



**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: 4257 Doncaster Dr

Name of Owner: Daniel G. Cottam

Address of Owner (if different than above): _____

Daytime Phone: (608) 271-1261 Evening Phone: (608) 271-1261

Email Address: dgcottam@yahoo.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: I request a variance to install a driveway in the front yard. I do not own sufficient land on either side of the house to bring the driveway into the back yard.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300-</u>	Hearing Date: <u>11-30-17 12-14-17</u>
Receipt: <u>037007-0102</u>	Published Date: <u>12-7-17</u>
Filing Date: <u>11-6-17</u>	Appeal Number: <u>LNOVAR-2017-00020</u>
Received By: <u>MWT</u>	GQ: <u>OK</u>
Parcel Number: <u>0709-324-1204-5</u>	Code Section(s): <u>28.043 (2)</u>
Zoning District: <u>TR-C2</u>	
Alder District: <u>10 - Cheeks</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.

The lot is 40' wide. There are approximately 6' between the house and the eastern lot line. There are approximately 5' between the house and the western lot line.

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 public interest would be served by this variance, as it would mean one less car parked on the street.

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.

strict compliance with the ordinance would prevent me from having a driveway.

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 am the only person with an interest in the property.

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

The proposed variance will benefit adjacent properties as it will allow me to get my car off the street.

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

The houses at 4253 Doucaster and 4245 Doucaster both have Driveways in the front yard.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Lot lines<input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines<input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance<input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features<input checked="" 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 checked="" 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"/>	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: *Daniel A. Cotton* Date: 11-05-17

----- (Do not write below this line/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: Approved Denied Conditionally Approved

Zoning Board of Appeals Chair: _____

Date: _____

ATTACHMENT TO VARIANCE PROPOSAL FOR 4257 DONCASTER DRIVE



Driveway at 4253 Doncaster Dr.



Driveway at 4245 Doncaster Dr.

PLAT OF SURVEY

Lot Seven (7), Block Twelve (12), Marlborough Heights,
in the City of Madison, Dane County, Wisconsin

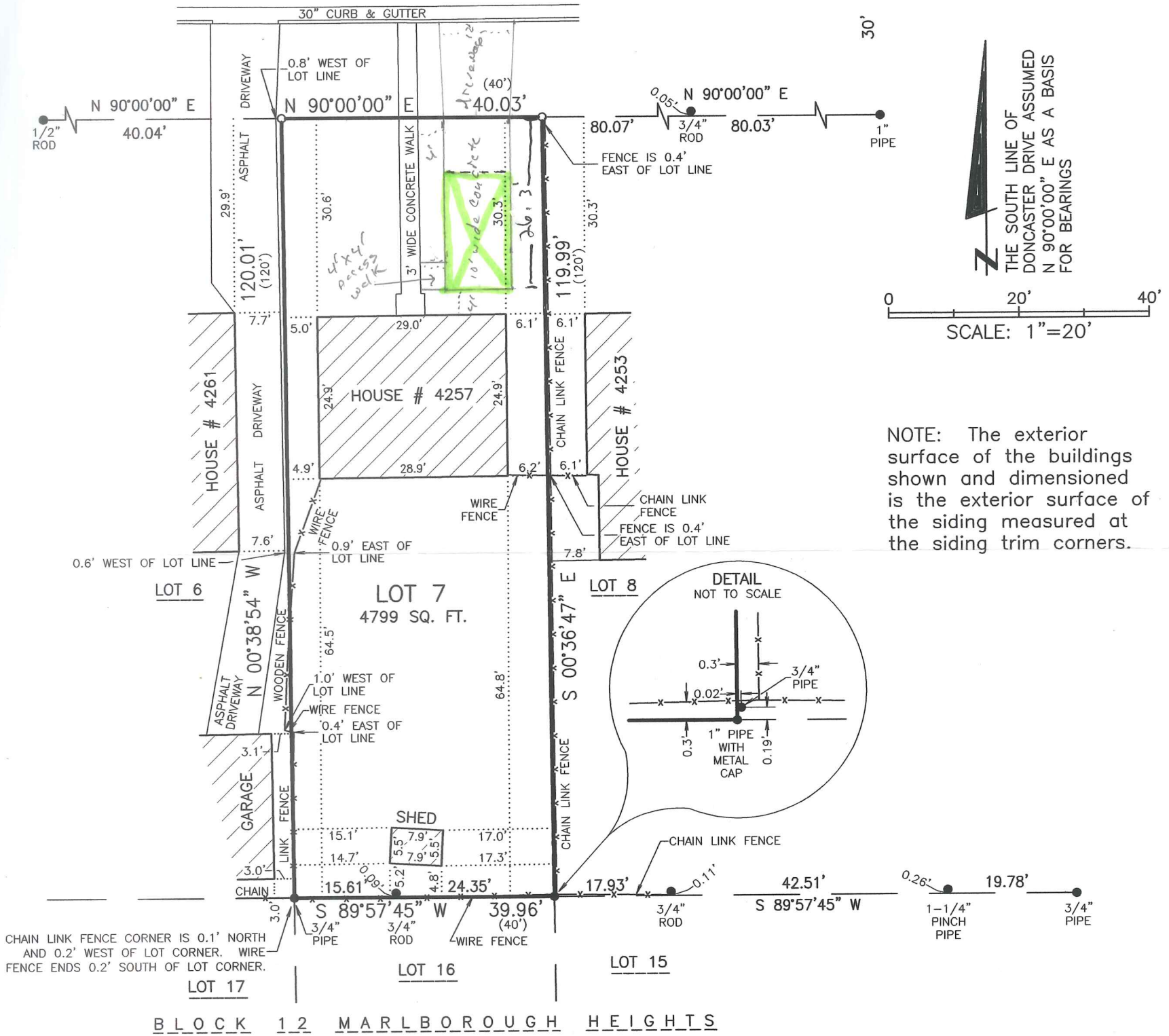
Single-Family Home
Off-Street Parking Space
Front Yard

20.0' Required
8.3' Provided

11.7' Variance

60' R/W

DONCASTER DRIVE



SURVEYOR'S CERTIFICATE

I, Ross A. Michaels, Wisconsin Professional Land Surveyor No. 1696, hereby certify that I have surveyed the property described hereon in compliance with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed the physical features shown hereon and that the survey is correct to the best of my knowledge and belief.

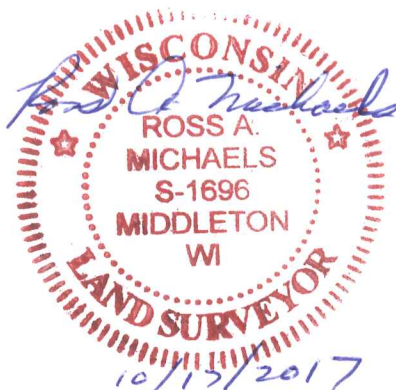
Ross A. Michaels

Ross A. Michaels, Wisconsin Professional Land Surveyor
Field work completed: October 16, 2017

SURVEYED FOR:
Daniel Cottam
4257 Doncaster Drive
Madison, WI 53711

LEGEND

- 3/4" X 18" REBAR SET
- IRON STAKE FOUND, SEE MAP
- () PREVIOUSLY RECORDED DIMENSION
- BOUNDARY OF PROPERTY SURVEYED
- OTHER LOT OR RIGHT-OF-WAY LINE
- x-x-x-x-x- FENCE



Notbohm Michaels
Surveying, Inc.
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 1123-L