



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: 2253 FOX AVENUE

Name of Owner: ANNA HENNING AND CHRISTA OLSON

Address of Owner (if different than above): _____

Daytime Phone: 608-628-2035 Evening Phone: 608-628-2035

Email Address: henn0234@gmail.com; christajolson@gmail.com

Name of Applicant (Owner's Representative): Self-represented

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

We request a variance of less than one foot to rebuild our attached, one-story garage close to its existing location. Both the existing and proposed garages are between five and six feet from the side lot line in a T2-C2 district. The proposed garage would be: (1) moved two feet back, to better fit the neighborhood aesthetics; and (2) widened by four inches, to accommodate one small- to mid-size car.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: \$500.00
Receipt: 140689-0002
Filing Date: 6-4-24
Received By: NJK
Parcel Number: 0709 2141 7155
Zoning District: TR-C2
Alder District: 13-EVERS

Hearing Date: 7-18-24
Published Date: 7-11-24
Appeal Number: LNOVAR-2024-00006
GQ: _____
Code Section(s): 28.043(2)

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.

The property has an existing attached garage. The rear portion is original to the 1927 house. The front portion was constructed pursuant to a variance in 1981. The house, trees, and landscaping on the property are designed to accommodate an attached garage in the same general location as existing.

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 rebuilt garage will be a narrow, one-story structure. Like the existing garage, it will be adjacent to the neighbors' paved driveway, maintaining a buffer between structures on the two properties.

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.

Strict compliance with the six-foot side setback requirement would require a garage rebuilt in the same general location to be so narrow as to be unusable for storing a very small car. The proposed garage will remain a relatively narrow, one-story garage and fit the neighborhood.

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 hardship is caused by the six-foot setback requirement. Moving the garage to a detached location would ~~require~~ necessitate remodeling the side of the house, which was constructed with an attached garage in 1927.

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

Because of the relatively minor changes proposed, the neighbors will experience relatively little change. An attached garage has existed in this location since 1927, with no known detriments to neighbors. The slight increase in width will not alter ~~the~~ neighbors' view or light significantly.

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

The proposed garage will be similar to the existing garage, except that it will be constructed with higher quality materials and better match the aesthetics of the house and neighborhood. It will be similar to numerous other small, attached garages in the immediate neighborhood.

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 type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input 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 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.

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: Anna Henning Date: 5-30-2024

------(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: _____

Bearings referenced to the
Meridian line of Lot 11,
platted bearing N48°04'00"E

Description:
Lot 11, Block 31, Second Addition to
and Replat of Westlawn, City of
Madison, Dane County, Wisconsin.

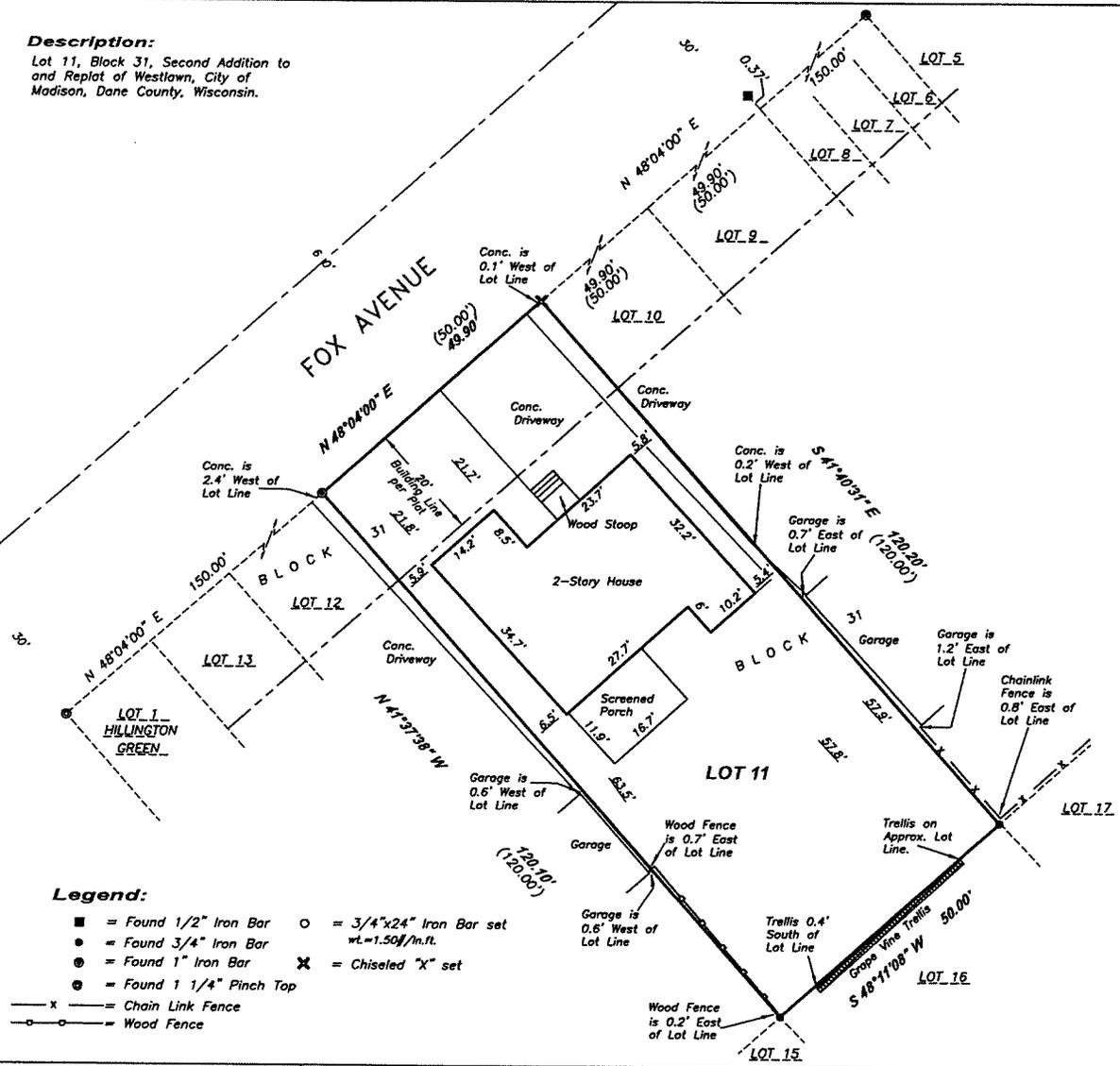
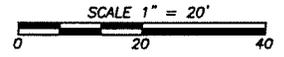
SURVEYOR'S CERTIFICATE:
I, Chris K. Casson, hereby certify that this survey is in
compliance with the Wisconsin Administrative Code, Chapter
A-57. I also certify that I have surveyed and mapped the
lands described hereon and that the map is a correct
representation in accordance with the information provided
and is correct to the best of my knowledge and belief.

Chris K. Casson 2-20-2024
Chris. K. Casson
Wisconsin Professional Land Surveyor No. S-3264.



Existing

Notes:
This survey is subject to any and all easements and
agreements both recorded and unrecorded.
The disturbance of a survey stake by anyone is in
violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present have not been delineated.
This survey shows some visible, above-ground
improvements only. No guarantee is made for
below-ground structures.
Due to snow and ice conditions possible visible
improvements not located.
No title commitment provided at time of survey: January
15, 2024.



- Legend:**
- = Found 1/2" Iron Bar
 - = Found 3/4" Iron Bar
 - ⊙ = Found 1" Iron Bar
 - ⊕ = Found 1 1/4" Pinch Top
 - = 3/4"x24" Iron Bar set w/L=1.50#/in.ft.
 - ✕ = Chiseled "X" set
 - x- = Chain Link Fence
 - o-o- = Wood Fence

BIRRENKOTT SURVEYING
LAND SURVEYING & PERC TESTING
BIRRENKOTTSURVEYING.COM
P.O. BOX 237
1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590
(608) 837-7463
FAX (608) 837-1081

PLAT OF SURVEY

February 7, 2024

SURVEYED BY T.A.S.
DRAWN BY B.T.S.
CHECKED BY C.K.C.
APPR'D BY C.K.C.

PREPARED FOR:
ANNA BENNING
2253 FOX AVENUE
MADISON, WI 53711
608-628-2035

JOB NO.
231103
SHEET 1 of 1
FB 395/48-49

Bearings referenced to the Northernly line of Lot 11, plotted bearing N48°04'00"E

Description:
 Lot 11, Block 31, Second Addition to and Replot of Westlawn, City of Madison, Dane County, Wisconsin.

Side Setback Variance for Attached Garage Addition to Single Family House

Required 6'
 Proposed 5.1'
 Variance 0.9'

SURVEYOR'S CERTIFICATE:

I, Chris K. Casson, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Chris K. Casson 2-20-2024
 Chris. K Casson
 Wisconsin Professional Land Surveyor No. S-3264.



Proposed

"CONCEPT B-1"
 4-19-24 p. 1 OF 4

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

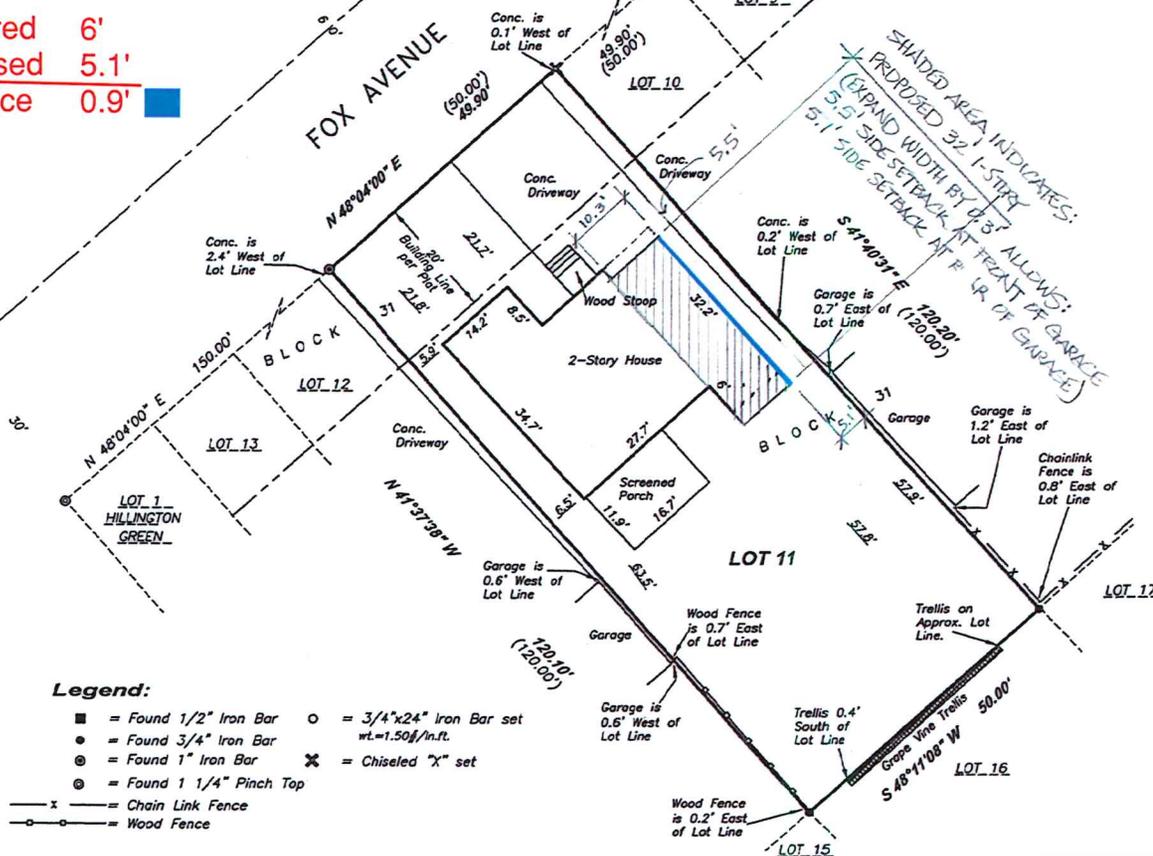
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows some visible, above-ground improvements only. No guarantee is made for below-ground structures.

Due to snow and ice conditions possible visible improvements not located.

No title commitment provided at time of survey: January 15, 2024.



Legend:

- = Found 1/2" Iron Bar
- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Bar
- ⊗ = Found 1 1/4" Pinch Top
- x = Chain Link Fence
- = Wood Fence
- = 3/4"x24" Iron Bar set wt.=1.50#/in.ft.
- ⊗ = Chiseled "X" set

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PLAT OF SURVEY

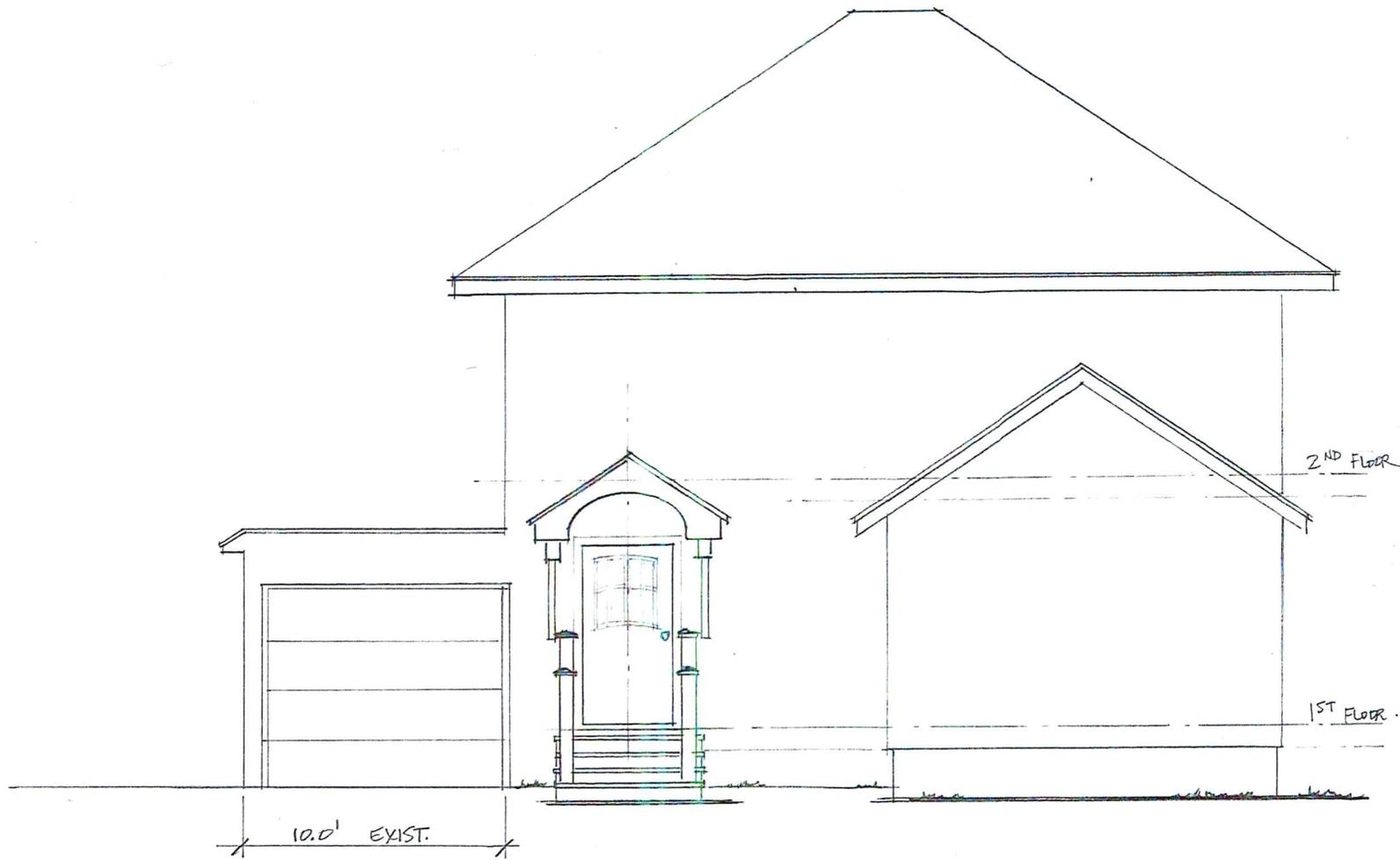
February 7, 2024

SURVED BY: T.A.S.
 DRAWN BY: B.T.S.
 CHECKED BY: C.K.C.
 APPROVED BY: C.K.C.

PREPARED FOR:
 ANNA HENNING
 2253 FOX AVENUE
 MADISON, WI 53711
 608-628-2035

JOB NO.
 231103
 SHEET 1 OF 1
 FB 395/48-49





EXISTING
FRONT ELEVATION

OLSON/HENNING

2253 FOX AVE
MADISON, WI 53711

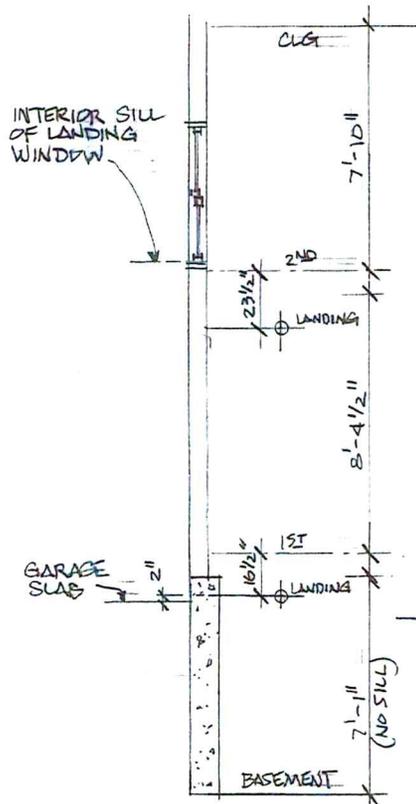
PROJECT
2319

CONCEPT
4-19-24

SCALE
1/4" = 1'-0"

SHEET

1 of 2



PROPOSED NEW GARAGE
10.3' WIDE
AT FRONT

EXISTING TO REMAIN

FRONT ELEVATION
"CONCEPT B-1"

OLSON/HENNING
2253 FOX AVE
MADISON, WI 53711

PROJECT
2319

CONCEPT
4-12-24

REVISED
CONCEPT
4-19-24

SCALE
1/4" = 1'-0"

SHEET

2 of 4



EXISTING
LEFT ELEVATION

OLSON/HENNING

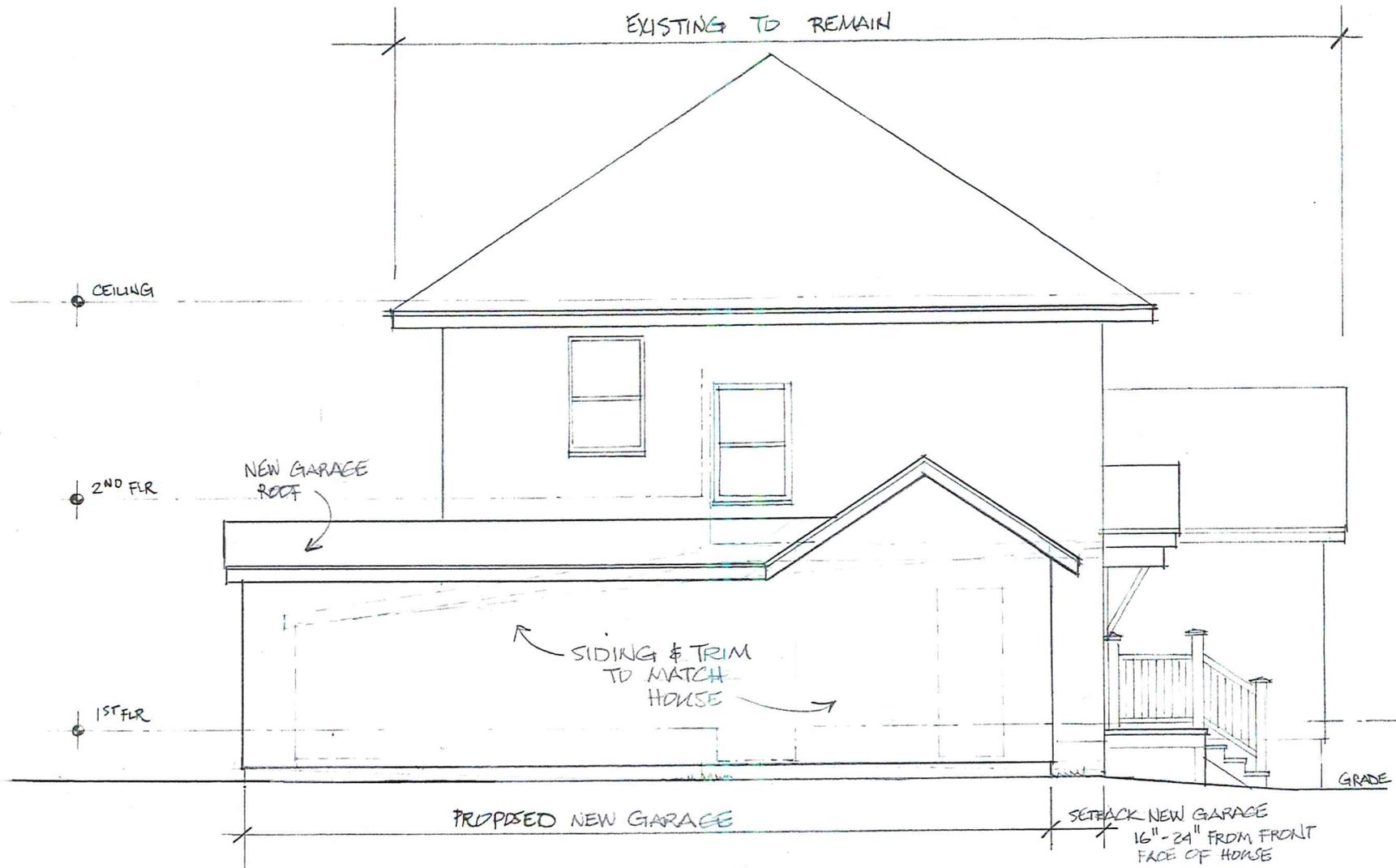
2253 FOX AVE
MADISON, WI 53711

PROJECT
2319
CONCEPT
4-19-24

SCALE
1/4" = 1'-0"

SHEET

2 OF 2



LEFT ELEVATION

"CONCEPT B-1"

OR

"CONCEPT A-1"

OLSON/HENNING

2253 FOX AVE,
MADISON, WI 53711

PROJECT
2319

CONCEPT
4-12-24

REVISED
CONCEPT
4-19-24

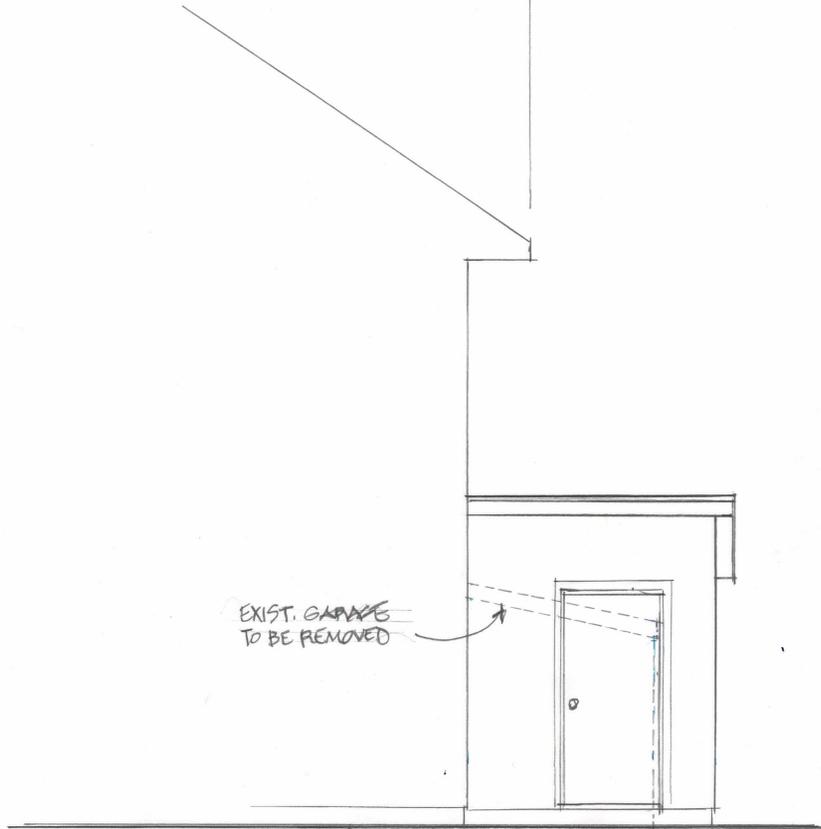
SCALE
1/4" = 1'-0"

SHEET

3 OF 4

EXIST. HOUSE

EXIST. TO REMAIN

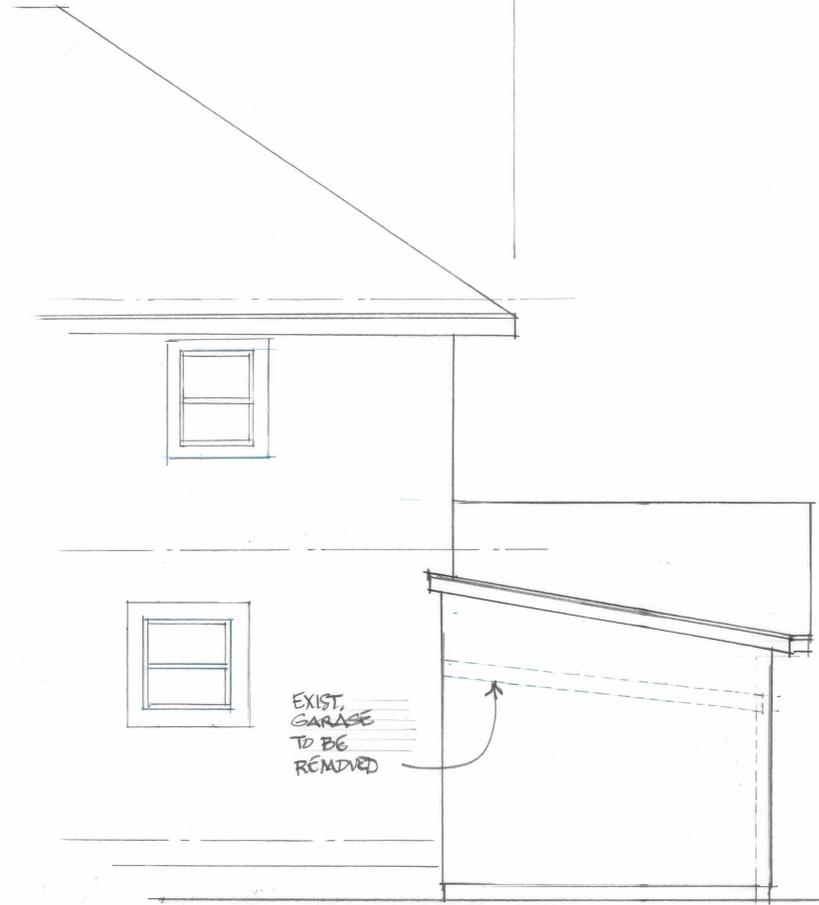


EXIST. GARAGE
TO BE REMOVED

EXIST. GARAGE
6'-0"

PROPOSED GARAGE
8'-0"

RIGHT ELEVATION
(SOUTHWEST)



EXIST.
GARAGE
TO BE
REMOVED

PROPOSED "A-1"
(WIDTH OF EXIST.)
PROPOSED "B-1"

REAR ELEVATION
(SOUTH EAST)

OLSON / HENNING

2253 FOX AVE
MADISON, WI 53711

PROJECT
2319

REVISED
CONCEPT
7-9-24

SCALE
1/4" = 1'-0"

SHEET
VARIANCE
ADDENDUM

1 of 1

NEW 36" ACCESS DOOR

EXIST. HOUSE

LANDING

EXIST. ENTRY FROM GARAGE TO 1ST FLOOR TO REMAIN

LOW PITCH GARAGE ROOF

GABLE ROOF

10.0' EXIST.

10.3' PROPOSED

32.2' EXIST.

32' PROPOSED

"CONCEPT B-1"
ROOF PLAN

OLSON / HEUWING

2253 FOX AVE,
MADISON, WI 53711

PROJECT
2319

CONCEPT
4-12-24

REVISED
CONCEPT
4-19-24

SCALE
1/4" = 1'-0"

SHEET

4 OF 4



