

VARIANCE FEES

MGO \$50.00

COMM \$490.00

Priority - Double above

**PETITION FOR VARIANCE
APPLICATION**

City of Madison
Building Inspection
Division
126 S. Hamilton St.
Madison, WI 53703
(608) 266-4568

Amount Paid 420.00

Name of Owner BRANDON COOK	Project Description 4-UNIT MIXED USE BUILDING	Agent, architect, or engineering firm GLUECK ARCHITECTS
Company (if applies) 801 WILLIAMSON STREET LLC		No. & Street 116 N. FEW ST.
No. & Street PO BOX 694	Tenant name (if any) N/A	City, State, Zip Code MADISON, WI 53703
City, State, Zip Code MADISON, WI 53701	Building Address 803 WILLIAMSON ST./ 403 S. LIVINGSTON ST.	Phone 608 251-2551
Phone 608 279-7962		Name of Contact Person CHARLIE ETHRIDGE
e-mail johnfontainrealty@gmail.com		e-mail glueckarch@sbcglobal.net

- The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
IBC 1107.7.1 At least one story containing dwelling units shall provided with
an accessible entrance from the exterior of the structure and all units on that
story shall be Type B units.
- The rule being petitioned cannot be entirely satisfied because:
There is a topographical and lot size restriction that makes it very difficult
to make Unit 202 accessible.
- The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:
Please see attached letter and drawings.

Note: Please attach any pictures, plans, or required position statements.

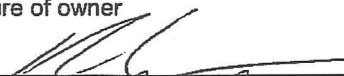
VERIFICATION BY OWNER - PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

BRANDON COOK

Print name of owner

_____, being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner 	Subscribed and sworn to before me this date: 3/5/19
Notary public 	My commission expires: 12/7/2021

NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.



Wednesday, March 07, 2018

**Building Code, Fire Code, Conveyance Code and Licensing Appeals Board
City of Madison**

To members of the Board:

We are proposing a new building at 803 Williamson Street. Please see the attached drawings.

This is a small site (33' x 66') that slopes at approximately 9% from front to back, creating an unusual condition for accessibility. Our building is 3 stories with no basement, containing commercial space on first floor and residential units on the upper two floors. The commercial space is accessible as presented.

We are requesting a variance for IBC 1107.7.1, which requires "at least one story containing dwelling units.....be provided with an accessible entrance from the exterior of the structure **and all units.....on that story shall be Type B units**".

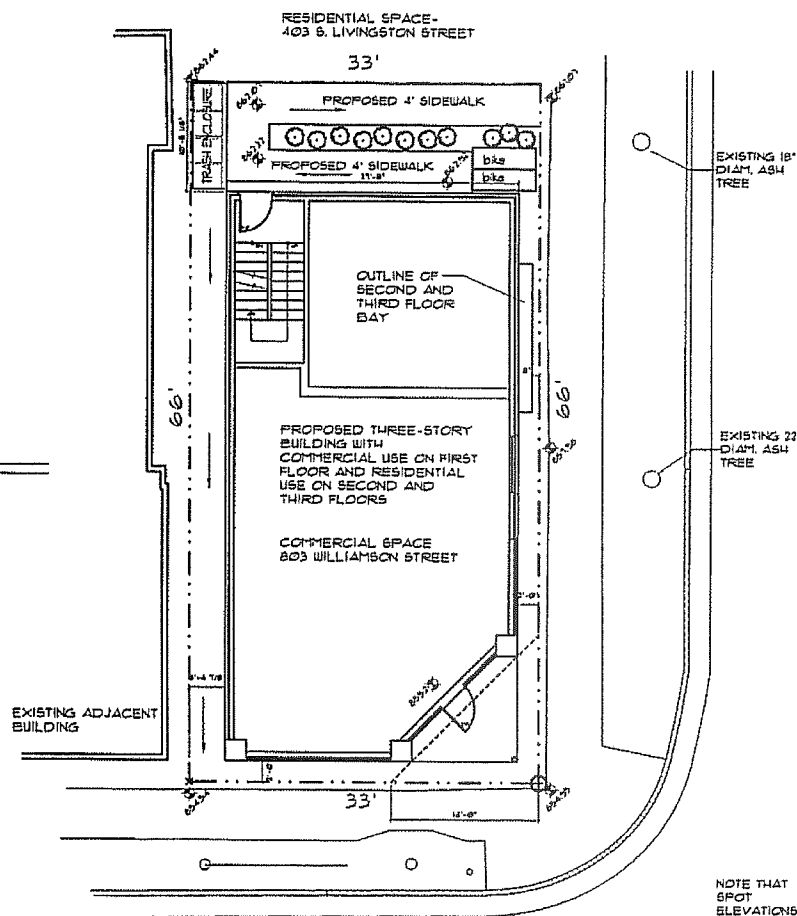
In approaching the design of this building, the logical option would be to have a first floor, all on one level, with a second floor and a third floor also all on one level. If we were to do this, it would create a second floor that is too far above grade to allow for accessibility. (Please note that the sidewalk up Livingston is steeper than the steepest wheelchair ramp permitted by code, making accessible units on this site less than ideal, but, ironically, if the slope were steeper, it would have allowed us to have a second floor all on the same level and accessible from the sidewalk.) As a solution to this problem, we have designed the rear apartment unit to be accessible by depressing it and completely separating it from the other second floor unit. It has its own exterior entrance. The other second floor unit is almost 4 feet higher and is accessed from the common stairway. This complicates the building substantially, but we believe it fulfills the intent of the code, if not the letter of the code, and we present that as our equivalency. I want to point out that the code does not "identify the minimum floor height differences that define a separate story" (per Randy Dahmen at DSPS), and we would argue that for accessibility purposes, these units are effectively on different stories.

I appreciate the chance to submit this variance. If there are any questions or concerns or any additional information required, please do not hesitate to contact me.

Charles Ethridge
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
glueckarch@sbcglobal.net



SITE PLAN



WILLIAMSON STREET

SCALE



FEET

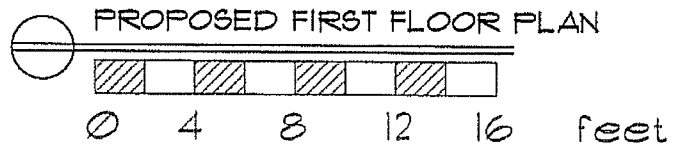
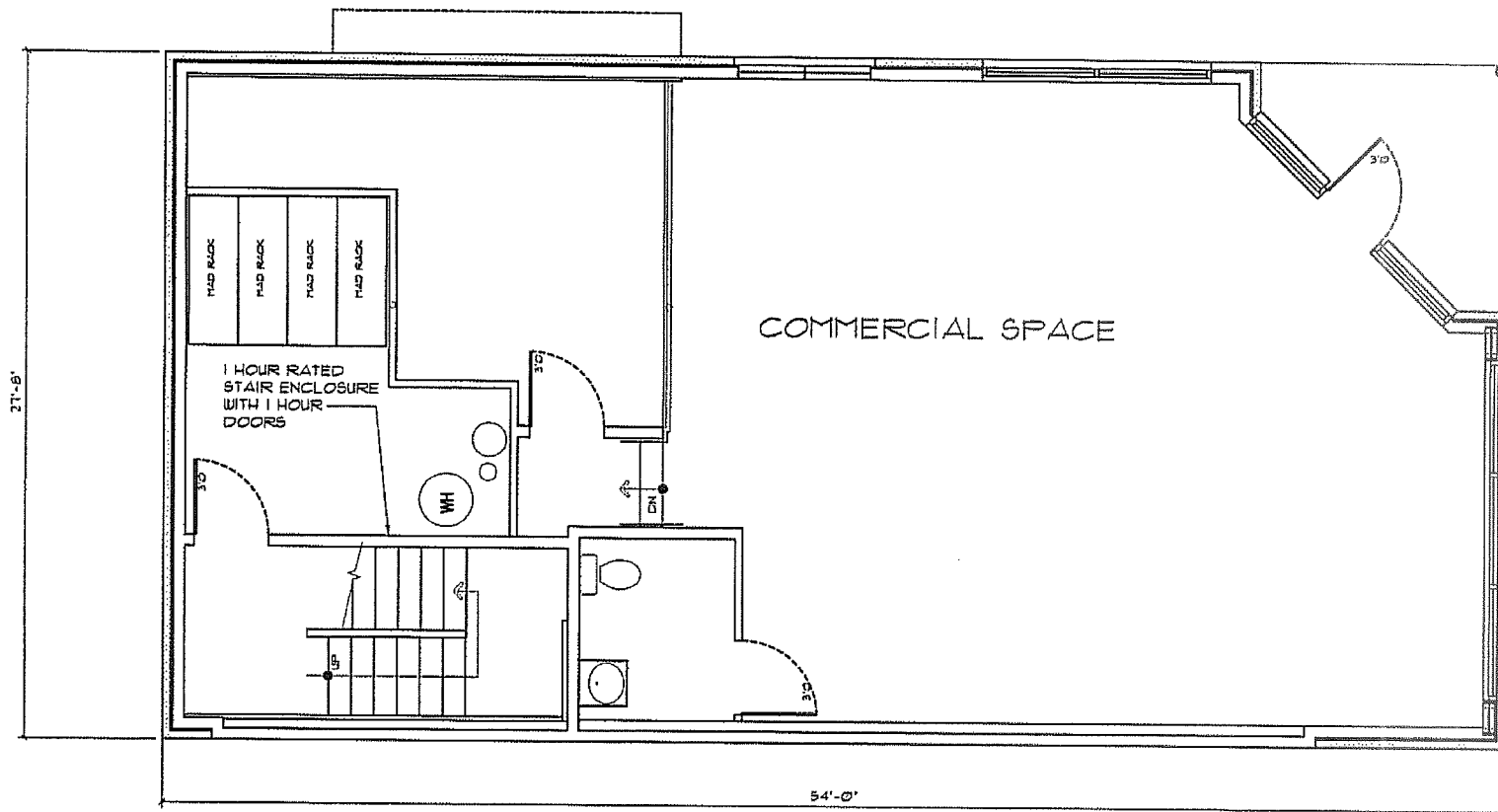
11/21/17

803 WILLIAMSON STREET
PROPOSED BUILDING
MADISON, WISCONSIN

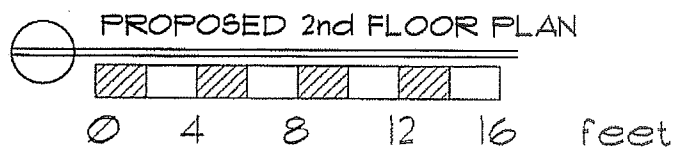
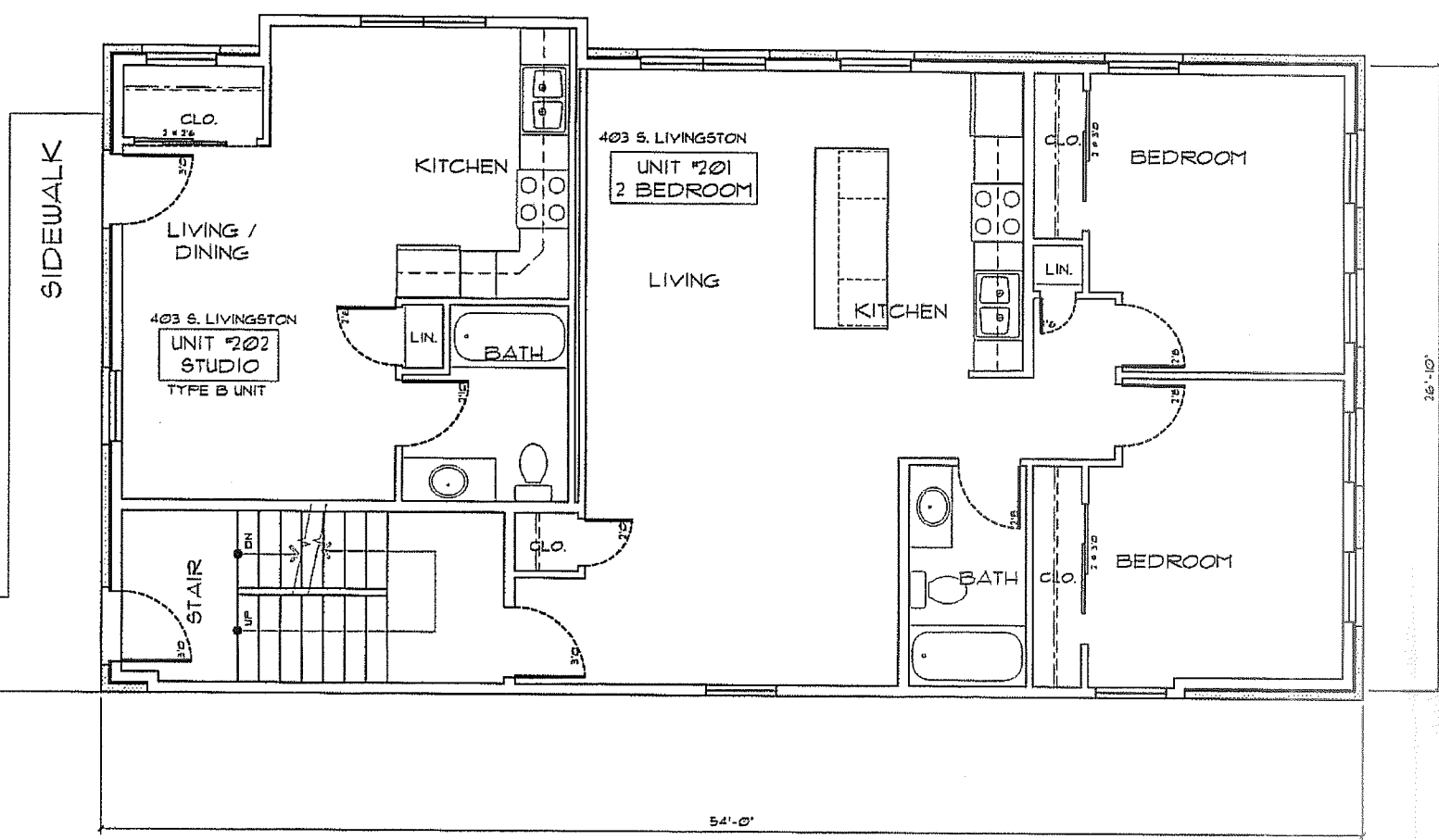
glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

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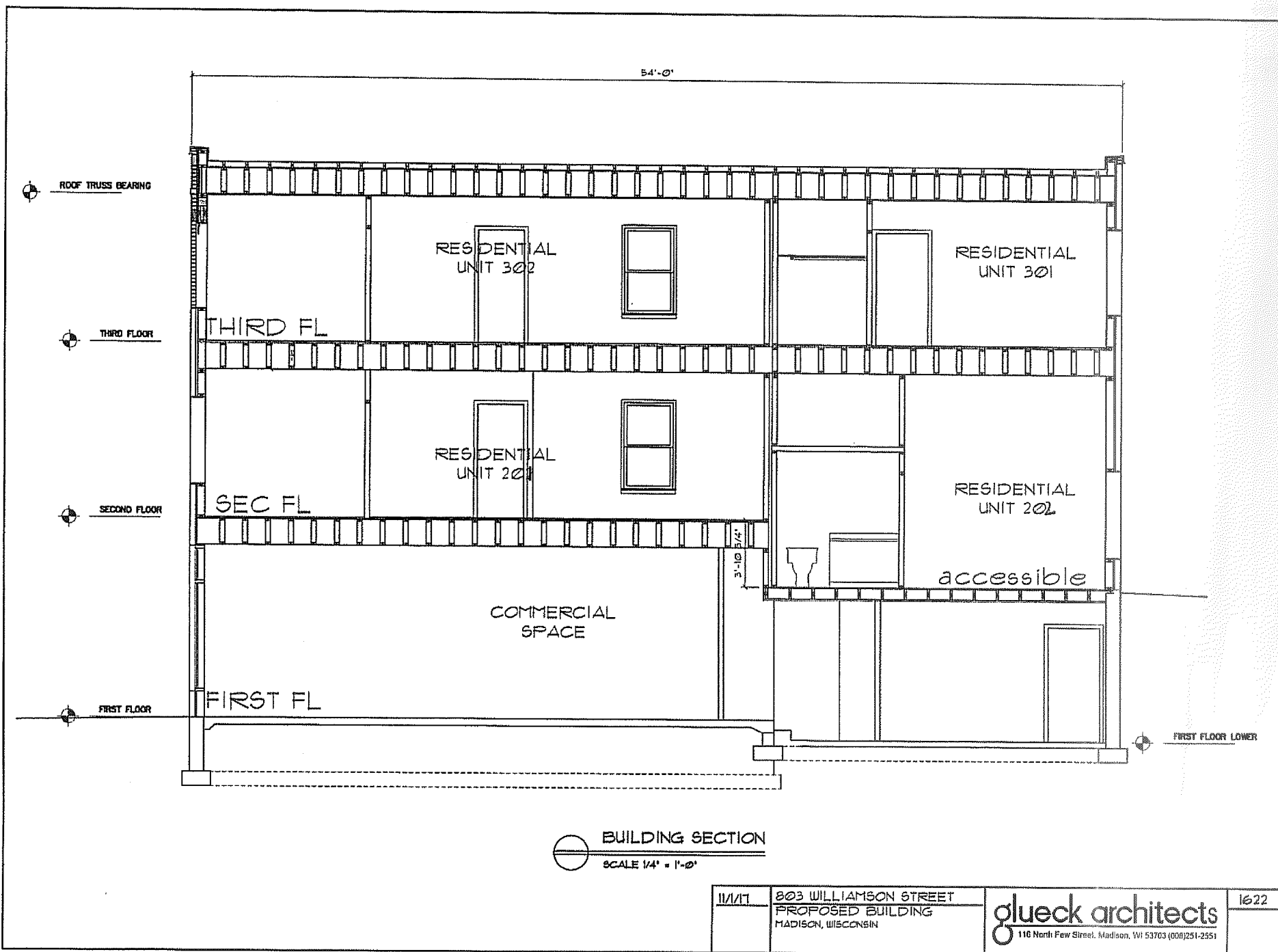
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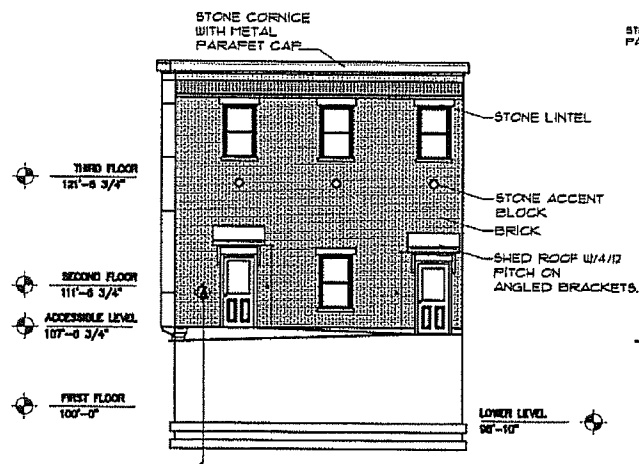


11/17	803 WILLIAMSON STREET PROPOSED BUILDING MADISON, WISCONSIN	glueck architects 116 North Faw Street, Madison, WI 53703 (608)251-2551	1622
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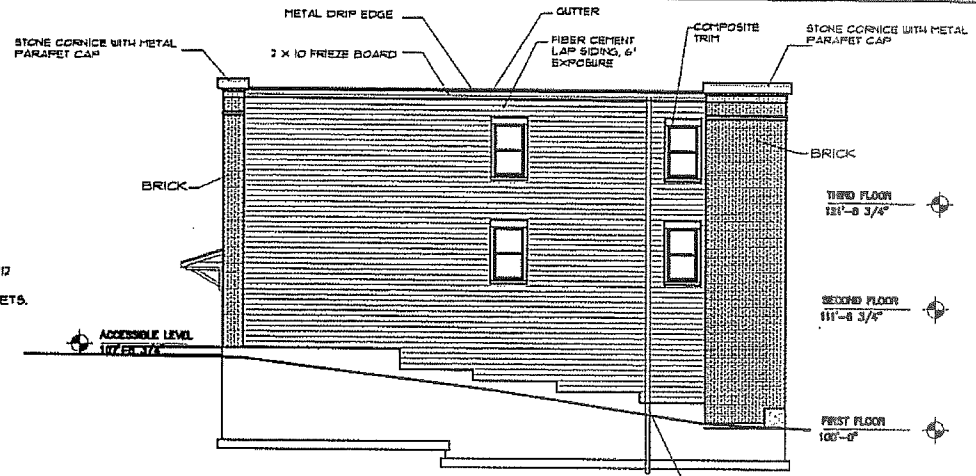
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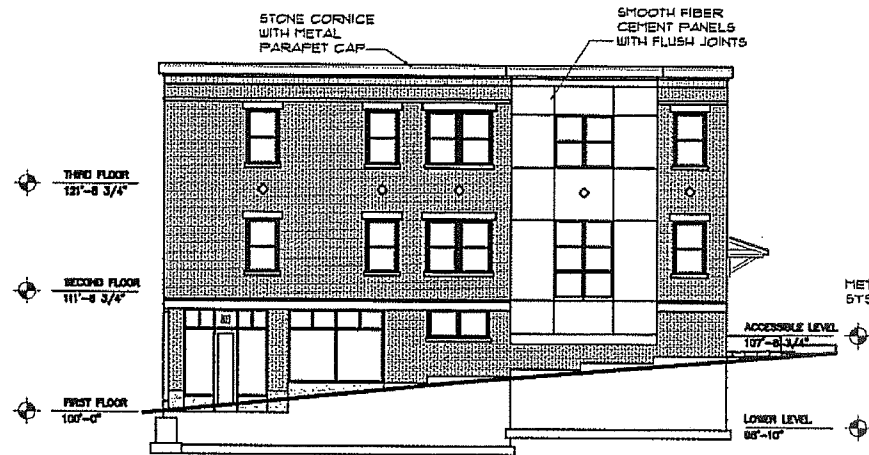


REAR (SOUTHEAST) ELEVATION

0 4 8 12 16 feet



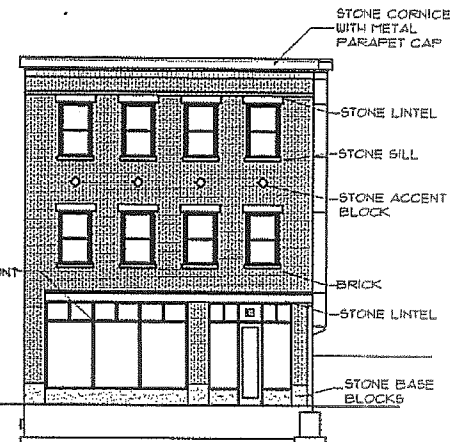
SIDE (NORTHEAST) ELEVATION



LIVINGSTON STREET ELEVATION

0 4 8 12 16 feet

METAL STOREFRONT SYSTEM



WILLIAMSON STREET ELEVATION

801 WILLIAMSON STREET
PROPOSED BUILDING
MADISON, WISCONSIN

glueck architects
116 North First Street, Madison, WI 53703 (608)251-2551

1622

Wednesday, April 04, 2018

**Building Code, Fire Code, Conveyance Code and Licensing Appeals Board
City of Madison**

To members of the Board:

Please note that the condition of approval from the March 20 meeting could not be met because the State is not willing to get involved with a City variance that is already in progress. Therefore we are submitting these revisions for your review at the April 17 meeting.

As a supplement to the original information, we offer the following:

As was discussed by one of the board members at the meeting of March 20, we offer the equivalency by making a comparison to a situation where, if this were a flat site, we would design an accessible unit behind the commercial space on the first floor. Because that is not feasible due to the lot's slope, we are effectively designing that unit to be accessible at the grade level at the rear of the lot, which is raised.

We are also adding Type B accessibility features to the front second floor unit as an extra measure for equivalency, as suggested by a board member at that meeting. Please see attached plan. Note widened doors and widened bathroom.

Thank you,

Charles Ethridge
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