



**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: 309 Glenway St

Name of Owner: Raymond Kacvinsky

Address of Owner (if different than above): 4038 Crestwood Dr

Wausau, WI 54403

Daytime Phone: 715-675-7032 Evening Phone: _____

Email Address: rayk49@aol.com

Name of Applicant (Owner's Representative): TDS Custom Construction

Address of Applicant: 1431 Northern Ct

Madison, WI 53703

Daytime Phone: (608)251-1814 ext 25 Evening Phone: (608)209-4132

Email Address: donovan@tdscustomconstruction.com

Description of Requested Variance: Remove existing main house roof. Existing screen porch to remain. Construct new 8/12 pitch gable roof over existing 1st floor with opposing 4/12 pitch 25' wide dormers with 8' ceilings. New 2nd floor to have full bath and 3 new bedrooms. New stairs to be constructed on 1st floor in line with existing basement stairs. Includes approximately 3' x 6' addition on 1st floor to provide an improved covered entry. One bedroom on the 1st floor will be converted to an expanded living room leaving 1 bedroom on the 1st floor. Basement level will remain as is.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300-

Receipt: 143142

Filing Date: 5/24/13

Received By: ESK

Parcel Number: 0709-213-1903-8

Zoning District: TR-C2

Alder District: 5 - Bidar - Sie/APP

Hearing Date: 6/13/13

Published Date: 6/6/13

Appeal Number: 061313-2nd

GQ: OK

Code Section(s): 28.043(2)

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the following conditions are present:

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The existing house infringes on the south side property setback.

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 design of the addition fits in with the overall form and function of the neighborhood. There is a mix of single story and two story single family homes. The proposed addition provides the needed room for the family while minimizing added bulk to the exterior.

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.

A compliant 2nd floor addition would need to be offset from the existing 1st floor creating framing challenges and an unbalanced appearance. The resulting design would be more expensive and complicated without benefit.

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 house was originally constructed with a non-compliant relationship to the lot.

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

The addition will not significantly impact the neighboring properties. Aesthetic appeal will be greatly improved.

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

The character and scale of the remodeled property will be consistent with the neighborhood of mixed single and two story single family homes.

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 type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input type="checkbox"/>	Site plan , 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"): <ul style="list-style-type: none"> <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 type="checkbox"/>	Elevations 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 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). (Maximum size for all drawings is 11" x 17")
<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"/>	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input type="checkbox"/>	CHECK HERE. I have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.

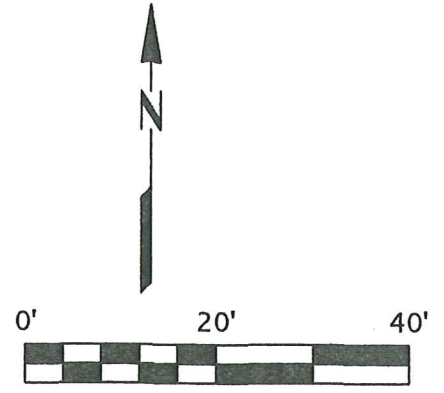
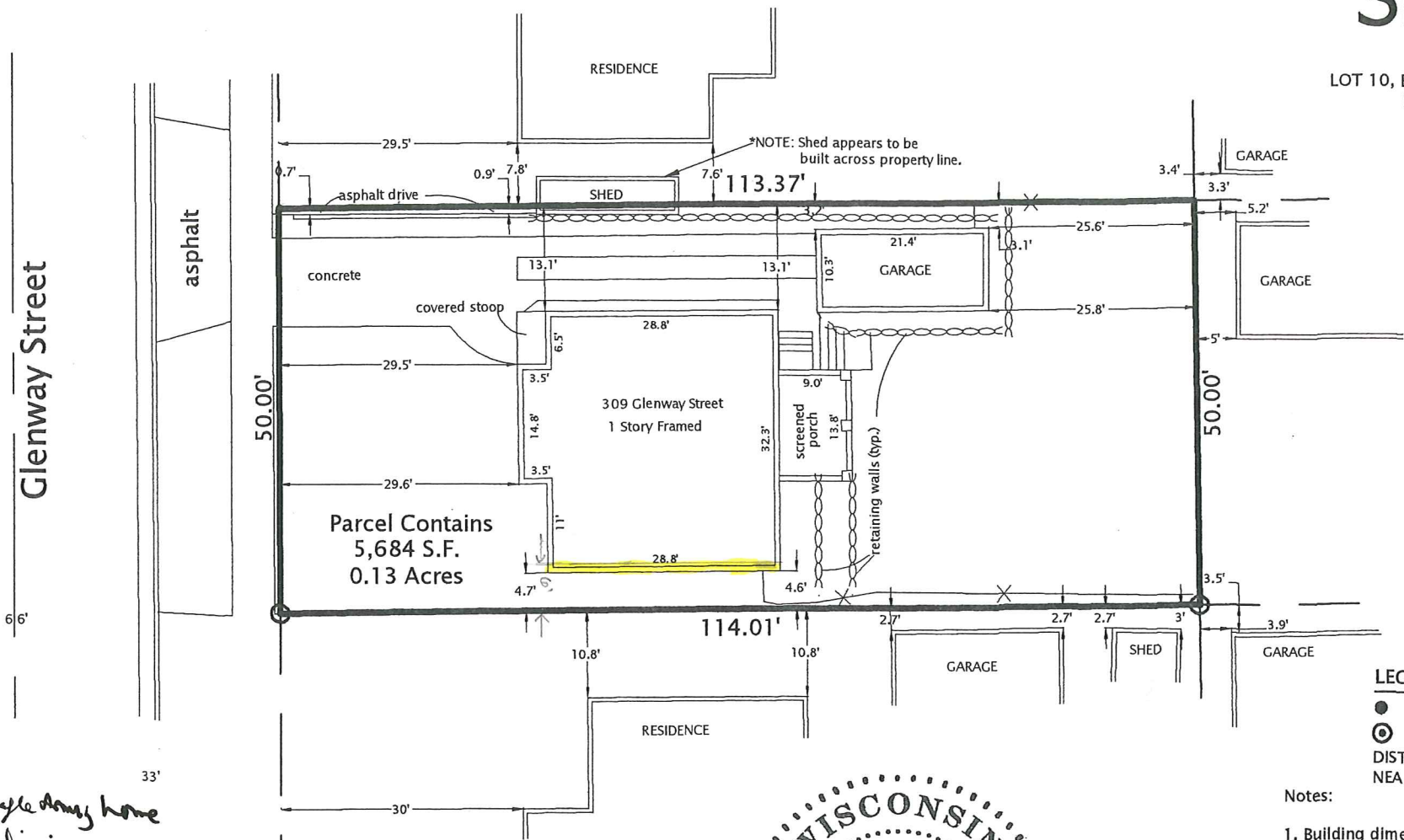
Owner's Signature: *R Adam Ray + Katie Kucinski* Date: 5-23-2013

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

<u>DECISION</u>
The Board, in accordance with the findings of fact, hereby determines that the requested variance for _____ (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: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:
Date:

Site Plan

LOCATION:
LOT 10, BLOCK 3, ARLINGTON HEIGHTS, IN THE CITY OF
MADISON, DANE COUNTY, WISCONSIN



LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. Encroachments may need to be further verified via Boundary survey.
3. Plat of Arlington Heights shows a 30' front building line setback.

I, Paul A. Spetz, Wisconsin Registered Land Surveyor No. 2525, of Isthmus Surveying LLC, hereby certify that, to the best of my knowledge and belief, this site plan is a correct representation of the existing conditions on said site.

Dated: May 3, 2012: Paul A. Spetz S. 2525

C:\PROJECTS\130709-TDS_MOESER\130709-MOESER_SITE.DWG

*Single-Story Single Family Home
2nd Story Addition
Side Yard*

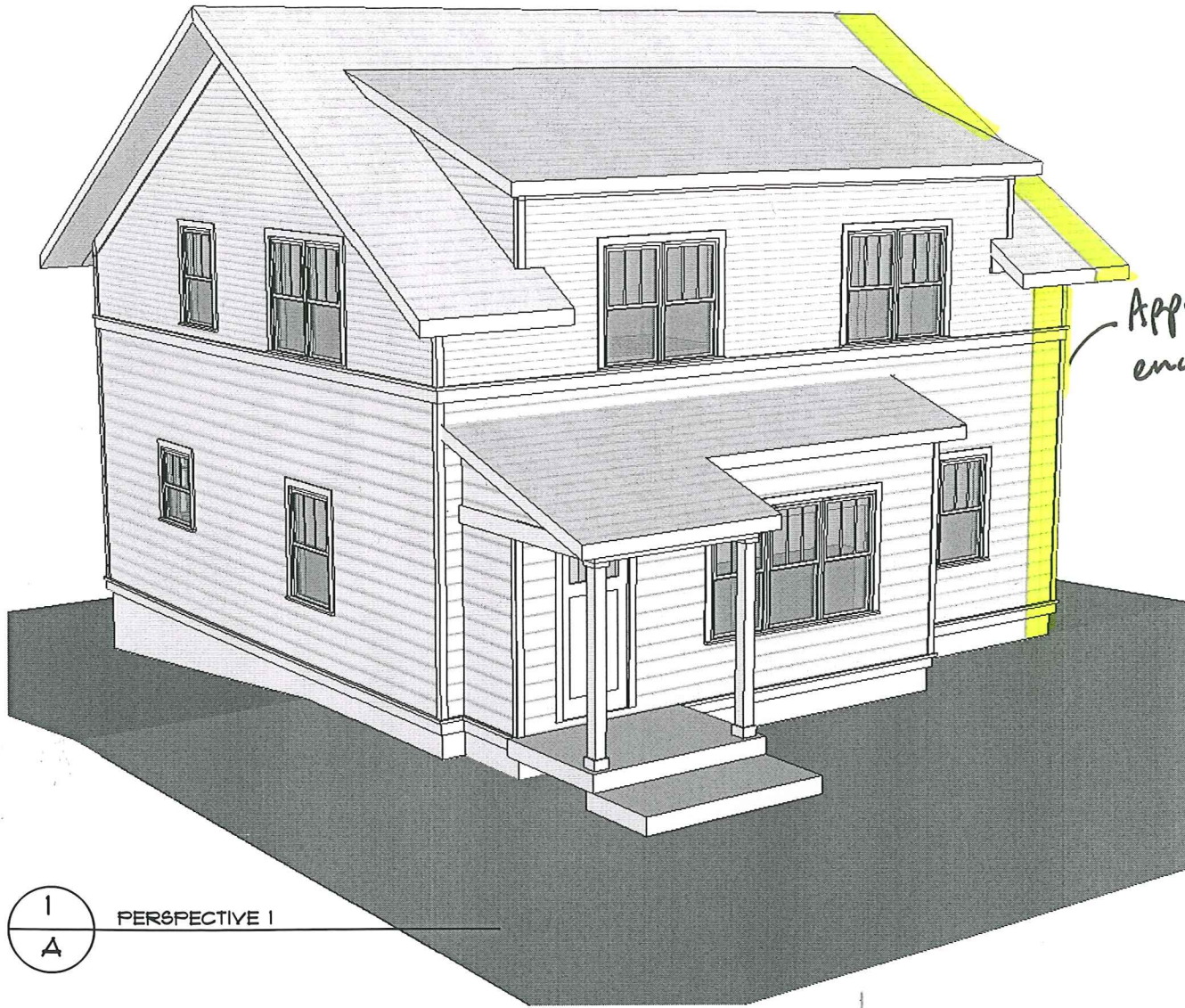
*6.0' Required
4.6' Provided*

1.4' Variance

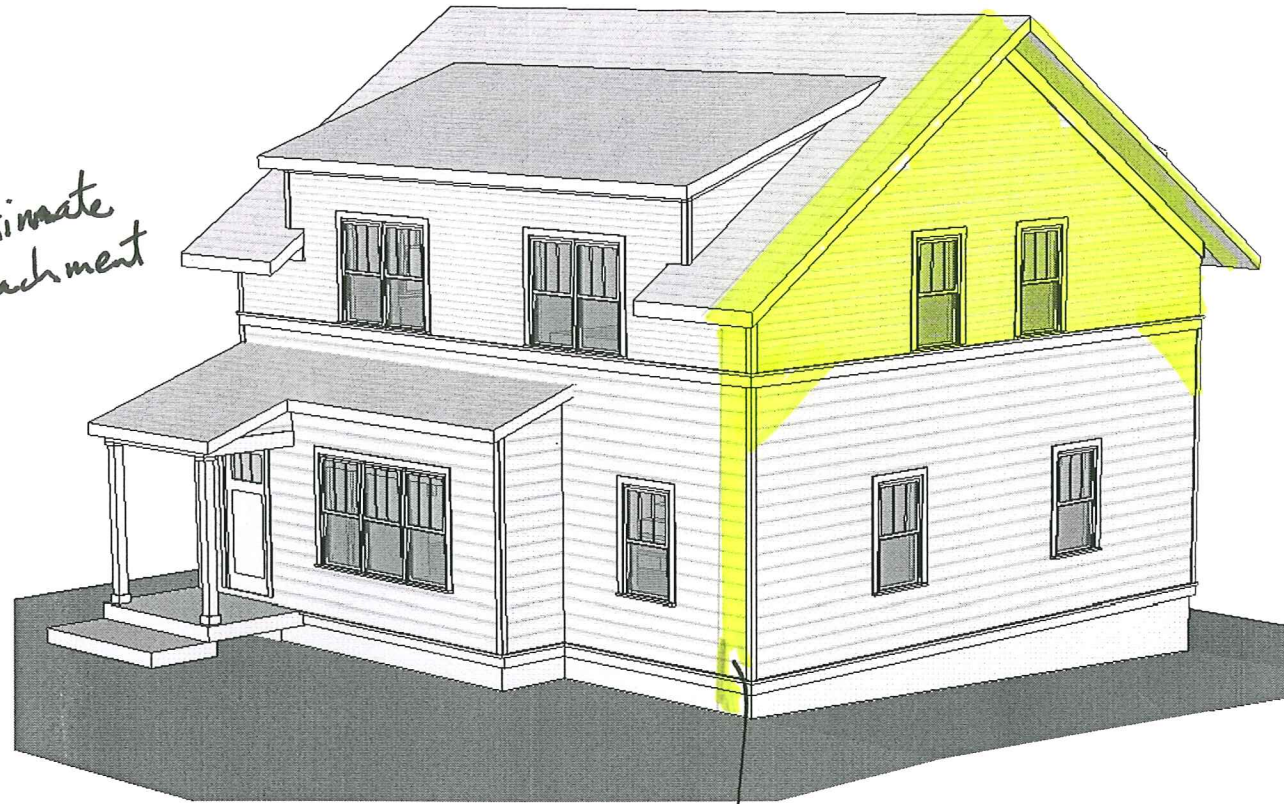
SURVEYED FOR:
TDS CUSTOM CONSTRUCTION
1431 NORTHERN COURT
MADISON, WI 53703

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com





1
A
PERSPECTIVE 1



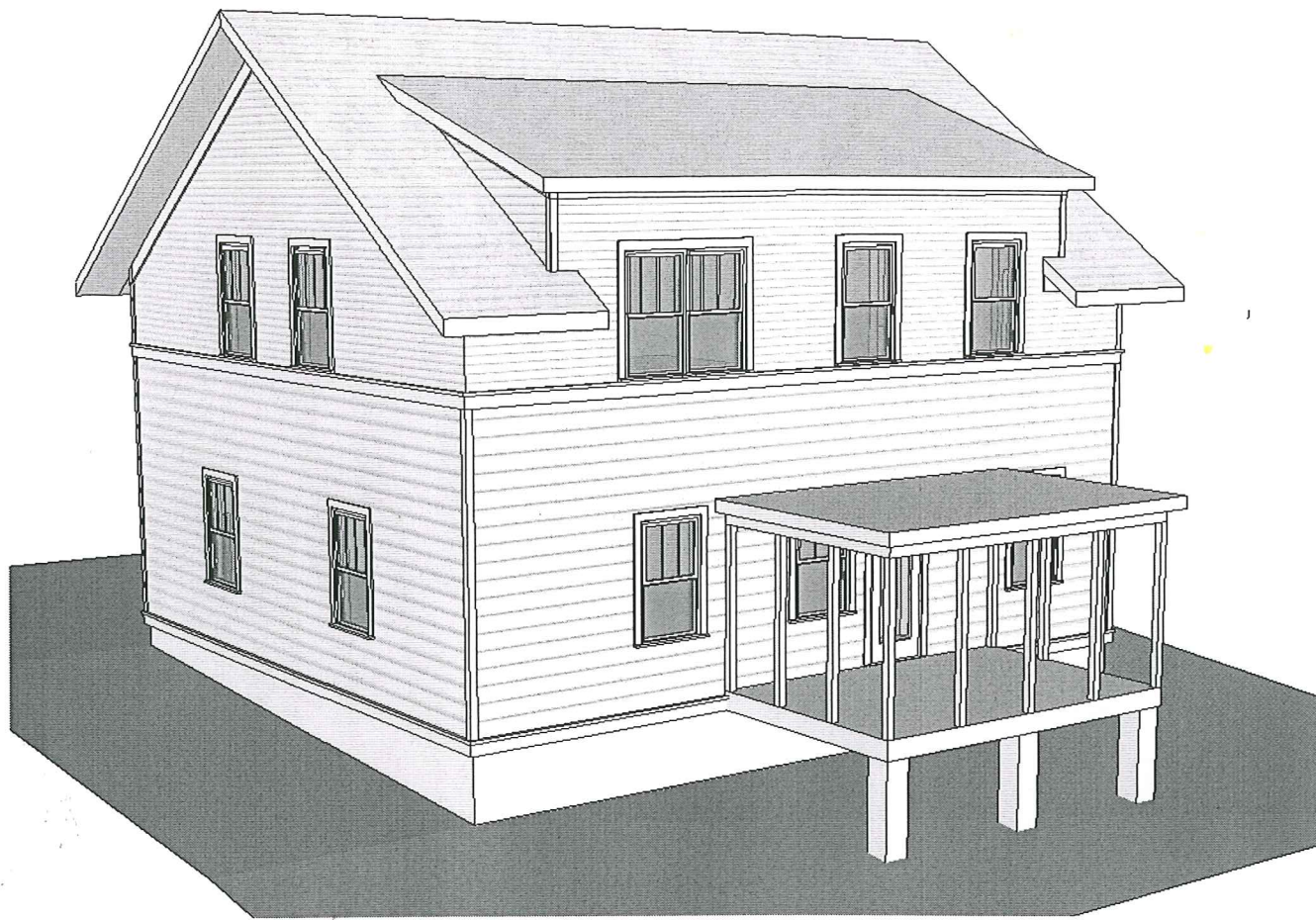
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B
PERSPECTIVE 2



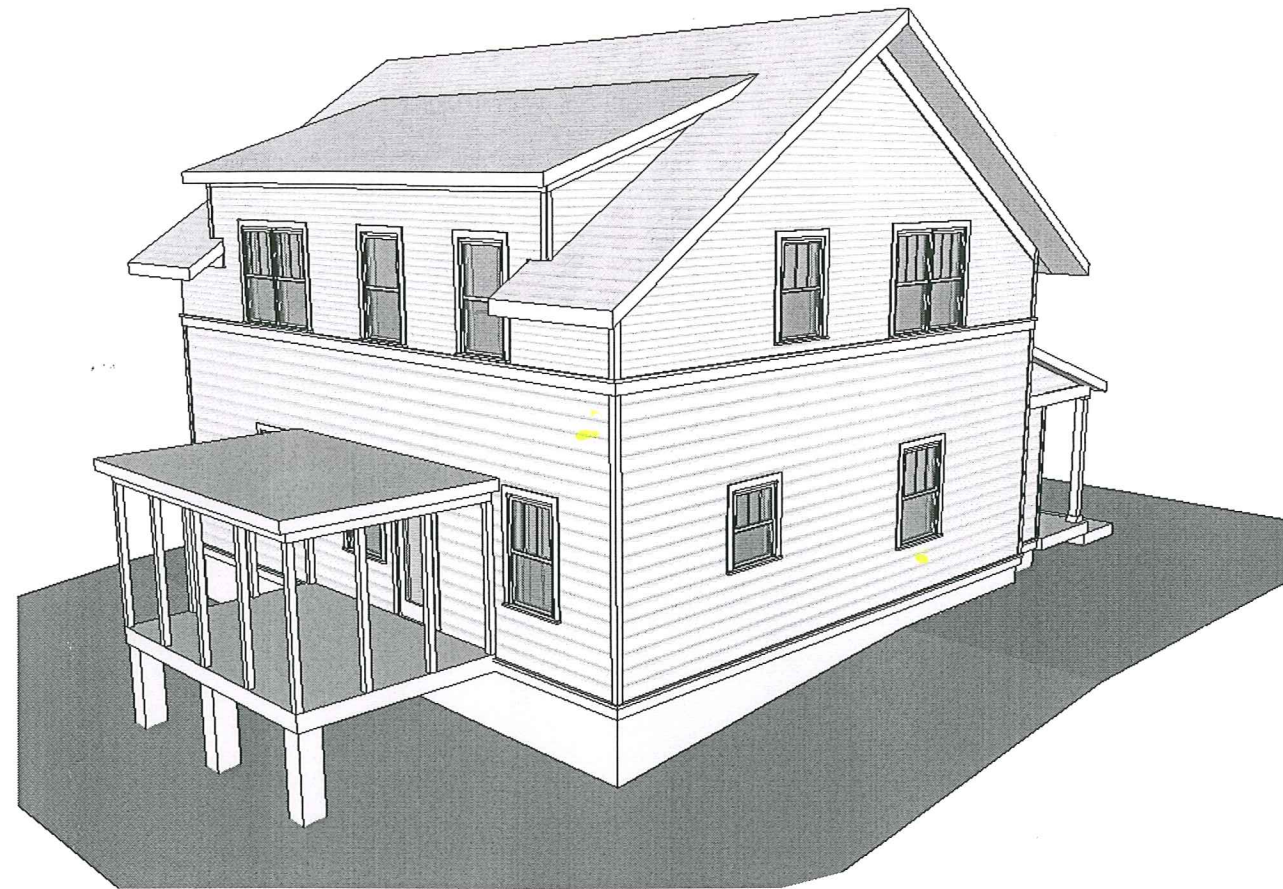
1
C
WEST ELEVATION
SCALE 1/8" = 1'-0"



1
D
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2
A PERSPECTIVE 3



2
B PERSPECTIVE 4



2
C EAST ELEVATION
SCALE 1/8" = 1'-0"



2
D NORTH ELEVATION
SCALE 1/8" = 1'-0"

T&S Custom CONSTRUCTION DMI

1431 NORTHERN CT
MADISON, WI 53703
(608) 251-1814

309 GLENWAY

RAY KACYNSKY
4038 CRESTWOOD DRIVE
WAUSAU, WI 54403

JOB NO: 1999

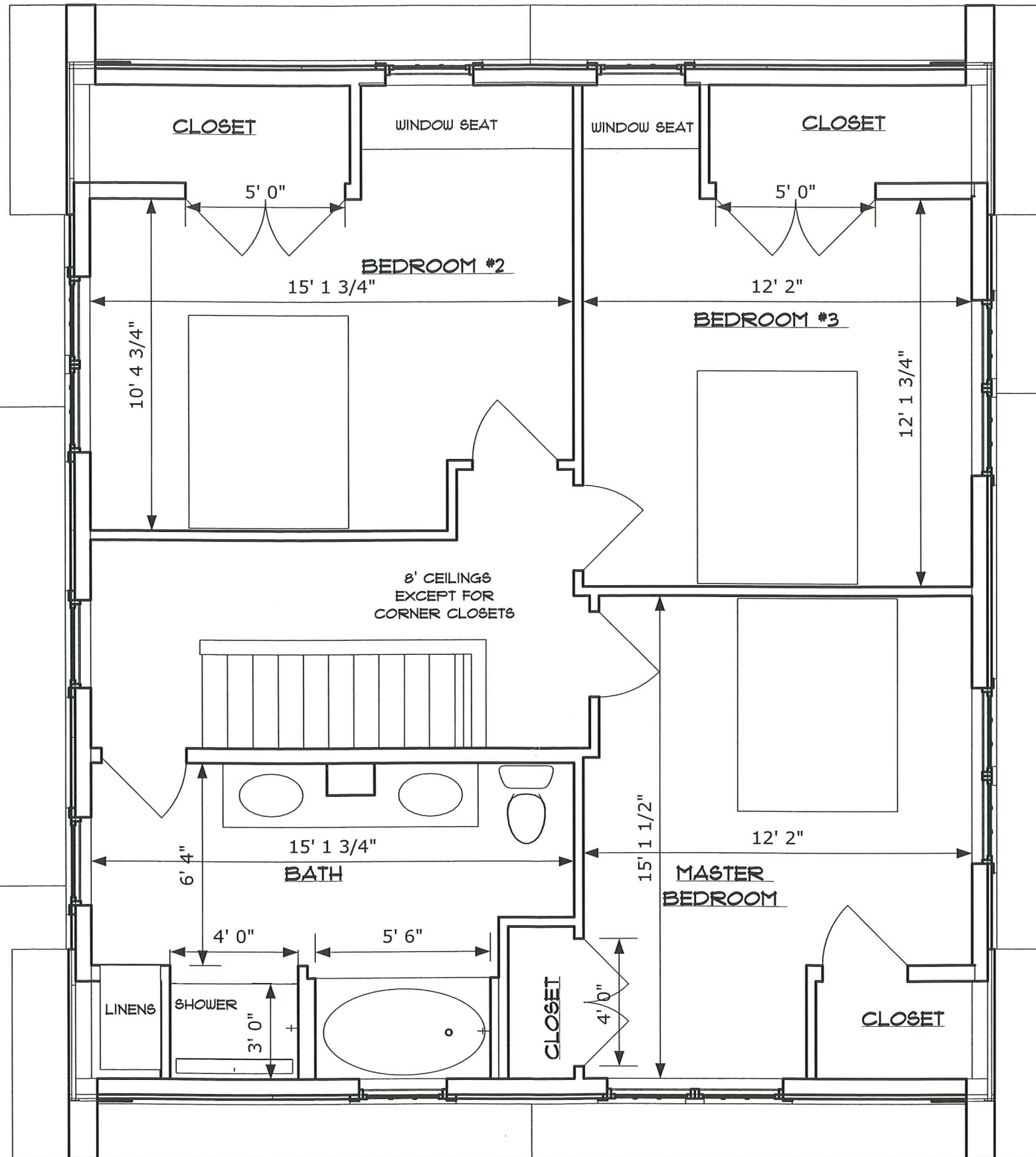
PERSPECTIVES AND
ELEVATIONS

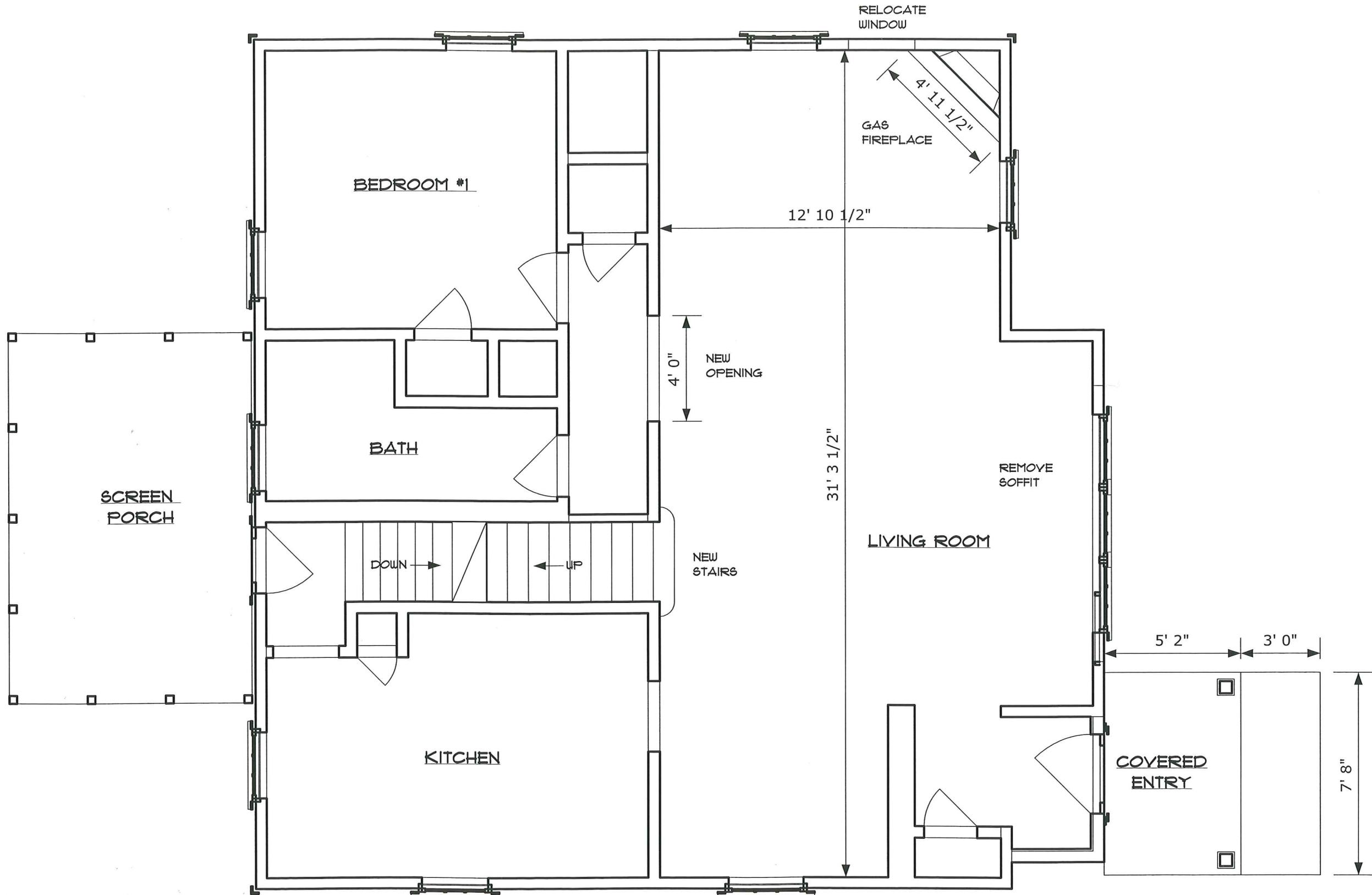
DATE: 5/17/2013

SHEET NO.

02

PREPARED BY
D&D OF 04





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PERSPECTIVES AND
ELEVATIONS

EXISTING

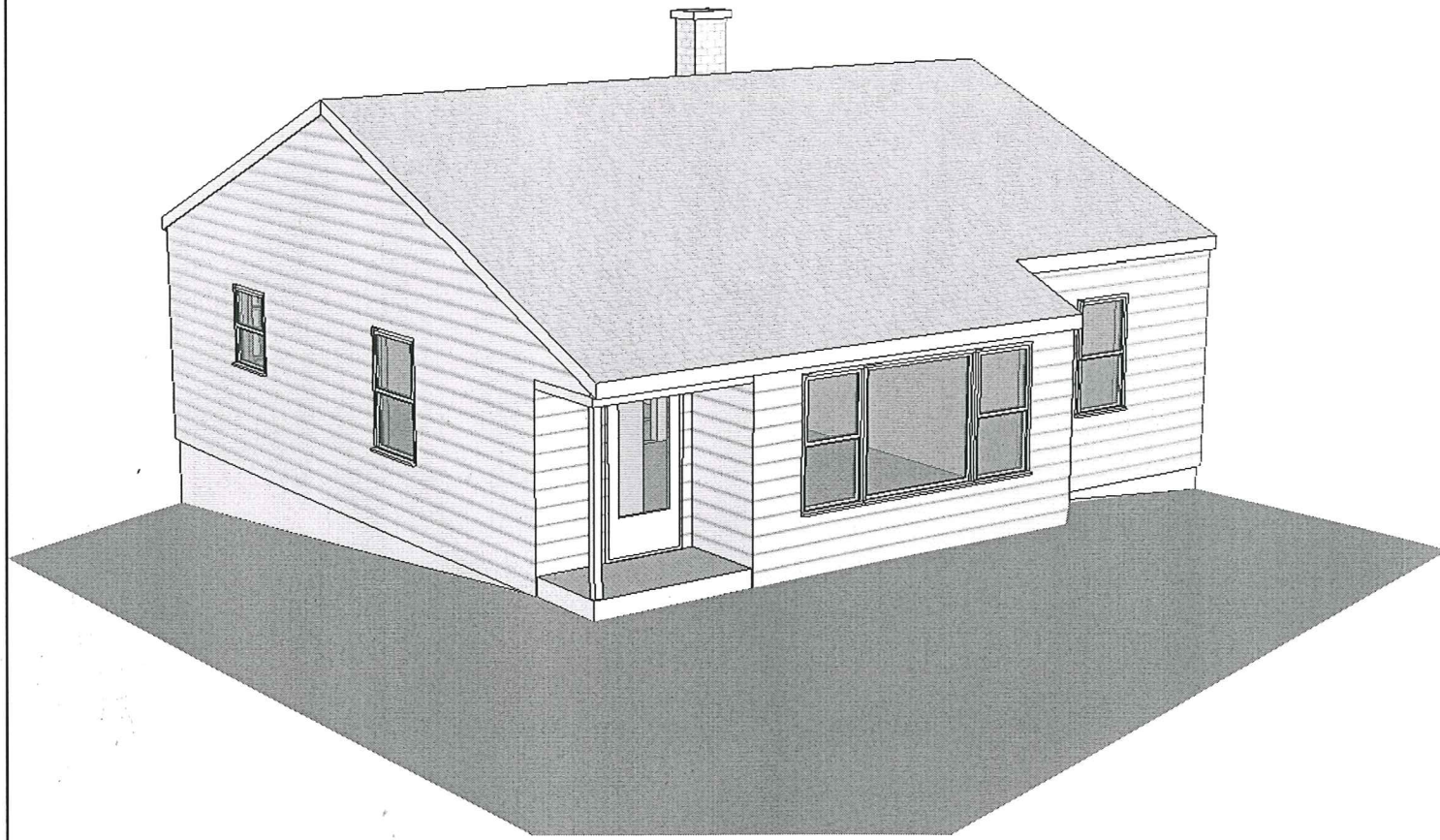
SCALE AS NOTED

DATE: 5/17/2013

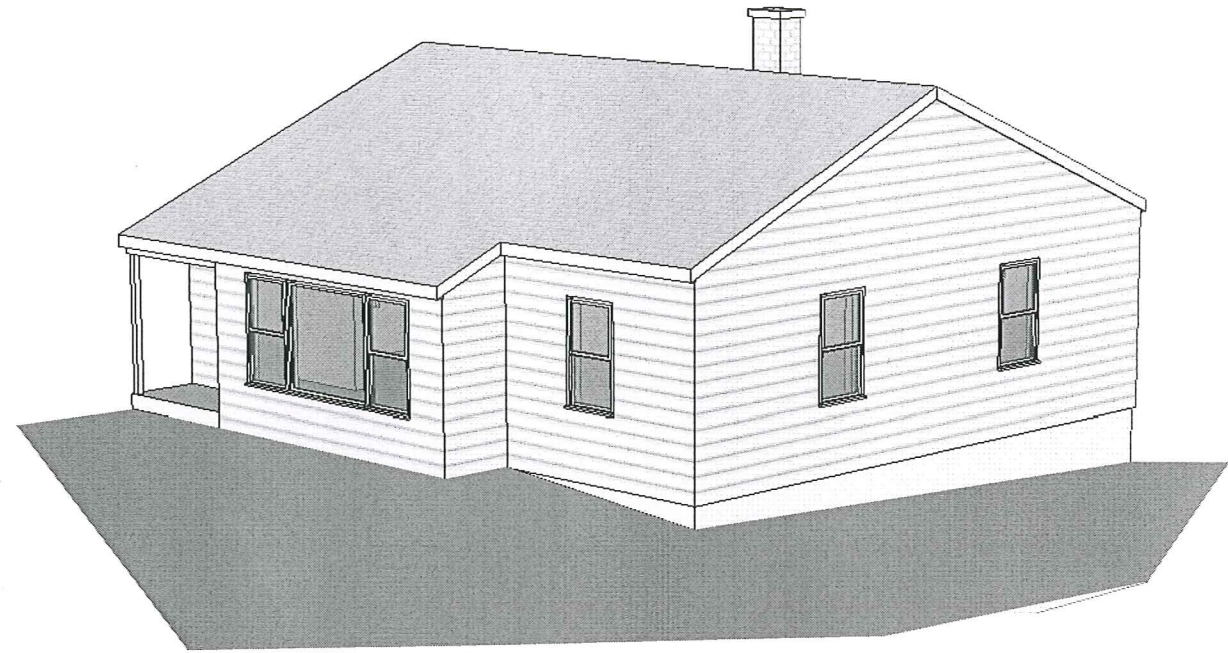
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01

PREPARED BY **DDDD** OF 02



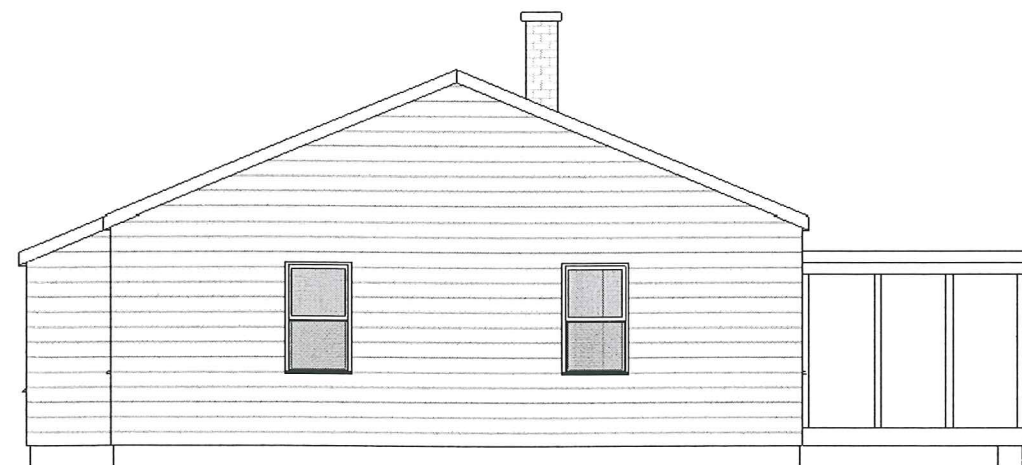
I
A PERSPECTIVE 1



I
B PERSPECTIVE 2



I
C WEST ELEVATION
SCALE 1/8" = 1'-0"



I
D SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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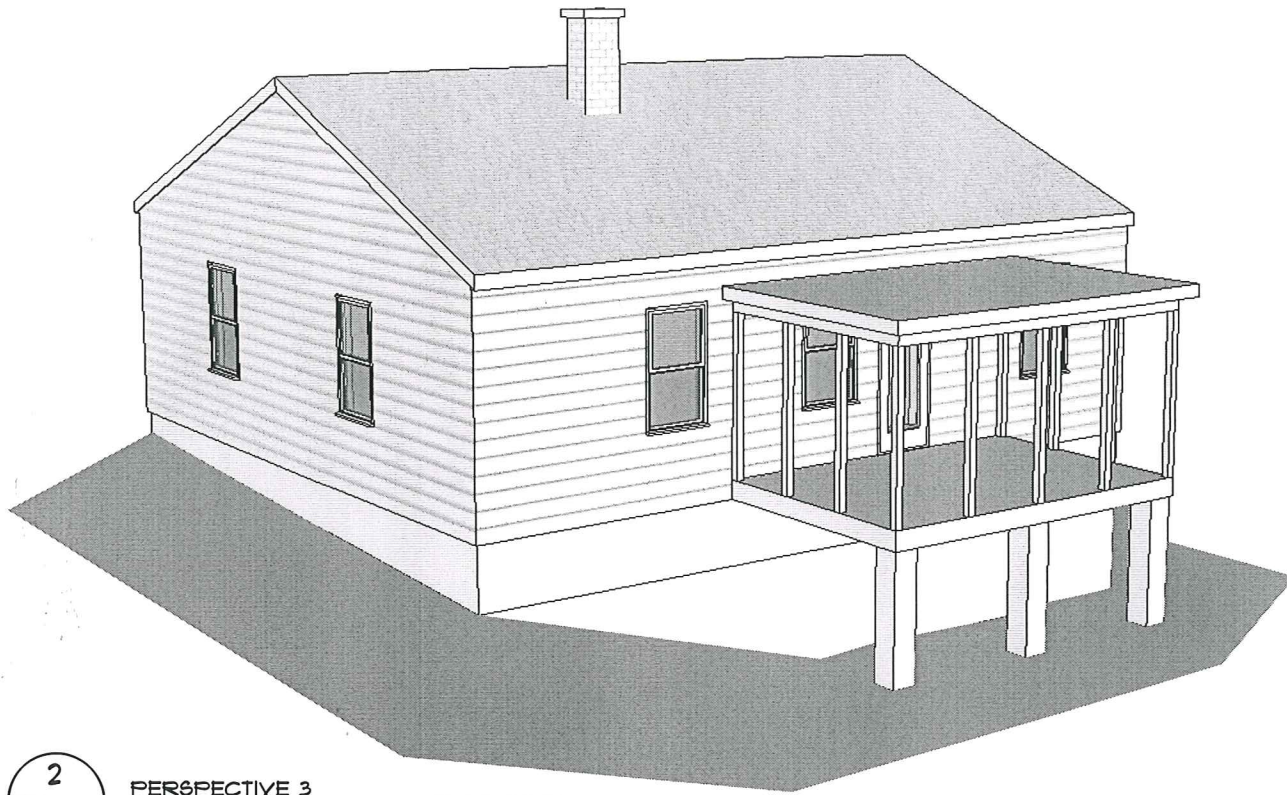
EXISTING

DATE: 5/17/2013

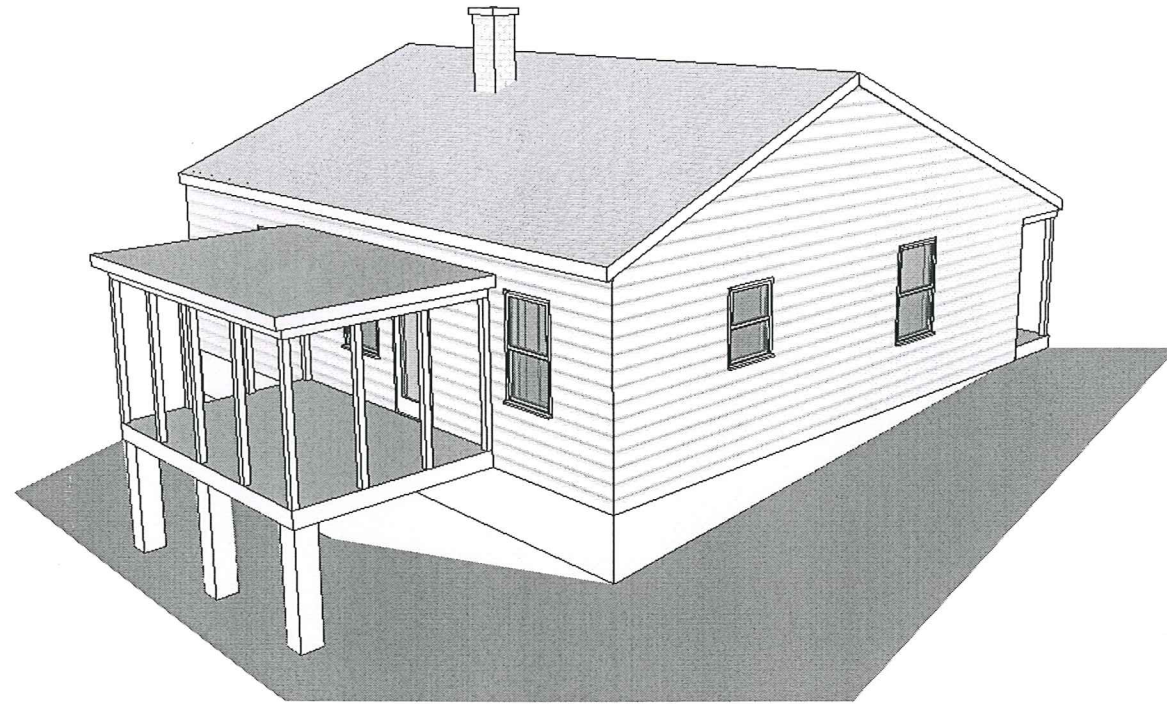
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02

PREPARED BY **DROR** OF 02



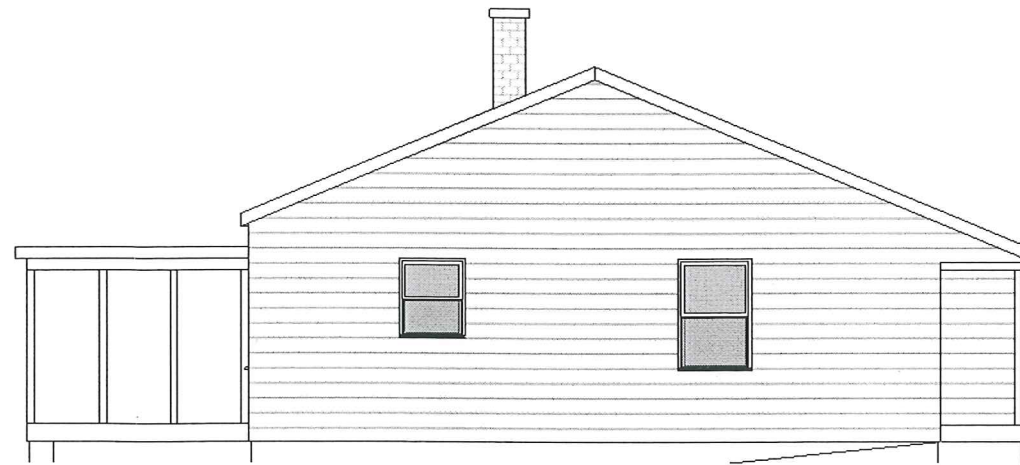
2
A PERSPECTIVE 3



2
B PERSPECTIVE 4



2
C EAST ELEVATION
SCALE 1/8" = 1'-0"



2
D NORTH ELEVATION
SCALE 1/8" = 1'-0"