



**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: 2701 Van Hise Ave. Madison, WI 53705

Name of Owner: David and Kari Gordon

Address of Owner (if different than above): _____

Daytime Phone: 608-358-2422 Evening Phone: 608-358-2422

Email Address: davidgordon716@gmail.com

Name of Applicant (Owner's Representative): Owners - David and Kari Gordon

Address of Applicant: 2701 Van Hise Ave. Madison, WI 53705

Daytime Phone: 608-358-2422 Evening Phone: 608-358-2422

Email Address: davidgordon716@gmail.com

Description of Requested Variance:

We are applying for a rear yard setback variance to 2701 Van Hise Ave to allow construction of a new home on the vacant lot to the west of our existing house.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: _____
Receipt: <u>48611-0007</u>	Published Date: _____
Filing Date: <u>8/29/18</u>	Appeal Number: _____
Received By: <u>JLK</u>	GQ: _____
Parcel Number: <u>0709-212-2130-8</u>	Code Section(s): <u>28.043(2)</u>
Zoning District: <u>TR-C2</u>	_____
Alder District: <u>5 - Shiva Bidar - Sielaff</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.

We have an existing house that was built in the 1940s with a vacant lot to the west side/rear. It's clear by the development of the neighborhood that there should be a house on this lot as it would be the same size as other lots on the Van Hise cul-de-sac. If the existing house was intended to take up both lots it would have been built much further to the west.

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.

We are not changing the existing home on the lot. We are improving the public interest by removing the illegal fence from previous owners on the vacant lot. Furthermore, we will be completing the development of the neighborhood and help to create a more inclusive feel with the 2701 home on the corner with the other homes on the block. We at 2701 feel isolated being on the corner with a vacant lot separating us from the neighborhood.

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.

We would be left with an undevelopable vacant lot without variance being approved and there would be no change to the existing home. Splitting the lot will help create an additional home and lot that is then comparable to all the other homes and lots in the neighborhood. The new home will make the block look consistent and will finish off the development of the neighborhood.

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 2701 Van Hise property as originally developed on the existing lot would have met the ordinances setback requirement, however the prior owner created an addition which needed the extra lot to meet the ordinance.

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

We are the owners of both lots so any detriment would be felt by us.

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

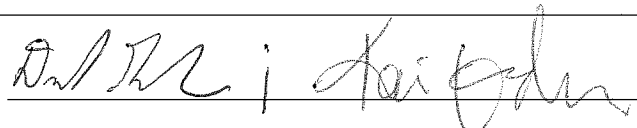
There will be no design change to the neighborhood. If approved the two lots that are created will be comparable to the rest of the neighborhood. The house directly across the street (202 Farley Ave.) has less of a rear yard setback than the variance we are applying for.

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

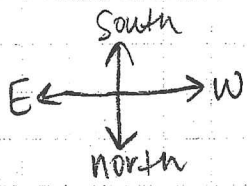
<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <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).
<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).
<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"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<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.

N/A
N/A
N/A
N/A

Owner's Signature:  **Date:** 8-28-18

----- (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:	



Two-story Single-Family home
 Modify the zoning lot to separate rear lot;
 Allow for home to be on one lot with
 Substandard and rear yard setback

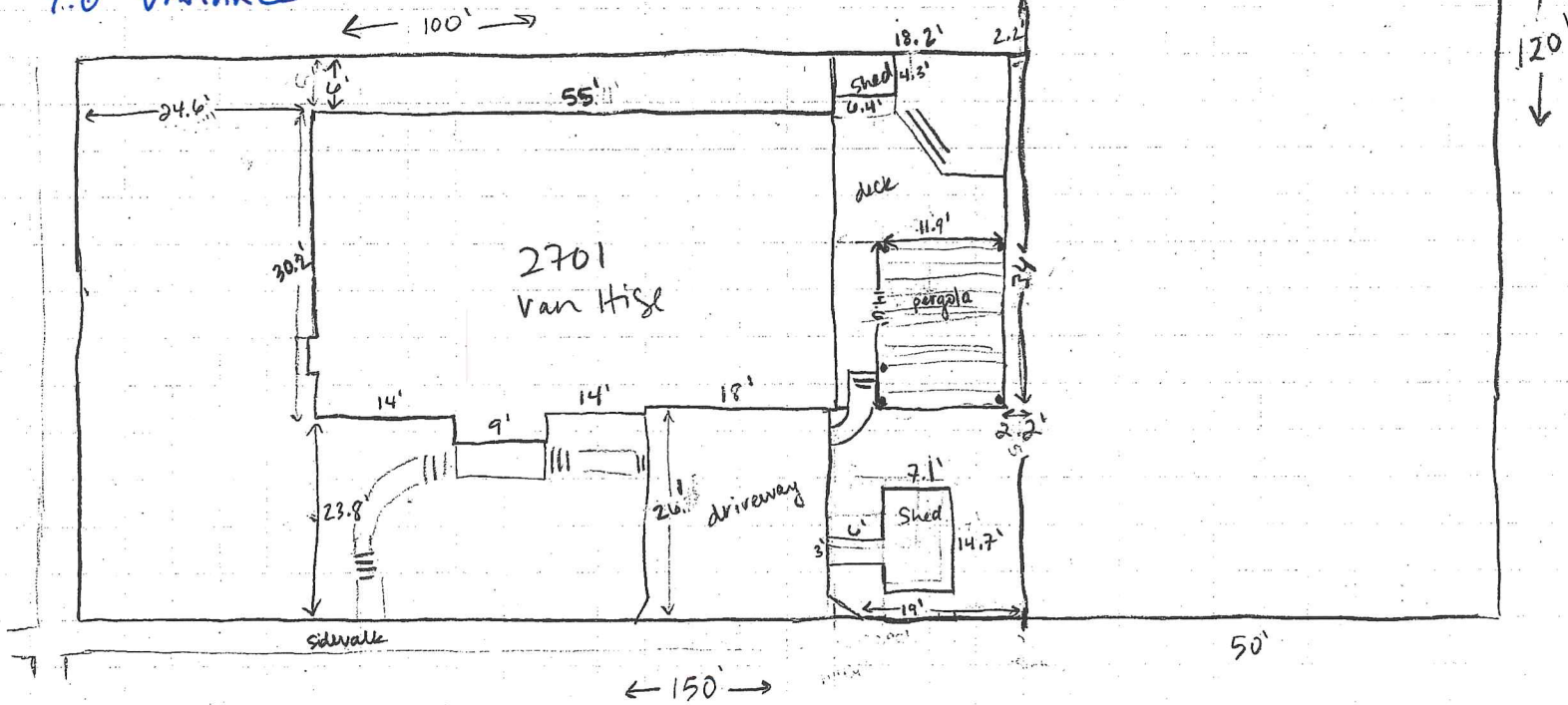
Rear yard

30.0' Required

20.4' Provided

9.6' Variance

60'
 EARLEY



1 box = 5'

VAN HISE









