



**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: 507 Edgewood Ave.

Name of Owner: Eric & Kayla Snell

Address of Owner (if different than above): 2226 Hollister Ave.
Madison WI 53726

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Dane Building Concepts (Jim Lampe)

Address of Applicant: 603 Post Road, Madison WI 53713

Daytime Phone: 608 445-3055 Evening Phone: same

Email Address: jimsoxemail@yahoo.com

Description of Requested Variance: We propose removing existing second floor (1/2 story) and adding a new second story. This project would involve all new mechanicals (plumbing, HVAC, Electrical) and new main level bath, kitchen and windows. Add deck to rear of house.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>1-12-2017</u>
Receipt: <u>024384-0003</u>	Published Date: _____
Filing Date: <u>12-22-16</u>	Appeal Number: _____
Received By: <u>JEM</u>	GQ: _____
Parcel Number: <u>0709-223-2013-3</u>	Code Section(s): _____
Zoning District: <u>TR-C3</u>	_____
Alder District: <u>13-ESKICH</u>	_____

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"/>	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 checked="" 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 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). (Maximum size for all drawings is 11" x 17")
<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). (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"/>	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"/>	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:** 12/22/16

----- (Do not write below this line/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:		

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 40' lot width and house placement on the lot would require unusual, awkward and expensive compromise in building. Stepping the side elevation to comply with setback would create an awkward building.

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.

Only side setback is in question. No front setback changes. Only height changing, not footprint of area in question. This seems typical in this area when second story is added.

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 jog or setback of second story is not practical for building, including load bearing points. It is not cost effective nor a desirable alternative, either in appearance or practical use.

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.

Property recently purchased by new owner with intent to bring the existing home to a contemporary use. Current house does not meet acceptable living conditions; 24" staircase to second floor, second floor both unsafe. Windows & mechanicals past usefulness. Decades of deferred maintenance to remediate, including substantial tuck pointing.

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

The footprint will not change. No substantial change to access, light or air movement to adjacent properties.

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

We have designed a renovation that maintains the charm of the area, while updating a very worn and non-functional property. This project will encourage long-term, owner occupied housing. It will also remediate considerable deferred maintenance.