



**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: 4305 Hillcrest Circle, Madison 53705

Name of Owner: Tania Thousand

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

Because of the neighboring lot, 4318 Hillcrest Drive, I have a reverse corner lot, with a 15 foot easement instead of the usual 10 foot. I am applying for a variance to extend the width of my garage five (5) feet into the 15 foot easement.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 018082-0002
Filing Date: 7/1/16
Received By: [Signature]
Parcel Number: 0709-204-6632-3
Zoning District: TR-C1
Alder District: 11-Gruber

Hearing Date: 7/28/16
Published Date: 7/21/2016
Appeal Number: 1 NOVAR-2016-00016
GQ: OK!
Code Section(s): 28.042 (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.

There is a hundred+-year-old oak tree 20 feet in front of the middle of my garage door. The city is in the process of putting curb and gutters on my street, and they will be moving the entrance to my driveway. The garage, built in 1940, is only 19'4" x 10'3" (interior).

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 extension would not be any closer to the house at 4318 Hillcrest Drive, there are no sidewalks between the garage and Hillcrest Drive, and it would not block any views.

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 large oak tree makes it difficult to get into the garage, and it will be all but impossible when the city moves my driveway. The garage is 2 feet narrower than the minimum for a new one-car garage and 4 feet narrower than the recommended width.

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 did not build the house and garage or plant the tree. Nor have I split the lot or in any other way create this hardship.

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

4318 Hillcrest Drive is the only yard adjacent to my side yard, and the house sits back far enough from the street that the extension will not be visible. It will not affect visibility when exiting their driveway, and it will not affect the value of their property.

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

The elevation, roof pitch and general look of the extension will mirror the existing Cape Cod house and garage, including retaining the original window and adding a new, compatible garage door. While there are other one-car garages in the neighborhood, there are also many newer two-car garages.

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 type="checkbox"/>	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 could result in referral or denial by the Zoning Board of Appeals.
<input type="checkbox"/>	Site plan , 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"): <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). (Maximum size for all drawings is 11" x 17")
<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). (Maximum size for all drawings is 11" x 17")
<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"/>	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: Tania Thousand **Date:** 7-1-16

----- (Do not write below this line/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:

CALCULATIONS AND DESIGN DATA

PREPARED BY

SUBJECT

DATE

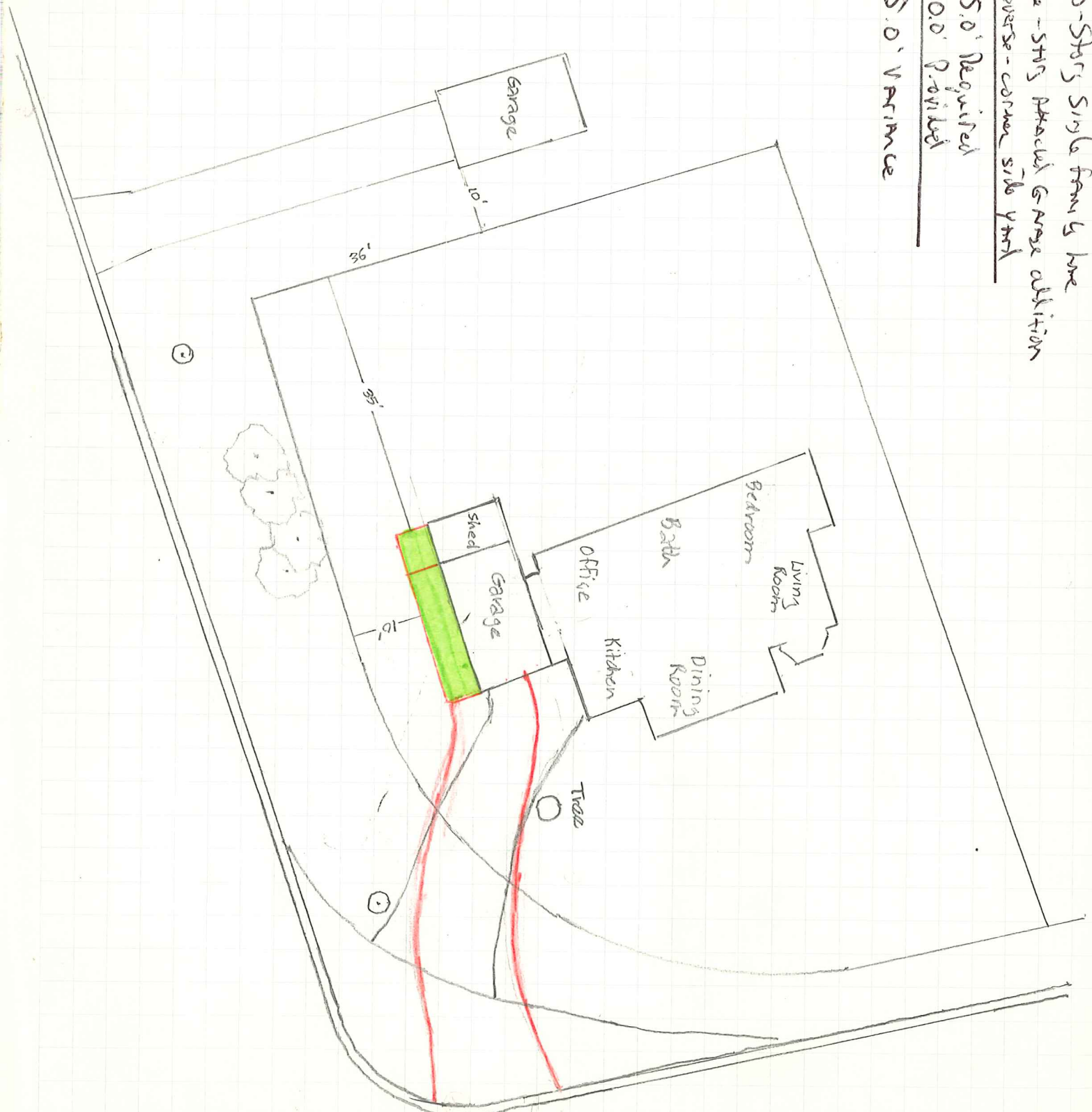
SHEET

OF

Two-story single family home
Single-story Attached Garage addition
Reverse-corner side yard

15.0' Required
10.0' Provided

N 5.0' VARIANCE



CALCULATIONS AND DESIGN DATA

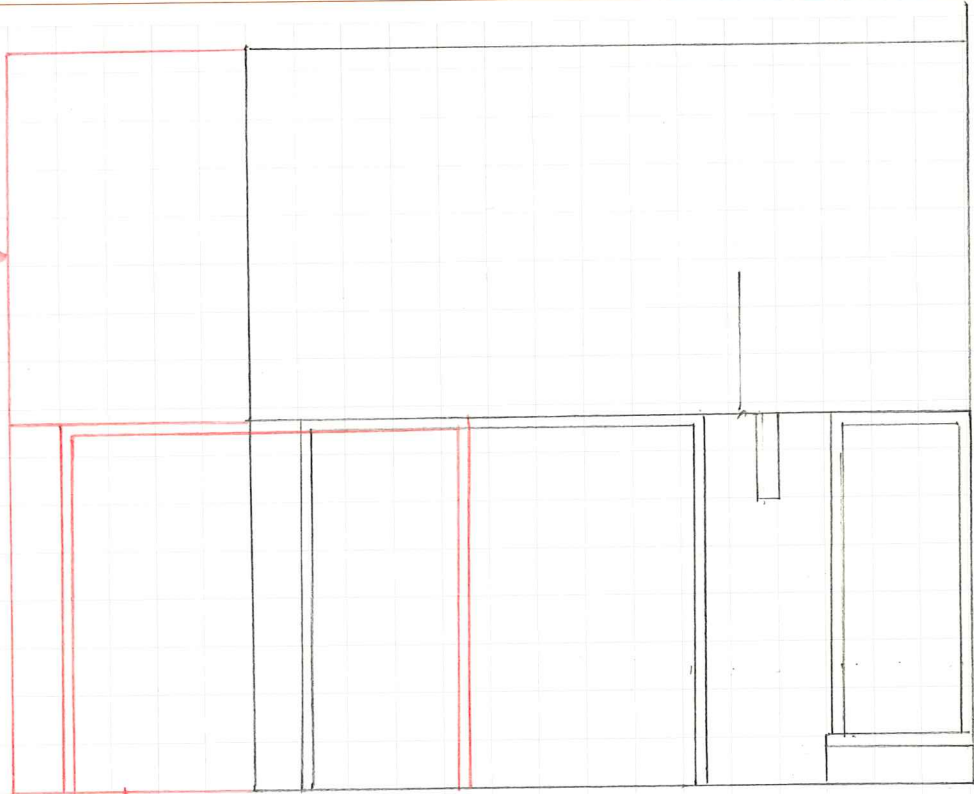
PREPARED BY

SUBJECT

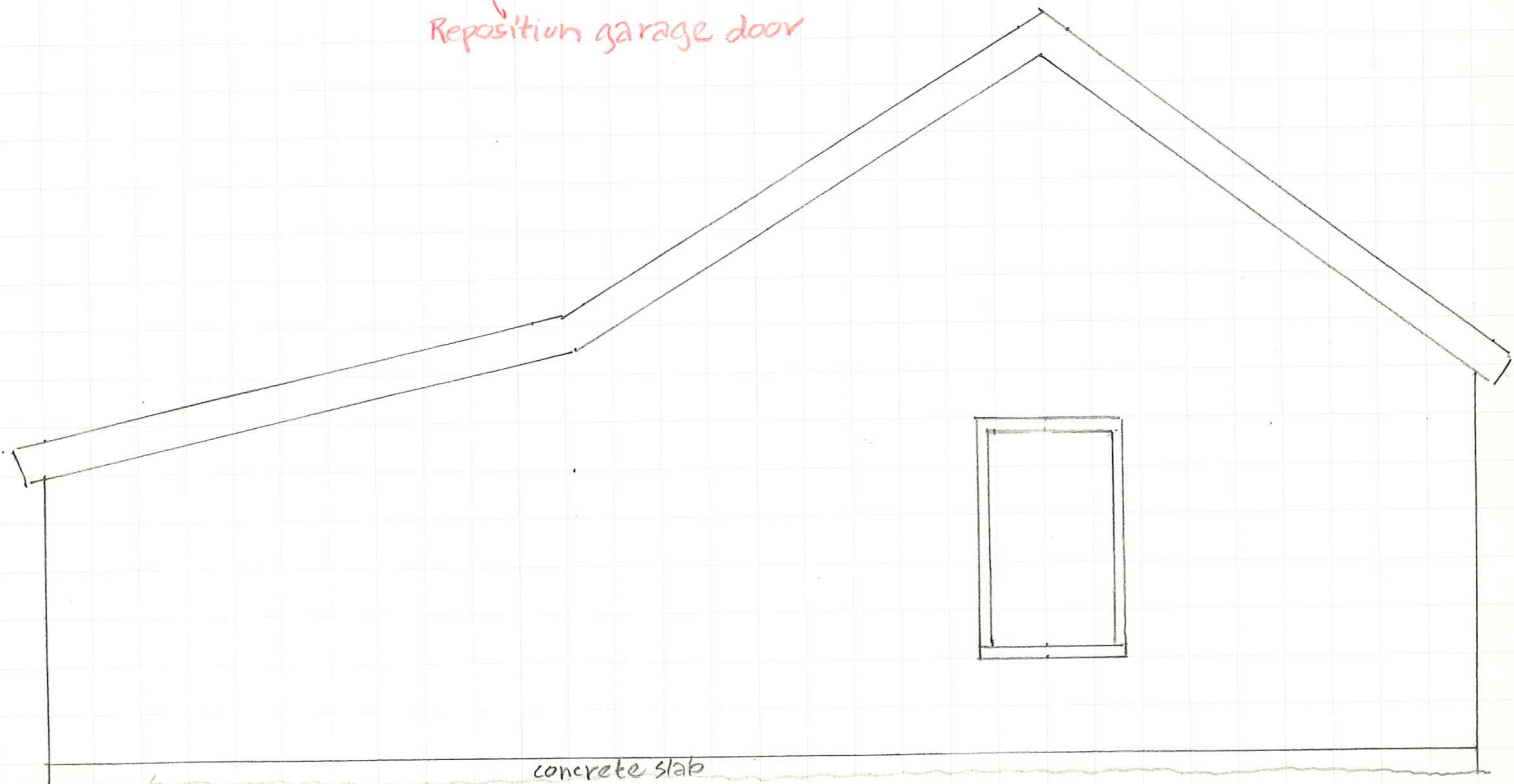
DATE

SHEET OF

Proposed extension
of garage →



Reposition garage door ↗



1" = 4'



brick

979.11

Rim 979.47

26-3/4

66+00

HILLCREST CIRCLE

6-IN D.I. (1940)

66+92.95

6-IN D.I. (1940)

17+00

6" ST-20PSI

6" ST-175PSI

asphalt

concrete

bush line

stone wall



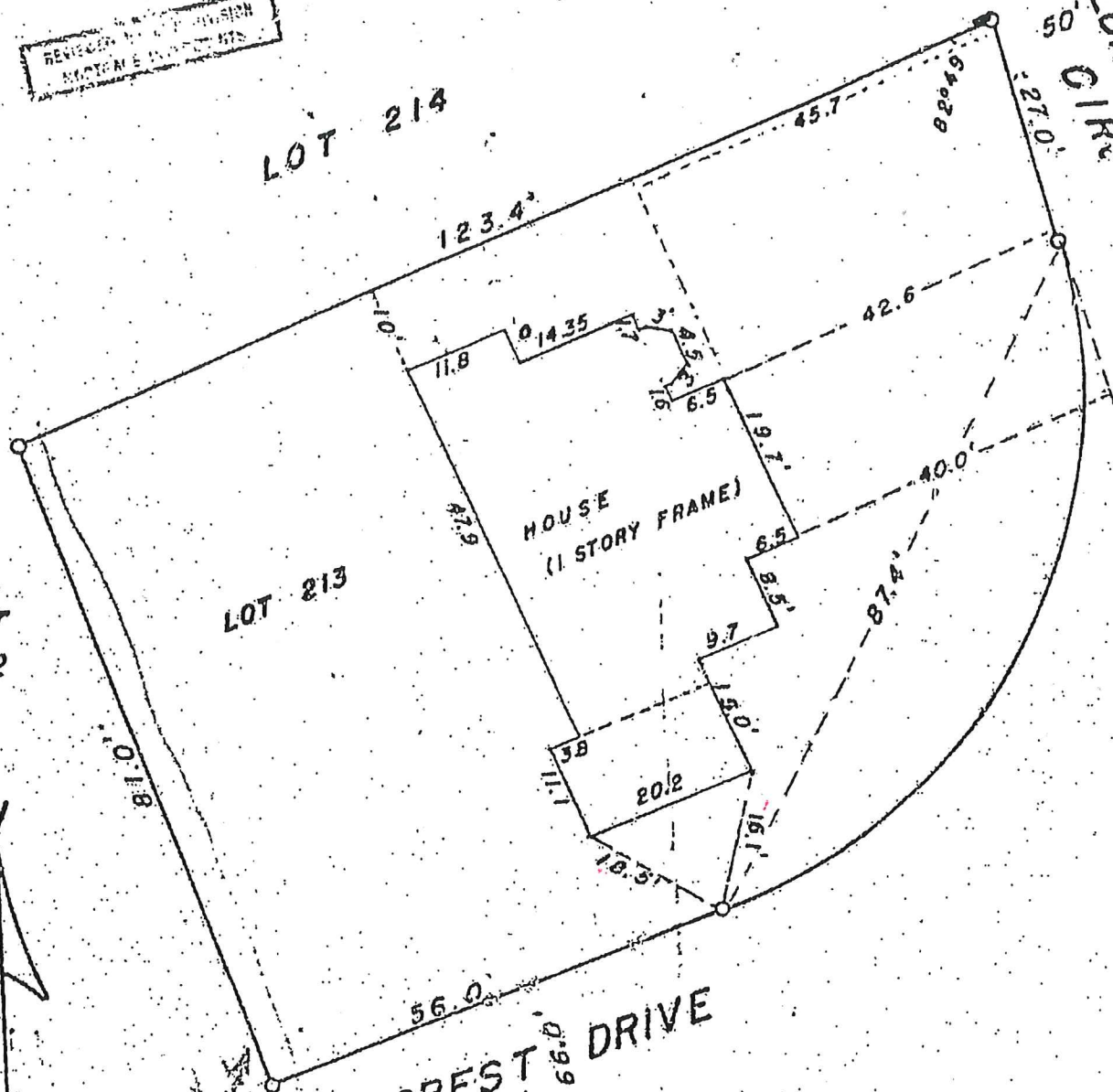
REVISION NO. 1
 DATE: 11/15/1951

4305
 HILLCREST
 CIRCLE

LOT 214

LOT 213

LOT 212



Andrew Danton

HILLCREST DRIVE

Scale - 1 inch equals 20 ft.
 Legend: o - indicates iron stake

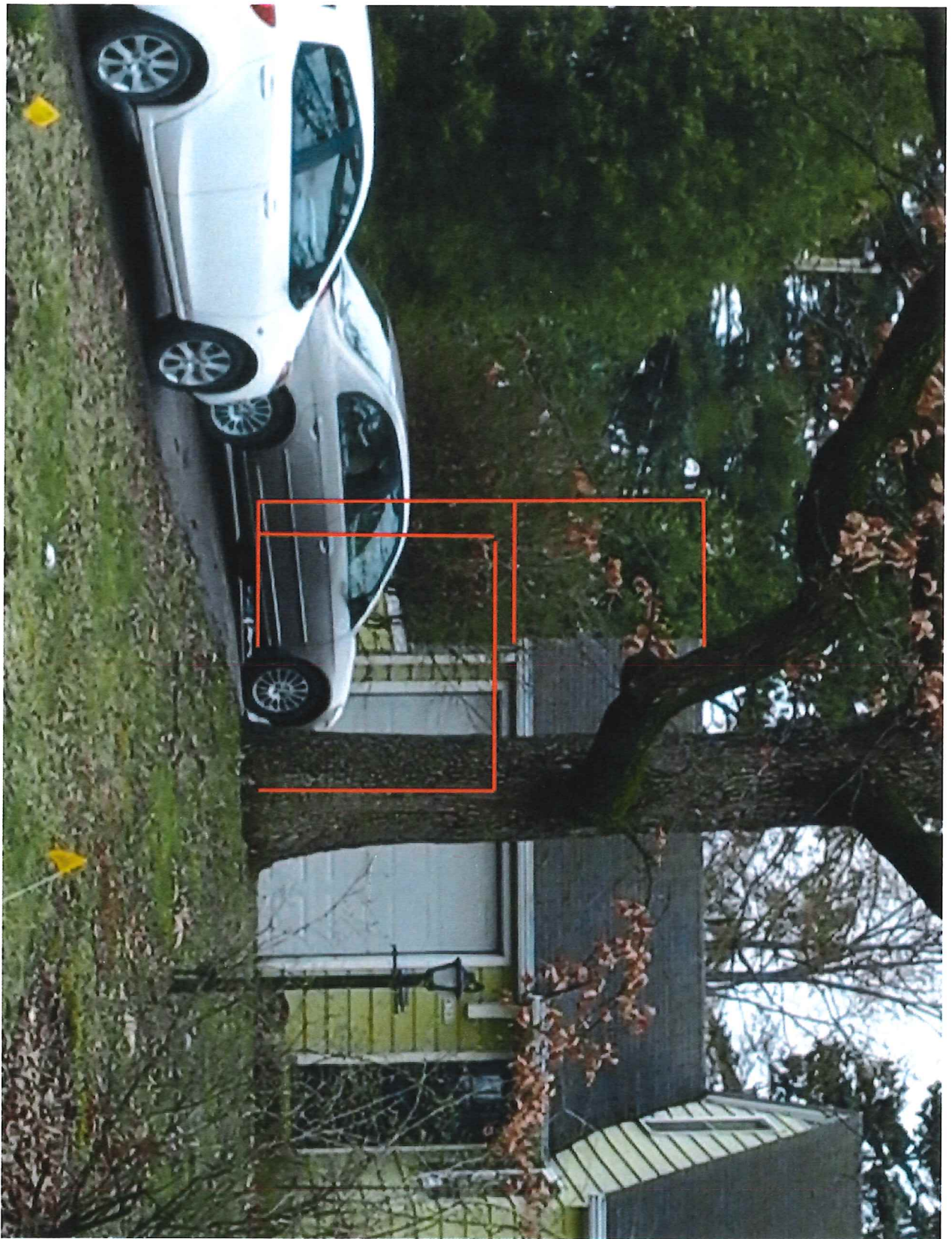
Survey map of Lot 213, Second Addition to Sunset Hill in the City of Madison, Dane County, Wisconsin

Office of: Andrew Danton, Surveyor
 110 South Madison Street
 Madison, Wisconsin

Drawn by: J.C.
 Field Book: 125, 126
 Date: March 20, 1951

7-1-83

... of any buildings located upon the adjoining lots.







4305
HILLCREST CIR

4318
HILLCREST DRIVE