



**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: 4102 Veith Avenue, Madison WI 53704

Name of Owner: Jodi and Ramzi Shehadi

Address of Owner (if different than above): 822 E. Washington Avenue, Apt. #1415, Madison WI 53703

Daytime Phone: 608.630.2228 Evening Phone: same

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

Name of Applicant (Owner's Representative): John Sveum

Address of Applicant: 147 S. Butler Street, FL 1, Madison WI 53703

Daytime Phone: 608.235.8838 Evening Phone: same

Email Address: jsveum@yaharaconst.com

Description of Requested Variance: \_\_\_\_\_  
We are asking for a variance on the required set back from the high water mark.

*(See reverse side for more instructions)*

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: _____
Receipt: <u>42446-0013</u>	Published Date: _____
Filing Date: <u>3/29/18</u>	Appeal Number: _____
Received By: <u>[Signature]</u>	GQ: _____
Parcel Number: <u>0809-274-0101-0</u>	Code Section(s): _____
Zoning District: <u>SR-C2</u>	_____
Alder District: <u>18-Komara Kaubla</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.

Due to the meandering shore line, and the contrasting angle of Veith Avenue, the current home  
is closer to the high water mark.

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.

Veith Avenue dead-ends in a cul-de-sac at the property line of 4102. There is no access  
beyond this point, and no sidewalk or curb along the entire length of the street. It is also close  
to alignment with the two houses to the North.

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 integrity of the structure has been compromised by 10 years of vacancy, and two years of  
squatters. The only maintenance that has been performed is that that the lender required  
prior to closing.

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 hardship is pre-existing and averaging the setbacks from the contiguous four homes to the  
North places an additional burden on the property.

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

The adjacent property to the South is heavily wooded and owned by Mendota State Hospital.

The adjacent property to the North is separated by 30' of side yard plus a 30' easement.

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

Yes, the new homes contiguous to 4102 offer a variety of architectural styles and sizes.

## 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"/>	<b>Pre-application meeting with staff:</b> 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"/>	<b>Site plan</b> , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Lot lines</li> <li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li> <li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li> <li><input type="checkbox"/> North arrow</li> </ul>
<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).
<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).
<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 checked="" 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>Digital</b> copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> 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"/>	<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:** J. L. Shehadi **Date:** 3.29.2018

----- (For Office Use Only) -----

<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.		
<b>The Zoning Board of Appeals:</b> <input type="checkbox"/> <b>Approved</b> <input type="checkbox"/> <b>Denied</b> <input type="checkbox"/> <b>Conditionally Approved</b>		
<b>Zoning Board of Appeals Chair:</b>		<b>Date:</b>

2-story Single-Family Home  
 Remove Existing Home, Construct New Home  
 on existing foundation  
 Lakefront setback variance

203.1' Required  
 127'± Provided

76.1'± Variance

ADJOINING HOUSE & DECKS TO O.H.W.M.:		
ADDRESS:	HOUSE TO O.H.W.M.	DECK TO O.H.W.M.
4110	207.2'	197.1' (ABOVE 3 FT.)
4114	199.0'	N/A
4118	256.7'	239.3' (ABOVE 3 FT.)
4126	87.4'	N/A
PROJECT	134.3'	127.0' (ABOVE 3 FT.)

SITE AREA CALCS:	
LOT AREA: 29,985 S.F.	FLOOR AREA RATIO (FAR) CALCULATION:
IMPERVIOUS SURFACE RATIO (ISR) CALCULATION:	FIRST FLOOR & GARAGE: 2,560 S.F.
NEW IMPERVIOUS SURFACES HOUSE (ALL PROJECTED IMPERVIOUS AREAS): 3,099 S.F. EXTERIOR LANDSCAPE WALLS, STEPS, ETC: 110 S.F. CONCRETE WALKS: 240 S.F. CONCRETE DRIVE: 1,252 S.F.	SECOND FLOOR: 1,347 S.F.
NEW PAVEMENT SURFACES OPEN WOOD DECK: 700 S.F.	NEW FLOOR AREA: 3,915 S.F.
REMAINING IMPERVIOUS SURFACES EXISTING DETACHED GARAGE: 604 S.F. EXISTING CONCRETE DRIVE: 620 S.F. EXISTING DECK: 329 S.F.	POST CONSTRUCTION FAR: 0.13
NEW & EXISTING IMPERVIOUS SURFACES: 6,529 S.F.	
POST CONSTRUCTION ISR: 0.22	

- GENERAL NOTES - SITE PLAN:
- CONTRACTOR TO VERIFY CONDITIONS & LOCATIONS OF (E) UTILITIES PRIOR TO THE START OF CONSTRUCTION. NOTIFY DESIGNER AND OWNER OF ALL DISCREPANCIES THAT AFFECT CONSTRUCTION.
  - PROTECT ALL EXISTING UTILITIES FROM DAMAGE. AS REQUIRED, CALL ALL LOCAL UTILITIES AND/OR DIGGERS HOT LINE FOR UTILITY LOCATIONS PRIOR TO STARTING WORK.
  - ALL EXISTING CONSTRUCTION AND DIMENSIONS TO BE FIELD VERIFIED.
  - ALL EXISTING CONSTRUCTION THAT REMAINS TO BE PATCHED AND/OR REPAIRED, WHERE AFFECTED BY DEMOLITION.
  - FIELD VERIFY GRADES AND MAINTAIN DRAINAGE AWAY FROM STRUCTURES.
  - COORDINATE LANDSCAPE ELEMENTS W/ THE LANDSCAPE PLAN.
  - SURVEY INFO FROM WILLIAMSON SURVEYING & ASSOCIATES, LLC TOPOGRAPHIC MAP DATED 3/6/2018.

ADLER  
 ARCHITECTURAL DESIGN LLC  
 MAUNAKEE, WISCONSIN  
 608.575.4879

YAHARA CONSTRUCTION CO.  
 147 S. BUTLER STREET  
 MADISON, WI 53703  
 608.287.1445

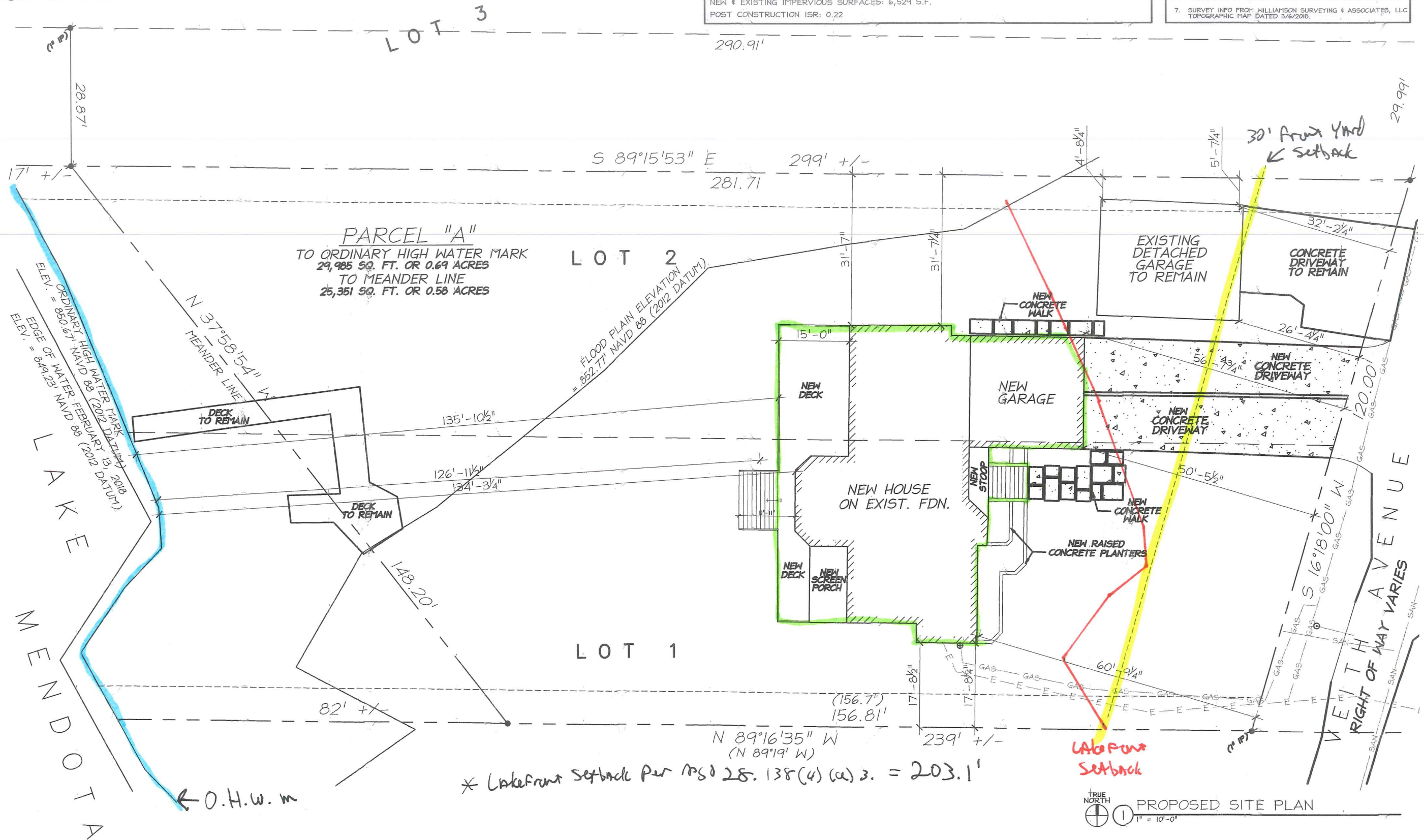
LAND USE  
 APPLICATION  
 NOT FOR CONSTRUCTION

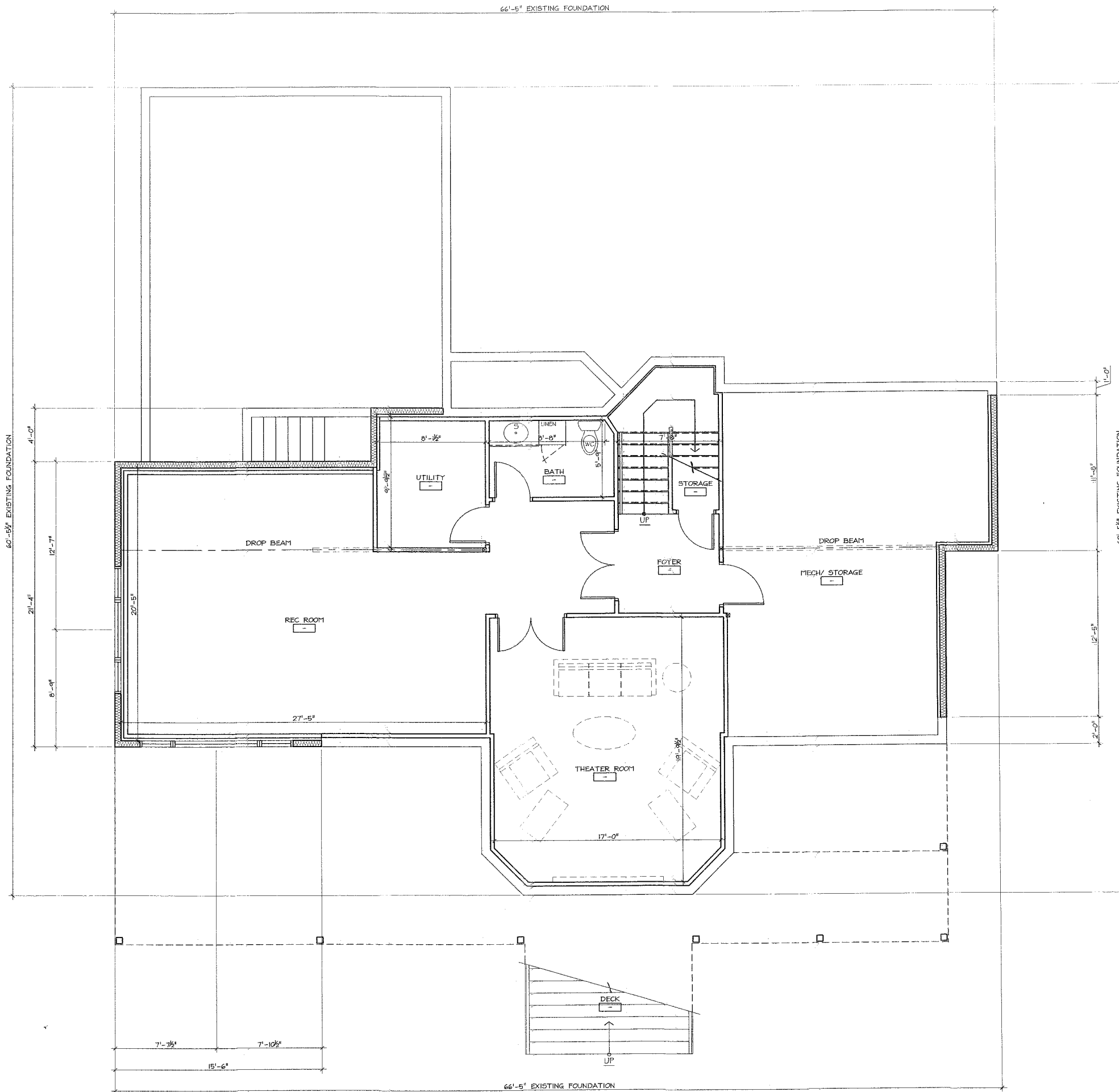
A NEW RESIDENCE FOR:  
 JODI & RAMZI SHEHADI  
 4102 VEITH AVE.  
 MADISON, WI 53704

REVISIONS	
DATE	ISSUE

DATE  
 3/7/18

C  
 2





PROJECT NORTH  
 Ⓡ Ⓢ BASEMENT PLAN  
 1/4" = 1'-0"

**ADLER**  
 ARCHITECTURAL DESIGN LLC  
 MADISON, WISCONSIN  
 608.575.4874

**YAHARA CONSTRUCTION CO.**  
 147 S. BUTLER STREET  
 MADISON, WI 53703  
 608.287.1445

**LAND USE APPLICATION**  
 NOT FOR CONSTRUCTION

**A NEW RESIDENCE FOR:**  
 JODI & RAMZI SHEHADI  
 4102 VEITH AVE.  
 MADISON, WI 53704

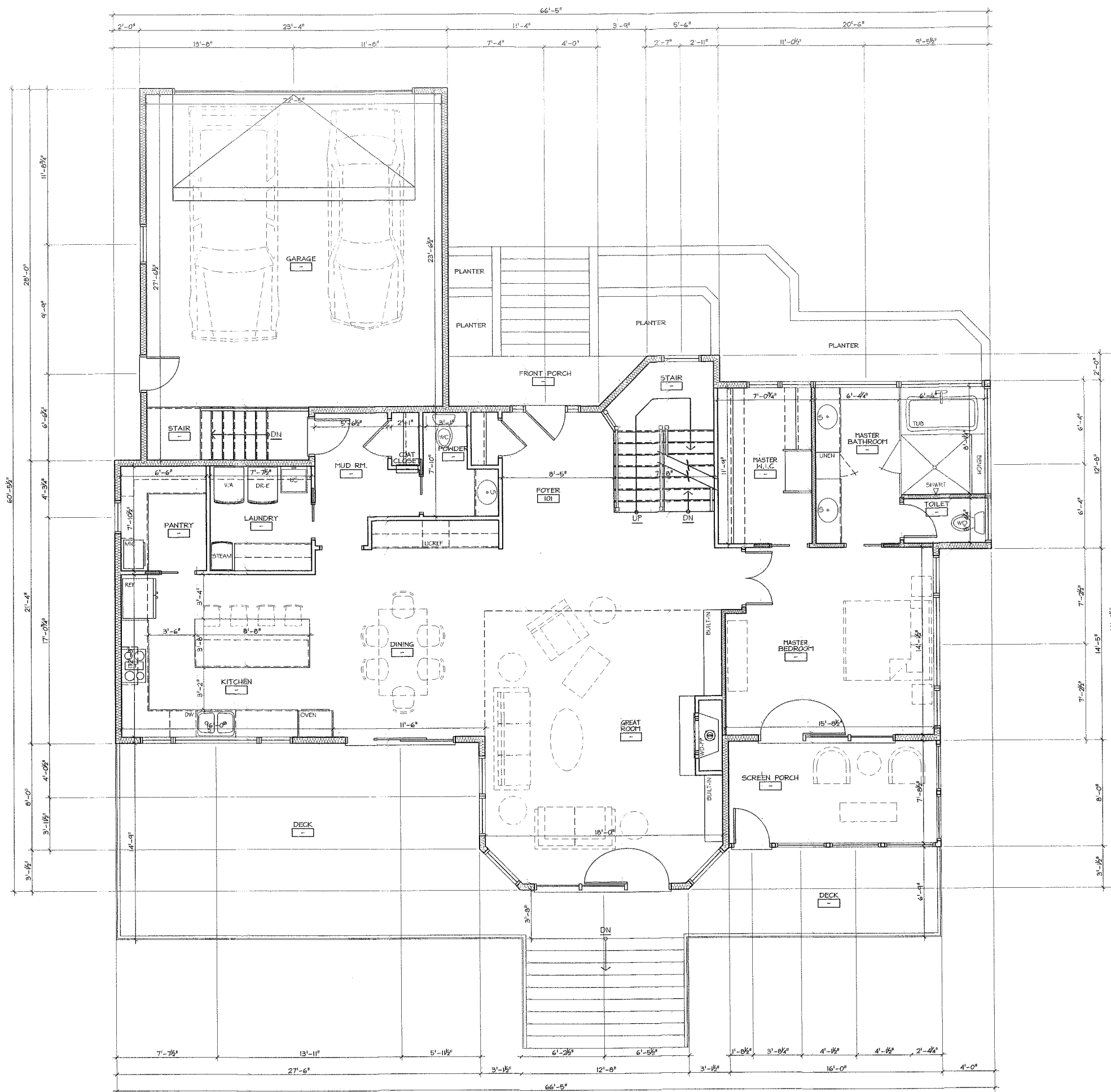
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**A**

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AREA CALCULATIONS (GROSS S.F.)

FINISHED	=	1,830.0 S.F.
SCREEN PORCH	=	128.0 S.F.
FRONT PORCH	=	49.0 S.F.
DECK	=	698.0 S.F.
GARAGE	=	610.0 S.F.

PROJECT NORTH  
 ① FIRST FLOOR PLAN  
 1/4"=1'-0"

ADLER  
 ARCHITECTURAL DESIGN LLC  
 MADISON, WISCONSIN  
 608.575.9879

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 147 S. BUTLER STREET  
 MADISON, WI 53703  
 608.287.1445

LAND USE  
 APPLICATION  
 NOT FOR CONSTRUCTION

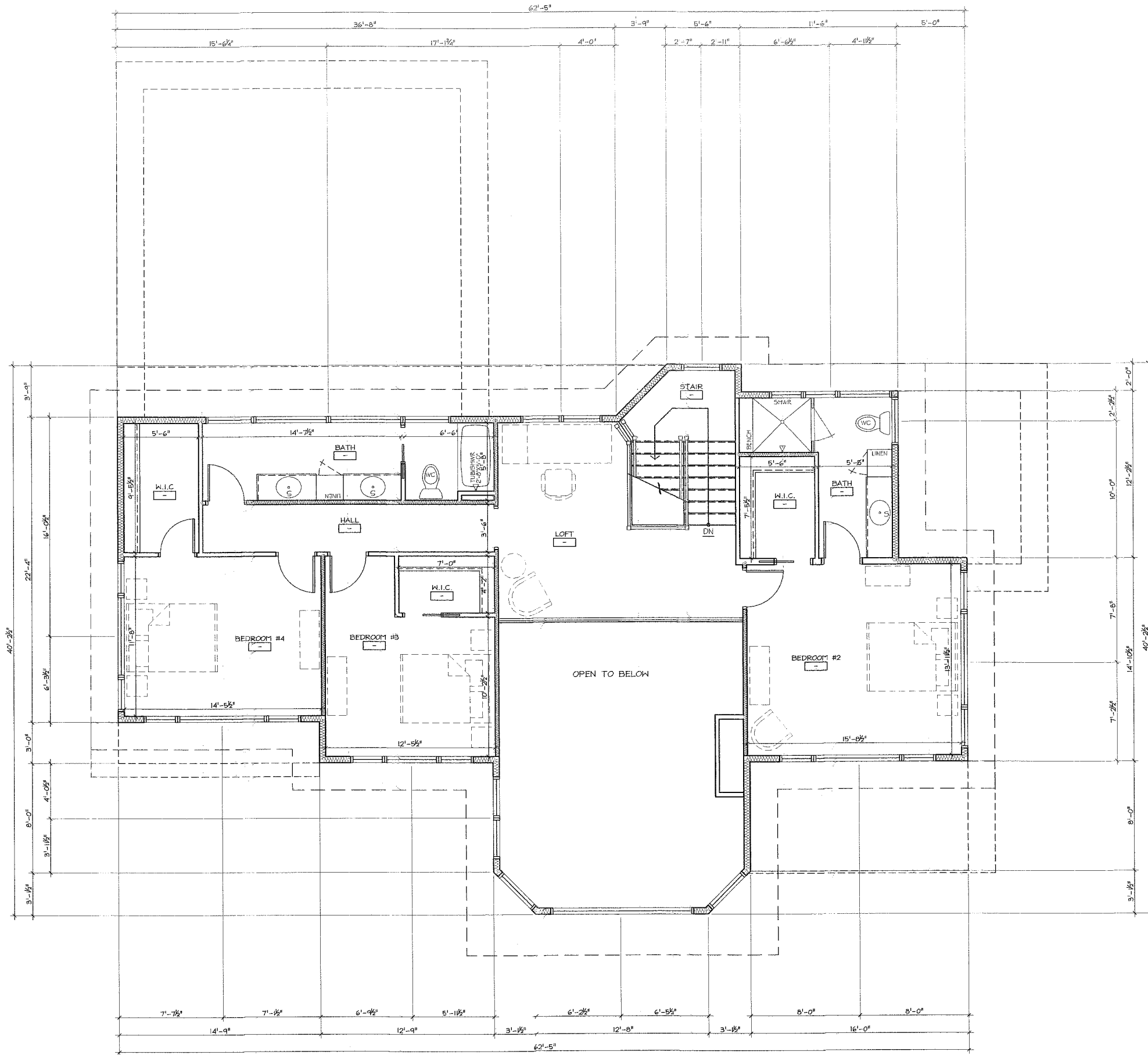
A NEW RESIDENCE FOR:  
 JODI & RAMZI SHEHADI  
 4102 VEITH AVE.  
 MADISON, WI 53704

REVISIONS

DATE	ISSUE

DATE  
 3/7/18

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AREA CALCULATIONS (GROSS S.F.)  
 FINISHED = 1,347.0 S.F.  
 OPEN TO BELOW = 306.0 S.F.

PROJECT NORTH  
 1 SECOND FLOOR PLAN  
 1/4" = 1'-0"

**ADLER**  
 ARCHITECTURAL DESIGN LLC  
 WAUNAKEE, WISCONSIN  
 608.575.9879

YAHARA CONSTRUCTION CO.  
 147 S. BUTLER STREET  
 MADISON, WI 53703  
 608.287.1445

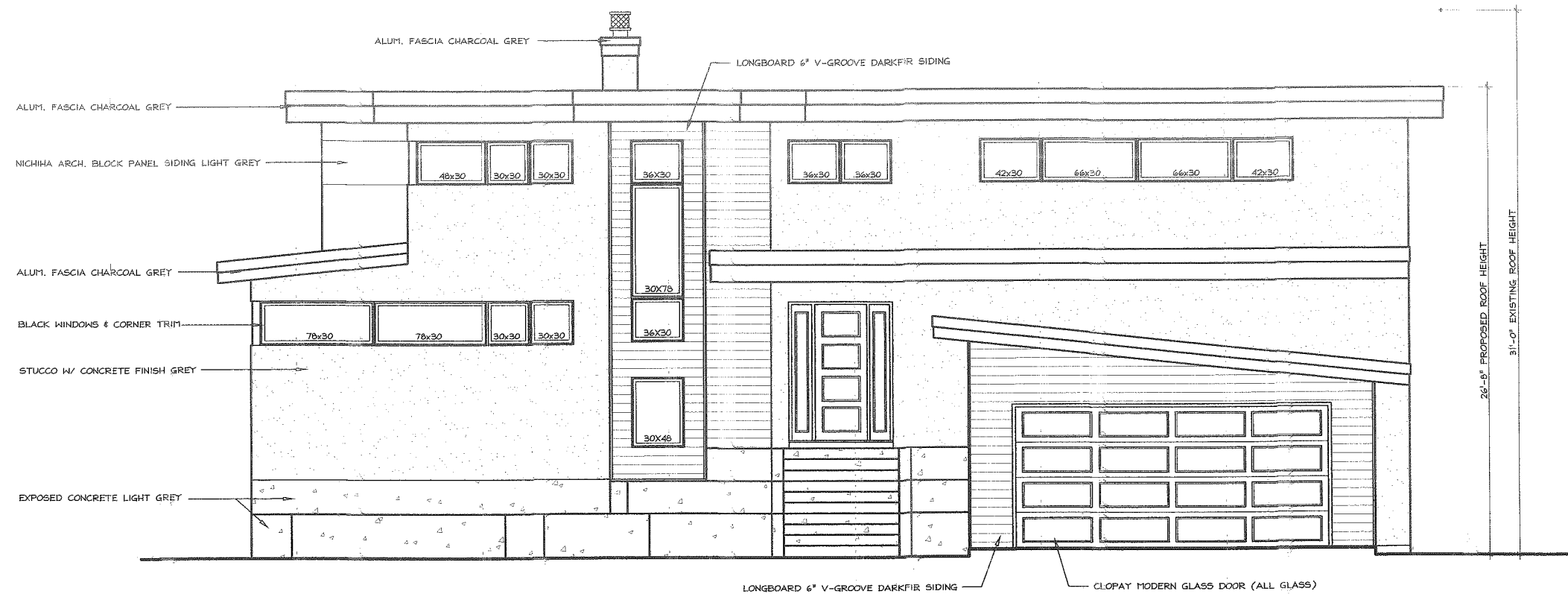
LAND USE  
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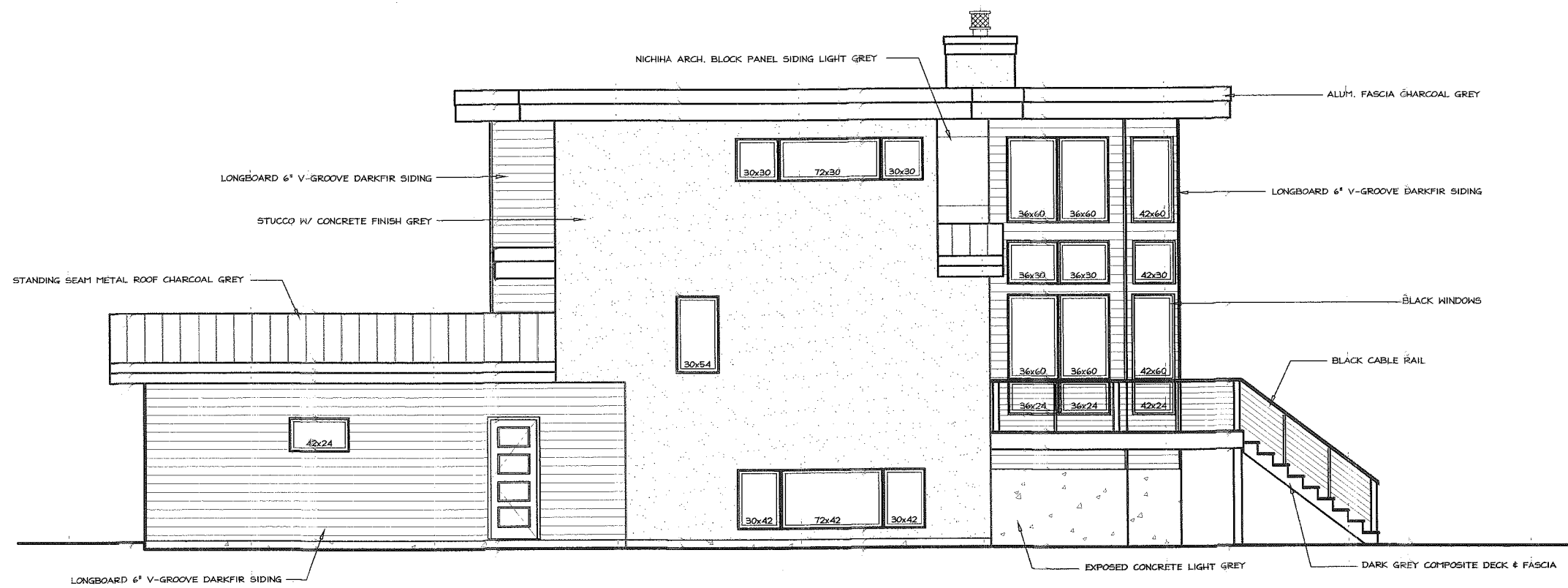
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① EAST ELEVATION  
1/4"=1'-0"



② NORTH ELEVATION  
1/4"=1'-0"

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ARCHITECTURAL DESIGN LLC  
MILWAUKEE, WISCONSIN  
608.575.9879

YAHARA CONSTRUCTION CO.  
147 S. BUTLER STREET  
MADISON, WI 53703  
608.287.1445

LAND USE  
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A NEW RESIDENCE FOR:  
JODI & RAMZI SHEHADI  
4102 VEITH AVE.  
MADISON, WI 53704

REVISIONS	
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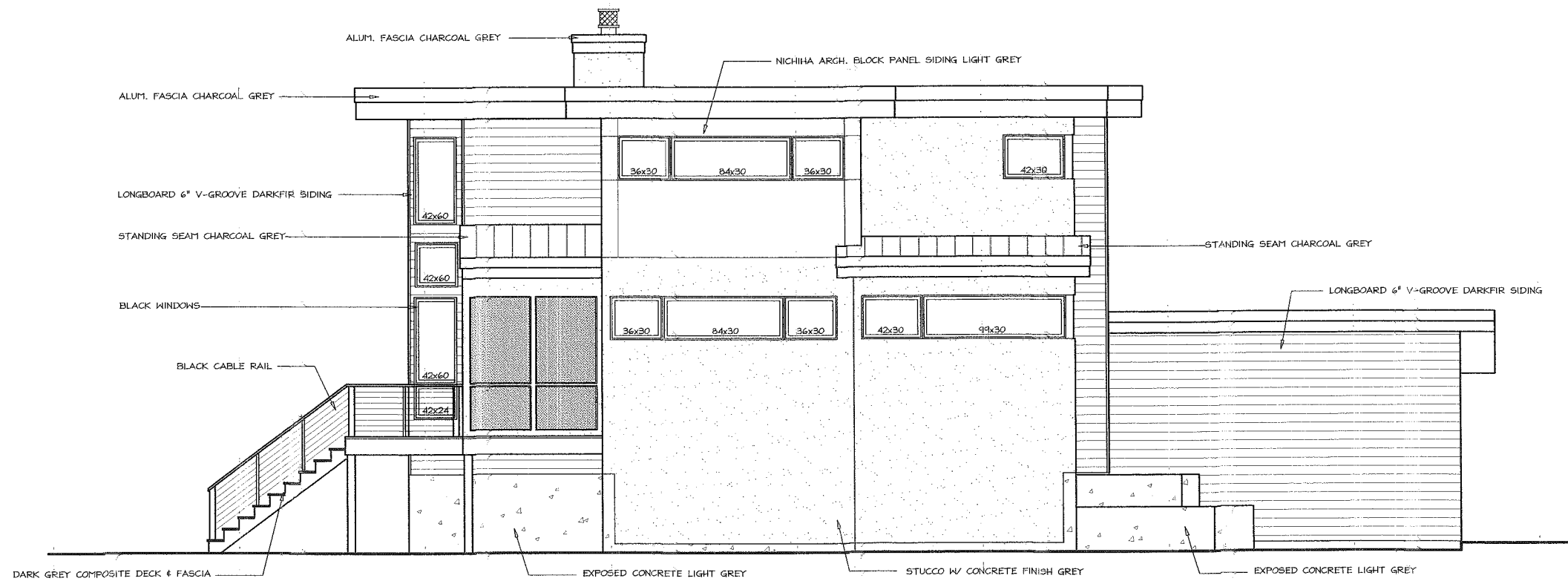
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1 WEST ELEVATION  
1/4"=1'-0"



2 SOUTH ELEVATION  
1/4"=1'-0"

ADLER  
ARCHITECTURAL DESIGN LLC  
MAUNAKEE, WISCONSIN  
608.575.9874

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MADISON, WI 53703  
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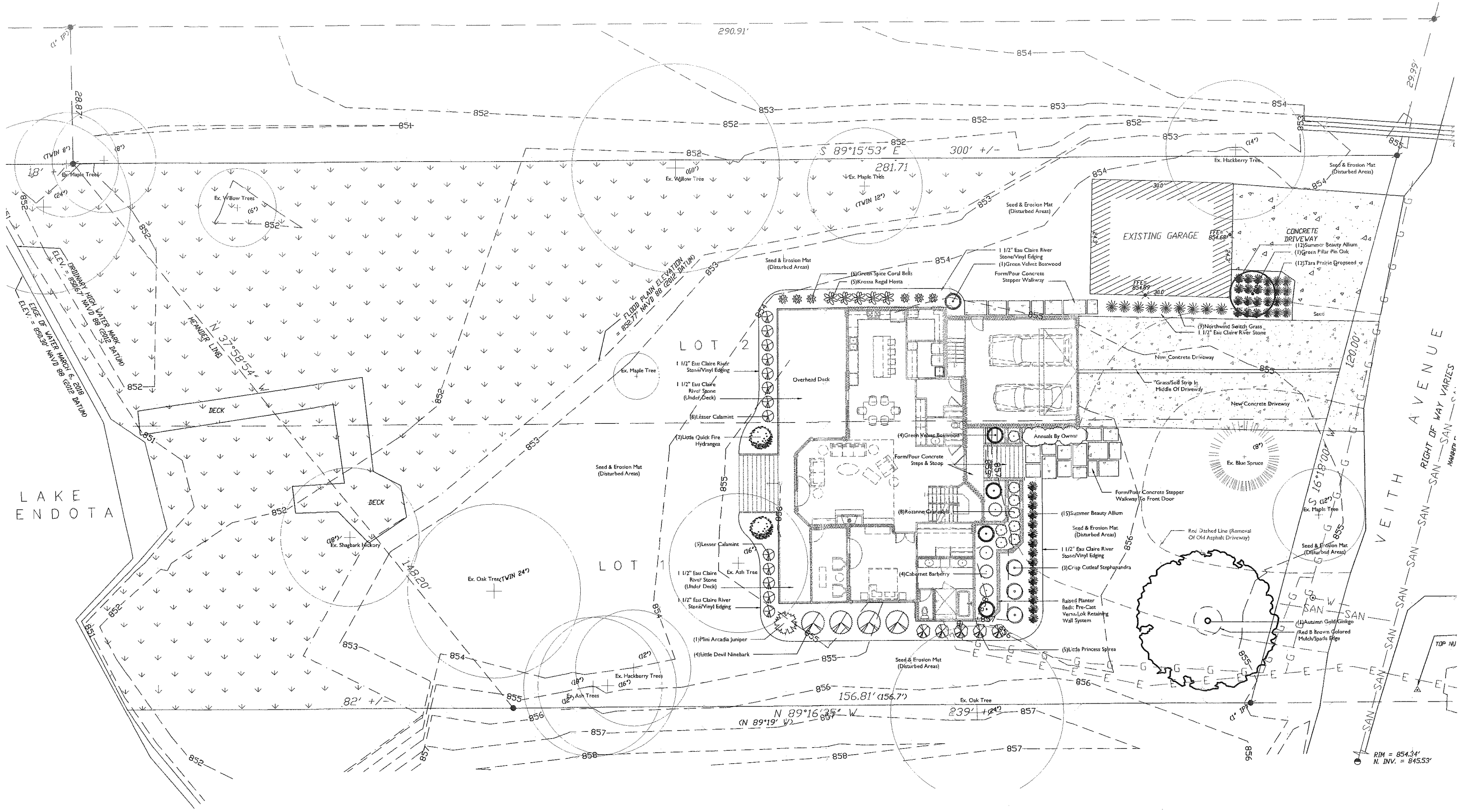
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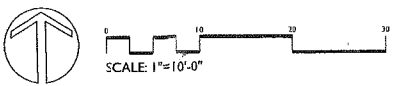
**The JODI & RAMZI SHEHADI Residence**  
 4102 VEITH AVE  
 MADISON, WI 53704

Checked By: ---  
 Drawn By: SJS  
 3/7/18 SJS  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:



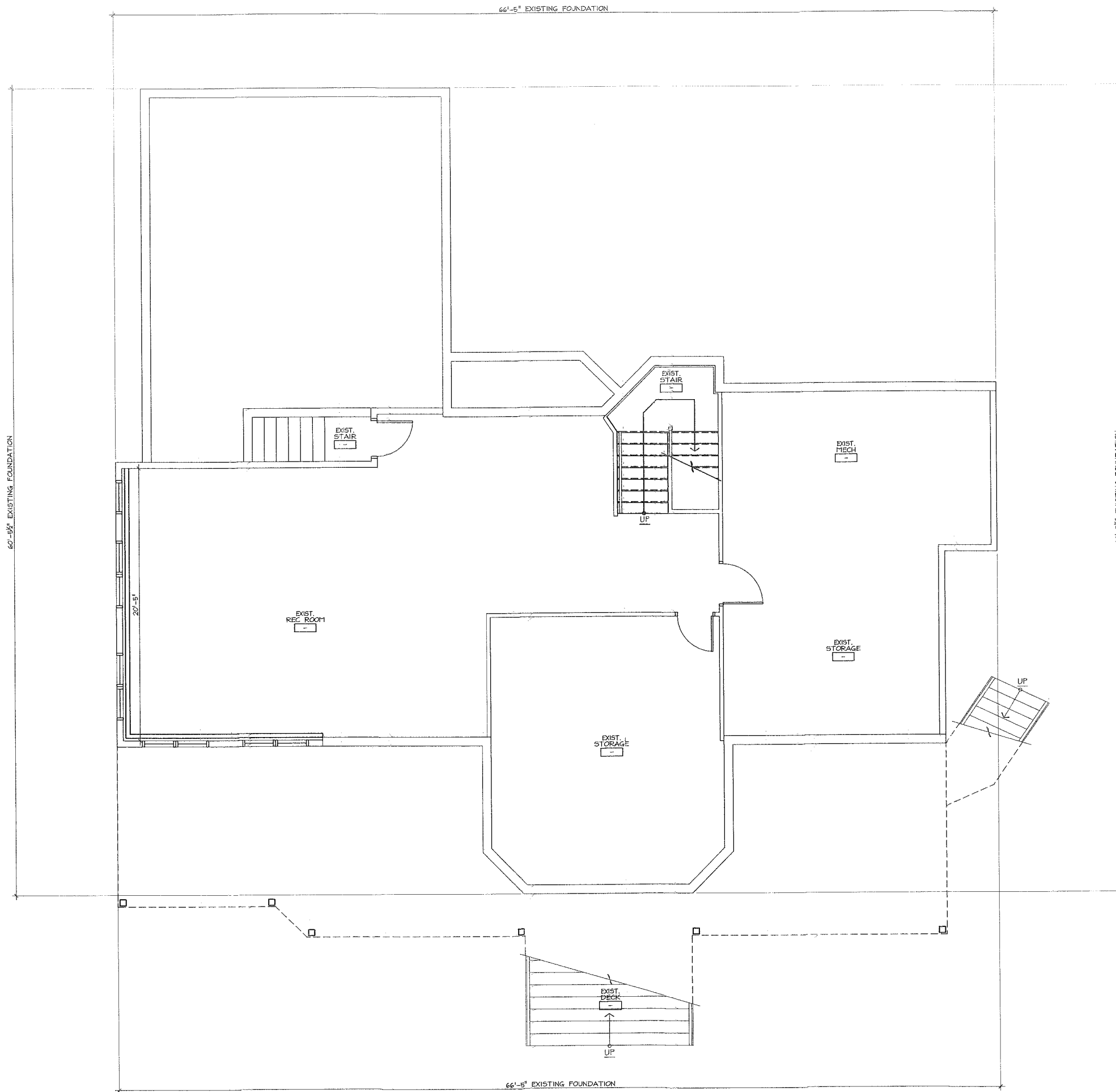
**EX. TREE LEGEND**

Ex. Deciduous Tree	Ex. Evergreen Tree



**L1**

This plan made exclusively for the party named in the title block, it remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.



PROJECT NORTH  
 1/4" = 1'-0"  
 EXISTING BASEMENT PLAN

**ADLER**  
 ARCHITECTURAL DESIGN LLC  
 WAUNAKEE, WISCONSIN  
 608.575.9879

YAHARA CONSTRUCTION CO.  
 147 S. BUTLER STREET  
 MADISON, WI 53703  
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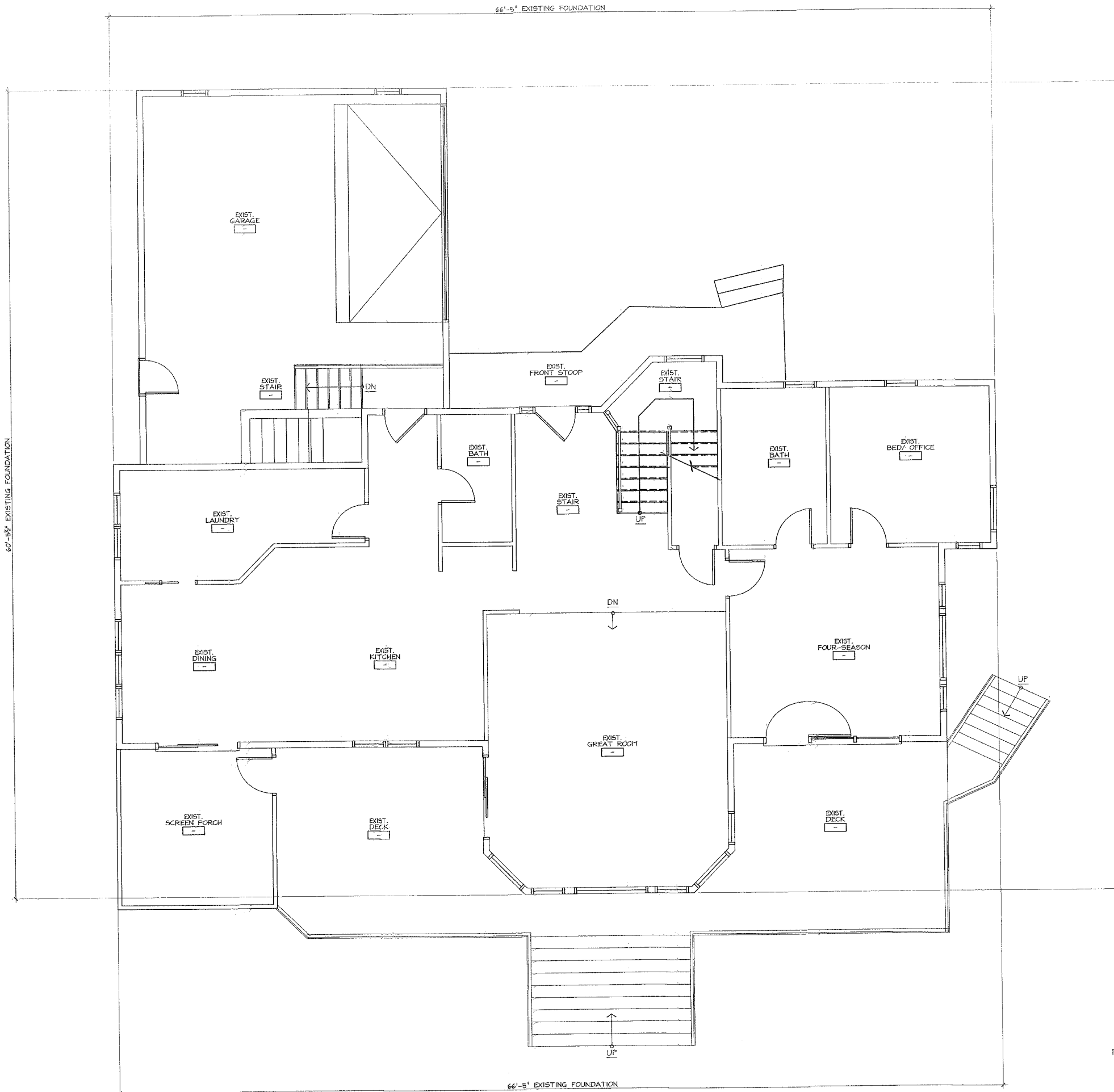
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REVISIONS	
DATE	ISSUE

DATE  
 3/7/16

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ADLER  
ARCHITECTURAL DESIGN LLC  
WAUNAKEE, WISCONSIN  
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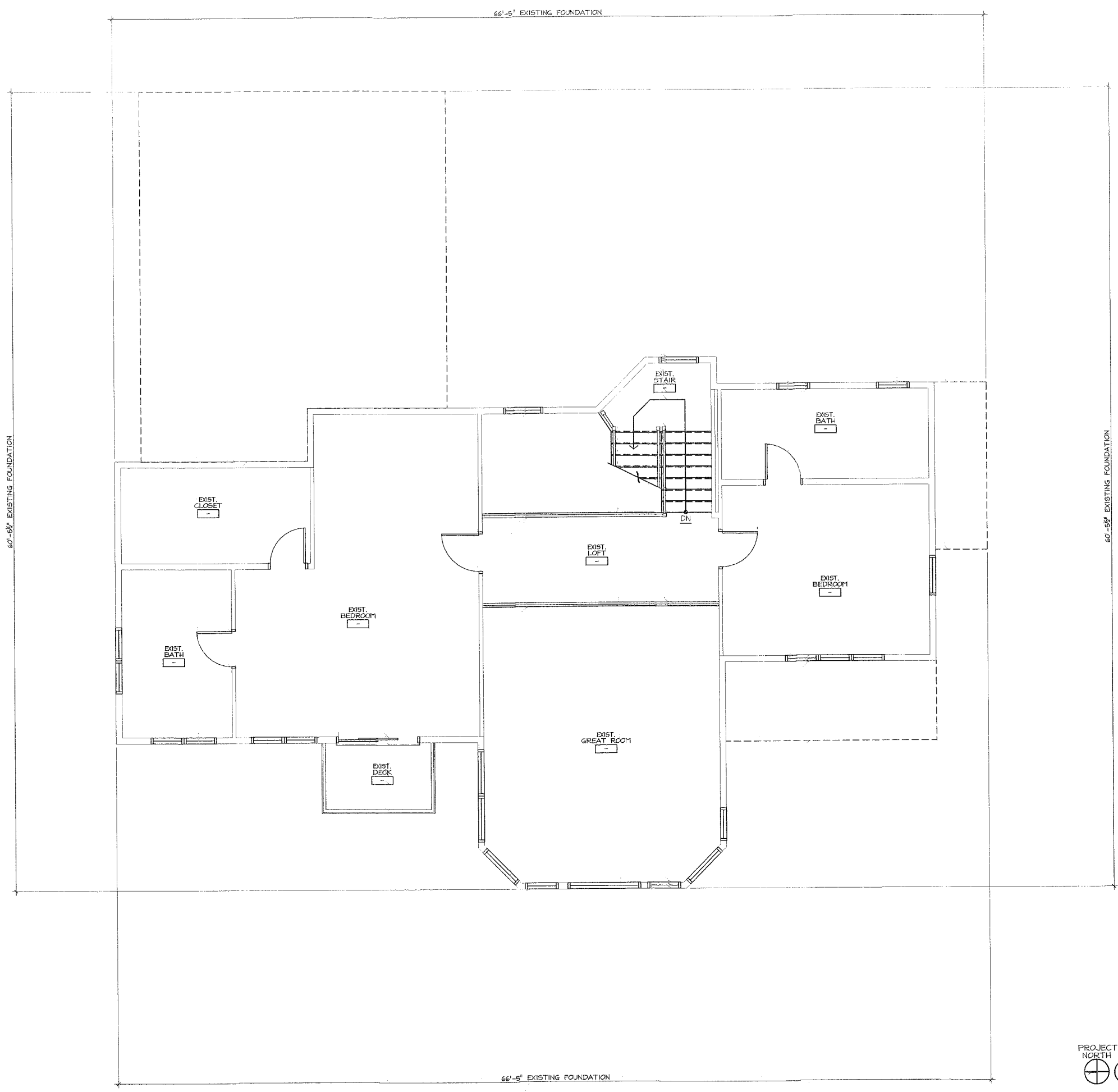
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REVISIONS	
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PROJECT NORTH  
1 EXISTING FIRST FLOOR PLAN  
1/4"=1'-0"



PROJECT NORTH  
 1  
 1/4"=1'-0"  
 EXISTING SECOND FLOOR PLAN

**ADLER**  
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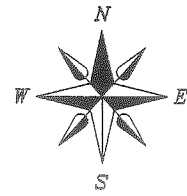
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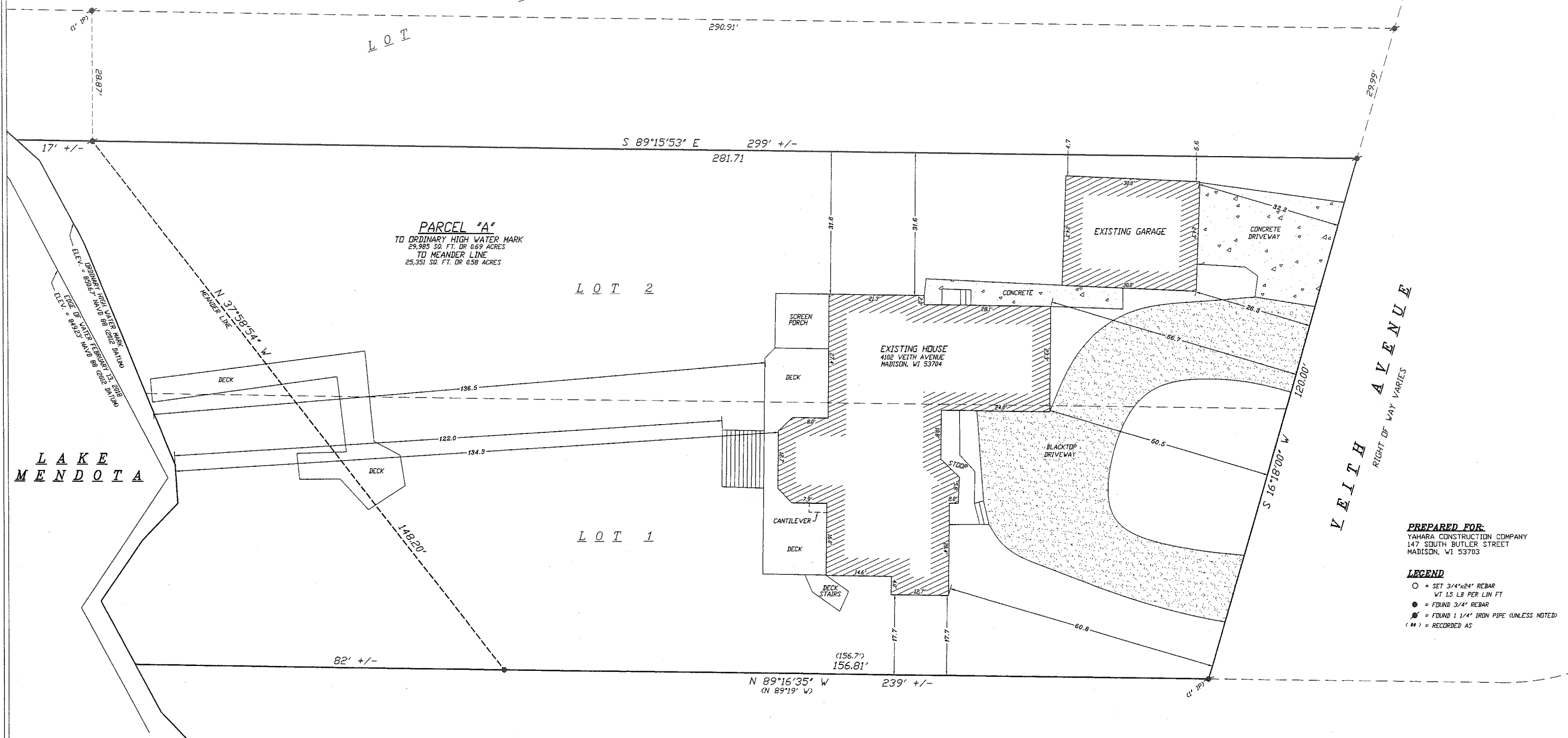


BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 1 AND 2 VEITH'S PARK. LINE TO BEAR = S 16°18'00" W  
SCALE 1" = 10'



**ADJOINING HOUSE AND DECKS TO O.H.W.M.**

ADDRESS	HOUSE TO O.H.W.M.	HOUSE TO O.H.W.M.	DECK TO O.H.W.M.
4110	4110	207.2'	197.1' (ABOVE 3 FT.)
4114	4114	199.0'	N/A
4118	4118	256.7'	239.3' (ABOVE 3 FT.)
4126	4126	87.4'	N/A



**PARCEL "A"**  
TO ORDINARY HIGH WATER MARK  
29,985 SQ. FT. OR 0.69 ACRES  
TO MEANDER LINE  
25,351 SQ. FT. OR 0.58 ACRES

**L A K E  
M E N D O T A**

**V E I T H  
A V E N U E**  
RIGHT OF WAY VARIES

**PREPARED FOR:**  
YAHARA CONSTRUCTION COMPANY  
147 SOUTH BUTLER STREET  
MADISON, WI 53703

**LEGEND**  
○ = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT  
● = FOUND 3/4" REBAR  
● = FOUND 1 1/4" IRON PIPE (UNLESS NOTED)  
(\*\* ) = RECORDED AS

**DESCRIPTION PARCEL "A":**

Lot 1 and Lot 2, Veith's Park, recorded in the Dane County Register of Deeds Office in Volume 4 of Plats Page 16, as Document No. 286268. Located in the City of Madison, Dane County, Wisconsin.

**NOTES:**

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) FIELD WORK WAS CONDUCTED IN THE WINTER WERE SNOW COULD HAVE COVERED HARDSCAPES OR OTHER OBJECTS THAT ARE NOT SHOWN ON THIS SURVEY.

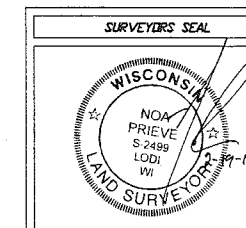
**SURVEYOR'S CERTIFICATE:**

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on February 14, 2018.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date FEB 19, 2018

*Noa T. Prieve*  
Noa T. Prieve S-2499  
Professional Land Surveyor



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597  
NOA T. PRIEVE & CHRIS W. ADAMS  
PROFESSIONAL LAND SURVEYORS  
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

**PLAT OF SURVEY**  
Lot 1 and Lot 2, Veith's Park, located in the City of Madison, Dane County, Wisconsin.

DATE	FEBRUARY 14, 2018	REVISION DATE:	CHECK BY	K.T.P.
SCALE:	1" = 10'	DRAWING NO.	18V-40	
DRAWN BY	NEIL BORTZ	SHEET	1 OF 1	