



# ZONING BOARD OF APPEALS

## AREA EXCEPTION APPLICATION

Madison **\$300 Filing Fee**

Type or print using pen, not pencil.

**FOR OFFICE USE ONLY**

Amount Paid \$300 Receipt # \_\_\_\_\_  
 Received by PDA Filing Date 11/26/12  
 Hearing Date 12-13-12  
 Zoning District R2  
 Parcel # 0709-213-111-7  
 Published 12-6-12  
 Ald. District SHIVA BIDAR-SIELAFF  
 Appeal # 121312-1  
 GQ \_\_\_\_\_  
 Code Section # 28.05(3)(g) 2-b.

3741

Address of Subject Property: 3741 Hillcrest Drive

Name & Address of Owner: Troy Kattreh & Pam Schwarzbach

3741 Hillcrest Drive, Madison WI 53705

Daytime Phone: 608.334.8539

Evening Phone: 608.236.4124

E-mail address: troy@theascentials.com

Name & Address of Applicant (Owner's Representative):

Tom McHugh 4137 Hillcrest Drive, Madison WI 53705

Daytime Phone: 608.233.7145

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

E-mail address: tommchugh@att.net

**Brief Summary of Proposed Construction:** We have lived in our home for ~15 years, and as our family has grown, we have been looking at bigger homes. We have since decided that we love our home and our neighborhood too much to move. We would like to add an additional bedroom and bathroom on the 2nd story of our home, over the existing 1st floor addition (~87'). The addition would match the existing outer walls of the 1st floor, inset from our existing porch and deck, using a sloped roofline that mimics the existing dormers on the house and blends in with the neighborhood homes. (over ->)

**Pre-application meeting with staff:** Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. **Incomplete applications will result in the case being delayed and/or recommended for referral or denial.**

**Please provide the following** (Maximum size for all drawings is 11" x 17"):

**Site plan**, drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan:

- Lot lines
- Existing and proposed structures, with dimensions and setback distances to all property lines
- Approximate location of structures on neighboring properties adjacent to required area exception
- Major landscape elements, fencing, retaining walls or other relevant site features
- Scale (1" = 20' or 1" = 30' preferred)
- North arrow

**Elevations** from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).

**Interior floor plan of existing and proposed structure**, when relevant to the area exception request and required by Zoning Staff. (Most additions and expansions will require floor plans.)

**Front yard area exceptions only.** Show the building location (front setback) of all properties contiguous on both sides and within 200 feet of the subject property to determine front setback average.

**Area exception requests specifically involving slope, grade, or trees.** Approximate location and amount of slope, direction of drainage, location, species and size of trees.

**CHECK HERE.** I have been given a copy of and have read the standards and review guidelines, which the Zoning Board of Appeals will use when acting on applications for area exceptions.

Owner's Signature: [Signature]

Continued ⇒

We intend to extend the ~~gables~~ gables and roof overhang to decrease the visual size of the addition

AREA EXCEPTION STANDARDS. No area exception shall be granted by the Zoning Board of Appeals unless such Board shall find that all of the following conditions are present:

1. That the area exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the area exception.
3. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the area exception will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire within the neighborhood.

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

**Eligibility Requirements:**

- 1. The lot is less than 50 feet in width.
- 2. The lot is less than or equal to 100 feet in depth.
- 3. The lot is less than 6,000 square feet in area.
- 4. The structure proposed to be altered is nonconforming to current bulk requirements of the district.
- 5. An adjacent lot has a structure that is nonconforming to current bulk requirements of the district on the side towards the lot seeking an area exception.
- 6. The lot is adjacent to public right-of-way, a park, the rear yard of a reversed corner lot, or a railroad right-of-way.
- 7. The lot contains trees of the following minimum sizes that affect compliance within the current bulk requirements of the District:
  - a. Deciduous trees with a trunk caliper measurement of twelve (12) or more inches.
  - b. Evergreen trees 20 or more feet in height.
- 8. The lot contains storm water drainage characteristics or a slope of at least 2 feet over 10 feet that affects compliance with the current bulk requirements of the district.
- 9. The lot has a nonrectangular shape.
- 10. Recorded utility easement(s) on the lot that affect compliance with the current bulk requirements of the district.

The Zoning Administrator has determined that the property ( is) ( is not) eligible to be considered for an area exception.

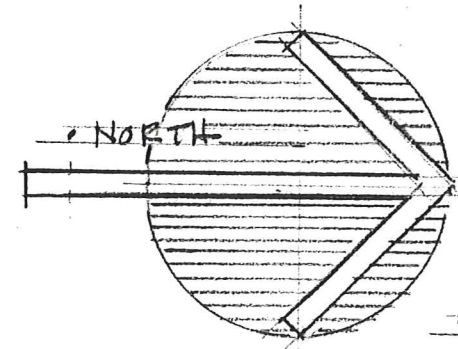
<b>DECISION</b>	
The Board, in accordance with the findings of fact, hereby determines that the requested area exception <b>(is) (is not)</b> in compliance with all of the standards for an area exception. Further finding of fact is stated in the minutes of this public hearing.	
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally approved	
Zoning Board of Appeals Chair:	Date:

GLENWAY STREET

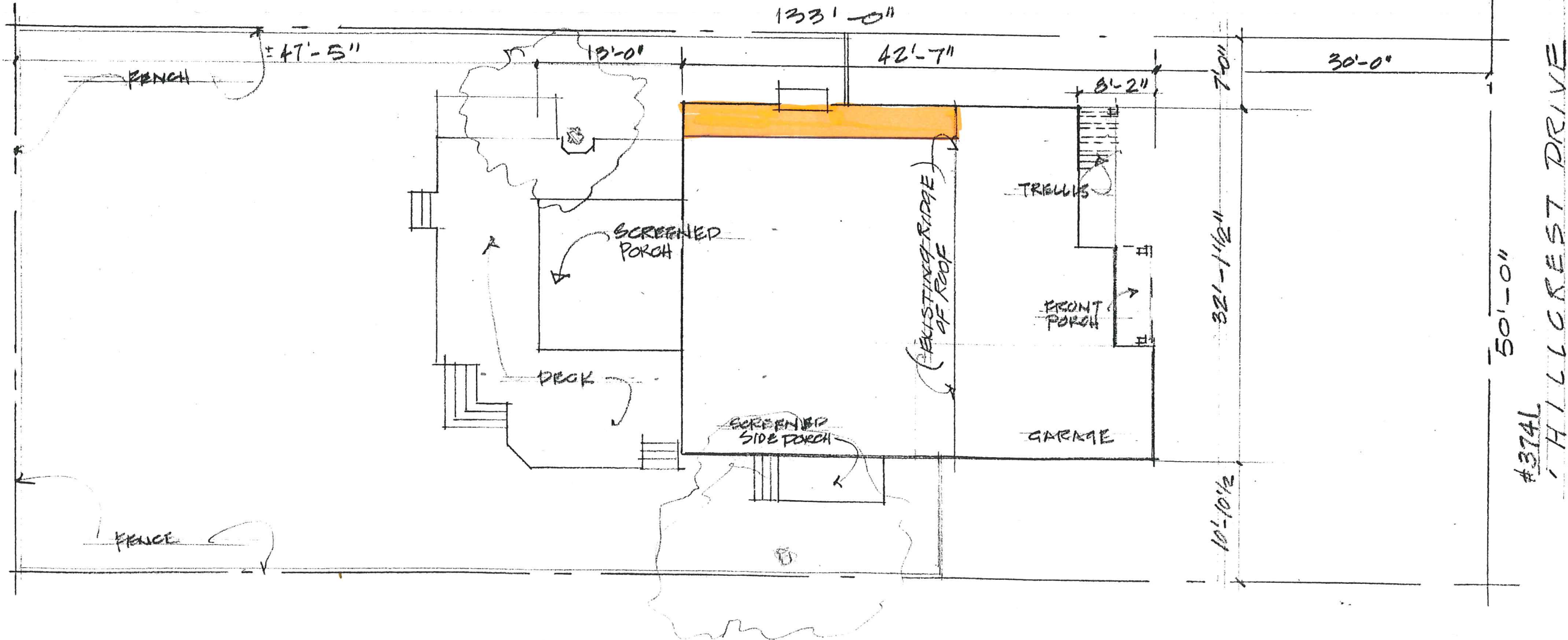
2-story Single-Family Home  
 2nd story Addition  
 Right Side Yard

9'-6" Required \*  
 7'-0" Provided  
 2'-6" Area Exception

\* Project Qualifies for a 30" Right Side Depth Penalty

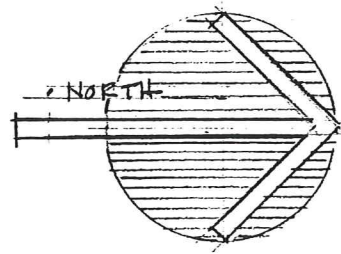
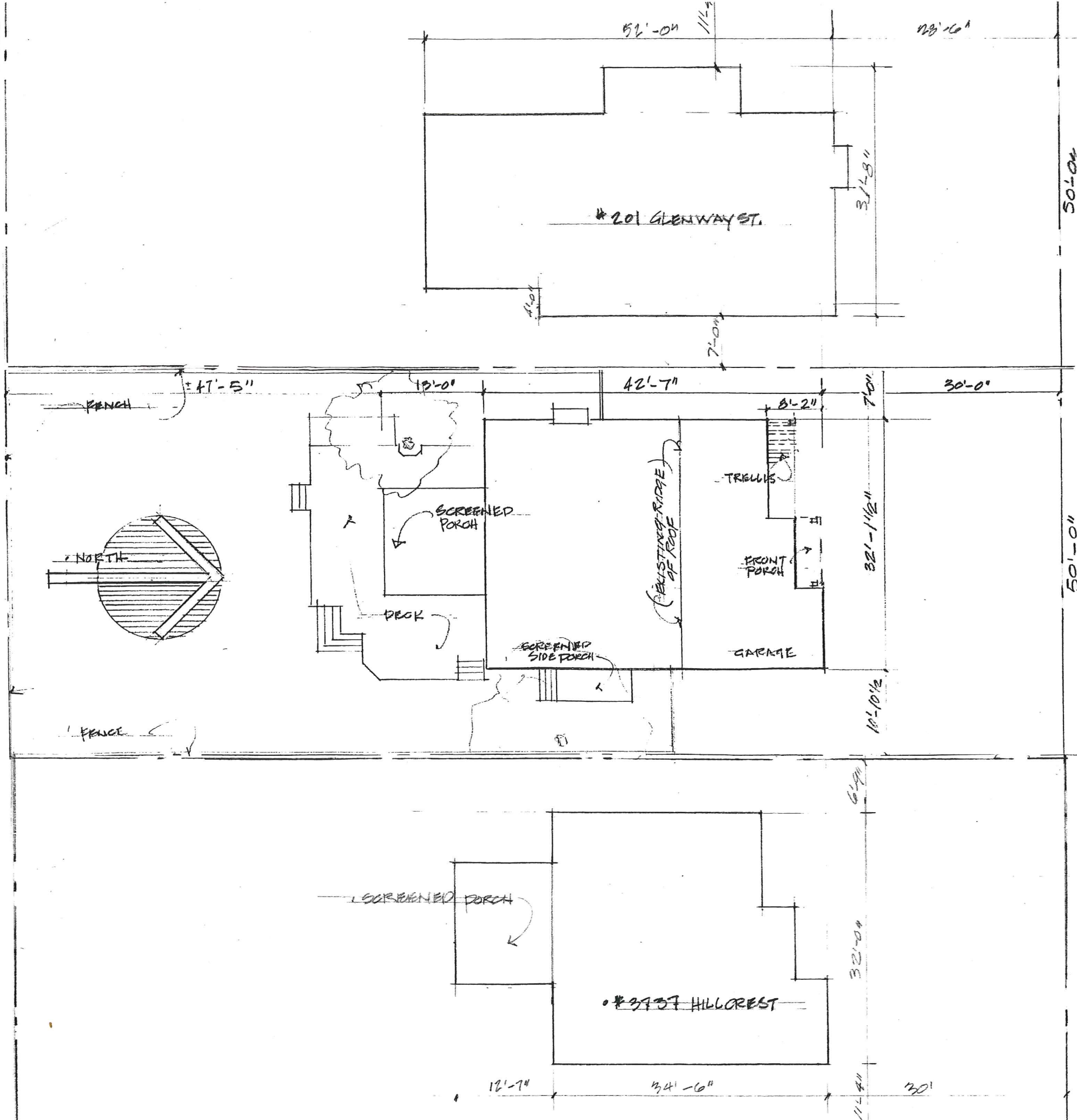


SCALE 1" = 10'-0"



#374L  
 HILLCREST DRIVE

SHEET #1	
TOM MCHUGH • AIA Architecture Interiors Residential Commercial tommchugh-aia.com	Sheet Title: SITE PLAN Project: KATRINA/SCHWARZBACH Job Number: 2012-06 Scale: 1" = 10'-0" Date: 23 NOV 2012
Rev. Date Remarks	4137 Hillcrest Drive, Madison, WI 53705 • P. 608.233.7142 • F. 608.233.7145 • tommchugh@att.net



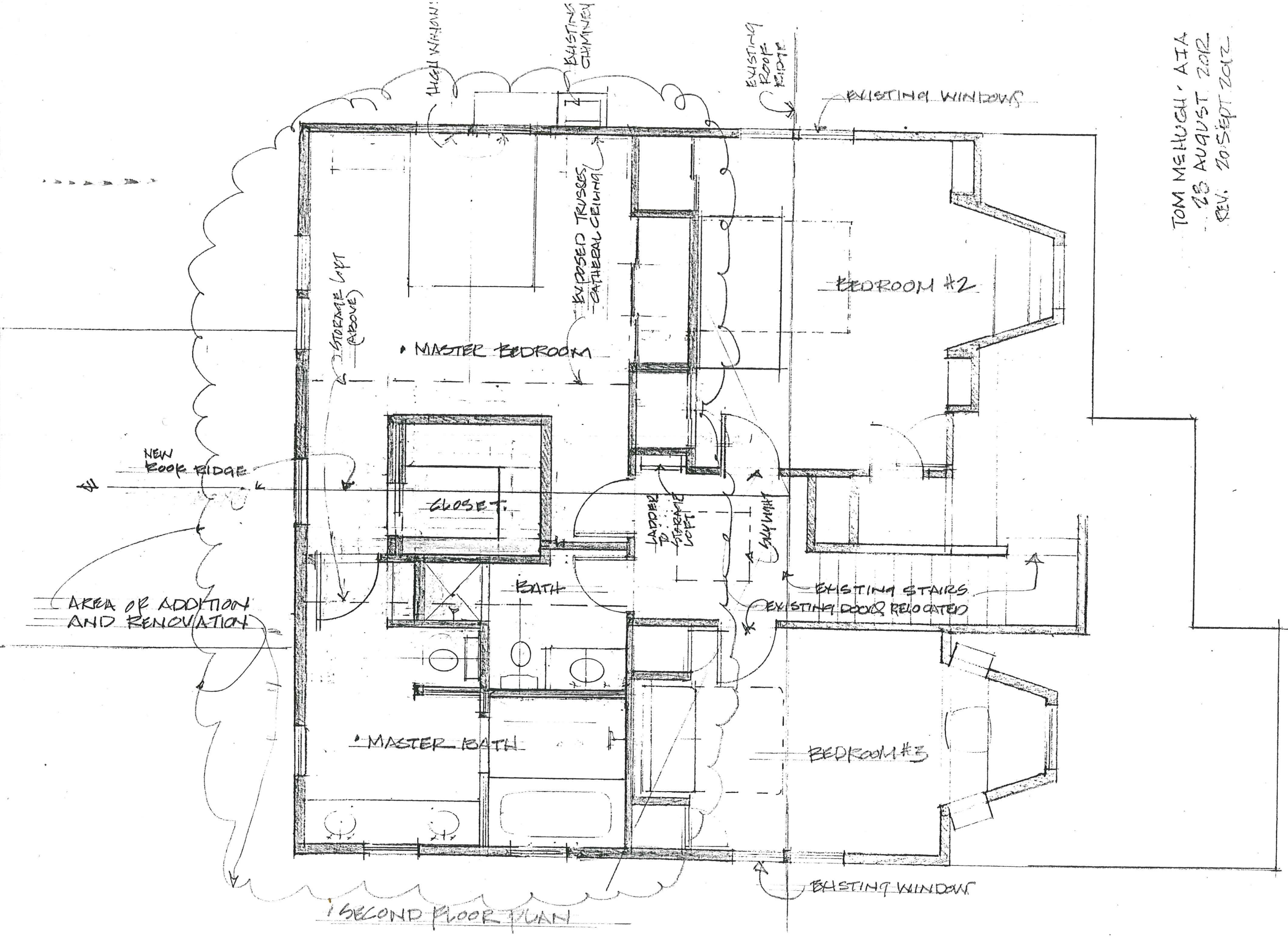
<b>TOM MCHUGH • AIA</b> Architecture Interiors Residential Commercial tommchugh-aia.com		Sheet Title: <i>ADJACENT SITE PLANS</i> Project: <i>KATTREH/SCHWARZBACH</i> Job Number: <i>2012-06</i> Scale: <i>1" = 20'-0"</i> Date:	
Rev. Date	Remarks	#3737 HILLCREST DRIVE #201 GLENWAY ST.	
P: 608.233.7142 • F: 608.233.7145 • tommchugh@att.net		4137 Hillcrest Drive, Madison, WI 53705	

Sheet Title: **RENOVATED SECOND FLOOR PLAN**  
 Project: **KATTREH / SCHWARZBACH**  
 Job Number: **2012-06**  
 Scale: **1/4" = 1'-0"**  
 Date: **22 NOV 2012**

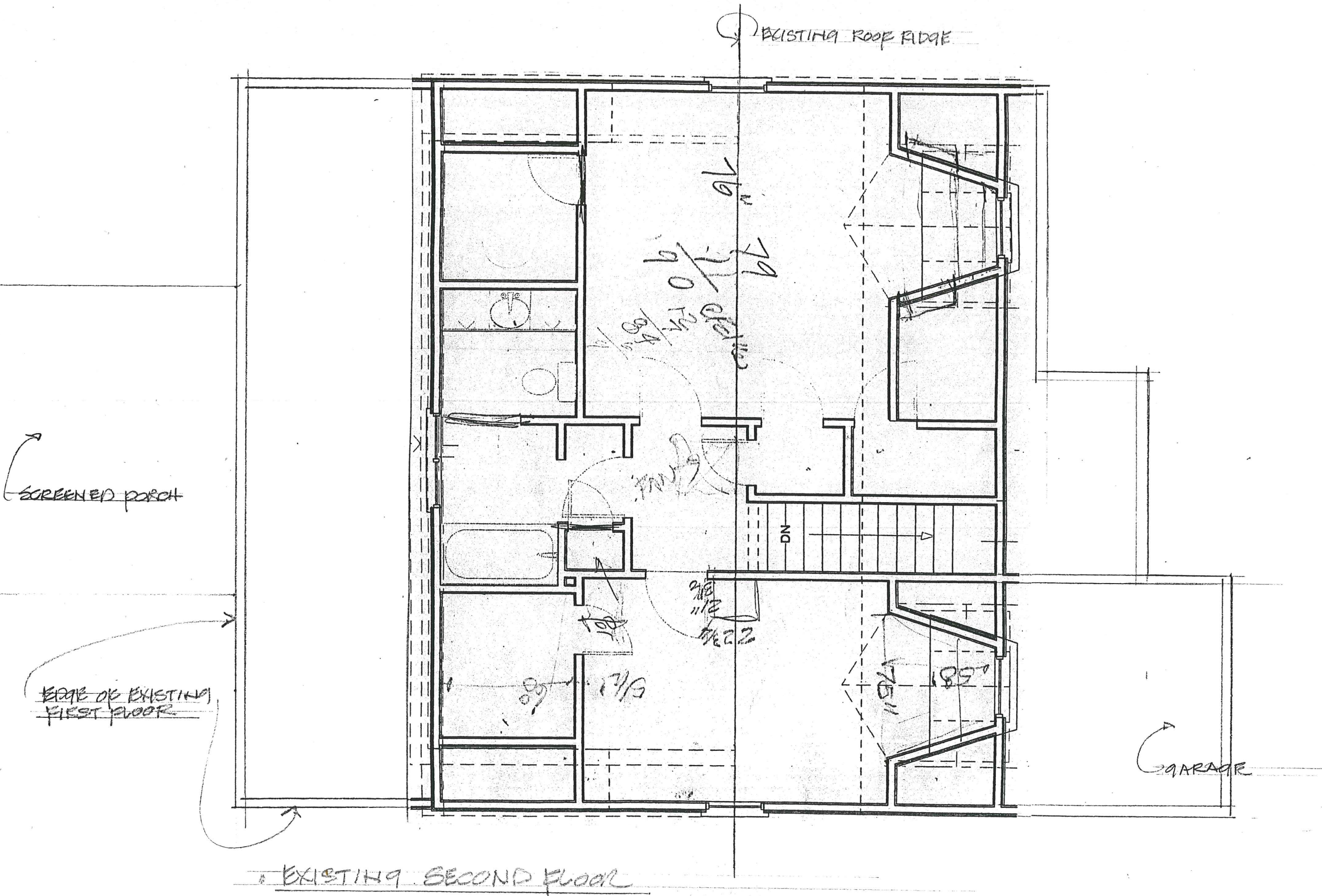
SHEET  
**#3 of 7**  
 Rev. Date  
 Remarks

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TOM MCHUGH, AIA  
 28 AUGUST 2012  
 REV. 20 SEPT 2012



2 SECOND FLOOR PLAN



<b>TOM McHUGH • AIA</b> Architecture Interiors Residential Commercial tommchugh-aia.com		Sheet Title: <b>EXISTING SECOND FLOOR</b> Project: <b>KATRINA/SCHWARZBACH</b> Job Number: <b>2012-00</b> Scale: <b>1/4" = 1'-0"</b> Date: <b>2012</b>	4137 Hillcrest Drive, Madison, WI 53705 • P: 608.233.7142 • F: 608.233.7145 • tommchugh@att.net
SHEET <b>#2</b>	Rev. Date Remarks		

Remarks  
ADDED FRONT PORCH / GARAGE

Rev. Date

Sheet Title: WEST ELEVATION

Project: KATHREN SCHWARZBACH

Job Number: 2012-00

Scale: 1/4" = 1'-0" Date: 22 NOV 2012

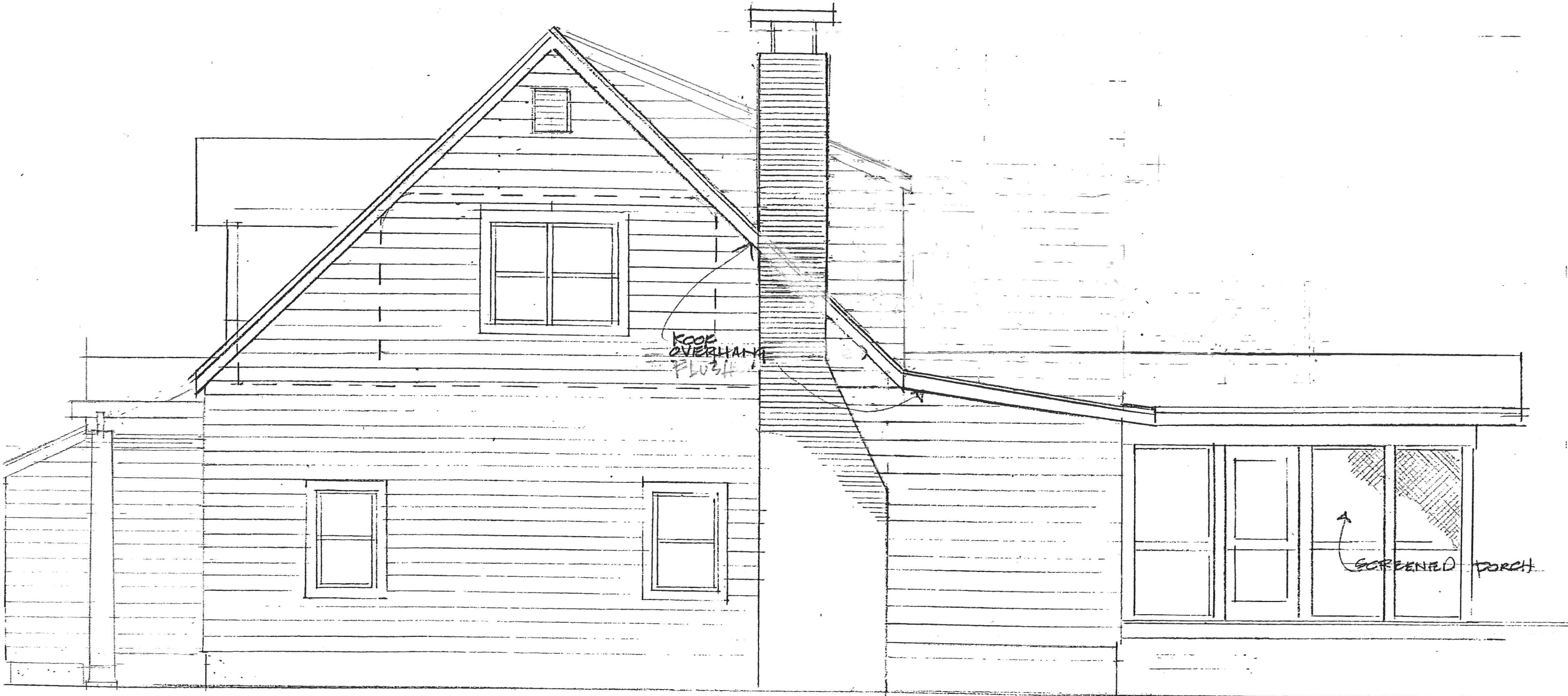
TOM McHUGH • AIA

Architecture

Interiors

Residential

Commercial



WEST ELEVATION  
(EXISTING)

TOM McHUGH • AIA  
12 JULY 2012  
SCHEME "B"  
14 JULY 2012



Remarks  
ADDED FRONT PORCH / GARAGE

Rev. Date

Sheet Title: WEST ELEVATION

Project: KATHREY SCHWARZBACH

Job Number: 2012-00

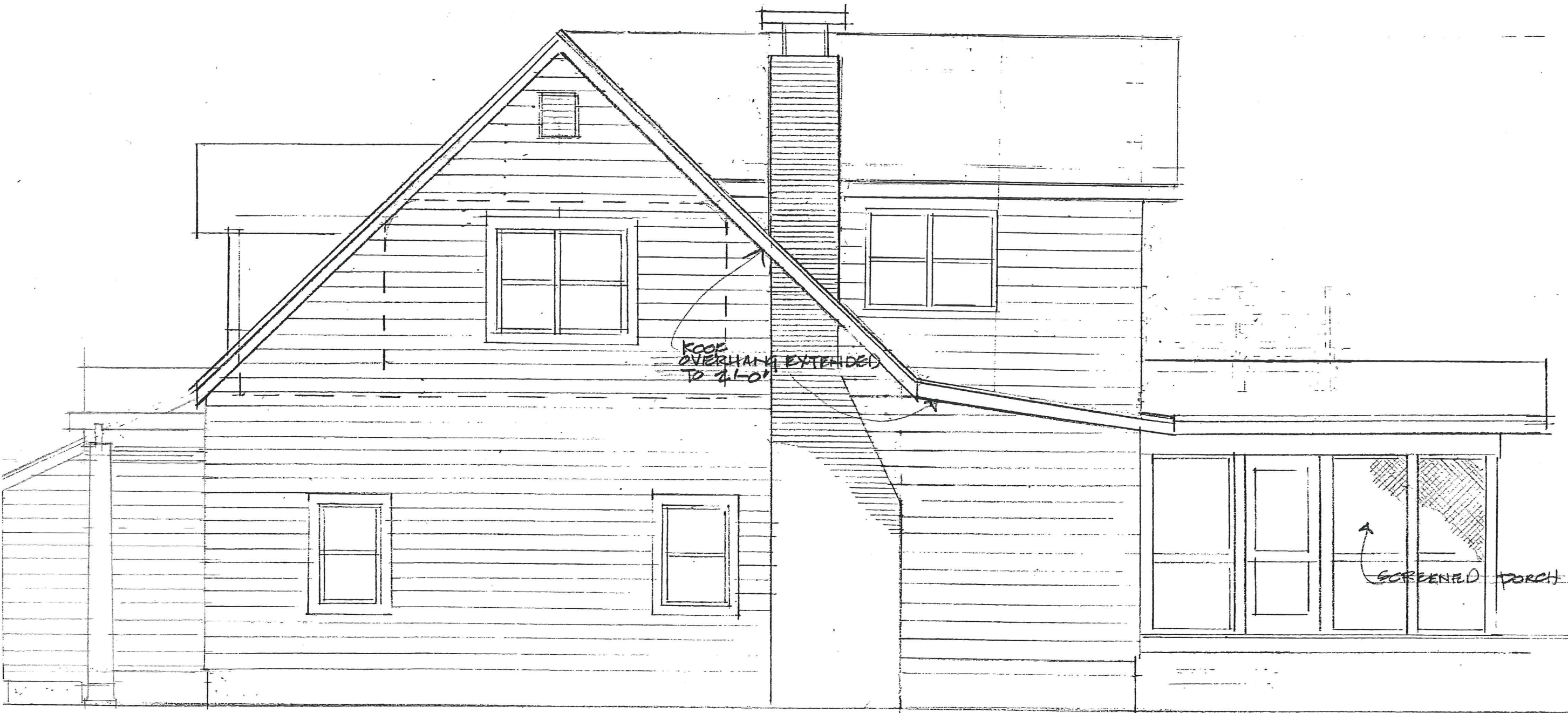
Scale: 1/4" = 1'-0" Date: 22 NOV 2012

1137 Dill Street, Hays, Michigan, W 48860, P: 517.333.7173, F: 517.333.7175, E: ENR@TMMCHUGH.COM, WWW.TMMCHUGH.COM

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WEST ELEVATION

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12 JULY 2012

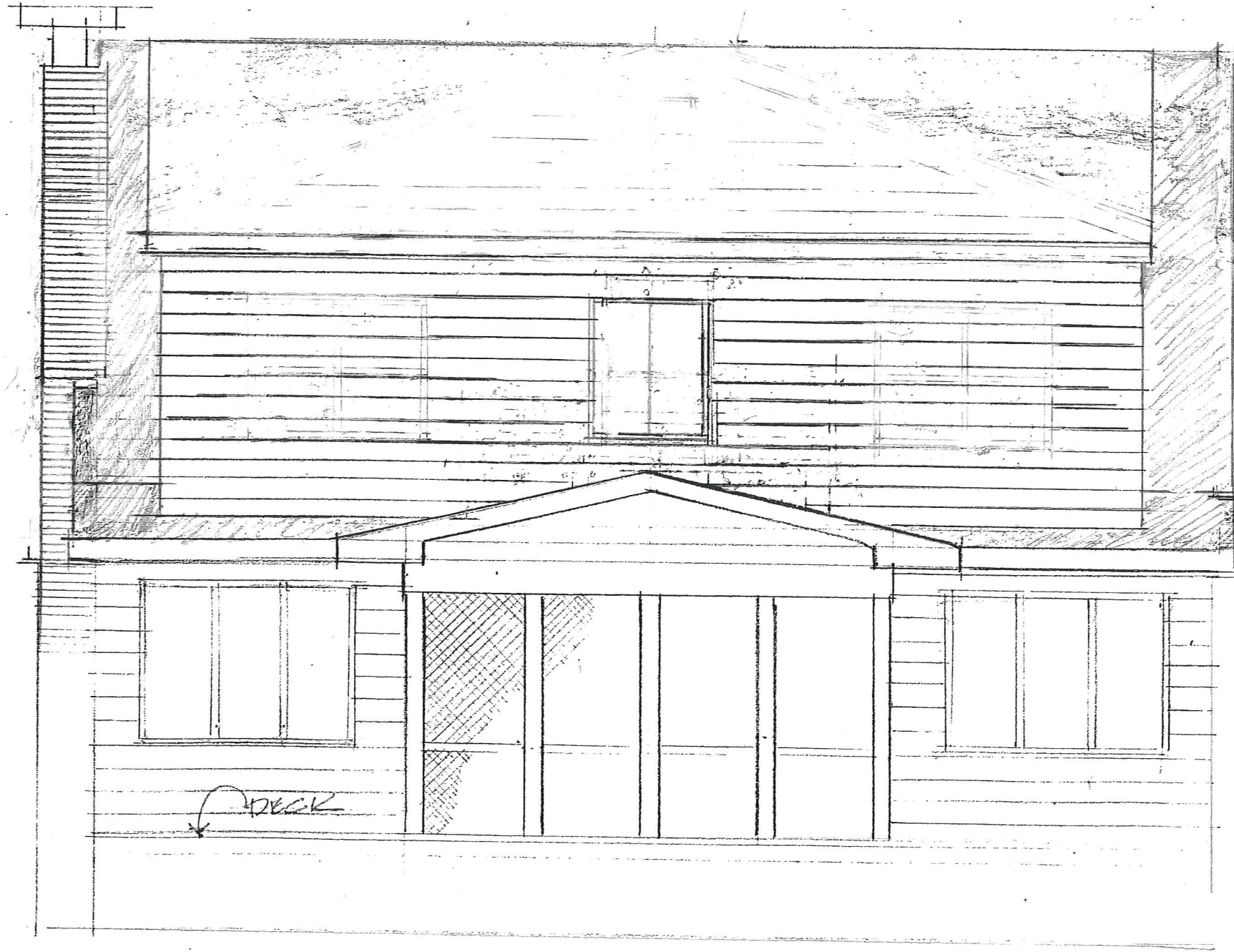
SCHEME "B"  
19 JULY 2012



• SOUTH ELEVATION

TOM McHUGH • AIA  
 12 JULY 2012  
 SCHEME 'A'  
 19 JULY 2012

SHEET	
#6 of 7	
Sheet Title: SOUTH ELEVATION	Remarks
Project: KATTREH/SCHWARZBACH	Rev. Date
Job Number: 2012-00	
Scale: 1/4" = 1'-0"	Date: 22 NOV. 2012
4137 Hillcrest Drive, Madison, WI 53705 • P: 608.233.7142 • F: 608.233.7145 • tommchugh@att.net	
TOM McHUGH • AIA	Architecture
	Interiors
	Residential
	Commercial
tommchugh-aia.com	



o SOUTH ELEVATION  
(EXISTING)

TOM McHUGH • AIA  
12 JULY 2012

SCHEME 'A'  
19 JULY 2012

Remarks

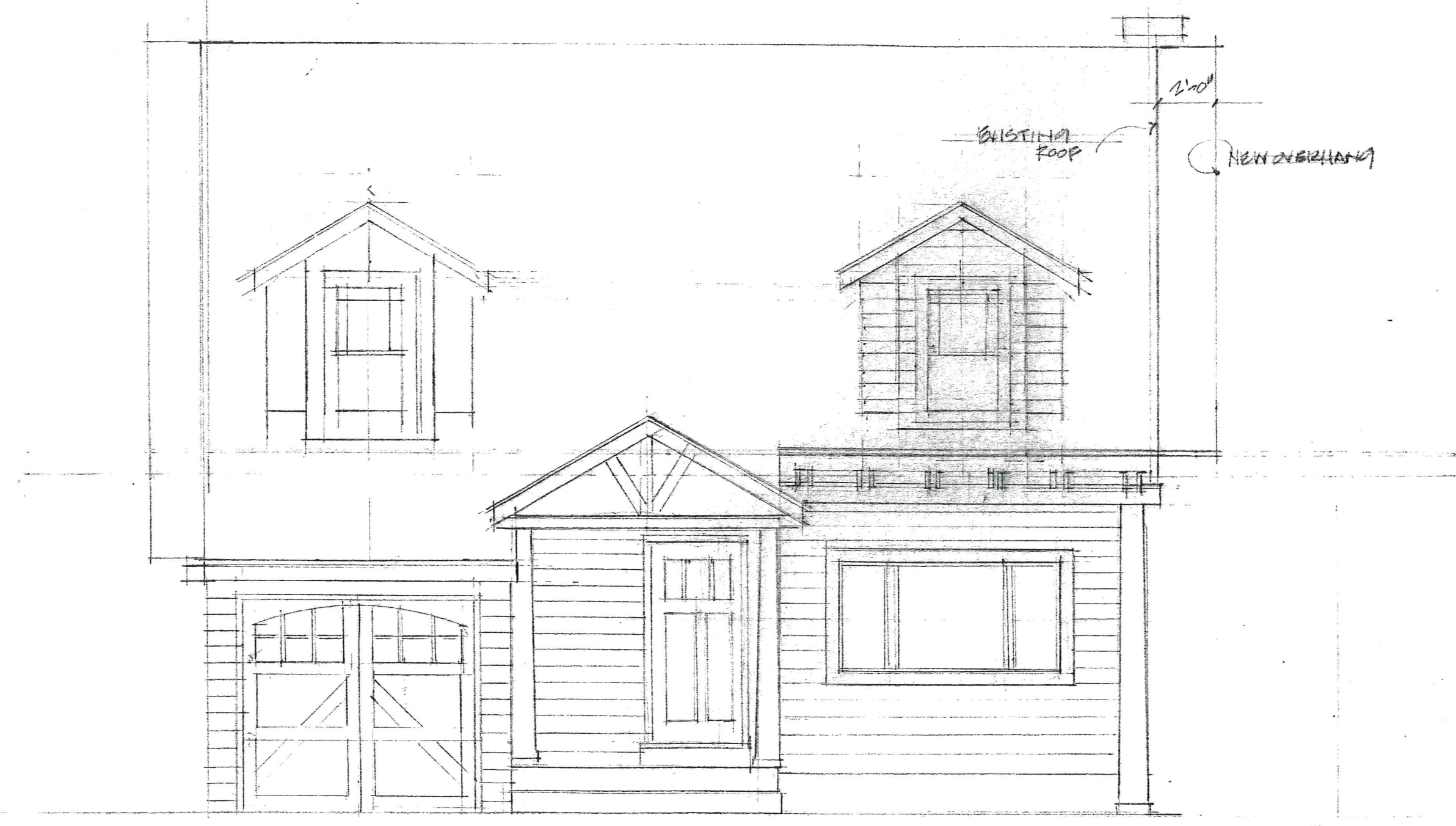
Rev. Date

Sheet Title: SOUTH ELEVATION  
Project: KATREH/SCHWARZBACH

Job Number: 2012-00

Scale: 1/4" = 1'-0" Date: 22 NOV 2012

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NORTH (FRONT) ELEVATION

Rev. Date  
Remarks

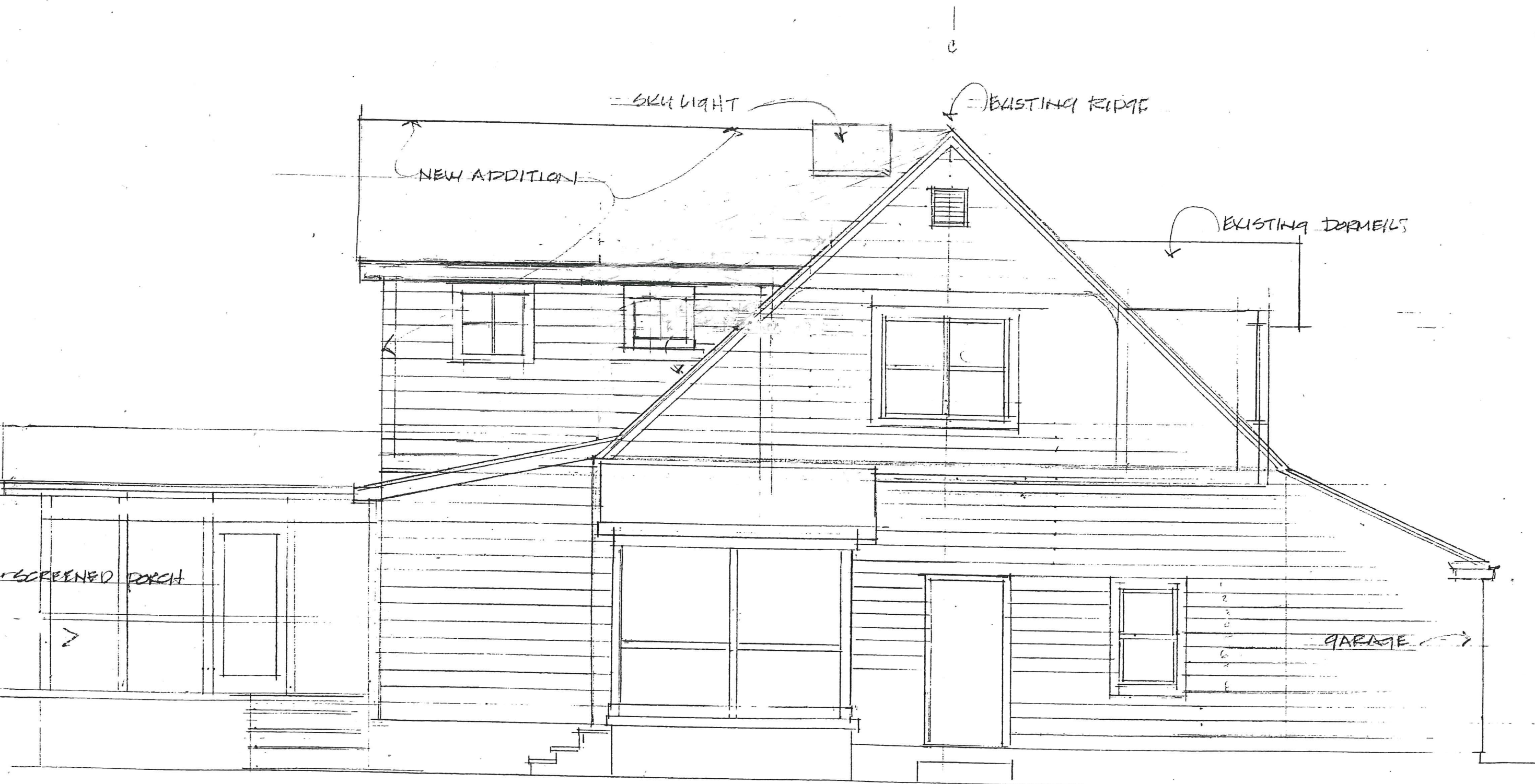
Sheet Title: NORTH ELEVATION  
 Project: KATTEH/SCHWARZBACH  
 Job Number: 2012-08  
 Scale: 1/4" = 1'-0"  
 Date: 26 NOV 2012

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 Interiors  
 Residential  
 Commercial



NORTH (FRONT) ELEVATION  
(EXISTING)

SHEET	
Rev. Date	Remarks
Sheet Title: NORTH ELEVATION Project: KATREH/SCHWARZBACH Job Number: 2012-08 Scale: 1/4"=1'-0" Date: 26 NOV 2012	
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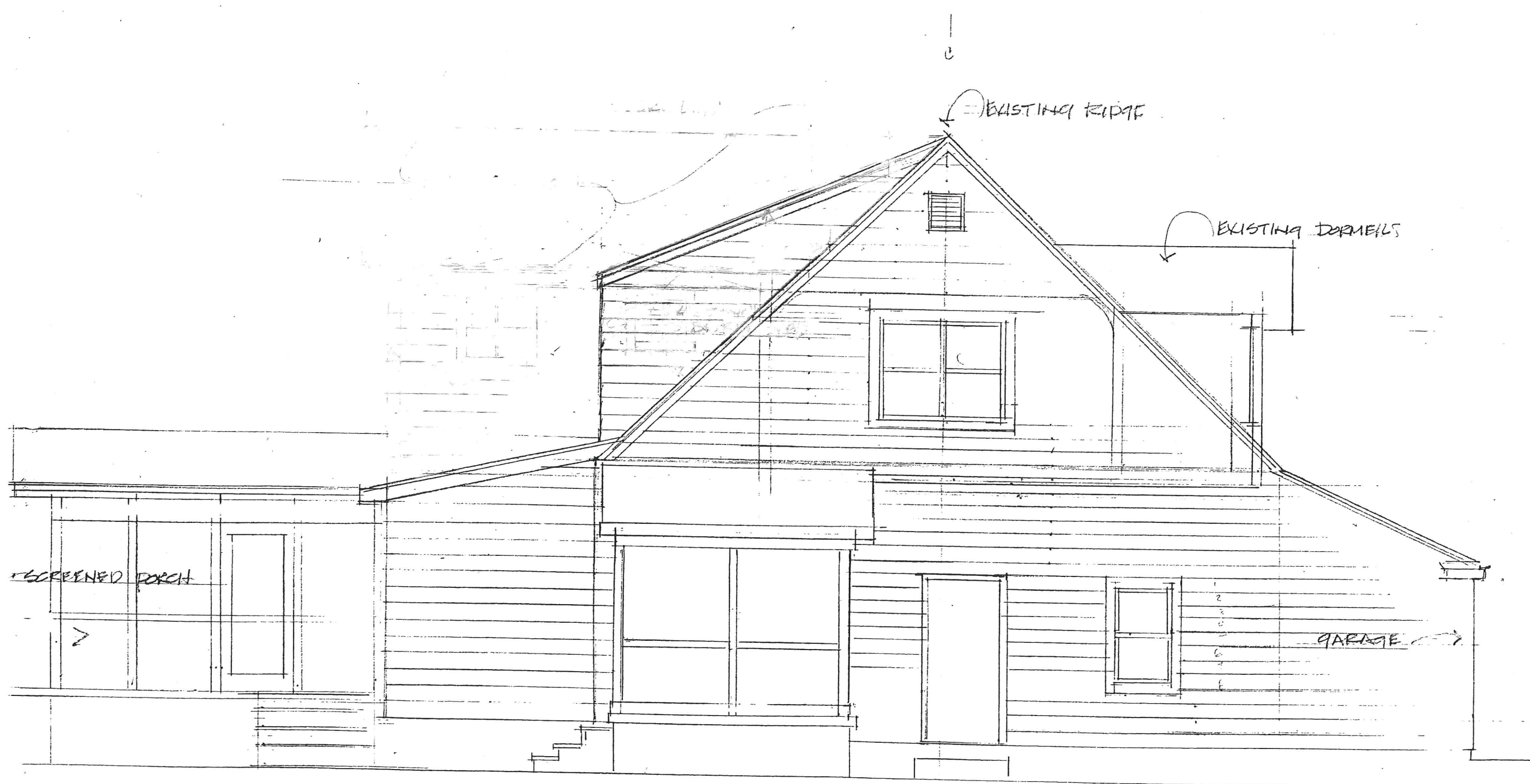
⊙ EAST ELEVATION

**TOM MCHUGH • AIA**  
 Architecture  
 Interiors  
 Residential  
 Commercial  
 tommchugh-aia.com

Sheet Title: EAST ELEVATION  
 Project: KATREY SCHWARZBEACH  
 Job Number: 2012-06  
 Scale: 1/4" = 1'-0"  
 Date: 22 NOV 2012

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Rev. Date	Remarks



EAST ELEVATION  
(EXISTING)

SHEET	
#4 of 7	
Rev. Date	Remarks
Sheet Title: EAST ELEVATION Project: KATHRYN/SCHWARZBEACH Job Number: 2012-00 Scale: 1/4" = 1'-0" Date: 22 NOV 2012	
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