



**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: 134 Talmadge St., Madison, WI 53704

Name of Owner: Jorge Benavides Cabrera

Address of Owner (if different than above): 1820 Summit Ave, Madison, WI 53726

Daytime Phone: (608) 556-7557 Evening Phone: same

Email Address: jorgenexus@gmail.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: Request to build a small one-car garage on my corner lot. We hope to build garage (and were under impression that we could build a garage since there used to be one on the property in the past) before winter. I just purchased home and my first act was to hire a contractor. I will use the existing city street apron ramp and existing gravel drive will be pemented as well as old cement pad that is very cracked will be replaced. I have the original demo permit for the old garage that was given to me in the purchase of the house. I intend to build in same location if awarded variance. Thank you.
(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid:	<u>\$300</u>	Hearing Date:	<u>11/21/19</u>
Receipt:	<u>096655-0007</u>	Published Date:	<u>11-14-19</u>
Filing Date:	<u>10/23/19</u>	Appeal Number:	<u>LNOVAR-2019-00013</u>
Received By:	<u>[Signature]</u>	GQ:	<u>OK</u>
Parcel Number:	<u>0716-064-0110-4</u>	Code Section(s):	<u>28.131(e)(5)</u>
Zoning District:	<u>TR-V1</u>		
Alder District:	<u>6-Rummel</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.

40'x80' corner lot - it was originally 40'x120' but the lot was divided and a house was built making my lot smaller than most in this neighborhood.

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.

Proposed garage is 3' from lot line and as close to my house as feasible (future A/C will be located in the 6" corridor between house and proposed garage). We made garage as small as possible. The city street existing apron lines up w/ driveway.

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.

An attached garage would not work as it would eliminate almost all natural light in the kitchen and dining rooms. Additionally the foundation is too tall to attach a garage.

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.

I purchased property and the first thing I did was hire a contractor to build the smallest one^{car} garage and cement pad/driveway as I need to store my car before winter comes. I hope to use an existing (very old) location to build garage. There used to be a garage in the same location.

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

The garage setback is further back than my neighbor's house setback. Proposed garage would not block views/sunlight of neighbor's house.

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

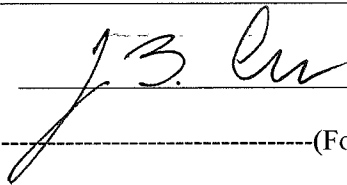
There are many (if not most) garages located in a similar location on my street and in this neighborhood. My proposed garage would be typical for this area for corner lots.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
<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).
<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 checked="" 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 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:

10/23/19

(For Office Use Only)

DECISION

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.

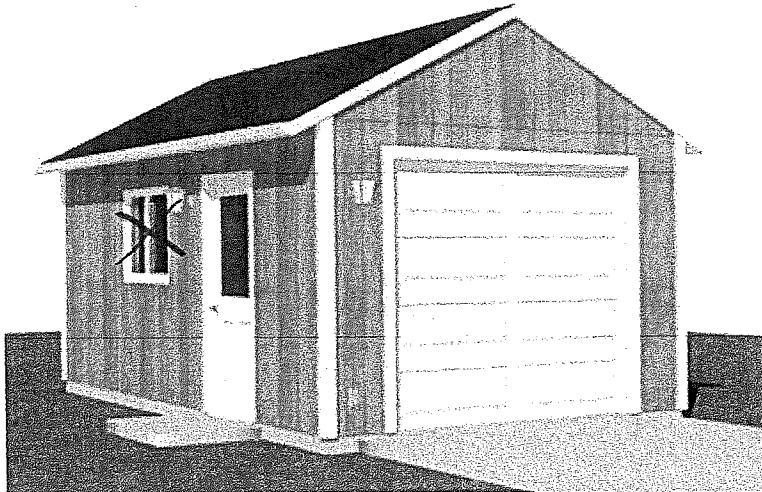
The Zoning Board of Appeals: Approved

Denied

Conditionally Approved

Zoning Board of Appeals Chair:

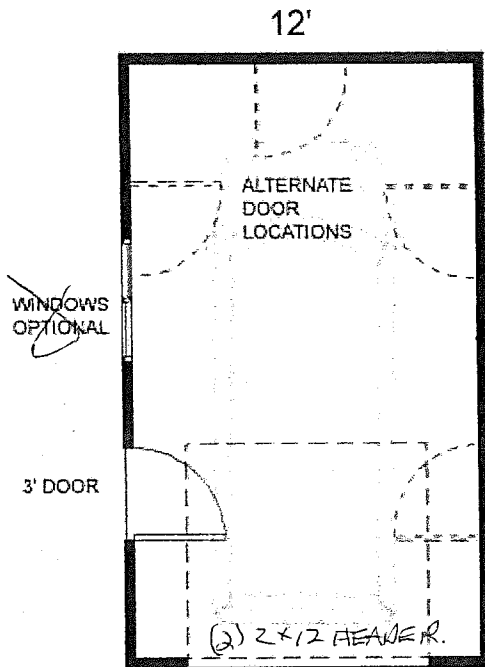
Date:



Cost Reduction
Features include:

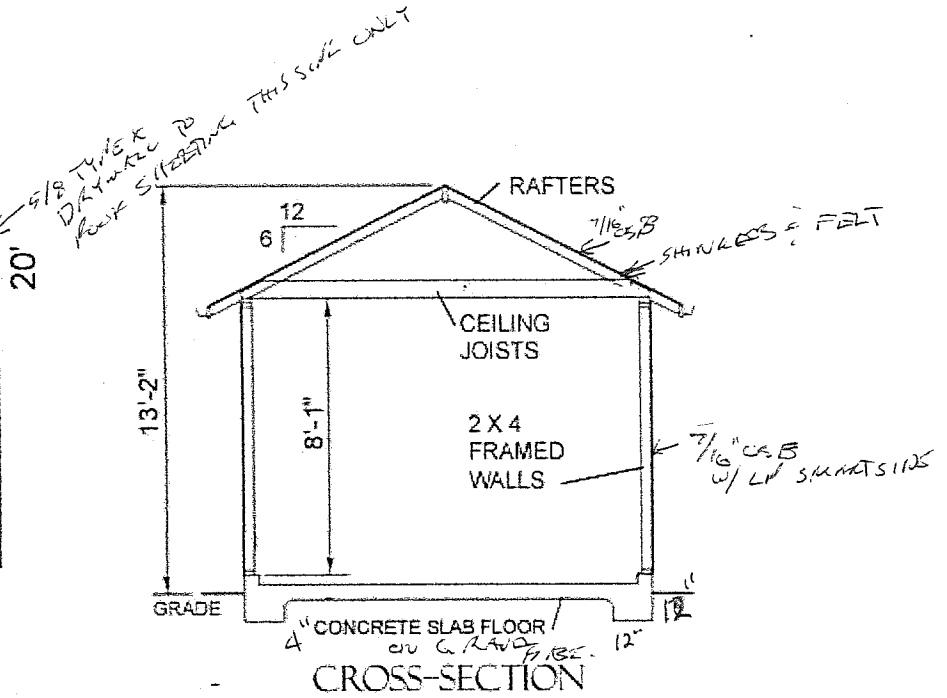
- wall and roof framing @ 24" o.c. spacing
- textured osb ~~or plywood~~ siding panels (single wall construction)
- minimized roof overhangs & details
- monolithic, thickened edge slab/footing
- 2 ft. modular, standard overall dimensions
- built with commonly available, stock materials

ECONOMY-GARAGE PLAN #E240-1



1.5' x 7' H. GARAGE DOOR
9' W. PORTAL FRAME

FLOOR PLAN



CONCRETE FOUNDATION
PLAN INCLUDES FTG./STEMWALL
FOUNDATION AS ALTERNATE

BEHM DESIGN PLAN # E240-1

TO ORDER PLANS CALL 1-800-210-6776

HUBS

No. 13215

Address 134 TALMADGE ST.

CITY OF MADISON

Parcel No. _____

DIVISION OF BUILDING INSPECTION

BUILDING PERMIT APPLICATION

IMPORTANT - Complete ALL items. Mark boxes where applicable.

I. LOCATION OF BUILDING	LOT	BLOCK	SUBDIVISION - (DESCRIPTION)	ZONE

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

A. TYPE OF IMPROVEMENT

- 1 New building
- 2 Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
- 3 Alteration (See 2 above)
- 4 Repair, replacement
- 5 Wrecking (If multifamily residential, enter number of units in building in Part D, 13)
- 6 Moving (relocation)
- 7 Foundation only

D. PROPOSED USE - For "Wrecking" most recent use

Residential

- 12 One family
- 13 Two or more family - Enter number of units ----->
- 14 Transient hotel, motel, or dormitory - Enter number of units ----->
- 15 Garage
- 16 Carport
- 17 Other - Specify _____

Nonresidential

- 18 Amusement, recreational
- 19 Church, other religious
- 20 Industrial
- 21 Parking garage
- 22 Service station, repair garage
- 23 Hospital, institutional
- 24 Office, bank, professional
- 25 Public utility
- 26 School, library, other educational
- 27 Stores, mercantile
- 28 Tanks, towers
- 29 Other - Specify _____

B. OWNERSHIP

- 8 Private (individual, corporation, nonprofit institution, etc.)
- 9 Public (Federal, State, or local government)

C. COST

- 10. Cost of improvement..... \$ _____
- 11. Names of Sub-contractors:

- a. Electrical.....
- b. Plumbing.....
- c. Heating & A.C.....
- d. Other (elevator, etc.).....

(Cost of sub-contract work not to be included in total on line 10.)

(Omit cents)

Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

WRECKING A DETACH GARAGE.

III. SELECTED CHARACTERISTICS OF BUILDING

E. PRINCIPAL TYPE OF FRAME

- 30 Masonry (wall bearing)
- 31 Wood frame
- 32 Structural steel
- 33 Reinforced concrete
- 34 Other - Specify _____
- 35 Fire Limits _____

F. PRINCIPAL TYPE OF HEATING FUEL

- 36 Gas
- 37 Oil
- 38 Electricity
- 39 Coal
- 40 Other - Specify _____

G. DIMENSIONS

- 41. Size _____ W x _____ L
- 42. Number of stories.....
- 43. Total square feet of floor area, all floors, based on exterior dimensions.....
- 44. Total cu. ft. contained.....

H. NUMBER OF OFF-STREET PARKING SPACES

IV. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - Number, street, city, and State	ZIP code	Tel. No.
1. Owner	<u>Redaeym. Odeal</u>	<u>134 TALMADGE ST.</u>	<u>53704</u>	<u>249-6245</u>
2. Contractor		<u>OWNER.</u>		
3. Architect				

The owner of this building and the undersigned agree to conform to all applicable laws of the City of Madison.

Signature of applicant

Address

Application date

[Signature]

4-15-75

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE

Approved by

Permit fee

Date permit issued

Voucher No.

GRO. VALERIO

\$ 5.00

4-15-75

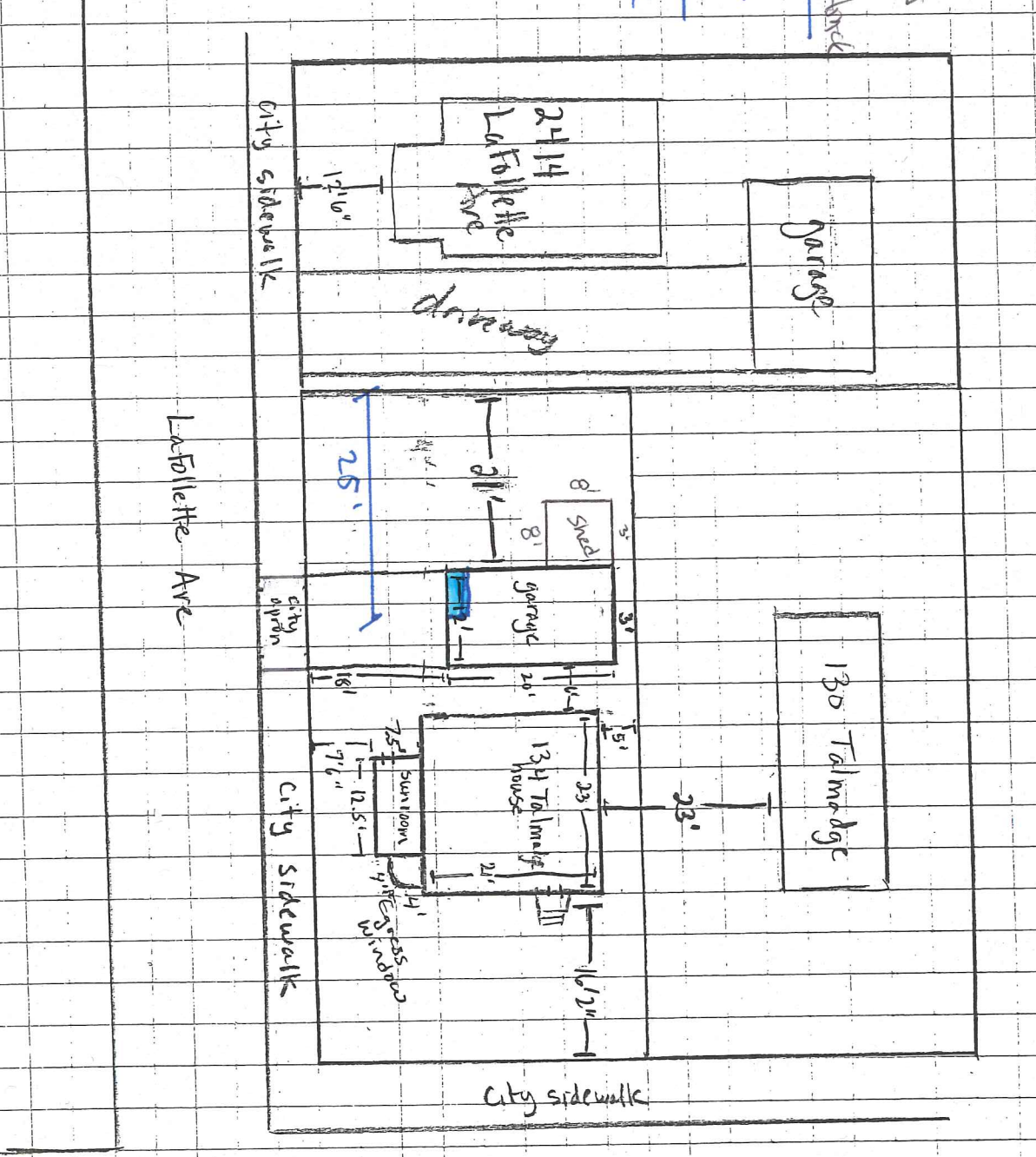
10889

134 Talmadge St
Garage Request

Single Family Dwelling

Accession, building setback

- 20.0' Required
- 17.0' Permitted
- 3.0' Variance



1" = 5 feet
1" = 20 feet

