



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: 4321 UPLAND DR. MADISON, WI 53705

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): ASSOCIATED HOUSEWRIGHTS

Address of Applicant: 1217 Culmen Street Madison WI 53713

Daytime Phone: 608-204-7665 Evening Phone: _____

Email Address: meri.tepper@housewrights.com

Description of Requested Variance: _____

A rear-yard setback variance of 3'-1" is requested for a single story addition to accommodate a dining table in a dining room. The current house lacks a 2-car garage, mudroom, and dining room. Adding these three spaces to the house will allow the family to remain in the neighborhood they love. The garage and mudroom footprint can be positioned within the existing setbacks. There is not enough space in the rear yard to position a dining table for the family of 5 plus guests. The proposed addition requests a 3'-1" variance so that graphic standard clearances can be maintained around the table. The variance also permits corner windows which make the addition look more like an in-filled porch or bay window. It is designed to be as small as it can be while enhancing the character of the cape-cod.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: 300.00
Receipt: 103101-0011
Filing Date: 6-18-2020
Received By: NJK
Parcel Number: 0709-2401-2198
Zoning District: TR-C1
Alder District: 11-MARTIN

Hearing Date: 08-20-2020
Published Date: 08-13-2020
Appeal Number: LNDYAR-2020-00003
GQ: OK!
Code Section(s): 25.042(2)

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 existing house, constructed in 1941, is positioned far back on the lot. The bulk massing of the house is positioned farther back on the lot than the adjacent neighbor.
Being a corner lot, #4321 has unique proportions and dimensions relative to neighboring lots . The lot is about 20 feet less deep than neighboring lots. Lot # 4329 (two doors down) has a similar front yard and lot dimensions as #4321 house, and likely received a variance as it appears to be over-built in required setbacks.

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.

Per section 28.041 (b) this design attempts to ensure that the addition to the existing house is designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement. In so much as it is possible, the addition is in conformance with zoning regulations. The garage, mudroom, and upstairs bedroom additions are all within required setbacks. The bump out of the dining room is designed to architecturally reference a large bay window or enclosed porch to look as if it was always there. In fact, a bay window is permitted by right to extend 3'-0" into the rear yard setback. While this addition could be constructed as a cantilevered bay, that doesn't make sense from a comfort and durability standpoint which is contrary to everyone's interest.

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.

Per standard 28.041(c) this variance will maintain and improve the viability of the existing house, an update the older house in a context-sensitive manner. To bring the house up to modern standards of comfort it is lacking a 2-car garage, mudroom, and dining room. Per the zoning setback requirements, there is not currently enough space off the kitchen to add a dining room. Adding the dining room to another location on the lot would necessitate substantial remodeling of the existing structure. The existing house is in excellent condition and does not need to be remodeled.

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 existing house, constructed in 1941, is positioned far back on the lot.

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

the proposed variance will not be a substantial detriment to adjacent properties, either through its use, form, proportions, or height.

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

Per standard 28.041(a), the proposed variance will promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character. The proposed addition maintains and enhances the "cute" 1.5 story cottage cape-cod character of this house and the other smaller houses of the neighborhood. If someone were to tear down this house they could re-build a giant two-story house by positioning the entire structure 14 feet closer to the street. This would actually be incompatible with the character of the neighborhood, yet permitted by zoning regulations.

Application Requirements

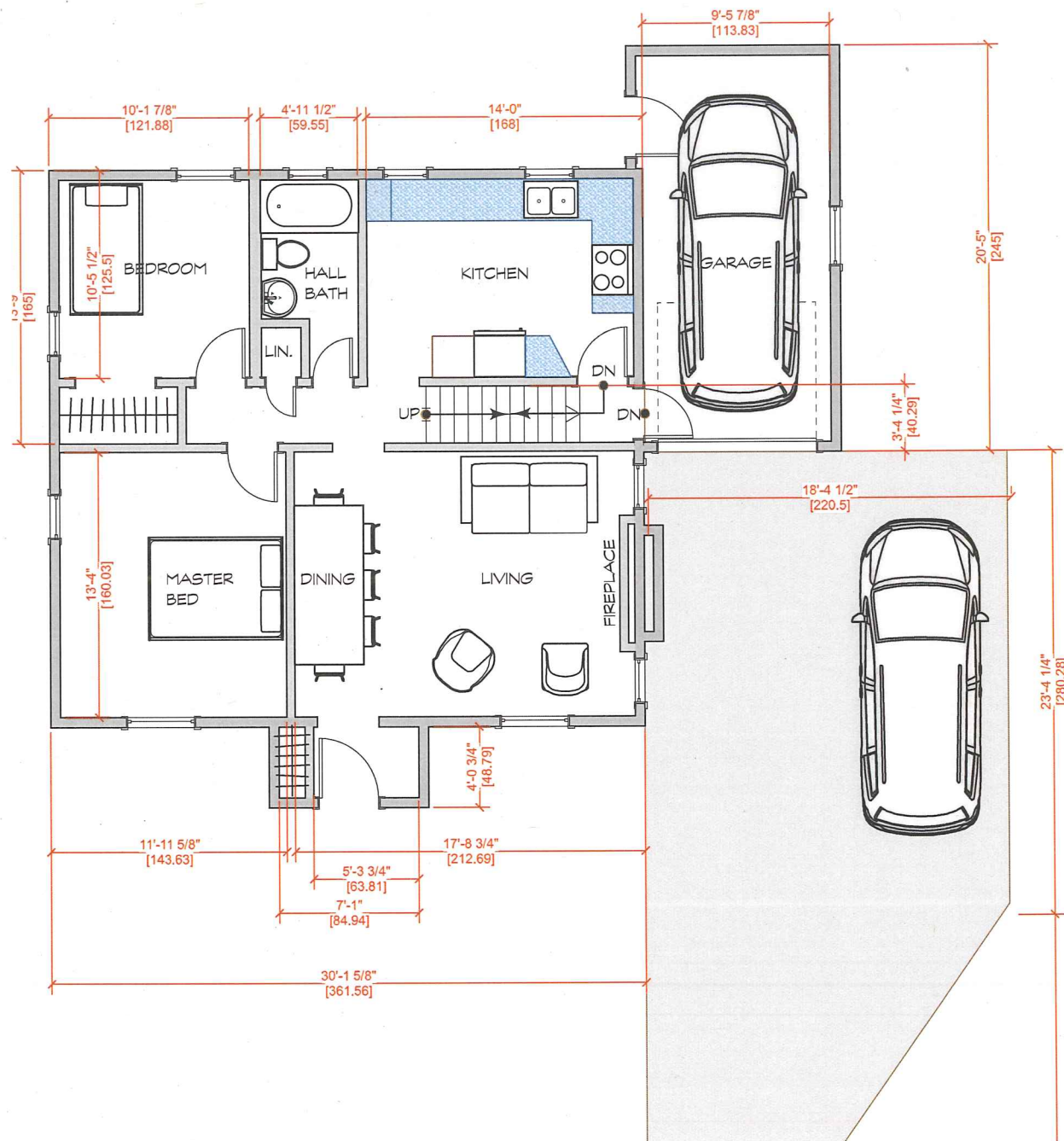
Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

<input type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
<input type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <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).
<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).
<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 type="checkbox"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input type="checkbox"/>	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<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 that the Zoning Board of Appeals will use when reviewing applications for variances.

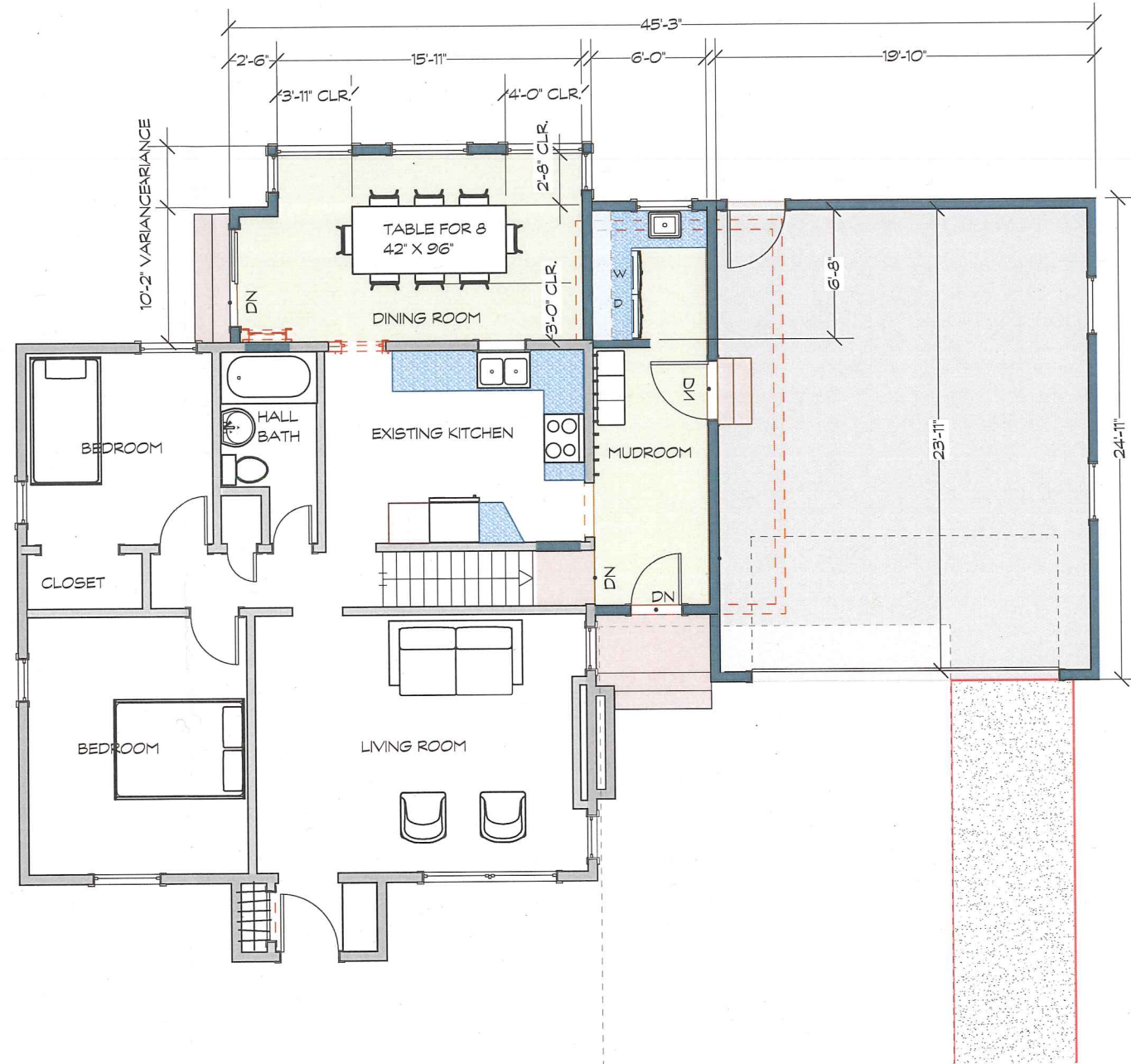
Owner's Signature: Ben Lee **Date:** 6/17/2020

------(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:



3 EXISTING FIRST FLOOR PLAN

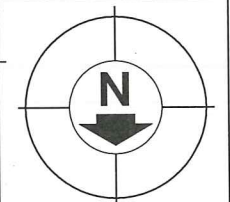
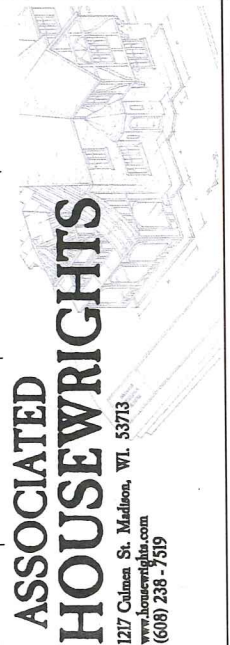


4 FIRST FLOOR PLAN PROPOSAL

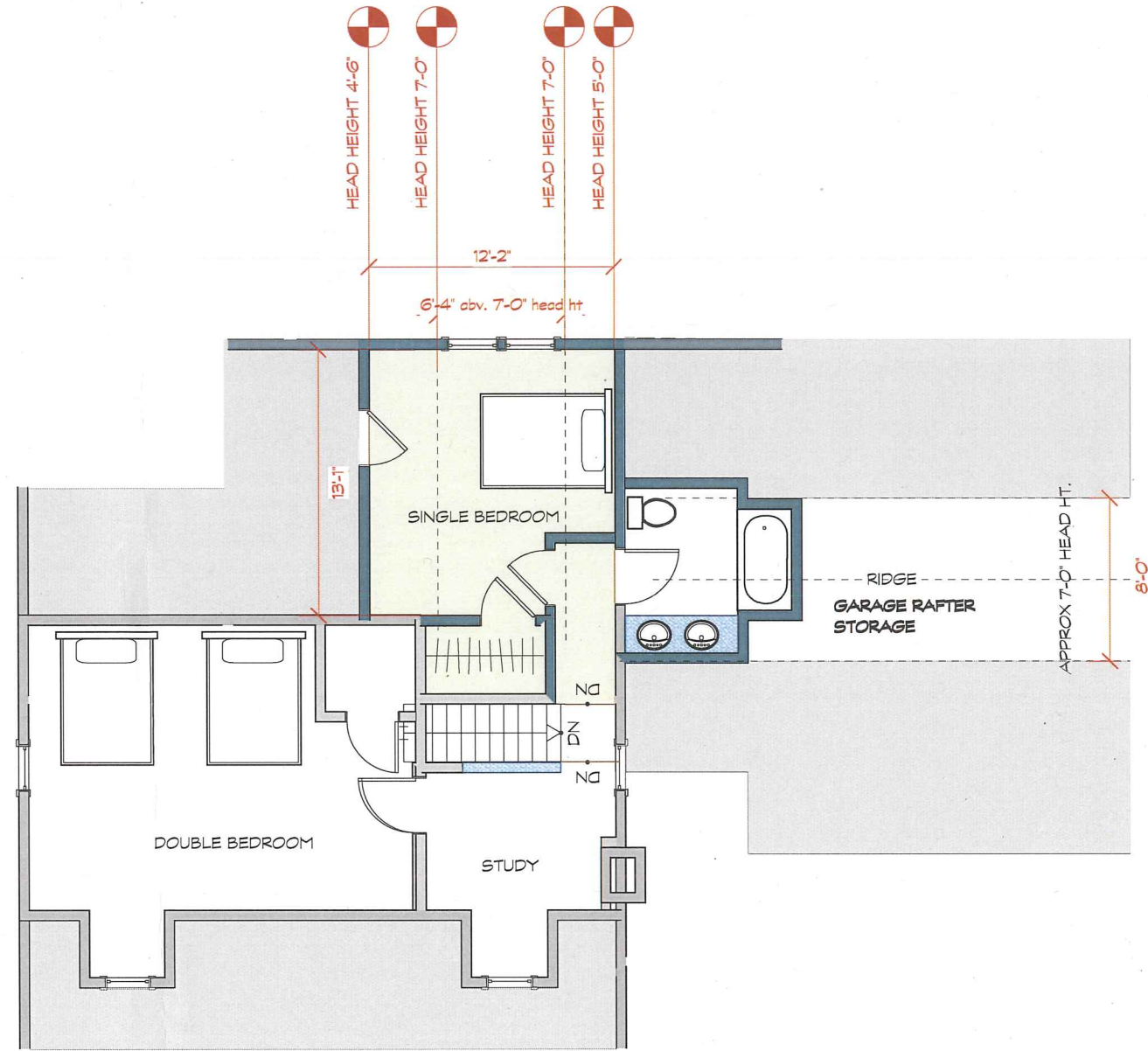
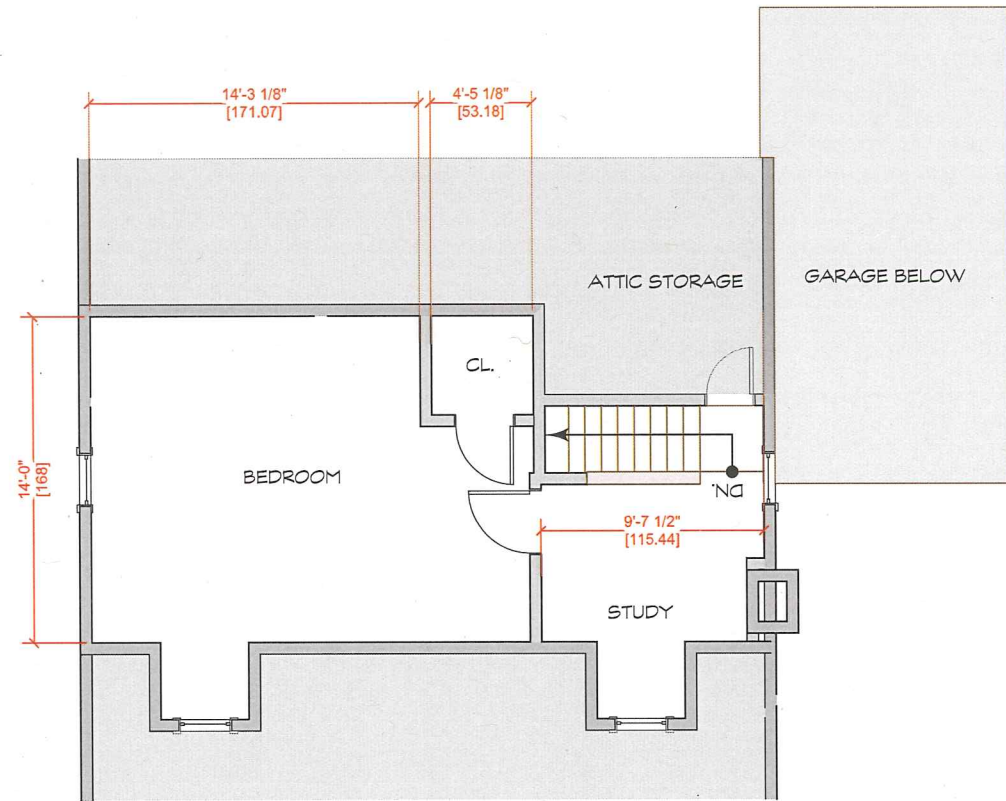
Version/Date:
ZONING APP.
200515
06.17.20

Printed by:
m.t.

ADD/REMOD
BENJAMIN AND RACHEL LEE
4321 UPLAND DR
MADISON, WI. 53705



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Page/Drawing 3 of 6



200 SQFT ADDITIONAL FINISHED SPACE

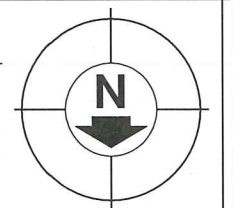
5 EXISTING SECOND FLOOR PLAN

6 SECOND FLOOR PLAN PROPOSAL

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4321 UPLAND DR
MADISON, WI. 53705

ASSOCIATED HOUSEWRIGHTS
1217 Culman St. Madison, WI. 53713
www.housewrights.com
(608) 238-7519

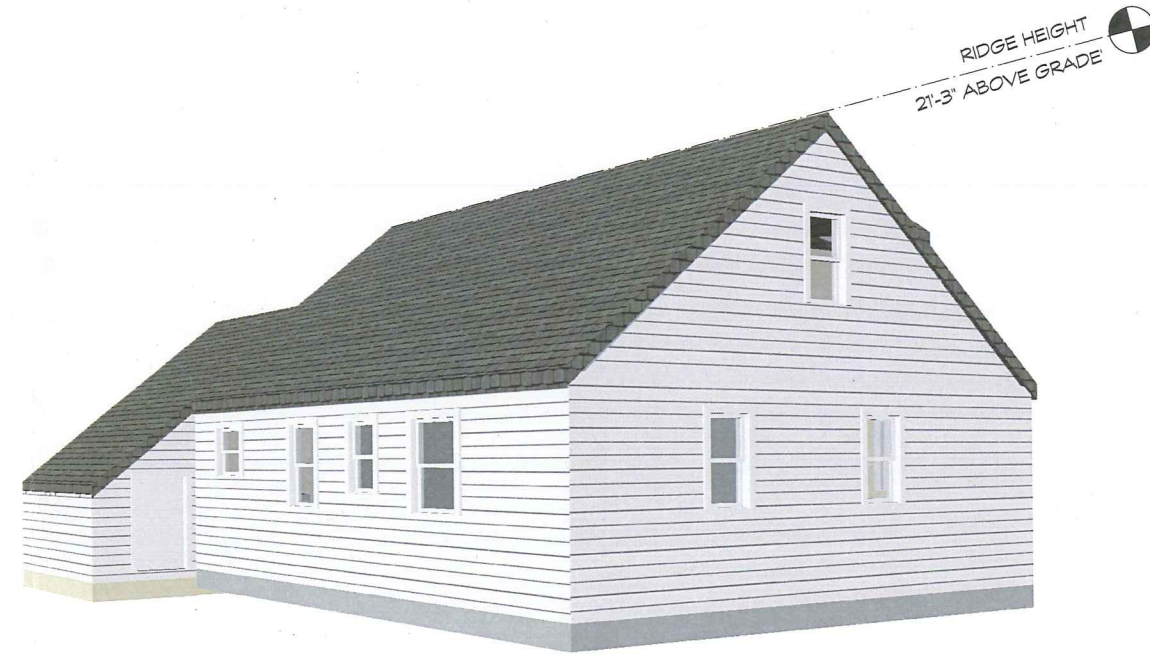
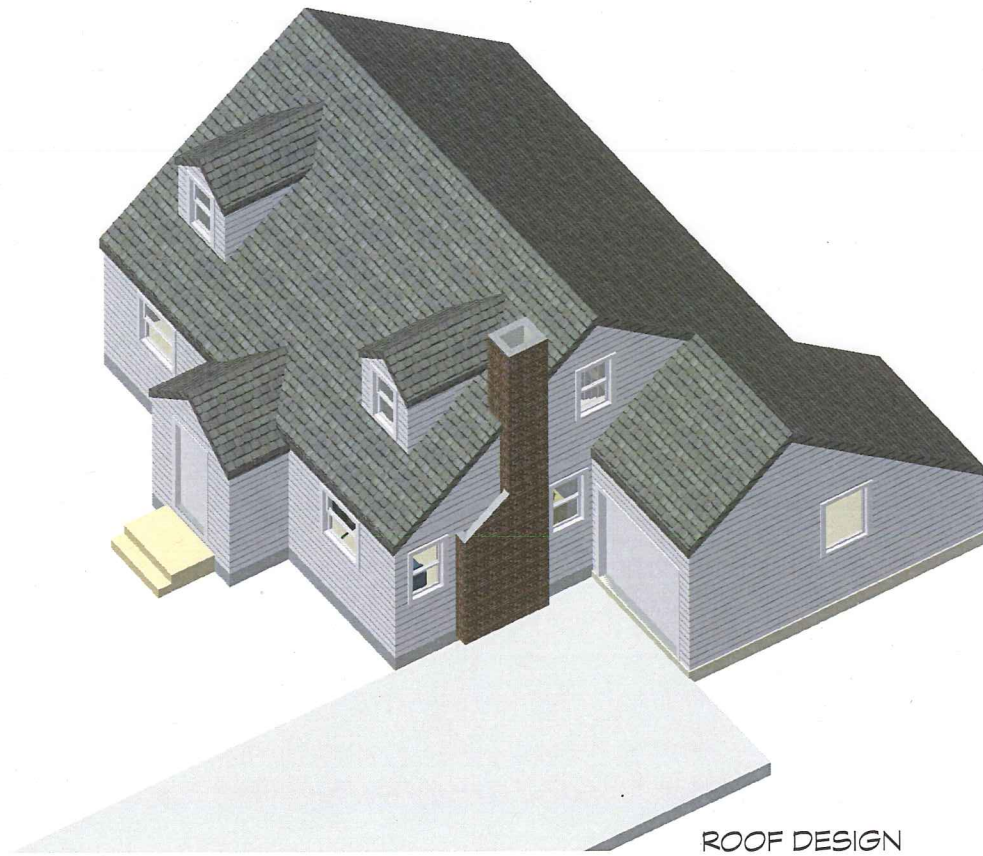


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•Furnishings by others.

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•Not intended for construction



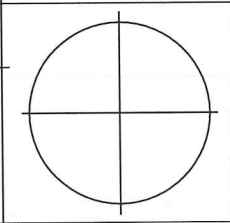
FRONT YARD VIEW

7 EXISTING HOUSE RENDERINGS

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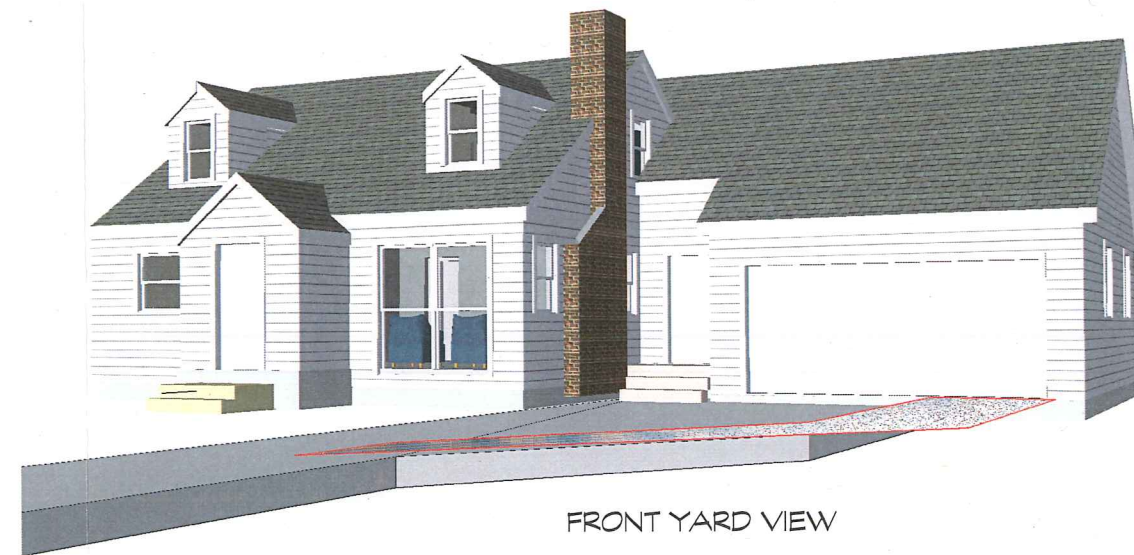
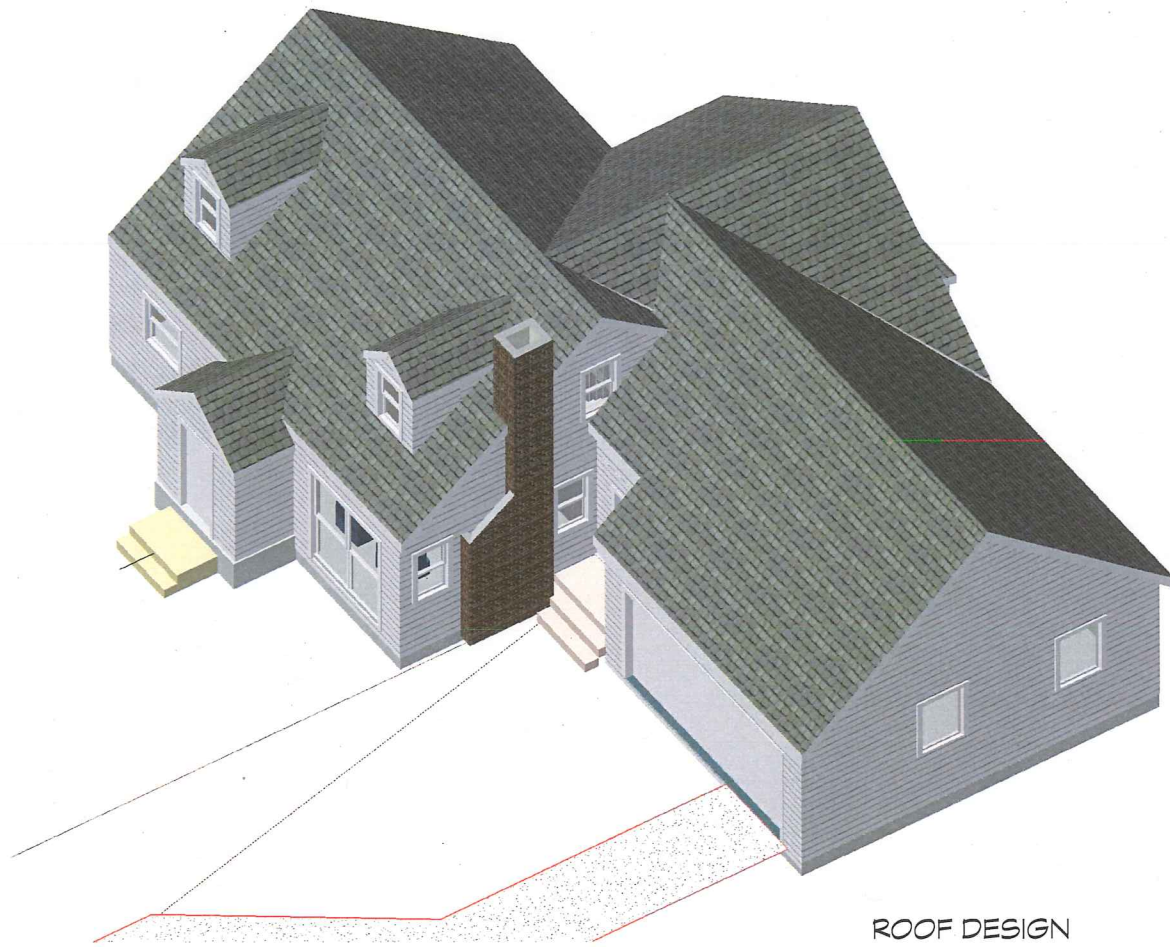


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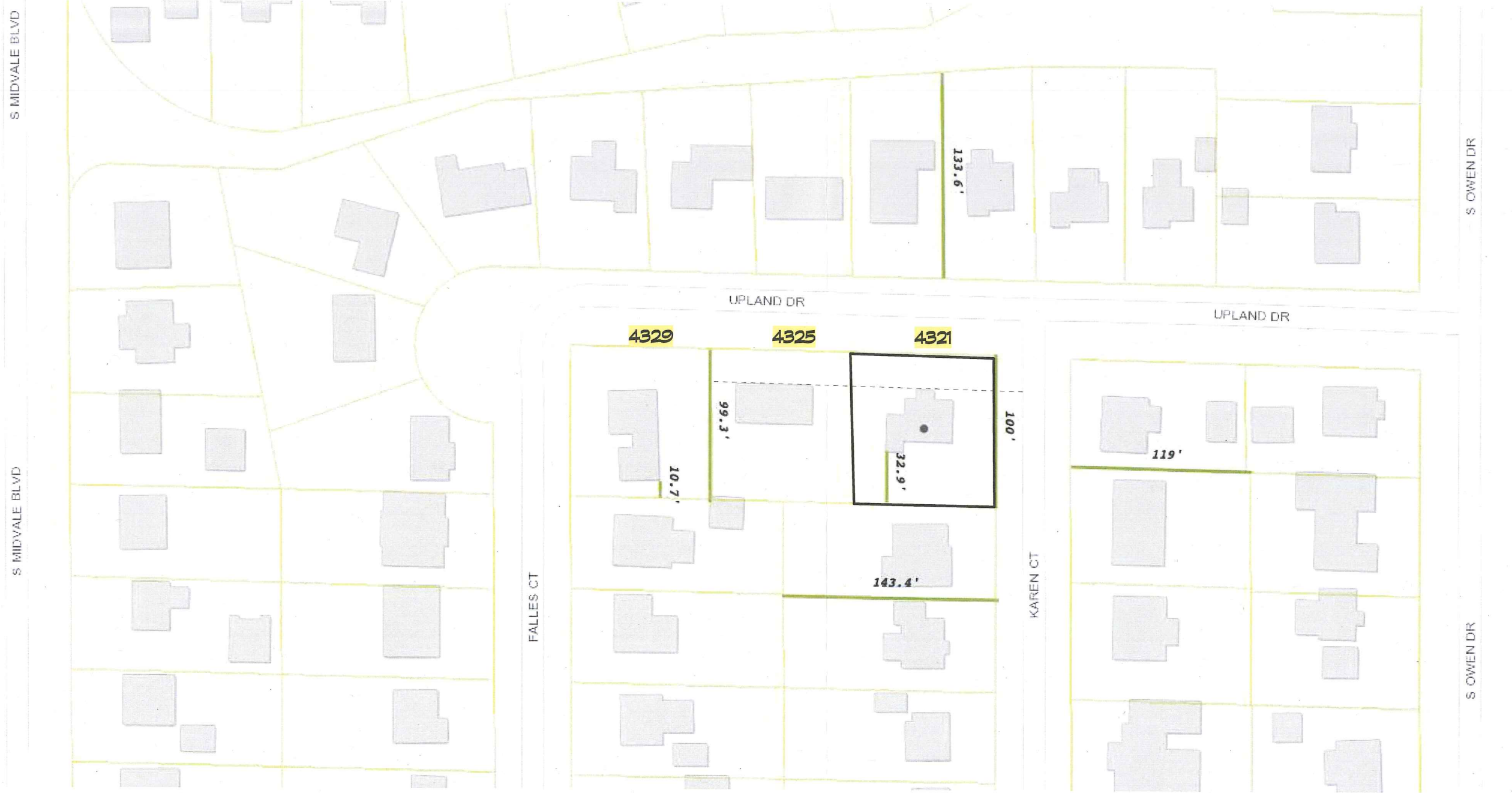
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8 EXISTING HOUSE + ADDITION RENDERINGS

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+4	Printed by: m.t.
+3	ADD/REMOD BENJAMIN AND RACHEL LEE 4321 UPLAND DR MADISON, WI. 53705
+2	
+1	
0	ASSOCIATED HOUSEWRIGHTS 1217 Colman St. Madison, WI. 53713 www.housewrights.com (608) 238-7519
-1	
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-6	Page/Drawing 6 of 6



- THIS CORNER LOT HAS A UNIQUE PROPORTION COMPARED TO ADJACENT NON-CORNER LOTS. AT ONLY 100 FEET DEEP IS IT ABOUT 20 FEET LESS DEEP THAN OTHER LOTS.

- THE BULK MASSING OF THE EXISTING HOUSE IS POSITIONED FARTHER BACK ON THE LOT THAN THE IMMEDIATE NEXT DOOR NEIGHBOR.#4325

- THE CORNER LOT #4329 HAS A SIMILAR DIMENSION AND FRONT YARD RELATIONSHIP. THIS HOUSE APPEARS TO BE OVER-BUILT RELATIVE TO THE SETBACKS.

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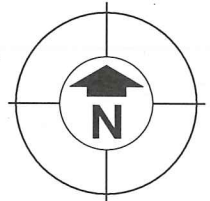
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