



**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: 2114 VAN HISE AVENUE

Name of Owner: JOHN AND SUE FLANERY

Address of Owner (if different than above): _____

Daytime Phone: 510-914-1266 Evening Phone: 510-914-1266

Email Address: FLANERY3@HOTMAIL.COM

Name of Applicant (Owner's Representative): STEVEN M. CONNOR

Address of Applicant: 4020 MONONA DRIVE
MADISON, WI 53716

Daytime Phone: 608-444-4375 Evening Phone: 608-444-4375

Email Address: STCONNOR4@YAHOO.COM

Description of Requested Variance: SIDE YARD ONE-ROOM ADDITION
WITH FINISHED ATTIC, BRINGING TO FRUITION THE
ORIGINAL DESIGN BY ARCHITECT FRANK RILEY THAT
WAS NOT BUILT. THE EXISTING NON-COMPLIANT HOME
WAS BUILT BETWEEN 1919 AND 1921, BEFORE THE ZONING
CODE.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300-</u>	Hearing Date: <u>08/16/2018</u>
Receipt: <u>097227-0008</u>	Published Date: <u>08/09/2018</u>
Filing Date: <u>7/26/18</u>	Appeal Number: <u>LNDVAR-2018-00014</u>
Received By: <u>JEG</u>	GQ: <u>HIS-04</u>
Parcel Number: <u>0709-222-2003-0</u>	Code Section(s): <u>25.043(2)</u>
Zoning District: <u>IR-C2</u>	
Alder District: <u>5 - Bldg - S. Elmer</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 NON-COMPLIANT STRUCTURE WAS PLANNED AND BUILT PRIOR TO THE ZONING CODE IN 1922.

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.

THIS STATEMENT IS TRUE. THIS VARIANCE REQUEST IS NOT CONTRARY TO THE PUBLIC INTEREST OR THE SPIRIT 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 LANDMARKS COMMISSION WILL ONLY ALLOW US TO PLACE THE ADDITION ON THE EXISTING FOUNDATION. THIS IS WHERE THE FRANK RILEY DRAWINGS PLACED IT.

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 ORDINANCE CREATES THE HARDSHIP.

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

THIS STATEMENT IS TRUE. THE ADDITION WILL APPEAR TO BE ORIGINAL TO THE HOME, AND THE ADJACENT PARCELS IS CLOSER TO THE SIDE PROPERTY LINE THAN OUR ADDITION.

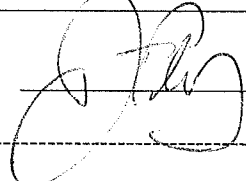
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

THE ADDITION WILL MATCH THE EXACT CHARACTER OF THE EXISTING HOME.

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Lot lines <input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input checked="" type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred) <input checked="" type="checkbox"/> North arrow
<input checked="" type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	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).
<input type="checkbox"/>	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.
<input type="checkbox"/>	Lakefront setback variance requests only. Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	CHECK HERE. 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:  Date: 7-20-18

----- (For Office Use Only) -----

<u>DECISION</u>		
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance.		
Further findings of fact are 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:	



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 S Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

July 25, 2018

Steven Connor, Drafting Your Dreams
c/o John Flanery
2114 Van Hise Ave
Madison, WI 53726

Re: Certificate of Appropriateness for 2114 Van Hise Ave

At its meeting on July 23, 2018, the Landmarks Commission reviewed, in accordance with the provisions of the Historic Preservation Ordinance, your plans to alter the exterior of the structure located at 2114 Van Hise Ave in the University Heights Historic District. The Commission approved a Certificate of Appropriateness for the side addition with the understanding that the materials and details will match the existing adjacent materials and details.

This letter will serve as the "Certificate of Appropriateness" for the project described above. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Please note that any scope of work or design changes from the alterations approved herein must receive approval by the Landmarks Commission, or staff designee, prior to commencing with the work. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me (608-266-6552 or ascanlon@cityofmadison.com) with any questions.

Sincerely,

Amy Loewenstein Scanlon, Registered Architect
Preservation Planner
City of Madison Planning Division

cc: City preservation property file

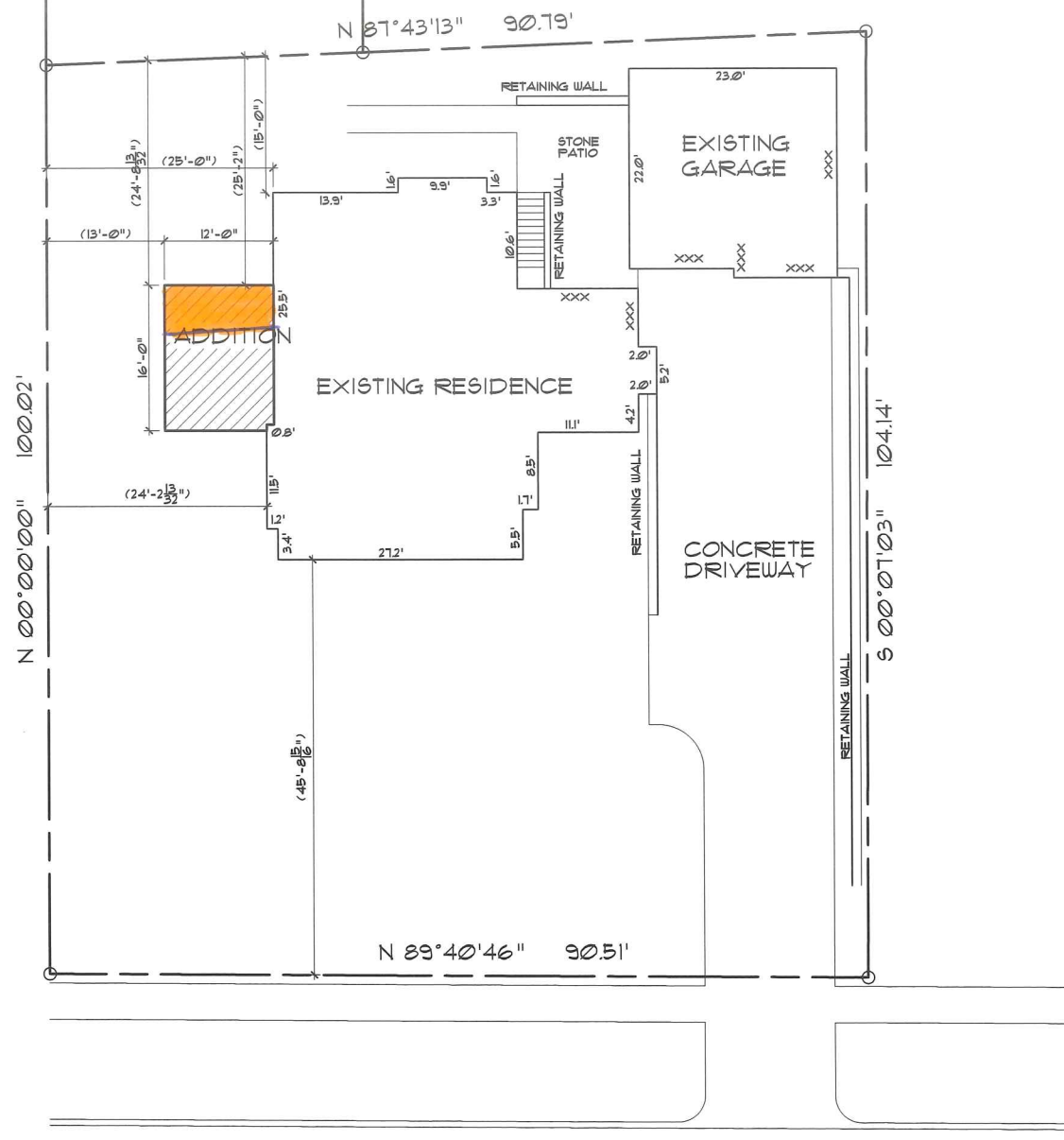
Two-Story Single-Family Home
 Two-Story Addition
 Rear Yard

30' Required
 24'-8"± Provided

5'-4" Variance

113 BASCOM PLACE
 PARCEL # 070922228022

BASCOM STREET



VAN HISE AVENUE

1 SITE PLAN
 AI SCALE: 1" = 20'-0"

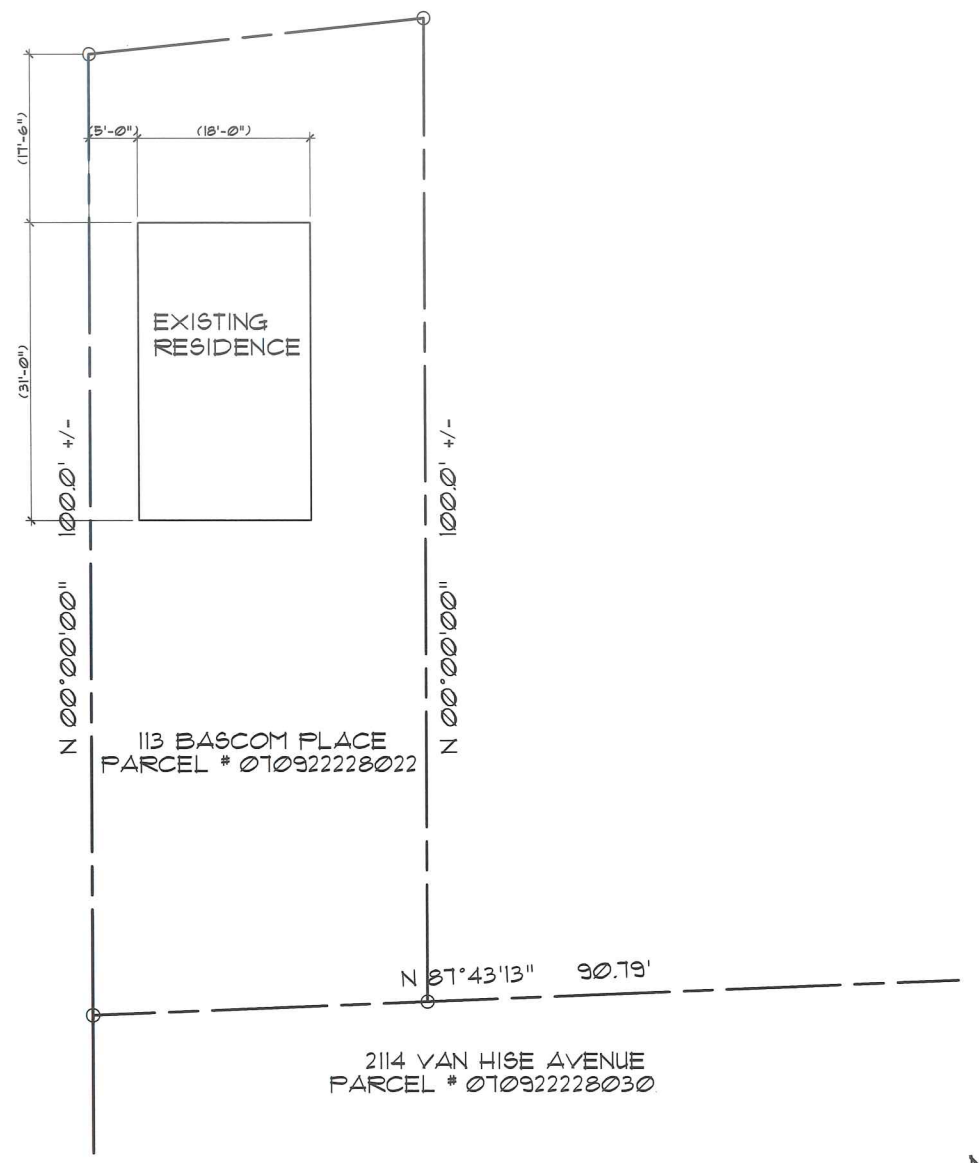


LEGAL DESCRIPTION OF ORIGINAL PARCEL:

LOT 6 AND THE WEST 23 FEET OF LOT 7, BLOCK 19, UNIVERSITY HEIGHTS, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEY NOTE:

INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A SURVEY BY D'ONOFRIO KOTTKE & ASSOCIATES DATED 8-28-08.
 DIMENSIONS IN PARENTHESES WERE NOT PROVIDED WITH SURVEY AND ARE APPROXIMATE. THEY MAY NEED TO BE VERIFIED.
 DIMENSIONS NOTED AS 'XXX' WERE MISSING ON SURVEY.



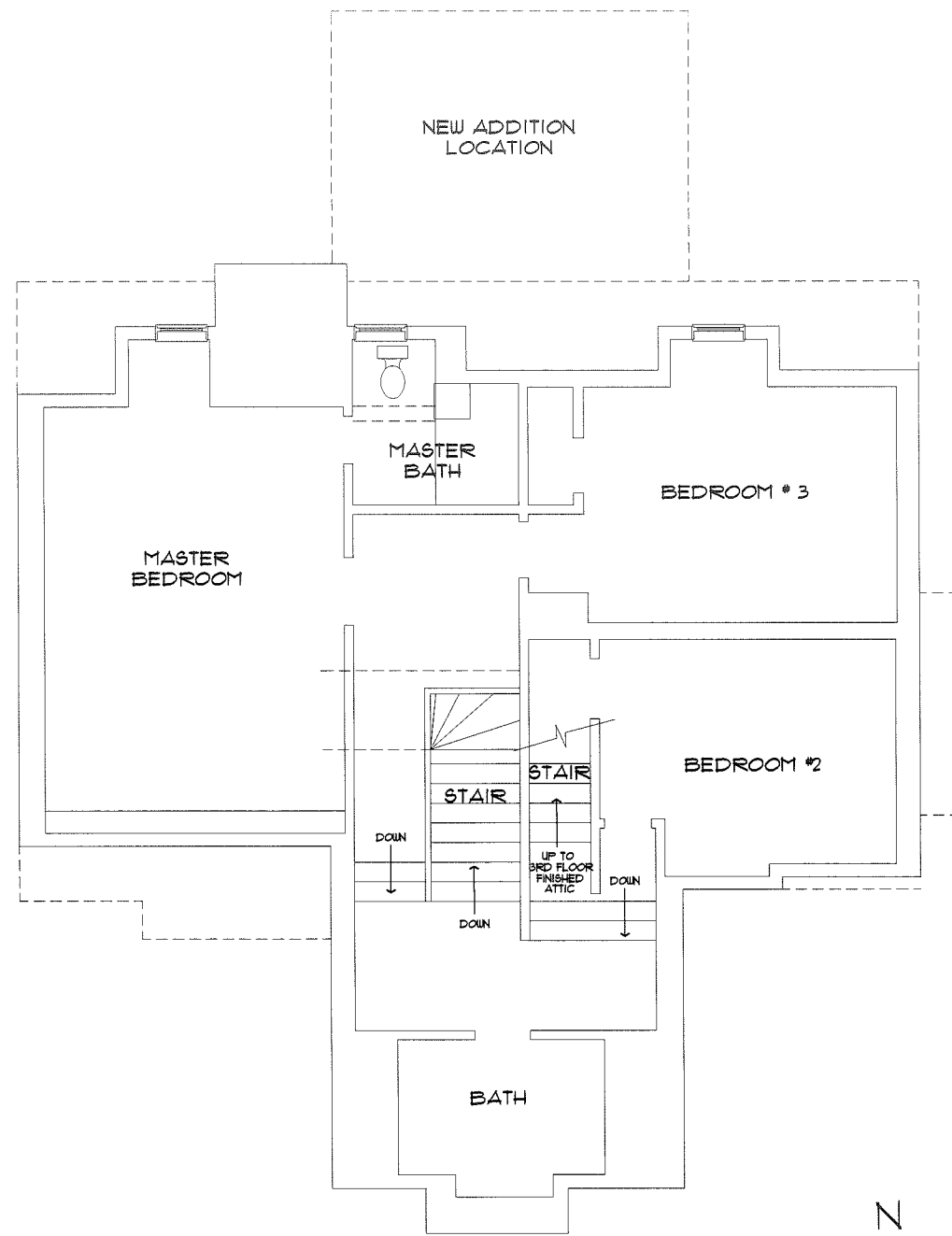
2 SITE PLAN FOR ADJACENT PROPERTY TO NORTH (REAR)
 AI SCALE: 1" = 20'-0"



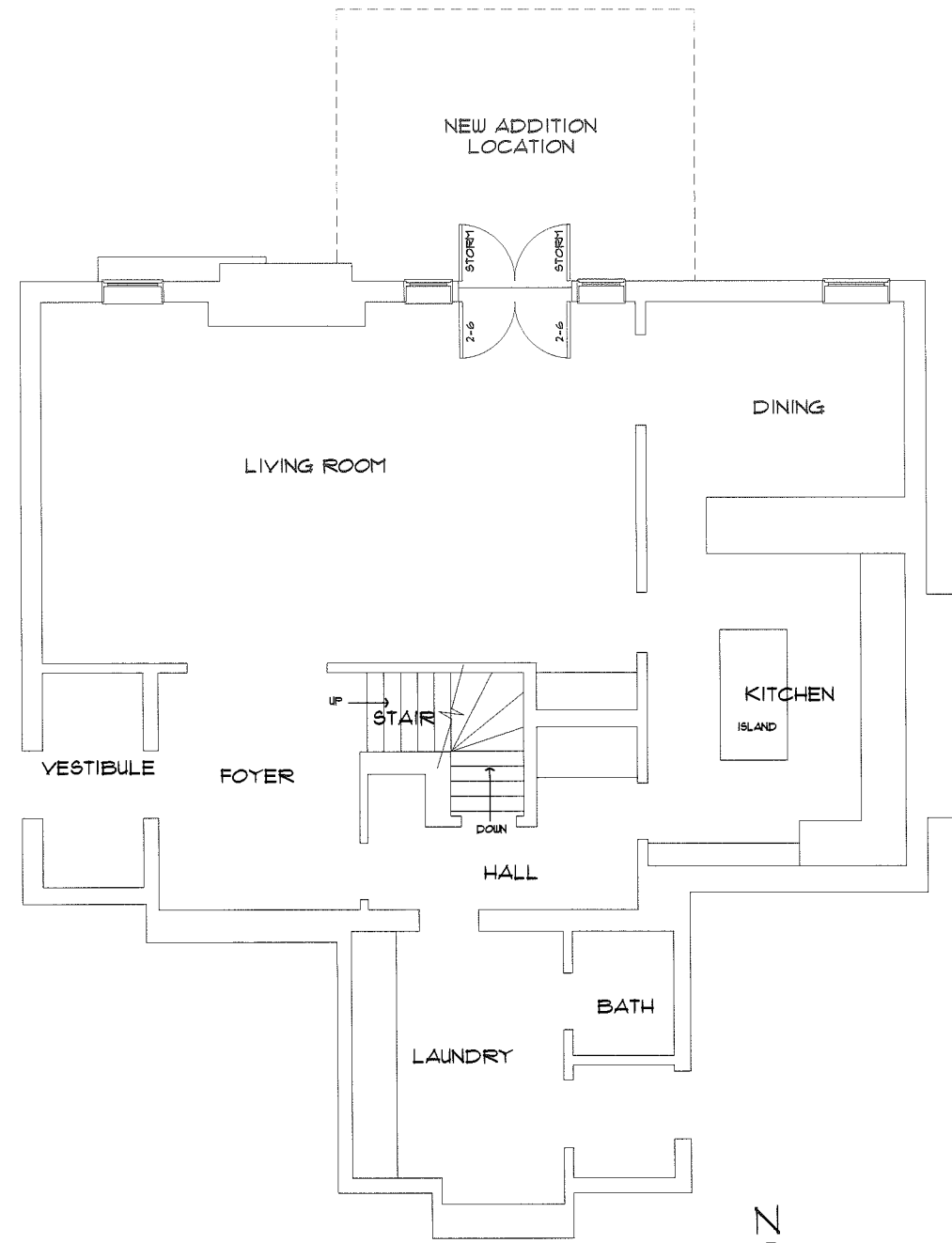
PREVIOUS PRINTING: 07-02-18 CERT. OF APPROPRIATENESS

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	<p>OWNER: JOHN & SUE FLANERY</p> <p>PROJECT: ADDITION</p> <p>LOCATION: 2114 VAN HISE, MADISON, WI</p>		




2 EXISTING SECOND FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

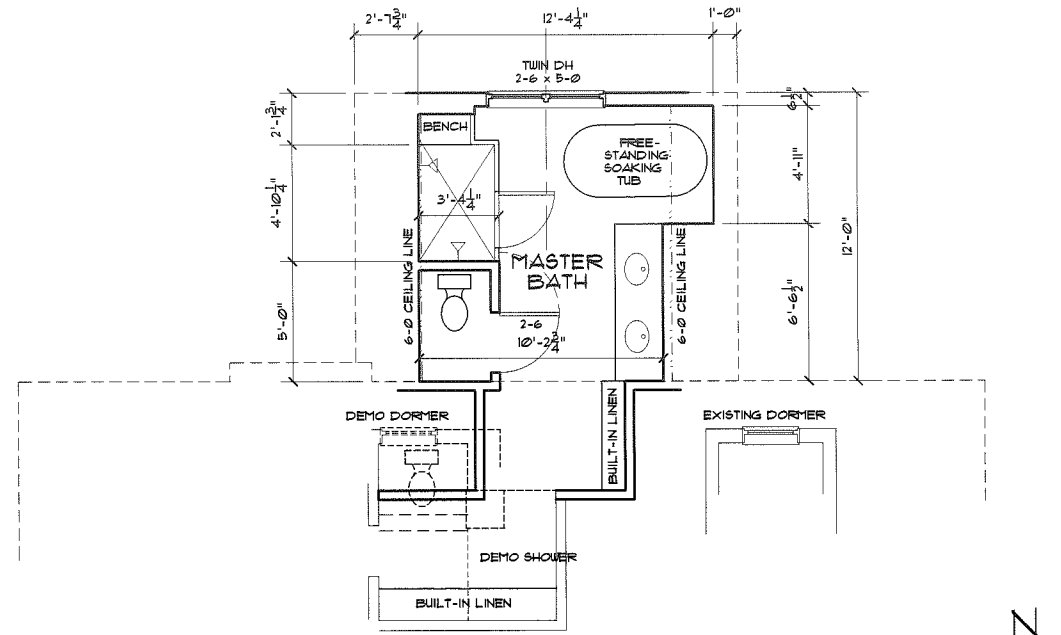


1 EXISTING FIRST FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

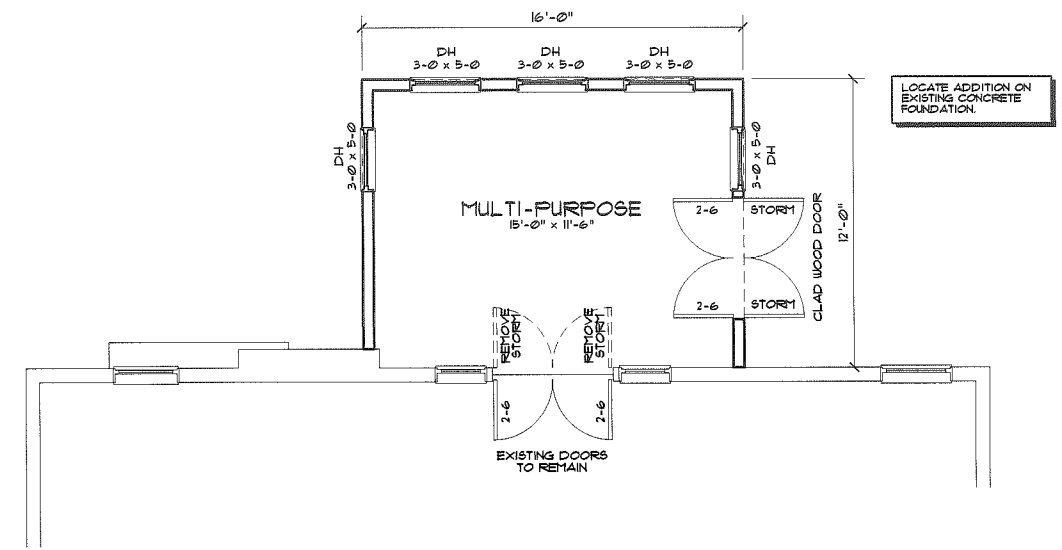


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	GENERAL CONTRACTOR AND SUB-CONTRACTORS RESPONSIBLE FOR NOTIFYING DESIGNER OF ANY ON-SITE ISSUES OR MODIFICATIONS OF DESIGN.	PROJECT ADDITION
DATE 07-02-2018	LOCATION 2114 VAN HISE MADISON, WI	SHEET NO. A2 of A5
DESIGN BY: STEVEN M. CONNOR 608-444-4315		




4 SECOND FLOOR PLAN
 A3 SCALE: 1/8" = 1'-0"



3 FIRST FLOOR PLAN
 A3 SCALE: 1/8" = 1'-0"



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	GENERAL CONTRACTOR AND SUB-CONTRACTORS RESPONSIBLE FOR NOTIFYING DESIGNER OF ANY ON-SITE ISSUES OR MODIFICATIONS OF DESIGN.	PROJECT ADDITION
DATE 07-02-2018	LOCATION 214 VAN HISE MADISON, WI	SHEET NO. A3 of A5
DESIGN BY: STEVEN M. CONNOR 608-444-4375		




1 NORTH ELEVATION
A4 SCALE: 1/8" = 1'-0"



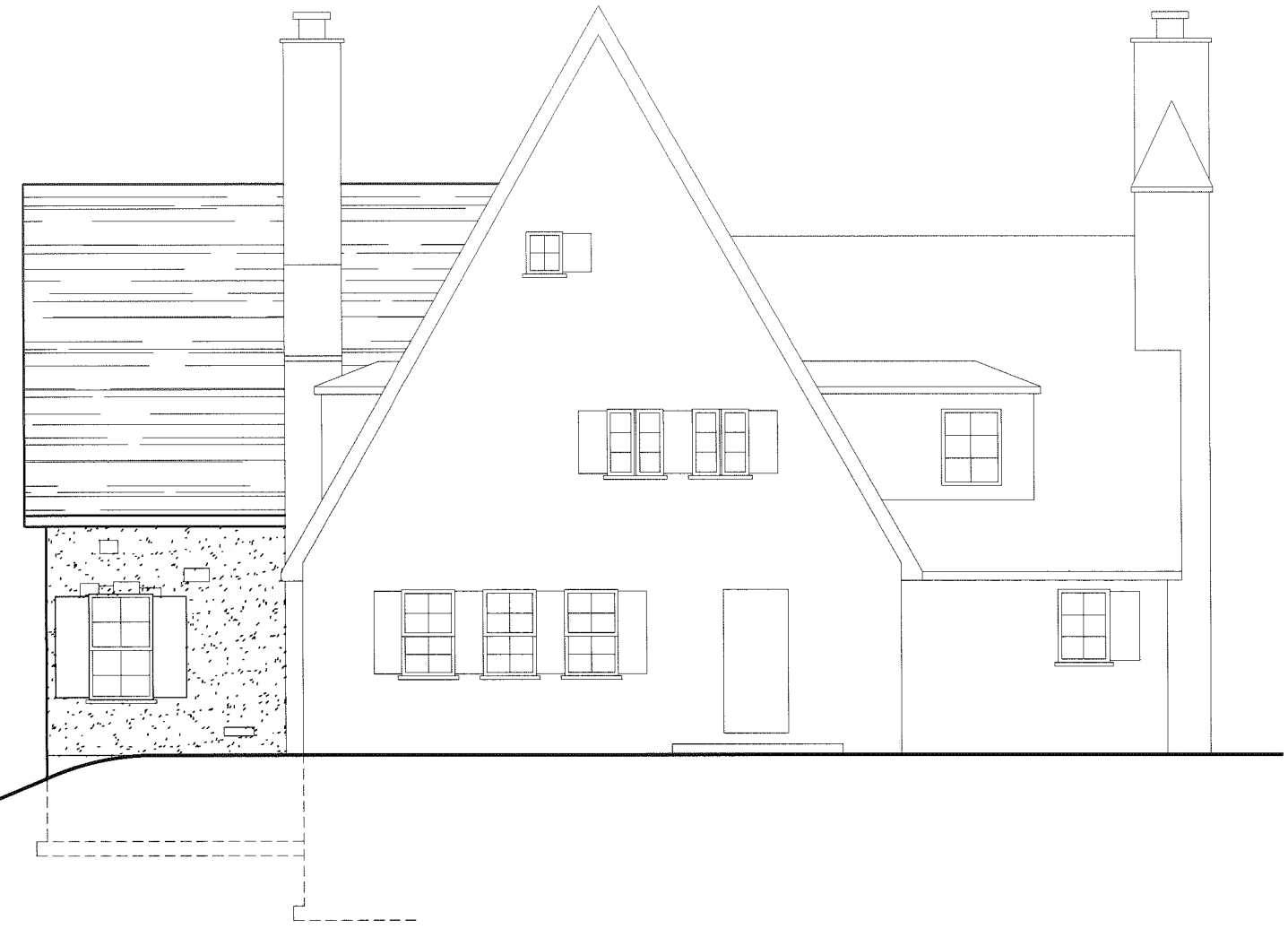
2 WEST ELEVATION
A4 SCALE: 1/8" = 1'-0"

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	<p>DATE: 07-02-2018</p> <p>DESIGN BY: STEVEN M. CONNOR 608-444-4375</p>	<p>PROJECT ADDITION</p> <p>LOCATION 214 VAN HISE MADISON, WI</p>




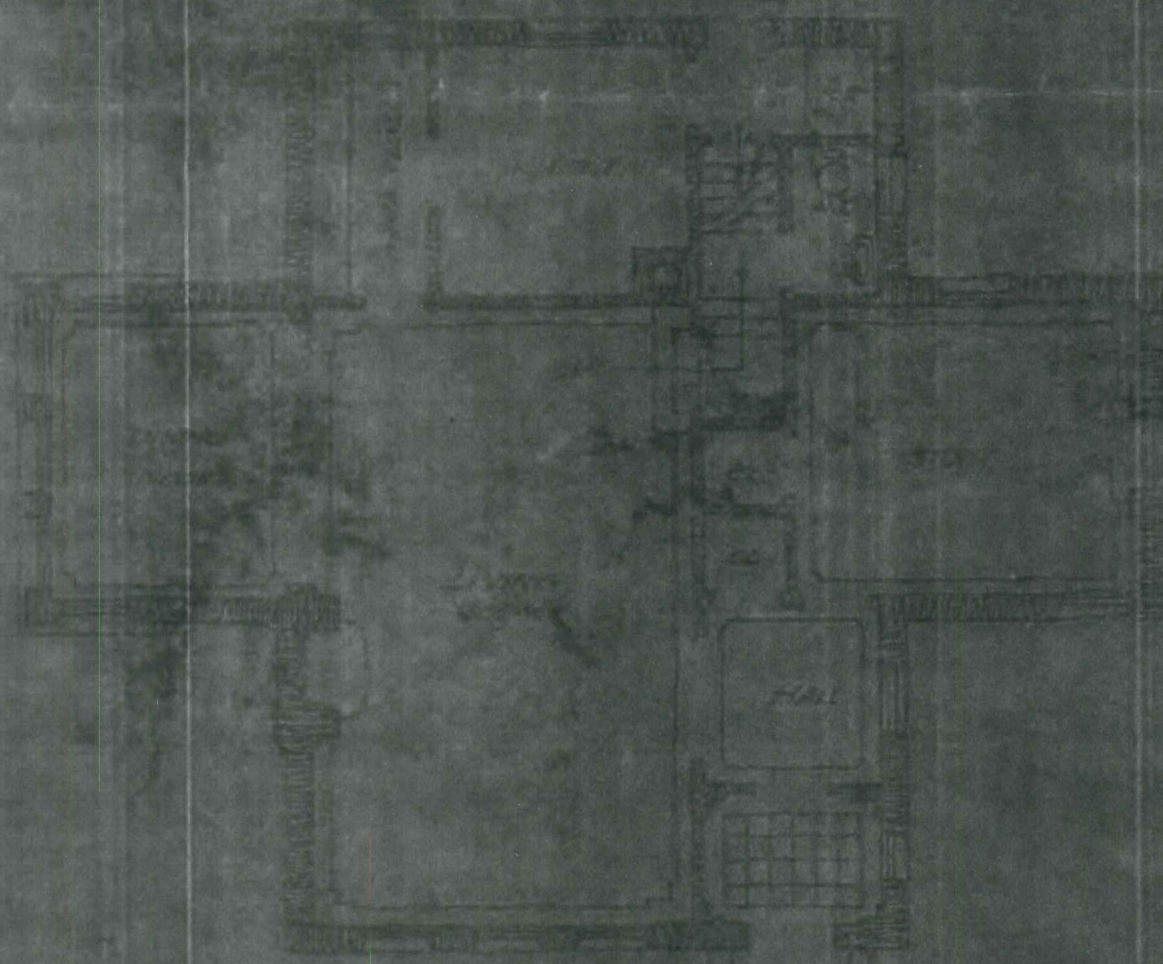
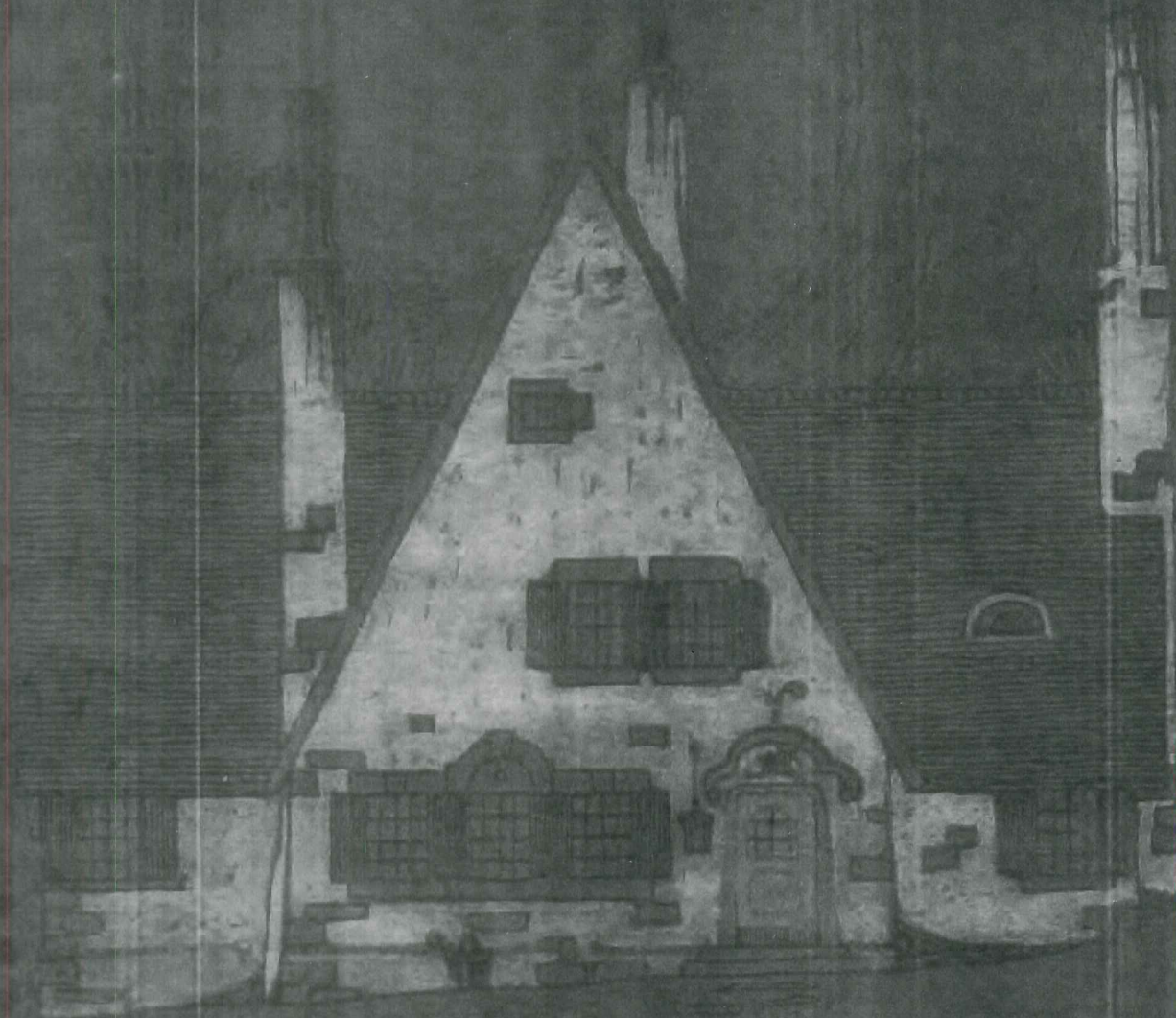
1 EAST ELEVATION
A5 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A5 SCALE: 1/8" = 1'-0"

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	DATE 07-02-2018 DESIGN BY: STEVEN M. CONNOR 608-444-4315	PROJECT ADDITION LOCATION 2114 VAN HISE MADISON, WI	



PLAN OF HOUSE NO. 110
8th Street, N. W. Wash. D. C.
1919

Frank Riley
Architect 1919

