



**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: 1112 Garfield St., Madison WI 53711

Name of Owner: Jason and Marcella Speich

Address of Owner (if different than above): _____

Daytime Phone: 608-235-8374 Evening Phone: _____

Email Address: jason@kieckhefergroup.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: Replacing part of a second-story deck with a second story addition, adding additional living space desired for a growing family. Proposed addition adds one bedroom to the house and adds much-needed closet space for master bedroom. Addition will have a smaller footprint than the current space.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300.00
Receipt: 104698-0006
Filing Date: 9-17-2020
Received By: TWS
Parcel Number: 0709 2242 7012
Zoning District: TR-C2
Alder District: 13 - EVERS

Hearing Date: 10-15-2020
Published Date: 10-8-2020
Appeal Number: LNDYAR-2020-00010
GQ: OK!
Code Section(s): 28.043 (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.

This is a triangular, cutout lot smaller in size than most other properties in this district. Current first floor addition we are hoping to build on does not comply with current setback regulations. We are also on an alley.

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.

Triangular lot and proximity to alley make building on the space concordant to the public interest. We are simply putting a second story on an existing space. Existing first floor and deck are already in the setback, a pre-existing condition when we purchased the house.

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.

Triangular shape of the lot prevents us from adding a second story to a significant portion of the house.

Current deck is unnecessarily large, visually unappealing, and difficult to use/maintain because of sun exposure.

Existing first floor and deck are already in the setback, a pre-existing condition when we purchased the house.

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.

Everything that is currently there was already built into the house when purchased in 2008. We are simply putting a second story on part of an existing space.

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

The proposed addition sits on the alley and toward the back of the neighbor's lot. The closest structure is a garage.

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

The proposed addition will have windows and stucco to match the existing house.

Rooflines and roofing will match current roofing.

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> <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).
<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).
<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"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input checked="" 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: Jason Sprick **Date:** 09/21/2020

-----(For Office Use Only)-----

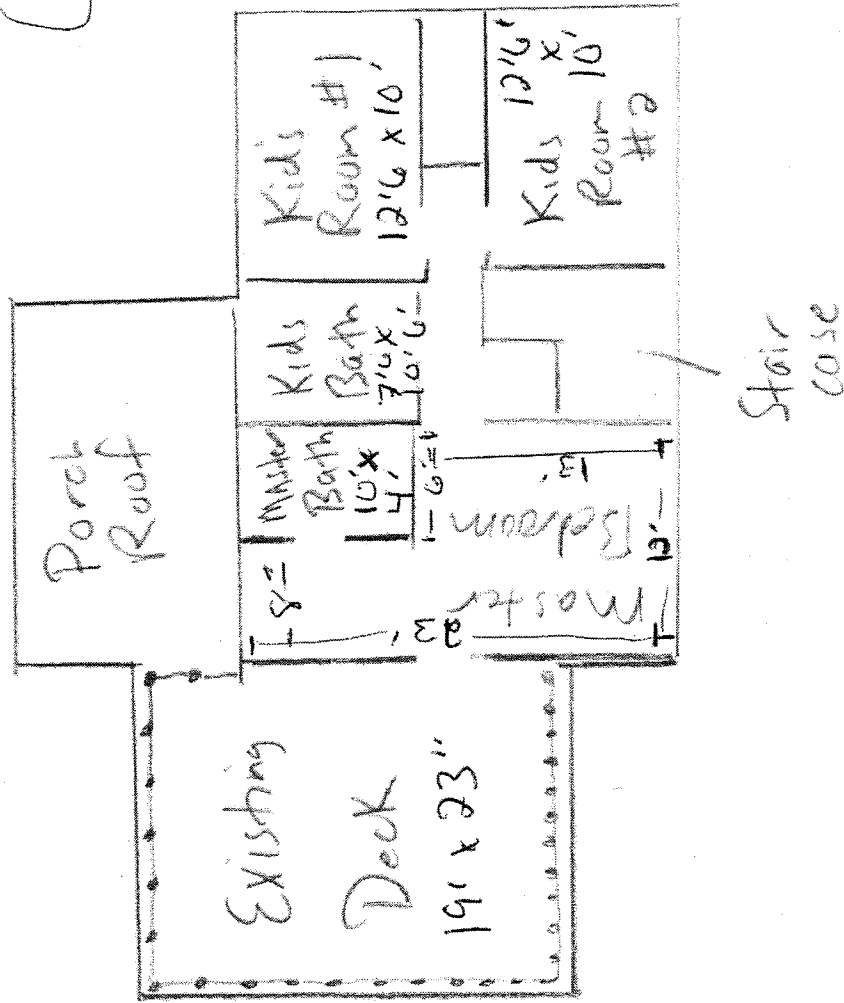
<u>DECISION</u>		
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.		
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved		
Zoning Board of Appeals Chair:		Date:

Existing

Floor

Plan

Speich



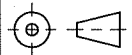


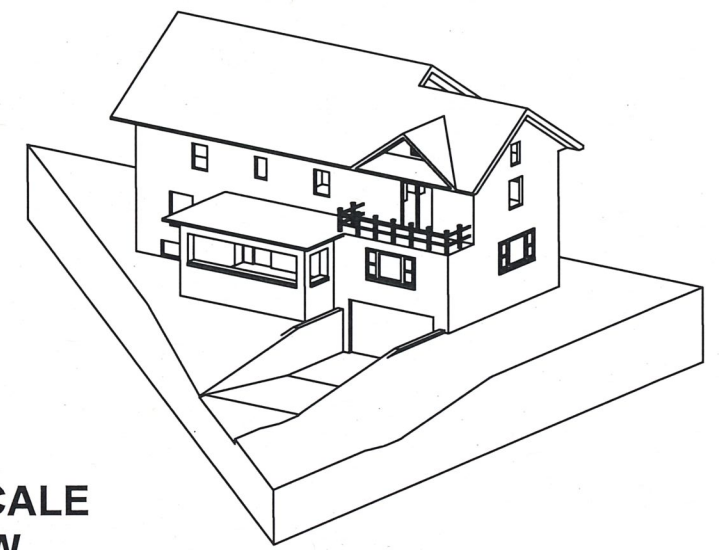
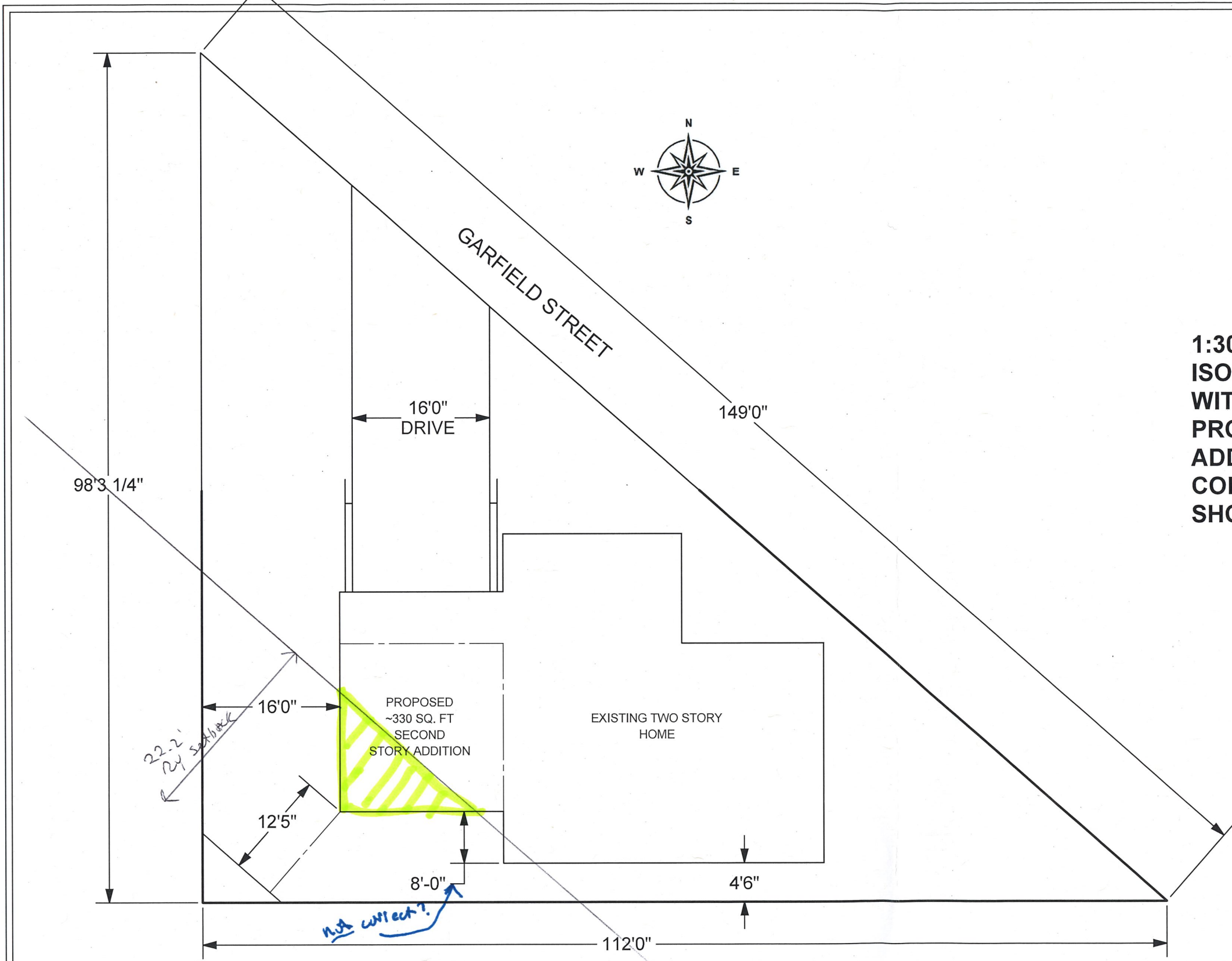
SPEICH FAMILY 2ND FLOOR ADDITION 1112 GARFIELD STREET MADISON, WISCONSIN



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2. SITE PLAN
3. FLOOR PLAN USAGE
4. EXTERIOR ISOMETRIC VIEWS
5. EXTERIOR ELEVATIONS

REV	TITLE	SCALE	EXCEPT AS NOTED, ALL DIMS ARE INCHES, DIMENSIONS IN [] ARE MILLIMETERS	SPEICH FAMILY 2ND FLOOR ADDITION 1112 GARFIELD STREET MADISON, WISCONSIN 53711
DATE 7/23/20	COVER PAGE	1:80		
	NOTES	SIZE	INCHES X.X = ± .020 X.XX = ± .010 X.XXX = ± .005 ∠ = ± 1°	
		B	SHEET 1 OF 5	



1:300 SCALE
ISO VIEW
WITH
PROPOSED
ADDITION
CONCEPT
SHOWN

2-Story Single-Family Dwelling
2nd Level Addition
Rear Yard

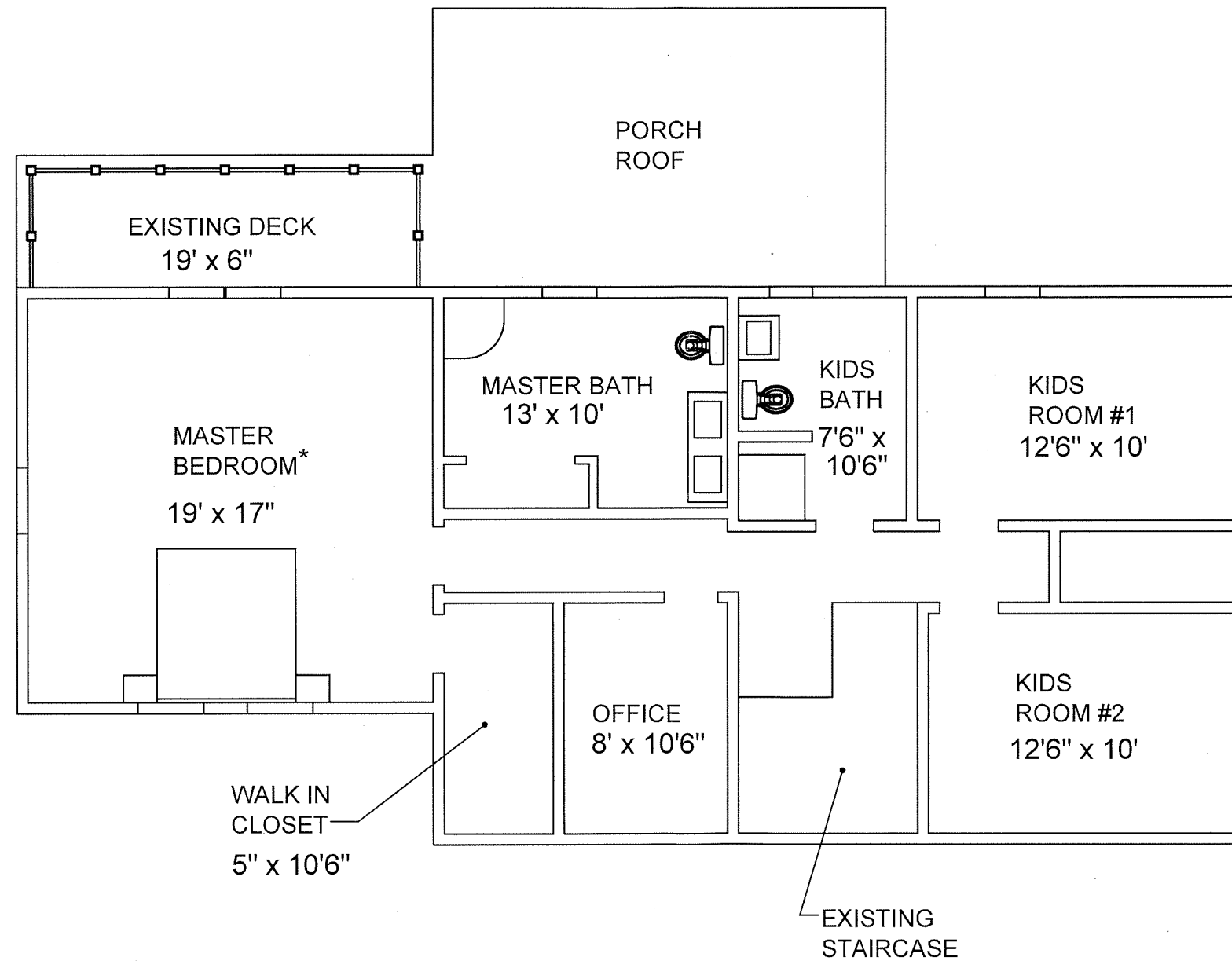
22.2' Required
12.42' Provided

9.78' Variance

1:150 SCALE

Lot Depth = 74' → 22.2' RY setback

REV	TITLE	SCALE	EXCEPT AS NOTED, ALL DIMS ARE INCHES, DIMENSIONS IN [] ARE MILLIMETERS	SPEICH FAMILY 2ND FLOOR ADDITION 1112 GARFIELD STREET MADISON, WISCONSIN 53711
DATE	NOTES	SIZE		
7/23/20		B	INCHES X.X = ± .020 X.XX = ± .010 X.XXX = ± .005 ∠ = ± 1°	SHEET 2 OF 5

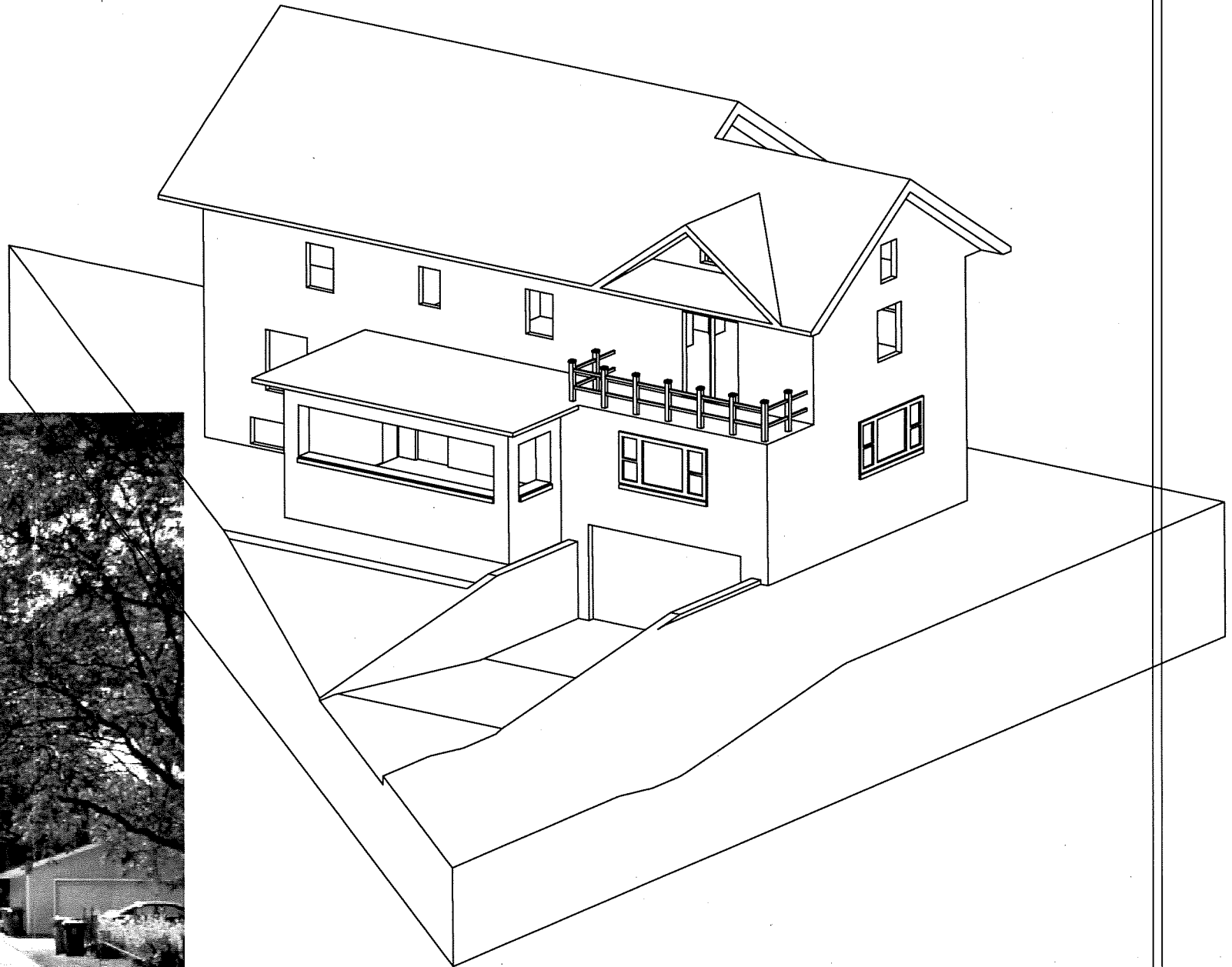
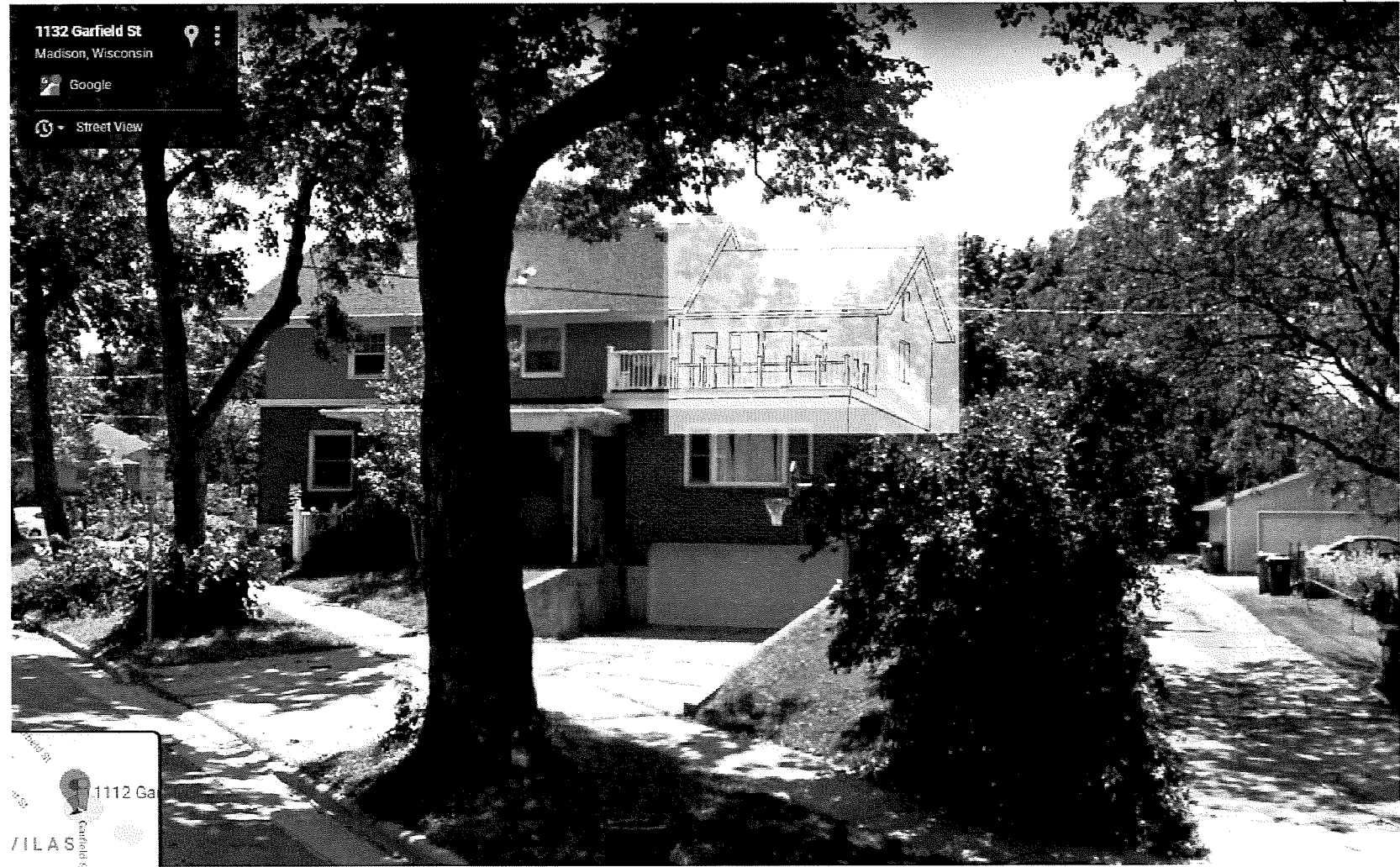


EXISTING BATHROOMS
ARE IN LOCATIONS INDICATED.

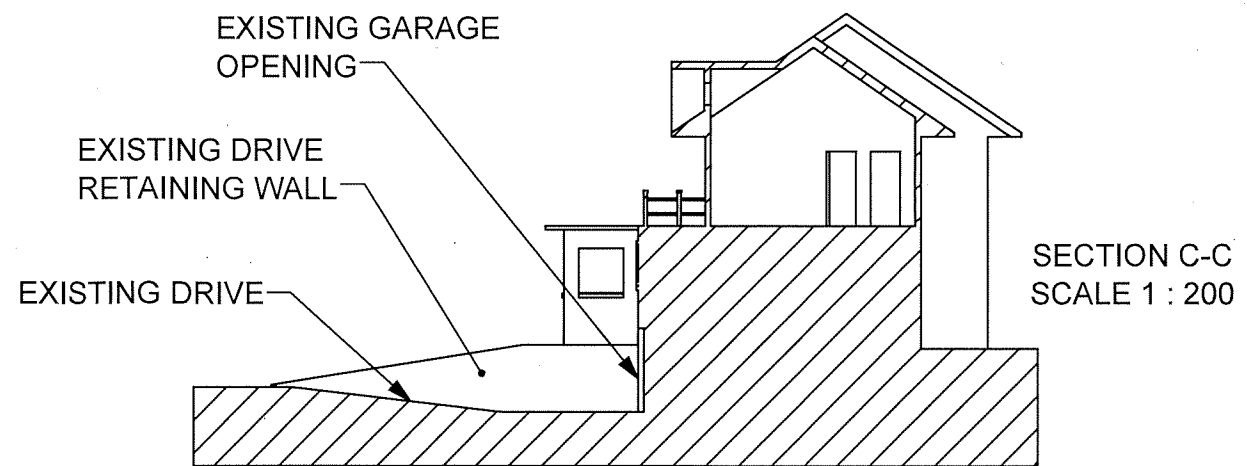
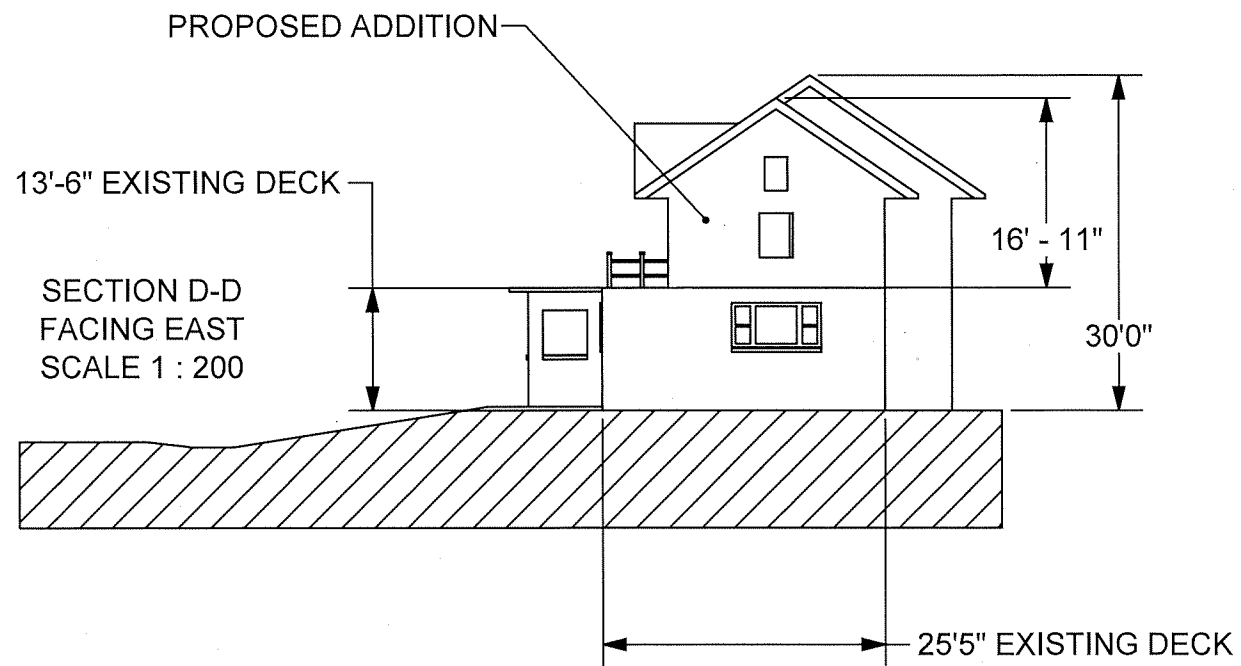
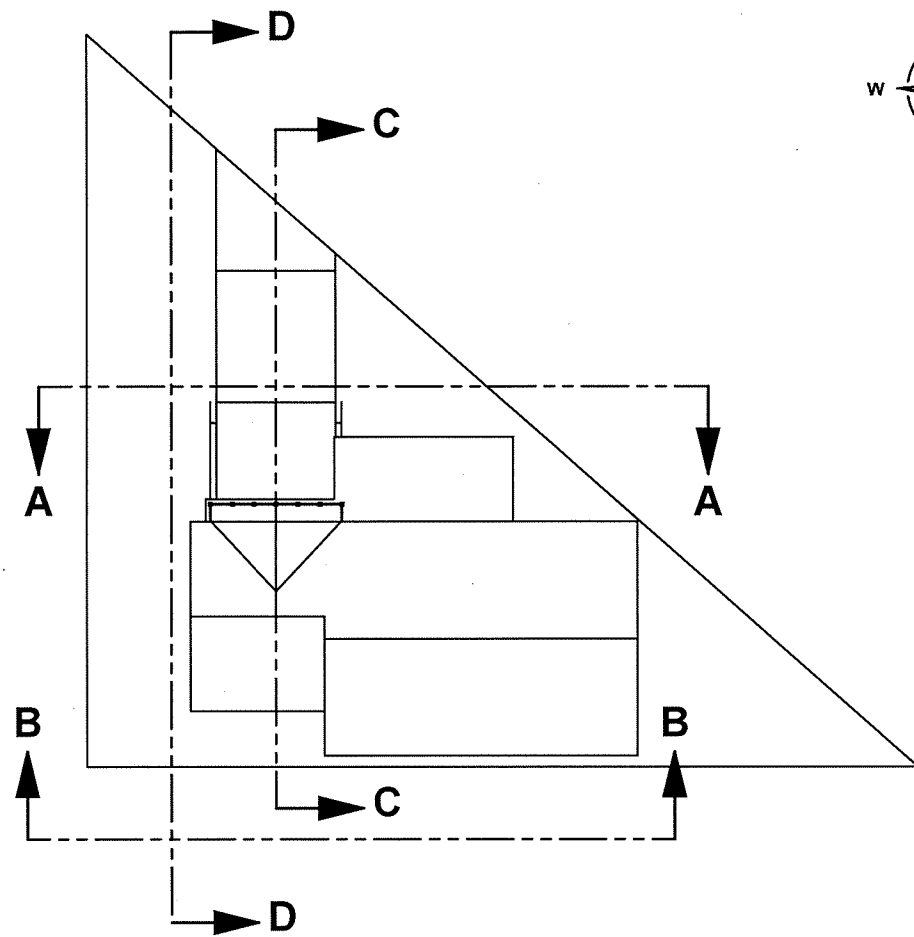
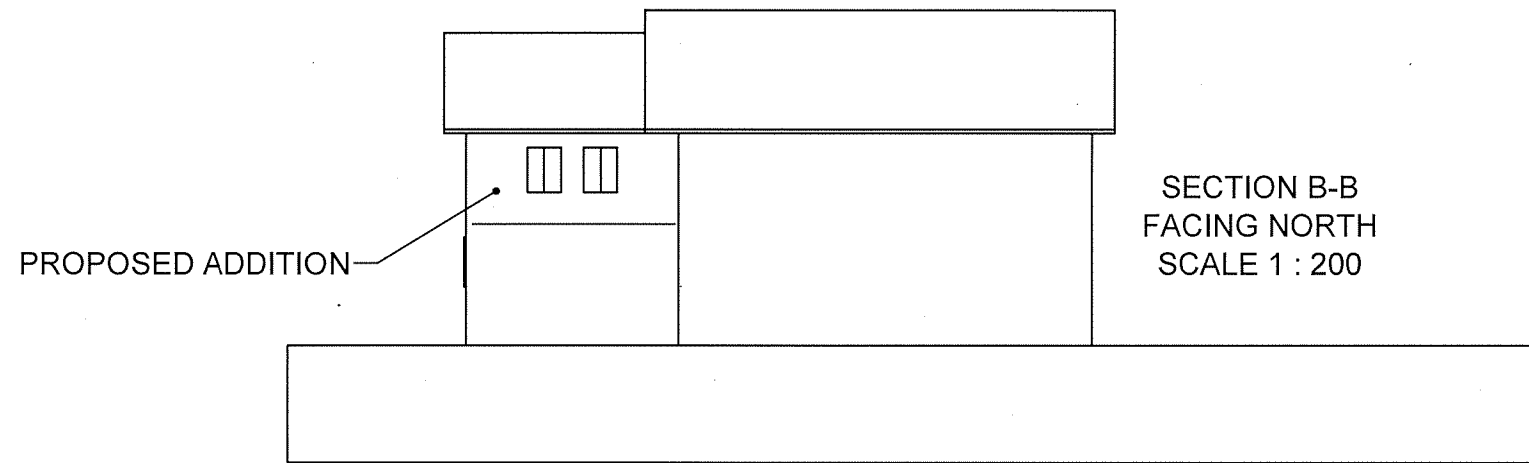
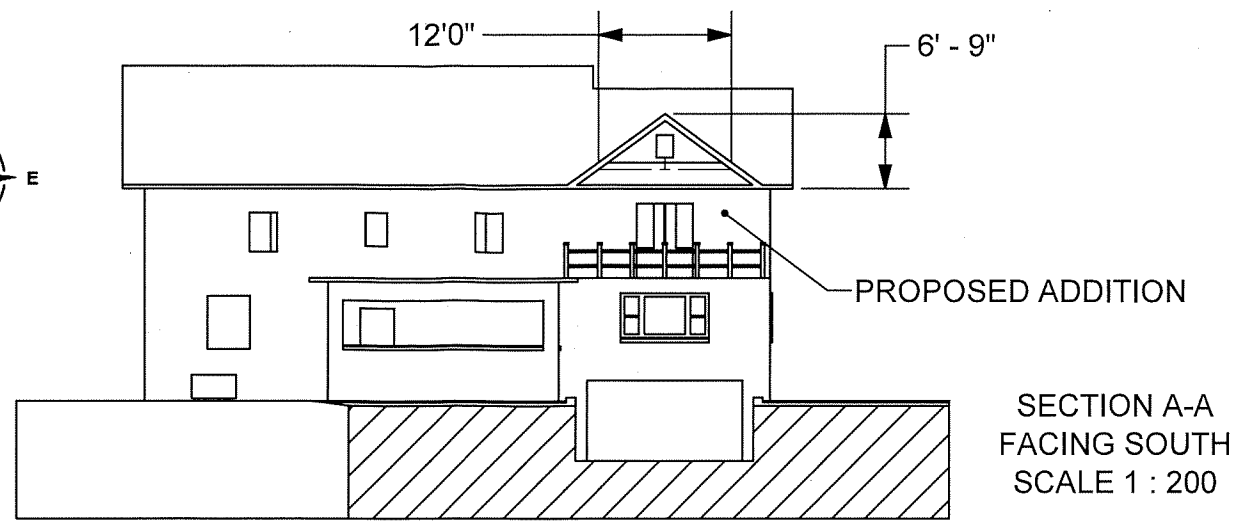
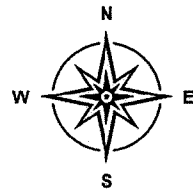
REMODEL OF THESE BATH
SPACES ARE PART OF THIS
PROPOSAL WITHOUT MOVING
EXISTING PLUMBING GANG
WALL.

*Only New Space

REV	TITLE	SCALE	EXCEPT AS NOTED, ALL DIMS ARE INCHES, DIMENSIONS IN [] ARE MILLIMETERS	SPEICH FAMILY 2ND FLOOR ADDITION 1112 GARFIELD STREET MADISON, WISCONSIN 53711
DATE	FLOOR PLAN USAGE	1:80		
7/23/20	NOTES	SIZE	INCHES X.X = ± .020 X.XX = ± .010 X.XXX = ± .005 ∠ = ± 1"	
		B	SHEET 3 OF 5	



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		B		



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7/23/20	NOTES	SIZE	INCHES X.X = ± .020 X.XX = ± .010 X.XXX = ± .005 ∠ = ± 1°	
		B	SHEET 5 OF 5	