

(Office Use Only)

Voucher No.	<u>70308</u>
Filing Date	<u>3-26-84</u>
Hearing Date	<u>4-12-84</u>
Zoning District	<u>R6H</u>
Parcel No.	<u>0709-144-0211-3</u>
Published	<u>3/31 4/5 4/11</u>
Aldermanic District	<u>4-Kratsch</u>
Appeal Number	<u>042684-7</u>

ZONING BOARD OF APPEALS APPLICATION
CITY OF MADISON, WISCONSIN

PLEASE SUBMIT:

- (2) Application Forms
- (2) Plot Plans indicating area where variance is requested (to scale)
- (1) Elevation drawings (3 views)
- \$60.00 Filing Fee (Variance) or
- \$100.00 Filing Fee (Appeal)

TO THE ZONING BOARD OF APPEALS:

The undersigned hereby (requests a variance) (appeals the decision of the Zoning Admin.)

in regard to: Section No. 28.08(14)(f) of the Madison General Ordinances in

- order to: 1. Exceed height restriction
2. Redefine setback from lakeshore
3. Rear yard variance (potential)

(See attached letter)

At 531 North Pinckney Street
(Street Address)

Lot 1, Blk 95, Original plat of Madison addition to the City of Madison, Wis.

Reason/s why applicant cannot comply with ordinance requirements (explain hardship) _____

Extreme sloping lot

Coordinate exterior design with Historic District

(Additional Space on Back)

Name of Owner Orville E. Arnold Address 815 Forward Drive, Madison, WI 53711

Applicant Orville E. Arnold Address 815 Forward Drive Phone 271-9651
(Signature)

Notices sent to District Alderperson and to owners of record as listed in the Office of the City Assessor and on the attached mailing list. (Do not write below this line)

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) (Disapproved) (Conditionally Approved) _____

(See attached letter)

Zoning Board of Appeals Chairman [Signature] Date 4-26-84



ARNOLD AND O'SHERIDAN, INC. CONSULTING ENGINEERS
815 FORWARD DRIVE MADISON, WISCONSIN 53711 608-271-9651

Oyvile F. Anoki, P.E.
Thomas C. O'Sheridan, P.E.
Donald L. Poulsen, P.E., L.S.
Dale A. Strub, P.E.

Norman L. Robertson, P.E.
J. Guyard Mann, P.E.
Thomas E. Iverson, P.E.
Robert B. Corey, P.E.

William F. Sharp, P.E.
Raymond A. Yoke, P.E.
Ronald D. Norremett, P.E.
Gene C. Nelson, P.E.
Charles H. Foford, P.E.

Arnold E. Steiner, P.E.
T. Stanley White, P.E.
Francis R. Thousand, L.S.
Richard L. Meiner, L.S.
Reuel R. Ratz, P.E.

March 26, 1984

Zoning Board of Appeals
City of Madison

Re: Pinckney Place
531 N. Pinckney Street
Madison, Wisconsin

Members of the Board:

This letter is submitted to list the three variances that we seek for this project. We believe each request has merit in order to provide a reasonable practical development of a first class housing project. The site is small and steeply sloping, however, we believe our design is appealing, compatible with the historic surroundings, and generally upgrading the area. We do not believe that the variances requested are in any way detrimental to the neighborhood or the adjacent property.

1. Section 28.08(14)(e) Height Regulation

The ordinance states on building shall exceed 50 feet in height. If we design a flat roof building, we can meet the ordinance. Our architectural consultant and other interested professionals sincerely believe that the sloping roof we have designed is much more in keeping with the neighborhood and the historical area. The average height we are submitting is 55 feet and does not exceed the roof height of the adjacent building to the south and is far less than the apartment building on the west side of Pinckney Street. We believe the request has merit in order to improve the visual aspect of the building and not be detrimental to the neighbors. The steepness of the site contributes

to a difficult solution of meeting the definition of "average". We have 10 units at 2 per floor which requires 5 floors. If a level site were to be utilized with 9 feet floor to floor heights (as we have in this project) it would allow 6 levels of living units for a total of 12 units. Therefore, the site slope is greatly affecting our building height under the definition.

2. Lakefront Setback:

The ordinance request the lakefront setback to be equal to the 5 developed properties adjacent each way from the project.

Easterly:

Haase Towers	98'
U of W Lifesaving	0
Verex	<u>32'</u>
	130'
Ave.	43'

Westerley

Edgewater	8'
Sorority	111'
Fraternity	106'
Apartment	153'
Sorority	<u>243'</u>
	621'
Ave.	124'

We submit that the four properties west of the Edgewater cannot be seen from this project and this project does not impinge on those properties. The most recent projects to be constructed in the area and that have close proximity are:

Edgewater	8'
Haase Towers	98'
UW Lifesaving	0
Verex	<u>32'</u>
	183'
Ave. =	34.5'

This project has setbacks of 45 feet at the west wall and 26 feet at the east wall. Ave. 35.5 feet. We submit that the requirement as written would place an undue burden on this property and that a reasonable requirement would be to utilize those properties listed above.

3. Section 28.08(14)(f)

Rear yard setback 30 feet.

We have designed the project to provide the required 15 feet front yard setback and 30 feet rear yard to conform to the zoning code. It is our understanding that a 1903 property division established a 25 foot front yard deed restriction on this property. We are seeking to obtain concurrence of the adjacent property owners that would seek conformance of the deed restriction with the zoning restriction. We therefore are requesting a variance from the rear yard requirement of 30 feet and allow 20 feet by a design that would relocate the building 10 feet easterly. We do not believe this would be detrimental to the neighborhood or to the adjacent properties. We submit that the 12 foot easement along the east property line (provides lake access to southerly properties) when added to the 20 feet rear yard provided by this variance would total 32 feet of open rear yard. The adjacent building to the south has only a 7 foot front yard setback, and the existing house has a front yard setback of 19 feet which indicates the existing structures have not conformed to the deed restriction for some time.

We request this variance only if neighborly discussions don't resolve the old deed restriction.

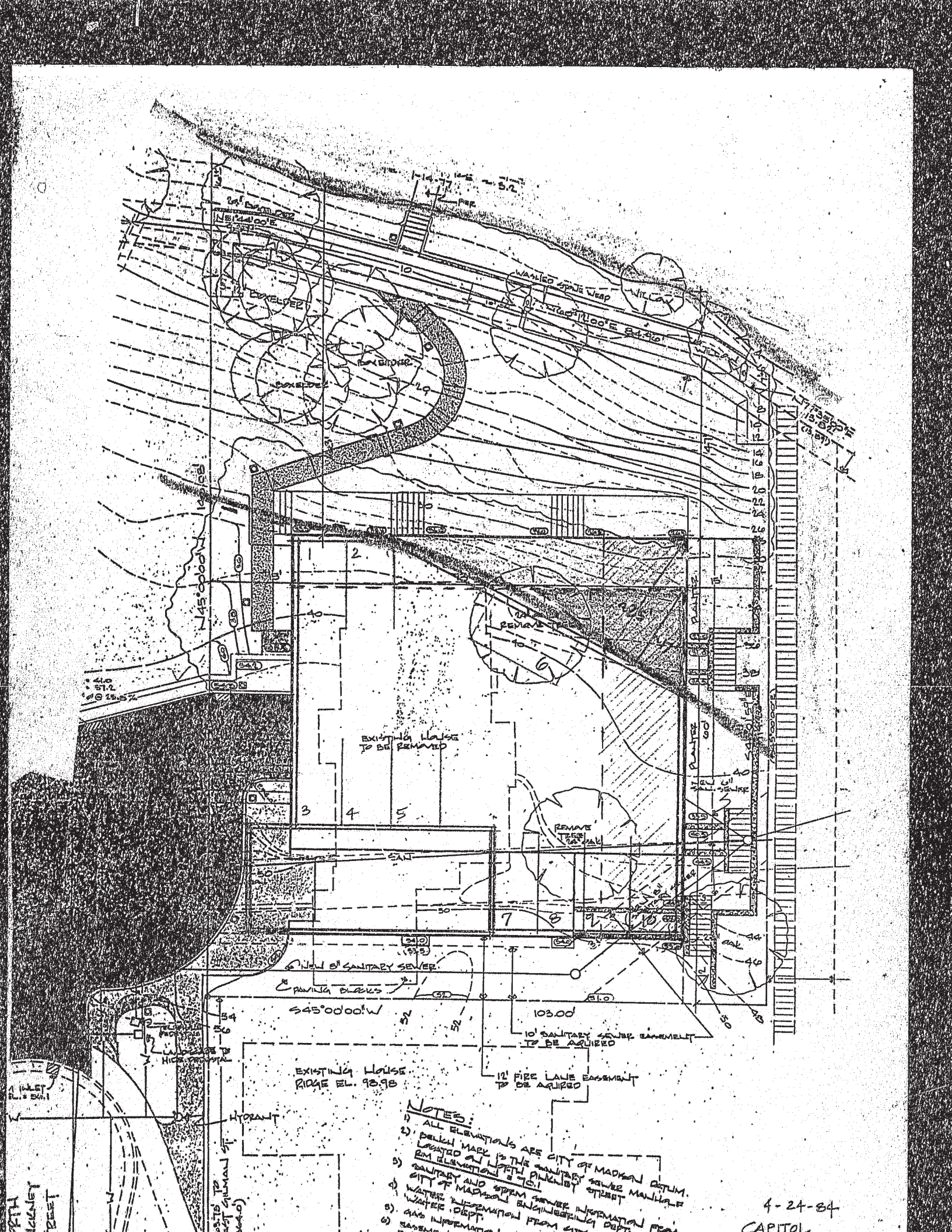
Your consideration of the requests for variance is appreciated. We believe they are reasonable, compatible, and would benefit the area and need be detrimental or damaging to the adjacent properties.

Very truly yours,


Orville E. Arnold, P.E.

Encl:

Application Forms (2)
Plans (2)
Check \$60



EXISTING HOUSE TO BE REMOVED

REMOVE TREE

NEW 8" SANITARY SEWER

EXISTING HOUSE RIDGE EL. 98.98

12' FIRE LAKE EASEMENT TO BE ACQUIRED

NOTES:

- 1) ALL ELEVATIONS ARE CITY OF MADISON datum.
- 2) DOTTED MARK IS THE SANITARY SEWER MANHOLE LOCATED ON NORTH PARKWAY STREET.
- 3) SANITARY AND SEWER ENGINEERING DEPT. CITY OF MADISON.
- 4) WATER INFORMATION FROM WATER DEPT.
- 5) GAS INFORMATION FROM CITY ENGINEERING DEPT.
- 6) SEWER INFORMATION FROM CITY ENGINEERING DEPT.

4-24-84

CAPITOL

GENERAL INFORMATION REGARDING YOUR APPLICATION

Address of Proposal 531 North Pinckney Street

Applicant Orville E. Arnold

Mailing Address 815 Forward Drive, Madison, WI 53711

1. Status of Applicant (Owner - Contract Owner)

Contract Owner

2. Describe in detail the intended use or purpose - Existing house to be removed and new 10 unit condominium to be built. The project will contain high quality living units and will contain 13 enclosed parking spaces. Special attention is being paid to energy conservation in the form of insulation and high efficiency mechanical systems. The exterior design of the building has a pleasing mixture of materials recalled from the neighboring historic structures.

3. Is there a building on this site? Yes

4. Do you intend to use the existing building? No

5. What exterior changes are proposed? N/A

6. What interior changes are proposed? N/A

7. When do you wish to occupy this site? January 1985

8. If you intend to build a new building or add on to an existing building, please attach a site plan.

9. Is there off-street parking available at this time? Yes

10. How many stalls? One stall in existing garage.

11. Do you propose additional parking? Yes

12. Size of site 162' frontage on Pinckney Street - 103' Deep

It is hoped to complete the detailed construction documents by May 15, 1984 such that construction could commence about June 7, 1984 and be completed for occupancy for January 1985.

There is an existing sanitary sewer easement that goes through the existing house and would be under the new structure. We are hereby requesting a release of the existing easement in return for a new easement that would be in the side yard and not interfere with the new building. The Owners would reconstruct the sanitary sewer in the new easement at no cost to the City.

In this letter of intent the following items are mentioned to briefly describe the project:

1. The project will contain 10 condominium units and interior enclosed parking for thirteen cars. Each unit will contain 2 or 3 bedrooms, two bathrooms, one fireplace and one or two balconies.
2. The building will be 100 feet long by 58 feet wide. It will be 4 stories high at the south end facing the street and 7 stories at the north and facing the lake.
3. The exterior construction will be a pleasing mixture of concrete foundation, brick masonry wall at the lower stories and stucco surface for the upper stories. There will be selected detail highlights of terra cotta or precast concrete, painted steel balcony railings and a colored sloping roof of either metal or composition material.
4. The construction systems to be employed are structural steel with precast concrete floors to facilitate construction timetable and so as not to require extensive on-site storage.
5. The exterior walls will be 6" metal studs with batt insulation and insulation board so as to provide a high insulation value of R=19 or better.

6. The heating system will consist of either heat pump systems or high efficiency pulse type furnaces with accompanying air conditioning system. Studies are now in progress to provide mechanical systems of high efficiency and low fuel requirements.
7. The landscaping will be generally to provide a natural undisturbed appearance. A gravel walkway will wind its way to the lakeshore using as few steps as possible. A stone patio will be provided for general use in the south east corner which is the highest natural point on the lot. All steeply sloping areas caused by cutting or filling will be constructed of walls of natural cobble stone and ledge rock slabs which will be re-used from the present yard.
8. Exterior low level lighting will be provided for the patio area, walkway, pier area, and sidewalks at main entrance.
9. The state building code has a new requirement as of January 1984 that requires a 20 foot wide hard surface for the full length of one side of all buildings for fire truck access. Since there is no hard surface street in front of this project we are applying to the State for a variance to provide a hard surface 12 foot wide for the full building width along the south property line in the side yard. In return we will furnish extra smoke detection equipment in each unit, fire extinguishers in the corridors and a fire department standpipe in lieu of the first aid type standpipe. Early discussions with the Madison Fire Department indicate good agreement with this request.
10. The driveway to the new project will re-use the existing curb cut for driveway. The sidewalk on the east side of the street will be extended to the building entry.
11. The building height does not exceed the elevation of the neighboring structure to the south. We have made special efforts to inform appropriate officials of the progress of the planning of this new facility. Meetings with the neighborhood association have not been held as yet but dates have been set to conduct informational meetings.

This project is contemplated to bring to the central Madison area a first class condominium housing project featuring spacious units, highest quality construction, orientation to utilize Lake Mendota, state-of-the-art energy conservation, and exciting potential for interior decor. The exterior design incorporates a mixture of materials currently visible on the neighboring structures. The massing and rhythm of the exterior is constantly changing so as to express the intended small scale design concept.

We are submitting this project simultaneously to the Zoning Board of Appeals and are attaching the description of that application for your information. We respectfully request you support for this contemporary, high quality housing project that we hope will be a fine addition to the central city. We will meet to discuss the project with you in detail.

Very truly yours,


Orville E. Arnold, P.E.

Encl.

- Building Plans - 8 copies
- Conditional Use Checklist
- Conditional Use Application w/\$150 check
- Letter to Zoning Board of Appeals
- Certified Survey for Easements - w/\$200 check
- Letter of Building Condition - Planning Associations - Bob Niebauer
- Letter of Existing Plant Life - Ed Sanborn

ZONING BOARD APPEALS
PINCKNEY PLACE
April 25, 1984

A. NEIGHBORHOOD

1. 531 North Pinckney Street
2. Historic District
3. Central City Housing Project
4. Near State Office Buildings and University Buildings
5. Lake Mendota

B. SITE

1. 103 ft. x (145 ft. + 125 ft.) lakeshore skewed
2. Heavily wooded
3. Steep slope - 50 ft. to lake
4. Existing house to be razed
5. West has public right of way (66') to lake
6. East has 12 ft. wide easement with stair to lake
7. North - this site has provided 8' wide walkway easement along lakeshore
8. South new 10 ft. sanitary sewer easement and sanitary sewer replacement
9. House to south with approximately 11 living units
10. Unusual orientation for lakefront lot since the fronting street is perpendicular to lakeshore - not parallel
11. Hardship: rear yard definition unusual
12. Effect is similar to a corner lot

C. BUILDING

1. Developer and Owner: O.E. Arnold
2. Four stories facing street at main entrance
3. 2½ additional stories slope to lake
4. Blend architecture with historic district
5. Blend building size with adjacent buildings
6. Potential development is: $\frac{14,000 \text{ S.F.}}{600 \text{ S.F.}} = 23\text{-}2 \text{ bedroom units}$
7. No parking required
10-unit condominium - size 1,150 S.F. to 2,685 S.F.
average size - 1,850 S.F.
8. Parking for 15 cars provided
9. Architectural concept
10. Prior building permit issued to E1 137

D. PRIOR ACTIONS

1. DILHR - preliminary review - one hour fire resistive
2. Neighborhood Association
3. Alderman Kratch
4. Neighborhood to south - 11 units
5. Neighborhood to west across street - 35 units approximately
6. Neighborhood to east over 40 units

7. Landmarks Commission:
Approved razing existing building
Approved architecture for historic district

E. ADDRESS SIX CONDITIONS OF ZONING BOARD APPEALS

1. Rough rugged unique site in special housing district. Deserves special consideration since only 4 buildable lakefront sites in fourth district.
2. Asking variances for lakeshore setback, rear yard and building height to a unique building on a unique lot. Westside is 66 ft. public right of way, Eastside is 12 ft. easement non-buildable. Roof elevation is lower than adjoining neighbor. Building corners are relieved (setback) for vision lines.
3. Purpose to provide owner a lakefront setting. Purchase price deserves additional units. Zoning allows intended use. To provide another housing development in Central Business District. Supports downtown rejuvenation.
4. Owner did nothing to cause the difficulty or hardship.
5. The granting will not be detrimental; end result should be enhanced neighborhood.
6. No impairment of light or air. No street congestion. No safety problems. Property values should rise.

May 1, 1984

Orville E. Arnold
815 Forward Drive
Madison, WI 53711

RE: 531 N. Pinckney Street
Zoning Board of Appeals

Dear Mr. Arnold:

The Zoning Board of Appeals at its meeting of April 26, 1984 denied your request for lake setback, rear yard and height variances to construct the proposed ten unit apartment building. When the minutes are approved, we will forward a copy to you so that you will be aware of the principle objections raised by the Board members.

If you have any questions on this, please feel free to call me at 266-5978.

Sincerely,

Bernard J. Reilly
Zoning Administrator

BJR:kav



ARNOLD AND O'SHERIDAN, INC. CONSULTING ENGINEERS
815 FORWARD DRIVE MADISON, WISCONSIN 53711 608-271-9651

Orville E. Arnold, PE
Thomas C. O'Sheridan, PE
Donald L. Paulson, PE, L.S.
Doris A. Strub, PE

Norman I. Frobenius, PE
Douglas L. Brooks, PE
Thomas E. Iverson, PE
Robert T. Graham, PE

William F. Sharp, PE
Raymond A. Yallet, PE
Krzysztof D. Nemmetz, PE
Gene C. Nelson, PE

Arnold E. Steffen, PE
J. Stanley White, PE
Francis R. Thousand, L.S.
Richard L. Monner, L.S.

May 7, 1984

Zoning Board of Appeals
City of Madison

Re: Pinckney Place
531 N. Pinckney Street
Madison, Wisconsin

Members of the Board:

This letter is submitted to list the three variances that we seek for this project. We believe each request has merit in order to provide a reasonable, practical development of a first-class housing project. The site is small and steeply sloping, however, we believe our design is appealing, compatible with the historic surroundings, and generally upgrading the area. We do not believe that the variances requested are in any way detrimental to the neighborhood or the adjacent property.

1. Section 28.08(14)(e) Height Regulation

The ordinance states on building shall exceed 50 ft. in height. If we design a flat roof building, we can meet the ordinance. Our architectural consultant the Landmark Commission and other interested professionals sincerely believe that the sloping roof we have designed is much more in keeping with the neighborhood and the historical area. The average height we are submitting is 53 ft. and does not exceed the roof elevation of the adjacent building to the south and is far less than the apartment building on the west side of Pinckney Street. We believe the request has merit in order to improve the visual aspect of the building and not be detrimental to the neighbors. The steepness of the

site contributes to a difficult solution of meeting the definition of "average". We have 10 units at 2 per floor which requires 5 floors. If a level site were to be utilized with 9 ft. floor to floor heights (as we have in this project) it would allow 6 levels of living units for a total of 12 units. Therefore, the site slope is greatly affecting our building height under the definition contained in the ordinance.

2. Lakefront Setback:

The one definition of lakefront setback ordinance requires the lakefront setback to be equal to the average of 5 developed properties adjacent each way from the project.

Easterly:

Lakeshore Apts.	98'
U of W Lifesaving	0
Verex	<u>32'</u>
	130'
East Ave.	43'

Westerley

Edgewater	8'
Sorority	111'
Fraternity	106'
Apartment	153'
Sorority	<u>243'</u>
	621'
West Ave.	124'
Total Ave.	94'

The strict interpretation of this criteria for this lot which has an average depth from the lakefront of 141', would be unbuildable. However, we submit that the four properties west of the Edgewater cannot be seen from this project and this project does not impinge on those properties. The most recent projects to be constructed in the area and that have relevant close proximity are:

Edgewater	8'
Lakeshore Apts.	98'
UW Lifesaving	0
Verex	<u>32'</u>
	183'
Ave. =	34.5'

This project as submitted has a minimum setback of 47 ft. from NE corner and of 70 ft. at the west wall and 58 ft. at the east wall. Ave. 64 ft. We submit that the requirement as written would place an undue burden on this property and that a reasonable requirement would be to utilize the average setbacks of properties listed above.

Another criteria for lakeshore setback where a building has existed is to not build the new project closer to the lakefront than the existing building. Previously, we had submitted a plan where the new building would extend 8 ft. further north toward the lakefront than the existing building. This submittal has made two major revisions, i.e., (1) the entire building has moved south by 2 ft. so as to provide a minimum side yard setback at south of 10 ft.; (2) we have moved the easterly half of the building another 8 ft. to the south, by adjusting the floor plans, and this results in a north wall of the building having an 8 ft. offset at the midpoint which causes the building to be skewed and approximate the skew of the shoreline.

Examination of the site plan indicates how the building now follows the shoreline. Also, the west half of the building is only 6 ft. north of the existing building and the east half of the building is 2 ft. south of the existing building.

We respectfully request consideration of the plan as submitted. Any further lakeshore setback causes severe penalty to the parking capacity of the project and is detrimental to the architectural design.

3. Section 28.08(14)(f)
Rear yard setback 30 ft..

We have designed the project to provide the required 15 ft. front yard setback and 15 ft. rear yard. We therefore are requesting a variance from the rear yard requirement of 30 ft. and allow 15 ft. We do not believe this would be detrimental to the neighborhood or to the adjacent properties. We submit that the 12 ft. easement along the east property line (provides lake access to southerly properties) when added to the 15 ft. rear yard provided by this variance would total 27 ft. of open rear yard. The adjacent building to the south has only a 7 ft. front yard setback, and the existing house on this site has a front yard setback of 19 ft. which indicates the existing structures have not conformed to the zoning requirements for some time.

We seek this variance in order to compensate for the large area of land involved in the lakefront setback which severely restricts land use. We have attempted to conform to the majority of requests to keep the lakeshore setback as prime importance. We, therefore, request to be able to build further into the rear yard. We believe the property can be looked at similarly to a corner lot.

We submit that the building is not too large for the site because the Floor Area Ratio is 1.55 (well under the allowed 2.0) and the Building Coverage is 4,900 S.F., well under the maximum of 5,970 S.F. (40% x 14,900 S.F.)

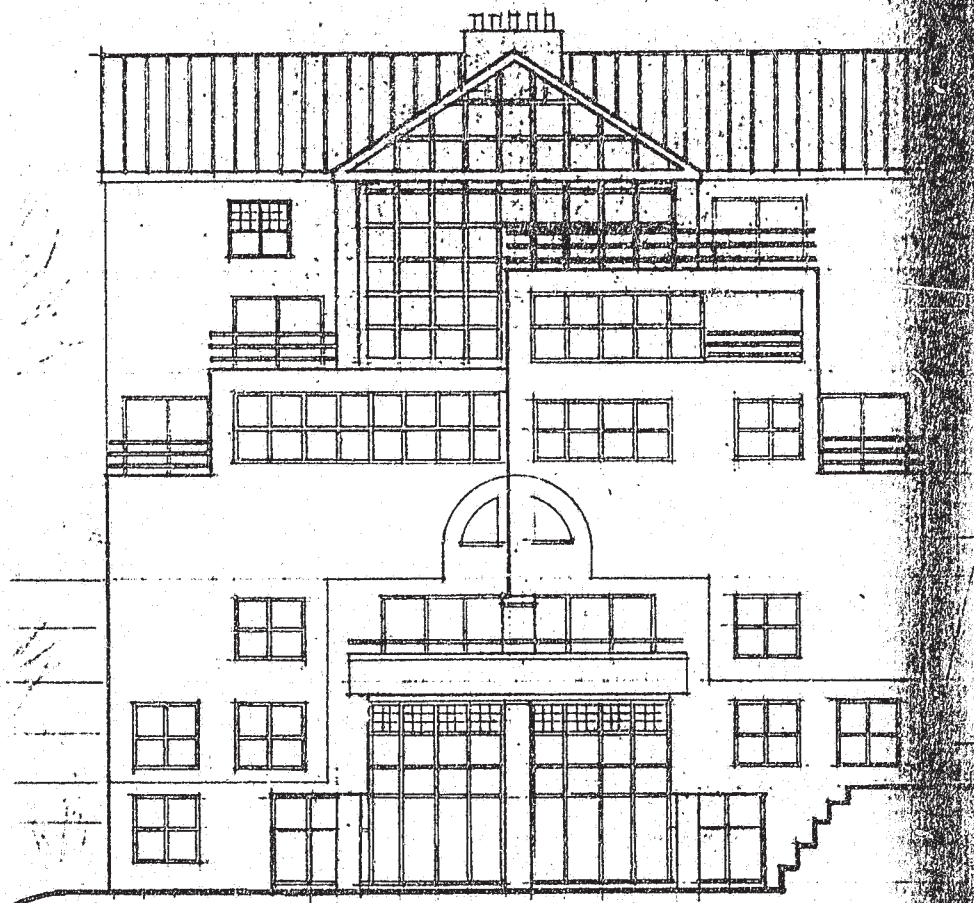
Your consideration of the requests for variance is appreciated. We believe they are reasonable, compatible, and would benefit the City of Madison, the area and will not be detrimental or damaging to the adjacent properties.

Very truly yours,


Orville E. Arnold, P.E

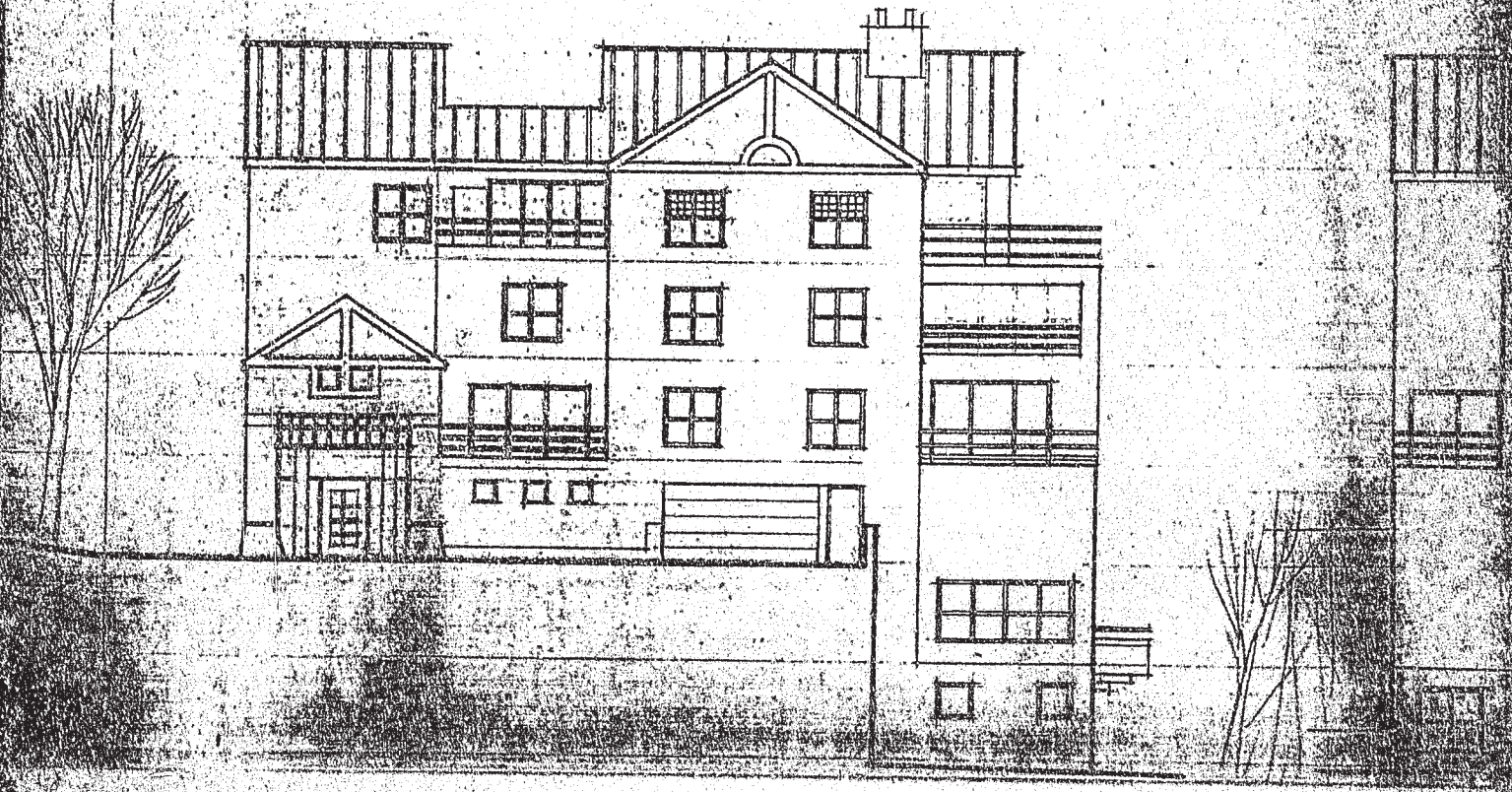
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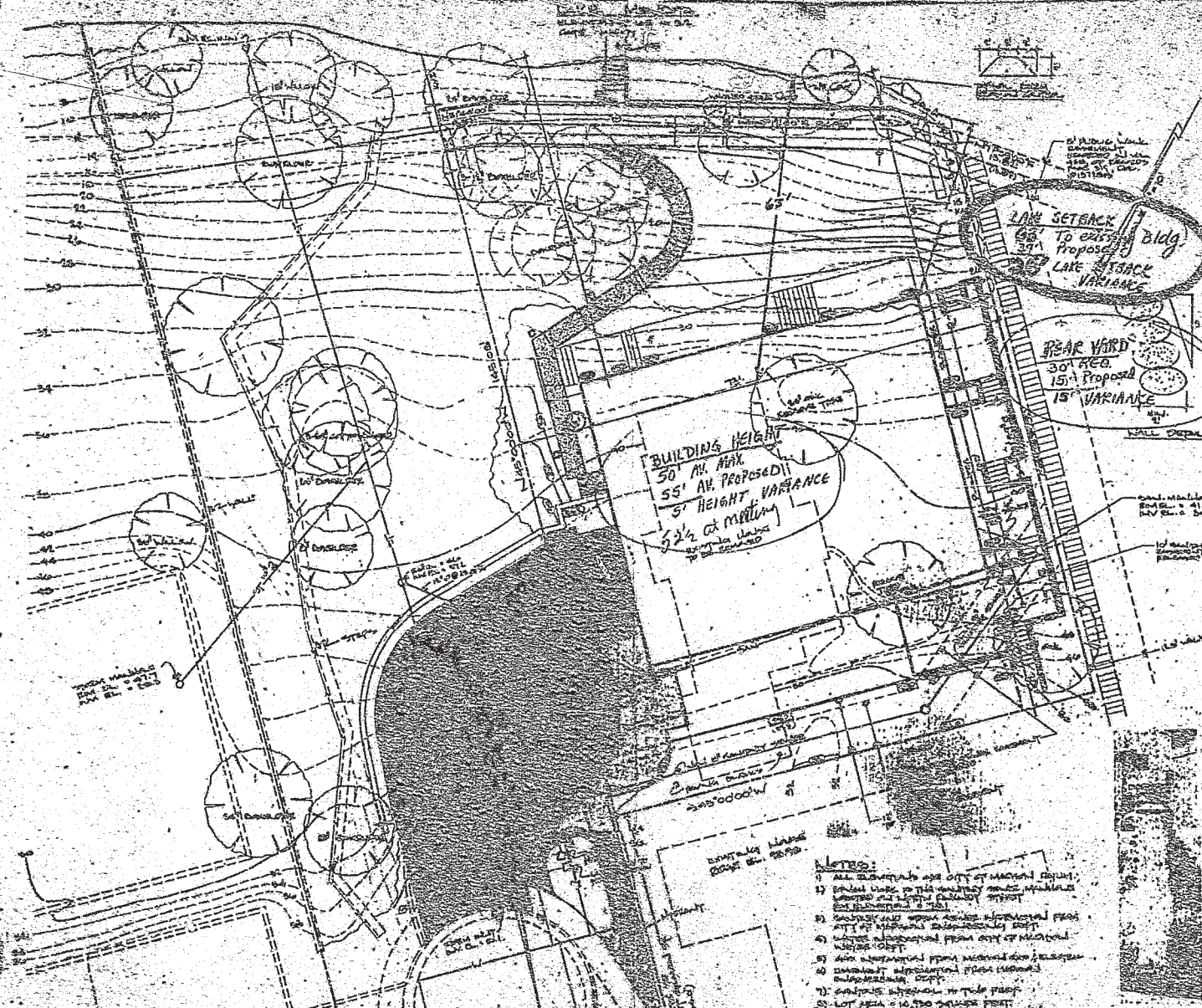
Application Forms (2)
Plans (2)
Check \$60



NORTH ELEVATION

1/8"





BUILDING HEIGHT
 50' AV. MAX
 55' AV. PROPOSED
 5' HEIGHT VARIANCE
 5 1/2' OK MOUNTAIN

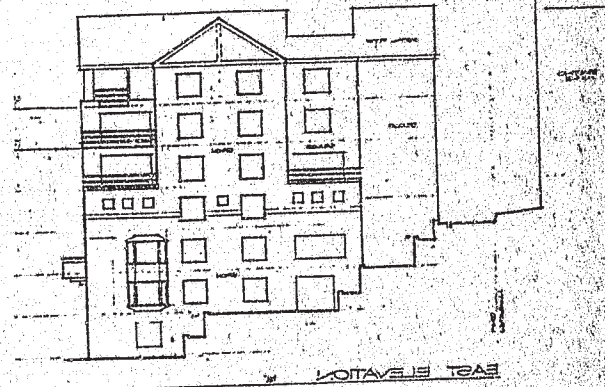
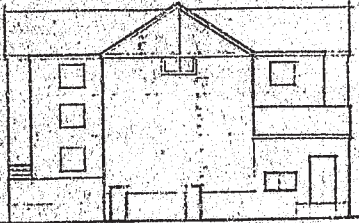
LAKE SETBACK
 TO EXIST. PROPOSED
 LAKE SETBACK VARIANCE

REAR YARD
 30' REQ.
 15' PROPOSED
 15' VARIANCE

- Notes:
- 1) All setbacks are from city of Montreal zoning.
 - 2) Setback lines in this drawing are not applicable to the proposed building footprint.
 - 3) Setback lines shown are for informational purposes only.
 - 4) All setbacks are from city of Montreal zoning.
 - 5) All setbacks are from Montreal zoning.
 - 6) Setback lines shown are for informational purposes only.
 - 7) All setbacks are from city of Montreal zoning.
 - 8) Lot area = 14,750 sq. ft.

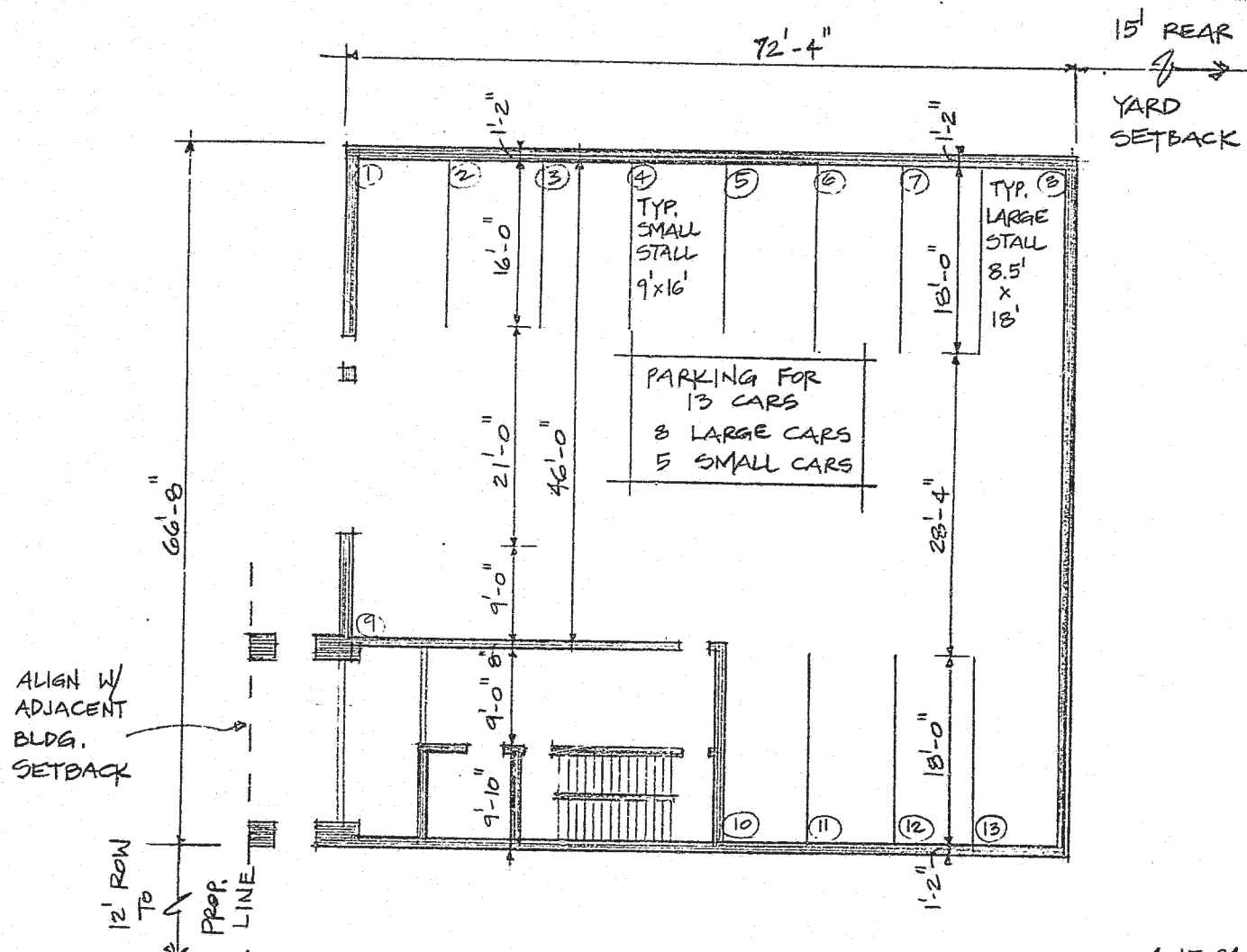
531 N. Pine

THIS A HOUSING UNIT
 THIS IS HOUSING UNIT



EAST ELEVATION





LEVEL 54 PLAN

531 N. PINCKHEY

4-15-84
J. HOWELL

SCHEME 4

CAPITOL NEIGHBORHOODS

(Office Use Only)

ZONING BOARD OF APPEALS APPLICATION
CITY OF MADISON, WISCONSIN

PLEASE SUBMIT:

- (2) Application Forms
- (2) Plot Plans indicating area where variance is requested (to scale)
- (1) Elevation drawings (3 views)
- \$60.00 Filing Fee (Variance) or
- \$100.00 Filing Fee (Appeal)

Voucher No.	<u>20308</u>
Filing Date	<u>5-7-84</u>
Hearing Date	<u>5-24-84</u>
Zoning District	<u>R6H</u>
Parcel No.	<u>0709-144-0211-3</u>
Published	<u>5/2 5/17 5/23</u>
Aldermanic District	<u>4. Kratsch</u>
Appeal Number	<u>052484-3</u>

TO THE ZONING BOARD OF APPEALS:

The undersigned hereby (requests a variance) (appeals the decision of the Zoning Admin.)

in regard to: Section No. 28.08(14)(f) of the Madison General Ordinances in

- order to:
1. Exceed height restriction
 2. Redefine setback from lakeshore
 3. Rear yard variance (potential)
- (See attached letter)
- At 531 North Pine Street
(Street Address)

Lot 1, Blk 95, Original plat of Madison addition to the City of Madison, Wis.
Reason/s why applicant cannot comply with ordinance requirements (explain hardship)

- Extreme sloping lot
 - Coordinate exterior design with Historic District
- (Additional Space on Back)

Name of Owner Orville E. Arnold Address 815 Forward Drive, Madison, WI 53711

Applicant Orville E. Arnold Address 815 Forward Drive Phone 271-9651
(Signature)

Notices sent to District Alderperson and to owners of record as listed in the Office of the City Assessor and on the attached mailing list.
(Do not write below this line)

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) (Disapproved) (Conditionally Approved)

a 2 1/2' height variance, a 17' lake setback variance and a 15' rear yard variance to permit the construction of a 10 unit condominium building. A building permit is required.

Zoning Board of Appeals Chairman Alan M. [Signature] Date 5-24-84

ZONING BOARD APPEALS
PINCKNEY PLACE
May 25, 1984

A. NEIGHBORHOOD

1. 531 North Pinckney Street
2. Historic District
3. Central City Housing Project
4. Near State Office Buildings and University Buildings
5. Lake Mendota lakefront site.
6. History of Mansion Hill

B. SITE

1. 103 ft. x (145 ft. + 125 ft.) lakeshore skewed
2. Heavily wooded
3. Steep slope - 50 ft. slope to lake
4. Existing house to be razed - approved by Landmarks Commission
5. West side has public right of way (66') to lake
6. East side has 12 ft. wide easement with stair to lake
7. North - this site has provided 8' wide walkway easement along lakeshore
8. South new 10 ft. sanitary sewer easement and sanitary sewer replacement
9. House to south with approximately 14 living units

Hardships:

10. Unusual orientation for lakefront lot since the fronting street is perpendicular to lakeshore - not parallel to lakeshore.
11. Rear yard definition unusual
12. Effect is similar to a corner lot

C. BUILDING

1. Developer and Owner: O.E. Arnold
 2. Four stories facing street at main entrance
 3. 2½ additional stories slope to lake
 4. Blend architecture with historic district
 5. Blend building size with adjacent buildings
 6. Potential development is: $\frac{14,000 \text{ S.F.}}{600 \text{ S.F.}} = 23\text{-}2 \text{ bedroom units}$
- No parking required
7. 10-unit condominium - size 1,150 S.F. to 2,685 S.F.
average size - 1,850 S.F.
 8. Parking for 14 cars provided
 9. Architectural concept to be compatible with Historic District.
 10. Prior building permit issued for 14 story building to elevator 137.

D. PRIOR ACTIONS

1. DILHR - preliminary review - one hour fire resistive
2. Neighborhood Association - recent position is supportive.

3. Alderman Kratch - supports.
4. Neighbor to south - 11 units
5. Neighbor to west across street - 35 units approximately
6. Neighbor to east over 40 units
7. Landmarks Commission:
Approved razing existing building
Approved architecture for historic district

E. ADDRESS SIX CONDITIONS OF ZONING BOARD APPEALS

1. Rough rugged unique site in special housing district. Deserves special consideration since only 4 buildable lakefront sites in fourth district.

Hardship is the steeply sloping lot and all setback requirements.

2. Asking variances for lakeshore setback, rear yard and building height to a unique building on a unique lot. Westside is 66 ft. public right of way, Eastside is 12 ft. easement non-buildable. Roof elevation is lower than adjoining neighbor. Building corners are relieved (setback) for vision lines.

3. Purpose to provide owner a lakefront setting. Purchase price deserves additional units. Zoning allows intended use. To provide another housing development in Central Business District. Supports downtown rejuvenation.

4. Owner did nothing to cause the difficulty or hardship. The hardship is related to the setbacks which are for normal lots.

Proposed building covers 4,900 sq. ft. of site, well below allowable 5,970 sq. ft.

Proposed building has floor area ratio of 1.55 which is less than allowable 2.0.

5. The granting will not be detrimental; end result should be enhanced neighborhood.

-Mansion Hill originally built as Owner occupied.

-1960 to 1975 Shift to rooming houses, low rent and absentee ownership.

-Historic Zoning in 1976. Turn around to Owner occupied again.

-This project supports the concept and will further enhance the neighborhood development.

6. No impairment of light or air. No street congestion. No safety problems. Property values should rise.

May 25, 1984

William G. Roberts, Planner II
Bernard J. Reilly, Zoning Administrator
531 N. Pinckney Street

The Zoning Board of Appeals at its meeting of May 24, 1984 granted the necessary height, lake setback and rear yard variances to construct the 10 unit condominium project on this site.

Bernard J. Reilly
Zoning Administrator

BJR:kav