



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: 313 N Livingston St Madison WI 53703

Name of Owner: Livingston Manor LLC

Address of Owner (if different than above): _____

Daytime Phone: 608 848 8927 Evening Phone: _____

Email Address: weyrduo@earthlink.net

Name of Applicant (Owner's Representative): James Owen

Address of Applicant: 3030 Shady Oak Lane Verona WI 53593

Daytime Phone: 608 438 1074 Evening Phone: 608 438 1074

Email Address: weyrduo@earthlink.net

Description of Requested Variance:
we'd like to install an enclosed basement entry to the rear (NE side) of the house in place of the storm door in place. We're doing this because the interior basement stairway is dangerous and being removed due to structural repairs. A safe covered entry to the basement is necessary for access to mechanicals and storage all year round.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 042530-0001
Filing Date: 3/29/18
Received By: WJ
Parcel Number: 0709-132-0918-0
Zoning District: TR-V2
Alder District: 2-Zellers

Hearing Date: 4/19/18
Published Date: _____
Appeal Number: _____
GQ: _____
Code Section(s): _____

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.

This lot was split and redeveloped in the late 1800's. this configuration caused the current setback issue.

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 covered access will be less intrusive to the property setback then the existing entryway by over a foot. This will create more space on the back of the house. the back of the house is right at the setback causing the existing storm door to intrude by six feet.

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 city ordinance would render the basement inaccessible. It is important to keep easy basement access in all seasons for safety reasons. We want to preserve the character of a 124 year old house without making drastic interior changes.

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 exterior basement door is a pre-existing condition. The property set-back ordinance would not allow safe basement access. Also the pre-existing interior basement stairwell is dangerous and non-compliant (it's 18" wide with low head room). Removing this is necessary for safety, structural repair and improving code compliance.

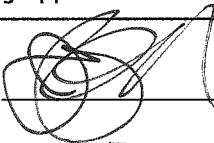
5. The proposed variance shall not create substantial detriment to adjacent property.
No. The back of the house adjoins a parking space and a garage. There are no living areas in view of this area, just pass through areas.
-
-

6. The proposed variance shall be compatible with the character of the immediate neighborhood. the proposed enclosed basement stairwell is in the back of the house and minimally intrusive to view. It is also an area with many rental properties with various forms of exterior stairways.
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-

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 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 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). (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 checked="" 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:  _____ **Date:** 3.29.18

----- (Do not write below this line/For Office Use Only) -----

DECISION

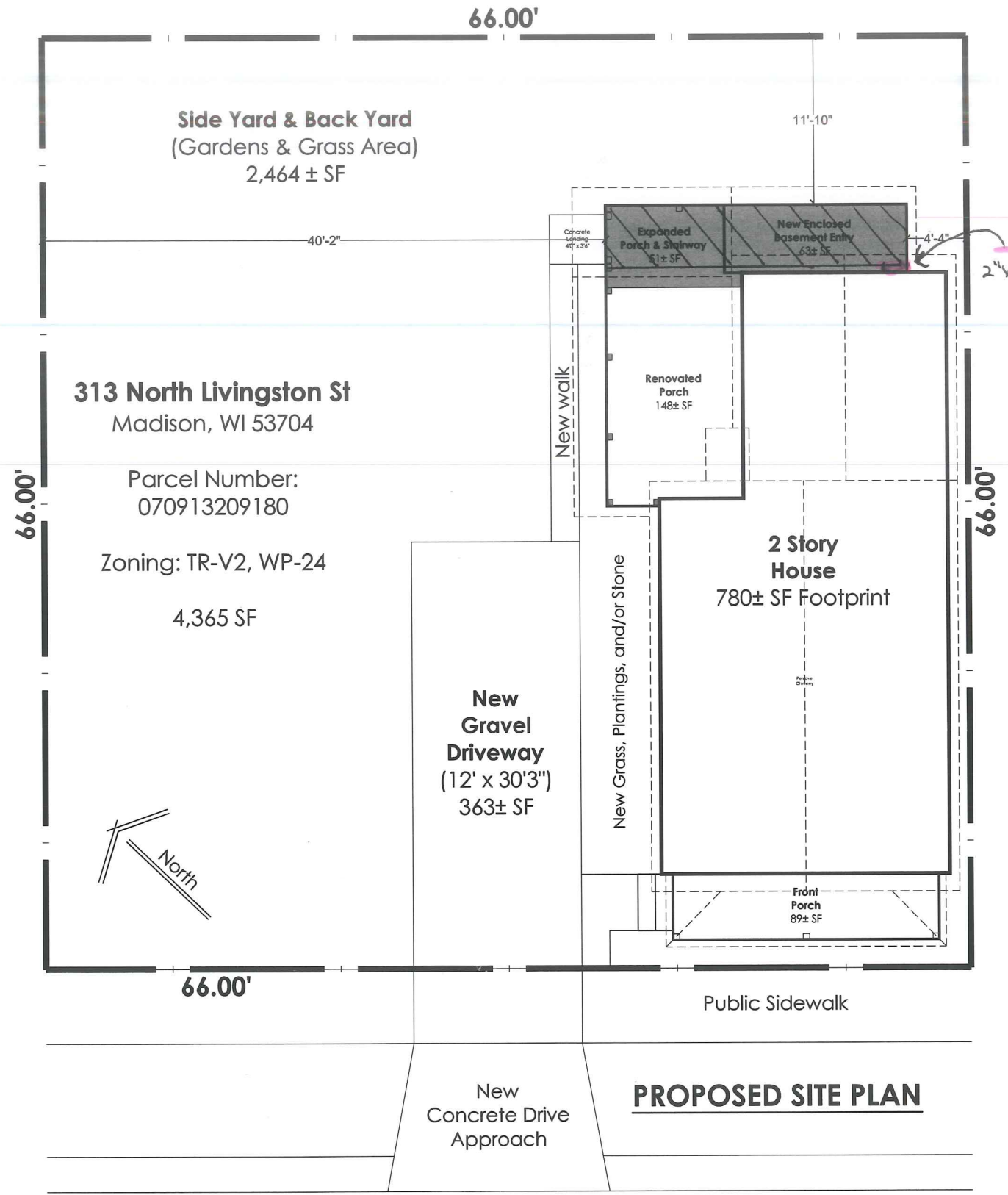
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(is) (is not)** in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: **Approved** **Denied** **Conditionally Approved**

Zoning Board of Appeals Chair: _____

Date: _____





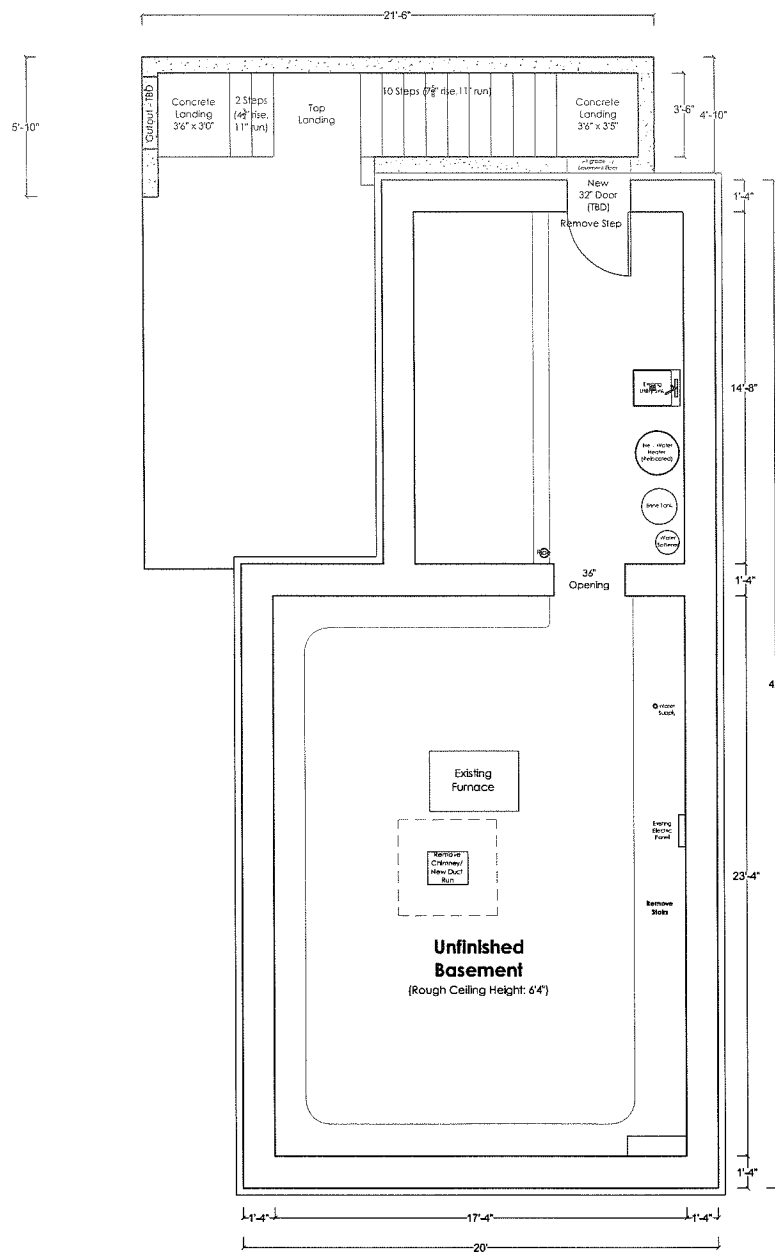
2-5 tons Single-family home
 Single-story covered landing and
 Enclosed Stair to basement addition
 ▨ Rear yard

16'-6" Required
 11'-10" Provided
 4'-8" Variance

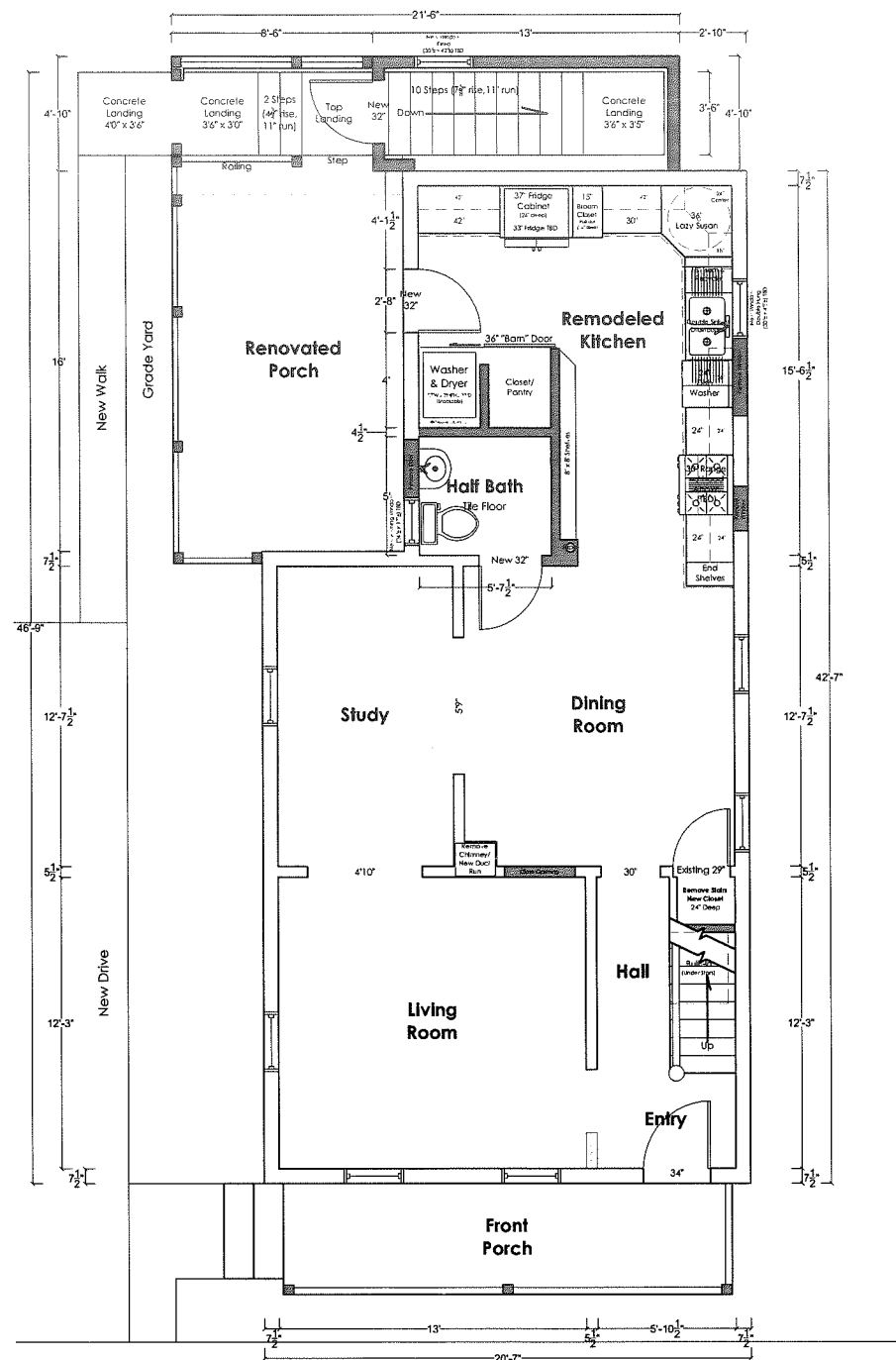
Side Yard
 6'-0" Required
 4'-4" Provided
 1'-8" Variance

Required Rear yard = 16'-6" (25% lot depth)

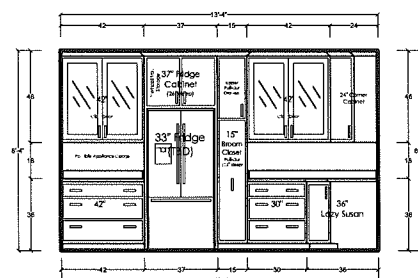
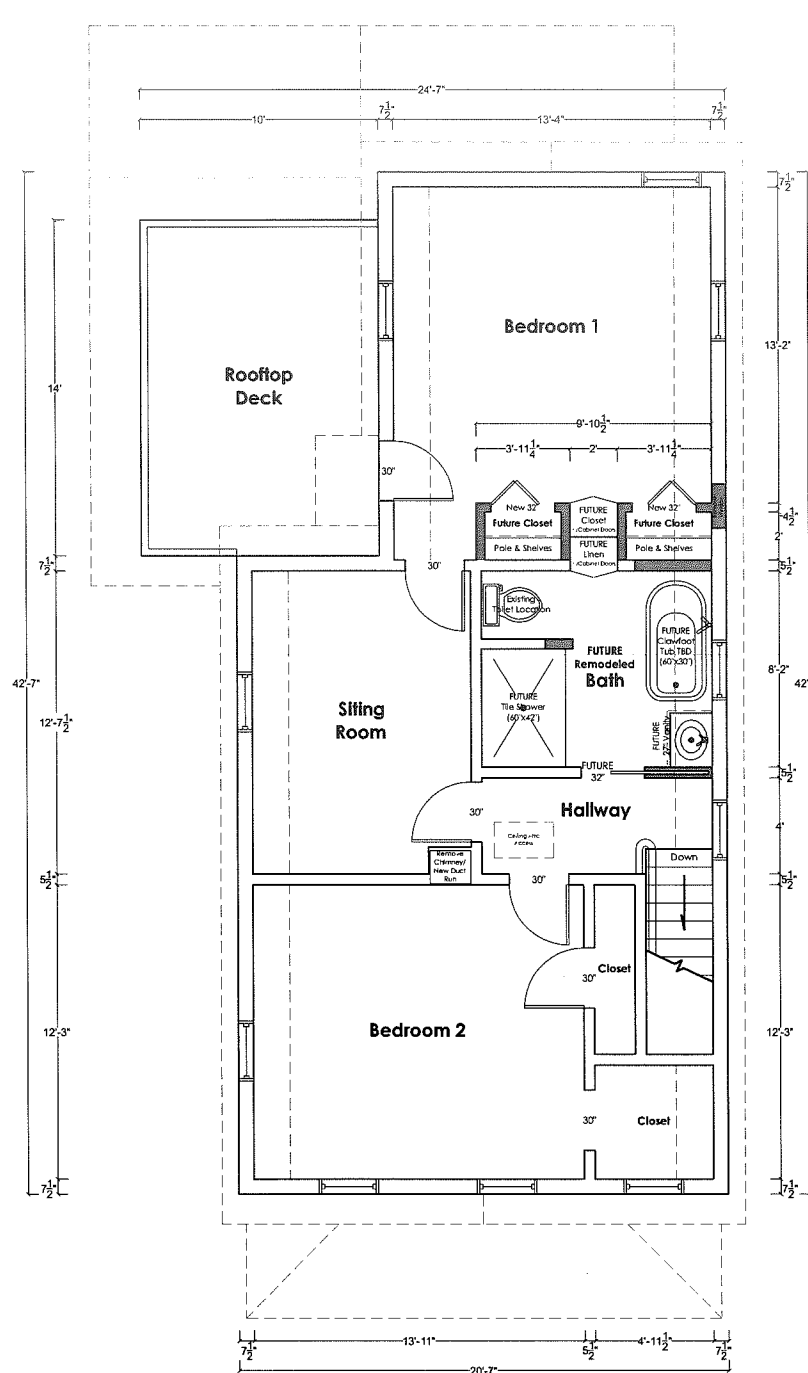
BASEMENT PLAN w/ ADDITION



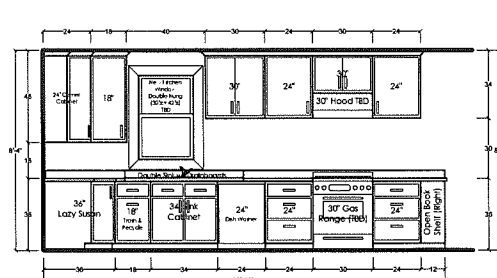
MAIN FLOOR PLAN w/ ADDITION & REMODEL



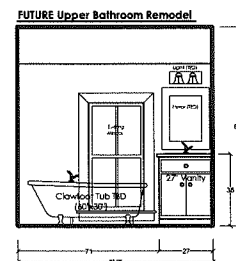
SECOND FLOOR PLAN w/ ADDITION & FUTURE REMODEL



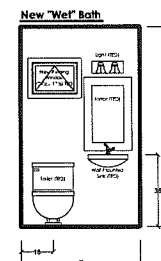
KITCHEN - CABINET ELEVATIONS



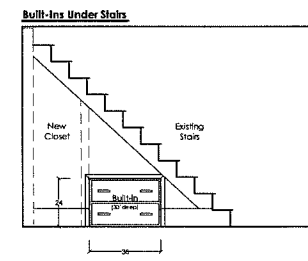
KITCHEN - CABINET ELEVATIONS



BATHROOM - ELEVATIONS

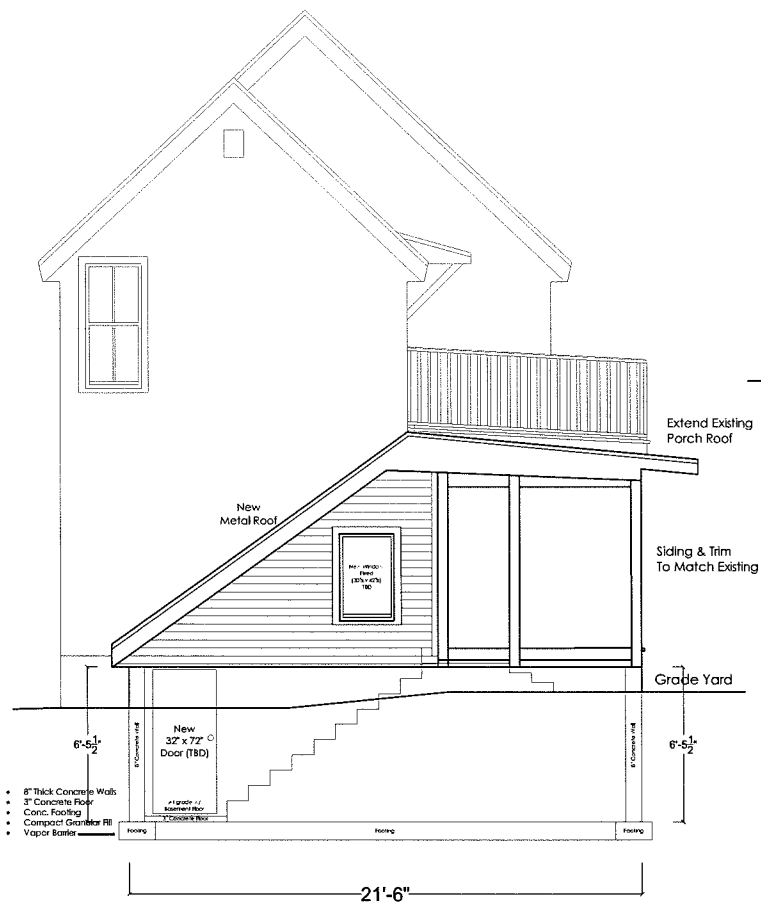


BUILT-INS UNDER STAIRS - ELEVATIONS





FRONT ELEVATION w/ ADDITION & PORCH



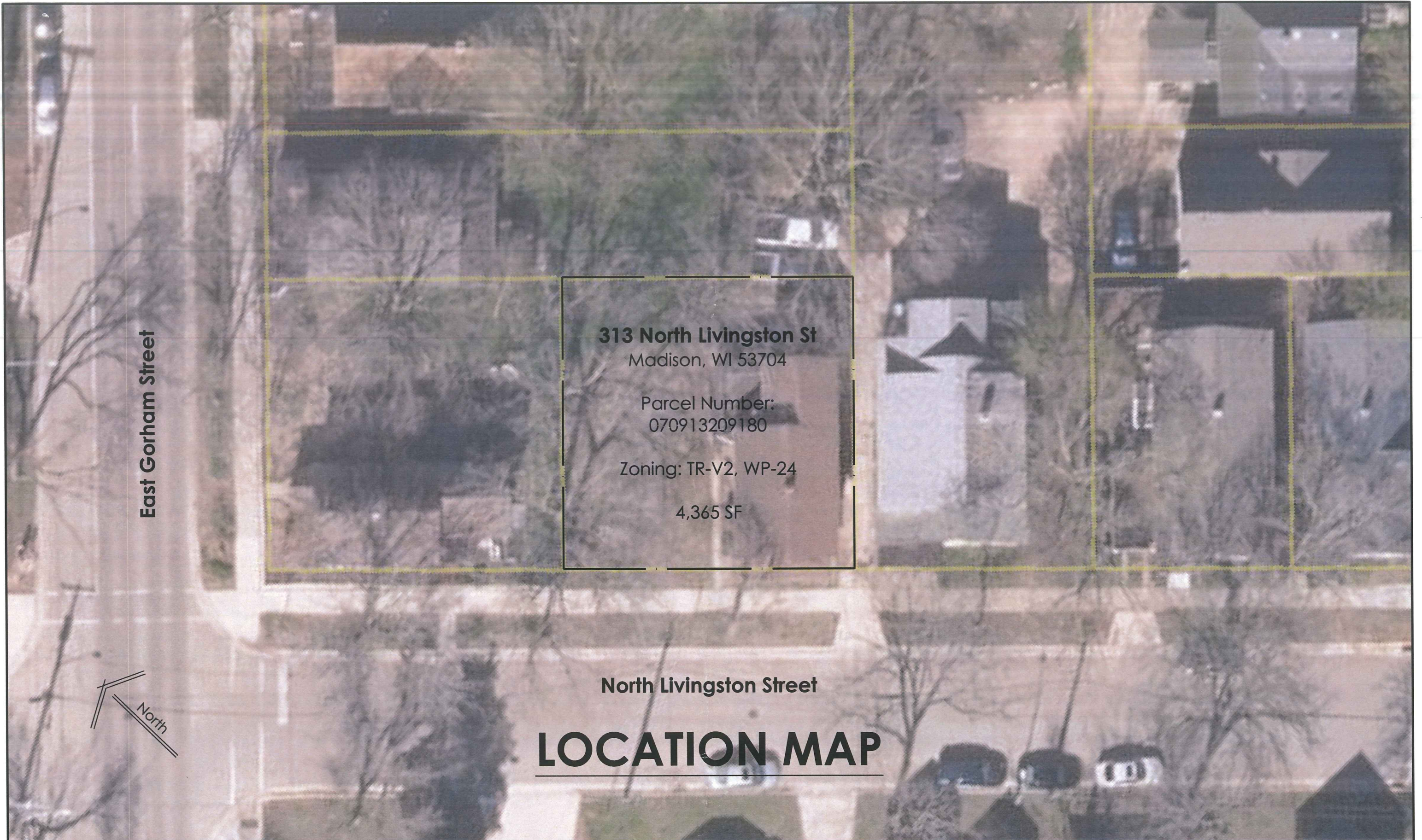
BACK ELEVATION w/ ADDITION & PORCH



LEFT ELEVATION w/ ADDITION & PORCH



RIGHT ELEVATION w/ ADDITION



East Gorham Street

313 North Livingston St

Madison, WI 53704

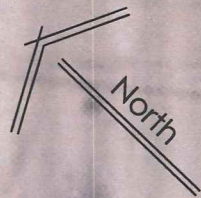
Parcel Number:
070913209180

Zoning: TR-V2, WP-24

4,365 SF

North Livingston Street

LOCATION MAP



James & Caryl Owen Home
Remodel & Addition Plans
313 North Livingston St, Madison, WI 53704
Created: 12.18.17 Updated: 12.20.17, 12.23.17, 1.4.18, 1.19.18, 1.22.18, 3.6.18, 3.27.18

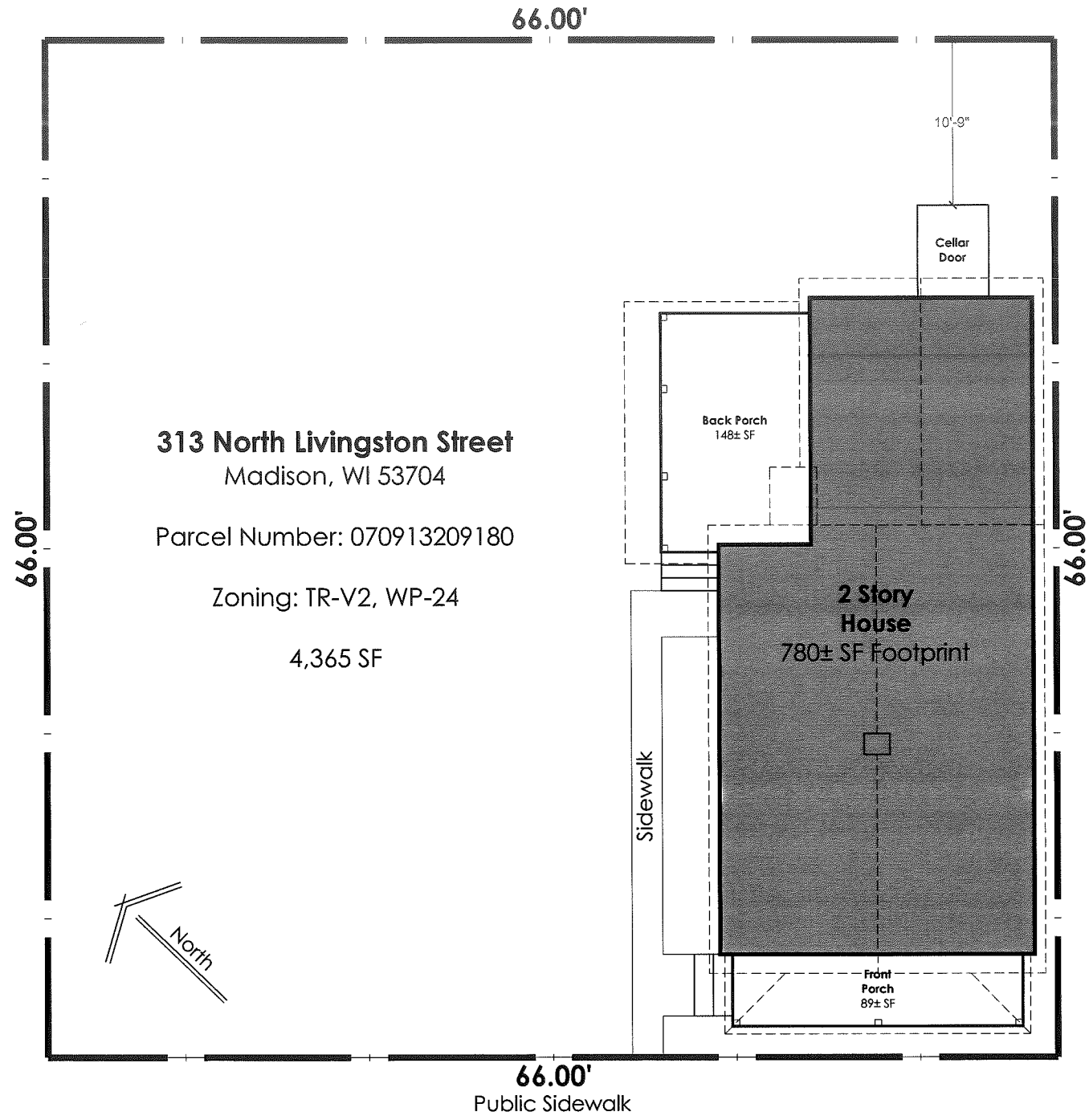
Owen Home Remodel Plans

Scale: 1" = 20' (printed at 11x17)

NOTE: These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor. Specific installation specifications should be references for all appliances. The cabinetmaker and general contractor are responsible for the proper cabinet construction and installation of all appliances.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

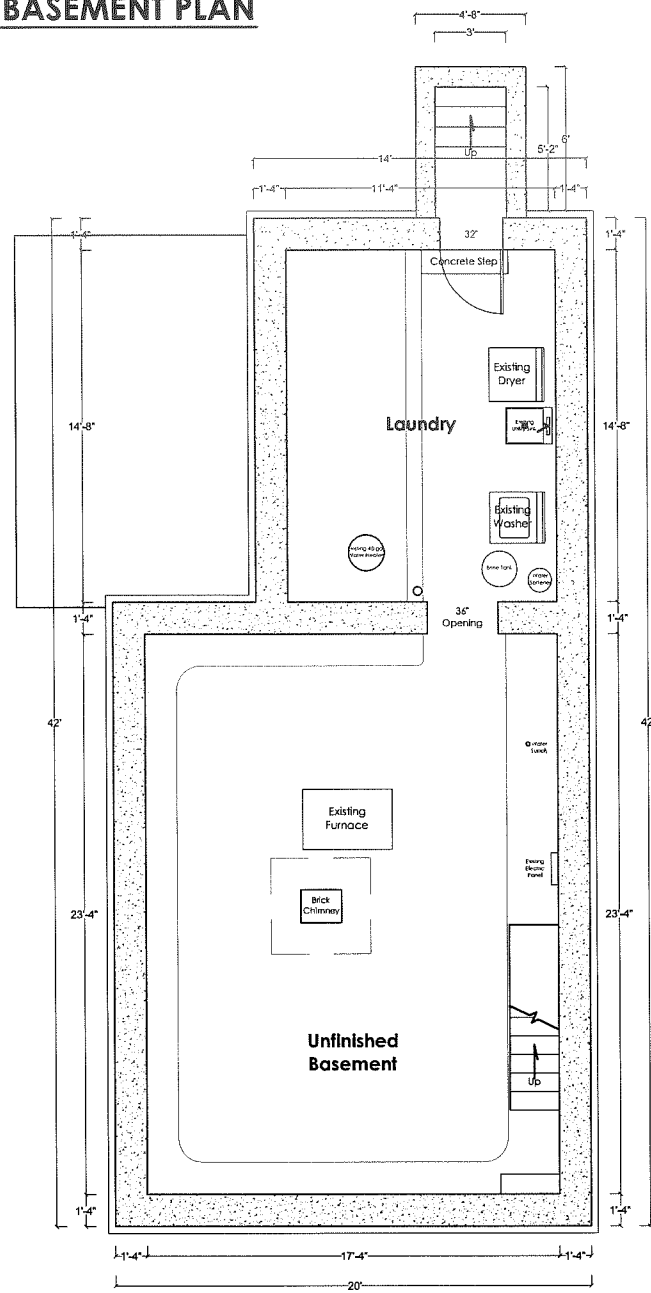
Landerud
Plan & Design LLC



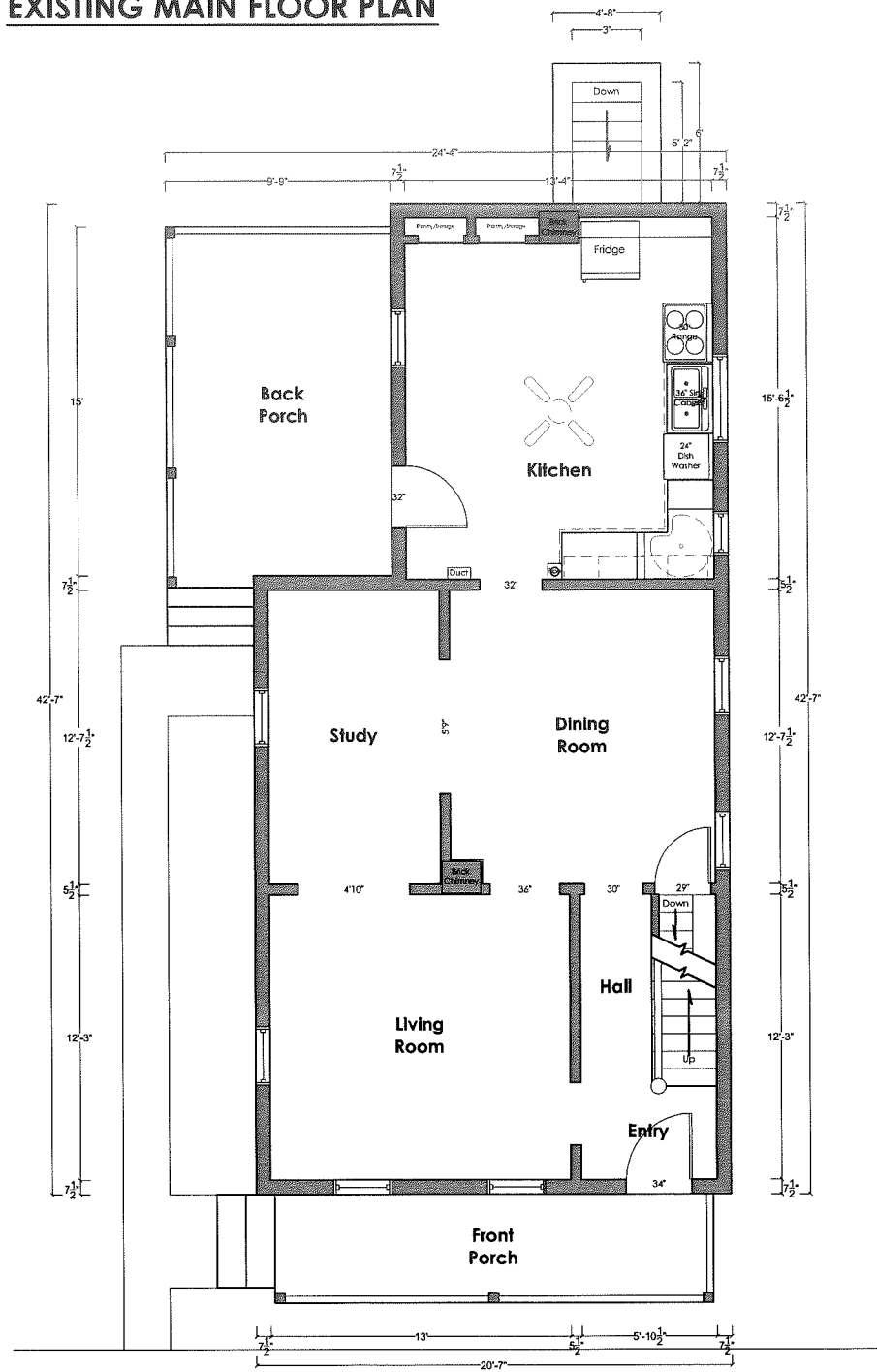
- Owen Remodel Plan Set**
- 1) Existing Site Plan
 - 2) Existing Floor Plans
 - 3) Existing Elevations
 - 4) Proposed Site Plan
 - 5) Remodeled Floor Plans with Cabinet Elevations
 - 6) Remodeled Elevations

EXISTING SITE PLAN

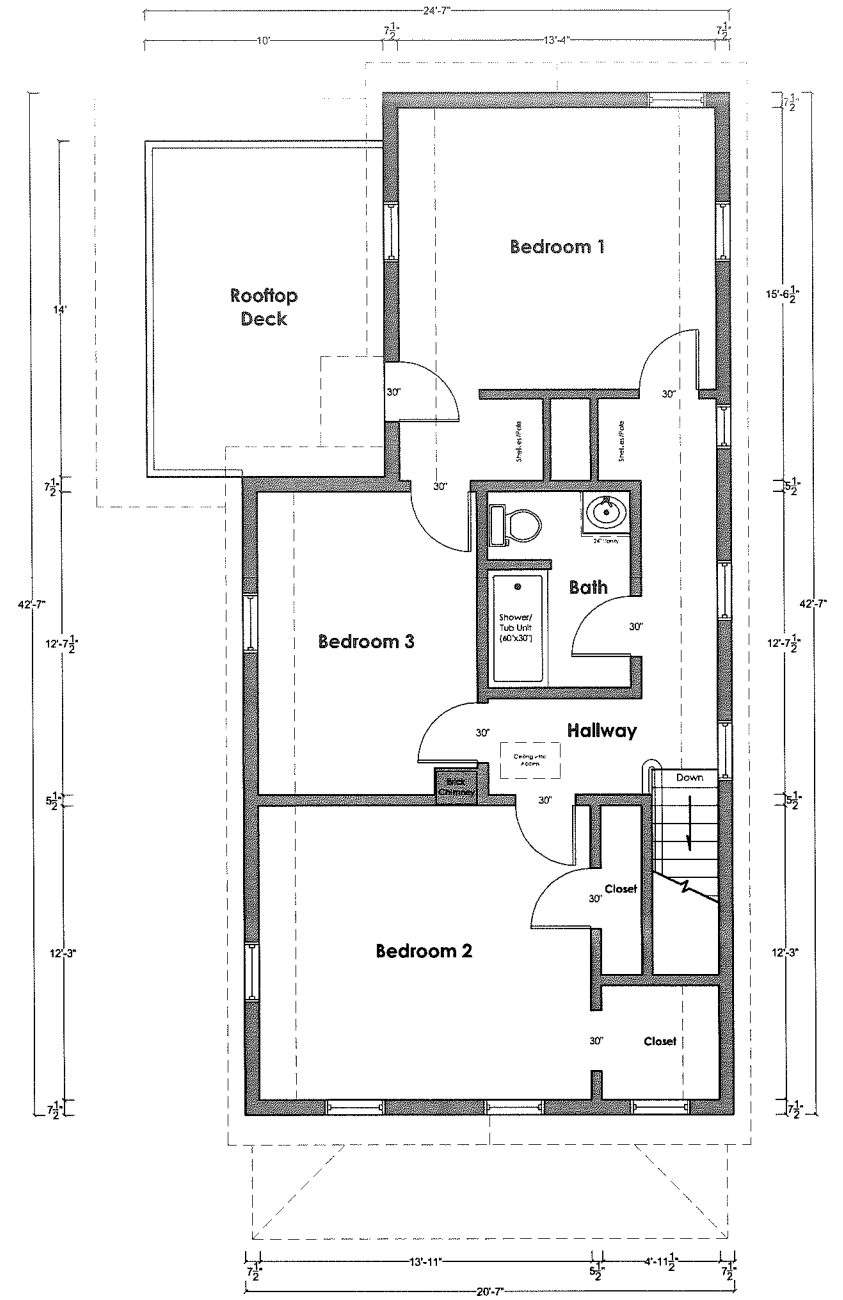
EXISTING BASEMENT PLAN



EXISTING MAIN FLOOR PLAN

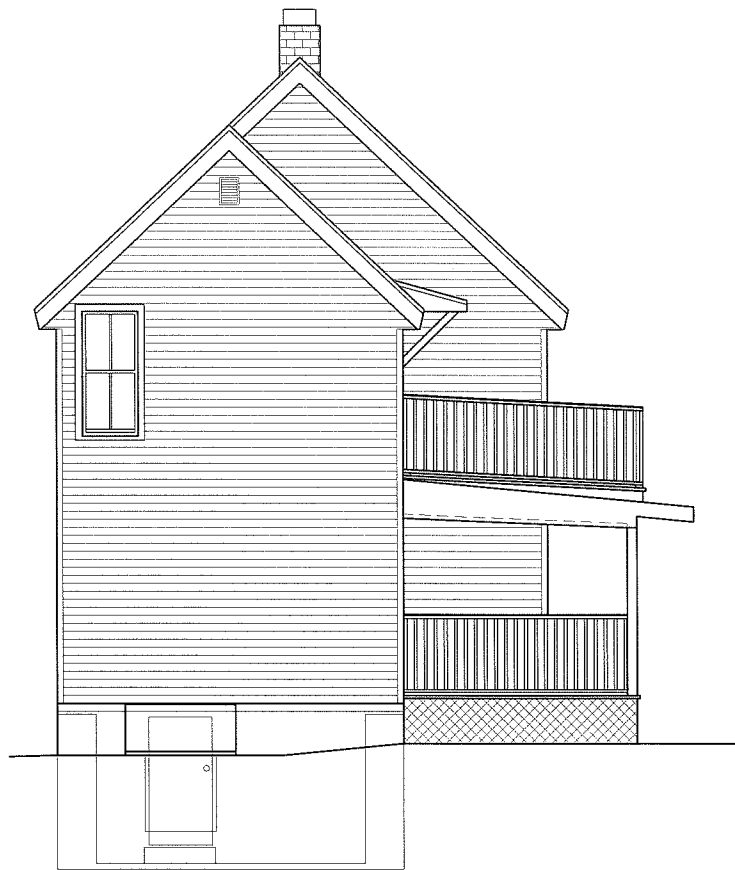


EXISTING SECOND FLOOR PLAN





EXISTING FRONT ELEVATION



EXISTING BACK ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION