



**CITY OF MADISON**  
**ZONING BOARD OF APPEALS**  
**VARIANCE APPLICATION**

**\$500 Filing Fee**

Type or legibly print using blue or black ink.

Address of Subject Property: 2110 Bascom Street, Madison WI 53726

Name of Owner: Heather & Julia Huang

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

Daytime Phone: 608-347-5007 Evening Phone: 608-347-5007

Email Address: heather.hhh@gmail.com

Name of Applicant (Owner's Representative): JG Development

Address of Applicant: 455 S Junction Road, Madison WI 53719

Daytime Phone: 608-576-8159 Evening Phone: 608-576-8159

Email Address: samantha@jgdevelopment.com

Description of Requested Variance:

The existing home has an average roof height of 36'-10-1/4"

The proposed project has an average roof height of 37'-1-1/4" (approximately a 3" increase)

The 20' rear addition artificially increases the side elevation heights since the center line is a few inches down hill. The addition is several feet below the highest roof pitch (see details in standards below).

Because there is no way to modify the existing home to meet the current height restrictions, we are requesting a variance to have the proposed (average height) approved.

**See reverse side for more instructions.**

**FOR OFFICE USE ONLY**

Amount Paid: \$500

Receipt: \_\_\_\_\_

Filing Date: 8/18/2025

Received By: Zoning

Parcel Number: 070922218073

Zoning District: TR-C2, HIS-UH

Alder District: \_\_\_\_\_

Hearing Date: 9/18/2025

Published Date: 9/11/2025

Appeal Number: LNDVAR-2025-00006

GQ: \_\_\_\_\_

Code Section(s): 28.043 (2)

## Standards for Variance

**The Zoning Board of Appeals 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.

This home was built in 1924 and has existing exposure for a walkout basement.

The existing height exceeds the current ordinance and therefore requires approval for any exterior adaptation.

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.

This home is in the University Heights Historic District and the proposed work has been carefully reviewed and approved by the Landmark commission.

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 variance request is not setback related, but modifying the structure to meet current height standards would not be possible without extreme and impractical methods.

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.

This home was constructed before the height restrictions were in place.

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

The garage & bedroom addition is 15' below the highest roof pitch and the second floor TV room addition is 6'-6" below the highest roof pitch.

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

Landmark commission has deemed the proposed design complies with the neighborhood design intention.

## **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"/>	<p><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 pre-application meeting has been held.</p>
<input type="checkbox"/>	<p><b>Site plan</b>, drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following:</p> <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 type="checkbox"/>	<p><b>Elevations</b> from all directions showing existing and proposed. Show the existing structure and proposed addition(s).</p>
<input type="checkbox"/>	<p><b>Interior floor plan of existing and proposed structure</b>, if required. Most additions and expansions will require floor plans.</p>
<input type="checkbox"/>	<p><b>Front yard variance requests.</b> Show the front yard setback of all other properties on the same block face.</p>
<input type="checkbox"/>	<p><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.</p>
<input type="checkbox"/>	<p><b>Variance requests involving slope, grade, or trees. Show:</b></p> <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 type="checkbox"/>	<p>Email <b>digital</b> copies of all plans and drawings to: zoning@cityofmadison.com.</p>
<input type="checkbox"/>	<p><b>Pay \$500 filing fee on or before submission deadline.</b> Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.</p>
<input type="checkbox"/>	<p><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.</p>
<input type="checkbox"/>	<p><b>CHECK HERE.</b> I acknowledge that any statements implied as fact require evidence.</p>

☐ **CHECK HERE.** City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature:  Date: 8/18/25

------(For 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:

# Notice of Public Hearing Signs

The City of Madison zoning ordinance requires applicants to post signs for public hearings of the Board of Zoning Appeals (ZBA) on the properties requesting a variance or appeal.

## Sign Pickup

- Signs must be picked up at the Building Inspection Zoning Counter, which is open by appointment only. Schedule an appointment at: <https://www.cityofmadison.com/dpced/bi/schedule-a-counter-appointment/3423/>. The Zoning Counter is located in the Madison Municipal Building at 215 Martin Luther King, Jr. Blvd., Ste. 017, Madison, WI 53701.
- Signs will include a short description of the request, the address of the property subject to the hearing, applicant name, phone number, and email, and the date and time of the ZBA hearing. You may receive phone calls or emails regarding your request from people who see the signs.

## Sign Posting

- Signs must be posted at least 21 days prior to the ZBA meeting date.
- Signs must be on the property which is the subject of the public hearing.
- If the property has frontage on more than street, a sign shall be placed facing each street.
- Signs must be posted on private property. Signs may not be in the City right-of-way, public terrace, on a public tree or on a street sign. It is recommended that the signs be placed not more than five feet behind the property line.
- Signs and the information on the signs must face the street so that they are visible to pedestrians and vehicles from the street and the public walkway.
- When there is no front yard to post signs, you may post signs on the outside of the building, in a ground floor window or glass door. Signs should not be displayed more than six feet above the ground or sidewalk. The intent is for signs to be visible to the public.
- Signs shall not be posted in a location that would obstruct the views of any traffic or entrances or exits to the property.
- Signs must be removed no more than seven days after the hearing.

If you have any questions, please call our office at 608-266-4551.

SHEET SIZE: 11"X17"

Maximum height variance  
for addition to single  
family house

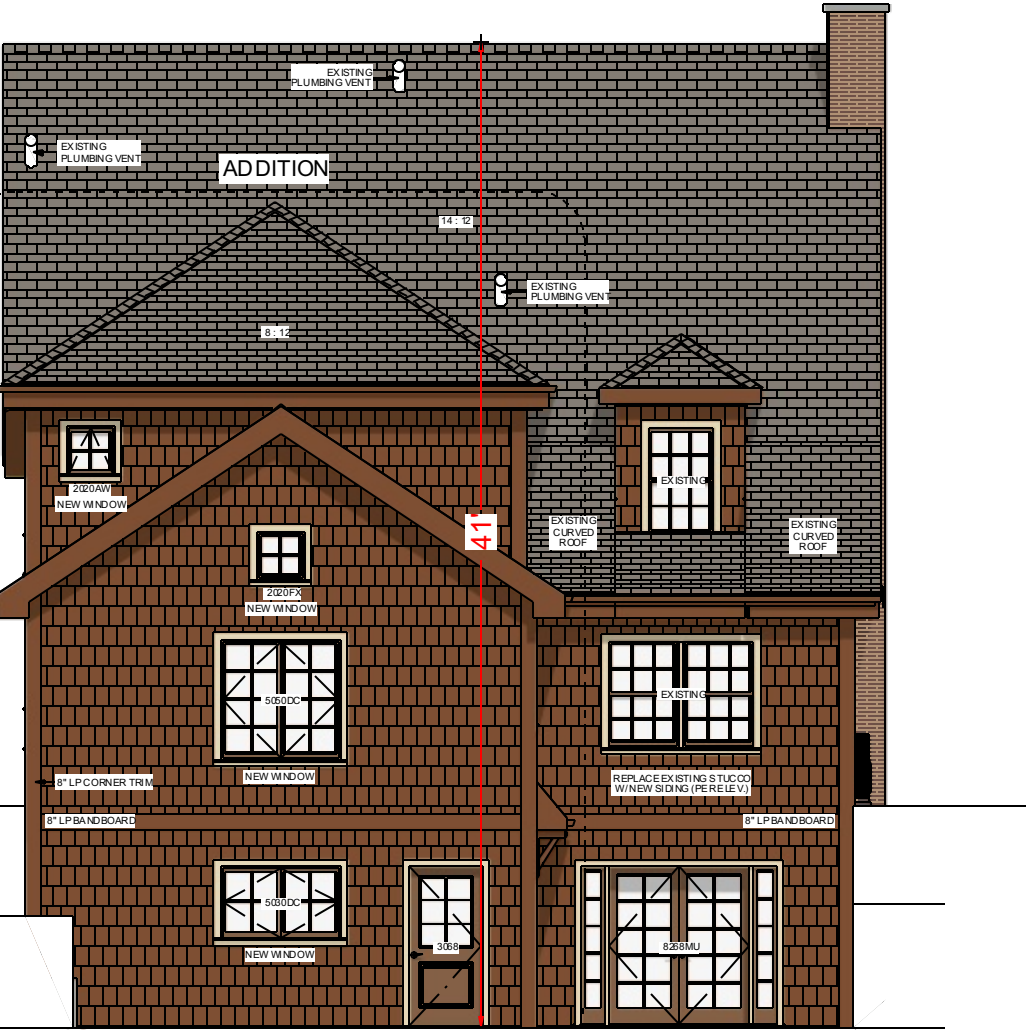
Maximum 35'  
Proposed 37.1'  
Variance 2.1'

Percentage an individual  
facade can be over 35'  
maximum

Maximum 15%  
Proposed 17.14%  
Variance 2.14%

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

SHEET INDEX	
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EXISTING PHOTO:



EXISTING PHOTO:

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455 S. Junction Road  
Madison, WI 53719  
(608) 437-6181

**VIVE**  
HOME TRANSFORMATIONS

Huang  
Remodel/Addition  
2110 Bascom Street, Madison, WI 53726

DATE	DESCRIPTION
03/10/25	LANDMARK SUBMITTAL
08/18/25	UPDATED PLAN
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ELEVATIONS

A-1



SHEET SIZE: 11"X17"



RIGHT SIDE ELEVATION

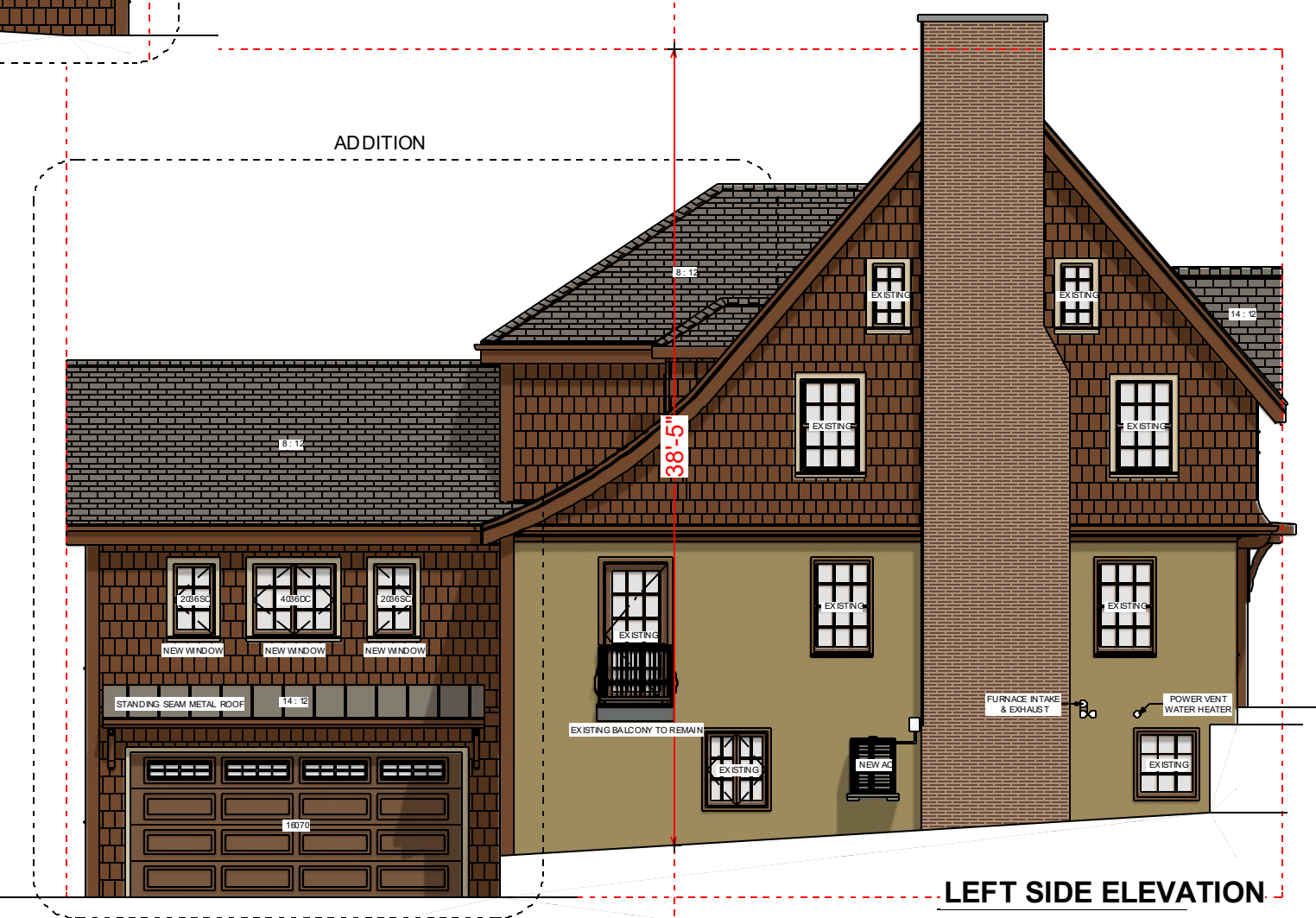
SCALE: 1/8" = 1'-0"



EXISTING PHOTO:



EXISTING PHOTO:



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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ELEVATIONS

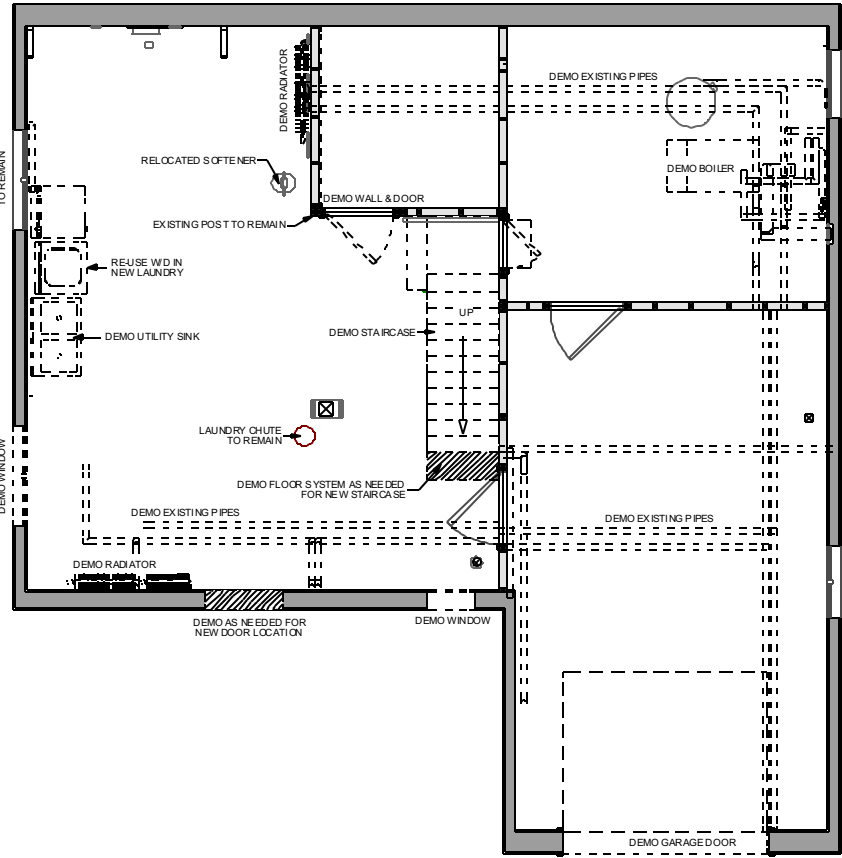
A-2



SHEET SIZE: 11"X17"

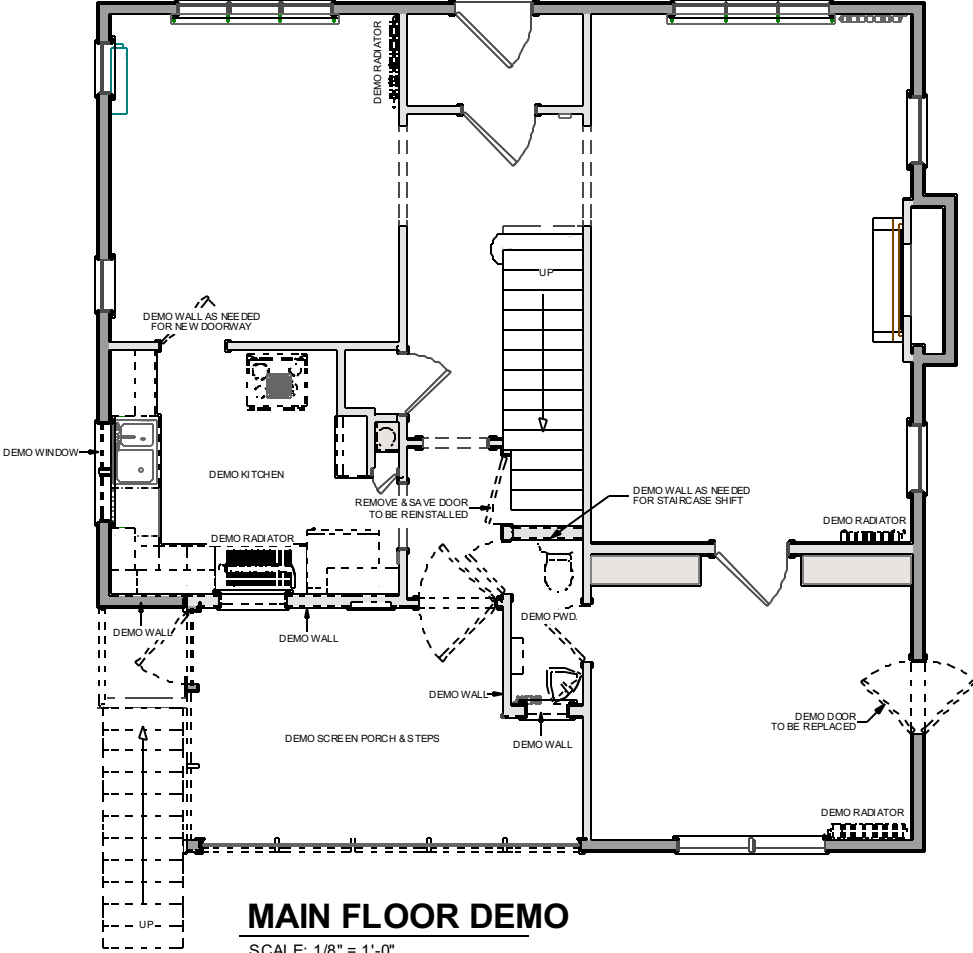


EXISTING PHOTO: (MAIN FLR)



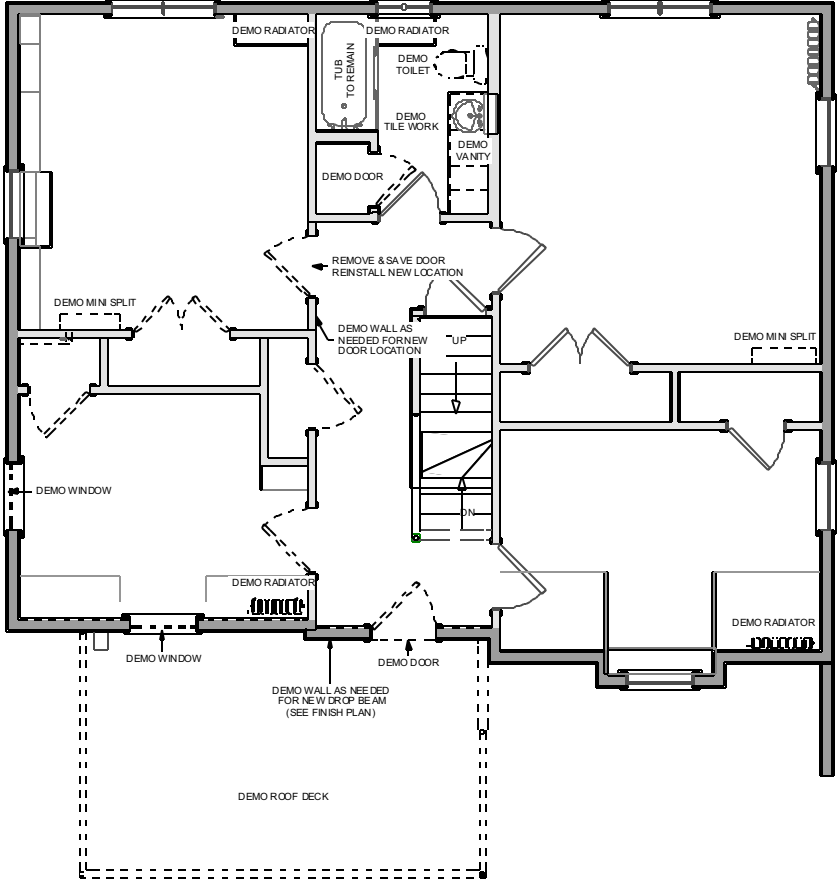
LOWER LEVEL DEMO

SCALE: 1/8" = 1'-0"



MAIN FLOOR DEMO

SCALE: 1/8" = 1'-0"



2ND FLOOR DEMO

SCALE: 1/8" = 1'-0"



EXISTING PHOTO: (2ND FLR)

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DEMO PLAN

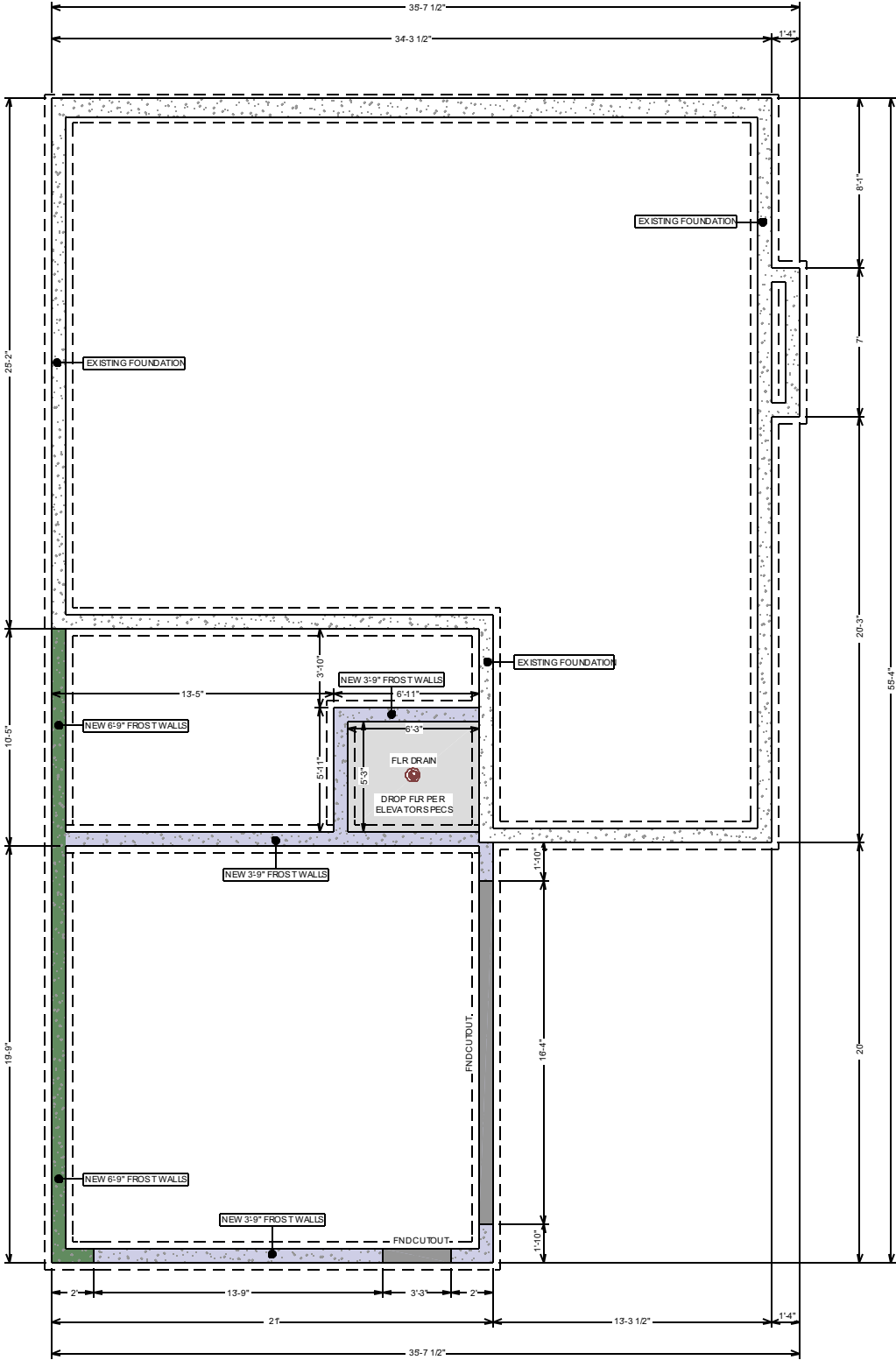
A-3

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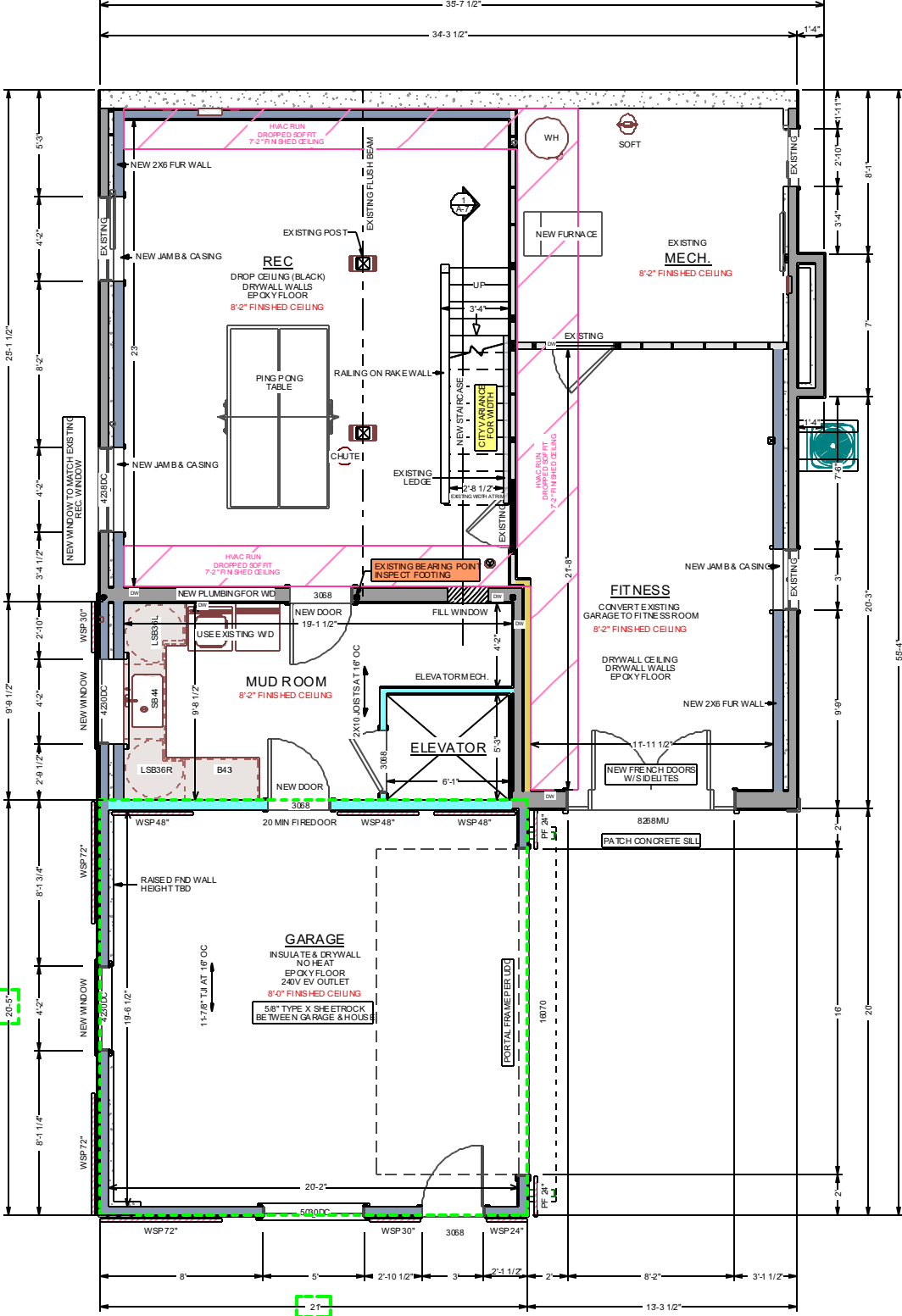
SHEET SIZE: 11"X17"

**PLAN NOTES:**  
\*ENGINEERED STUDS BEHIND ALL:  
CABINETS, SHOWERS, & TILED AREAS  
\*ALL INTERIOR DIMENSIONS TO FRAMING  
UNLESS NOTED TO "DW" (OR PLASTER)



**FOUNDATION PLAN**

SCALE: 1/8" = 1'-0"



**LOWER LEVEL FINISH PLAN**

SCALE: 1/8" = 1'-0"

WALL SCHEDULE	
2D SYMBOL	LABEL
	8" CONC. FND WALL
	8" CONC. FND WALL W/ 1" FOAM
	EXISTING
	2X6 EXTERIOR WALL
	2X6 INTERIOR WALL
	2X4 INTERIOR WALL
	2X4 HALF WALL
	2X4 HALF WALL W/ GLASS PANEL
	RAILING
	2X4 THIN WALL (TURN STUDS)
	2X6 BEARING WALL

WALL BRACING DETAILS: BRACING NEW WALL

METHODS/MATERIAL	MIN THICKNESS	FASTENERS	SPACING
CSWSP	3/8" FOR MAXIMUM 16" C STUD SPACING	6D COMMON NAIL OR 8D BOX NAIL (2 3/8" LONG X 0.113" DIAMETER) OR 7/16" OR 1/2" CROWN 16 GAGE	6" EDGES, 12" FIELD NAILS
WOOD STRUCTURAL PANEL	7/16" FOR MAXIMUM 24" O.C. STUD SPACING	STAPLES, 1 1/4" LONG	3" EDGES, 6" FIELD (STAPLES)

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FND & LOWER FINISH

**A-4**

**PLAN NOTES:**  
 \*ENGINEERED STUDS BEHIND ALL:  
 CABINETS, SHOWERS, & TILED AREAS  
 \*ALL INTERIOR DIMENSIONS TO FRAMING  
 UNLESS NOTED TO "DW" (OR PLASTER)



WALL SCHEDULE	
2D SYMBOL	LABEL
	8" CONC. FND WALL
	8" CONC. FND WALL W/ 1" FOAM
	EXISTING
	2X6 EXTERIOR WALL
	2X6 INTERIOR WALL
	2X4 INTERIOR WALL
	2X4 HALF WALL
	2X4 HALF WALL W/ GLASS PANEL
	RAILING
	2X4 THIN WALL (TURN STUD)
	2X6 BEARING WALL

BRACING REQUIREMENTS			
WALL BRACING DETAILS:			
METHODS/MATERIAL	MIN THICKNESS	FASTENERS	SPACING
CS-WSP WOOD STRUCTURAL PANEL	3/8" FOR MAXIMUM 16" 7/16" FOR MAXIMUM 24" O.C. STUD SPACING	8D COMMON NAIL OR 8D WASHER NAIL 1 1/2" DIAMETER, OR 7/16" OR 1/2" CROWN 16 GAGE STAPLES, 1 1/4" LONG	6" EDGES, 12" FIELD 12" EDGES, 16" FIELD 3" EDGES, 6" FIELD (STAPLES)

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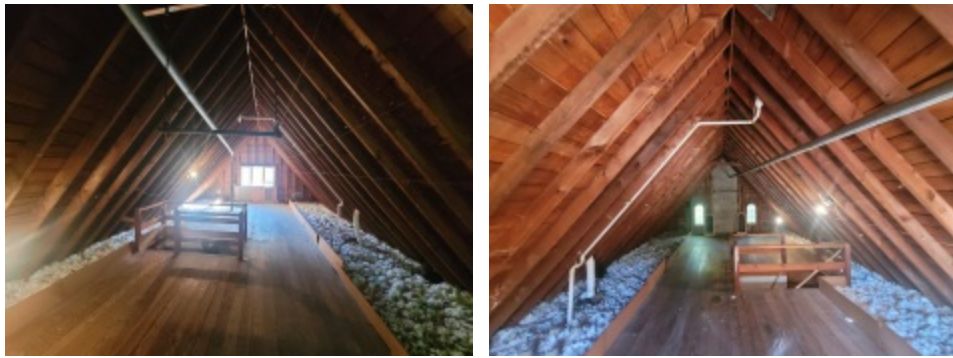


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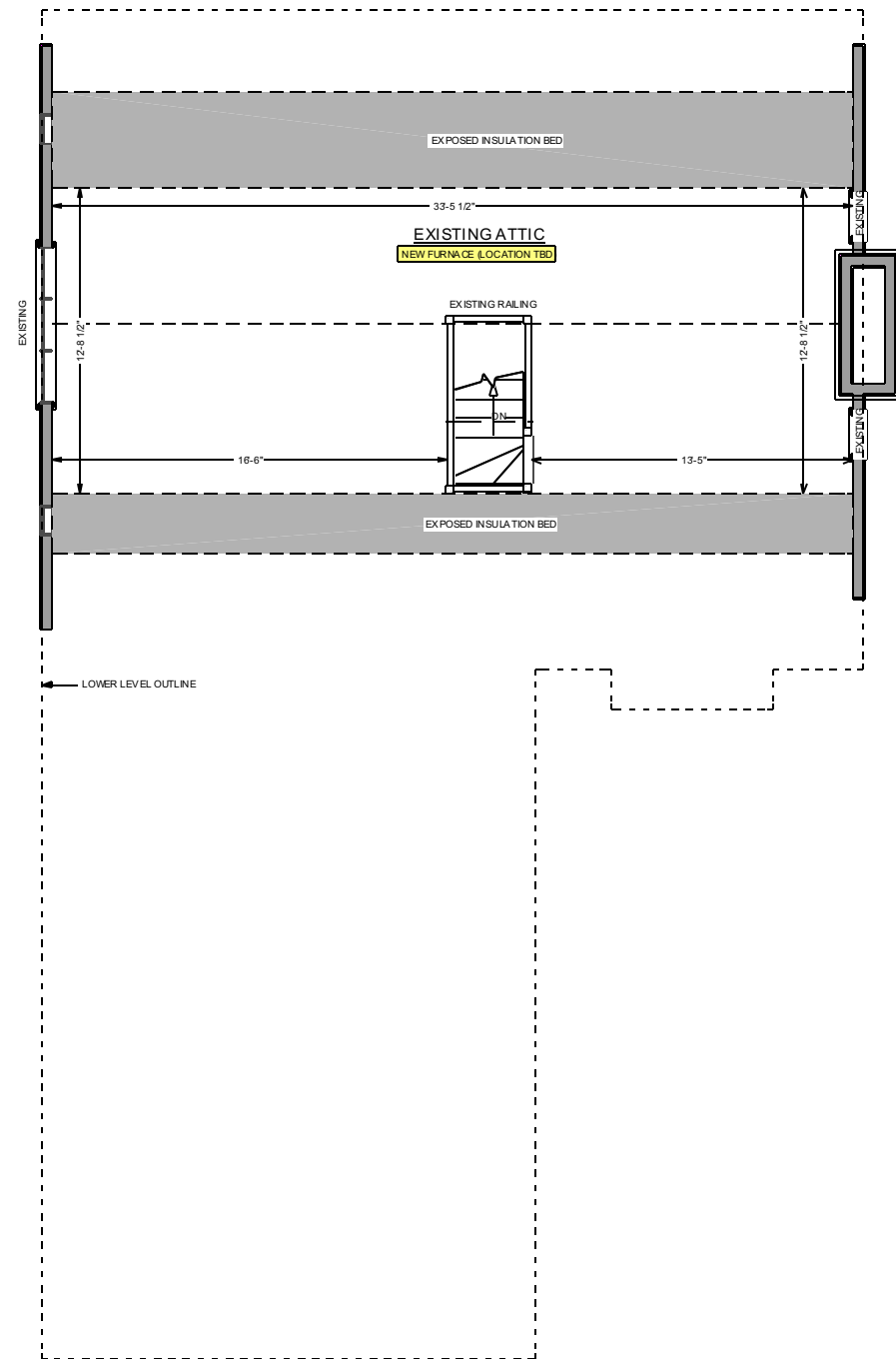
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A-5

**SHEET SIZE: 11"X17"**

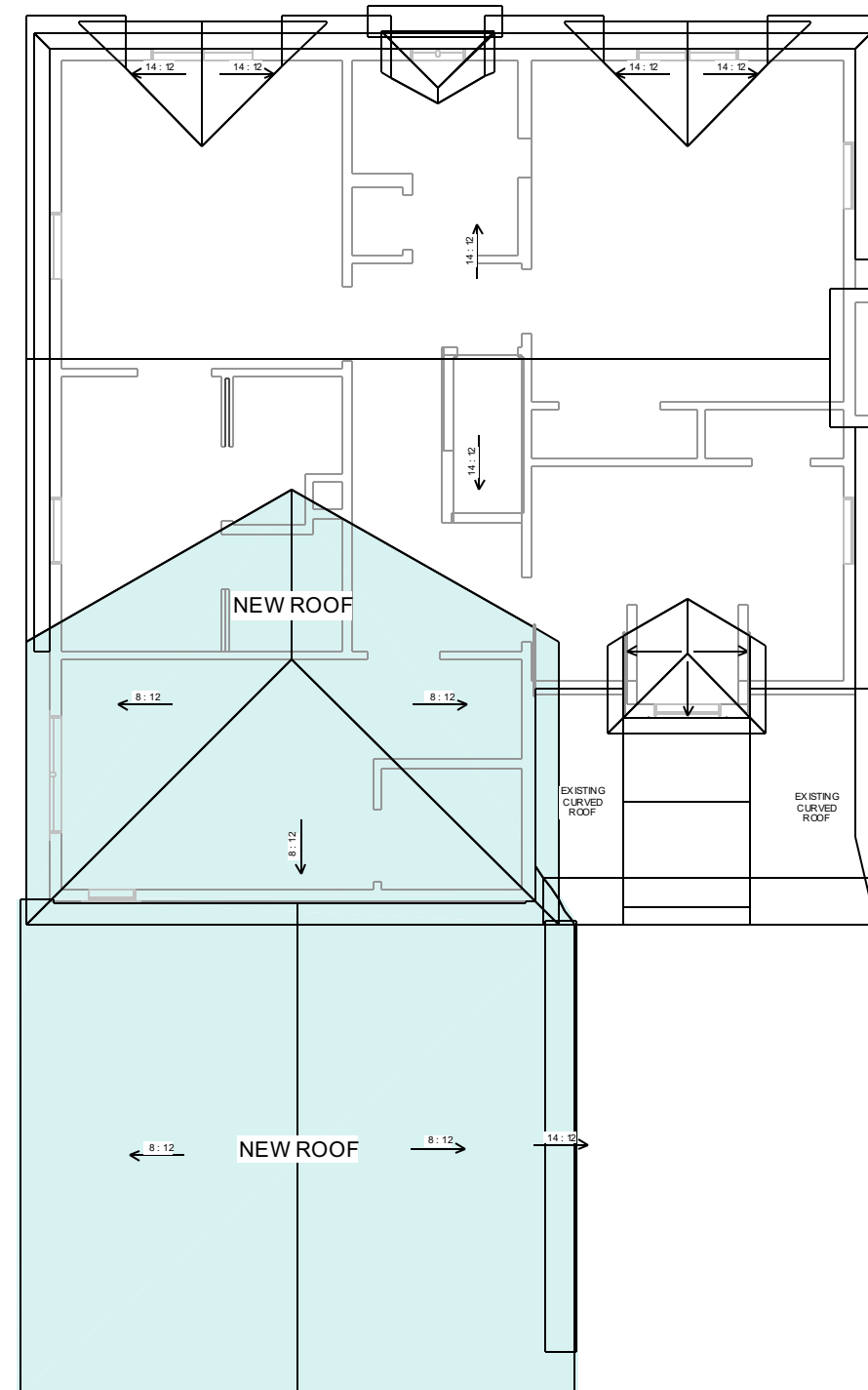


**EXISTING PHOTO:**



## ATTIC PLAN

SCALE: 1/8" = 1'-0"

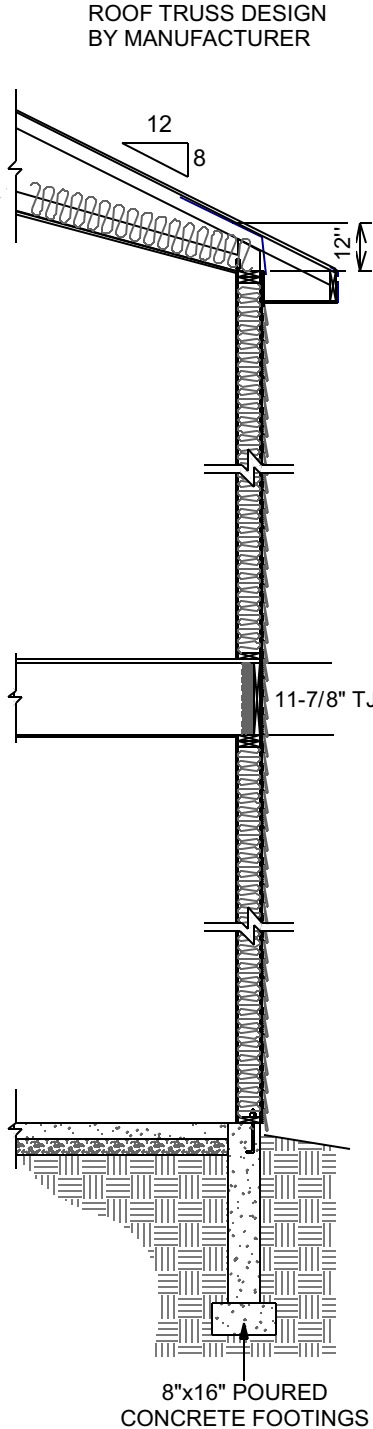


## ROOF PLAN

SCALE: 1/8" = 1'-0"

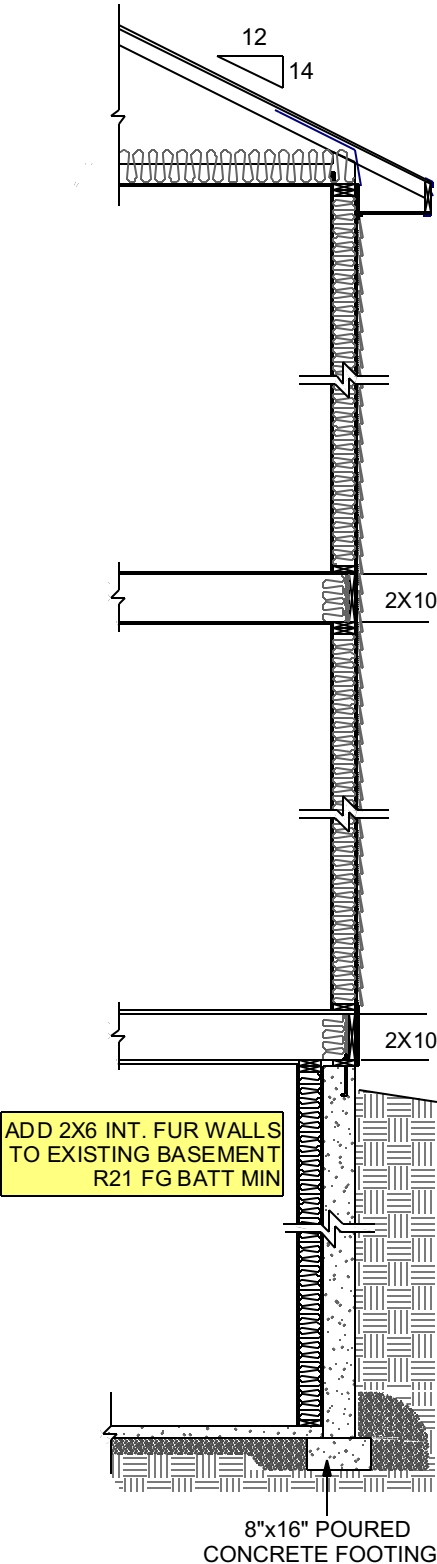


SHEET SIZE: 11"X17"



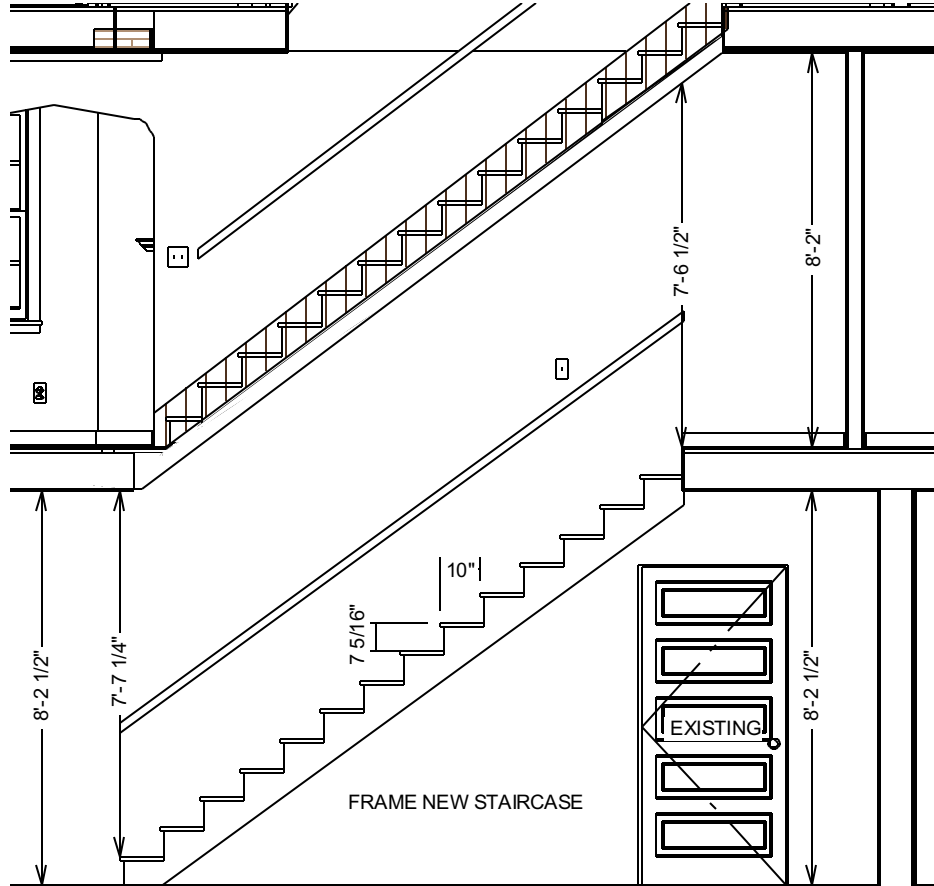
## TYP. WALL SECTION (ADDITION)

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



### TYP. WALL SECTION (EXISTING)

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



# CROSS SECTION

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

DATE	DESCRIPTION
03/10/25	LANDMARK SUBMITTAL
08/18/25	UPDATED PLAN
08/18/25	00.00
08/18/25	00.00
08/18/25	00.00
08/18/25	00.00

WALL SECTIONS

A-7

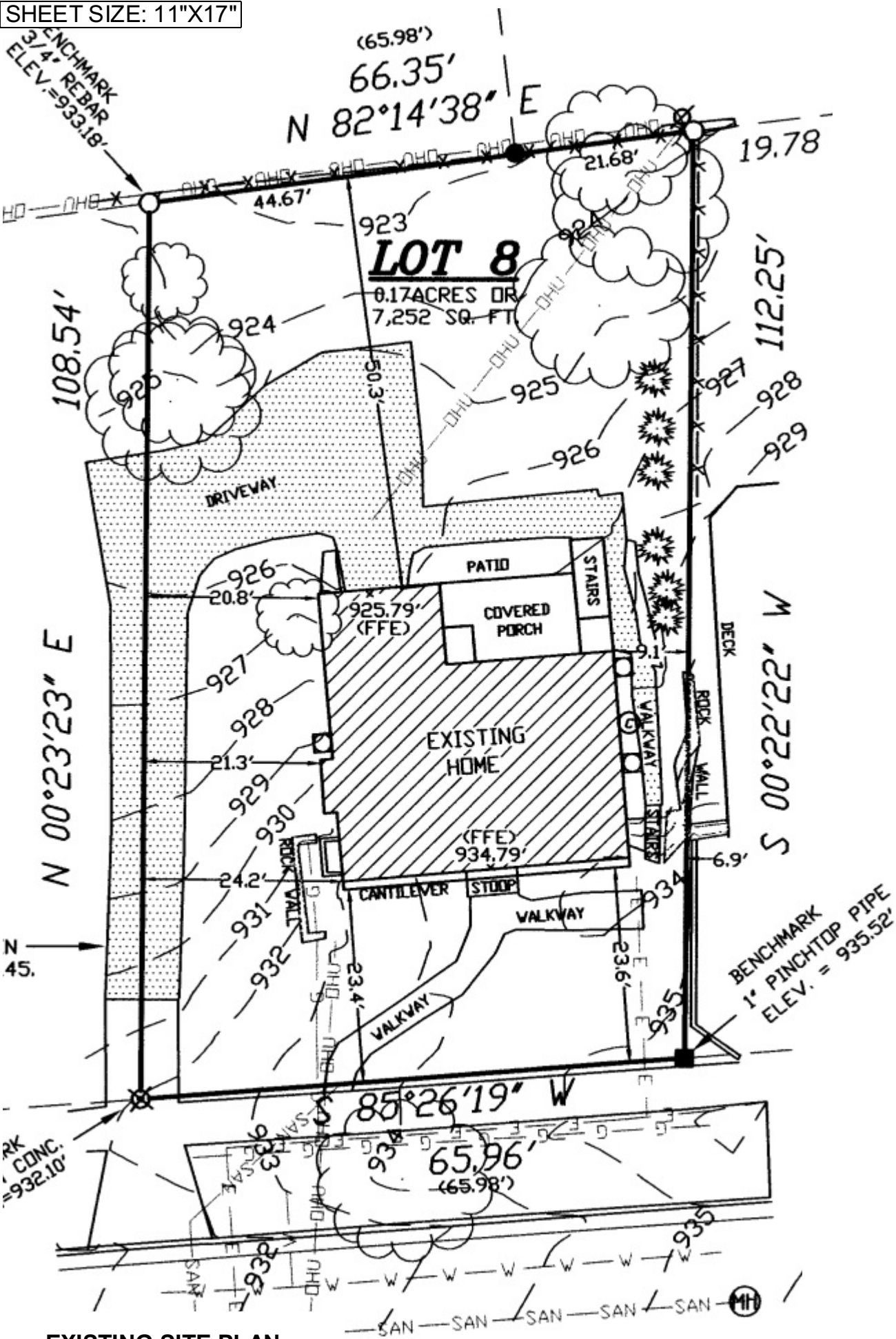


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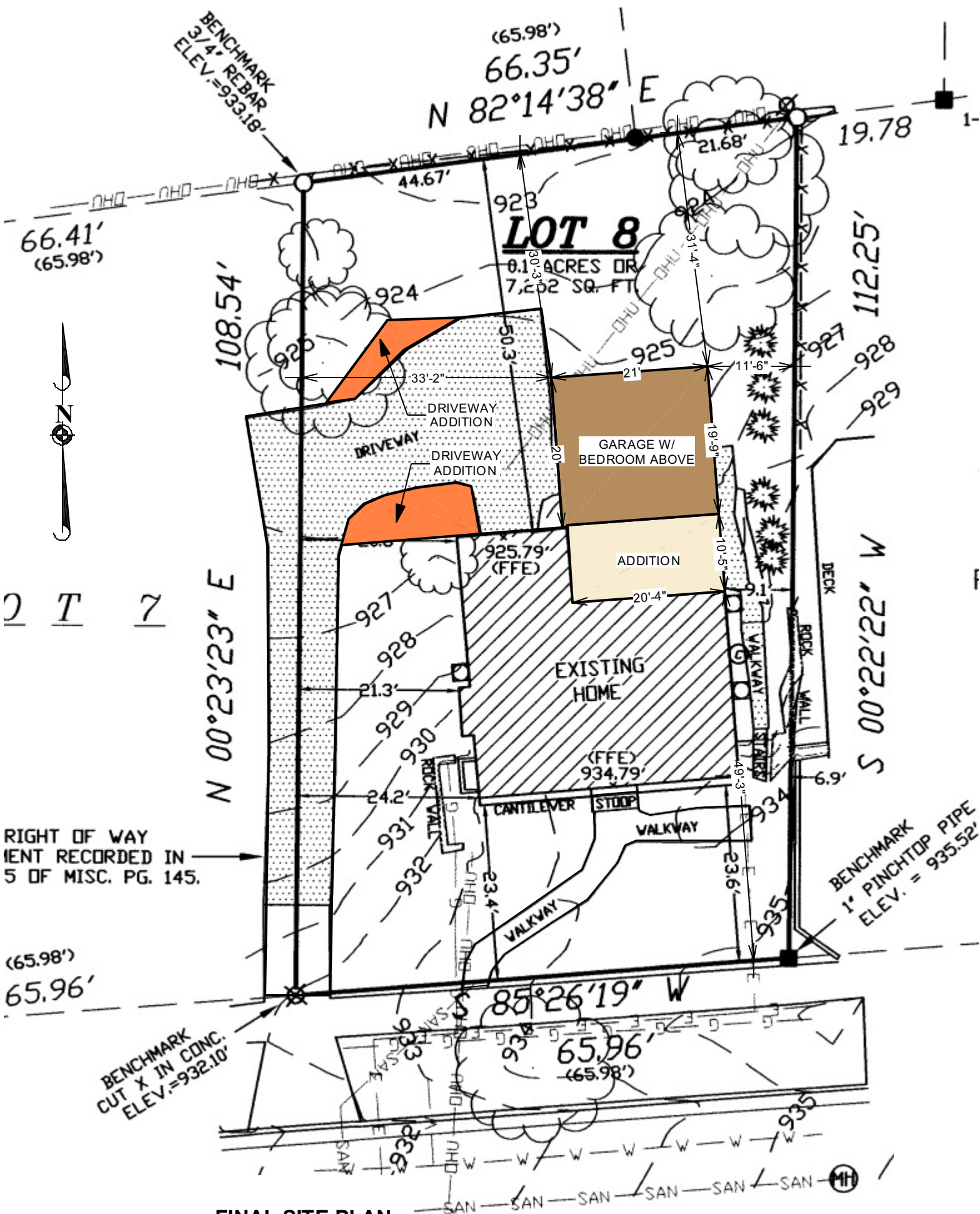
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EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



FINAL SITE PLAN

SCALE: 1/16" = 1'-0"

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SITE PLAN

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EXTERIOR RENDERINGS

SCALE: NTS

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EXTERIOR RENDERINGS

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OVERHEAD RENDERINGS

SCALE: NTS

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		Huang Remodel/Addition 2110 Bascom Street, Madison, WI 53726	
DATE	DESCRIPTION	DATE	DESCRIPTION
03/10/25	LANDMARK SUBMITTAL	03/10/25	LANDMARK SUBMITTAL
08/18/25	UPDATED PLAN	08/18/25	UPDATED PLAN
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OVERHEAD RENDERINGS			
A-10			





INTERIOR RENDERINGS

SCALE: NTS

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INTERIOR RENDERINGS

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