



**CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 501 Rosa Rd. Madison, WI 53705

Name of Owner: Edward Diehl

Address of Owner (if different than above): _____

Daytime Phone: 608.513.2993 Evening Phone: _____

Email Address: ediehl2@gmail.com

Name of Applicant (Owner's Representative): Alpha Building & Design LLC (Abner Castro)

Address of Applicant: N7492 County Hwy N New Glarus, WI 53574

Daytime Phone: 608.622.6623 Evening Phone: _____

Email Address: castro@alphabuildanddesign.com

Description of Requested Variance:

We are requesting a variance for the north side property line to be reduced to the existing 3ft setback for the new front porch awning/covered deck.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: \$500.00
Receipt: 142009-0003
Filing Date: 7-18-24
Received By: NJK
Parcel Number: 0709 1920 3128
Zoning District: TR-C2
Alder District: 11-TISHLER

Hearing Date: 8-15-24
Published Date: 8-8-24
Appeal Number: LNDVAR-2024-00010
GQ: _____
Code Section(s): 28.043(2)

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The existing home was previously relocated to the current lot in an uncommon rotation and place which encroaches the current zoning setback. To relocate the home would take extreme measures and incur unreasonable costs. The location of the existing door is also in a unfavorable location.

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 proposed porch does not contradict the spirit or purpose of the zoning district as there are many homes with covered porches and entry into the homes. We can also obtain an approval letter from the affected neighbor.

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 improvement of the property in regard to the home entrance area. Relocation of the home or the entrance to the home would be impossible due to substantial and unreasonable costs.

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.

The property was purchased in its current configuration. No changes to the lot or structure have occurred under the current ownership. The ordinance prevents the current owner from improving the dwelling in any location along the North side of the structure.

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

The proposed porch does not create substantial detriment to adjacent property as the existing home is already a 2-story home and the porch awning will be built for the first floor thus not being higher than the adjacent property.

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

We have seen other homes in the neighborhood with similar structures and some neighbors have mentioned it would look nice and add to the home visually considering it faces a busy street.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held. |
| <input checked="" type="checkbox"/> | Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next 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 directions showing existing and proposed. Show the existing structure and proposed addition(s). |
| <input checked="" type="checkbox"/> | Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans. |
| <input type="checkbox"/> | Front yard variance requests. Show the front yard setback of all other properties on the same block face. |
| <input type="checkbox"/> | Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots. |
| <input type="checkbox"/> | Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees. |
| <input checked="" type="checkbox"/> | Email digital copies of all plans and drawings to: zoning@cityofmadison.com . |
| <input type="checkbox"/> | Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information. |
| <input checked="" type="checkbox"/> | CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs. |
| <input checked="" type="checkbox"/> | CHECK HERE. I acknowledge that any statements implied as fact require evidence. |

STAIRS

20'3"

LIVING ROOM.

3'

9' 1 1/2"

6 1/2" wall

OPENING

13'3"

3'

36"

Door

10' x 4' window

5'4"

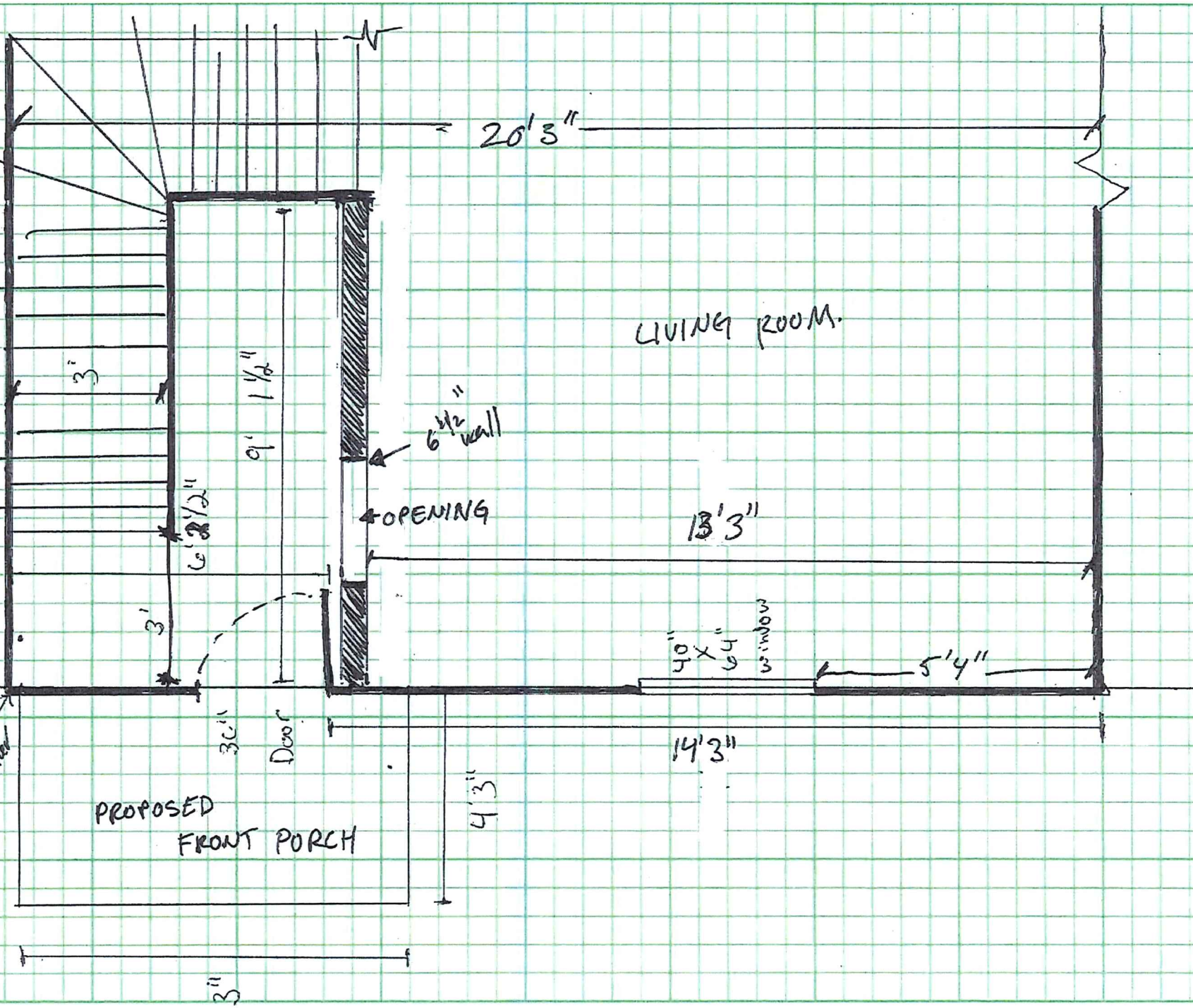
3" to corner

PROPOSED FRONT PORCH

4'3"

14'3"

3"



SITE PLAN

501 N Rosa Rd

Madison, WI 53705

Parcel ID: 0709-192-0312-8

Lot area: 0.15 Acres

Paper Size: 11"x17"

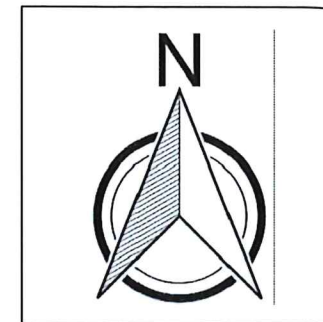
Side Setback Variance for Open Porch on
Single Family House

Side Yard Setback

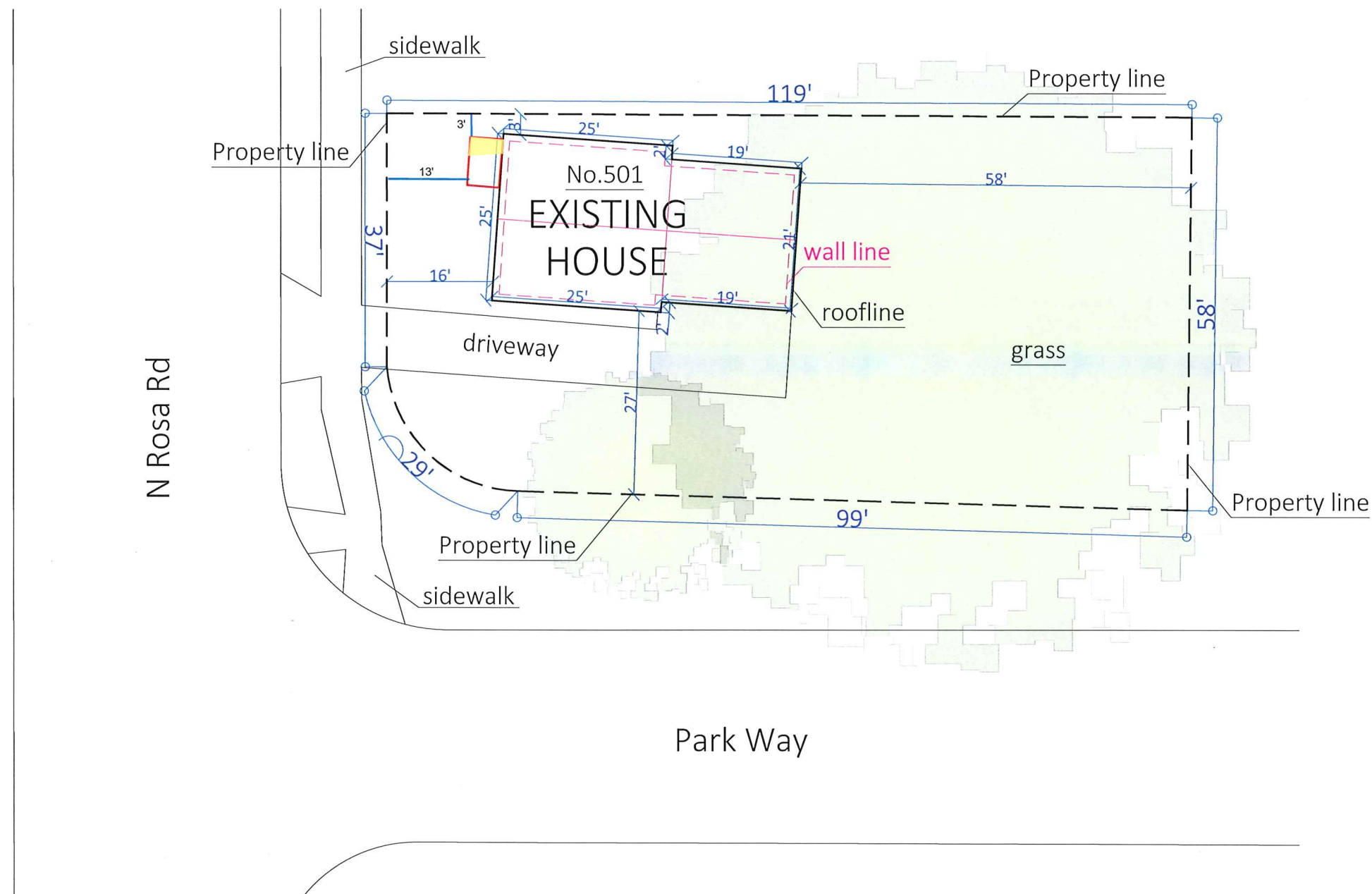
Required 6'

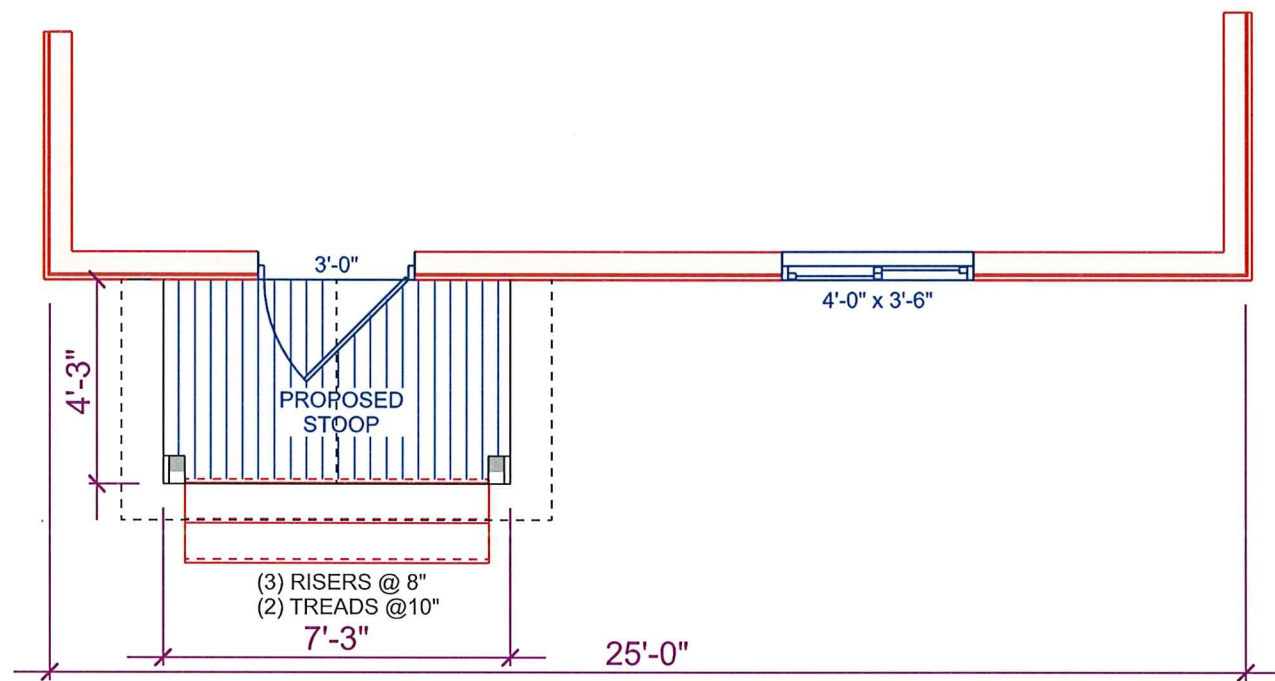
Proposed 3'

Variance 3'

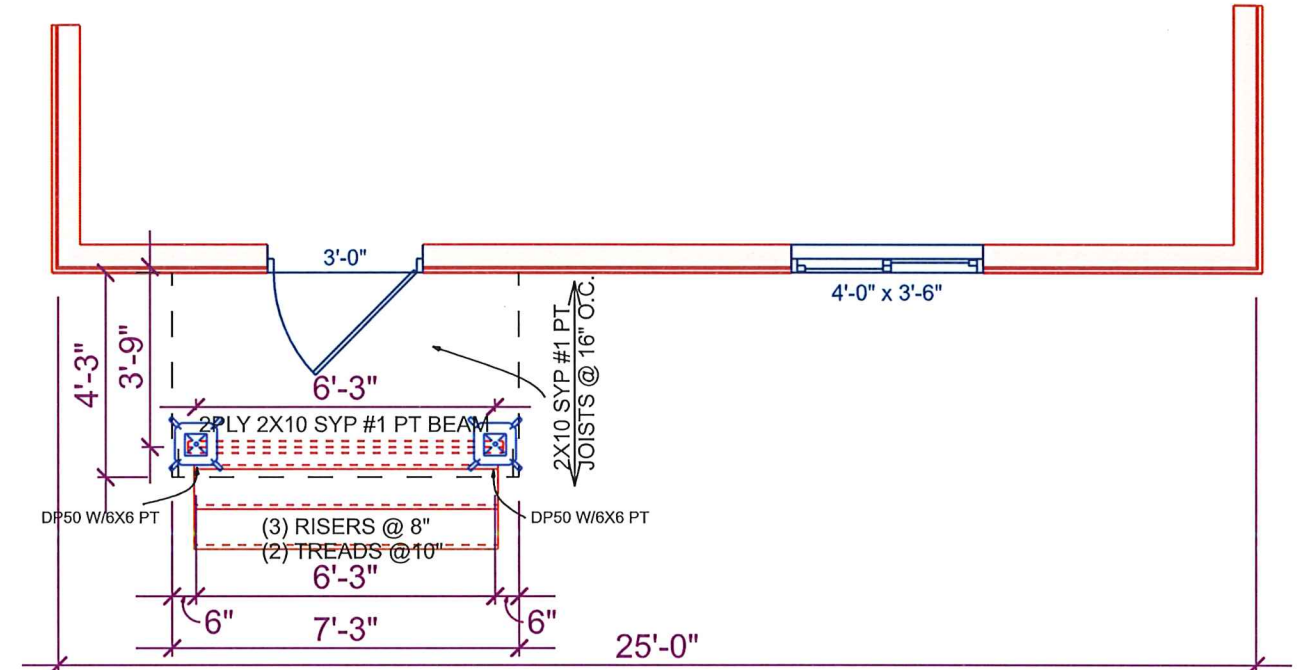


scale 1"=20'





PROPOSED STOOP
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



Lumber and HomeWorks

613 ATLAS AVE. MADISON, WI 53714 Phone: (608) 244-4777

Scale: As Shown

501 NORTH ROSA ROAD

DRAWN BY: A.C.

Date: 7.16.2024

MADISON, WI

VRH

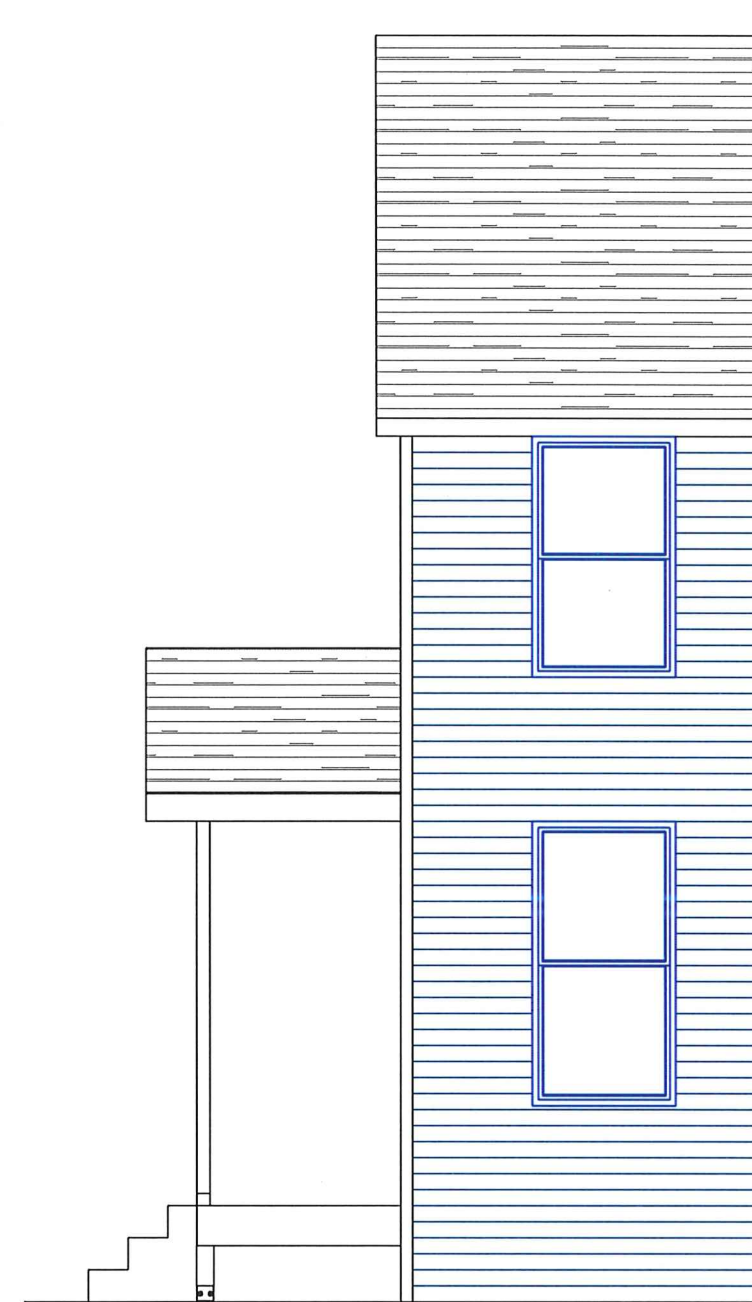
CASTRO DECK

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CLIENT AND / OR CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. THE CLIENT AND / OR CONTRACTORS WILL ASSUME ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

DRAWING NUMBER:



ELEVATION FRONT
SCALE: 1/4" = 1'-0"



ELEVATION RIGHT
SCALE: 1/4" = 1'-0"



Lumber and HomeWorks

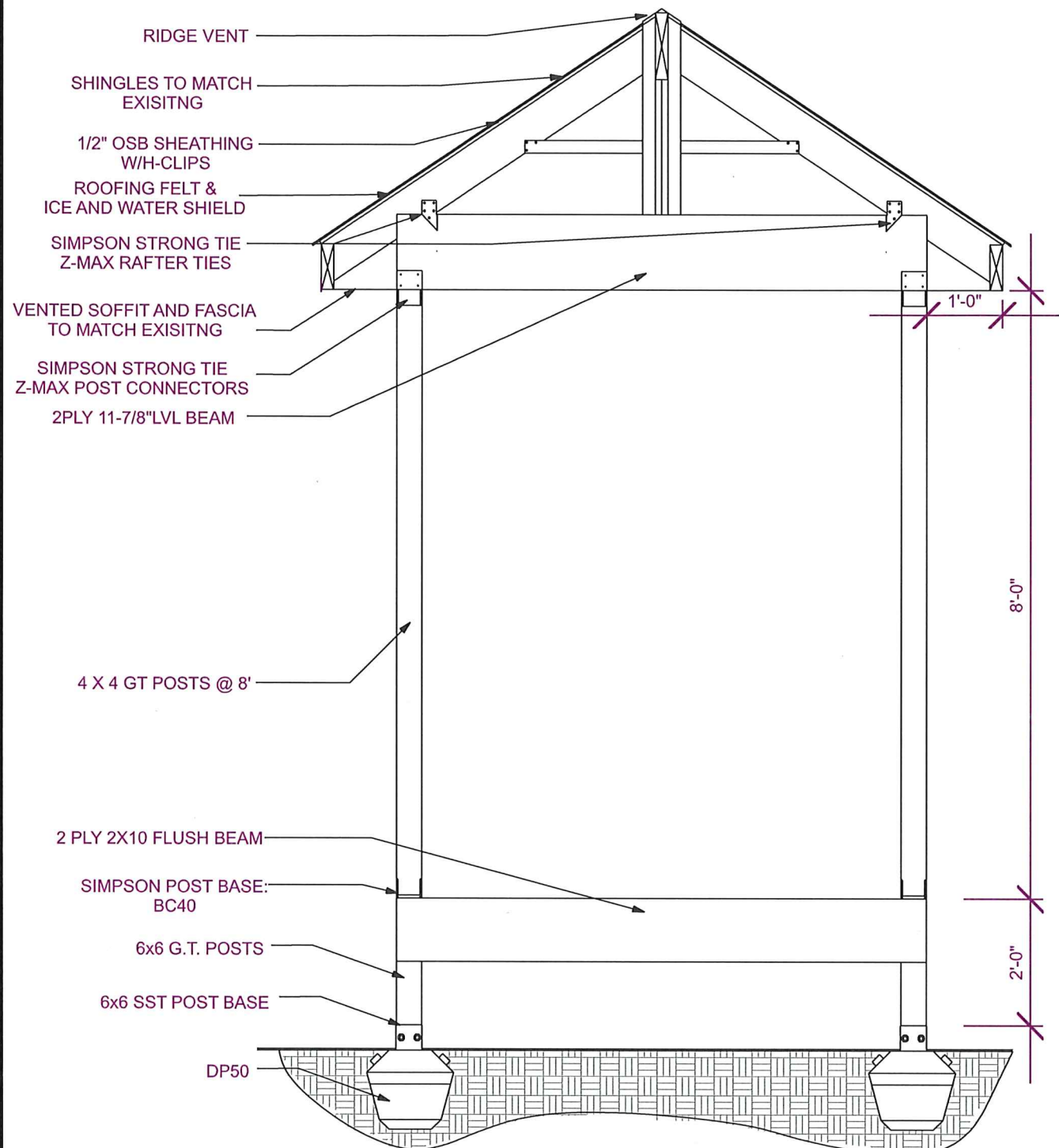
613 ATLAS AVE. MADISON, WI 53714 Phone: (608) 244-4777

| | | |
|-----------------|------------------------------------|--------------------------|
| Scale: As Shown | 501 NORTH ROSA ROAD MADISON, WI | DRAWN BY: A.C. VRH |
| Date: 7.16.2024 | | |

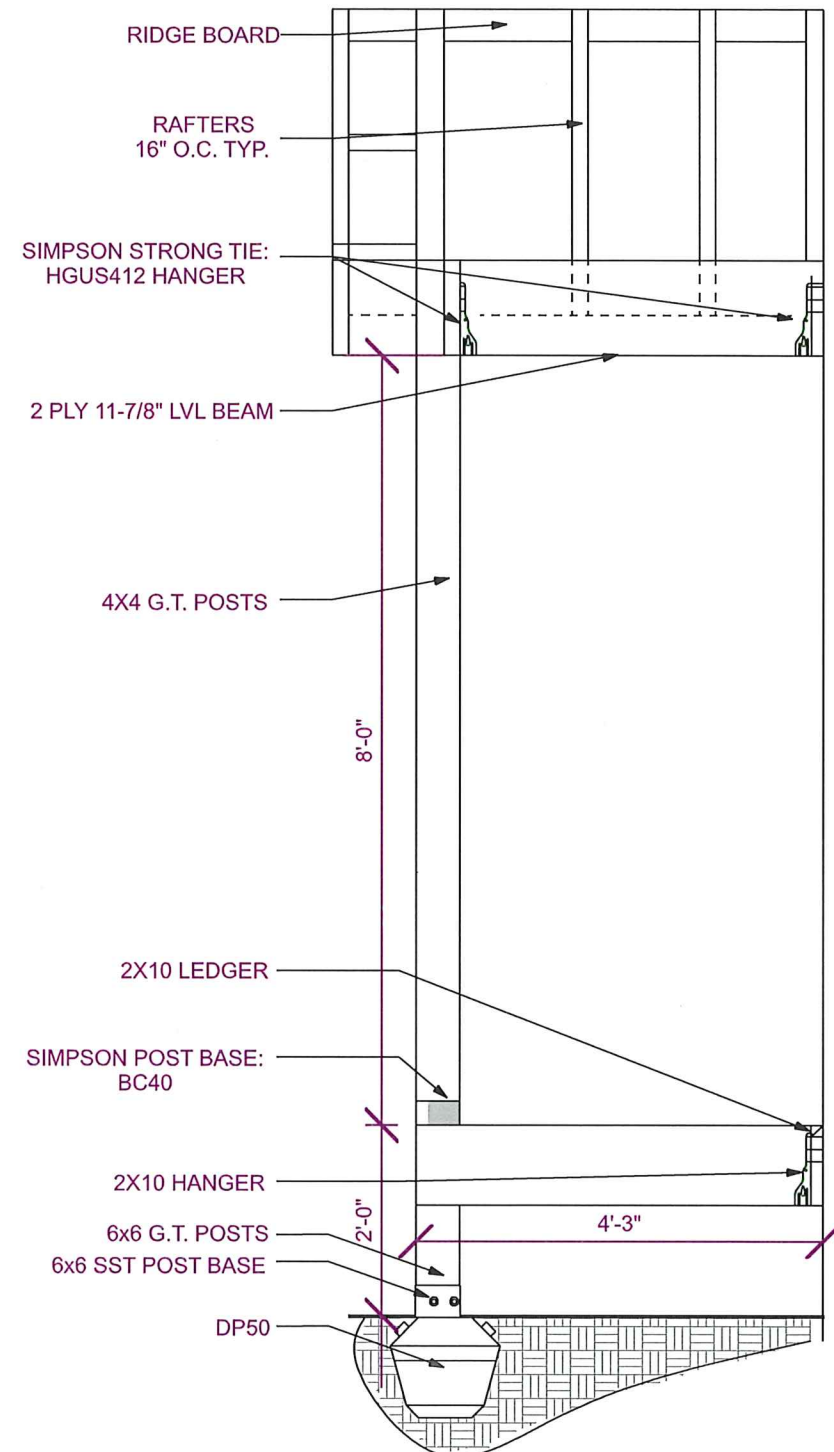
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DRAWING NUMBER:



SECTION FRONT
SCALE: 1/2" = 1'-0"



SECTION RT
SCALE: 1/2" = 1'-0"

| | | | |
|--|--|---------------------------|-----------------|
|  Lumber and HomeWorks 613 ATLAS AVE. MADISON, WI 53714 Phone: (608) 244-4777 | | DRAWN BY: A.C. VRH | |
| Scale: As Shown | 501 NORTH ROSA ROAD MADISON, WI | | |
| Date: 7.16.2024 | CASTRO DECK | | |
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