

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: 105 Standish Ct.

Name of Owner:

Address of Owner (if different than above):

Daytime Phone: Evening Phone:

Email Address:

Name of Applicant (Owner's Representative): Jim Johnson, member Jim Johnson Building LLC

Address of Applicant: 318 E. Sunset Ct.
Madison 53705

Daytime Phone: 608-444-3449 Evening Phone:

Email Address: reach jim johnson @ gmail

Description of Requested Variance: rear yard set-back. Seek 16" variance so as to retain unique, original architectural design particular to house, yard, & neighborhood.

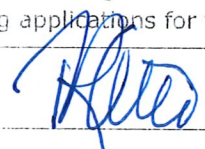
(See reverse side for more instructions)

FOR OFFICE USE ONLY
Amount Paid: \$300
Receipt #: 089 557-0002
Filing Date: 3/28/19
Received By: [Signature]
Parcel Number: 0709-213-0007-3
Zoning District: TR-C1
Alder District: S - Bida Siebaff
Hearing Date: 5/16/19
Published Date: 3/19/19
Appeal Number: LNDVAR 2019-0008
GO: -
Code Section(s): 28.132 (2) (e)

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 checked="" 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: MAR 29, 2019

----- (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:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:	Date:		

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.

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.

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.

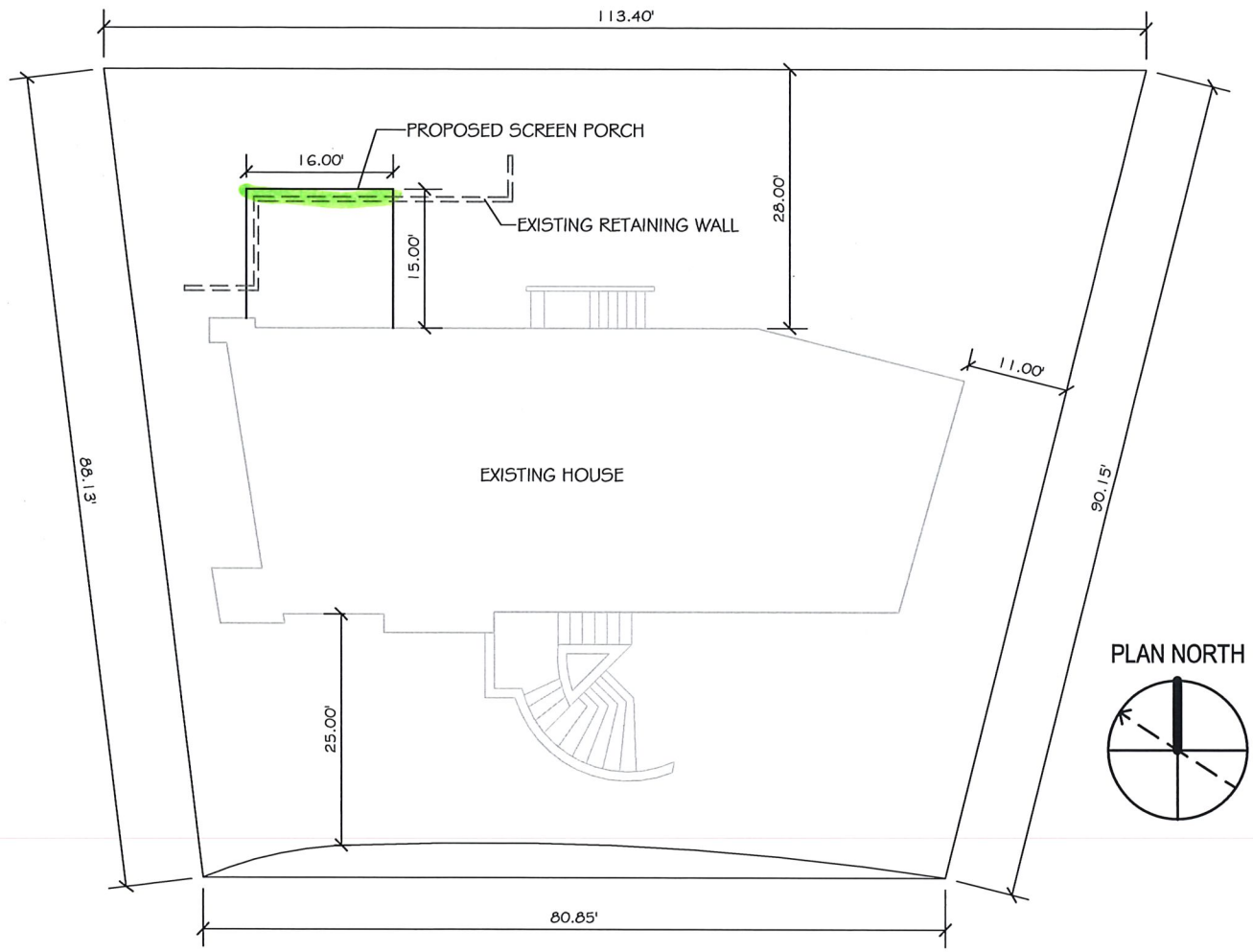
4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

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

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

ZONING VARIANCE FOR SCREENED BACK PORCH, 105 STANDISH COURT

1. The architectural design of the house and yard are unique. The house was designed by the regionally renowned architect William V. Kaeser. The back yard contains terraced space with a series of massive stone retaining walls that coordinate with the stone walls of the house. It is our intention to not alter the stone walls of the terrace, but to preserve them and incorporate them into the design of the screened porch. We have considered extensively, and concluded, that there is no suitable design for a porch that fits within the walls, and we therefore request a variance of approximately 16 inches toward the rear of the property by which we can incorporate the stone wall within the porch structure.
2. The requested design variance is in the best interest of the neighborhood. It preserves, and in fact showcases, the historic architecture of the property with minimal encroachment toward the rear lot line of the property.
3. To create a porch of usable dimensions, the outer porch wall must either butt against the inner face of the stone wall or incorporate the stone wall as a component of the back wall of the porch. Abutting the stone wall is poor design from both aesthetic and maintenance perspective. Building well within the stone wall creates a porch space that is too narrow for most purposes, creates an awkward gap between the porch and stone wall, and is a design that is not worth the expense to build. Incorporating the stone wall by means of a 16-inch zoning variance will enhance both the interior and exterior architecture of the property.
4. The terms of the ordinance make no individual consideration for the nature or configuration of existing features of properties. Our property, with its historically important outdoor design, is slightly out of scale with respect to limitations imposed by the ordinance. The addition of a screened porch is a reasonable proposition from the perspective of the usability, value, and aesthetic appeal of the property. It is not reasonable to proceed with a sub-optimal design of the screened porch because of an absolute limitation imposed by the ordinance.
5. We are well-acquainted with our neighbors to the rear, and they are in complete agreement with our proposed design. Our two neighbors to the side will have little or no clear view of the proposed porch.
6. The proposed design is precisely in keeping with the interest of this standard. Our neighborhood was recently placed on the National Register of Historic Places because of its many examples of unique residential architecture. In the planning meetings for the application for the National Register, ours was the first house featured in a slide and print presentation of exemplary properties. We have carefully maintained the character and nature of the property both inside and out, and our intention is not to alter any of its original features, including the stone walls of the backyard terrace.



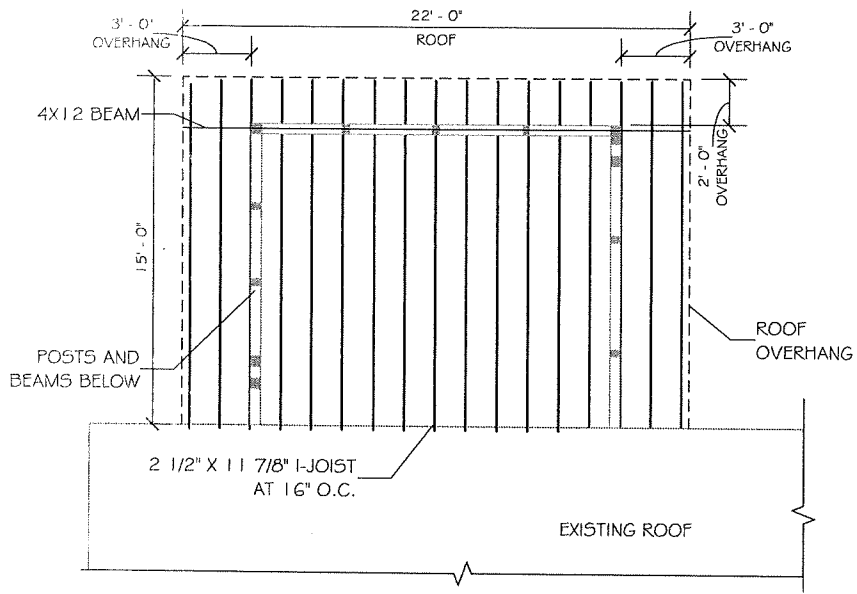
SITE PLAN
 SCALE 1" = 20' - 0"
 0' 5' 10' 20'

Two-story single-family home
Rear Screen Porch Addition - Encroachment into Rear yard setback
 Encroachment Allowed: 14' Extension from rear wall
 Encroachment Requested: 15' Extension from rear wall
 1.0' Variance Requested.

PROJECT 105 STANDISH CT	DATE

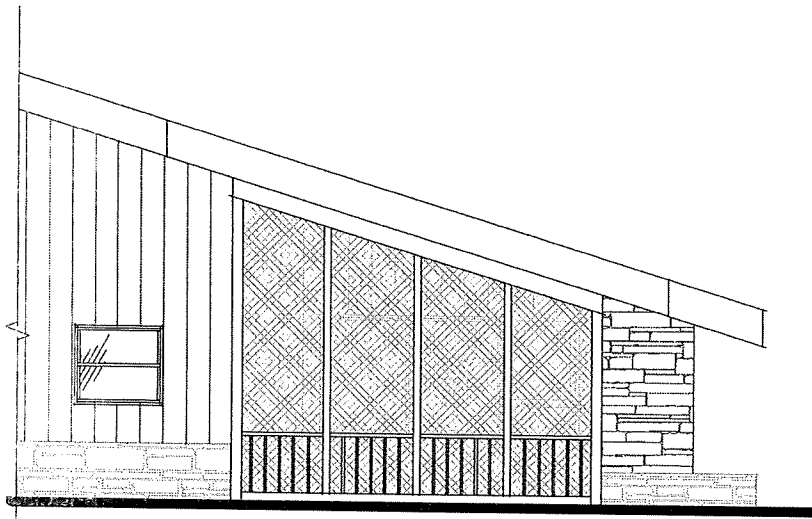


105 STANDISH CT



ROOF PLAN

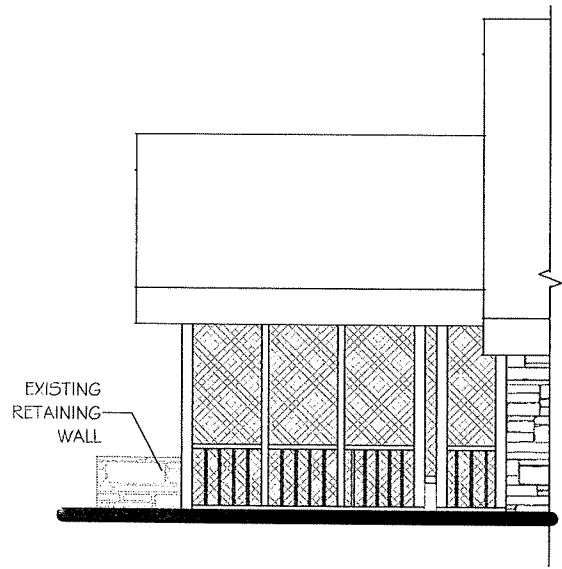
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NORTH ELEVATION

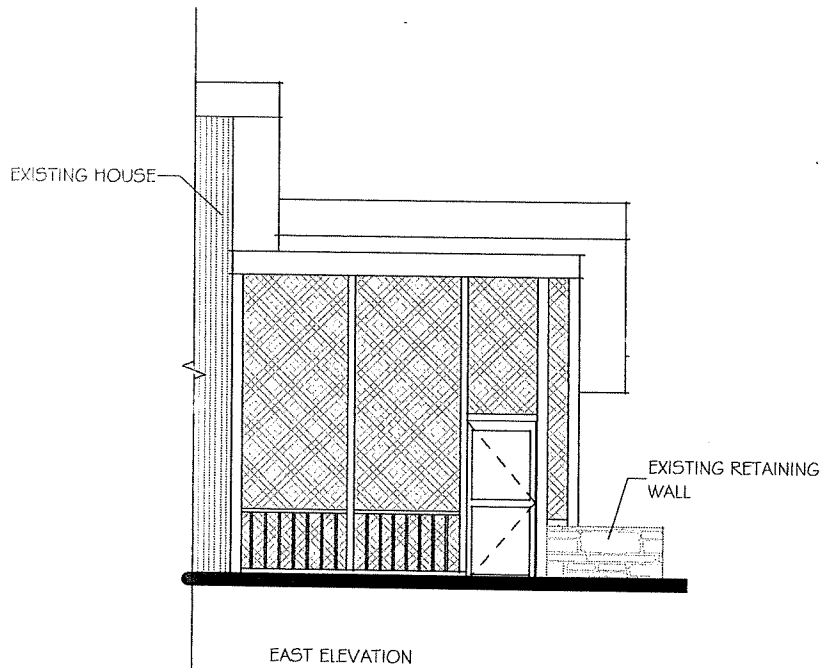
SCALE 1/8" = 1' - 0"

PROJECT	DATE
105 STANDISH CT	3.6.19



WEST ELEVATION

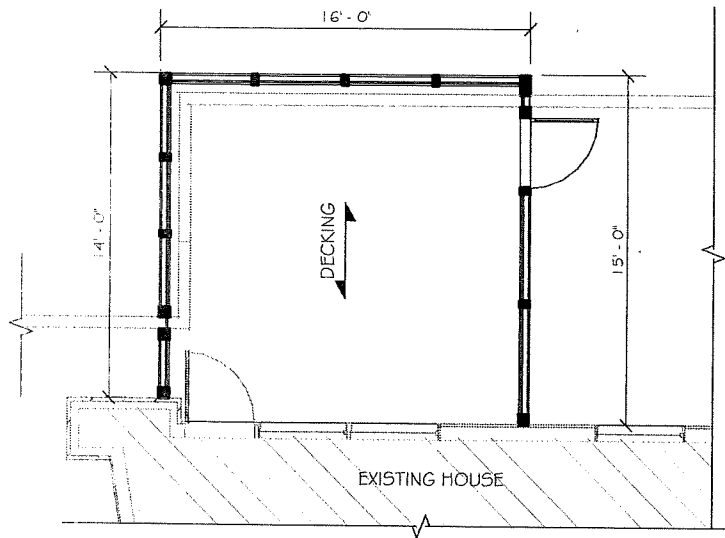
SCALE 1/8" = 1' - 0"



EAST ELEVATION

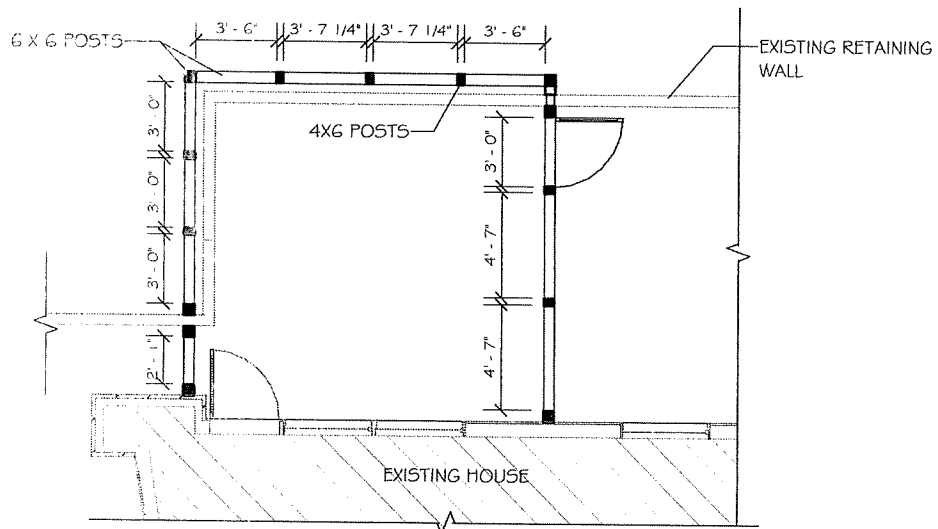
SCALE 1/8" = 1' - 0"

PROJECT	DATE
105 STANDISH CT	3-1-19



FLOOR PLAN

SCALE 1/8" = 1' - 0"



SLAB PLAN

SCALE 1/8" = 1' - 0"

PROJECT 105 STANDISH CT	DATE 3.1.19