



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: 2114 West Lawn Ave. Madison, WI 53711

Name of Owner: Andrew Dean & Amber Evenson

Address of Owner (if different than above): same

Daytime Phone: Drew: 608-772-7216 Evening Phone: Drew: 608-772-7216

Email Address: drewdean22@gmail.com

Name of Applicant (Owner's Representative): Willie Dean

Address of Applicant: 4421 Waite Lane. Madison, WI 53711

Daytime Phone: 608-658-3117 Evening Phone: 608-658-3117

Email Address: willie@groundupdesignworks.com

Description of Requested Variance:

The owners would like to remodel an existing 2nd floor covered porch to accommodate laundry room as a small part of a larger renovation and addition project. The membrane roof of the covered porch is old and in need of replacement. The proposed change to the roof will make it more durable and also able to function as a roof for new finished space desired in this location. Changing the roof from almost flat to having a slope of 4"/12" will allow traditional asphalt shingles and other standard roofing details to be employed instead of the current low slope membrane roof. This remodel will slightly change the profile of the roof to allow for better drainage, better insulation and higher headspace in the new laundry room. The covered porch is a nonconforming part of the original house. Therefore, changing the roof profile requires a setback variance

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: <u>\$500.00</u>	Hearing Date: <u>12-21-23</u>
Receipt: <u>135035-0004</u>	Published Date: <u>12-14-23</u>
Filing Date: <u>11-22-23</u>	Appeal Number: <u>LNDVAR-2023-00014</u>
Received By: <u>NJK</u>	GQ: _____
Parcel Number: <u>0709 223 2125 6</u>	Code Section(s): <u>28.043(2)</u>
Zoning District: <u>TR-C2</u>	_____
Alder District: <u>13-EVERS</u>	_____

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"/>	Pre-application meeting with staff. 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.
<input checked="" type="checkbox"/>	Site plan , 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"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next 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 directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input checked="" type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input checked="" type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input checked="" type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input checked="" type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com .
<input checked="" type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. 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.
<input checked="" type="checkbox"/>	CHECK HERE. 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"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

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 property has an original 2 story bump-out that accommodates a covered side entry and covered second floor porch that exist with a 4' setback. This would infer that a 4' setback was allowed at the time of the building's construction and therefore a 4' setback in this location would be consistent with the historic context that the zoning is attempting to maintain. The existing non-conforming bump-out is unique to this property.

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 requested 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. Setbacks are intended to maintain light, air, privacy and provide fire separation. The proposed bump out renovation is far shorter than the overall house and will not block any light or air from the adjacent property. The proposed changes to the bump out increase privacy as they convert a second floor porch that looks directly into the neighboring house into a laundry room with small window. The fire separation is not changed as the house is already sitting at 4' from the property line and the proposal doesn't make the house any closer to the property line than it already is.

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 home was built with a 60 square foot side entry and second floor covered porch at 4' from the property line. It was built this way in 1909. The homeowners want to renovate the porch and it's roof to accommodate a 2nd floor laundry room. Not allowing this seems unnecessarily burdensome. Compliance with the strict letter of the ordinance would prevent this roof alteration which would make the room much harder to construct as finished space within the thermal envelope. The renovation is not getting any closer to the property line than the original 1909 construction and the footprint is not changing. It seems unnecessarily burdensome to prevent this small renovation or to force the owners to maintain the profile of the existing roof in order to move forward.

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 terms of the ordinance would not allow renovation/alteration of the roof of the bump-out. The roof needs to be replace and requiring it to be built back in it's exact form based only on the fact that it is not conforming to the setback is a hardship created by the ordinance not the interested party. I don't think this ordinance was written to stop something like our proposal from being done. The current owner didn't design the non-conforming portion of their building they just wish to convert it to something that would better suit the needs of their family and the ordinance will not allow it.

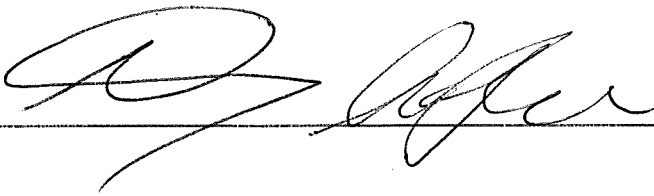
5. The proposed variance shall not create substantial detriment to adjacent property.

The home was built with a 60 square foot side entry and second floor covered porch at 4' from the property line. It was built this way in 1909. The renovation is not getting any closer to the property line than the original 1909 construction and the footprint is not changing. Because it is lower than the overall building it will not block any more light or air than the existing house already does. Therefore, the proposal shall not create substantial detriment to adjacent property.

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

The design matches the existing historic character of the home and therefore the immediate neighborhood as well.

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: 11-21-2023

(For Office Use Only)

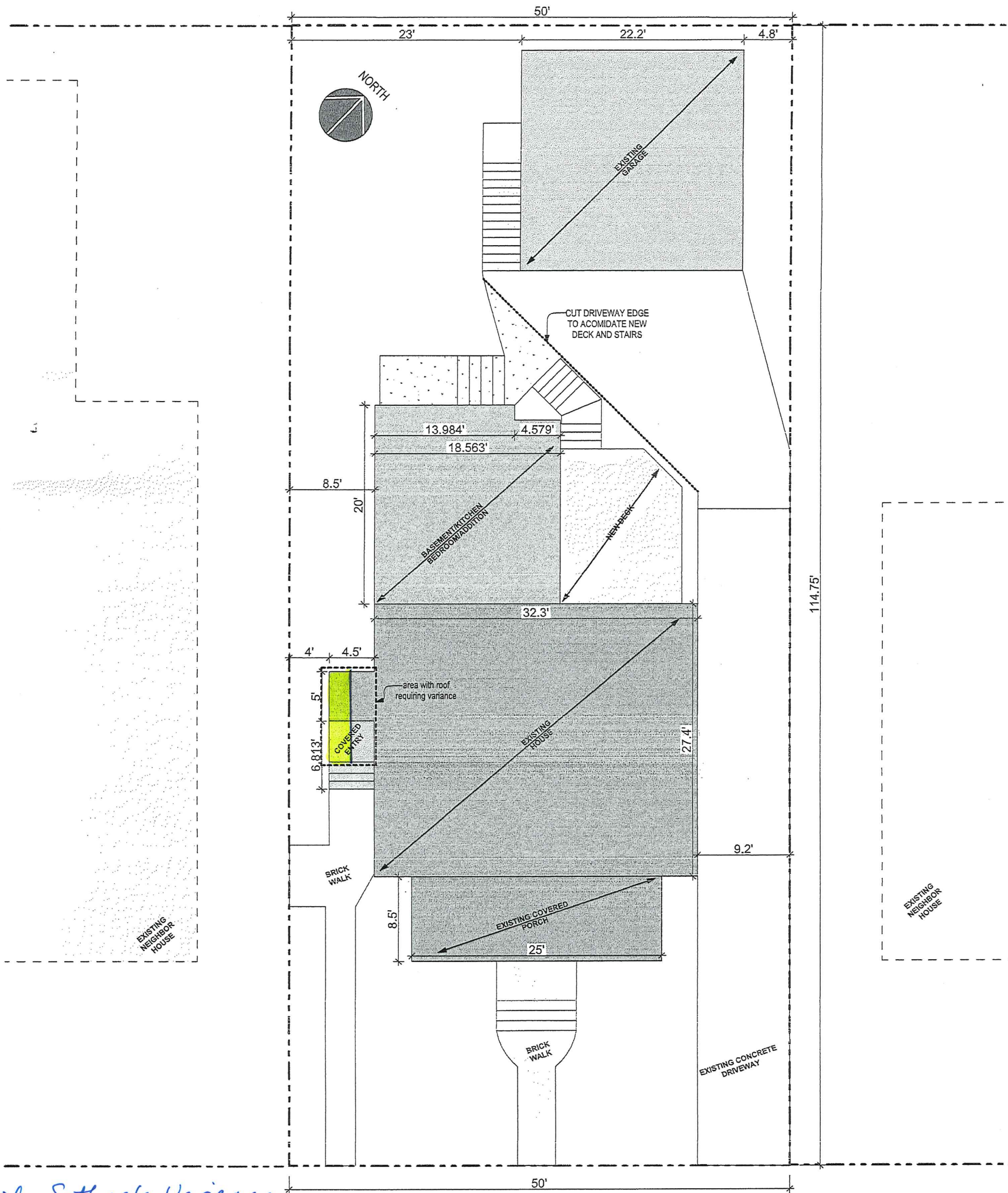
DECISION

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:



Side Setback Variance
for Addition to Single Family
House

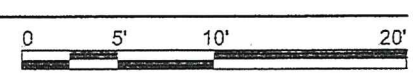
Required 6'
Proposed 4'

Variance 2'

1

SITE PLAN

SCALE: 1" = 10'



	DATE: 11/21/2023	SHEET NUMBER:	Dean/Evenson renovation	GROUNDUP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN 608-658-3117 WILLIE@GROUNDUPDESIGNWORKS.COM
	REVISIONS		Drew Dean / Amber Evenson	
			2114 West Lawn Ave.	
			Madison, WI 53711	
		VARIANCE SITE PLAN	Plotted On: 11/21/2023	



1

SOUTH ELEVATION (EXISTING)

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



2

NORT ELEVATION (EXISTING)

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



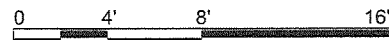
	DATE: 11/21/2023	SHEET NUMBER:	Dean/Evenson renovation	GROUNDUP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN 608-658-3117 WILLIE@GROUNDUPDESIGNWORKS.COM
	REVISIONS		Drew Dean / Amber Evenson	
			2114 West Lawn Ave.	
			Madison, WI 53711	
		EXISTING ELEVATIONS	Plotted On: 11/21/2023	



1

EAST ELEVATION (EXISTING)

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

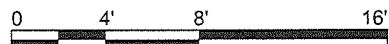


DASHED LINE
REPRESENTS
PROPOSED NEW ROOF

2

WEST ELEVATION (EXISTING)

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



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	REVISIONS		Drew Dean / Amber Evenson	
			2114 West Lawn Ave.	
			Madison, WI 53711	
		EXISTING ELEVATIONS	Plotted On: 11/21/2023	



1 SOUTH ELEVATION (PROPOSED)
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



2 NORTH ELEVATION (PROPOSED)
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

REVISIONS 	DATE: 11/21/2023	SHEET NUMBER:	Dean/Evenson renovation	GROUNDUPDESIGNWORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN 608-658-3117 WILLIE@GROUNDUPDESIGNWORKS.COM
			Drew Dean / Amber Evenson	
			2114 West Lawn Ave.	
			Madison, WI 53711	
		PROPOSED ELEVATIONS	Plotted On: 11/21/2023	



1

EAST ELEVATION (PROPOSED)

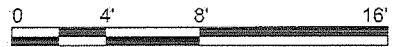
SCALE: 1/8" = 1'-0"



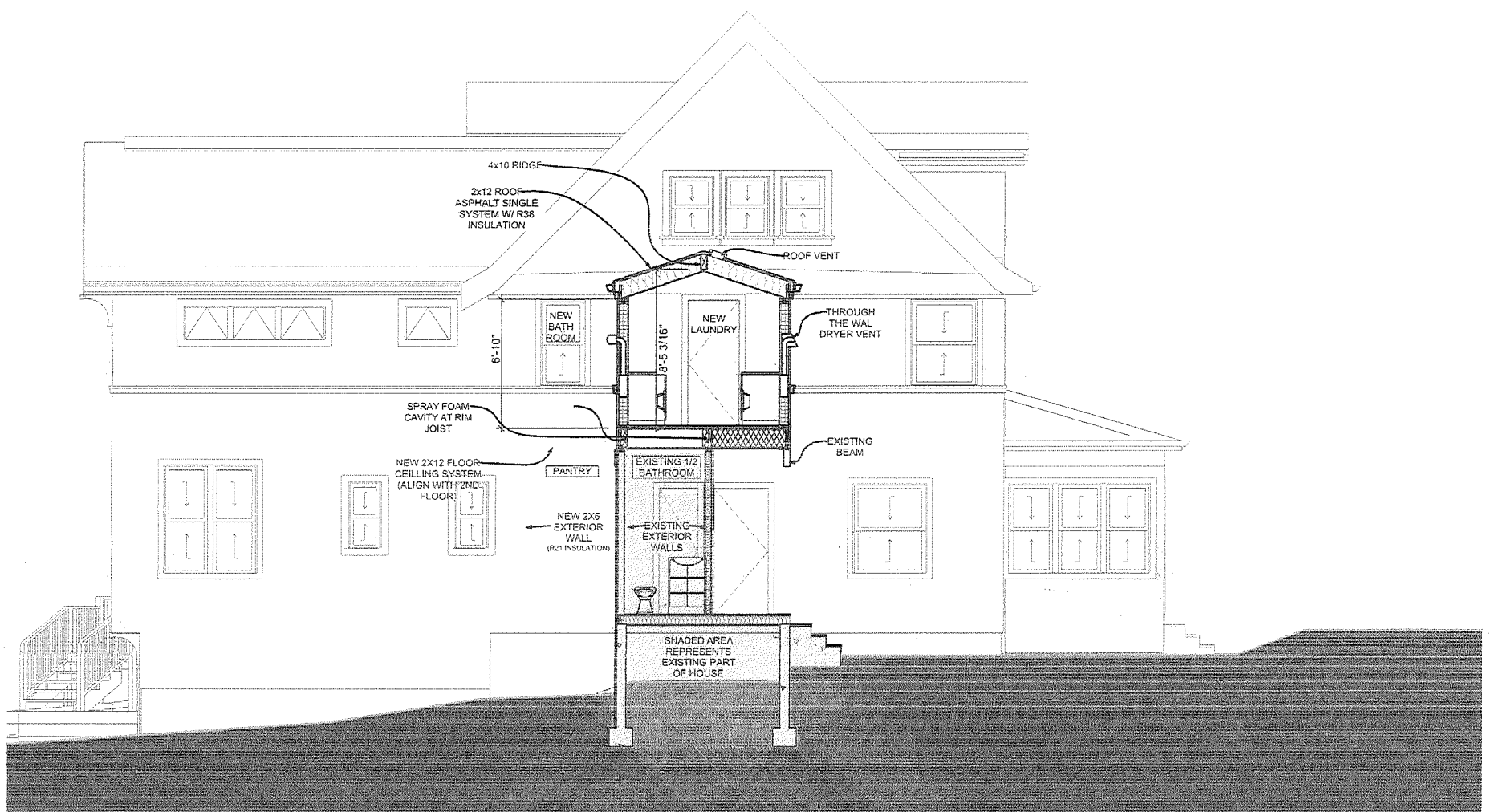
2

WEST ELEVATION (PROPOSED)

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



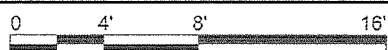
REVISIONS 	DATE: 11/21/2023	SHEET NUMBER:	Dean/Evenson renovation	GROUNDUP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN 608-658-3117 WILLIE@GROUNDUPDESIGNWORKS.COM
			Drew Dean / Amber Evenson	
			2114 West Lawn Ave.	
			Madison, WI 53711	
		PROPOSED ELEVATIONS	Plotted On: 11/21/2023	



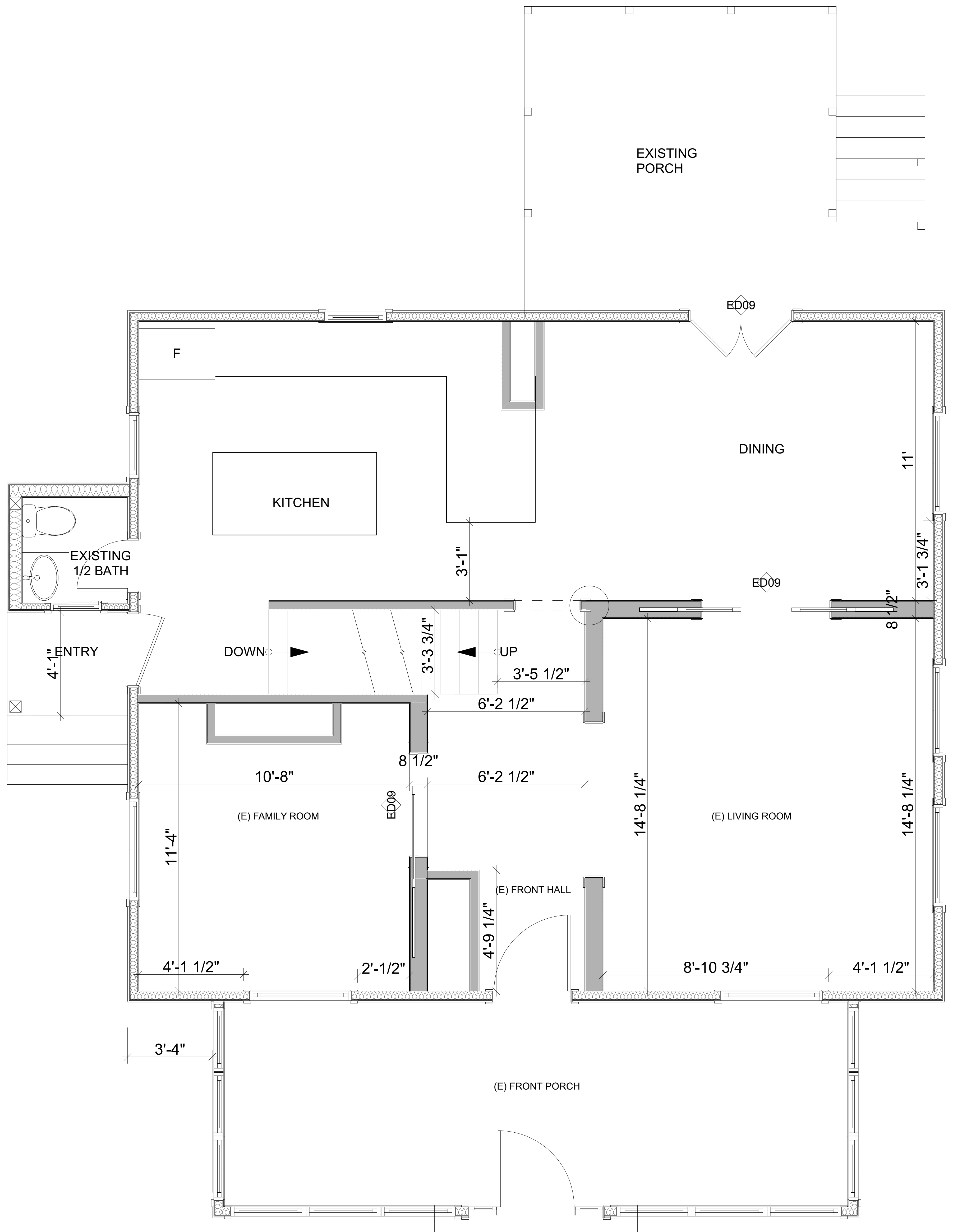
1

SECTION LOOKING EAST

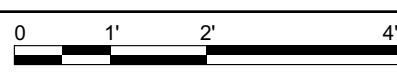
SCALE: 1/8" = 1'-0"



<p>DATE: 11/21/2023</p> <p>REVISIONS</p>	<p>SHEET NUMBER:</p>	<p>Dean/Evenson renovation</p>	<p>GROUNDUPDESIGNWORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU</p> <p>WILLIE DEAN 608-658-3117 WILLIE@GROUNDUPDESIGNWORKS.COM</p>
	<p>LAUNDRY ROOM SECTION</p>	<p>Drew Dean / Amber Evenson 2114 West Lawn Ave. Madison, WI 53711</p>	
	<p>Plotted On: 11/21/2023</p>		



1 (EXISTING) First Floor Plan
 SCALE: 1/2" = 1'-0"

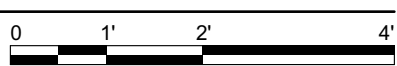


DATE: 12/18/2023	SHEET NUMBER:	Dean/Evenson renovation	GROUNDUP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN 608-655-3117 WILLIE@GROUNDUPDESIGNWORKS.COM
REVISIONS		Drew Dean / Amber Evenson 2114 West Lawn Ave. Madison, WI 53711	
	EXISTING PLANS	Plotted On: 12/18/2023	

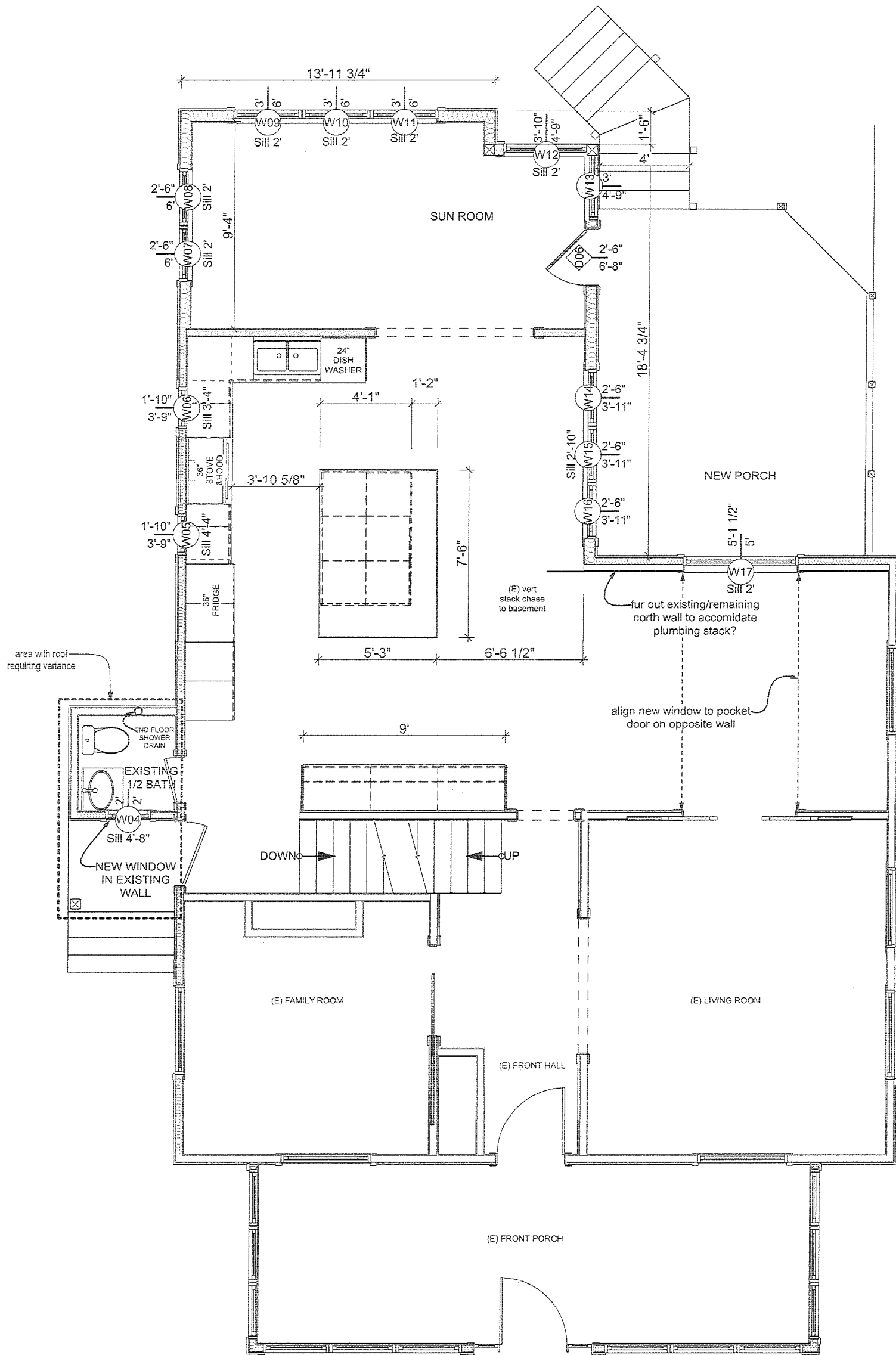


1 (EXISTING) Second Floor Plan

SCALE: 1/2" = 1'-0"



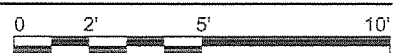
DATE: 12/18/2023	SHEET NUMBER:	Dean/Evenson renovation	GROUND UP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN 608-655-3117 WILLIE@GROUNDUPDESIGNWORKS.COM
REVISIONS		Drew Dean / Amber Evenson	
	EXISTING PLANS	2114 West Lawn Ave. Madison, WI 53711	
		Plotted On: 12/18/2023	



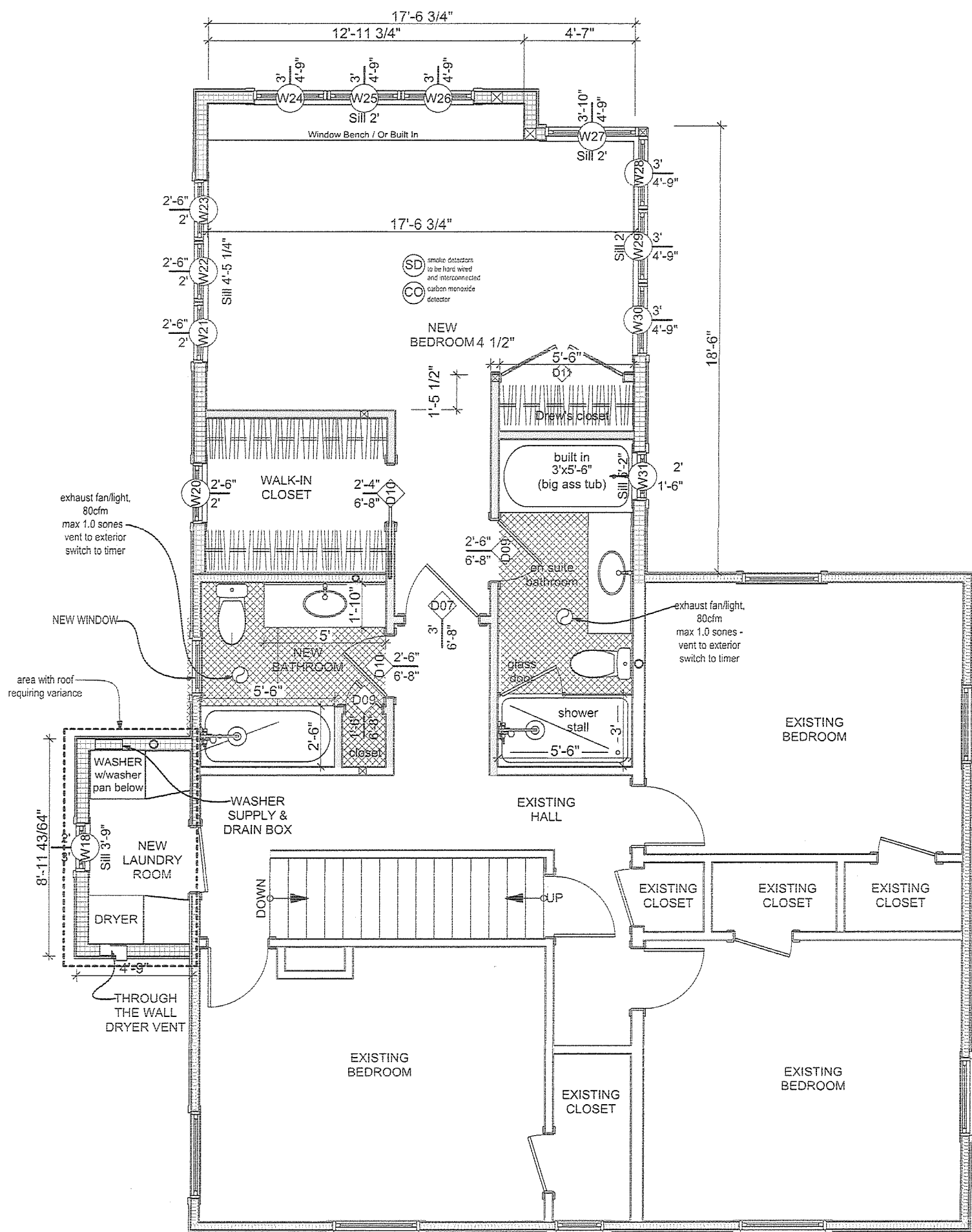
1

First Floor Plan

SCALE: 1" = 5'



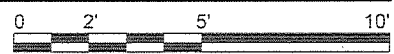
REVISIONS 	DATE: 11/21/2023	SHEET NUMBER: 1ST FLOOR PLAN	Dean/Evenson renovation	GROUNDUPDESIGNWORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN 608-658-3117 WILLIE@GROUNDUPDESIGNWORKS.COM
			Drew Dean / Amber Evenson	
			2114 West Lawn Ave.	
			Madison, WI 53711	
			Plotted On: 11/21/2023	



1

First Floor Plan

SCALE: 1" = 5'



DATE: 11/21/2023	SHEET NUMBER:	Dean/Evenson renovation	GROUNDUP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN 608-658-3117 WILLIE@GROUNDUPDESIGNWORKS.COM
REVISIONS		Drew Dean / Amber Evenson	
		2114 West Lawn Ave.	
		Madison, WI 53711	
	SECOND FLOOR PLAN	Plotted On: 11/21/2023	