



**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: 621 North Street; Madison, WI; 53704

Name of Owner: Kathleen & Jesse Cooper

Address of Owner (if different than above): _____

Daytime Phone: 815-715-3537 Evening Phone: _____

Email Address: katemsherwood@gmail.com

Name of Applicant (Owner's Representative): Jesse Cooper

Address of Applicant: 621 North Street
Madison, WI 53704

Daytime Phone: 608-448-8901 Evening Phone: _____

Email Address: jessepcooper@gmail.com

Description of Requested Variance: _____
28.045. Our variance request includes: Maximum Lot Coverage Percentage, Front Setback Distance,
_____ and Reverse Corner Setback Distance. Current structure already exists outside of these specifics and

we are seeking a variance to convert a finished attic space to full wall second story and will not be changing the existing footprint or setbacks. I feel it is important to note that the proposed deck structure over the existing porch on the reverse corner side of the house is critical in getting modern furnishings into the proposed second floor as the existing stairs are too narrow for this purpose.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300 -</u>	Hearing Date: <u>12-14-17</u>
Receipt: <u>037469-0002</u>	Published Date: <u>12-7-17</u>
Filing Date: <u>11/16/17</u>	Appeal Number: <u>LNOVAR-2017-00021</u>
Received By: <u>JEM</u>	GQ: _____
Parcel Number: <u>0810-314-1901-4</u>	Code Section(s): _____
Zoning District: <u>TR-C4</u>	_____
Alder District: <u>12-PALM</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.

Our original lot was split years before our ownership of the property and exists on a half lot. Most houses in our neighborhood have full lots so we have a unique issue with the size of our house and its setbacks.

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 first floor walls and layout will not be changing and we are maintaining the existing footprint and setbacks and we are trying to maintain the look and style of the house to ensure that the impact is minimal.

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.

To comply with the strict letter of the ordinance our second floor walls would sit inside the house by a few feet and would require an extraordinary amount of structural engineering to make feasible, would produce a structurally

questionable house, and would be financially excessive in execution. The resulting structure would not be aesthetically pleasing and would not compliment the adjacent properties.

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.

We did not create the current difficulty as the lot was split many years prior to our ownership. We simply want the opportunity to modernize the house aesthetically and functionally and will do so within the current footprint of the existing structure.

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

The impact of our addition is extremely minor to adjacent properties and I do not believe this to be an issue.

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

We love our house and our neighborhood and this remodel is equally about preserving the character of both while

modernizing the house. We have put a hip roof on the structure to ensure the aesthetics fit with the look of the neighborhood. The exterior design and selections were made with this in mind. We take this very seriously as we want to fit seamlessly into the beauty of our neighborhood.

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 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 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: _____ **Date:** _____

----- (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: _____

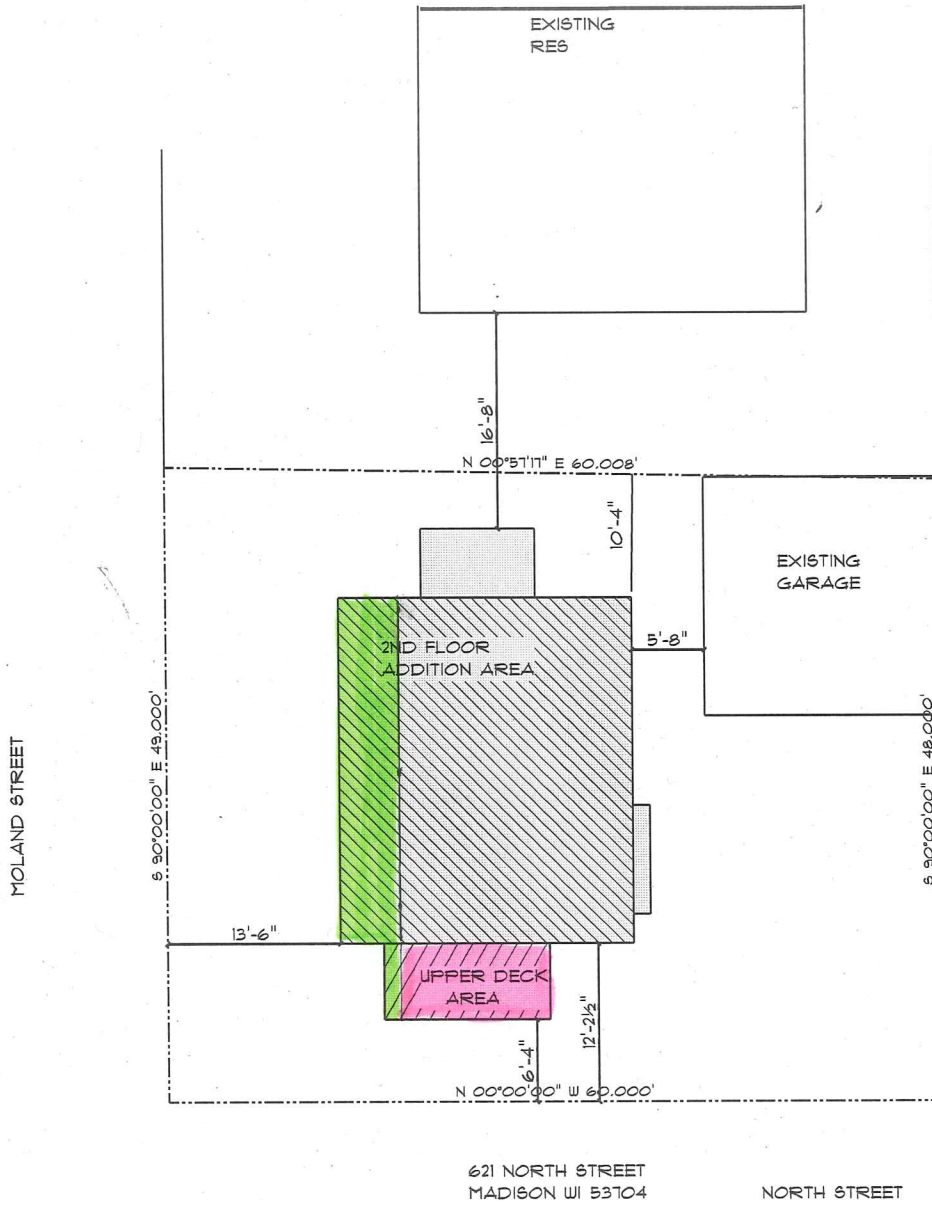
TWO-Story Single-Family Home 2nd Level Addition plus Deck

Reverse-Corner Side Yard (Deck)

12-0" Required
6-4" Provided
5'-8" VARIANCE

Front Yard

18'-2" ± Required
13'-6" Provided
4'-8" VARIANCE



SITE PLAN

1" = 20'

Tucker, Matthew

From: Jesse Cooper <Jesse.Cooper@uslbm.com>
Sent: Wednesday, November 15, 2017 4:30 PM
To: Tucker, Matthew
Subject: FW: Kathleen & Jesse Cooper Full Plans
Attachments: COOPER PROJECT.pdf

Not sure where I should include this information :

Address	Measured Setback
2505 Moland	16'4"
2509 Moland	16'4"
2513 Moland	16'8"
2517 Moland	20'0"
2521 Moland	15'10"
2525 Moland	18'8"
2531 Moland	20'0"
2533 Moland	20'0"
2537 Moland	15'8"
2541 Moland	20'0"
2545 Moland	20'0"
AVERAGE	18'1-5/8"

Jesse Cooper
Office: 847-353-7713
Cell: 608-448-8901
Item File Analyst

From: Jesse Cooper
Sent: Wednesday, November 15, 2017 4:24 PM
To: 'mtucker@cityofmadison.com' <mtucker@cityofmadison.com>
Subject: Kathleen & Jesse Cooper Full Plans

Please see attached. I will be in tomorrow to drop off the completed application.
Thank you again for all of your help!

Jesse Cooper
Office: 847-353-7713
Cell: 608-448-8901
Item File Analyst