



ZONING BOARD OF APPEALS
AREA EXCEPTION APPLICATION

Madison \$300 Filing Fee

Type or print using pen, not pencil.

FOR OFFICE USE ONLY

Amount Paid \$300 Receipt # 121936
 Received by JLC Filing Date 6/27/11
 Hearing Date 7-14-11
 Zoning District R2
 Parcel # 0710-053-2317-7
 Published 7-7-11
 Ald. District 6-Marsha Rummel
 Appeal # 091411-5
 GO W P-08
 Code Section # 28.08(3)(g)2.b.

Address of Subject Property: 530 MAPLE AVE, MADISON WI 53704

Name & Address of Owner: Hugh Wing + Maj Fischer.

Daytime Phone: 608-279-4406 Evening Phone: 608-554-0774

E-mail address: Hughwing63@yahoo.com.

Name & Address of Applicant (Owner's Representative): MARK M. SMITH / WORK ARCH.

Daytime Phone: 608.345.3476 Evening Phone:

E-mail address:

Brief Summary of Proposed Construction: Remodel existing bathroom + porch to become a kitchen. Remodel roof to cover porch on the rear porch.

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.** JLC & PAD 6/27/11

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 required area exception
- 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 area exception request and required by Zoning Staff. (Most additions and expansions will require floor plans.)

Front yard area exceptions only. Show the building location (front setback) of all properties contiguous on both sides and within 200 feet of the subject property to determine front setback average.

Area exception 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 read the standards and review guidelines, which the Zoning Board of Appeals will use when acting on applications for area exceptions.

Owner's Signature:

AREA EXCEPTION STANDARDS. No area exception shall be granted by the Zoning Board of Appeals unless such Board shall find that all of the following conditions are present:

1. That the area exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the area exception.
3. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the area exception 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 within the neighborhood.

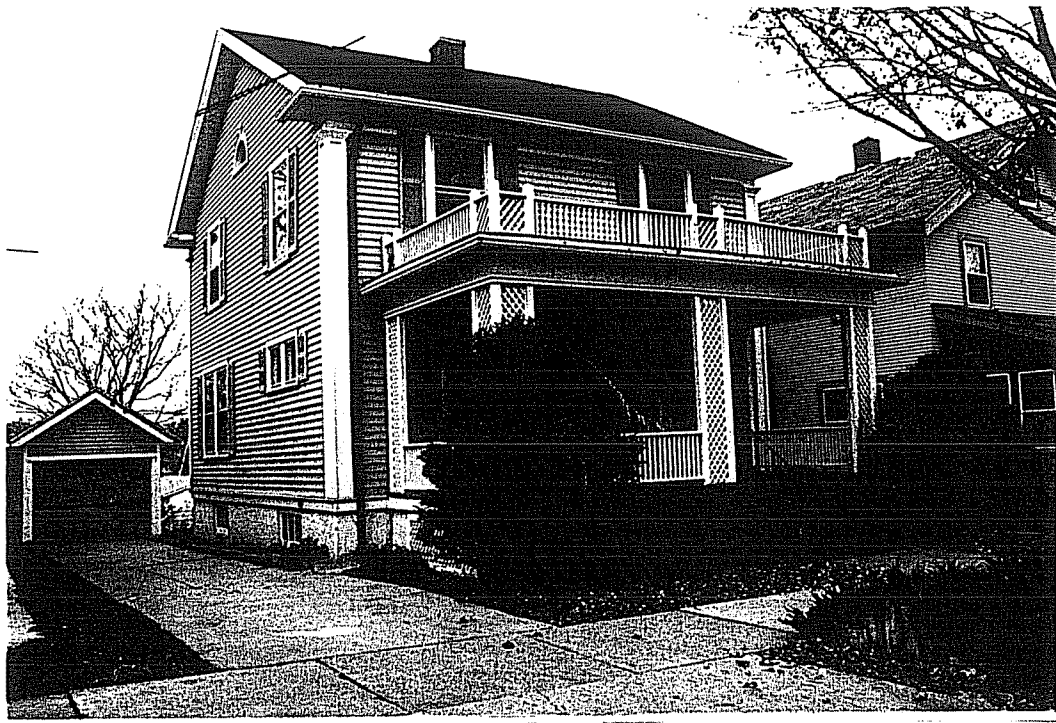
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Eligibility Requirements:

- 1. The lot is less than 50 feet in width.
- 2. The lot is less than or equal to 100 feet in depth.
- 3. The lot is less than 6,000 square feet in area.
- 4. The structure proposed to be altered is nonconforming to current bulk requirements of the district.
- 5. An adjacent lot has a structure that is nonconforming to current bulk requirements of the district on the side towards the lot seeking an area exception.
- 6. The lot is adjacent to public right-of-way, a park, the rear yard of a reversed corner lot, or a railroad right-of-way.
- 7. The lot contains trees of the following minimum sizes that affect compliance within the current bulk requirements of the District:
 - a. Deciduous trees with a trunk caliper measurement of twelve (12) or more inches.
 - b. Evergreen trees 20 or more feet in height.
- 8. The lot contains storm water drainage characteristics or a slope of at least 2 feet over 10 feet that affects compliance with the current bulk requirements of the district.
- 9. The lot has a nonrectangular shape.
- 10. Recorded utility easement(s) on the lot that affect compliance with the current bulk requirements of the district.

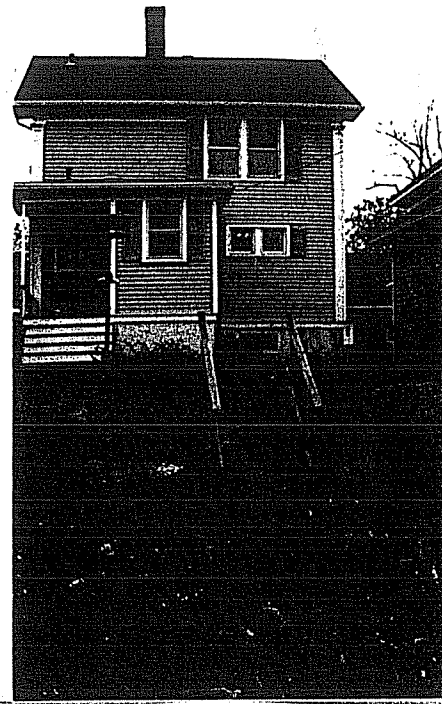
The Zoning Administrator has determined that the property (is) (is not) eligible to be considered for an area exception.

DECISION	
The Board, in accordance with the findings of fact, hereby determines that the requested area exception (is) (is not) in compliance with all of the standards for an area exception. Further finding of fact is 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:



Front View

530 Maple Avenue- For Sale by Owner



Back View

Location- Charming one owner home in desirable Eastside neighborhood. Two block from Lake Monona, Lowell School, parks, and two bus lines. Walking distance to beaches, skating rinks, sledding, restaurants, stores, churches, Cinema Theater and Olbrick Gardens.

Main Level- Entry hall includes closet and storage cabinet. Living and dining room have spacious open floor plan with newly re-finished oak flooring, natural woodwork, and beautiful leaded stained glass windows. The eat in kitchen features oak cabinets, stove, refrigerator, garbage disposal, hood/fan, maple floor and large broom and vacuum closet. Full ceramic tile bathroom off kitchen with brand new water efficient toilet.

Second Floor- Three spacious bedrooms, linen closet, all with natural oak floors. Master bedroom has evening capital view during winter. The Master also features huge walk-in closet. Other bedrooms include large closets, uncommon to older most homes. Partial lake view from corner bedroom. Upstairs bath has own linen closet, and original fixtures including claw foot tub.

Basement

Attic- Large full high ceiling basement is divided into three rooms, rec. room, workshop, and laundry with built in shelving. Half bath and fruit cellar off of main room. Clothes chute in laundry from 1st and 2nd floors. Includes washer & dryer. Certified asbestos free environment.

Utilities-High efficiency natural gas zoned hot water heating, with radiant heat on first floor. Heating bill averages \$90 /month. 60 amp electrical service with 200 wiring in kitchen. Gas water heater, water softener, de-humidifier.

Exterior Features- large screened front porch with unique lattice work trim. Beautiful oak and beveled glass entry door. Built in air-tight combination windows throughout. Insulation blown in sidewalls and attic floor before aluminum siding installed. Completely maintenance free. Newer roof installed at same time. Smaller back porch with entrance, also side door with direct access to basement. One car garage with remote opener.

Dimensions- Approx. 1400 sq. feet.

Lot-Well maintained shrubs and flowers. Terraced back yard, lots of room for children to play, gardening, swimming pool or relaxing. Darwin tulips by drive planted 72 years ago.

SKETCH ADDENDUM

Owner/Client:

Property Address:

STREET

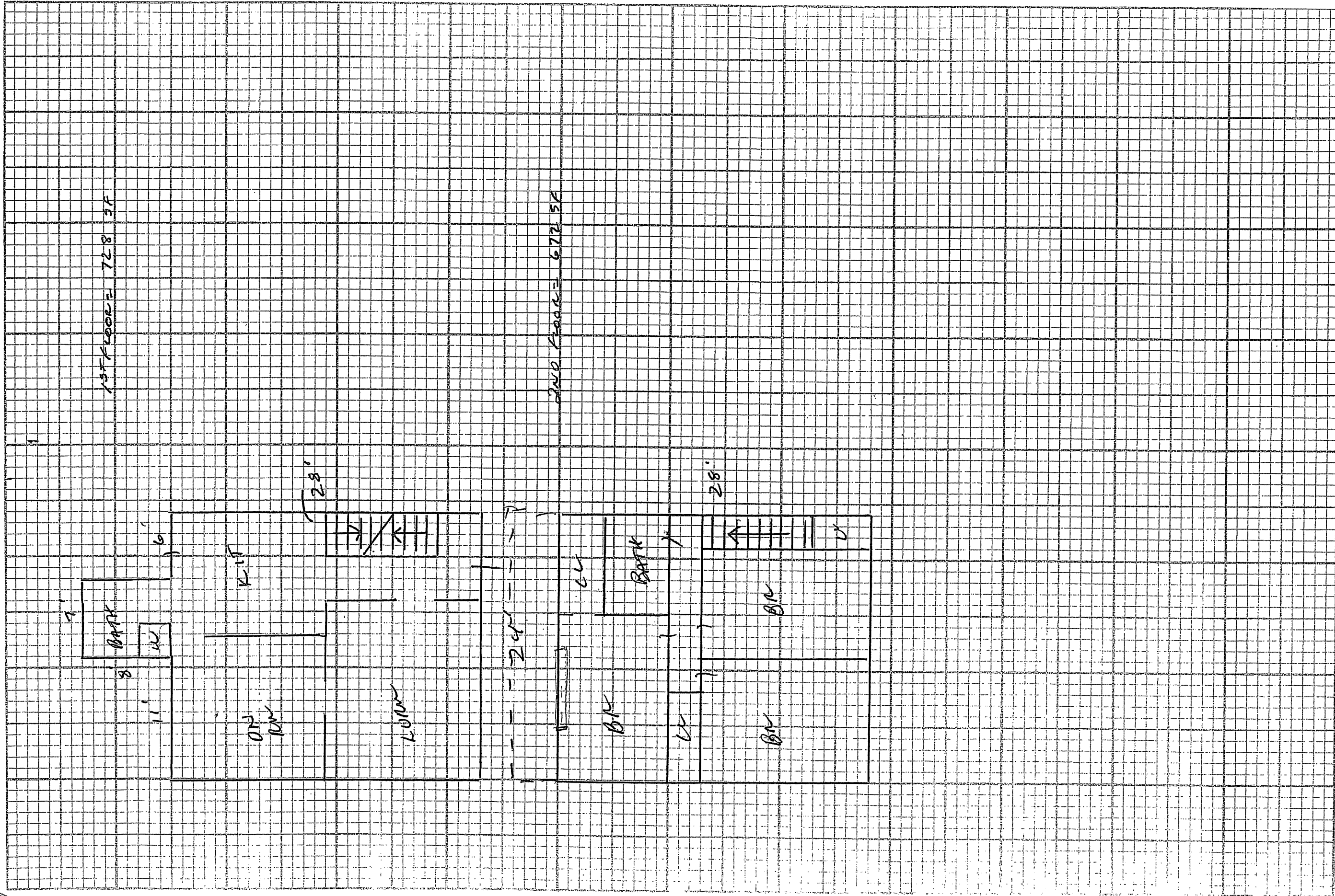
Number:

CITY

COUNTY

STATE

ZIP

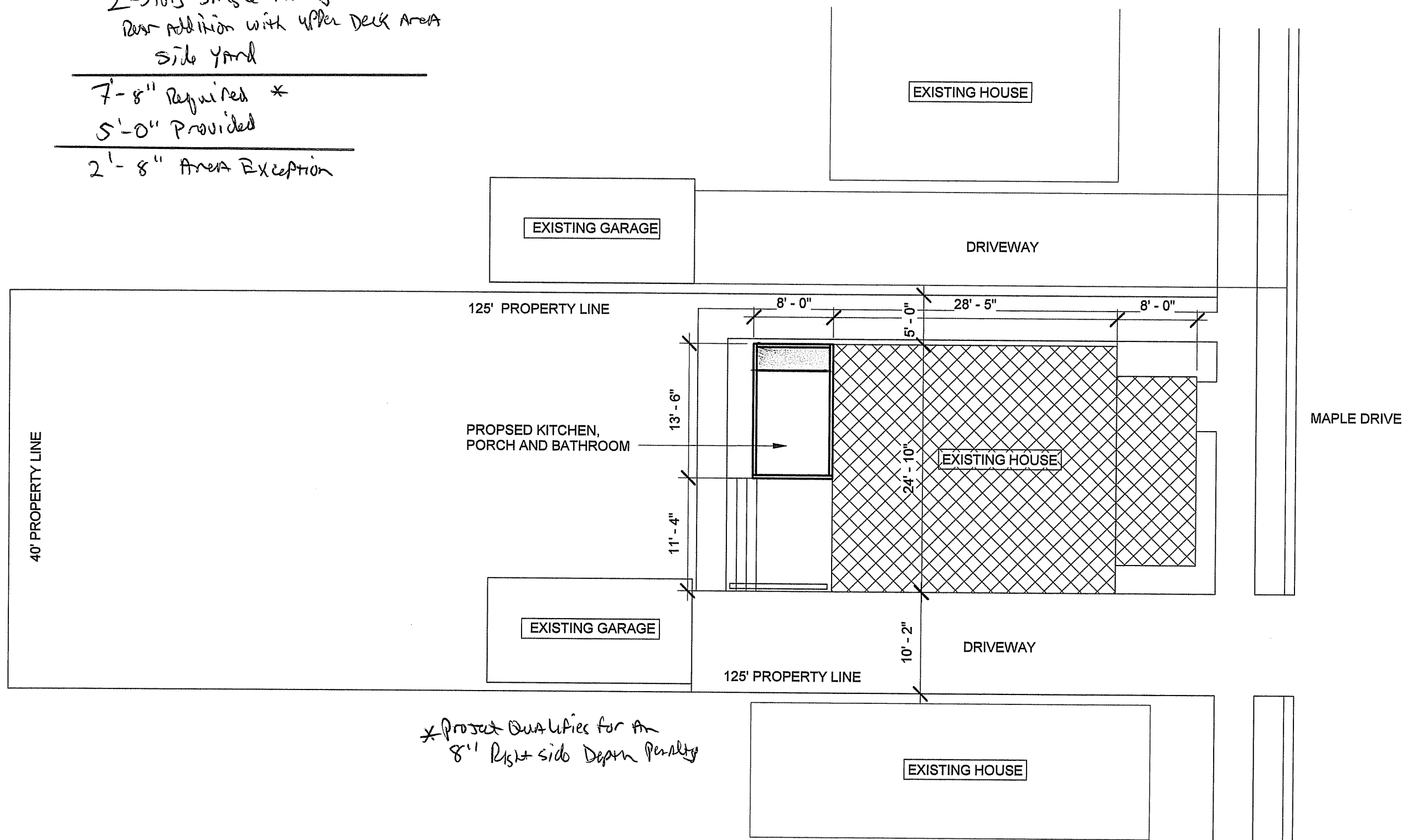


2-Story Single family home
 Rear addition with upper deck area
 side yard

7'-8" Required *

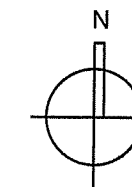
5'-0" Provided

2'-8" Area Exception



*Project Qualifies for an
 8" Right side Depth Penalty

① Proposed Site
 3/32" = 1'-0"



**WORK
 ARCHITECTS**

WORK ARCHITECTS, LLC
 2922 GREGORY STREET
 MADISON, WI 53711
 www.workarchitects.net

PROJECT INFORMATION:

Wing House
 Addition

530 Maple Drive
 Madison, WI 53704

REVISIONS

#	DATE	DESCRIPTION
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Project number 0022011
 Date June 21, 2011

C102

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2922 GREGORY STREET
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608.345.3476

PROJECT INFORMATION:

Wing House Addition

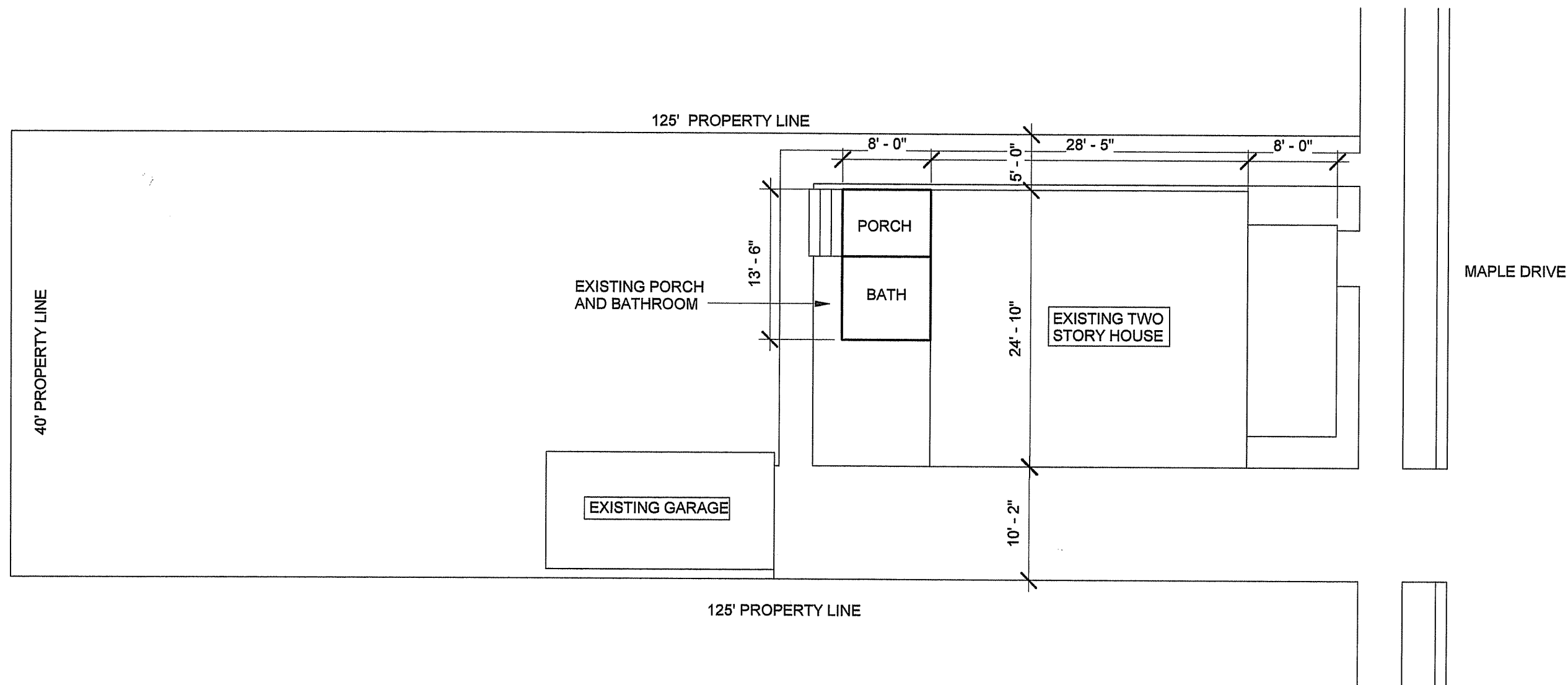
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C101



1 Site
3/32" = 1'-0"

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① West
 1/4" = 1'-0"

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① North
1/4" = 1'-0"

ROOF / SECOND FLOOR PORCH

Roof Porch
108' - 8"

NEW SIDING TO MATCH EXISTING

Partial First Floor Plan
100' - 0"

Footing and Foundation Plan
94' - 0"

A202

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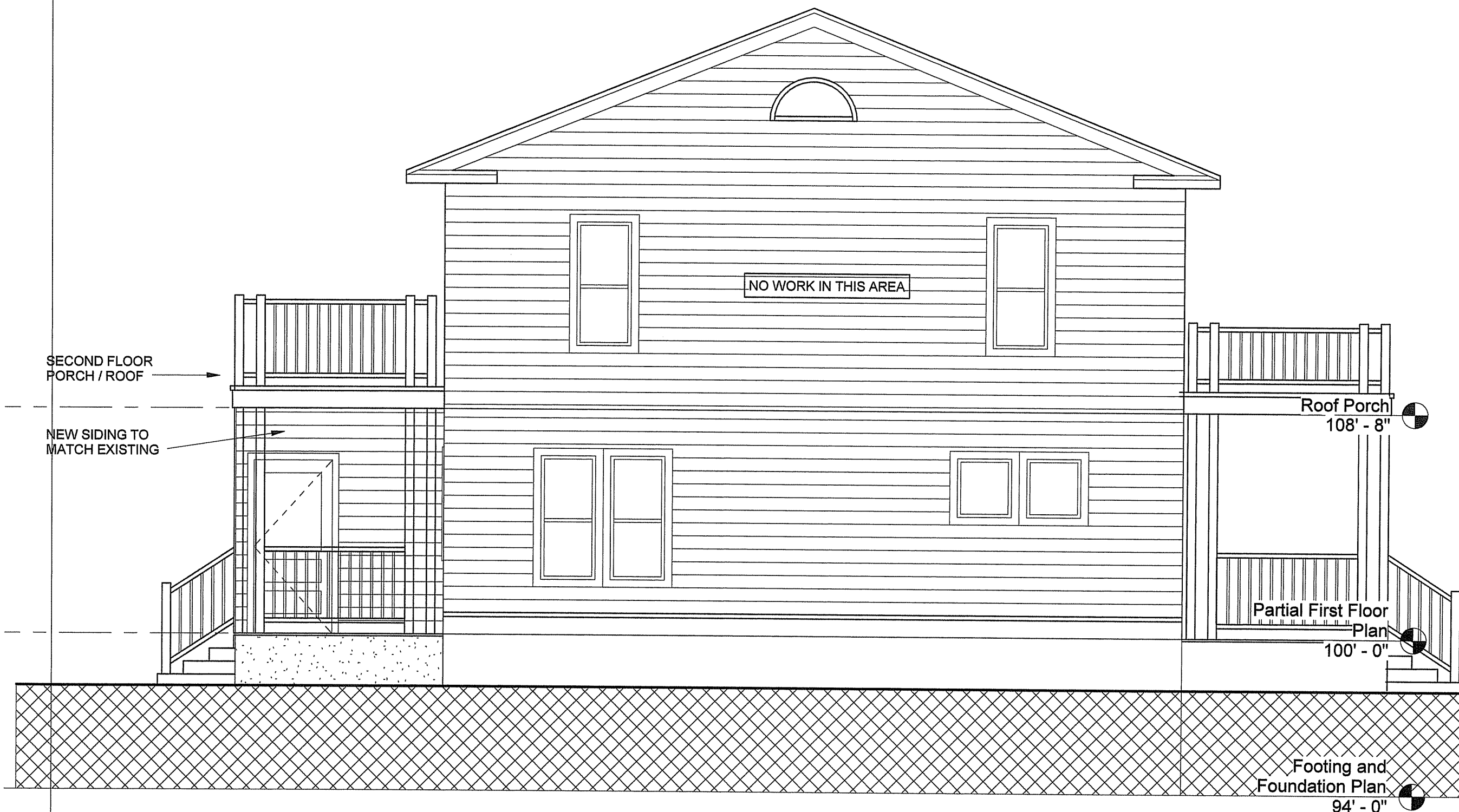
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530 Maple Drive
 Madison, WI 53704

REVISIONS

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① South
 1/4" = 1'-0"

Footing and
 Foundation Plan
 94' - 0"

Partial First Floor
 Plan
 100' - 0"

Roof Porch
 108' - 8"

SECOND FLOOR
 PORCH / ROOF

NEW SIDING TO
 MATCH EXISTING

NO WORK IN THIS AREA

Project number 0022011
 Date June 21, 2011

A203

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2922 GREGORY STREET
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LEDB. 3AS. 3976

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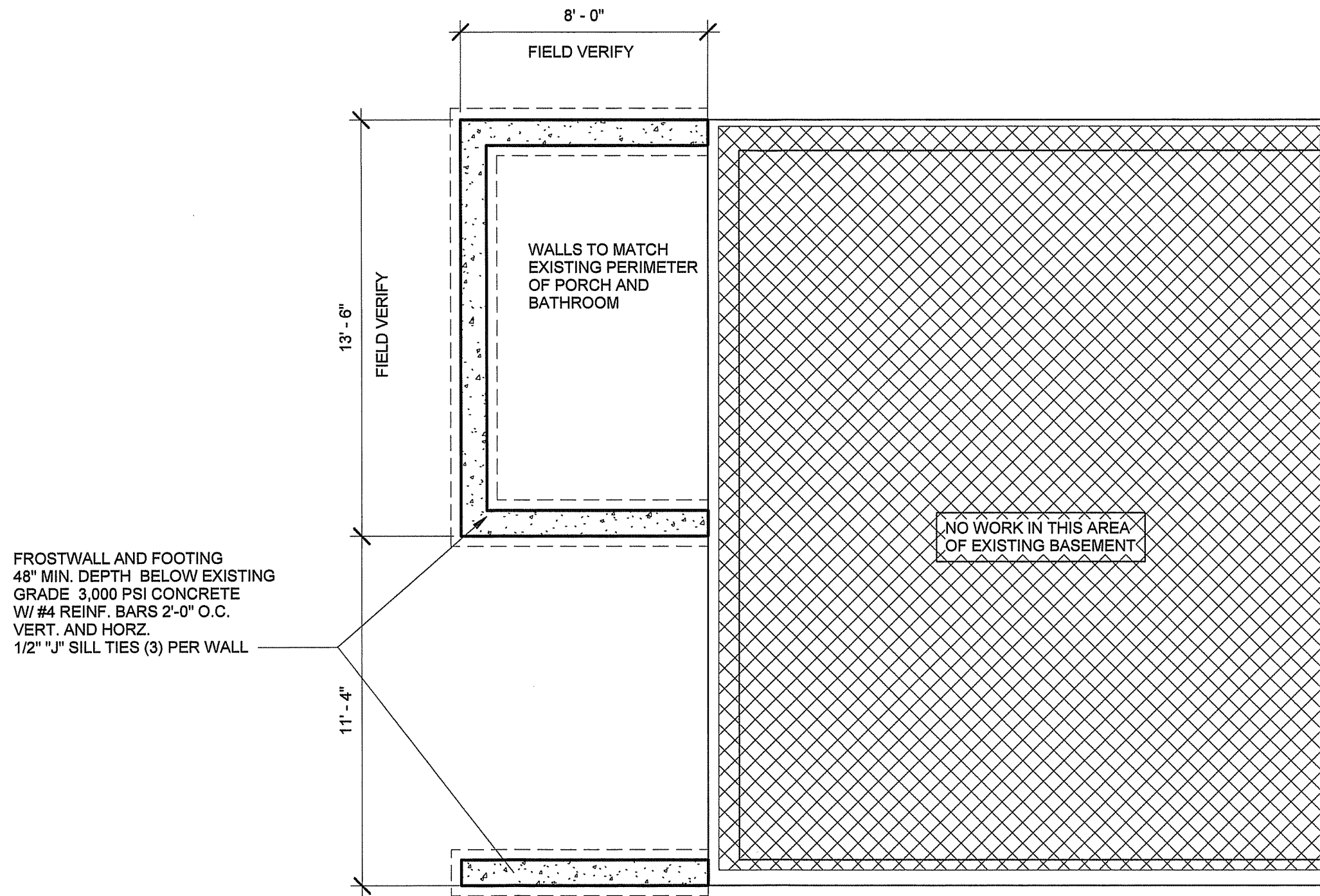
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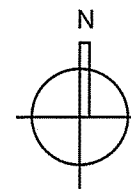
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A101



① Footing and Foundation Plan
1/4" = 1'-0"



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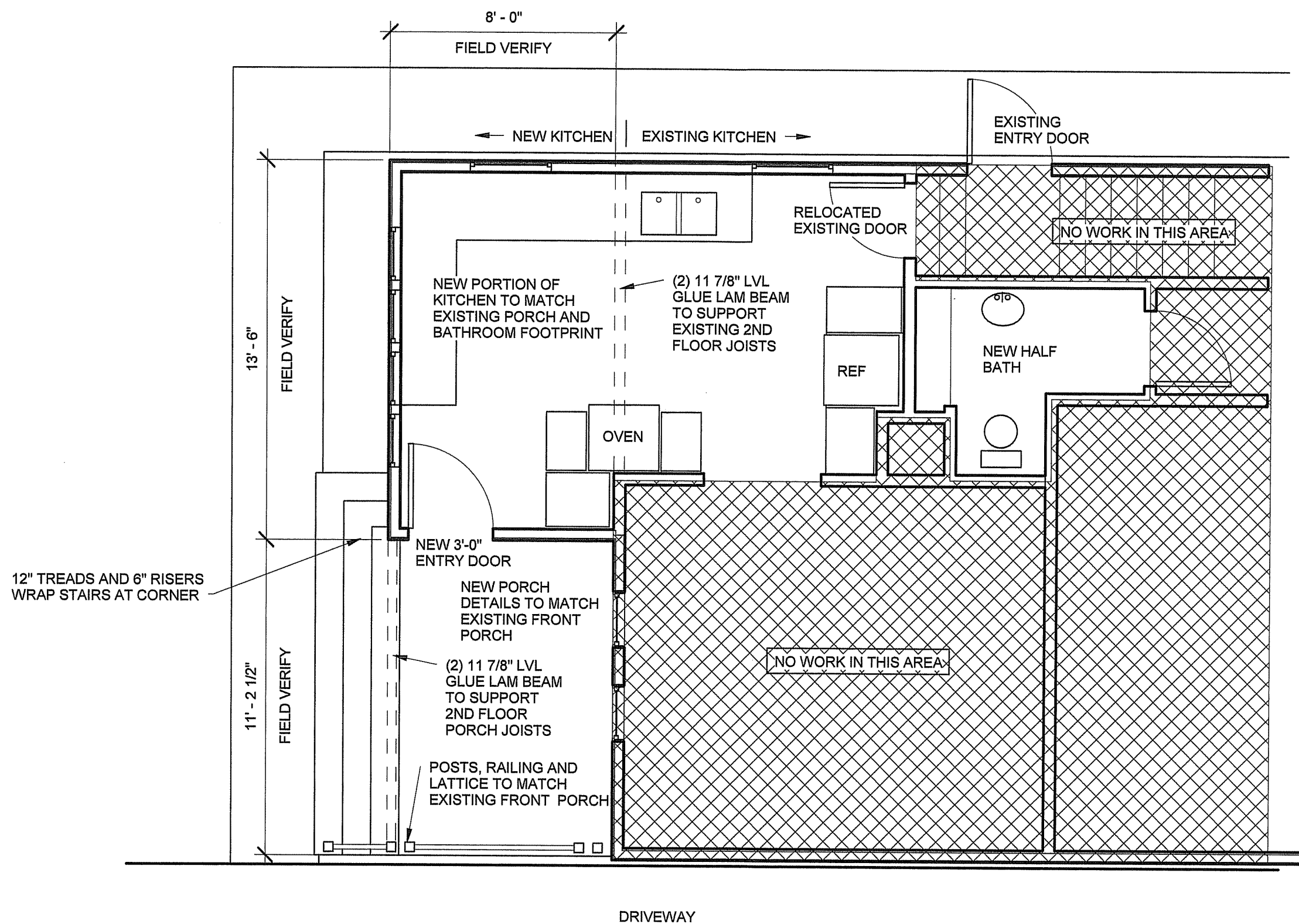
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A102



① Partial First Floor Plan
1/4" = 1'-0"

