



**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: 1509 Morrison Street

Name of Owner: John & Rae ^(Kaiser) Ganahl

Address of Owner (if different than above): 1509 Morrison Street
Madison WI 53703

Daytime Phone: 608-886-3970 Ev Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): John Mulligan

Address of Applicant: 7840 Leary Rd
Minocqua WI 54548

Daytime Phone: 715-892-2164 Evening Phone: _____

Email Address: JTM7840@gmail.com

Description of Requested Variance: Distance from rear property
Line - 5'6" Variance Requested from the
25' Required. 19.5 feet existing and will
not be going any closer.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>300 -</u>	Hearing Date: <u>5-11-17</u>
Receipt: <u>29234-0002</u>	Published Date: <u>5-4-17</u>
Filing Date: <u>4-20-17</u>	Appeal Number: <u>LNDVAR-2017-00007</u>
Received By: <u>mwt</u>	GQ: _____
Parcel Number: <u>0710-072-2223-6</u>	Code Section(s): <u>28.047(2)</u>
Zoning District: <u>TR-V1</u>	_____
Alder District: <u>6-Bunnell</u>	_____

See Attached

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.

Standard For Variance Answers

- 1 This is a condo project in a residential area on a lot that was created from parts of two original lots. The house on one side is almost up to the lake (7 feet) and this residence is 19.5 feet from the lake with the next house about 38 feet from the lake. The lake is the rear property line.
- 2 With this project not going any closer to the rear of the property and being between 7-8 feet from the side yard, it does not infringe any further into setbacks that the original building. It will have virtually no effect on the neighbors being on the upper floor.
- 3 The upper balcony does not drain as effectively as originally intended and the roof over the screen area will limit the water on the upper balcony. Without this change damage will continue into the house below.
- 4 This was a problem created when built and the solution would be blocked by the existing rules. The building was built in the mid 70s.
- 5 This change will only effect the immediate neighbor to the East and will only change their view from the upper floor by the few inches because of the angles of the houses. It will not be substantially visible from other neighbors.
- 6 The rooflines will match and it will look like it is part of the original construction. It will fit character of the rest of the house.

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):

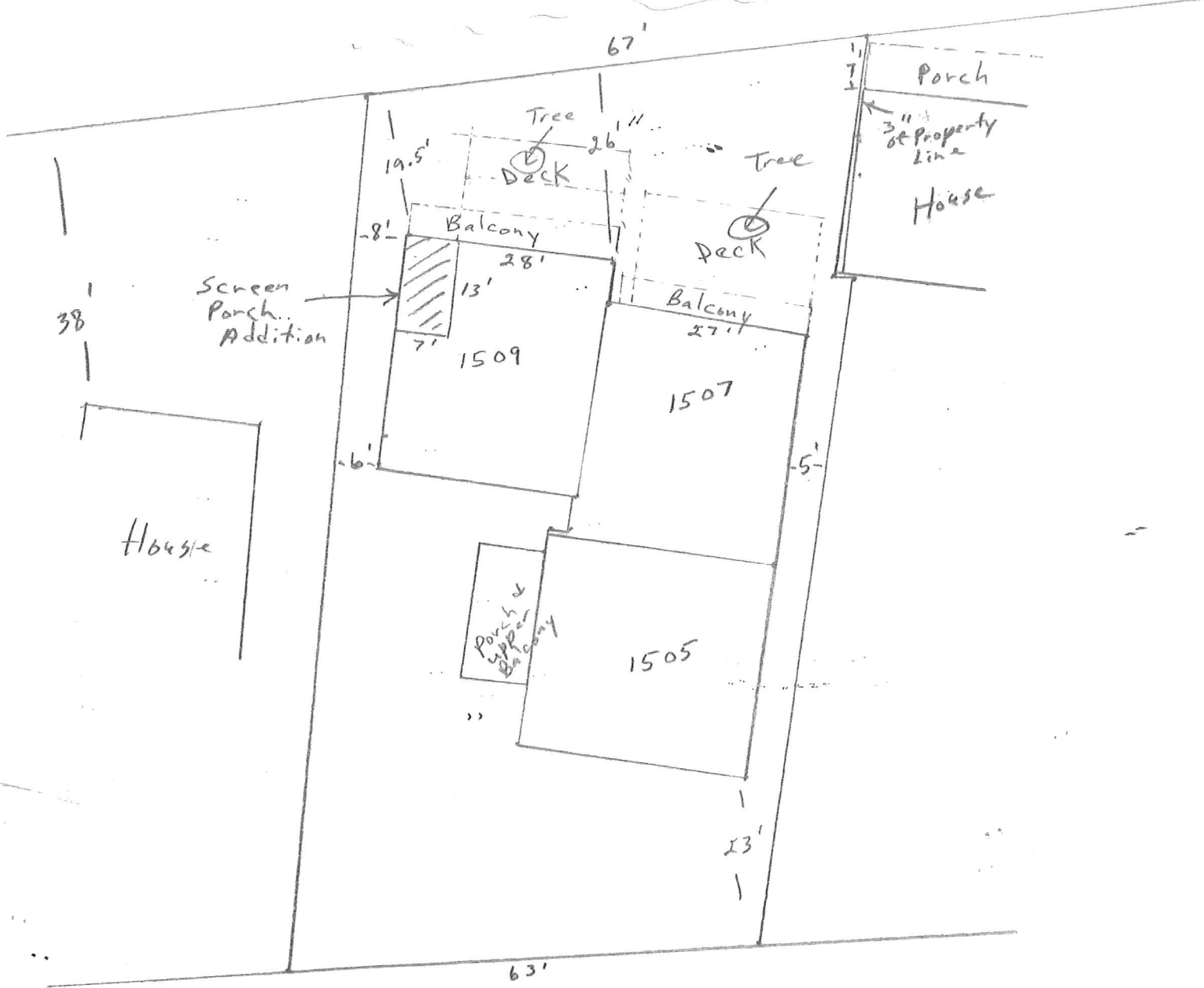
<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board 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 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 checked="" 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 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: *James Yamahl* **Date:** 4/19/17

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

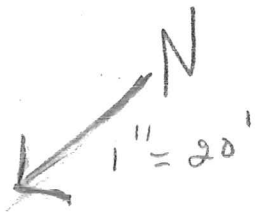
<u>DECISION</u>
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:
Date:

Lake Monong



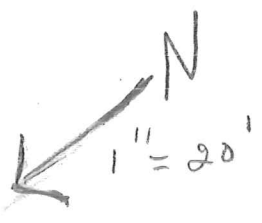
1509 Morrison Street

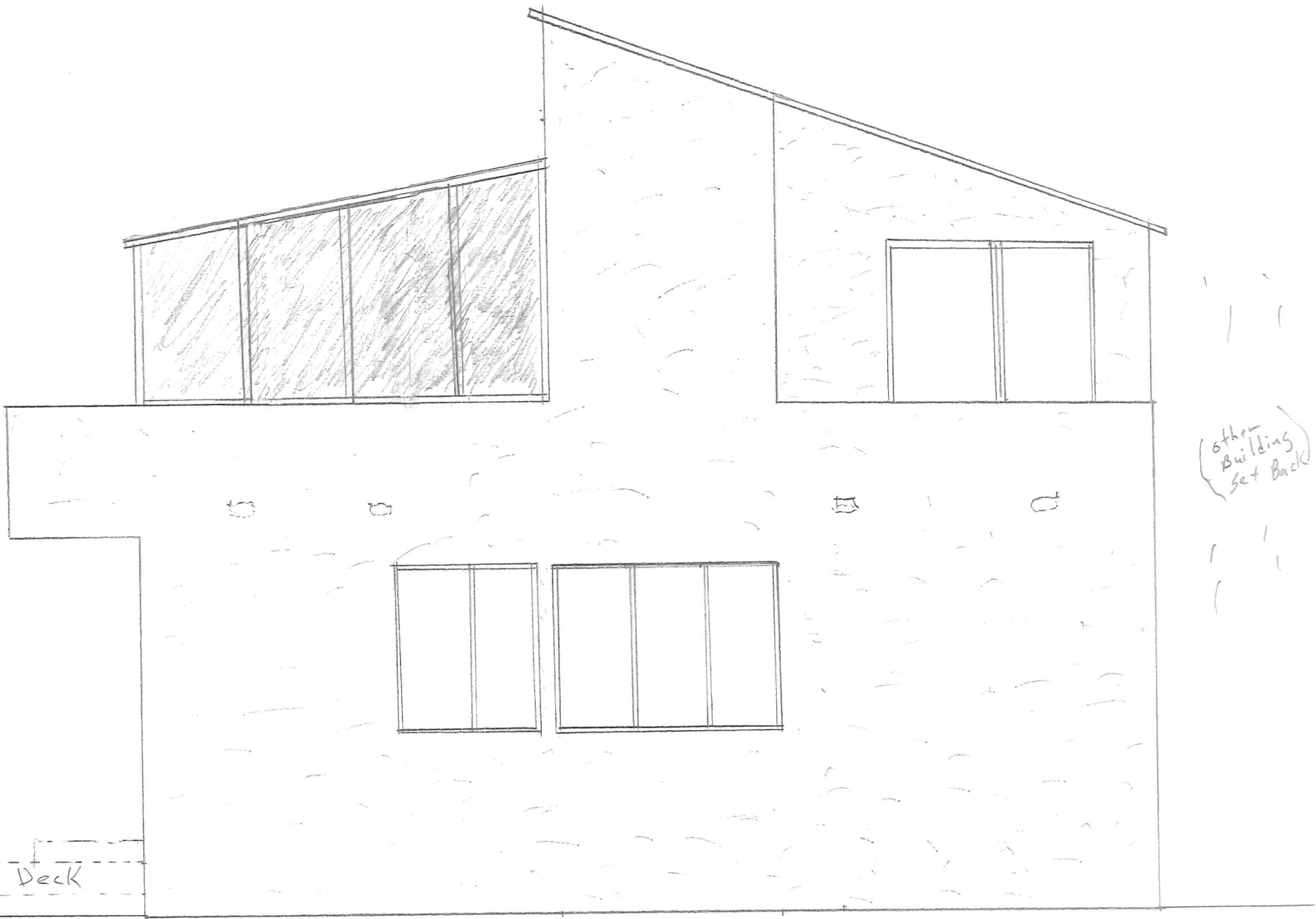
Site Plan





1509 Morrison Street
 Floor Plan





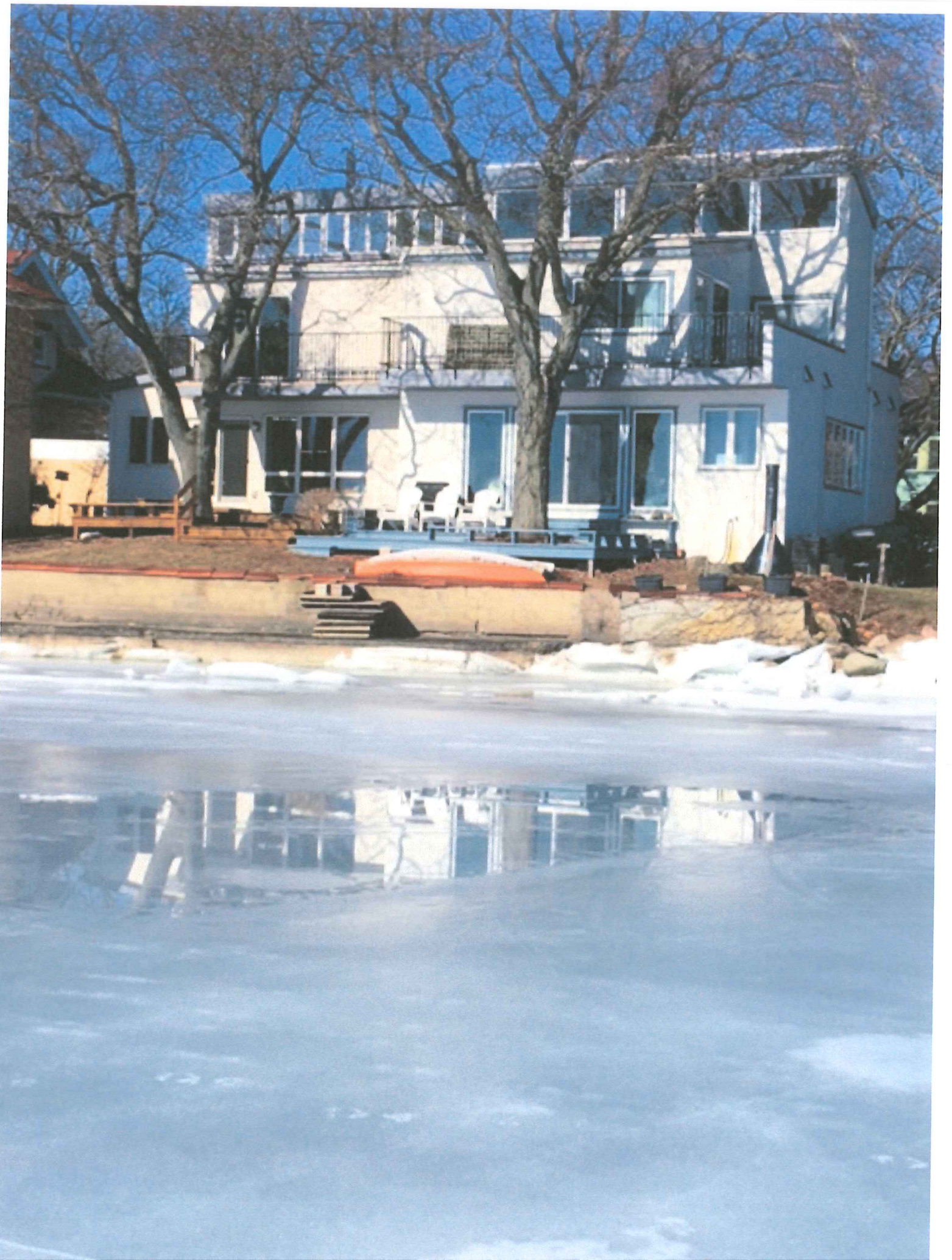
{ other
Building
set back }

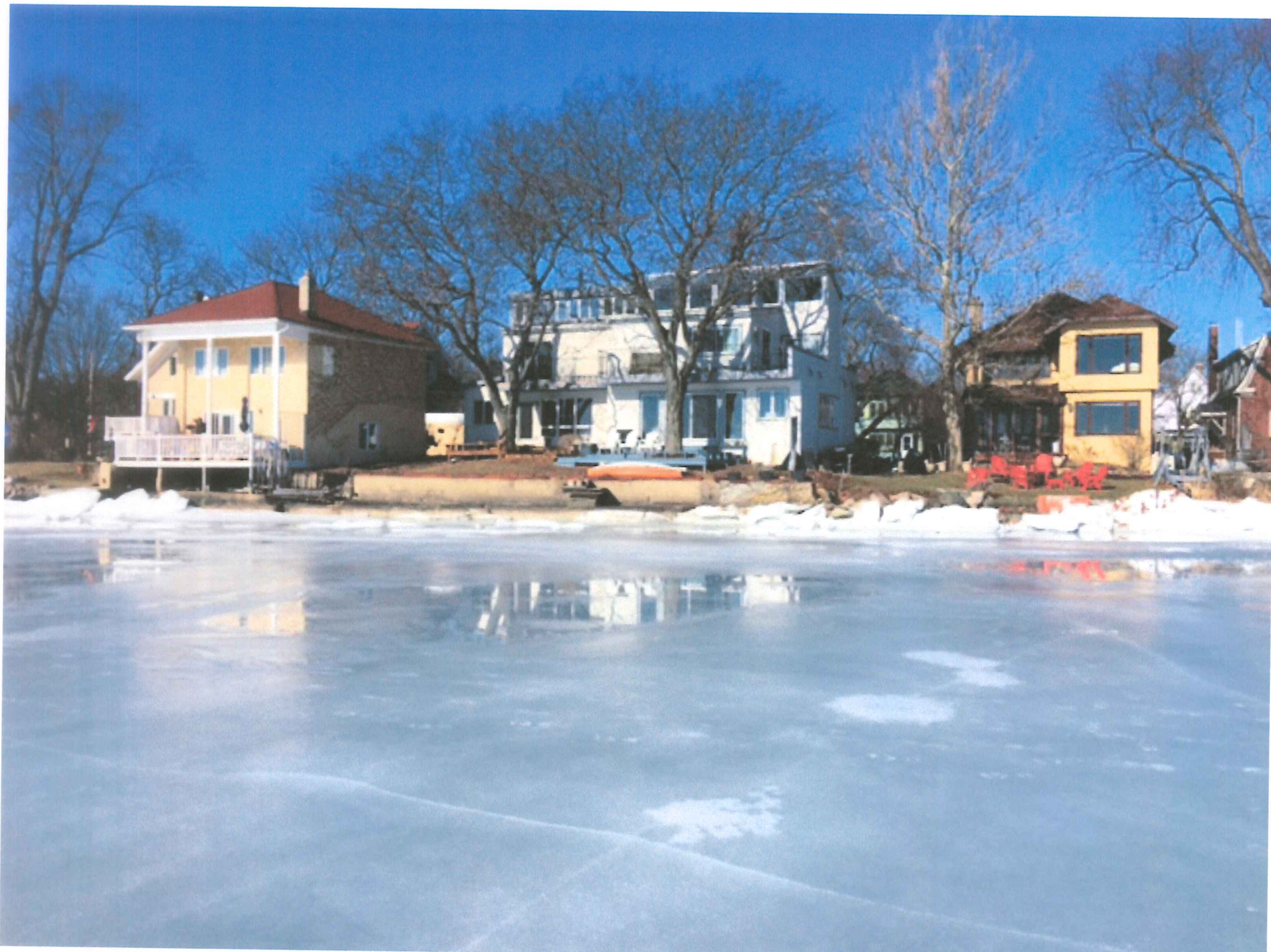
Deck

This part set back 6'











1st Floor Ceiling
Water Damage
at corner of
Balcony Area

