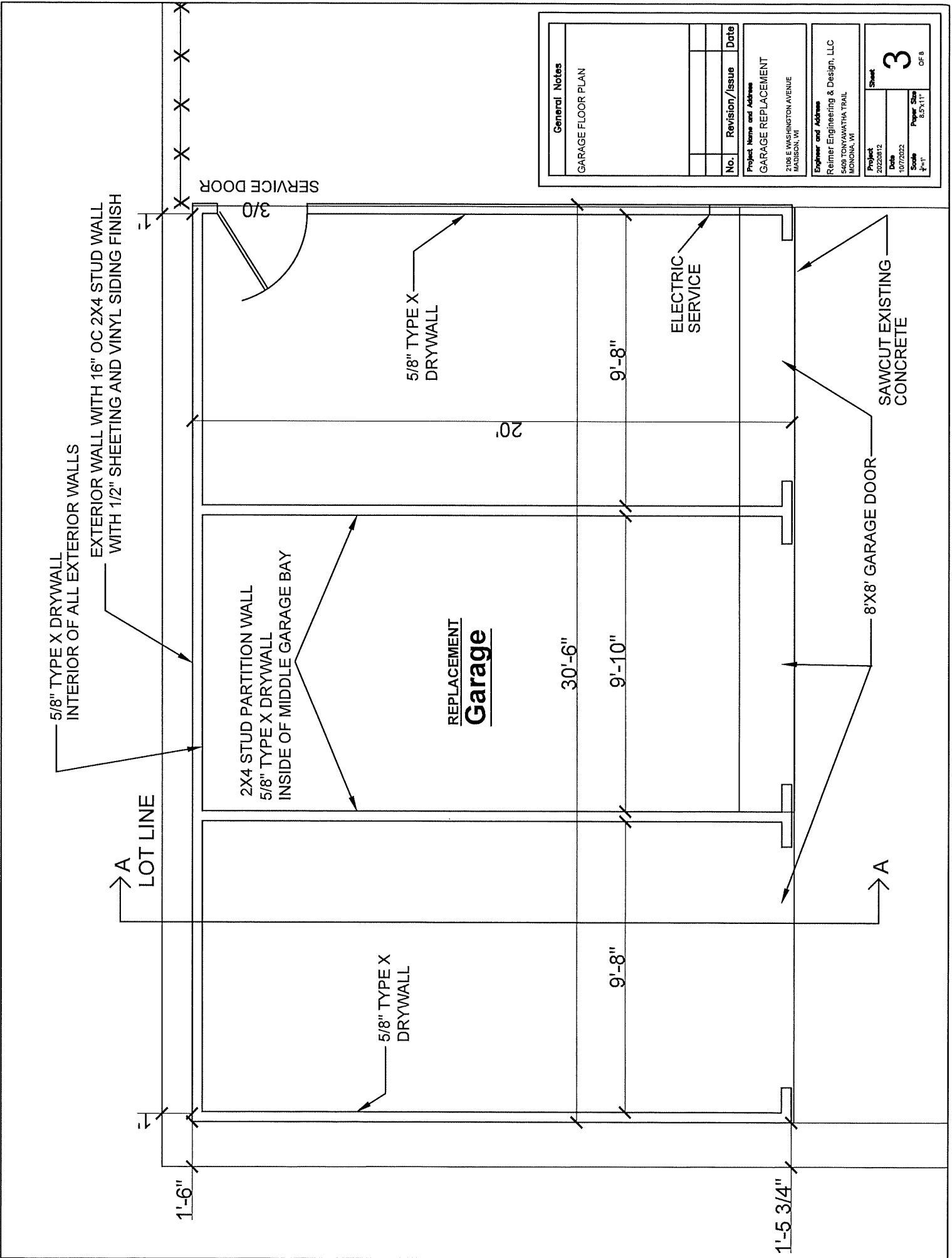
New detached garage for three-unit

Side yard setback  
3' required  
1.5' provided  
 1.5' variance



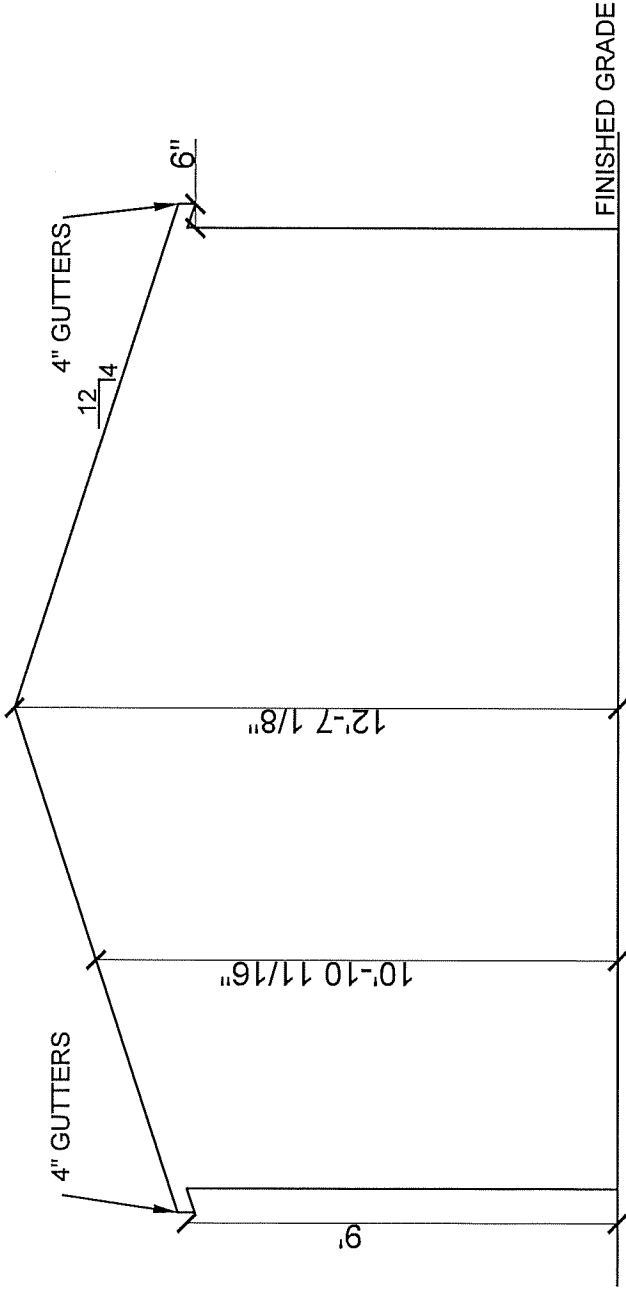
Rear yard setback  
3' required  
1' provided  
 2' variance

General Notes	
PROPOSED SITE LAYOUT	
No.	Revision/issue
Date	
Project Name and Address	
GARAGE REPLACEMENT	
2108 E WASHINGTON AVENUE MAUNSON, WI	
Engineer and Address	
Reimer Engineering & Design, LLC 5408 TONYAWATHA TRAIL MONONA, WI	
Project	20220812
Date	10/7/2022
Scale	1" = 20'
Sheet	2
OF 8	

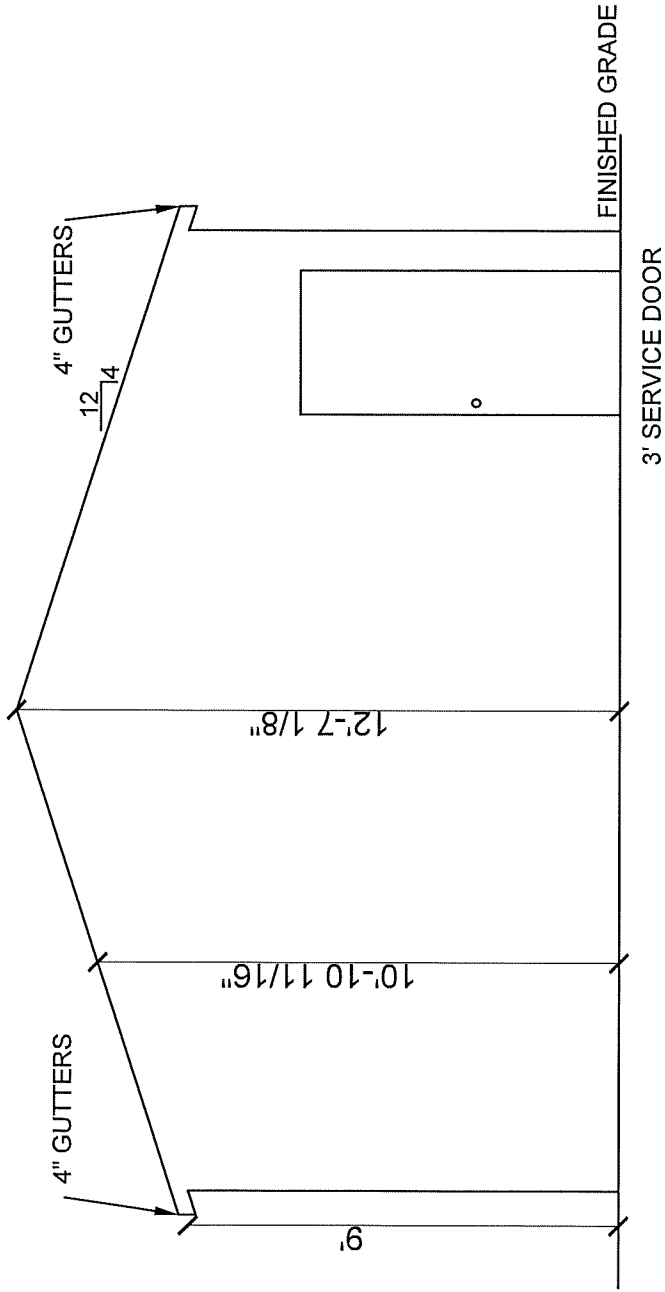


<b>General Notes</b>	
GARAGE FLOOR PLAN	
<b>No.</b>	<b>Revision/Issue</b>
<b>Project Name and Address</b>	
GARAGE REPLACEMENT	
2108 E WASHINGTON AVENUE MONROE, WI	
<b>Engineer and Address</b>	
Reimer Engineering & Design, LLC 5408 TONYAWATHA TRAIL MONONA, WI	
<b>Project</b>	<b>Sheet</b>
20220812	3
<b>Date</b>	<b>Scale</b>
10/7/2022	8.5'x11"
<b>Scale</b>	<b>OF 8</b>
3/4"=1'	

### Left View

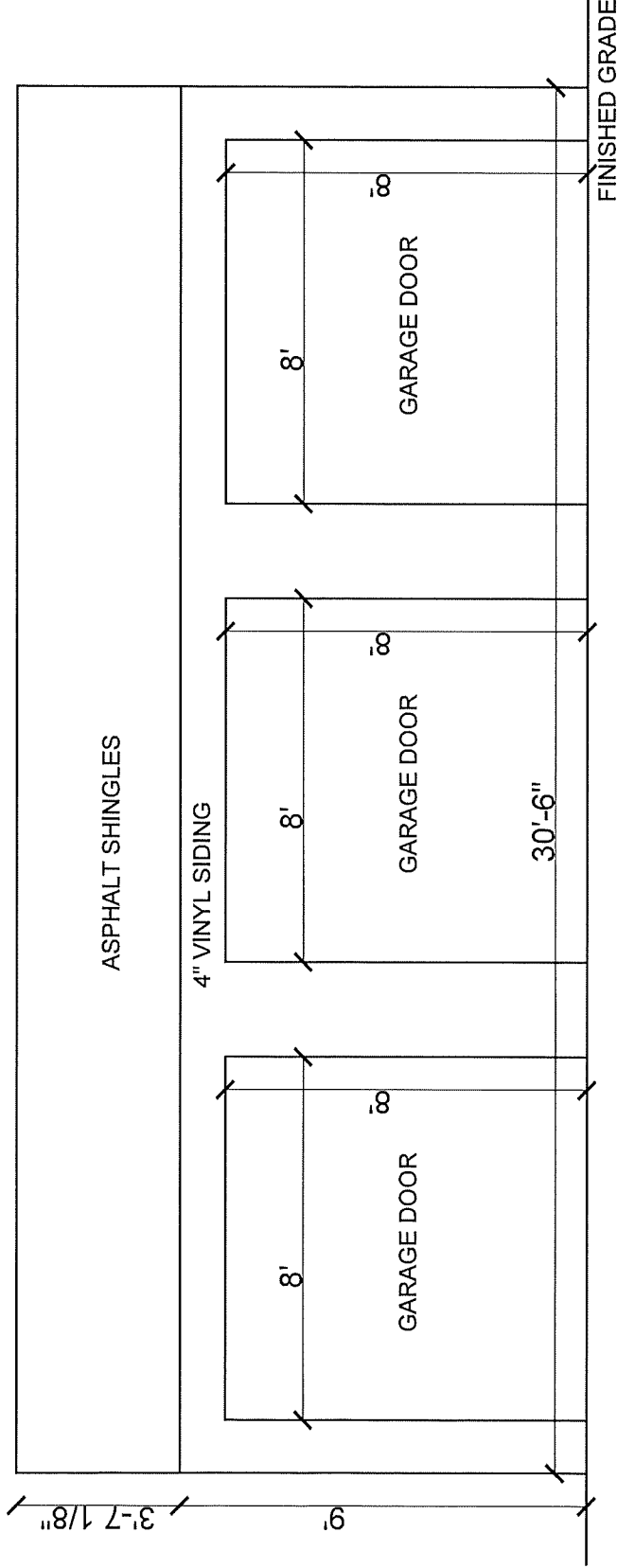


### Right View

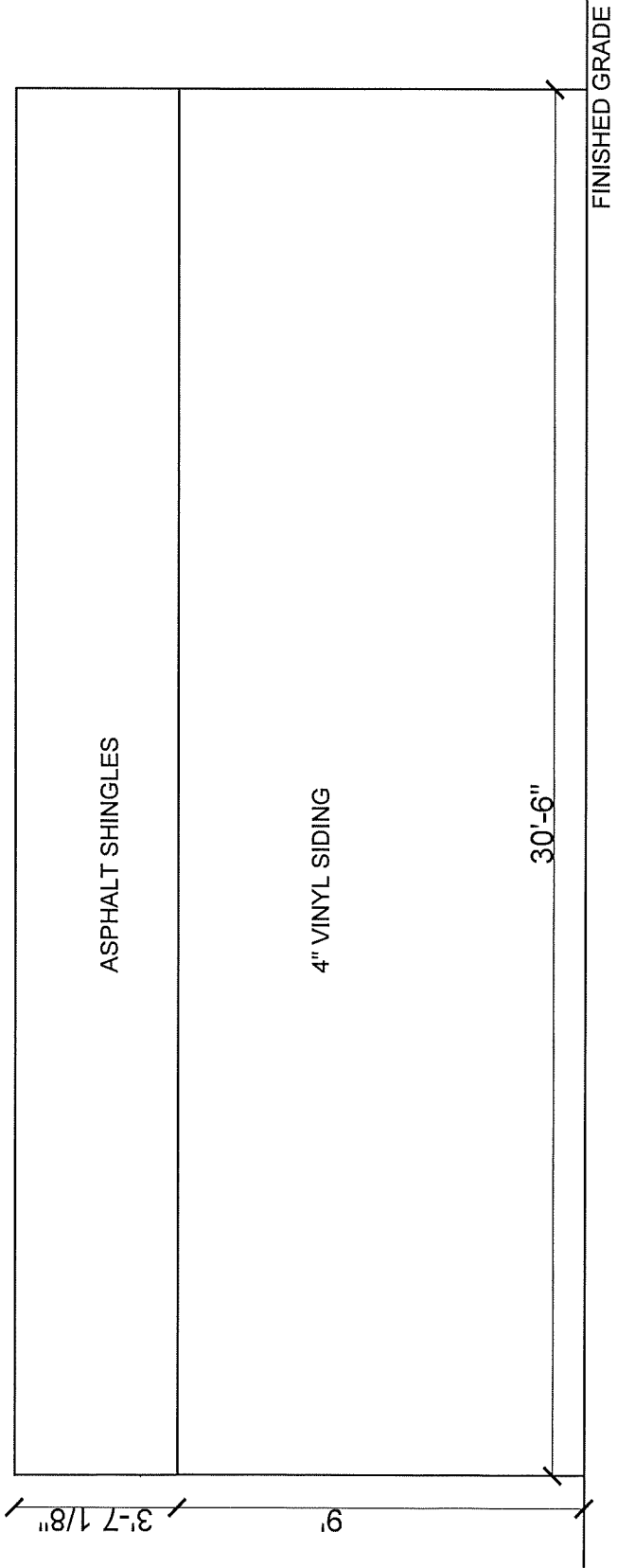


<b>General Notes</b>	
LEFT & RIGHT VIEWS	
<b>No.</b>	<b>Revision/Issue</b>
<b>Project Name and Address</b>	
GARAGE REPLACEMENT	
2108 E WASHINGTON AVENUE	
MADISON, WI	
<b>Engineer and Address</b>	
Reimer Engineering & Design, LLC	
5409 TONYAWATHA TRAIL	
MONONA, WI	
<b>Project</b>	<b>Sheet</b>
20220812	4
<b>Date</b>	<b>Scale</b>
10/7/2022	8.5'x11"
<b>Scale</b>	<b>Page No.</b>
8.5'x11"	OF 8

# Front View

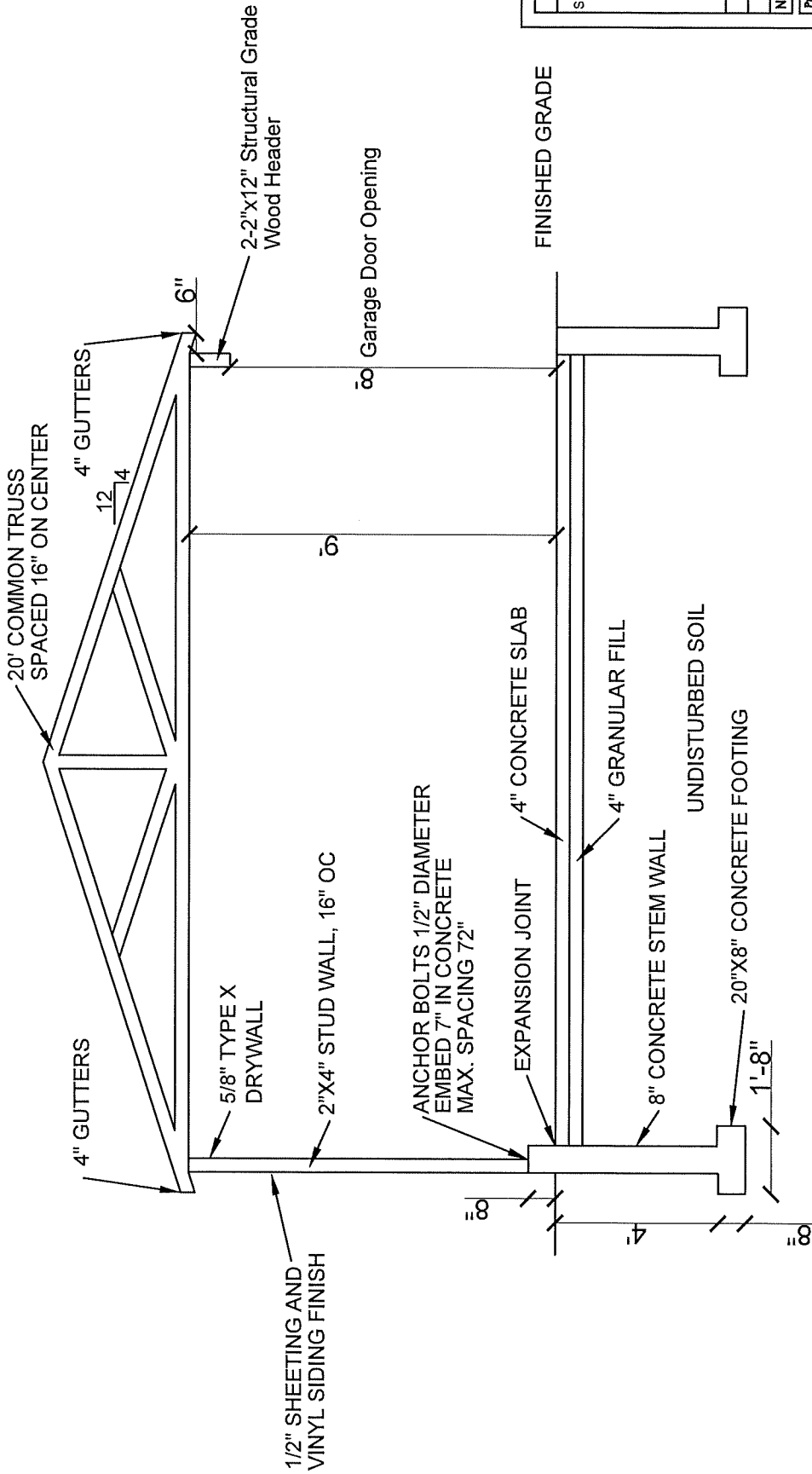


# BACK View



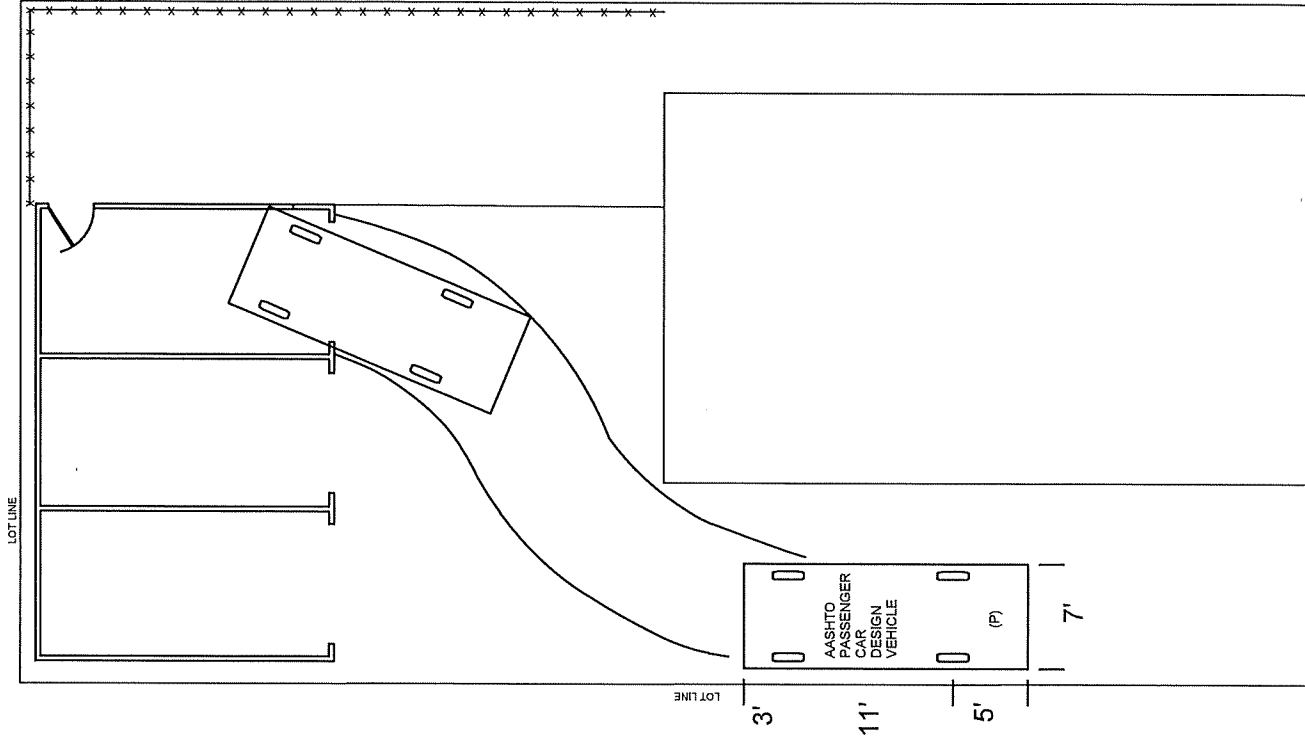
<b>General Notes</b>		
FRONT & BACK VIEWS		
<b>No.</b>	<b>Revision/Issue</b>	<b>Date</b>
<b>Project Name and Address</b>		
GARAGE REPLACEMENT		
2108 E WASHINGTON AVENUE MADISON, WI		
<b>Engineer and Address</b>		
Reimer Engineering & Design, LLC 5409 TONYAWATHA TRAIL MOSCONA, WI		
<b>Project</b>	<b>Sheet</b>	5 OF 8
20220812		
<b>Date</b>	<b>Paper Size</b>	
10/7/2022	8.5"x11"	
<b>Scale</b>		
1/4"=1'		



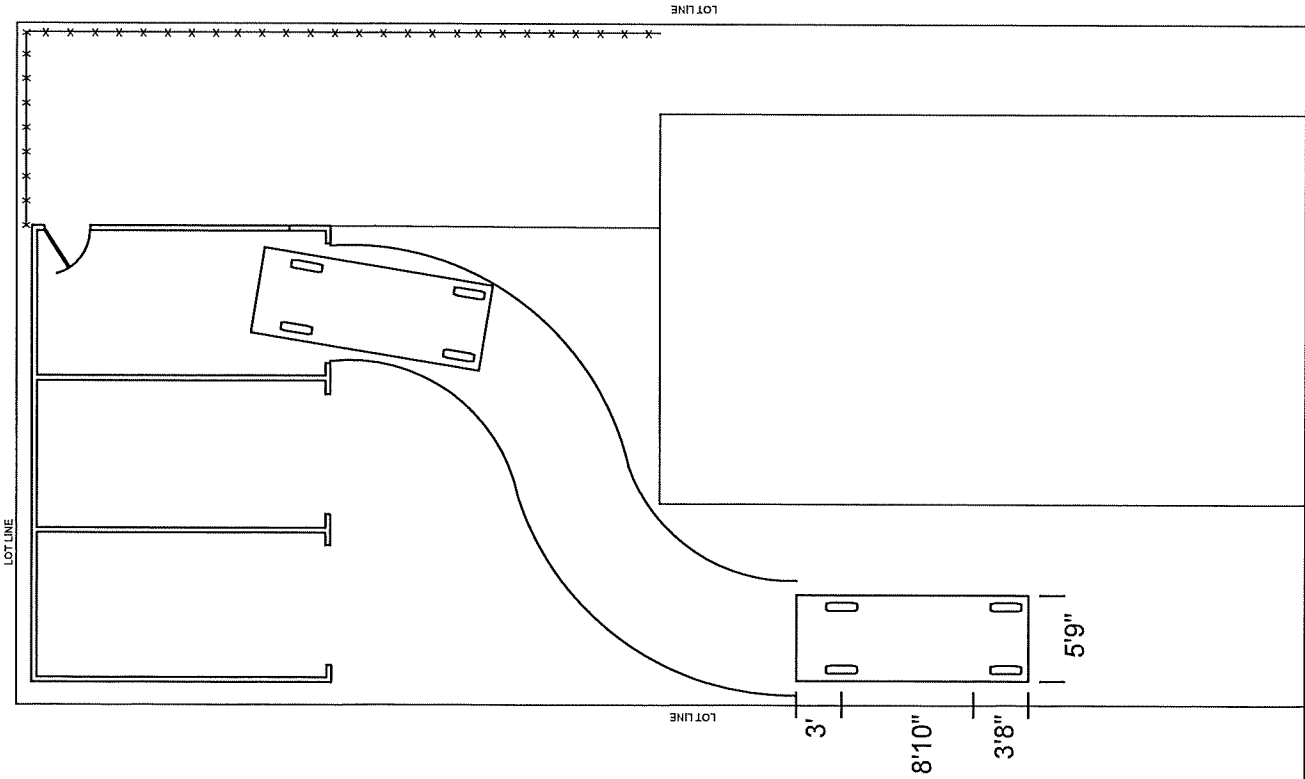


General Notes	
SECTION A-A	
No.	Revision/Issue
Date	
Project Name and Address	
GARAGE REPLACEMENT	
1108 E WASHINGTON AVENUE	
MILWAUKEE, WI	
Engineer and Address	
Reimer Engineering & Design, LLC	
5408 TONYAWATHA TRAIL	
MONONA, WI	
Project	Sheet
20220812	6
Date	10/9/2022
Scale	Paper Size
1/4"=1'	8.5"x11"
	OF 8

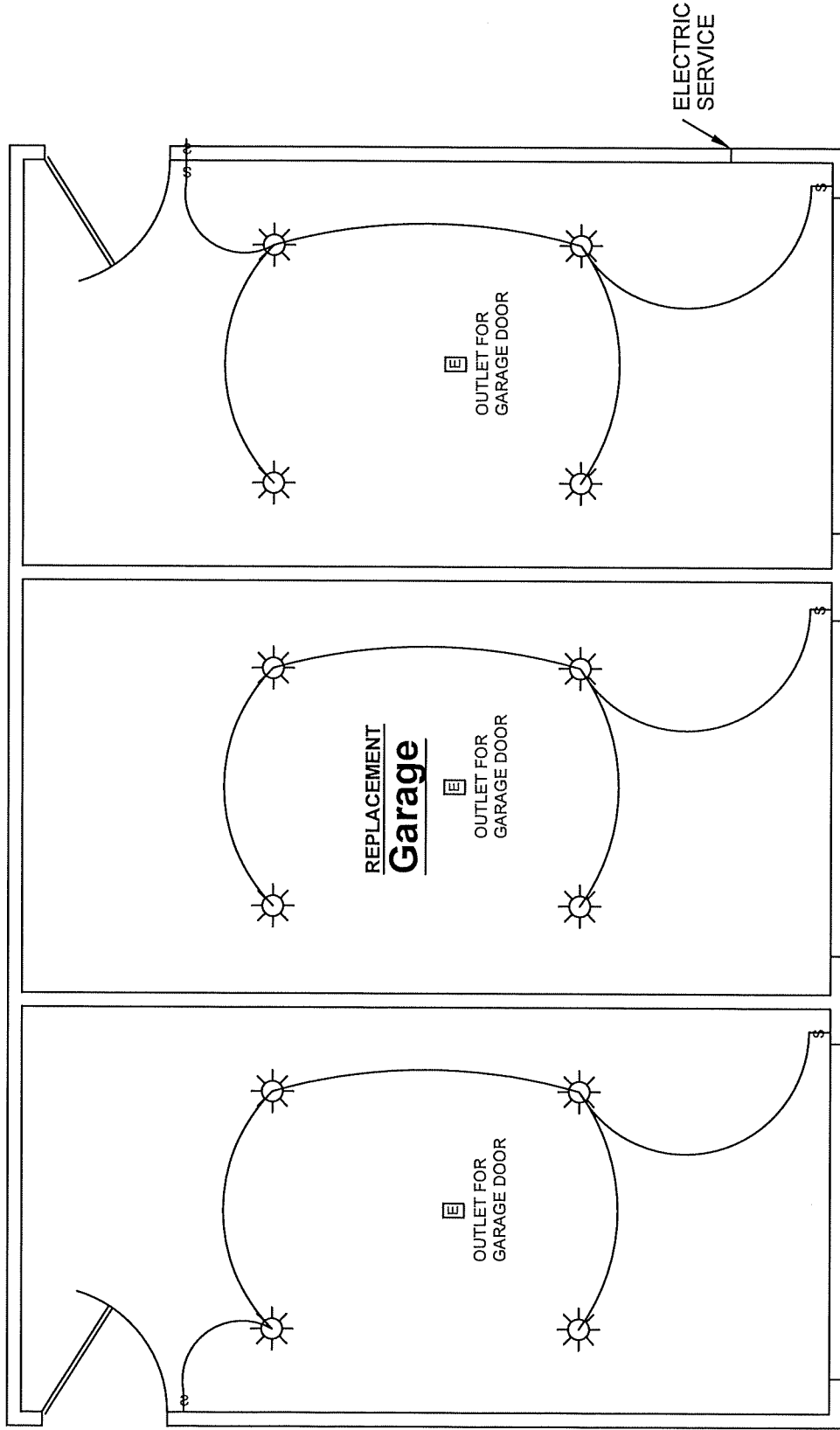
# PASSENGER CAR



# COMPACT CAR



<b>General Notes</b>	
VEHICLE TURNING PATHS Compact Car will enter garage in one turning motion. The garage will need to be in current location with rear wall near lot line. AASHTO design Passenger Car will not enter garage in one turn. It would require several Y turns to accommodate.	
No.	Revision/Issue
Date	Date
<b>Project Name and Address</b>	
GARAGE REPLACEMENT 705 E WASHINGTON AVENUE MADISON, WI	
<b>Engineer and Address</b>	
Reimer Engineering & Design, LLC 5469 TONYAWATHA TRAIL MONGONA, WI	
Project	Sheet
20220812	7
Date	Paper Size
10/7/2022	8.5x11"
Scale	NTS
OF 8	



<b>General Notes</b>	
ELECTRIC PLAN	
No.	Revision/Issue
	Date
<b>Project Name and Address</b>	
GARAGE REPLACEMENT	
2106 E WASHINGTON AVENUE MADISON, WI	
<b>Engineer and Address</b>	
Reimer Engineering & Design, LLC	
5609 TONYAWATHA TRAIL MONONA, WI	
<b>Project</b>	<b>Sheet</b>
20220812	8
<b>Date</b>	<b>Scale</b>
10/7/2022	1/4" = 1'
<b>Scale</b>	<b>Page Size</b>
1/4" = 1'	8.5" x 11"
	OF 8