



**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: 1213/1215 Spaight Street

Name of Owner: Andrew & Erica Jessen

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Jenny Dechant

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

A variance for the required width of the side yard is requested

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>8/25/16</u>
Receipt: <u>019182-0004</u>	Published Date: <u>8/18/2016</u>
Filing Date: <u>8/2/16</u>	Appeal Number: <u>LNOVAR-2016-00019</u>
Received By: <u>[Signature]</u>	GQ: <u>TLHD</u>
Parcel Number: <u>0710-073-0512-3</u>	Code Section(s): <u>28.045(2)(a)</u>
Zoning District: <u>TR-C4 His-TL</u>	
Alder District: <u>6-Rummel</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.

see attached

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.

see attached

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.

see attached

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.

see attached

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

see attached

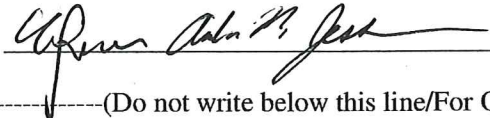
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

see attached

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 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 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). (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 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: 7/24/16

----- (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:

1215 Spaight Street Attic Conversion

Jenny Dechant
225 Church Street
Lodi, WI 53555
June 30th, 2016

Matt Tucker
Zoning Administrator
City of Madison Planning Division
215 Martin Luther King Jr. Blvd.
Room LL.100 | P.O. Box 2985
Madison, WI 53701-2985

To Whom It May Concern:

As a representative of the homeowners of 1213/1215 Spaight Street, I am submitting this variance application for an alteration to this residential property in the Third Lake Ridge Historic District.

The property is currently separated for two-family use, with the first and second floors divided for two tenant spaces. The current owners occupy the second level floor and would like to convert the third floor attic area into a master suite complete with a bedroom, bathroom and sitting area. The third floor currently has one finished room which was once used as a servants quarters and is accessed by a small stairway at the rear of the home.

In order to safely occupy this third floor space, a new code compliant stairway is needed to connect the second and third floor levels. Our proposed plans include a new attic roof dormer which provides the minimum adequate headroom needed for a fully code compliant new stairway. A second dormer is proposed to contain a small bathroom for the master suite. The dormers are equally sized in order to maintain consistency along this building façade.

The following points address the standards needed for a variance:

- 1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district***
 - a. The conditions requiring a variance are preexisting. This home is located on an undersized lot within a historic district and was constructed close to the lot line.
 - b. Due to the existing home's floor plan layout, the second stairway accessing the third floor must be constructed in the north east corner of the building. The existing stairway from the first-to-second floor is located in this corner of the building. The proposed design intends to use the load bearing walls of the existing stairway and will maximize efficiency in the floor plan by locating the second-to-third floor stair directly above the existing stair.
- 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.***
 - a. The proposed design simply extends existing walls upwards for the new dormers. Therefore, the existing distance of the walls set back from the property line is being maintained.
 - b. The existing prominent roof line of the home will be maintained. The dormers are set back from the street front façade so that the overall bulk of the building is maintained.

1215 Spaight Street Attic Conversion

- c. The proposed dormer above the stairway is the minimum size needed for adequate headroom for egress through this space. The second dormer has been sized and located on the exterior wall to maintain consistency of these elements along the building façade.
 - d. The design of the dormers has been reviewed and approved by the Landmarks Commission for appropriateness within the historic district.
- 3. For an area 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.**
- a. The proposed design of the dormer walls and roof maintains the current side yard setback.
 - b. It is structurally infeasible and would have a negative impact on the home for the new code required second stair to be located elsewhere.
- 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.**
- a. The condition requiring a variance is preexisting due to the location and lot size of the property.
 - b. There is an existing finished area within the third floor attic which is occupiable. Overall, the proposed attic alteration will improve the safety of this space's use. The proposed stairway dormer allows for a second means of egress from the space and would comply with modern day building codes.
- 5. The proposed variance shall not create substantial detriment to adjacent property.**
- a. The proposed design includes no significant change beyond the existing conditions. The neighboring building and this home are already constructed close to the property line. The proposed dormers are slightly lower than the primary roof line and do not greatly impact the home's street façade.
- 6. The proposed variance shall be compatible with the character of the immediate neighborhood.**
- a. The proposed design has been developed with input from the Landmarks Commission. This project was reviewed by the Landmarks Commission and received conditional approval on July 18th, 2016. The Commission recommended we continue to work with the Historic Preservation staff to ensure detailing of the eaves, window proportions and trim are compatible with the character of the home. The home owners and I are committed to preserving the historic qualities of this building and maintaining this structure as an amenity to the surrounding neighborhood.

In summary, I believe that this proposed project is in keeping with the intent of the regulations and will improve the quality and livability of this home. I look forward to working with the City of Madison to develop a project that is considerate of the zoning standards and will continue to be an amenity to the surrounding neighborhood.

Sincerely,



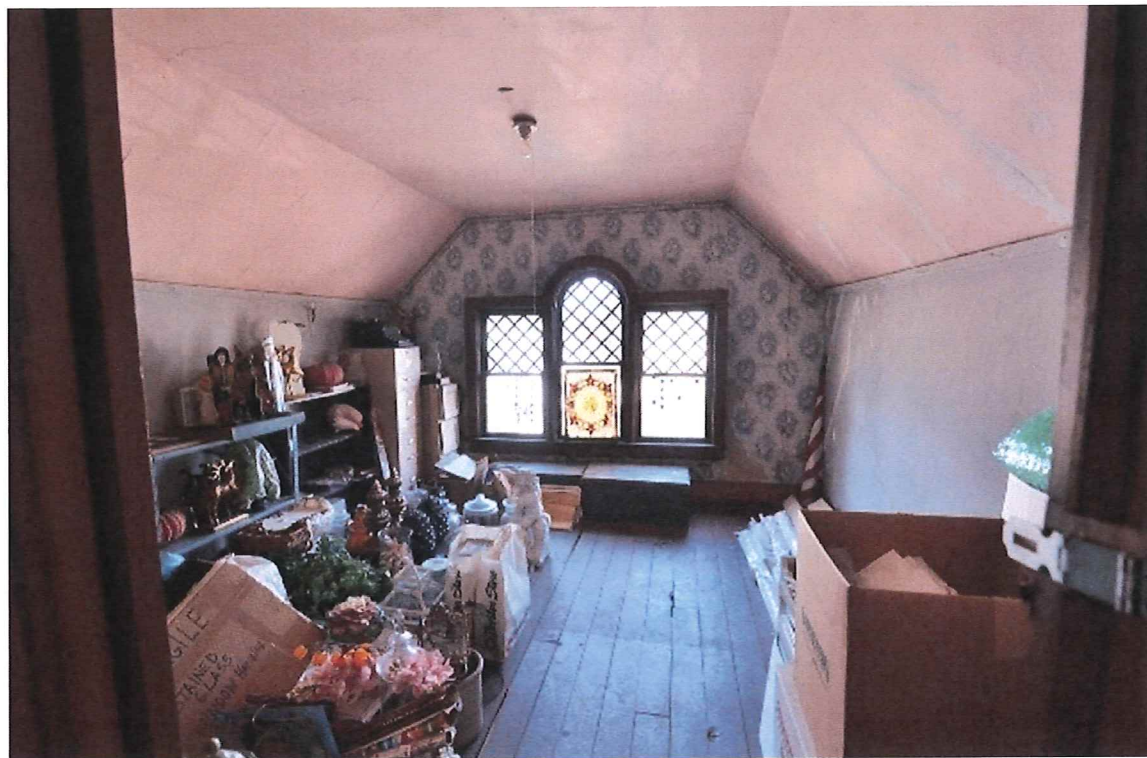
Jenny Dechant

Enclosure

1215 Spaight Street Attic Conversion



View of the existing unfinished attic space



View of finished space within the attic level which was once used as a servants quarters

1215 Spaight Street Attic Conversion

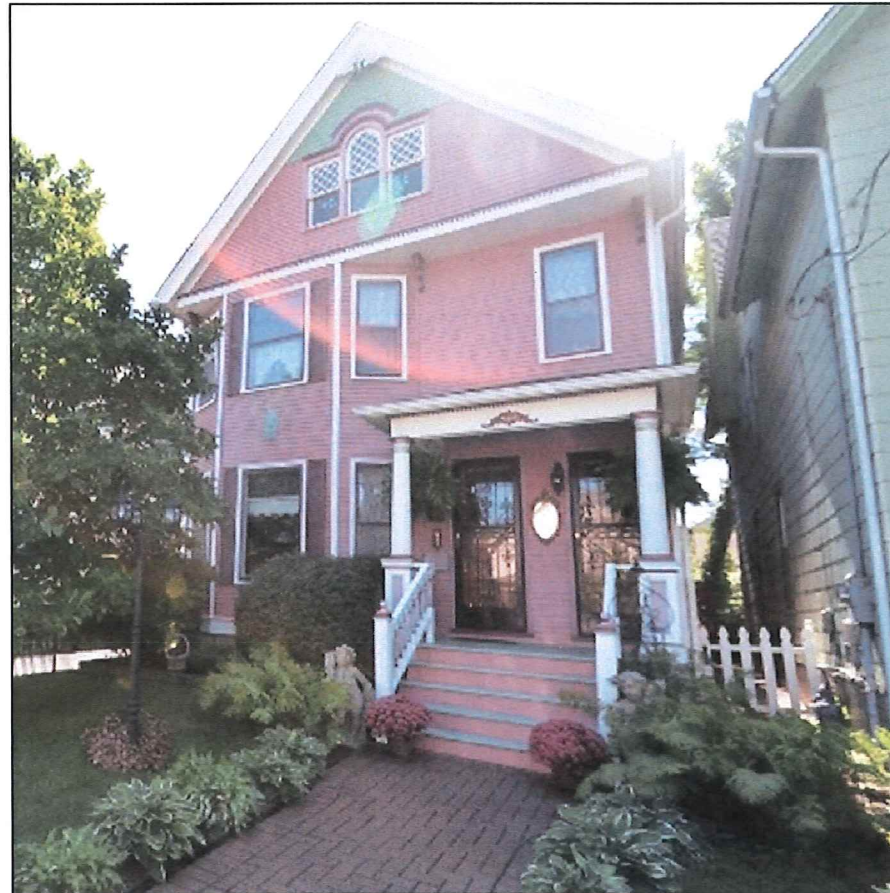


Street front view of home. This view also shows the close proximity of the neighboring property.

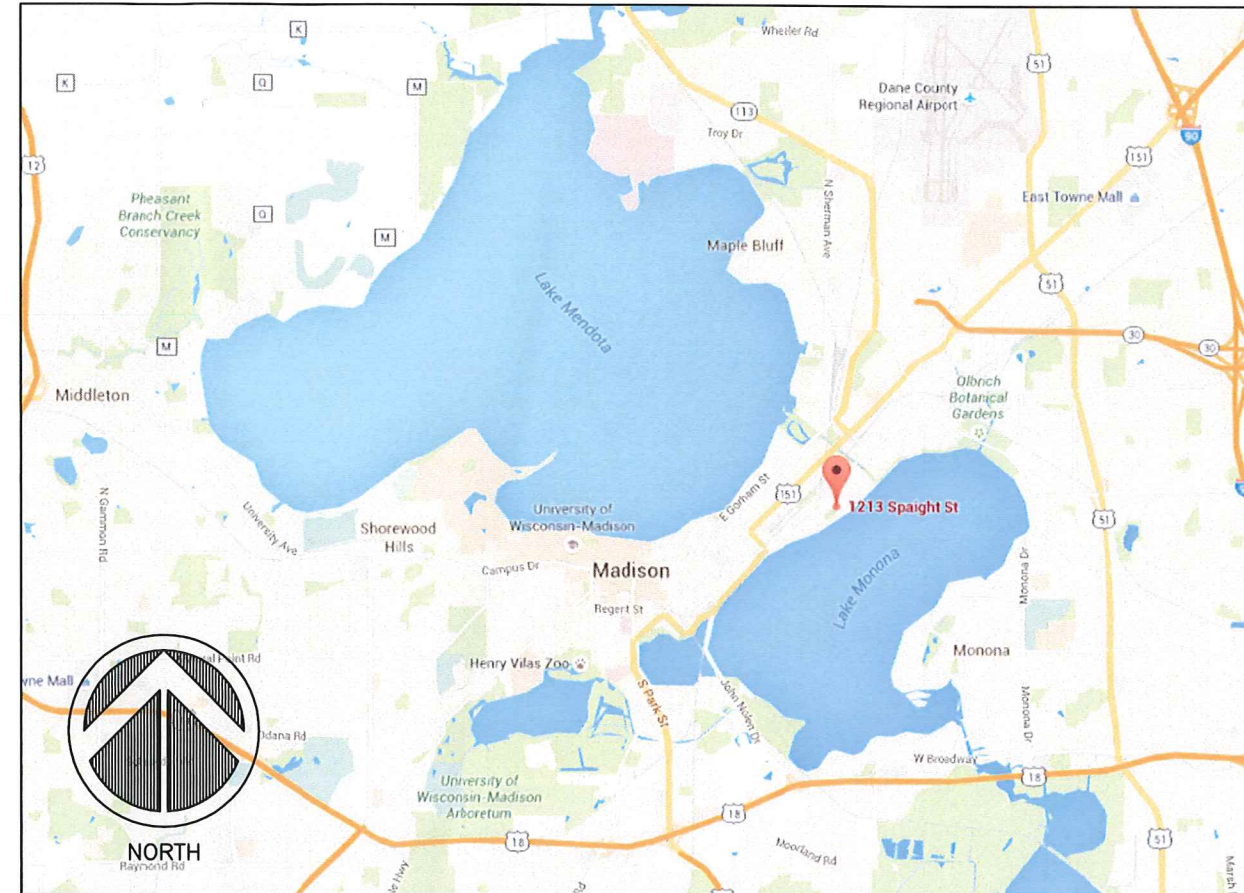


Street front view of home.

PHOTO OF EXISTING EXTERIOR



SITE LOCATION MAP



INDEX OF DRAWINGS

SHEET	TITLE
A001	TITLE SHEET
A100	SITE PLAN
AD202	SECOND FLOOR DEMOLITION PLAN
AD203	THIRD FLOOR DEMOLITION PLAN
AD301	EXISTING EXTERIOR ELEVATIONS
AD302	EXISTING EXTERIOR ELEVATIONS
A202	SECOND FLOOR PLAN
A203	THIRD FLOOR PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A401	BUILDING SECTIONS

PROJECT DIRECTORY

DESIGNER
 JENNY DECHANT
 225 CHURCH STREET
 LODI, WISCONSIN 53555
 PHONE: (608) 609-9287

OWNER
 ANDY & ERICA JESSEN
 1215 SPAIGHT STREET
 MADISON, WI 53703

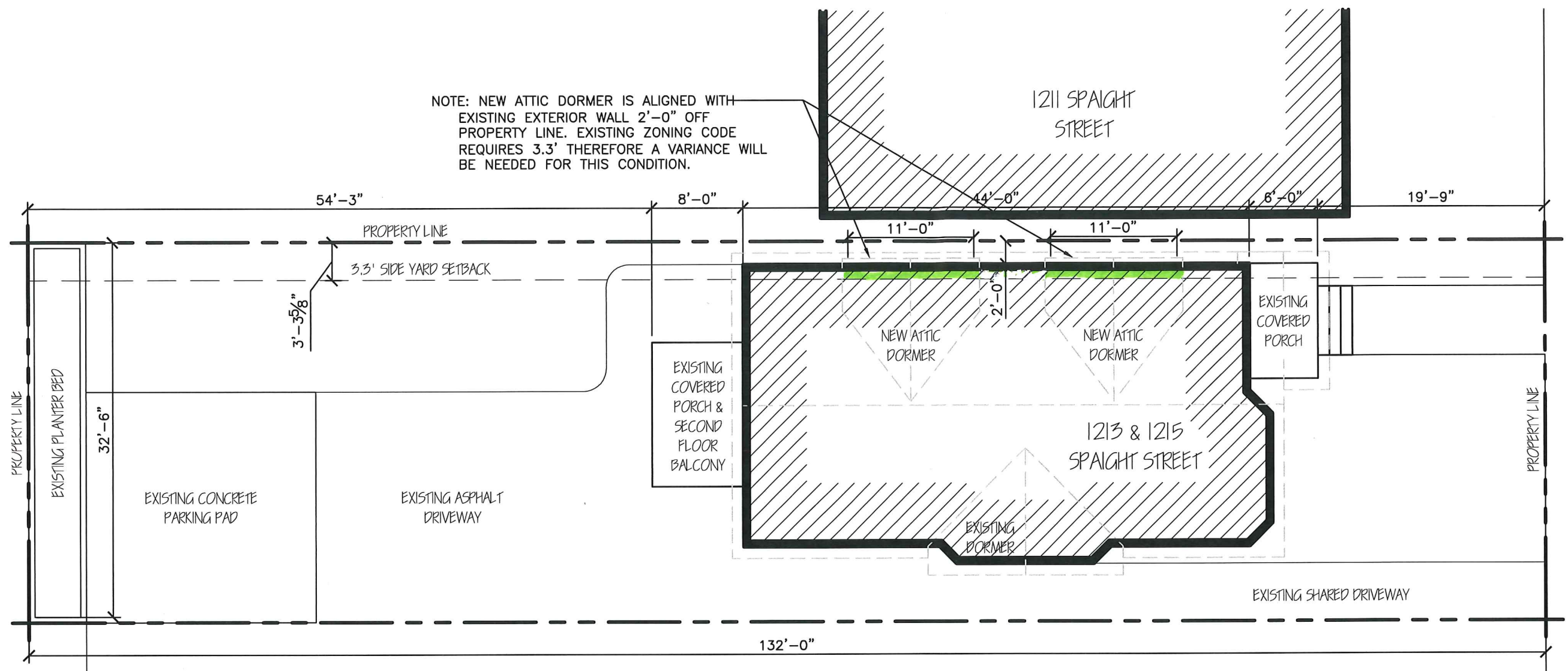
ATTIC CONVERSION
 ANDY & ERICA JESSEN RESIDENCE
 1215 & 1215 SPAIGHT STREET
 MADISON, WI

ISSUE DATES:

REVIEW SET: 06-15-16

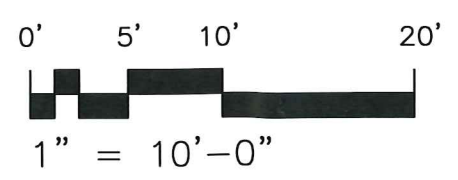
SHEET NUMBER

A001



Two-story Two-Family home
Roof Dormer Addition
Side Yard
3.3' Required
2.0' Provided
1.3' Variance

1 SITE PLAN
A100 SCALE: 1" = 10'-0"

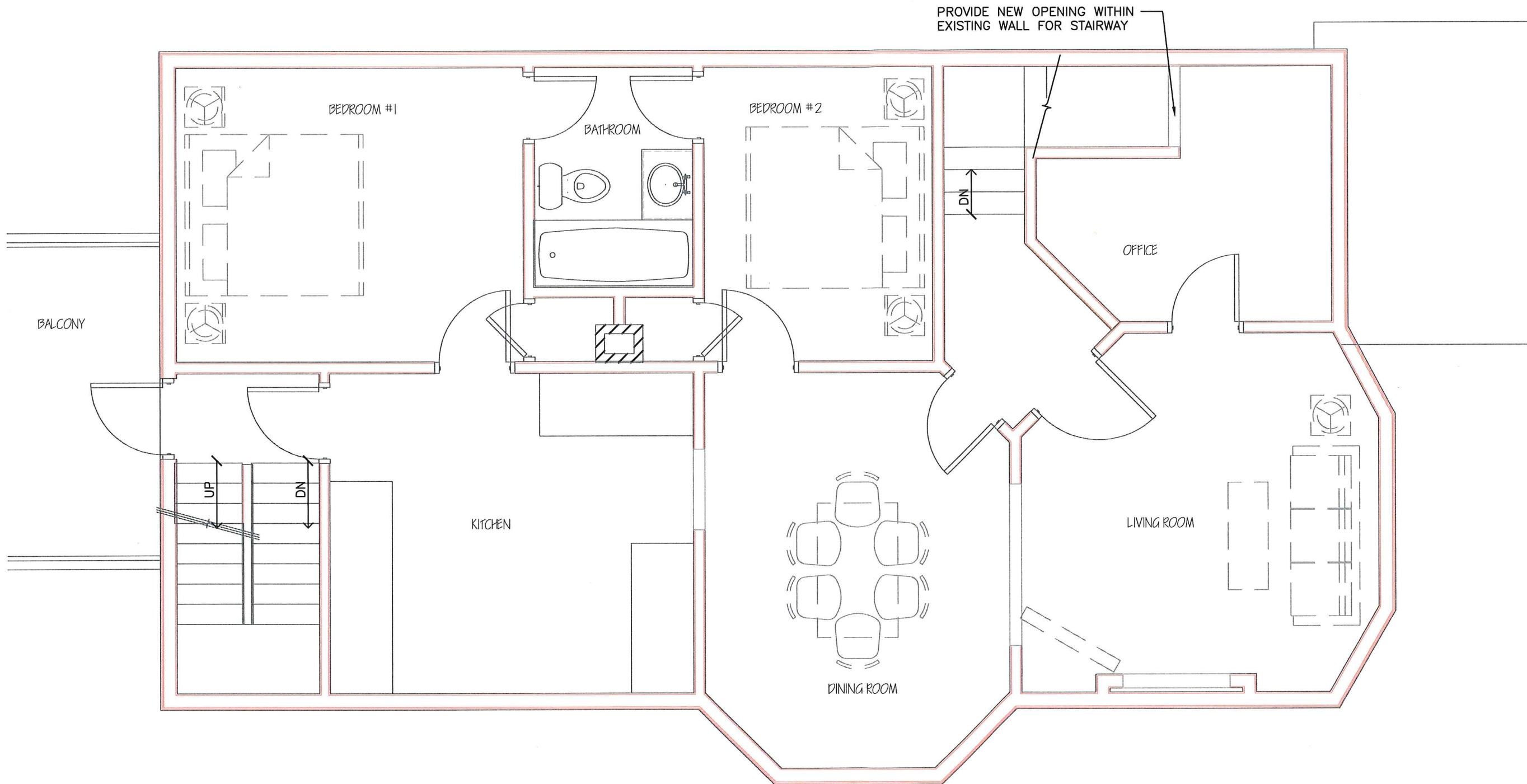


- SPAIGHT STREET -

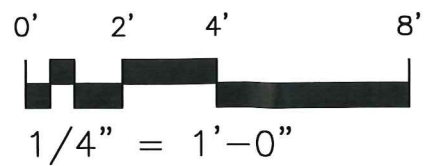
ATTIC CONVERSION

ANDY & ERICA JESSEN RESIDENCE
1213 & 1215 SPAIGHT STREET
MADISON, WI

ISSUE DATES:	
REVIEW SET: 06-15-16	
SHEET NUMBER	
A100	



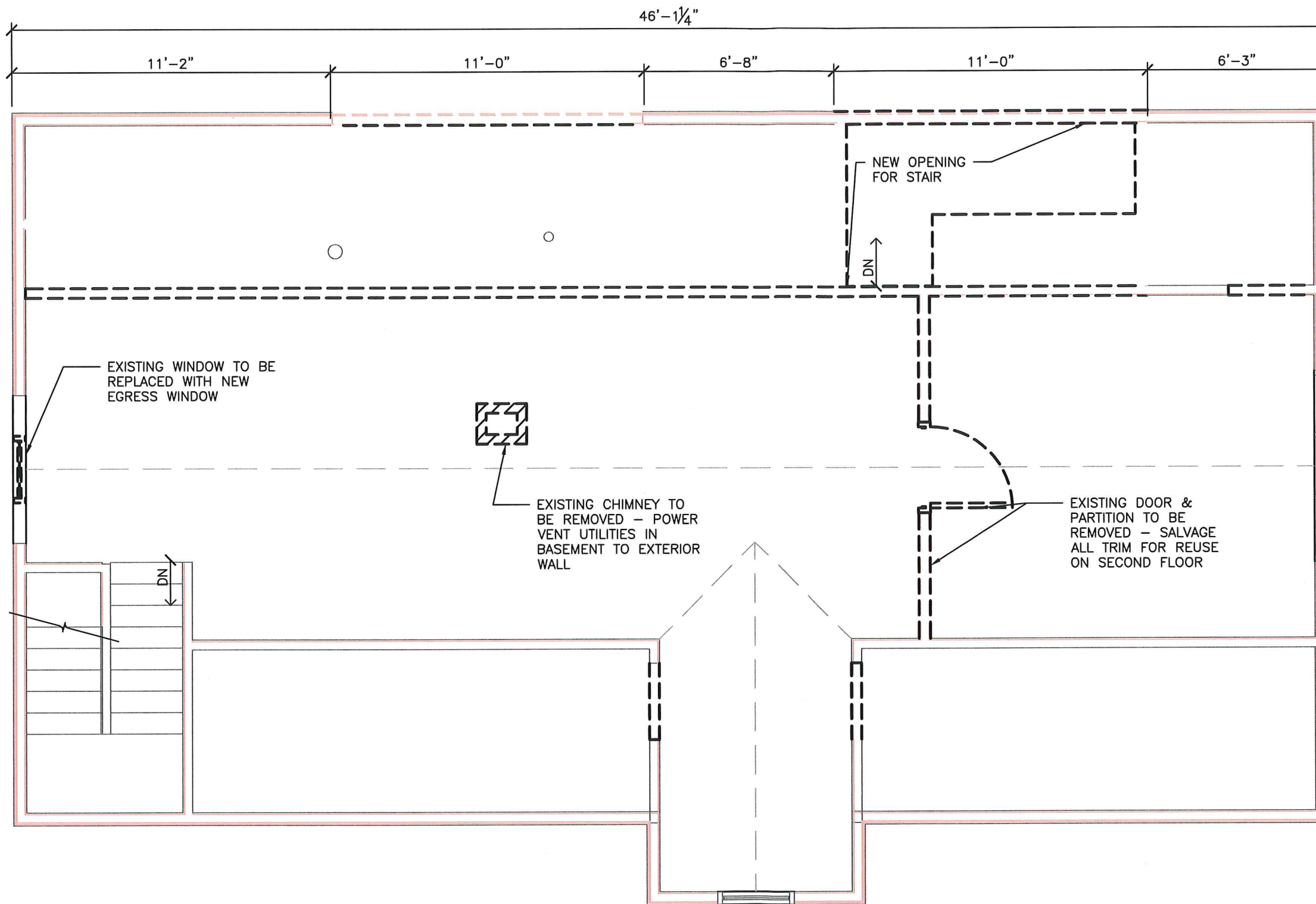
1 SECOND FLOOR DEMO PLAN
 AD202 SCALE: 1/4" = 1'-0"



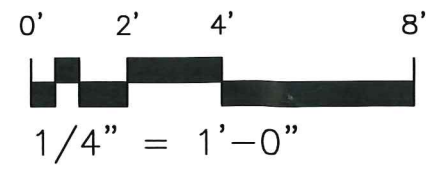
ATTIC CONVERSION

ANDY & ERICA JESSEN RESIDENCE
 1215 & 1215 SPAIGHT STREET
 MADISON, WI

ISSUE DATES:
REVIEW SET: 06-15-16
SHEET NUMBER
AD202

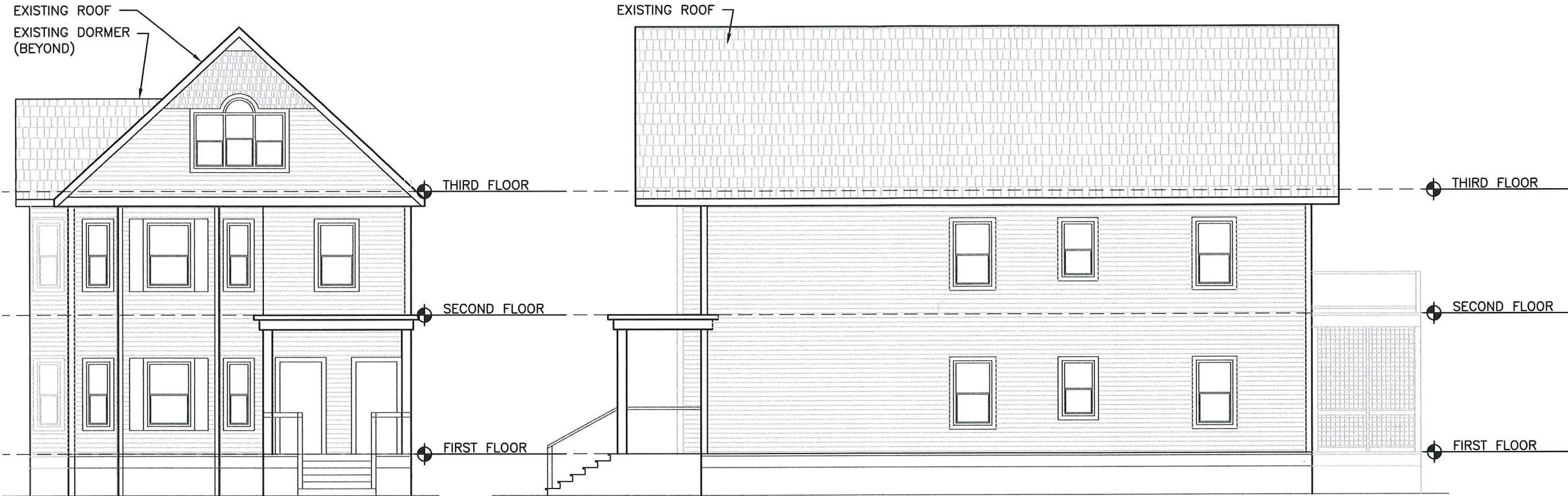


1 THIRD FLOOR DEMO PLAN
 AD203 SCALE: 1/4" = 1'-0"



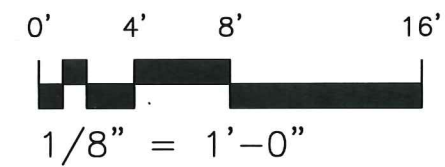
ATTIC CONVERSION
 ANDY & ERICA JESSEN RESIDENCE
 1215 & 1215 SPAUGHT STREET
 MADISON, WI

ISSUE DATES:	
REVIEW SET: 06-15-16	
SHEET NUMBER	
	AD203



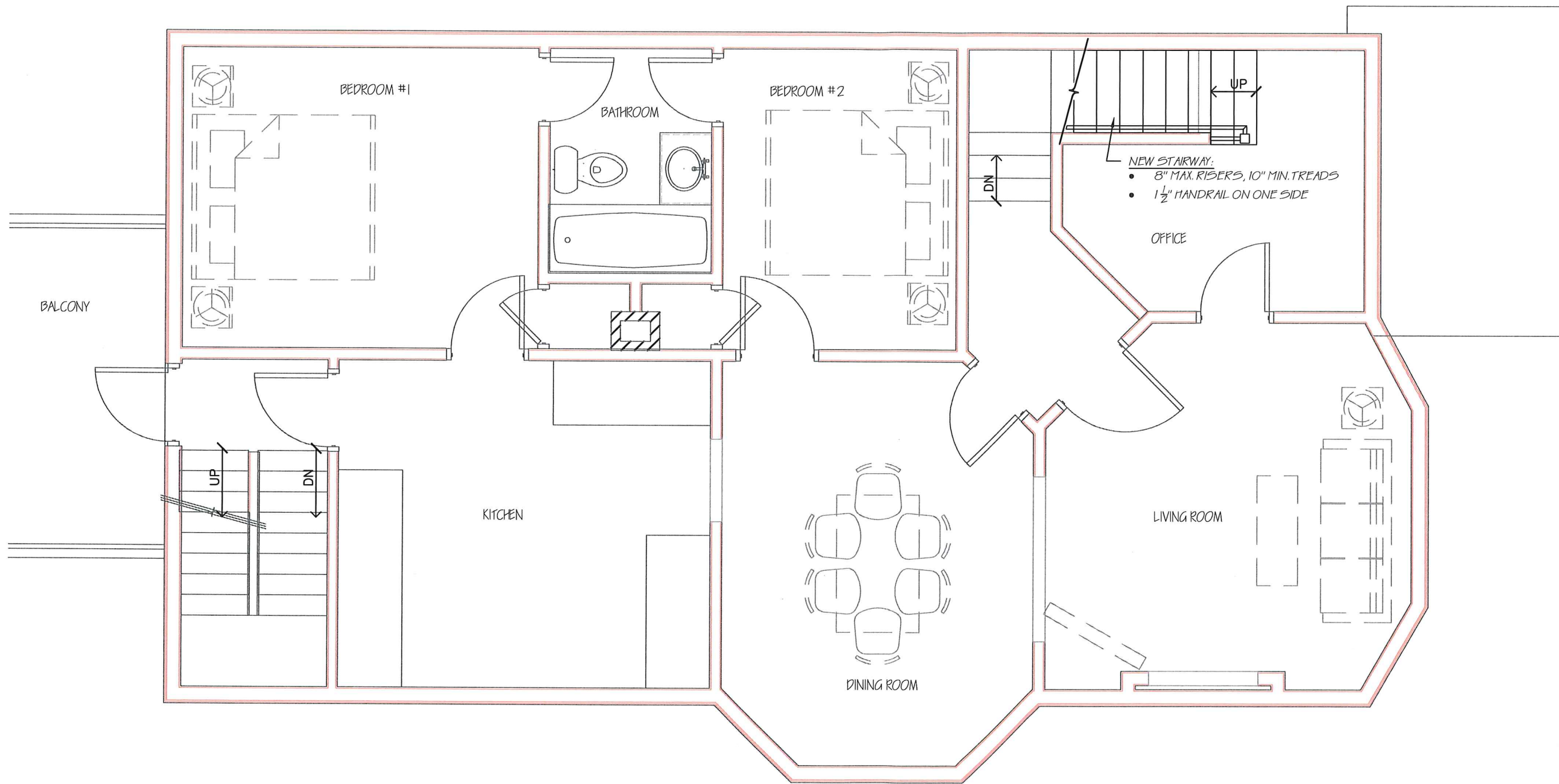
2 EXISTING FRONT ELEVATION
 AD301 SCALE: 1/8" = 1'-0"

1 EXISTING SIDE ELEVATION
 AD301 SCALE: 1/8" = 1'-0"

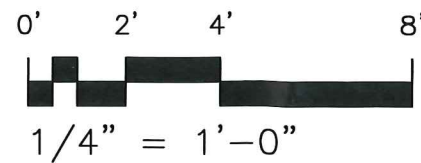


ATTIC CONVERSION
 ANDY & ERICA JESSEN RESIDENCE
 1215 & 1215 SPAIGHT STREET
 MADISON, WI

ISSUE DATES:	
REVIEW SET: 06-15-16	
SHEET NUMBER	
	AD301



1 SECOND FLOOR PLAN
A202 SCALE: 1/4" = 1'-0"



ATTIC CONVERSION

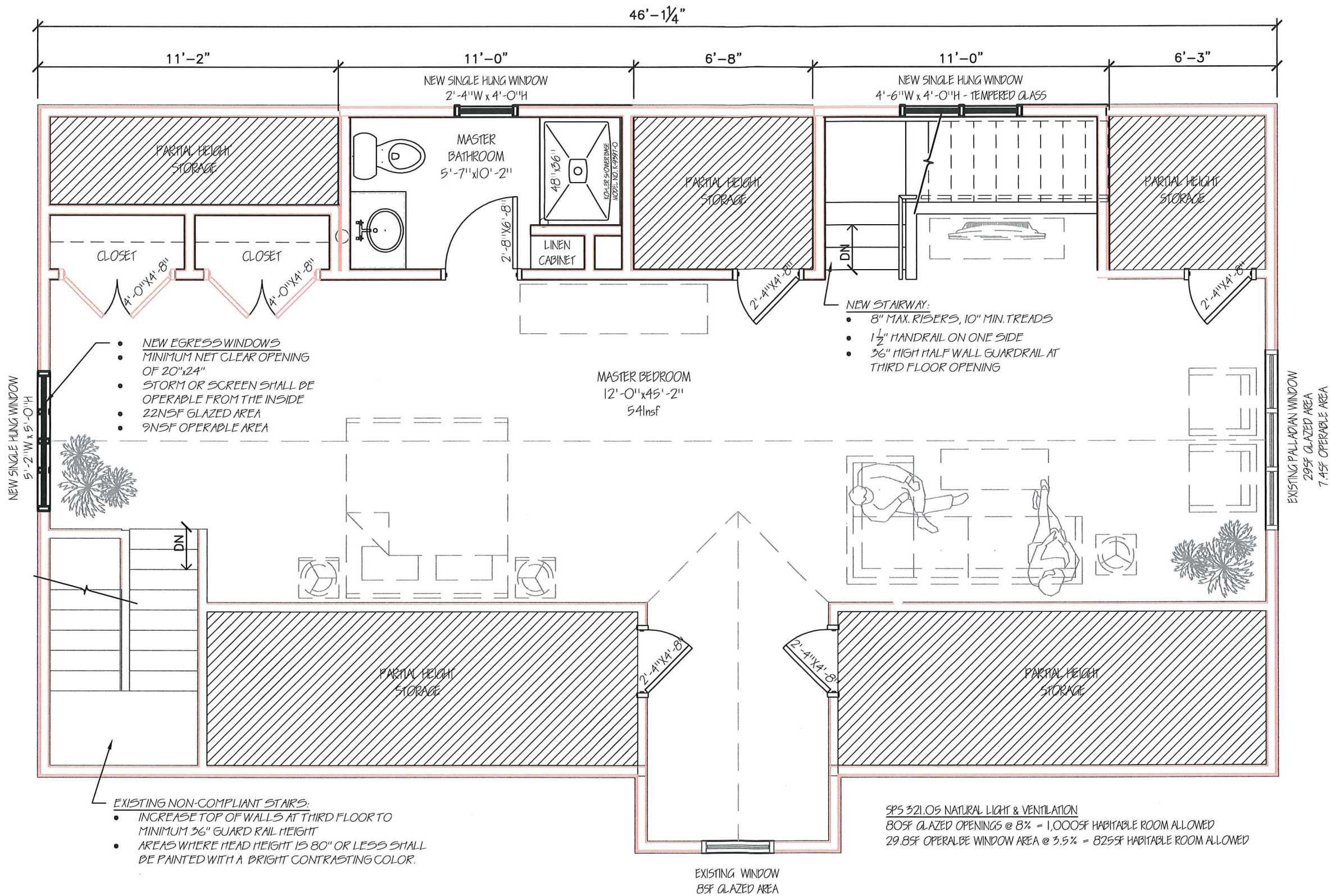
ANDY & ERICA JESSEN RESIDENCE
1215 & 1215 SPAIGHT STREET
MADISON, WI

ISSUE DATES:

REVIEW SET: 06-15-16

SHEET NUMBER

A202



ATTIC CONVERSION

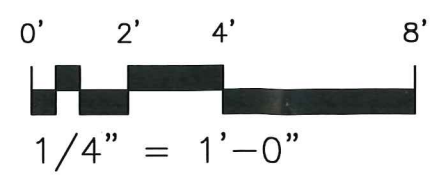
ANDY & ERICA JESSEN RESIDENCE
1213 & 1215 SPAIGHT STREET
MADISON, WI

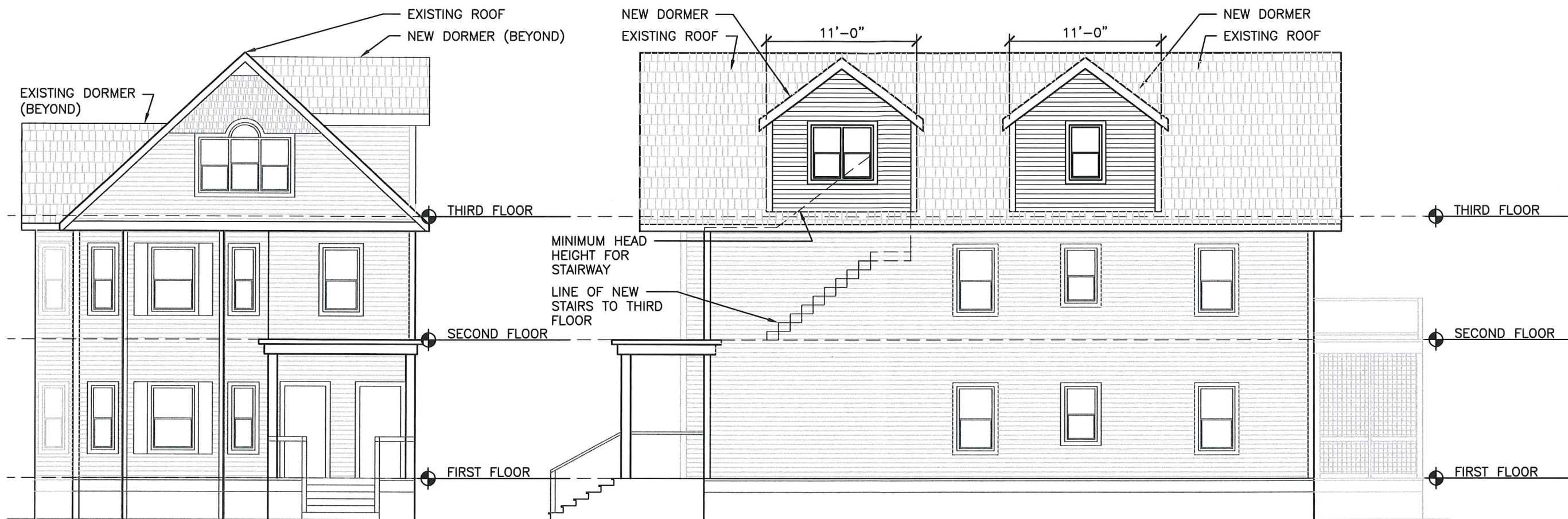
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REVIEW SET: 06-15-16

SHEET NUMBER

A203

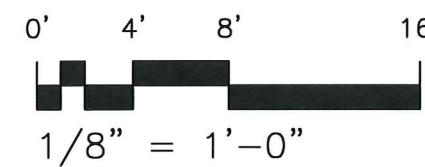
1 THIRD FLOOR PLAN
A203 SCALE: 1/4" = 1'-0"





2 FRONT ELEVATION
A301 SCALE: 1/8" = 1'-0"

1 SIDE ELEVATION
A301 SCALE: 1/8" = 1'-0"



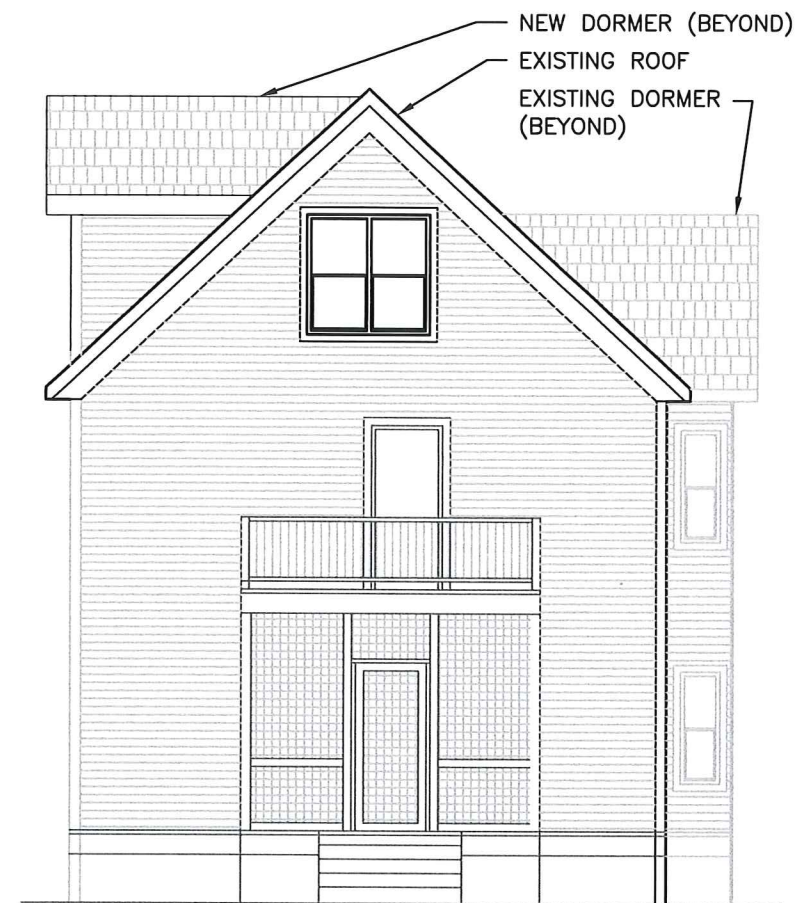
ATTIC CONVERSION

ANDY & ERICA JESSEN RESIDENCE
1213 & 1215 SPAIGHT STREET
MADISON, WI

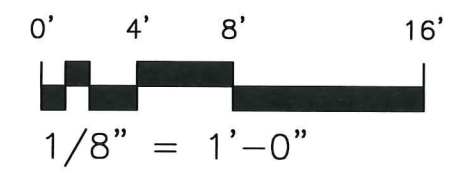
ISSUE DATES:
REVIEW SET: 06-15-16

SHEET NUMBER

A301



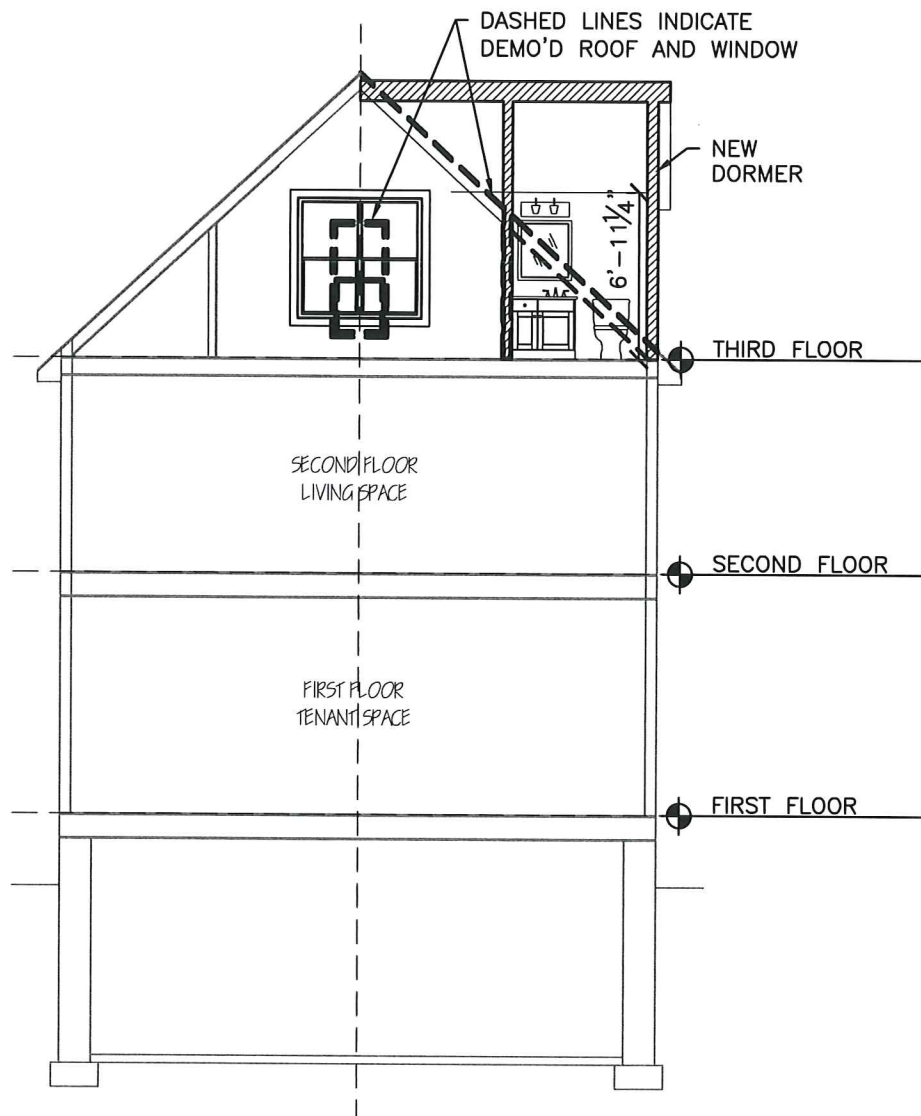
1 REAR ELEVATION
 A302 SCALE: 1/8" = 1'-0"



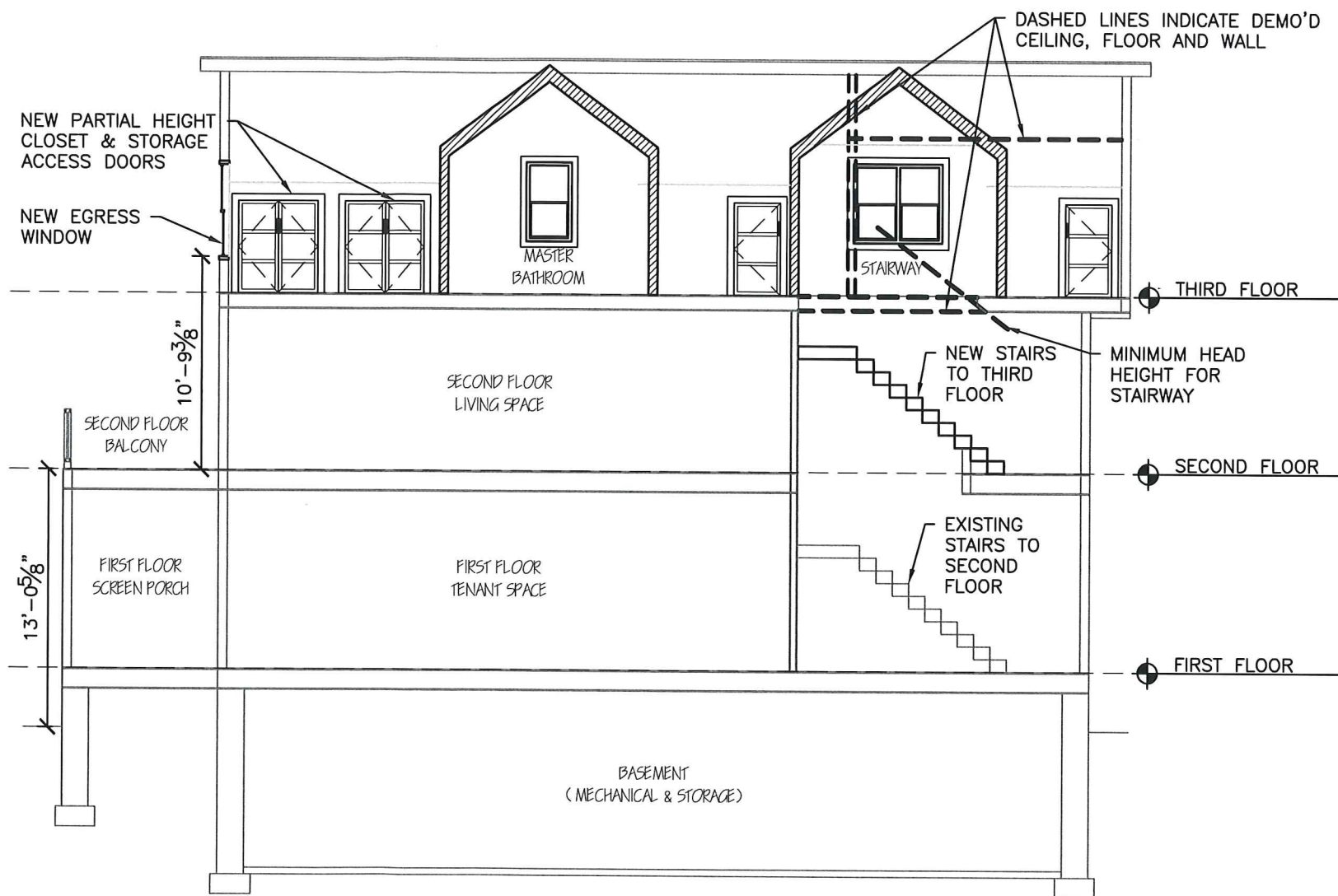
ATTIC CONVERSION

ANDY & ERICA JESSEN RESIDENCE
 1215 & 1215 SPAIGHT STREET
 MADISON, WI

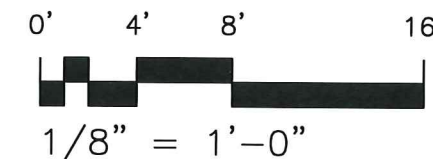
ISSUE DATES:
REVIEW SET: 06-15-16
SHEET NUMBER
A302



2 CROSS SECTION
A401 SCALE: 1/8" = 1'-0"



1 LONGITUDINAL SECTION
A401 SCALE: 1/8" = 1'-0"



ATTIC CONVERSION

ANDY & ERICA JESSEN RESIDENCE
1215 & 1215 SPAUGHT STREET
MADISON, WI

ISSUE DATES:

REVIEW SET: 06-15-16

SHEET NUMBER

A401