

23308



ZONING BOARD OF APPEALS

VARIANCE APPLICATION

Madison \$300 Filing Fee

Type or print using pen, not pencil.

FOR OFFICE USE ONLY	
Amount Paid \$300	Receipt #122434
Received by GSP	Filing Date 7/11/11
Hearing Date July 28, 2011	
Zoning District R2	
Parcel # 0709-281-0705-6	
Published 7-21-11	
Ald. District 10 - SOLOMON	
Appeal # 072811-2	
GO	
Code Section # 28.04(5)(b)	

Address of Subject Property: 613 CRANDALL

Name & Address of Owner:
 LINDA BERNHARDT
 Daytime Phone: 608-575-7395 Evening Phone: NONE
 E-mail address:

Name & Address of Applicant (Owner's Representative):
 BADGER GARAGE BUILDERS - MILT ARENDT
 Daytime Phone: 608-212-2222 Evening Phone: SAME
 E-mail address: BADGERGARAGE@CHARTER.NET

Brief Summary of Proposed Construction:
 REMOVE EXISTING 12'6" X 18'6" DETACHED GARAGE
 BUILD NEW 12' X 22' USING SAME FOOTPRINT

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: *Linda Bernhardt*

Standards for Variance. The Zoning Board of Appeals shall not vary the regulations of this ordinance, as authorized, unless it shall make findings based upon the evidence presented to it in each specific case that all of the following conditions are present:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification.
3. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

----- (Do not write below this line/For Office Use Only) -----

DECISION

The Board, in accordance with the findings of fact, hereby determines that the requested variance **(is) (is not)** in compliance with all of the standards for a variance. Further finding of fact is stated in the minutes of this public hearing.

The Zoning Board of Appeals: Approved Denied Conditionally approved

Zoning Board of Appeals Chair: _____ **Date:** _____

MAINTENANCE EASEMENT

Kathy Germanotta, owner of property located at 621 Crandall St., hereinafter referred to as the "Grantor", grants to Linda A Bernhardt, owner of property located at 613 Crandall Street (Legal Description: Parcel # 070928107056, Lot # 0, Block 0, Plat of Wingra, Lot 33, Block 8), hereinafter referred to as the "Grantee", the right, privilege, and easement to temporarily use and occupy, for maintenance purposes only, the land immediately adjacent to the proposed garage at 613 Crandall St.

The Grantor grants to the Grantee a right, privilege, and easement to temporarily use and occupy the parcel of land hereinbefore described for the maintenance of the exterior of garage at 613 Crandall St.

The foregoing maintenance easement is granted subject to the following conditions: (1) that immediately following any maintenance activities, the Grantee will remove all debris, surplus material, and maintenance equipment and supplies from the easement area and leave the premises in a neat and presentable condition; and (2) that in the event any fences, bushes, driveway, or other improvements within the easement area are removed or damaged during any maintenance activities, the Grantee will repair, replace, or restore such improvements to the satisfaction of the Grantor.

Executed this 14 day of JULY, 2011.

[Signature]
Grantor

The signatures of KATHY GERMANOTTA

(Grantor) has been authenticated by me this 14 day of JULY, 2011.

No Blue ink or FAXED copies please!

Jill J Kowby

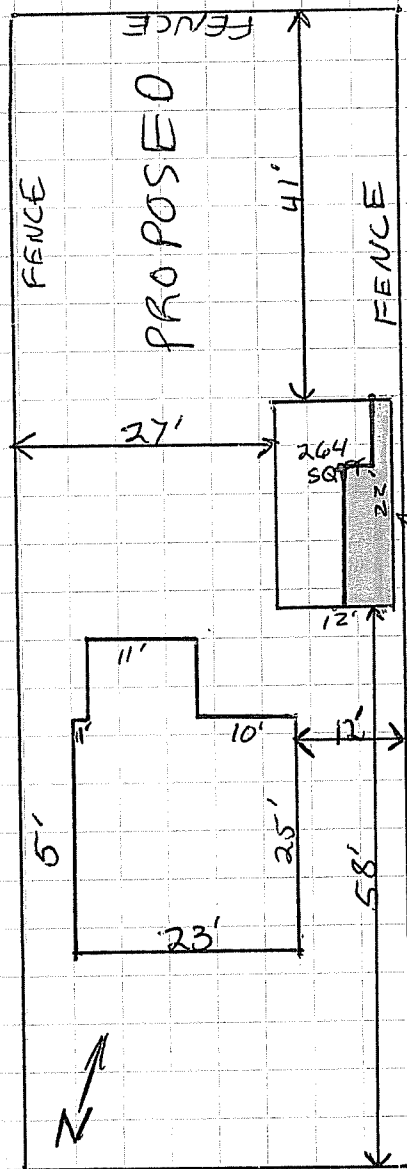
My Commission expires on is permanent.

SITE PLAN

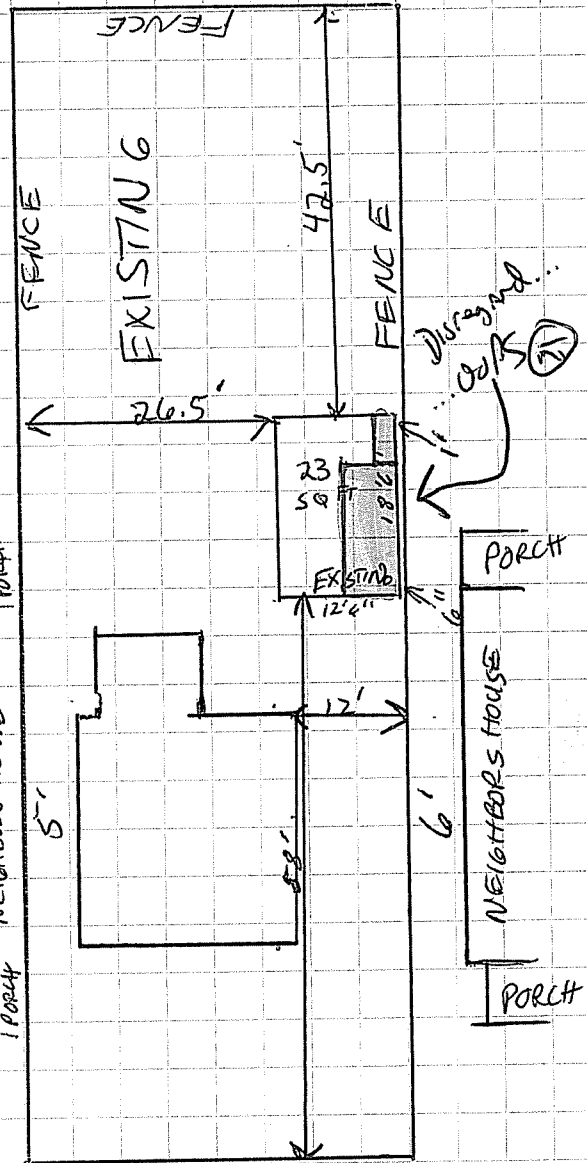
SCALE = 20

LINDA BERNHARDT
613 CRANDALL ST.

Detached Accessory Building
(GARAGE)
Side Lot Line
6.0' Required
1.0' Provided
5.0' Variance



613 CRANDALL

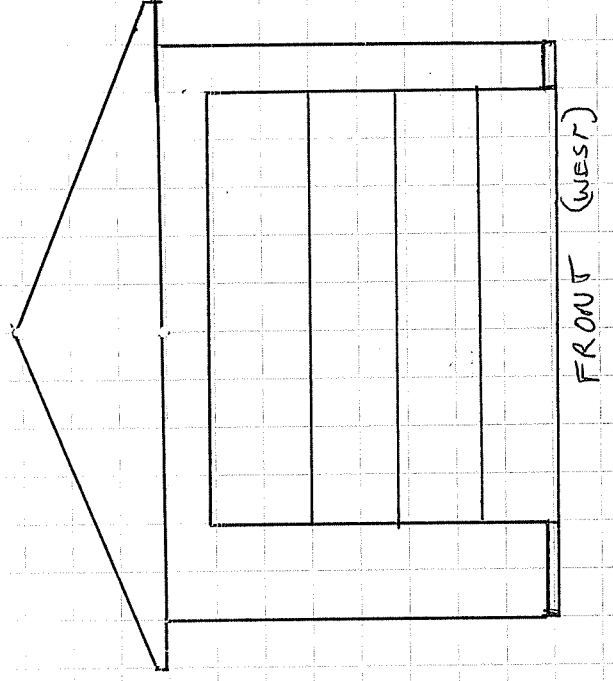
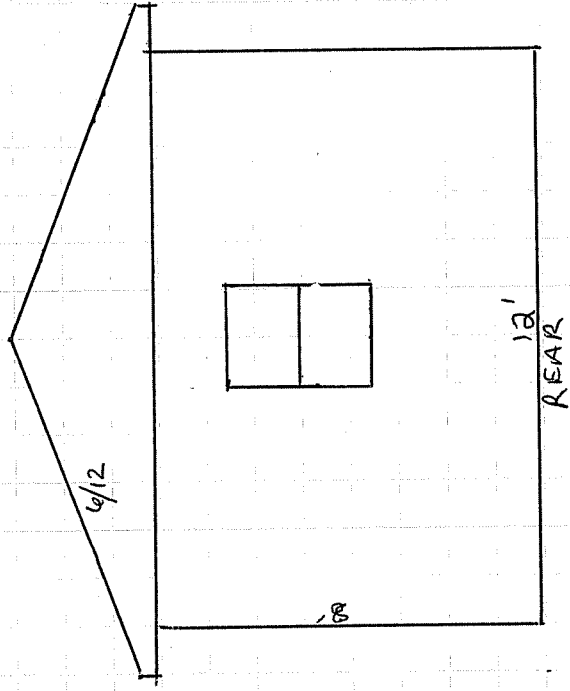
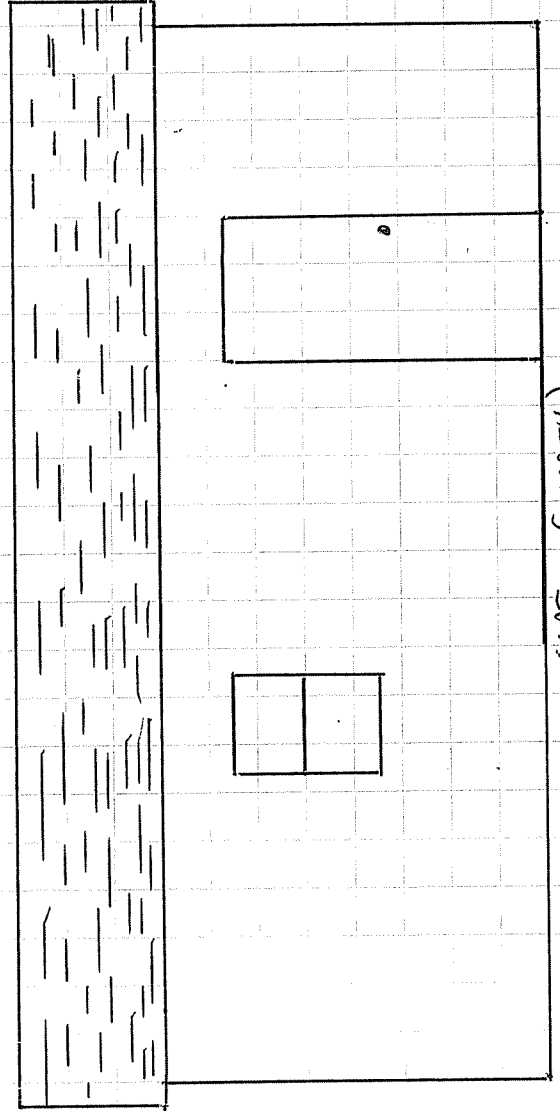
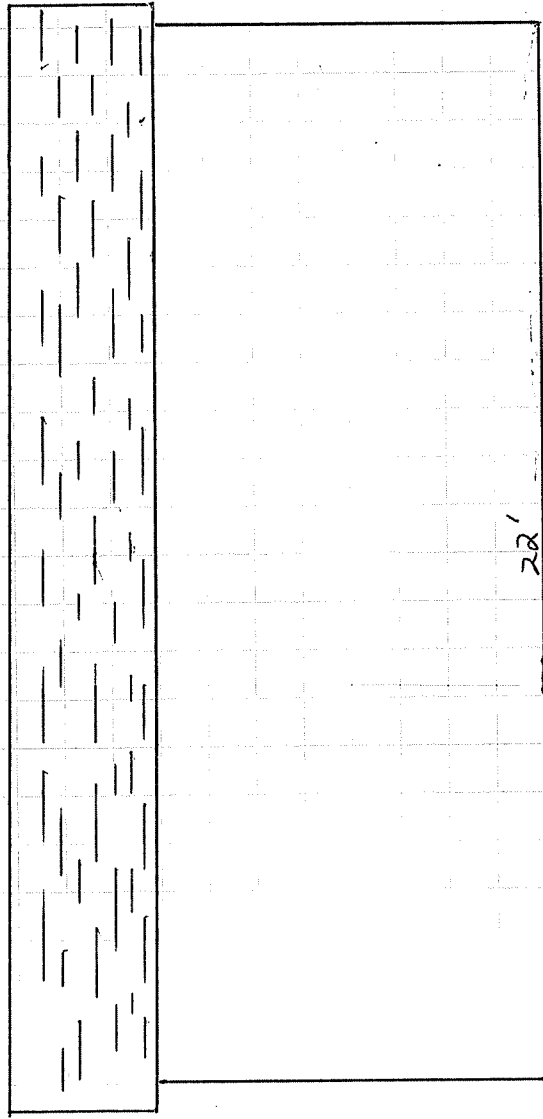


613 CRANDALL

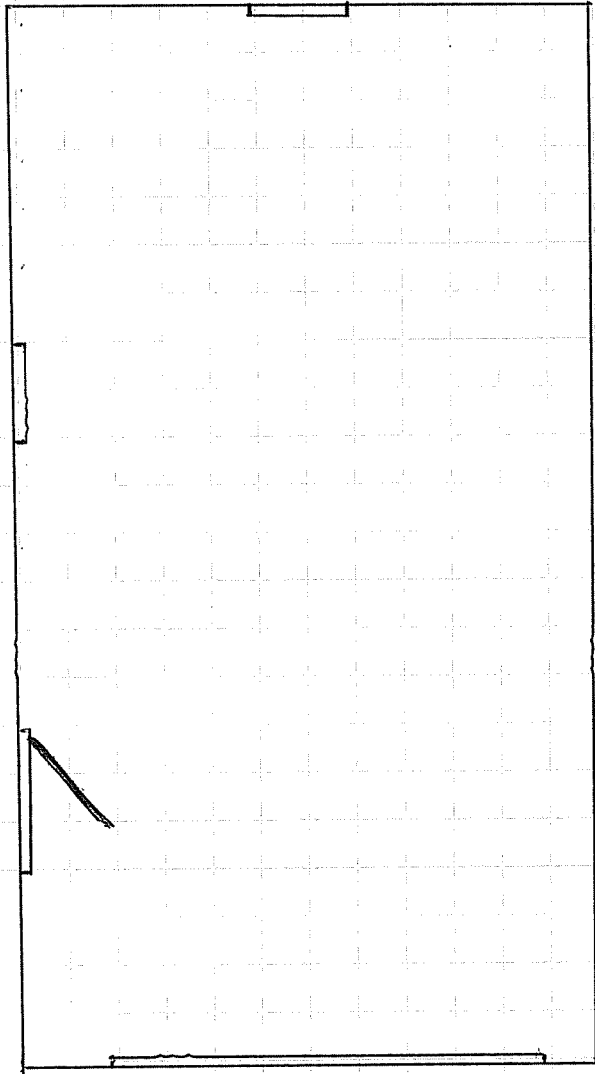
ELEVATIONS 1" = 4'

LINDA BERNHARDT

613 CRAUDALL



LINDA BERNHARDT
613 CRANDALL ST



FRONT (WEST)

FLOOR PLAN