



# CITY OF MADISON ZONING BOARD OF APPEALS VARIANCE APPLICATION

**\$500 Filing Fee**

Type or legibly print using blue or black ink.

Address of Subject Property: 18 Powers Avenue, Madison, WI, 53714

Name of Owner: Terence Gregory Blake & Yuyang Zhong

Address of Owner (if different than above): 230 Waubesa Street, Madison, WI, 53704

Daytime Phone: 60802131906 Evening Phone: \_\_\_\_\_

Email Address: tgregoryblake@yahoo.com

Name of Applicant (Owner's Representative): \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Description of Requested Variance:

Add 2nd floor, replacing failed existing roof line. 2nd floor to be attached ADU 2-bedroom apartment. Home is built 3 feet from property line. Request is to forego the standard 4-foot set back and hold the existing 3-foot setback so that the 2nd floor Aesthetically and structurally matches the 1st floor.

**See reverse side for more instructions.**

**FOR OFFICE USE ONLY**

Amount Paid: \$500.00  
Receipt: 145715-0001  
Filing Date: 11-21-2024  
Received By: NJK  
Parcel Number: 071005107159  
Zoning District: TR-V1  
Alder District: 15-Martinez-Rutherford

Hearing Date: 12-19-2024  
Published Date: 12-12-2024  
Appeal Number: LNDVAR-2024-00016  
GQ: \_\_\_\_\_  
Code Section(s): 28.047(2)

# Standards for Variance

**The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.**

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

Home was built in 1940. It is typical of the neighborhood, a 1.5 story, 2 bedroom

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cottage. Home is on a 40' x 120' lot, but was built 3' from the north lot line

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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 zoning of TR-V1 allows up to 2 family 2 unit. 2nd floor addition would create a 2nd unit. Several homes in

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this neighborhood have 2nd floor dormers or ADU's, as well as several multiunit rental properties. I believe this

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2nd floor addition is in the spirit of the neighborhood and will fit in with the look of other houses on the block.

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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.

The 4' setback to the North side of the property can not easily be met following the home's original

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footprint. The current roof is too low to "dormer" out as the attic space would be less than 24" tall, tapering to

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zero not allowing proper insulation. As well that would create a roof line of 2/12 which is not good for snow.

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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.

It would create additional structural challenges to offset the 2nd floor 1 foot from the existing exterior

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wall line. Additionally, the home's footprint is quite small, so any smaller for the 2nd floor would make the

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addition less than 700 sq feet.

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

The current footprint is maintained, and due to the steep (10/12) pitch of the original roof line, the addition

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of the 2nd floor along with a lower pitch roof only raises the building height by 4 feet. The building would

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not encroach on the neighbor to the north any more than the current footprint

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

The 2nd floor will match the shape and architecture of the 1st floor with a traditional gable roof, complimentary

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siding and similar window treatments. Additionally, the front fire egress would create a covered front doorway

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for the lower unit.

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**CHECK HERE.** City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature:  Date: 11/21/2024

------(For Office Use Only)-----

**DECISION**

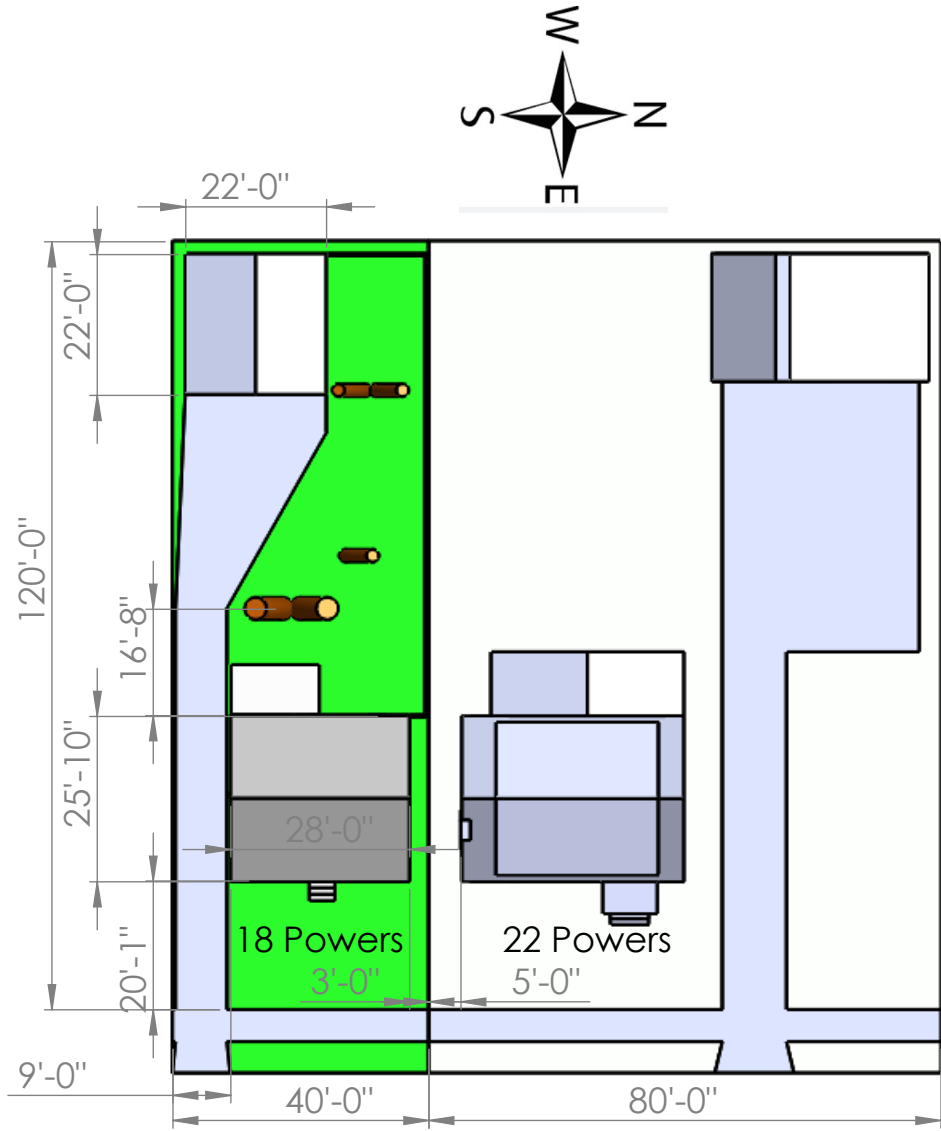
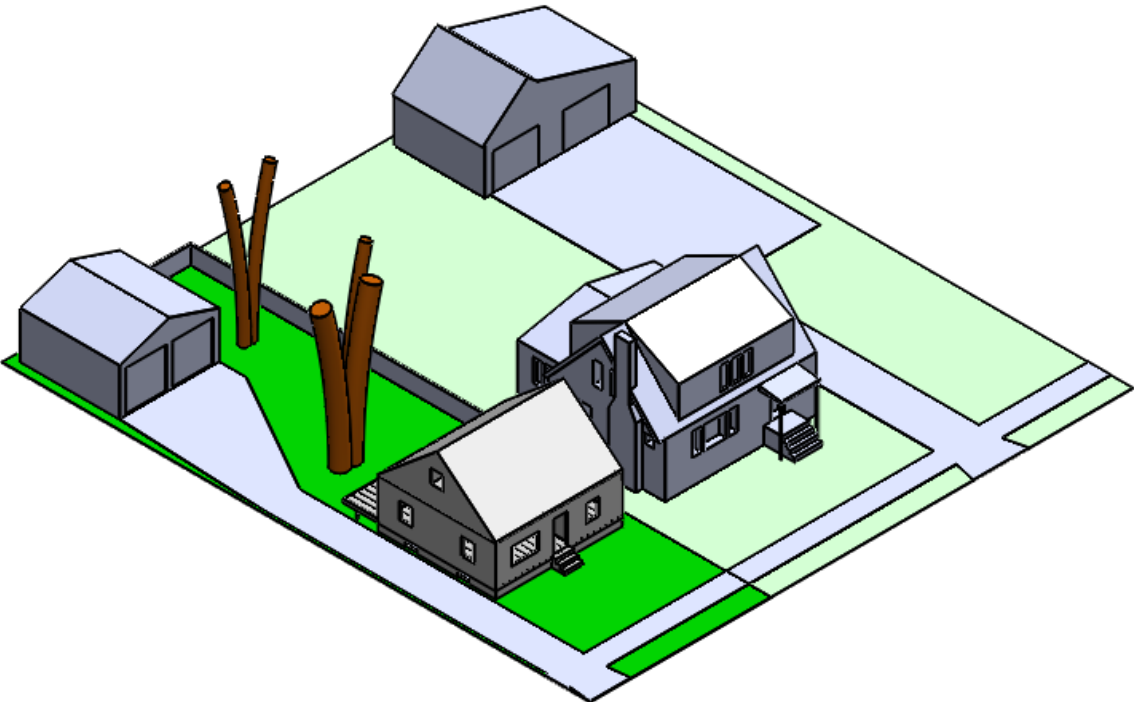
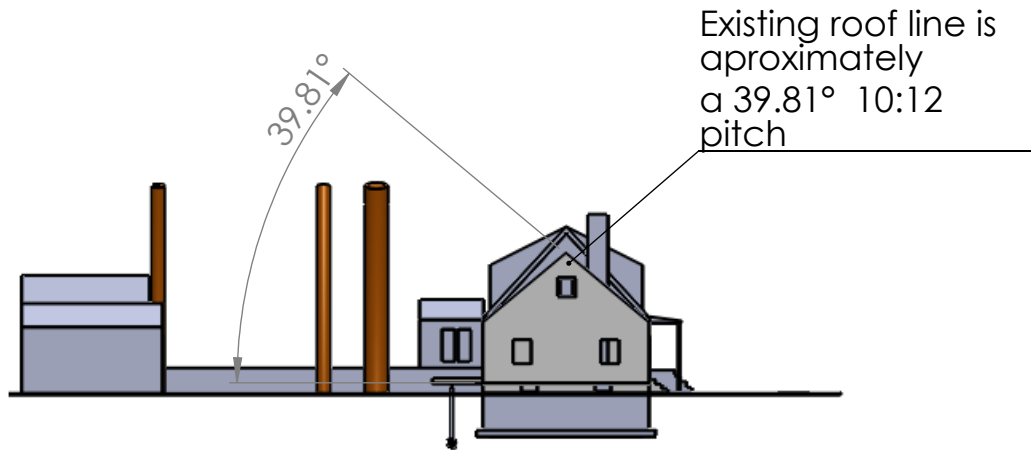
The Board, in accordance with its findings of fact, hereby determines that the requested variance for \_\_\_\_\_ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

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

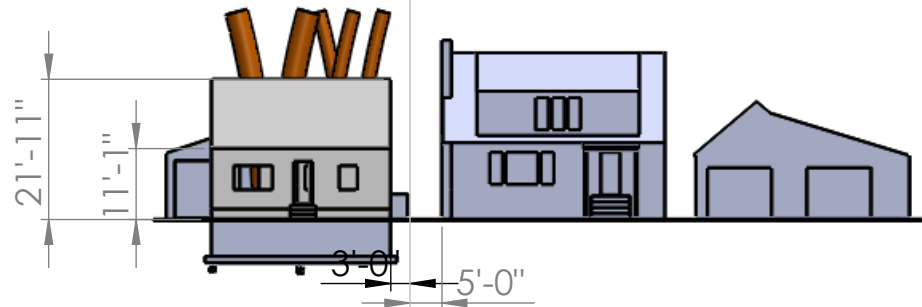
Zoning Board of Appeals Chair:

Date:

# 18 Powers Avenue (Existing)



Scale 1" = 30'



18 Powers

22 Powers

18 Powers was built in 1940, as a 2 bedroom 1.5 story cottage with a poured concrete foundation, 2x4 framing, center support beam with full first floor bearing wall to support ceiling/roof structure. In its current state, the roof has failed due to neglect. Additionally there was a rear enclosed porch which also failed (now removed) Concrete blocks were not adequate load bearing. Mature 40' tree 16' off rear of house limits the ability to create any additional foundations behind the house. Garage is also in failing condition.

Terence Gregory Blake & Echo Zhong, owners

November 21, 2014

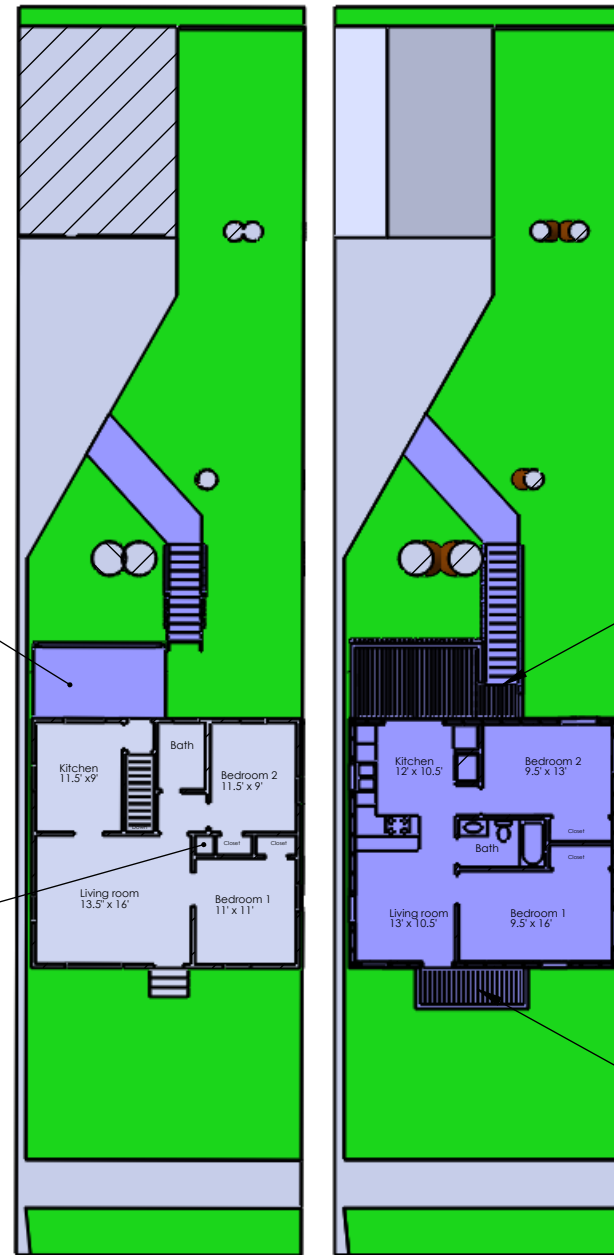
# 18 Powers Proposed

## Side yard setback variance for second-story addition on single family house with accessory dwelling unit

- \* Replace failing roof
- \* Create 2nd floor 2 bedroom ADU
- \* Home was built 3' from North property line.
- \* **Variance** requested to maintain 1st floor footprint for 2nd floor.
- \* Original home height 22'. Proposed 2nd floor with lower pitch roof: 26'
- \* Dormer was explored, but floor joists are undersized @ 2x6, and additional floor height creates 2:12 pitch or less with not enough insulation.
- \* Back yard has 3 mature trees making West addition foundation not possible

1st floor rear porch

(old) Chimney Chase  
Will use for Water supply and septic, gas to Second floor



First Floor Plan (existing)

Second Floor Plan (Proposed)

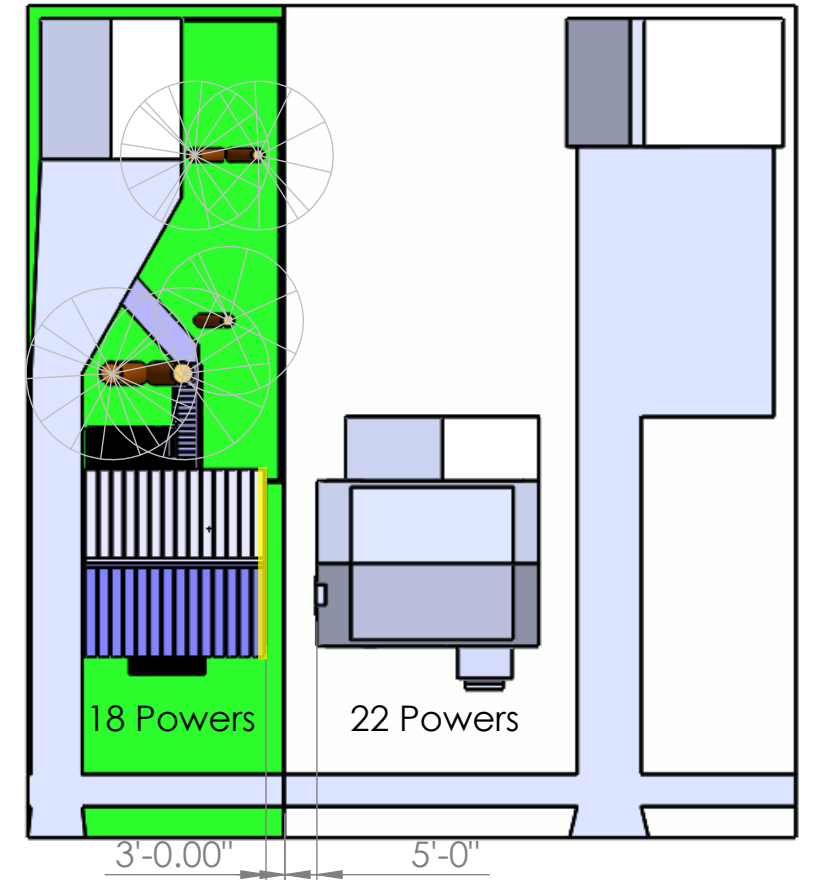


Stairs for access to second floor apartment

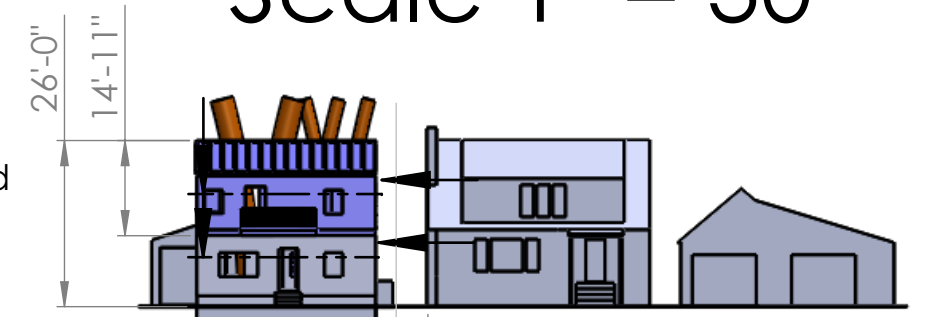
**Side Yard Setback**

**Required 4'**  
**Proposed 3'**  
**Variance 1'**

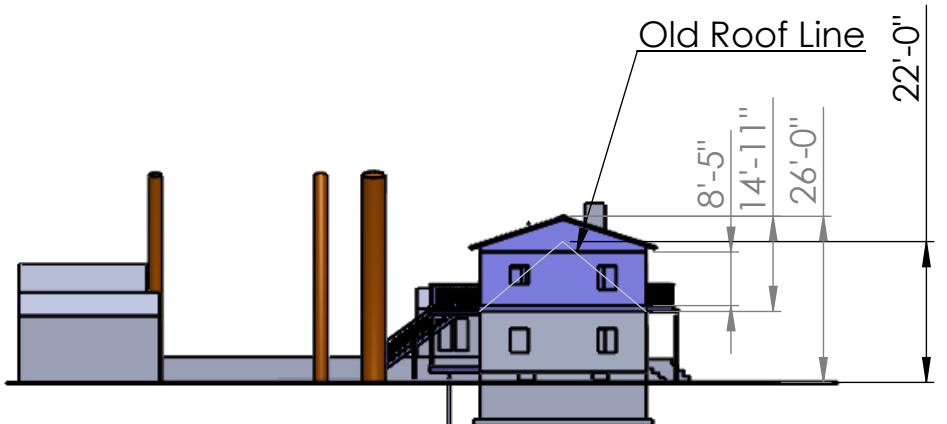
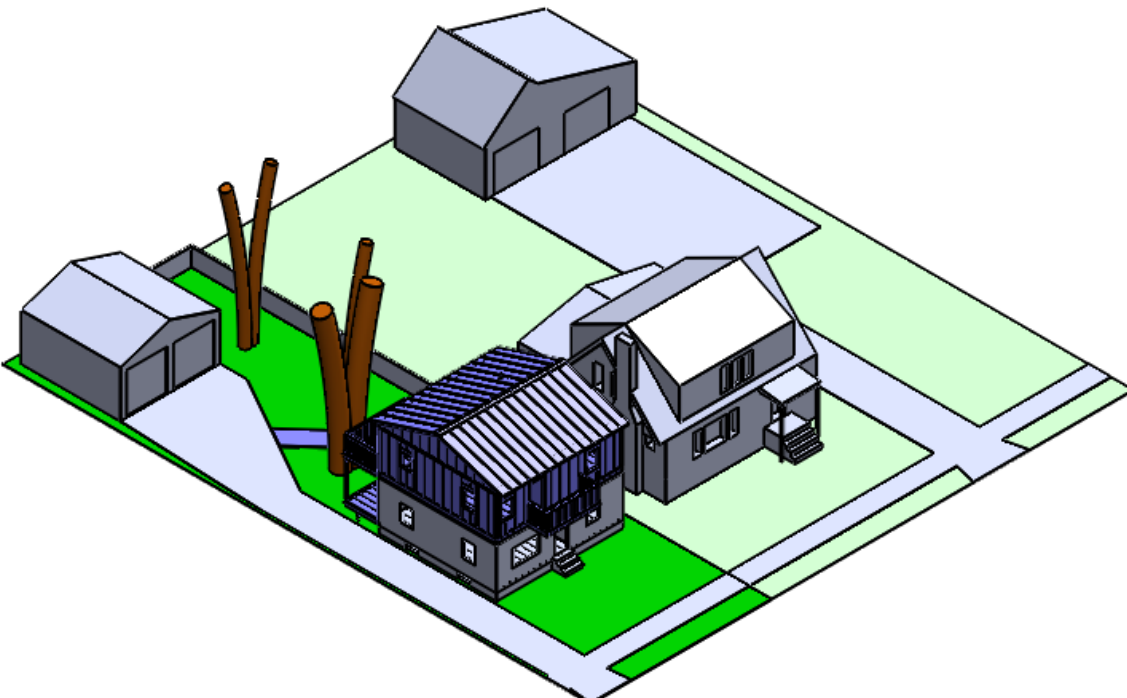
2nd floor Balcony/fire escape also acts as 1st floor entry roof



Scale 1" = 30'



18 & 22 Powers Avenue front elevation (East)



New elevation with old roofline visible

Terence Gregory Blake & Echo Zhong, owners

November 21, 2024











