



**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: 609 Division St.

Name of Owner: David and Joette Schleisman

Address of Owner (if different than above): 3597 Sabaka Tr  
Verona, WI 53593

Daytime Phone: <sup>608</sup> 481-6118 Evening Phone: 608-829-1095

Email Address: schleis66@yahoo.com

Name of Applicant (Owner's Representative): Roger Smith

Address of Applicant: Design Coalition Architects 2008 Atwood Ave  
Madison, WI 53704

Daytime Phone: 608-937-6773 Evening Phone: \_\_\_\_\_

Email Address: roger@designcoalition.org

Description of Requested Variance: \_\_\_\_\_

The existing 520 sqft house currently exists in the rear yard setback of the trapezoidal lot. The proposed new one story addition (living space and garage) requires a variance as it attaches to the house, and a portion of it will be constructed in the rear yard setback. As the side property lines are convergent, the northeast corner of the existing house has a portion of the wall that protrudes into the angled setback area from 0" to 3 1/4" over 7'-2". Variance is also requested to allow a 3'-6" extension of this wall as part of the new addition, causing the corner of the new wall to protrude an additional 1 1/2" (4 3/4") into the sideyard setback. See also drawing.

*(See reverse side for more instructions)*

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>3/10/16</u>
Receipt: <u>013179-0005</u>	Published Date: <u>3/3/16</u>
Filing Date: <u>2/18/16</u>	Appeal Number: _____
Received By: <u>[Signature]</u>	GQ: <u>OK!</u>
Parcel Number: <u>0710-071-0606-8</u>	Code Section(s): <u>28.045 (2)</u>
Zoning District: <u>TR-C4</u>	_____
Alder District: <u>6-Rummet</u>	_____

## 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.

The existing 520 sqft house currently exists in the rear yard setback of the trapezoidal lot. The proposed new one story addition (living space and garage) requires a variance as it attaches to the house, a portion of it will be constructed in the rear yard setback.

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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.

Building in the rear yard setback is a necessity for an attached addition to the existing house. The building massing and footprint of the addition are configured to be sympathetic to the existing scale of the house and neighborhood, and the intent of the regulations of the zoning district.

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 very small area variance as described above for the east side yard would protrude an additional 1 1/2" (angled) and would allow for a clean extension of the kitchen counter wall without requiring small impractical jogs in the wall. This condition exists as the existing house is not sited parallel to the property lines.

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.

Building in the rear yard setback is a necessity for an attached addition to the existing house. Per the area variance; as the existing house is sited on an angle to the property line, and with convergent side yard lines limits the opportunity to construct the addition square to the existing house without setbacks of portions of the house, which is impractical per the area variance requested.

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

The portion of the addition that will be adjacent to the existing neighboring property (to the east) will be within the confines of the allowable buildable area per ordinance.

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

The building massing and footprint of the addition are configured to be sympathetic to the existing scale of the house and neighborhood, and the intent of the regulations of the zoning district.

## Application Requirements

**Please provide the following Information** (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input checked="" type="checkbox"/>	<b>Site plan,</b> drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <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"/>	<b>Elevations</b> from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	<b>Interior floor plan of existing and proposed structure,</b> when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> 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:** David J. Schenck **Date:** 2/17/2016

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

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



OAKHIDGE AVENUE

N

SIDEWALK

25.02' (25')  
N 84°30'24"E

21.02' (21')

20'-0" FRONT YARD SET BACK

2'-8 3/8" SIDE YARD SETBACK

2'-8 3/8" SIDE YARD SETBACK

27'-1"

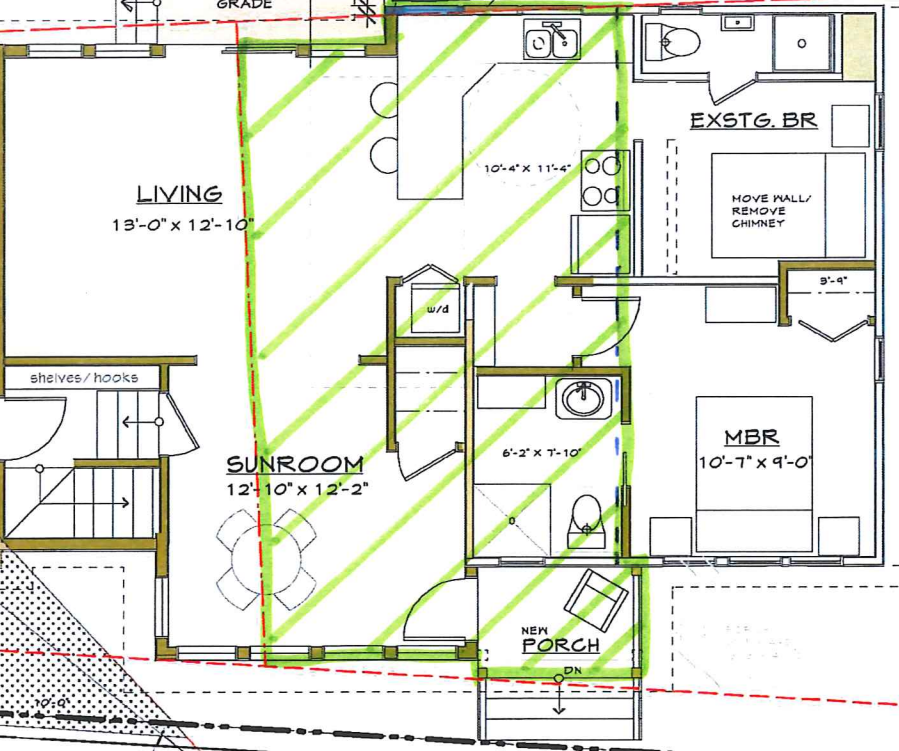
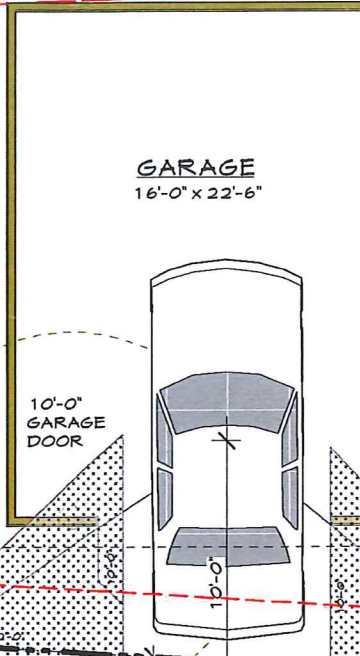
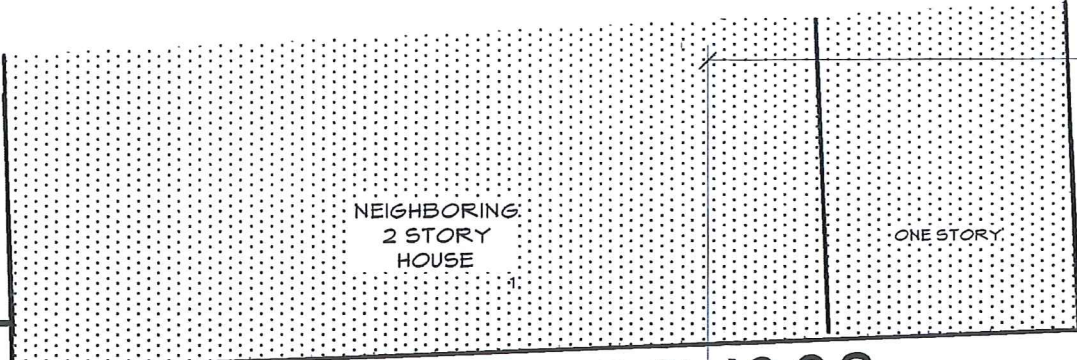
110.84' (111.3)  
N 0°13'00"E

PARCEL "A"  
3371.8 SQ.FT.

PROPERTY LINE IS 1'-0" FROM EDGE OF SIDEWALK

110.31' S 53°14'6"E

DIVISION STREET



NEW ADDITION 36'-0"

EXISTING HOUSE 18'-0"

PORTION OF EXISTING HOUSE REMOVED

30'-0" REAR YARD SET BACK

REQUESTED AREA VARIANCE (SHADED IN BLUE)

2.2'

7'-2" PORTION OF EXISTING HOUSE BEYOND SETBACK LINE

2.9'

2.6'

NEW 6'-0" FENCE

DECK 22" ABOVE GRADE

DN

4 3/4"

3 1/4"

2.0'

1.4'

36.12' S 84°32'43"W

NEIGHBORING 2 STORY HOUSE

1.2'

Single-story single-family home  
Construct single-story addition  
Rear yard  
30.0' Required  
14.5'± Provided  
15.5'± Variance

EXISTG. CURB CUT TO REMAIN

NEW CONC. DRIVEWAY

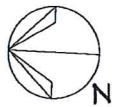
EXISTG. POWER POLE

EXISTING DRIVEWAY TO BE REMOVED

2'-0" FLARE

CONCRETE CURB & GUTTER

1 SITE PLAN/FLOOR PLAN  
Scale: 1/8" = 1'-0"



PROPOSED ADDITION FOR  
609 DIVISION ST.  
MADISON WI  
0218.16

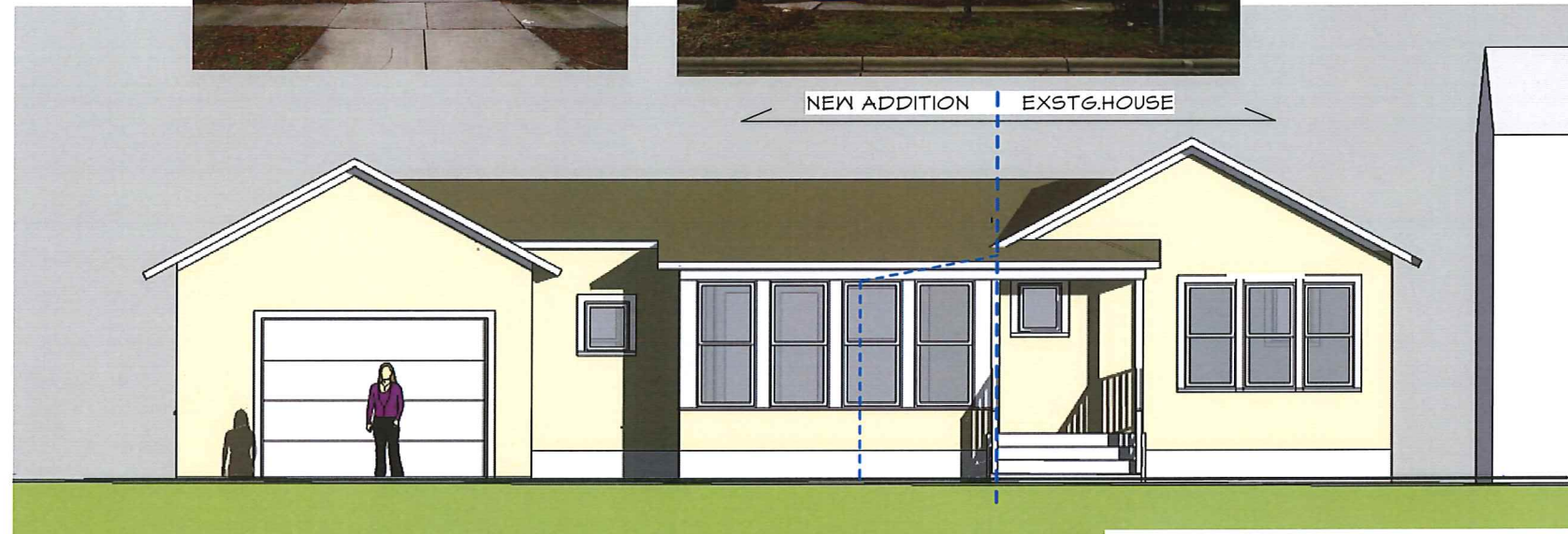
design coalition  
DESIGN COALITION INC. ARCHITECTS  
COMMUNITY DESIGN CENTER  
2098 ATWOOD AVENUE  
MADISON, WI 53704-5354  
phone: 608.246.8846  
fax: 608.246.8670  
website: www.designcoalition.org



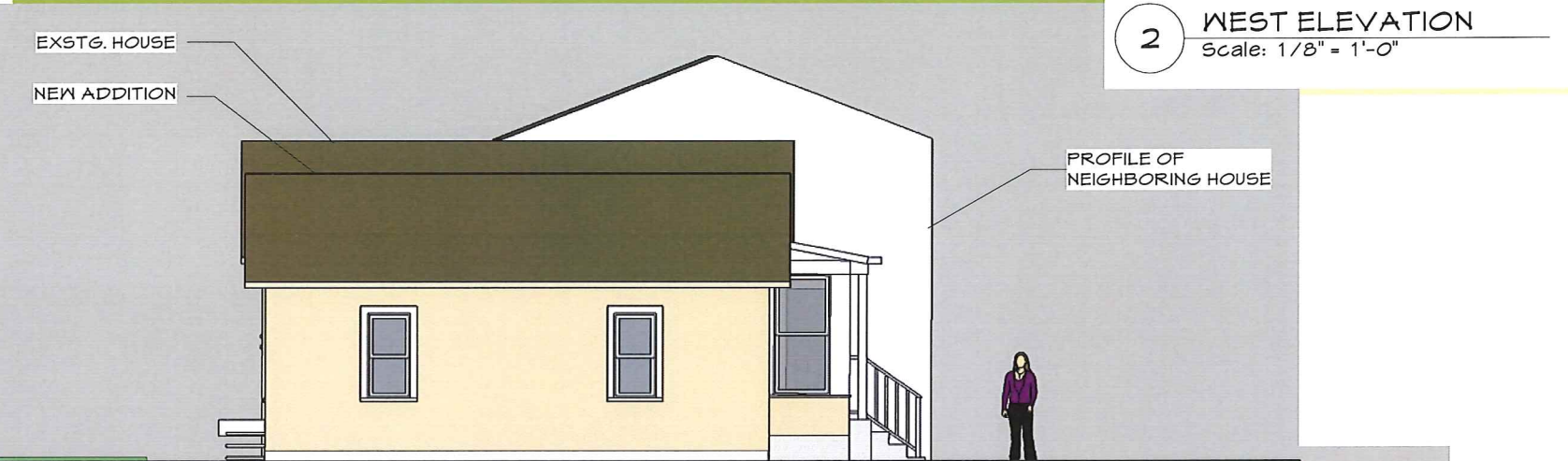


PORION OF EXISTING HOUSE TO BE REMOVED

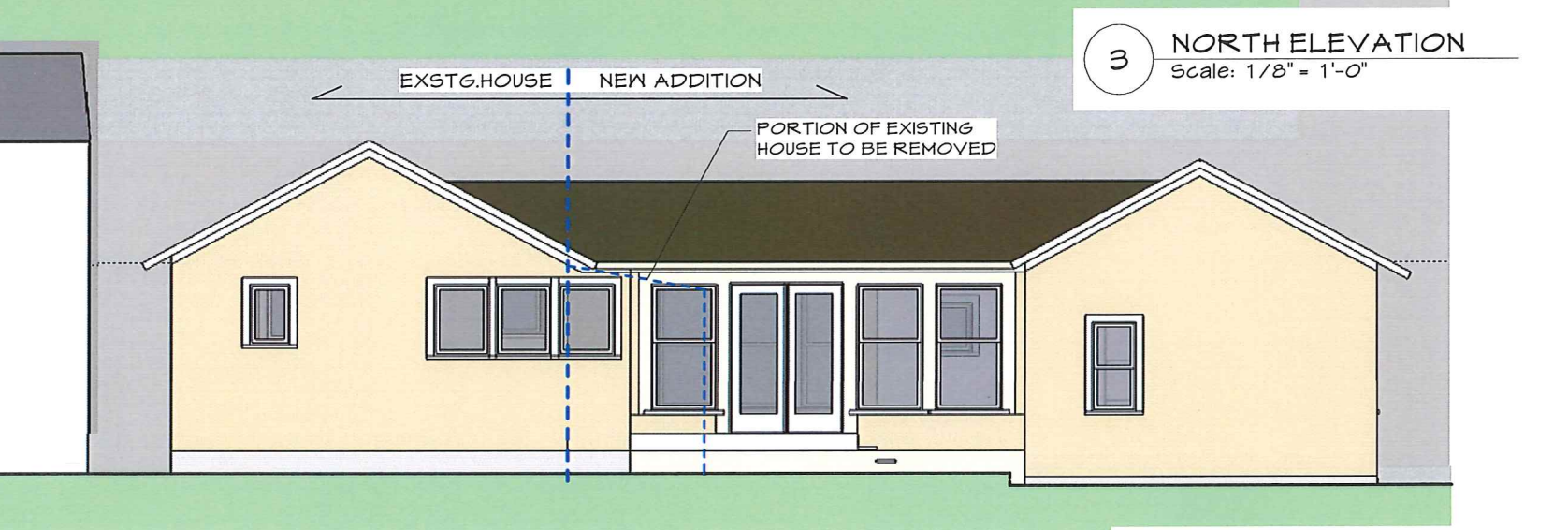
EXISTING HOUSE TO REMAIN



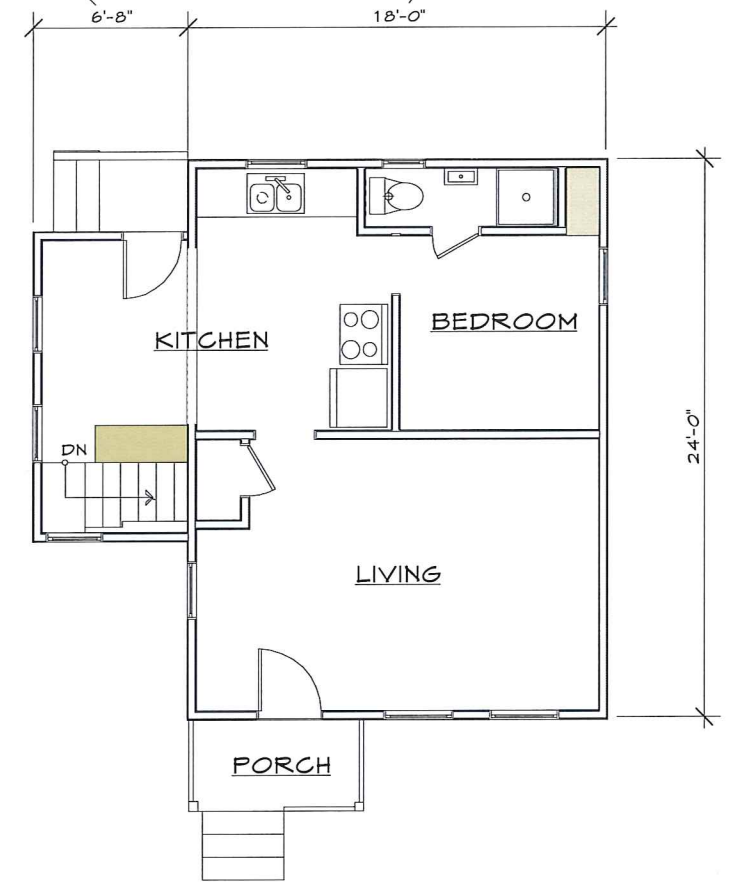
2 WEST ELEVATION  
Scale: 1/8" = 1'-0"



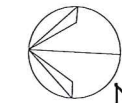
3 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



4 EAST ELEVATION  
Scale: 1/8" = 1'-0"



1 EXSTG. FLOOR PLAN 520 SQFT  
Scale: 1/8" = 1'-0"

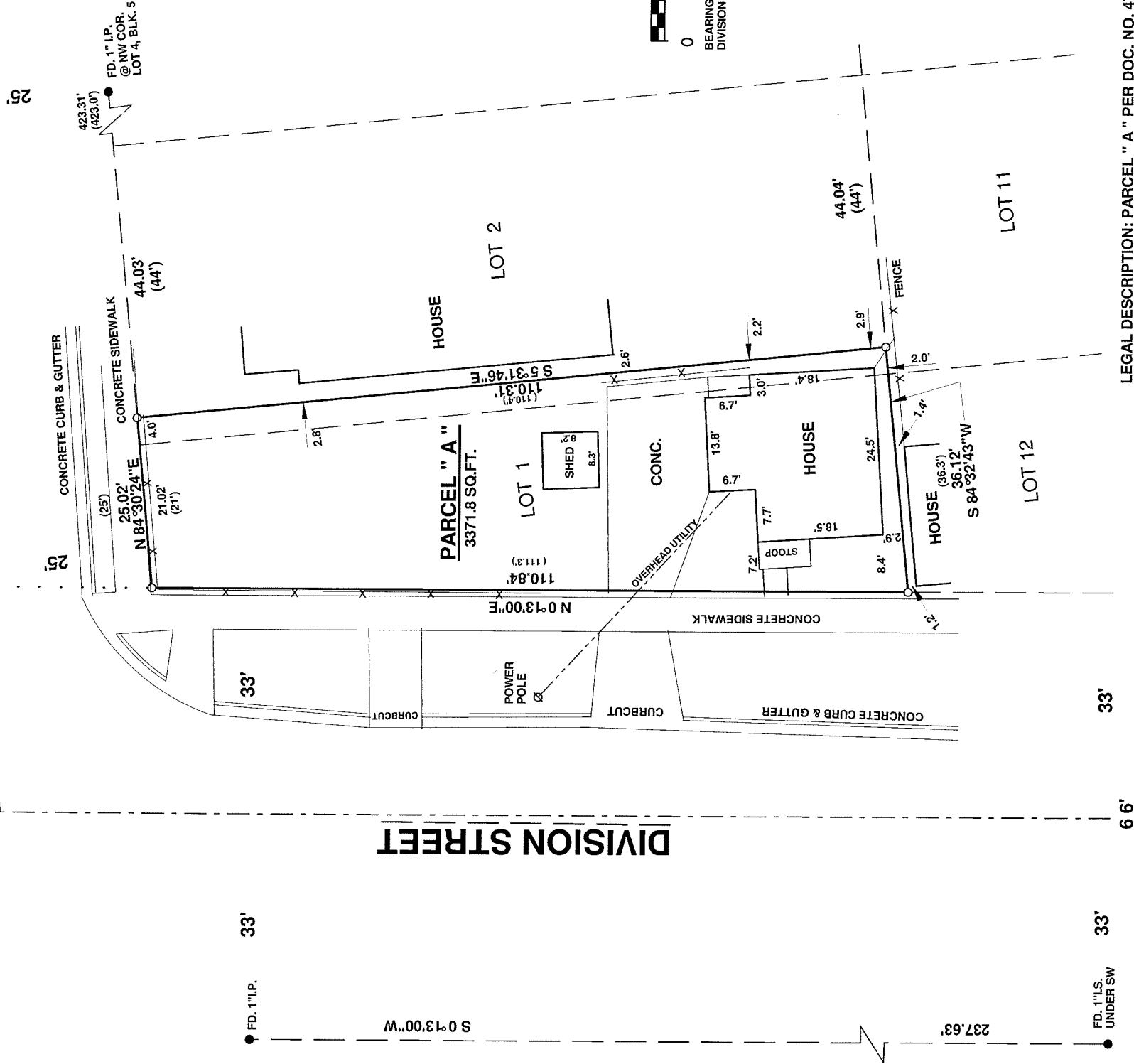


PROPOSED ADDITION FOR  
**609 DIVISION ST.**  
MADISON WI  
02.18.16

● FD. 3/4" I.S.  
@ NW COR.  
LOT 1, BLK. 1

# OAKRIDGE AVENUE

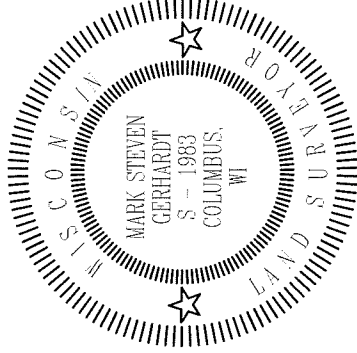
273.65'



LEGAL DESCRIPTION: PARCEL "A" PER DOC. NO. 4775446

LOT ONE (1), AND THE WESTERLY FOUR (4) FEET OF LOT TWO (2), BLOCK SIX (6), ACCORDING TO THE RECORDED PLAT OF LAKE PARK SUBDIVISION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SUBJECT TO EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.



**SURVEYOR'S CERTIFICATE:**

I, Mark Steven Gerhardt, Professional Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date: January 5, 2016

Mark Steven Gerhardt,  
Professional Land Surveyor, S-1983

PREPARED FOR:  
JOETTE S. SCHLEISMAN  
3597 SABAKA TRAIL  
VERONA, WI. 53593

**609 DIVISION ST.**  
MADISON WI

**CAUTION!!!!**

**CONTACT DIGGER'S HOTLINE  
1-800-242-8511  
BEFORE ANY CONSTRUCTION**

**BADGER SURVEYING AND MAPPING SERVICE, LLC.**  
525 WEST PRAIRIE STREET, COLUMBUS, WISCONSIN 53925 - (608) 244-2010 - FAX: (920) 623-9810

SCALE	1" = 20'	APPROVED BY:	M. S. GERHARDT	DRAWN BY	M.S.G.
DATE	1-5-16			REVISED	
<b>PLAT OF SURVEY</b>					
					DRAWING NUMBER
					16G - 2