

VARIANCE FEES
 MGO \$ 50.00
 COMM \$490.00
 Priority Double Above

PETITION FOR VARIANCE APPLICATION

City of Madison
Planning & Development
INSPECTION UNIT
 215 Martin Luther King, Jr. Blvd.
 P.O. Box 2984
 Madison, WI 53701-2984
 608/266-4559

OFFICE USE ONLY

AMOUNT PAID
 2-4-08 \$490

NAME OF OWNER/PETITIONER Michael Matty	BUILDING OR PROJECT Conklin House Relocation	AGENT, ARCHITECT OR ENGINEERING FIRM Knothe & Bruce Architects, LLC
COMPANY Renaissance Property Group, LLC	TENANT NAME, IF ANY n/a	NO. & STREET 7601 University Ave, Ste 201
NO. & STREET One Sherman Terrace, Suite 102	BUILDING LOCATION, NO. & STREET 101-109 North Franklin Street	CITY, STATE, ZIP CODE Middleton, WI, 53562
CITY, STATE, ZIP CODE Madison, WI 53704	CITY Madison	PHONE 608.836.3690
PHONE 608.301.0000	DATE 02/01/08 <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove	NAME OF CONTACT PERSON J. Randy Bruce

1. The rule being petitioned reads as follows: (city specific rule number and language)

Section 602.1 General - Buildings and structures ... exterior walls shall have a fire-resistance rating not less than that specified in Table 602.
 Section 704.8 Allowable area of openings - The maximum area of unprotected or protected openings permitted in an exterior wall in any story shall not exceed the values set forth in Table 704.8.
 Section 1006.2.2 Exit discharge location - Exterior balconies, stairways and ramps shall be located at least 10 feet (3048 mm) from adjacent lot lines and from other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with Section 704 based on fire separation distance.

2. The rule being petitioned cannot be entirely satisfied because: (see attached)

- (a) This building is an existing building being relocated to an infill site. The dimensional limitations of the site require unrated exterior walls and unprotected openings closer than 10 feet from the property line.
- (b) Some of the components of the building exterior (the bay windows and porch) are critical to the historic architecture of the building and are the elements which encroach into the required setbacks.
- (c) To meet accessibility and egress requirements, new exterior exit components (including stairs and ramps) need to be added to the existing building. The dimensional limitations of the new site necessitate that some of these components are located closer than 10 feet to property lines.

3. The following alternative(s) and supporting information are proposed as a means of providing an equivalent degree of health, safety or welfare as addressed by the rule: (see attached)

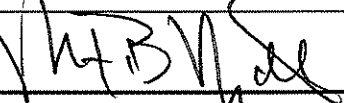
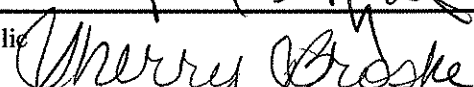
- (a) The building was originally constructed and subsequently remodeled near the turn of the century as unprotected wood frame (Type VB) construction. Although the construction of the time was not fire-rated the construction is substantial (ie. plaster and lath, true 2" dimensional lumber, wood sheathing and sub-flooring) and should give a fire rating that would approach 1 hour.
- (b) The entire building except for the front porch will be completely sprinklered in accordance with NFPA 13R.
- (c) The occupant load of the building will be reduced. The proposed renovation of the building will take it from a rooming house with 12 bedrooms to a building with four apartments and a total of 8 bedrooms. The reduced bedroom count should reduce the occupant load of the building.
- (d) The egress from the building will be improved by constructing an additional fire-rated stair enclosure at the back of the building.
- (e) The construction and the setbacks of this building are consistent with the neighboring buildings. If this apartment building had originally been constructed at this new location it would have been code compliant without the additional safety provided by paragraph (b), (c) and (d) above.

Note: Please attach any pictures, plans, sketches or required position statements.

VERIFICATION BY OWNER – PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY REVIEW FEE

NOTE: Petitioner must be the owner of the building or project. Tenants, agents, designers, contractors, attorneys, etc., may not sign petition unless a Power of Attorney is submitted with the Petition for Variance Application.

Michael Matty _____, being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true and I have significant ownership rights in the subject building or project.

Signature of Petitioner 	Subscribed and sworn to before me this date: Feb. 4, 2008
Notary Public 	My commission expires: 11-16-08

APPLICATION FOR APPEAL INSTRUCTION SHEET

APPEAL PROCESS

BUILDING/FIRE INSPECTOR COMMENTS

1. APPLICATION

Applicant gets application from Permit Counter. Contact inspector listed on card attached to application (Appeal cannot be placed on agenda until the application is approved by a supervisor). Owner pays application fee. Permit counter logs name, date, phone number, inspector's initials in log book.

2. INSPECTOR/FIRE PREVENTION

Fire Prevention is notified by Inspector and asked for input, if situation involves fire safety. For ILHR Variances a Fire Department Position Statement is required.

3. INSPECTOR/OWNER

Inspector looks at conditions at the property being appealed and works with applicant to develop appeal. Inspector makes sure photos, drawings and other information is sufficient to present a good overview to the Appeals Board.

Plans-Photos by Owner

* Finalized plans and any supporting data must be submitted to the inspector before the application is discussed with the supervisor and scheduled for the Building Board meeting.

Inspector/Supervisor

Inspector meets with Supervisor 10 days before meeting to present finished appeal application and supporting documents. Supervisor approved application.

Supervisor/Director

Supervisor meets with Director and explains situation. Director schedules appeal (third Wed. of month) at Building Inspection Office.

Secretary

Eight days before meeting secretary mails agenda to board members and applicants. Letter to precedent applicants is also mailed at this time. Mails minutes and copies of precedent decisions within 7 days after meeting and routes to counter, inspectors, supervisor.

Building/Fire Inspector Signature

BE SURE TO CONTACT THE PERSON BELOW TO ASSIST YOU WITH YOUR APPEAL APPLICATION

APPROVED: NO YES
With the Following Contingencies:

City of Madison
 Planning & Development
 INSPECTION UNIT
 215 Martin Luther King Jr. Blvd.
 P.O. Box 2984
 Madison, WI 53704-2984

POSITION STATEMENT:
 To be compiled by Fire Marshall

NAME OF OWNER Michael Matty	BUILDING OCCUPANCY OR USE R-3 Apartments	AGENT, ARCHITECT OR ENGINEERING FIRM Knothe & Bruce Architects, LLC
COMPANY Renaissance Property Group, LLC	TENANT NAME, IF ANY n/a	NO. & STREET 7601 University Ave, Ste 201
NO. & STREET One Sherman Terrace, Suite 102	BUILDING LOCATION, NO. & STREET 101-109 North Franklin Street	CITY, STATE, ZIP CODE Middleton, WI, 53562

1. I have read the petition for variance of rule:
 2. I RECOMMEND (check appropriate box): Denial Approval Conditional Approval No Comment

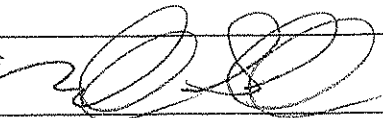
3. Explanation for Recommendations:

1. Provide a sprinkler system in accordance with NFPA 13 including the porch and attic spaces. Sprinklers shall be located no more than 6 ft ~~from~~ measured perpendicular to all windows/unprotected openings which are located less than 10ft from the property line.
2. The sprinkler system shall be monitored by a supervising station in accordance with NFPA 72.
3. Provide multiple-station smoke alarms per IBC 907.2.10.1.2.
4. Provide alarm notification per IBC 907.9.

*If desired, Fire Departments may indicate "No Comment" on non-fire safety issues as sanitary, energy conservation, structural, barrier free environments, etc.

4. I find no conflict with local rules and regulations.
 I find that the petition is in conflict with local rules and regulations.

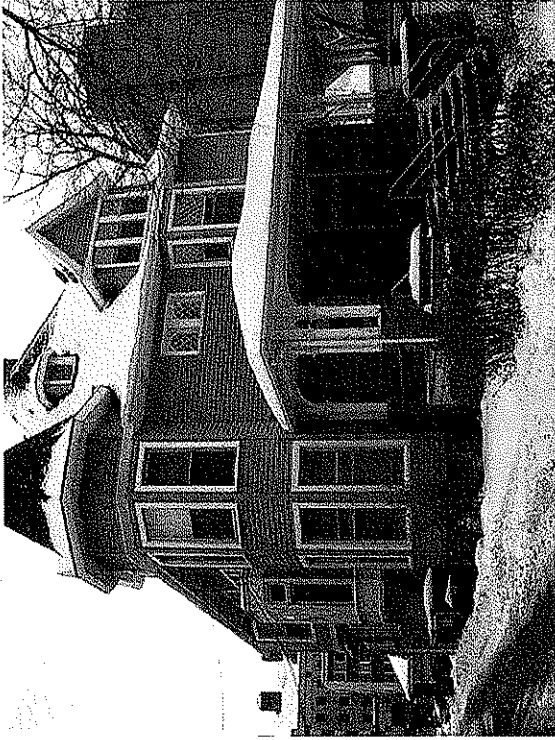
Explanation

Signature of Fire Chief 

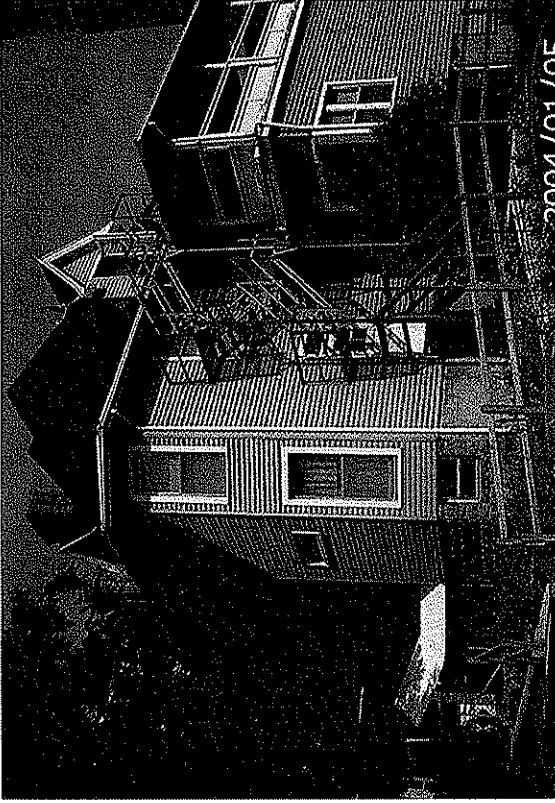
Date 2-1-08

PLEASE COMPLETE & SUBMIT TO PLANNING & DEVELOPMENT, INSPECTION UNIT AT ADDRESS SHOWN ABOVE.

Conklin House Photo Elevations



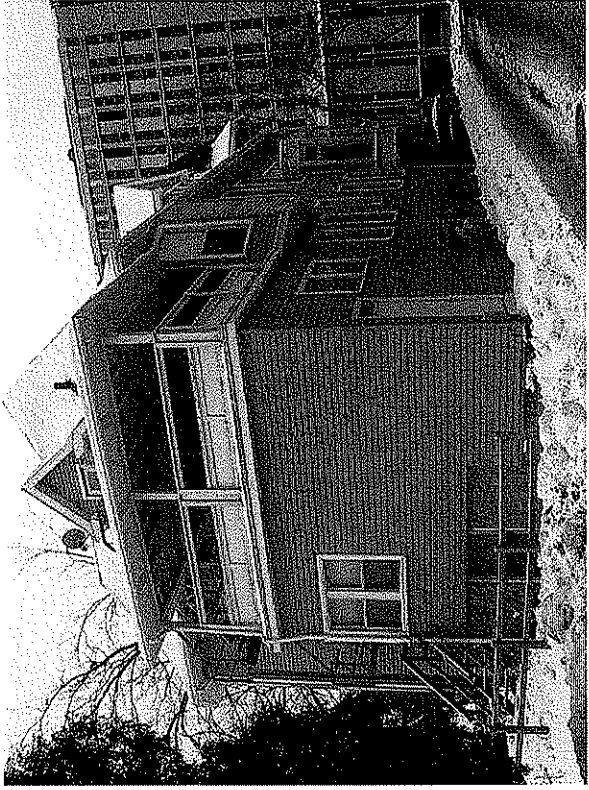
Front Elevation



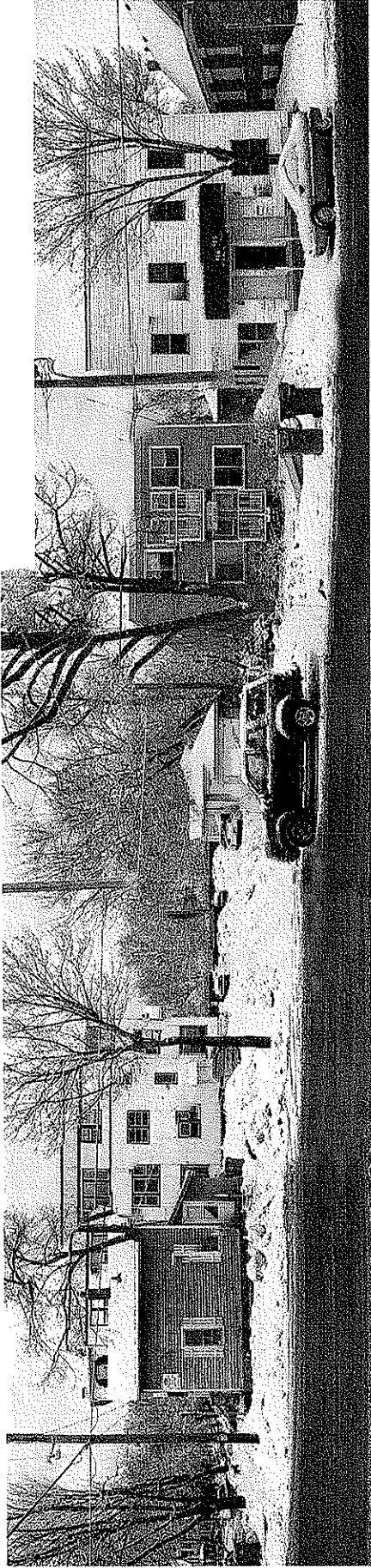
Left Side of Back Elevation



Front and Side Elevations



Right Side of Back Elevation

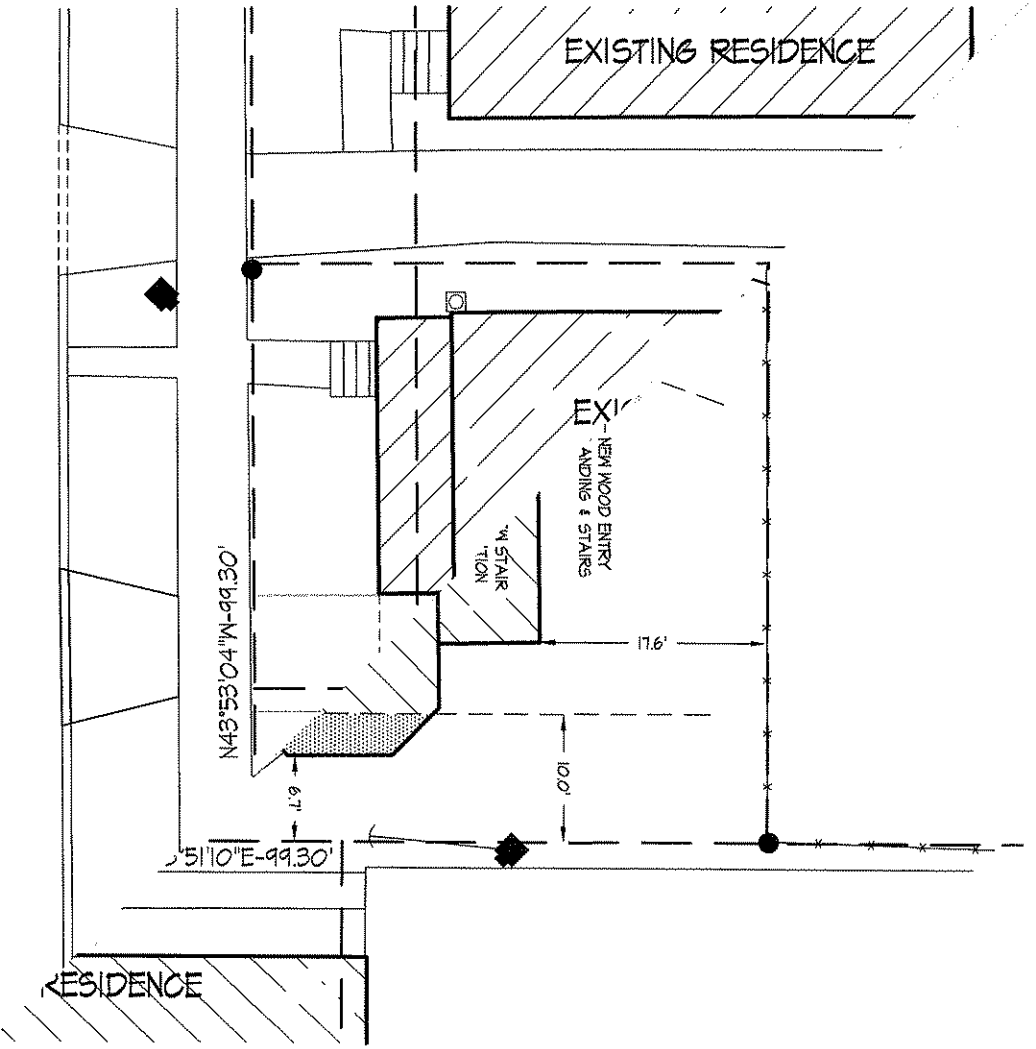


Existing N. Franklin St. Site
Elevation along E. Mifflin Street



Conklin House at N. Franklin St. Site
Elevation along E. Mifflin Street

NKLN STREET



KNOTHE & BRUCE
ARCHITECTS

7601 University Avenue Suite 201
Middleton, Wisconsin 53562
608-836-3590 Fax 836-6934

Consultant

Notes

Revisions
 Partion for Variance - February 1, 2008