



**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: 730 Dempsey Rd, Madison, WI 53714

Name of Owner: Ebby Melahn

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Applicant (Owner's Representative): SCOTT FOLEY

Address of Applicant: 4827 PIERCEVILLE RD  
COTTAGE GROVE, WI 53527

Daytime Phone: 608-825-4633 Evening Phone: 608-209-6379

Email Address: SAF @ ULTIMATE-CONSTRUCTION.COM

Description of Requested Variance: \_\_\_\_\_

Remove existing garage + rebuild to the same width  
but with 4 feet added to the length (into the  
backyard.)

*(See reverse side for more instructions)*

| FOR OFFICE USE ONLY                    |                                    |
|--|------------------------------------|
| Amount Paid: <u>\$300</u>              | Hearing Date: <u>9-12-13</u>       |
| Receipt: <u>146918</u>                 | Published Date: <u>9/5/13</u>      |
| Filing Date: <u>8/23/13</u>            | Appeal Number: _____               |
| Received By: <u>JK</u>                 | GQ: _____                          |
| Parcel Number: <u>0710-0912-1402-S</u> | Code Section(s): <u>28.097 (2)</u> |
| Zoning District: <u>FR-C2</u>          | _____                              |
| Alder District: <u>15 David Ahrens</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 garage was built on a floating slab that is now sinking & cracked. When it rains, the water flood the basement of the house.

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 current garage has been there for years and has never had a complaint against it.

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 current garage has been there for years & there is no where else on the property to build a garage. It is best to rebuild it where it is currently.

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.

There is no other location on the property to build a garage. It is best to rebuild in the current location.

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

The current garage has been there for years and has never been complained about.

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

The garage will be rebuilt with the same look & feel as the current one. ~~It~~ The new garage will be 4 feet longer (into the backyard).

## 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"/> | <b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>  |
| <input checked="" type="checkbox"/> | <b>Site plan</b> , 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"):<br><input type="checkbox"/> Lot lines<br><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines<br><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance<br><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features<br><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)<br><input type="checkbox"/> North arrow |
| <input checked="" type="checkbox"/> | <b>Elevations</b> 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"/> | <b>Interior floor plan of existing and proposed structure</b> , 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"/>            | <b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.   |
| <input type="checkbox"/>            | <b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.  |
| <input type="checkbox"/>            | <b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.  |
| <input checked="" type="checkbox"/> | <b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.   |
| <input checked="" type="checkbox"/> | <b>CHECK HERE.</b> 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: Sander Glanville (for Evvy Meadows) Date: 8-22-13

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

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| <b><u>DECISION</u></b>   |
| 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:  |











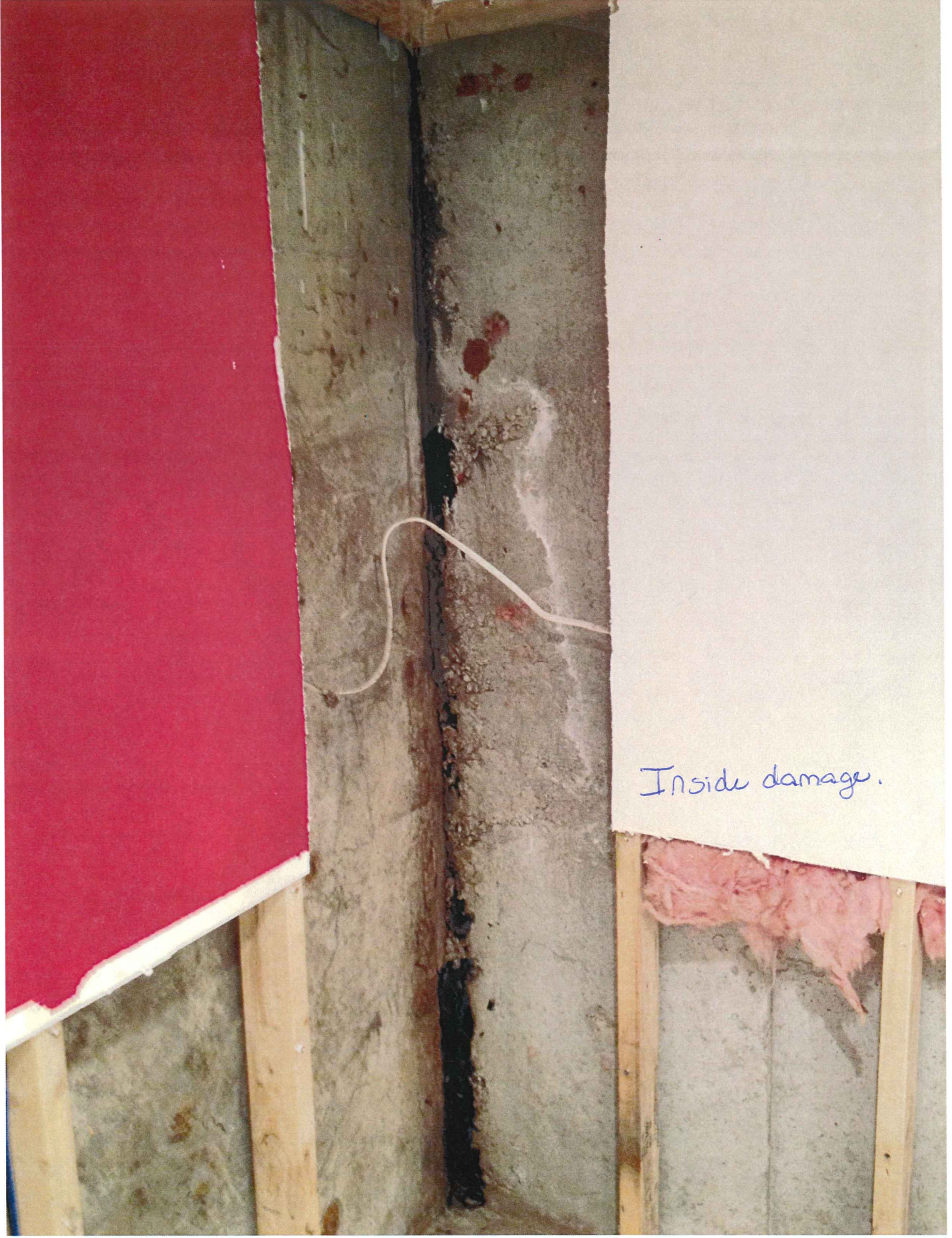












Inside damage.