



**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: 121 S. Marquette St.

Name of Owner: Lewana Jill Skeans

Address of Owner (if different than above): _____

Daytime Phone: 608-513-0498 Evening Phone: 608-513-0498

Email Address: lewanaj@gmail.com

Name of Applicant (Owner's Representative): Lewana Jill Skeans

Address of Applicant: 121 S. Marquette St.

Daytime Phone: 608-513-0498 Evening Phone: 608-513-0498

Email Address: lewanaj@gmail.com

Description of Requested Variance:

This request for variance is for an above-garage addition on a single-family home in a TR-V1 zone with a current side-yard setback of 3'-6". The required side-yard setback on the lot with a 40' lot width is 4'.

The proposed addition maintains the 3'-6" distance by building the addition on top of the existing load-carrying brick wall and footing. It includes front-street and side-lot windows consistent with the original 1940 house design. The 10'-5" x 27'-10" design contains a bedroom (9'-11" x 15'-10"), bathroom (9'-11" x 5'-6"), and closet (9'-11" x 5').

An additional ground-floor addition will be inset to the required 4' side-yard setback. This storage area (10'-4" x 22') will be added behind the existing single-car garage.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>8/16/18</u>
Receipt: <u>047227-0003</u>	Published Date: <u>8/9/18</u>
Filing Date: <u>7/26/18</u>	Appeal Number: <u>WZVAR-2018-00013</u>
Received By: <u>[Signature]</u>	GQ: <u>Near above ground fuel storage facility</u>
Parcel Number: <u>0710-053-0904-4</u>	Code Section(s): <u>28.047(2)</u>
Zoning District: <u>TR-V1</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.

The existing footprint of the house has a 3'-6" side-yard setback. The 1-car brick garage is attached and limits access to the back yard, making expansion to a typical 2-car garage difficult. The flat-roof space above the garage was originally designed to be usable, but now has no railing and a locked access door. This above-garge space is not currently being used. (See Fig. 1, original blueprints)

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 addition will maintain reasonable buffer space for air and light for the homes on either side. The ground-floor addition will be inset in order to maintain the 4' side-yard setback, in keeping current code. The addition will be consistent with the original 1940 house design and the expansion of the 2 bedroom, 1 bathroom home to a 3-bedroom, 2 bathroom home is typical for Near-East Madison 2-adult and 2-child family. (See Fig. 2, Rendering of proposed addition from 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.

Shifting of wall load would not be easily achieved through engineering or design. It would expensive to create an offset load-bearing structure and the truss load would be unreasonable. The width of room would be undesirable narrow for a bedroom, yet the variance would allow slightly wider room. The current house has very little closet or storage space.

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 existing footprint of the home takes up nearly full-width of 40-foot lot. The existing basement is small, not a suitable living or storage space. The existing 1-car garage is not large enough for 2-adult, 2 car-family.

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

The nearest neighbor has a driveway that runs along the lot line and will continue to maintain typical amount of air and light. Prior to being purchased in 2015, the home was vacant for approximately 30 years. The current homeowner has made substantial improvements and is often complimented by neighbors for efforts to upkeep and improve the property.

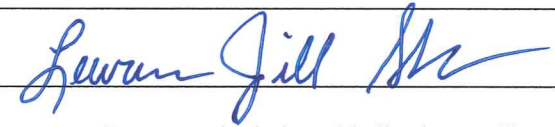
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

Other homes in the area are a mix of 1 and 2 stories, many are 3-bedroom and 2-bathroom homes. Other homes in the residential zone have additions above a garage. (See Fig. 3, TR-V1 additions above garages)

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 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 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 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:  **Date:** 7/25/18

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<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:

121 S MARQUETTE ST

MADISON, WI 53704

Property Type: **Single family**
Property Class: **Residential**

Zoning: **TR-V1**
Lot Size: **4,800 sq ft**

Frontage: **40 - S Marquette St**
Year built: **1940**

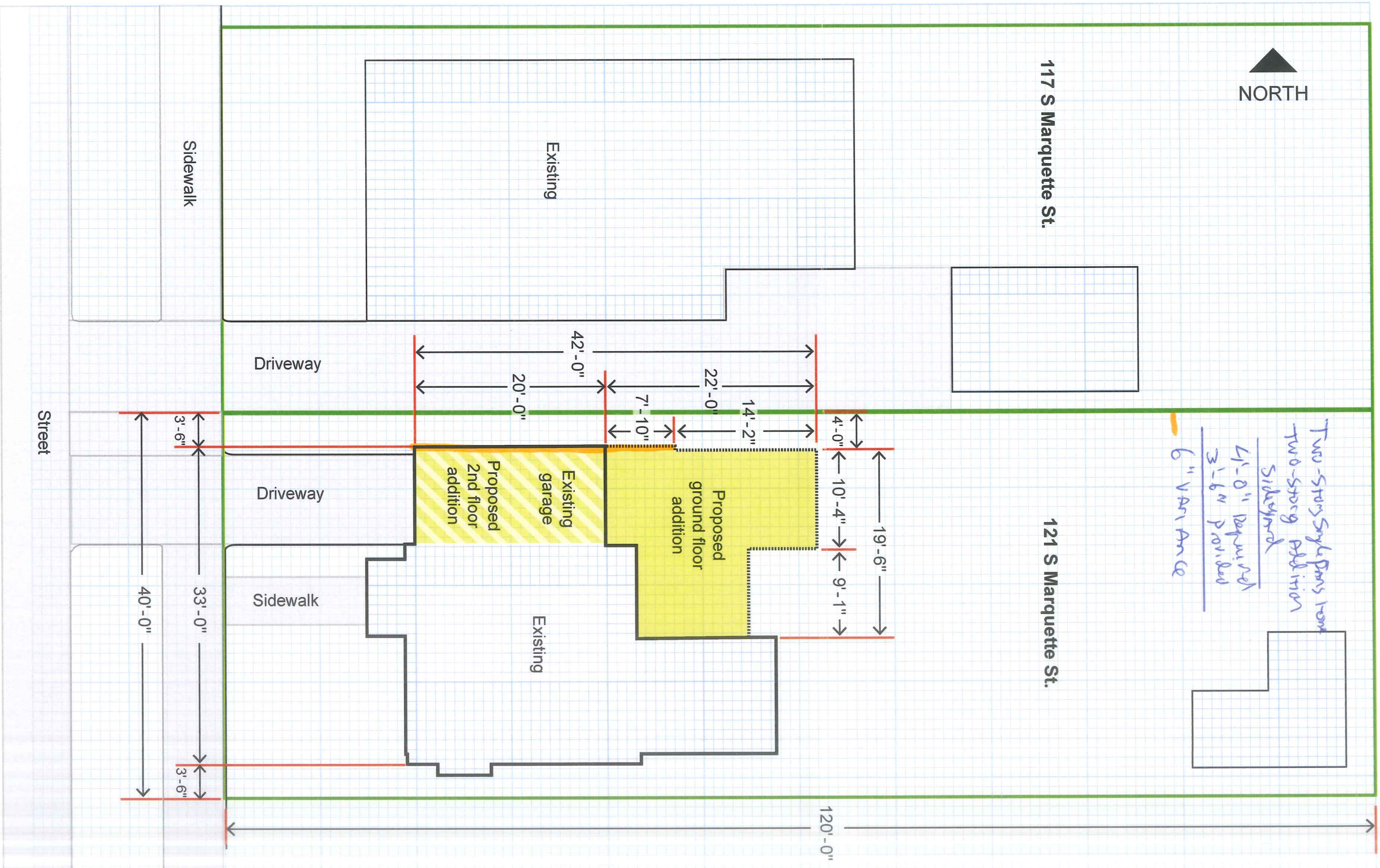


FIGURE 1

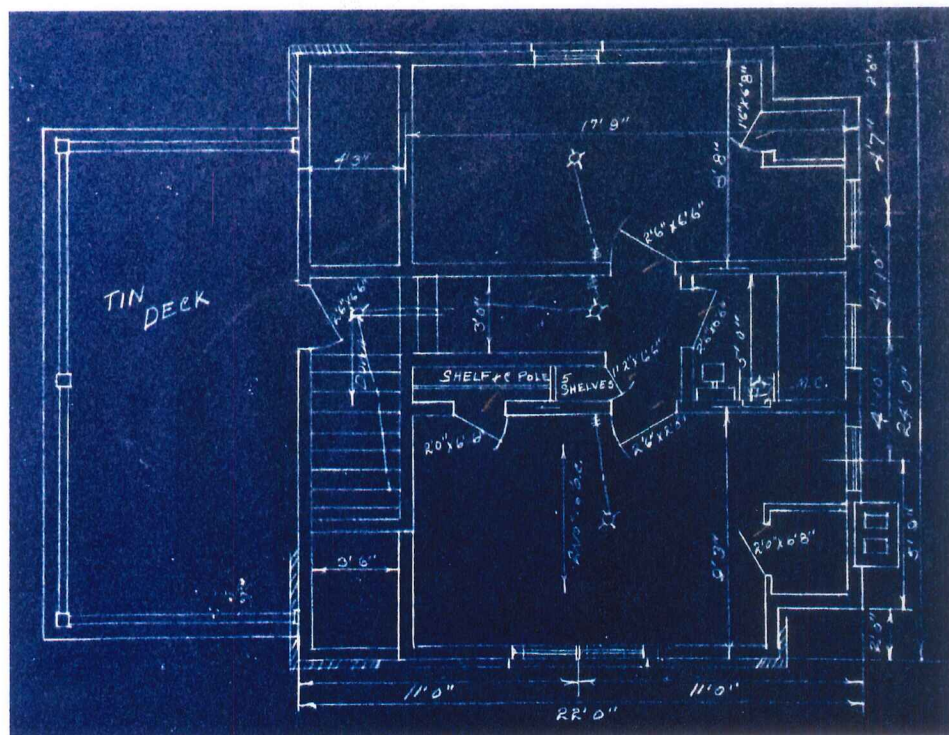
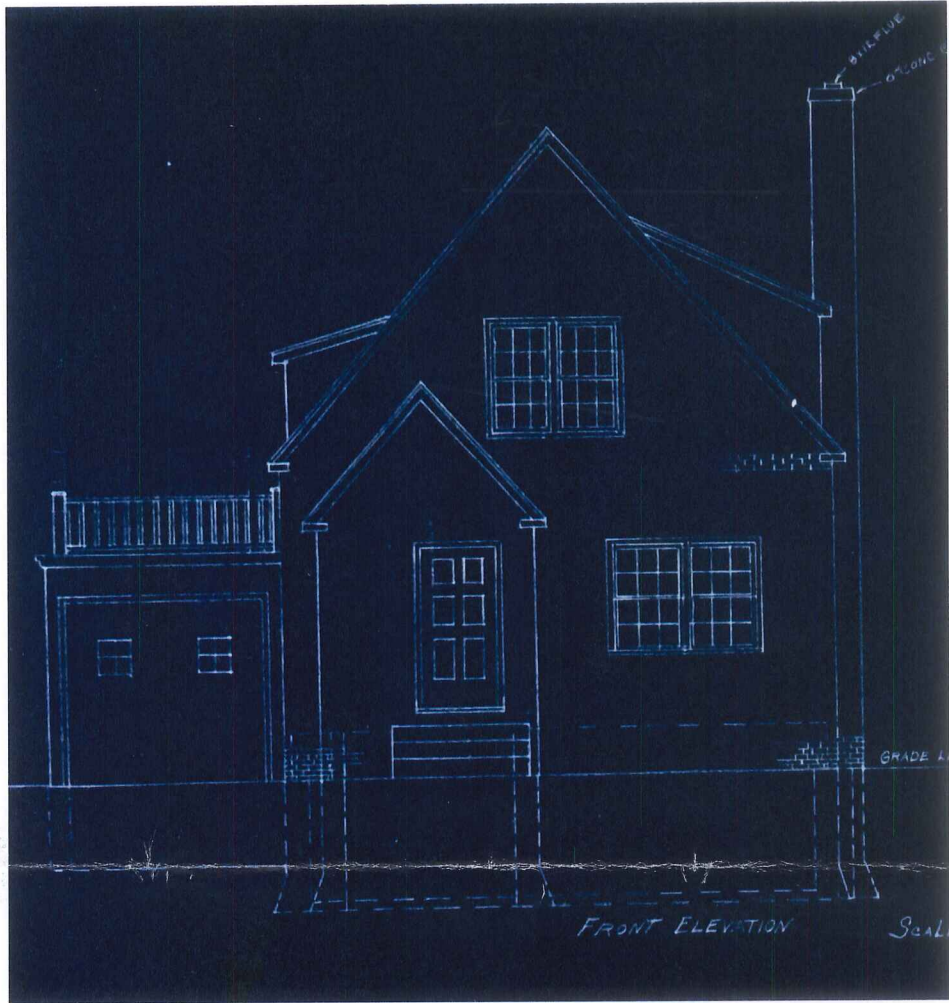


FIGURE 2

121 S MARQUETTE ST

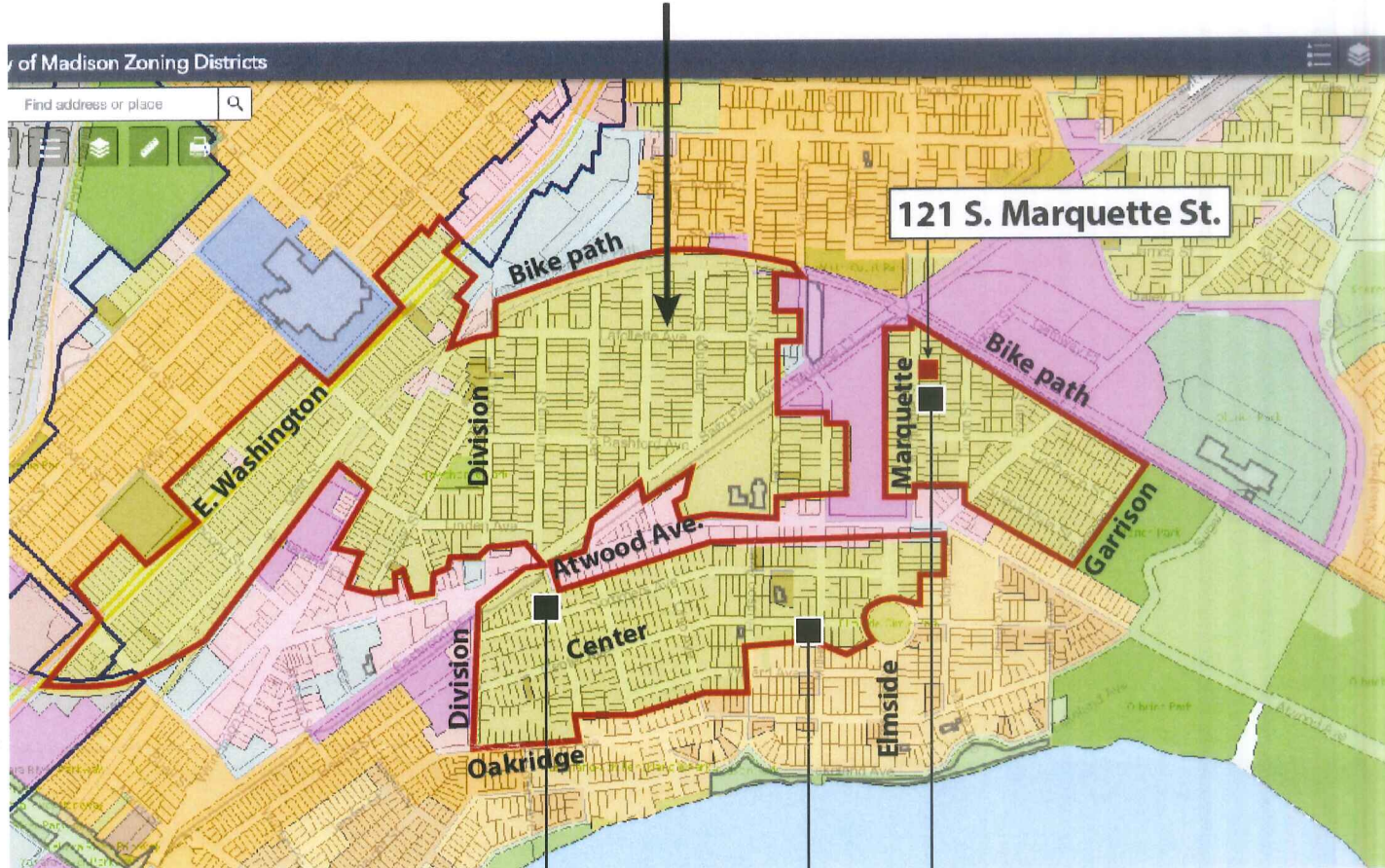
MADISON, WI 53704

Rendering of proposed addition



FIGURE 3

TR-V1 zone



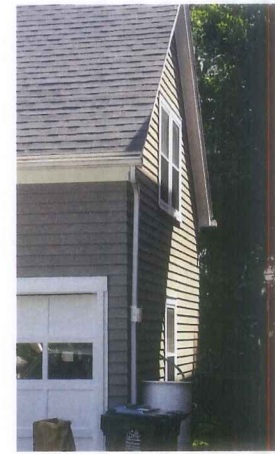
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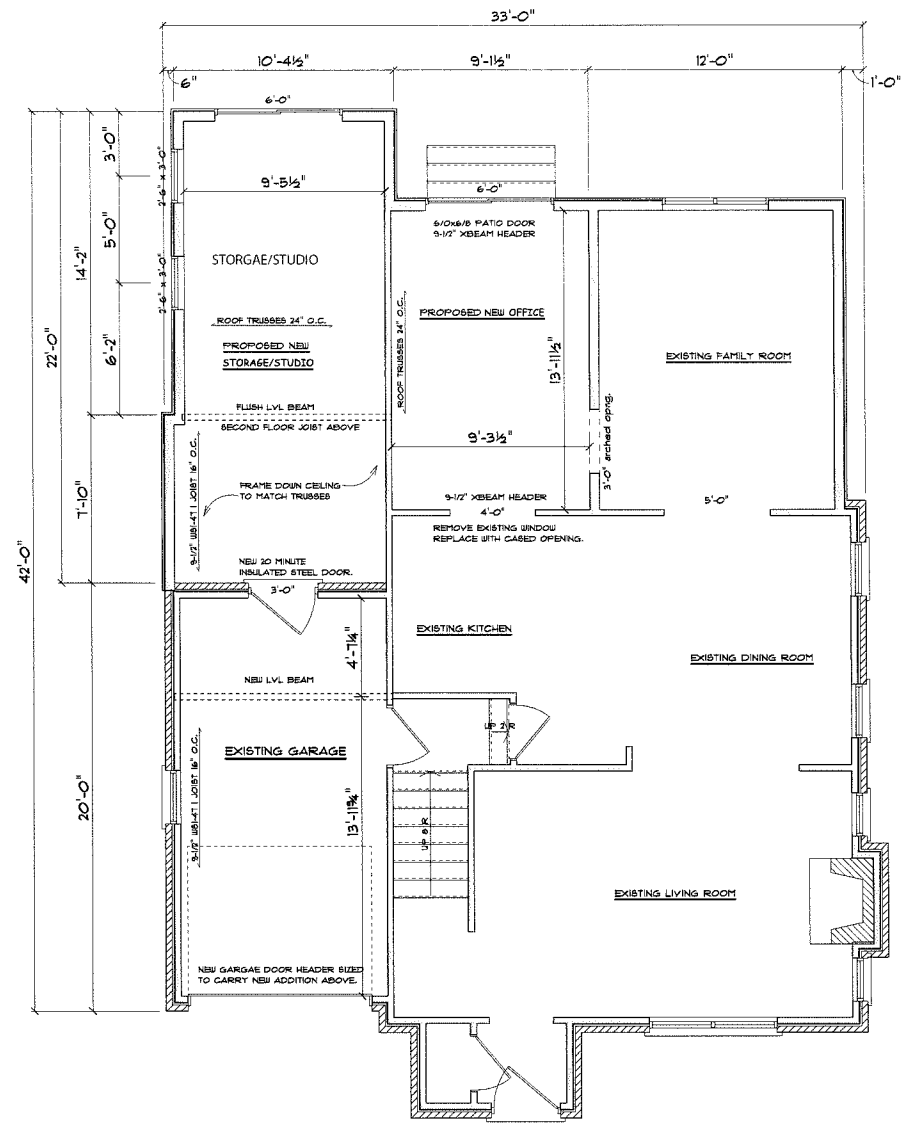
2429 Center Ave



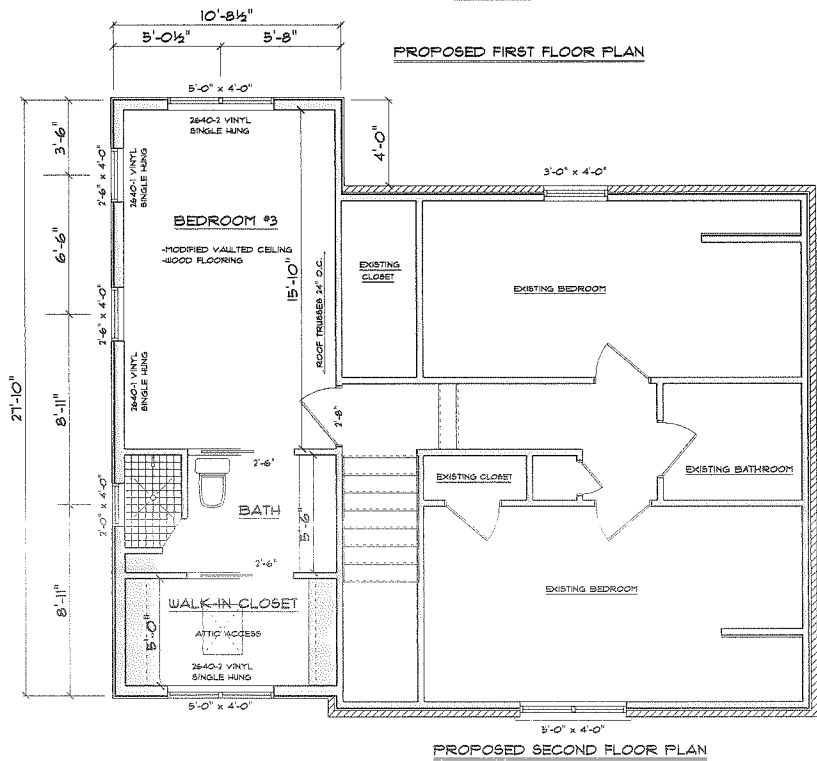
129 S. Marquette St.



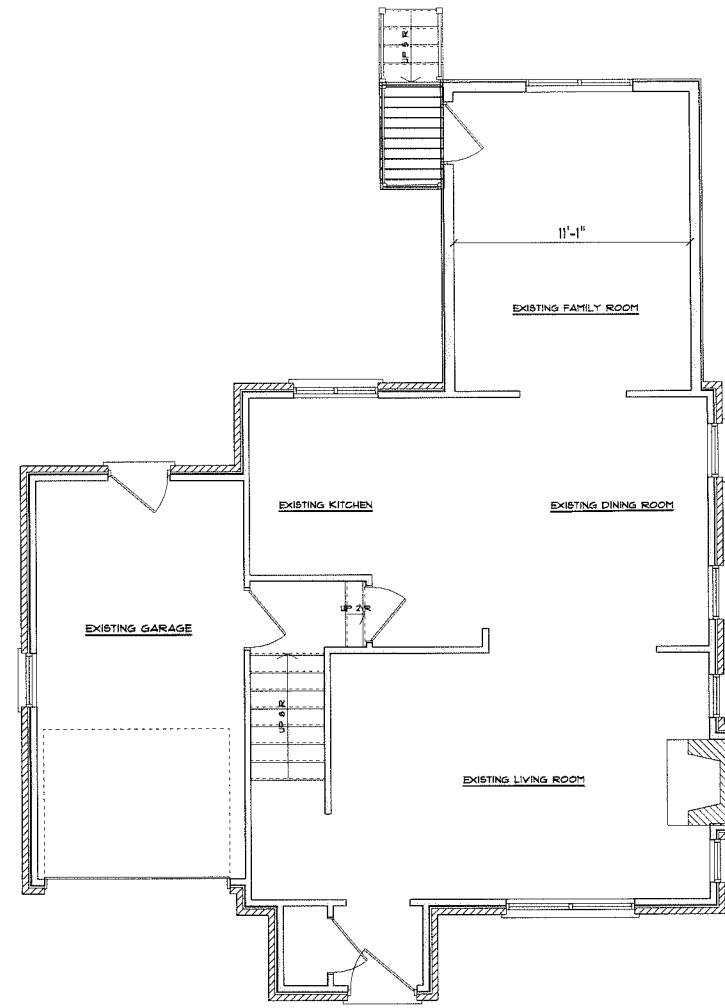
Straight vertical above-garage designs within the TR-V1 residential zone



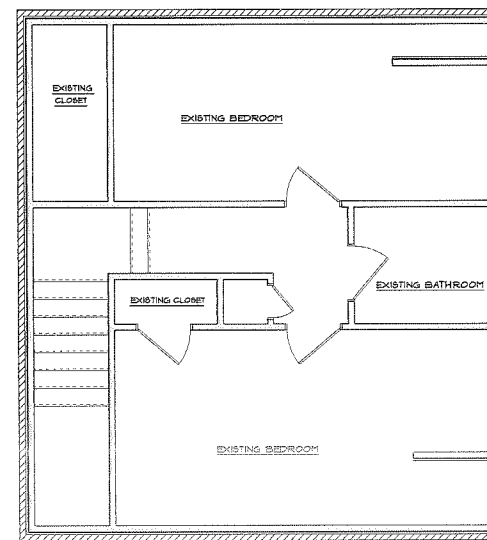
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

PROJECT INFORMATION

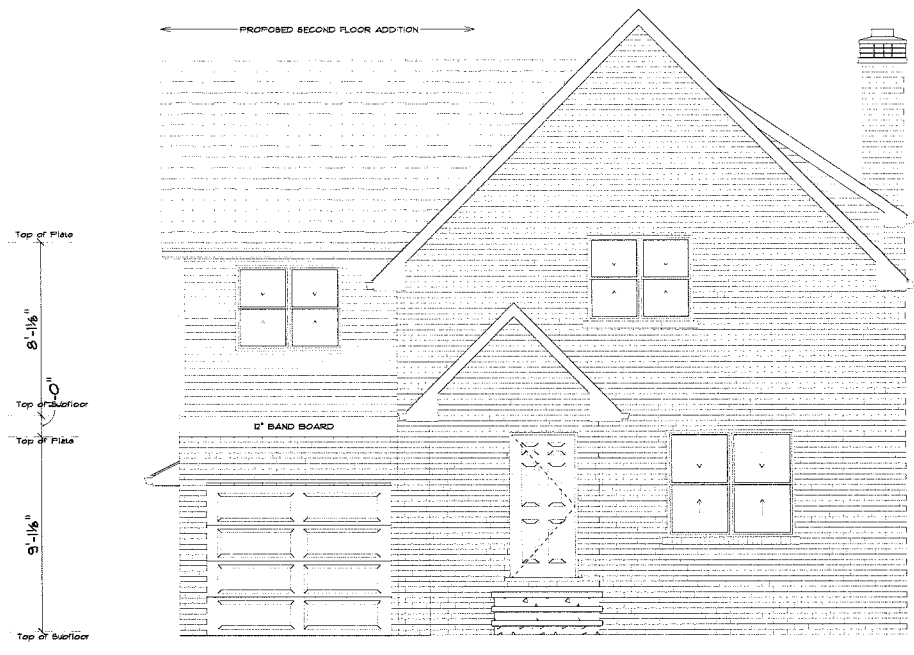
JILL SKEANS ADDITION

CATALYST CONSTRUCTION

GMT DESIGN

SCALE: 1/4"=1'-0"
 DRAWN BY: GMT
 DATE: 7/24/18

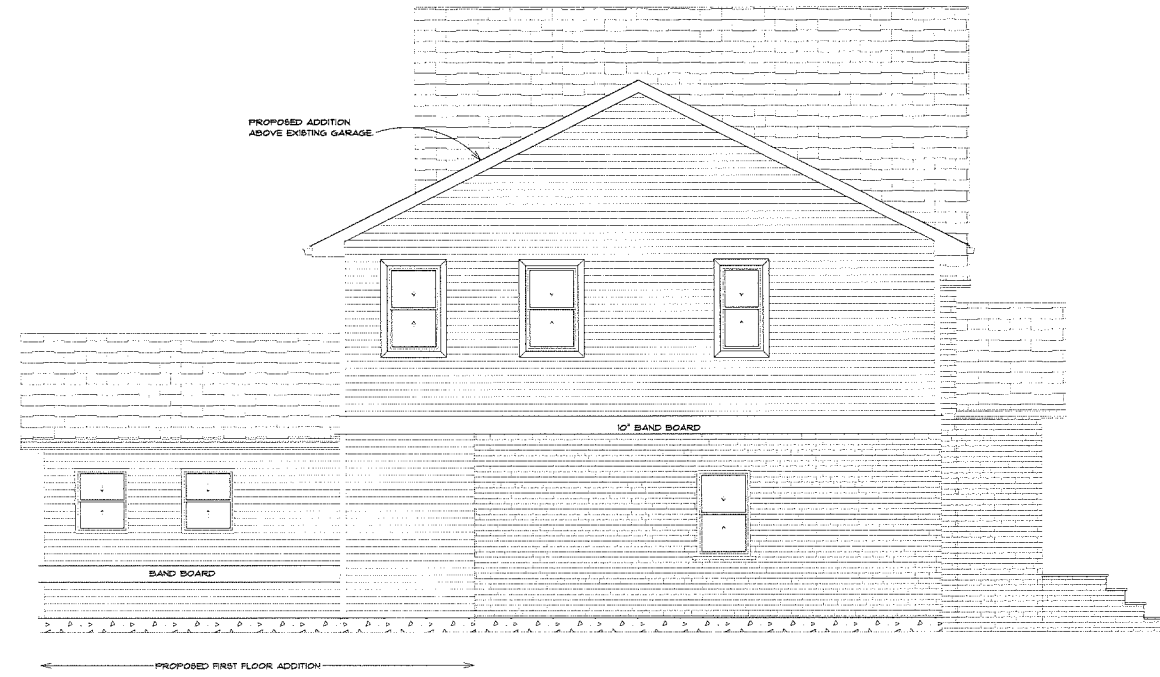
PAGE: A3



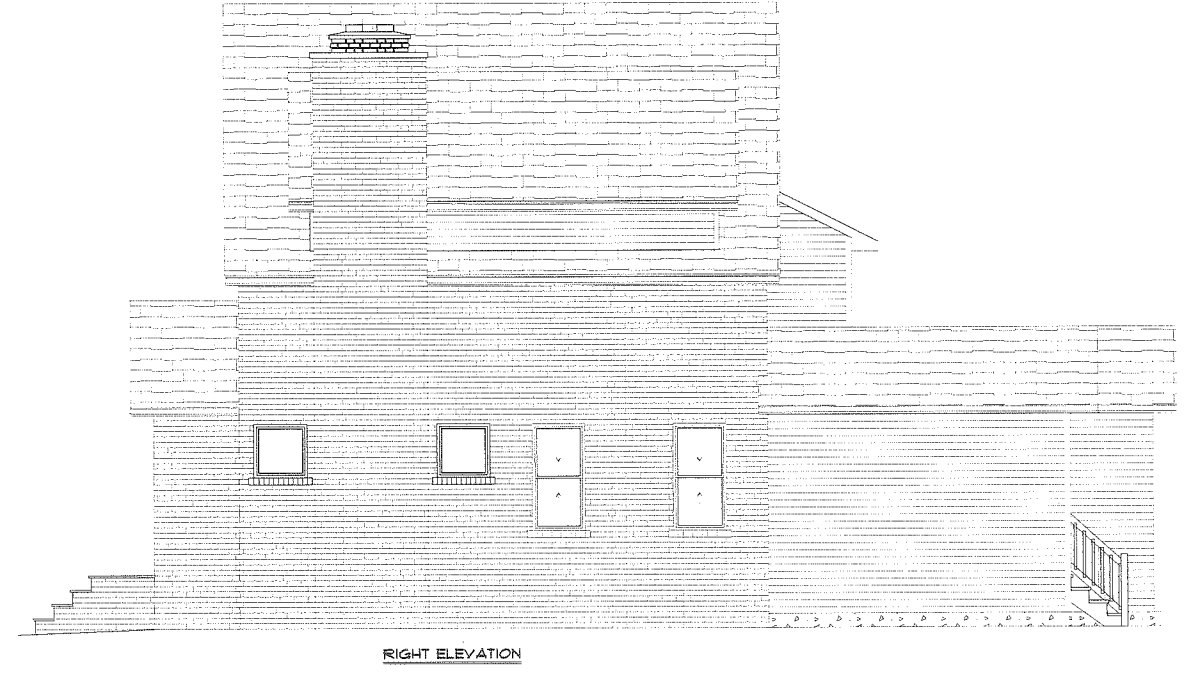
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

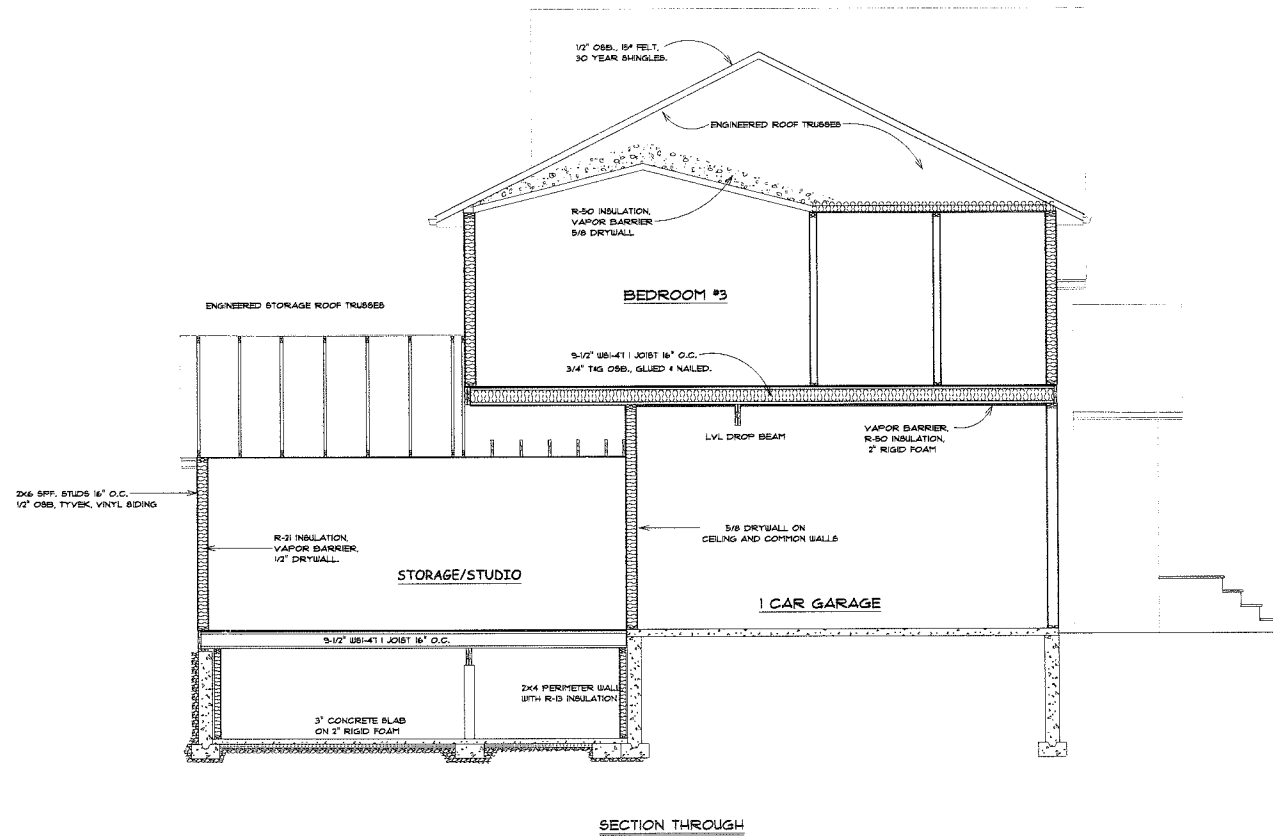
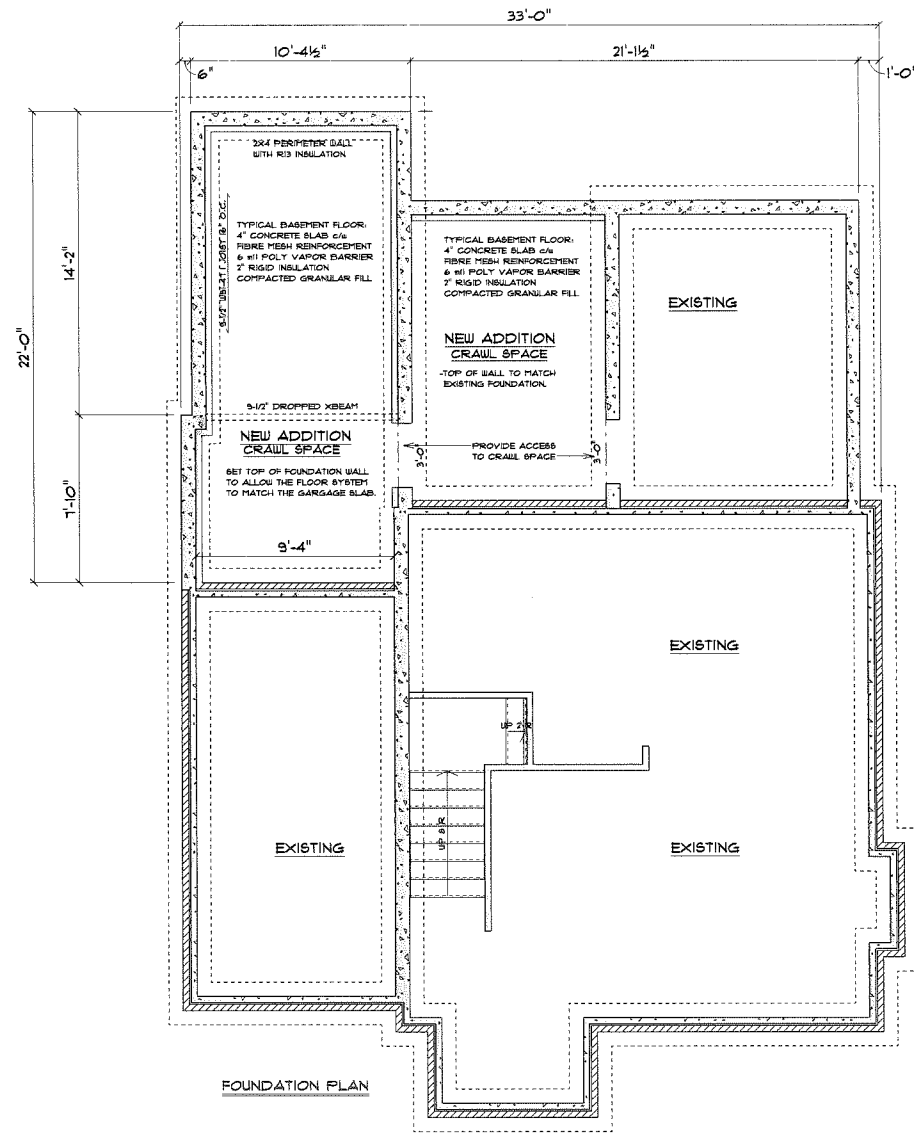


RIGHT ELEVATION

PROJECT INFORMATION
 JILL SKEANS ADDITION

CATALYST CONSTRUCTION

GMT DESIGN



PROJECT INFORMATION	SCALE: 1/4"=1'-0"	PAGE: A2
	DRAWN BY: GMT	DATE: 7/24/18
JILL SKEANS ADDITION		
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GMT DESIGN		