



**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: 237 Westmorland Blvd madison
WI 53705

Name of Owner: Marta McRae ERIC Swenson

Address of Owner (if different than above): _____

Daytime Phone: 608 220-5299 Evening Phone: 608 575-2322

Email Address: rcswenson@uwalumni.com martanelle@gmail.com

Name of Applicant (Owner's Representative): Marta McRae ERIC Swenson

Address of Applicant: 237 Westmorland Blvd madison WI
53705

Daytime Phone: 608 220-5299 Evening Phone: 608 575-2322

Email Address: rcswenson@uwalumni.com martanelle@gmail.com

Description of Requested Variance:

To encroach into the rear yard set back less than
1', in totaling less than 1 total sq footage

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: <u>\$500.00</u>	Hearing Date: <u>3-16-23</u>
Receipt: <u>125972-0002</u>	Published Date: <u>3-9-23</u>
Filing Date: <u>1-19-23</u>	Appeal Number: <u>LNDYAR-2023-00002</u>
Received By: <u>NJK</u>	GQ: _____
Parcel Number: <u>0709 213 11076</u>	Code Section(s): <u>23.042(2)</u>
Zoning District: <u>TR-C1</u>	_____
Alder District: <u>5-VIOAVER</u>	_____

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.

Existing Structure location on the
Plot.

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.

Variance Does not create more usable
Back yard space. Most of structure is
Already there and not coming closer to lot.

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.

Without a variance Remodel could create a place
where water could pool and compromise the
foundation of the home or freeze in the winter.

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 structure was built in 1941
and bought in 2021 & the structure was
Already in the setback.

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

Existing structure Already in setback and
caused no detrimental impact on light &
Air.

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

The proposed variance will maintain a
visually consistent setback along the north
side of the property which is comparable to
the character of the neighborhood.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

redude
in 5th

<input type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next 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 directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com .
<input type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

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: ESwenson Date: 1/19/23

------(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:



Eric Swenson <ecswenson@uwalumni.com>

House remodel

1 message

Kris Buscemi <klbuscemi@yahoo.com>
To: ecswenson@uwalumni.com

Tue, Jan 10, 2023 at 7:45 PM

Hi Eric,

Sam and I don't have a problem with you doing the remodel on your home.

Good luck
Kris

Sent from Yahoo Mail for iPhone



Eric Swenson <ecswenson@uwalumni.com>

237 Westmorland Build


2 messages

Eric Swenson <ecswenson@uwalumni.com>
To: Jmayo20@gmail.com

Wed, Jan 18, 2023 at 11:00 AM

See attached plans

Eric

 [20230118112659250.pdf](#)
1143K

Jonathan Mayo <jmayo20@gmail.com>
To: Eric Swenson <ecswenson@uwalumni.com>

Wed, Jan 18, 2023 at 12:23 PM

I've viewed the build plan from my neighbor Eric Swenson at 237 Westmorland Blvd and it looks ok to me.

Jonathan Mayo
231 Westmorland Blvd.
[Quoted text hidden]



**BIRRENKOTT
SURVEYING**

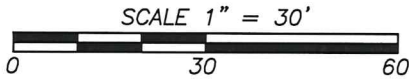
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLOT PLAN

Addition to Single Family Dwelling

Description:

LOT 1, PILGRIM VILLAGE, LOCATED IN THE W1/2, SW1/4 OF SECTION 21, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Prepared For:

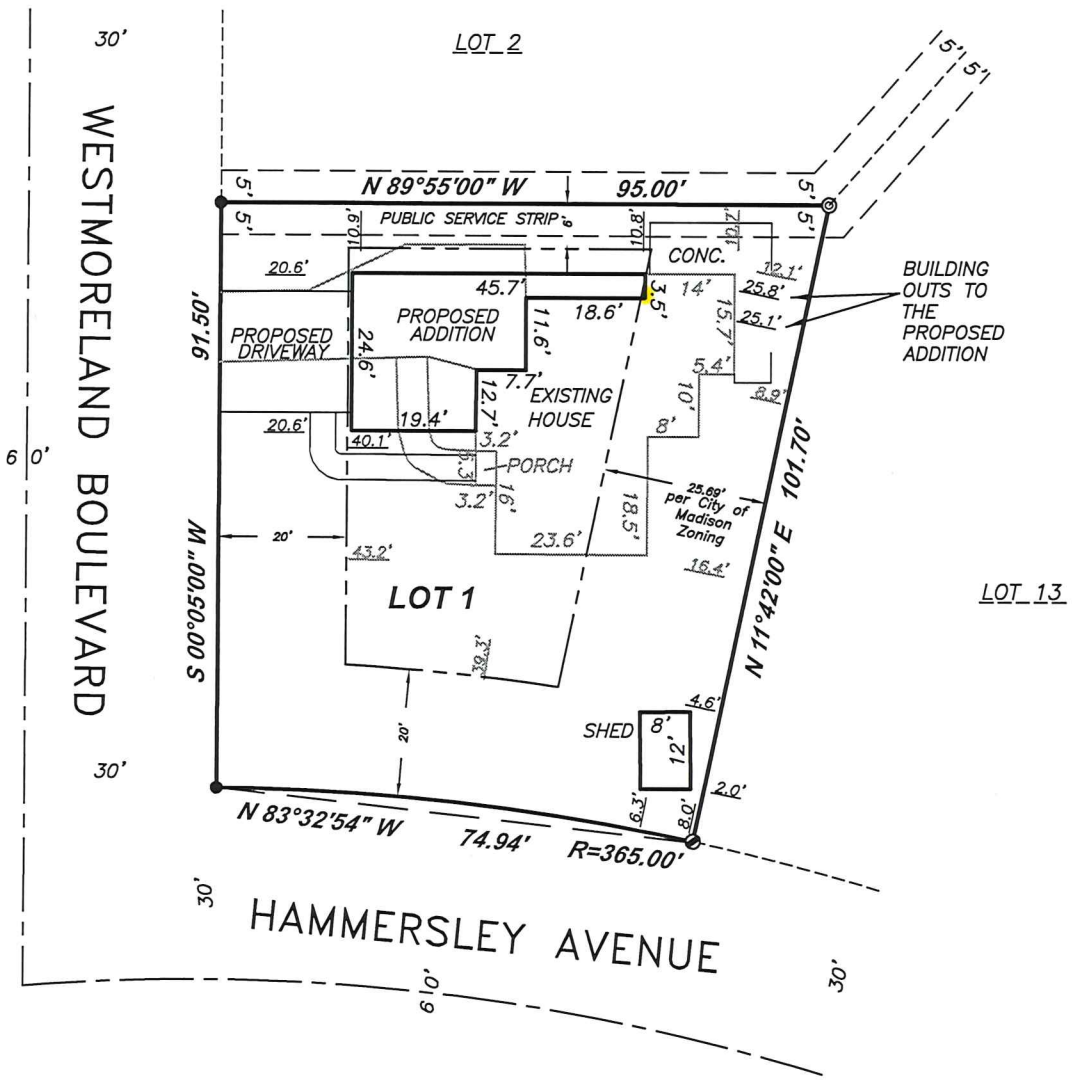
Actuate Improvement
2115 Parkview Rd.
Middleton, WI 53562
(608)571-3431

Rear Setback

25.69' required

25.1' proposed

☐ .59' variance



Bearings referenced to the West line of Lot 1, platted bearing S 00°05'00" W

Legend:

- = Building Setback Line
- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- ⊙ = Found 1" Pinch Top Pipe

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

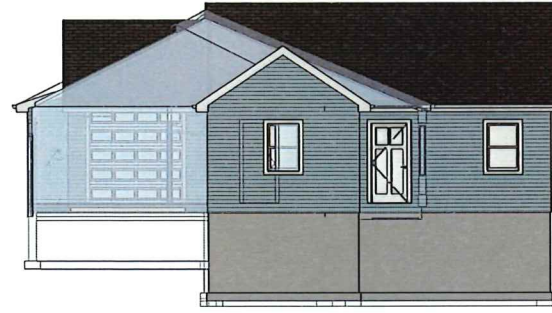
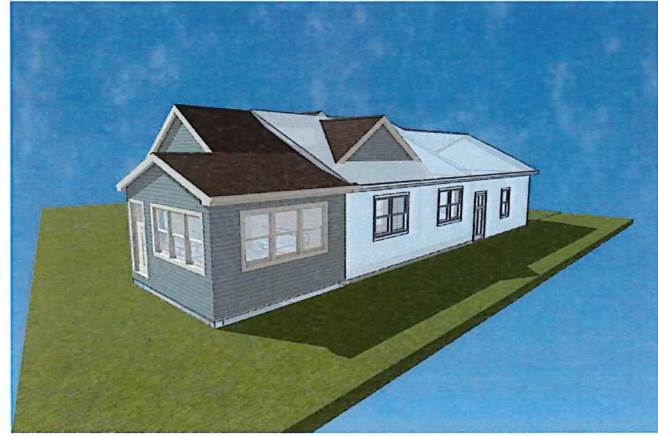
Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Dated: November 3, 2022
Surveyed:
Drawn: M.A.K.
Checked: B.T.S.
Approved: C.K.C.
Field book:
Comp. File: J:\2022\CARLSON
Office Map No. 221004

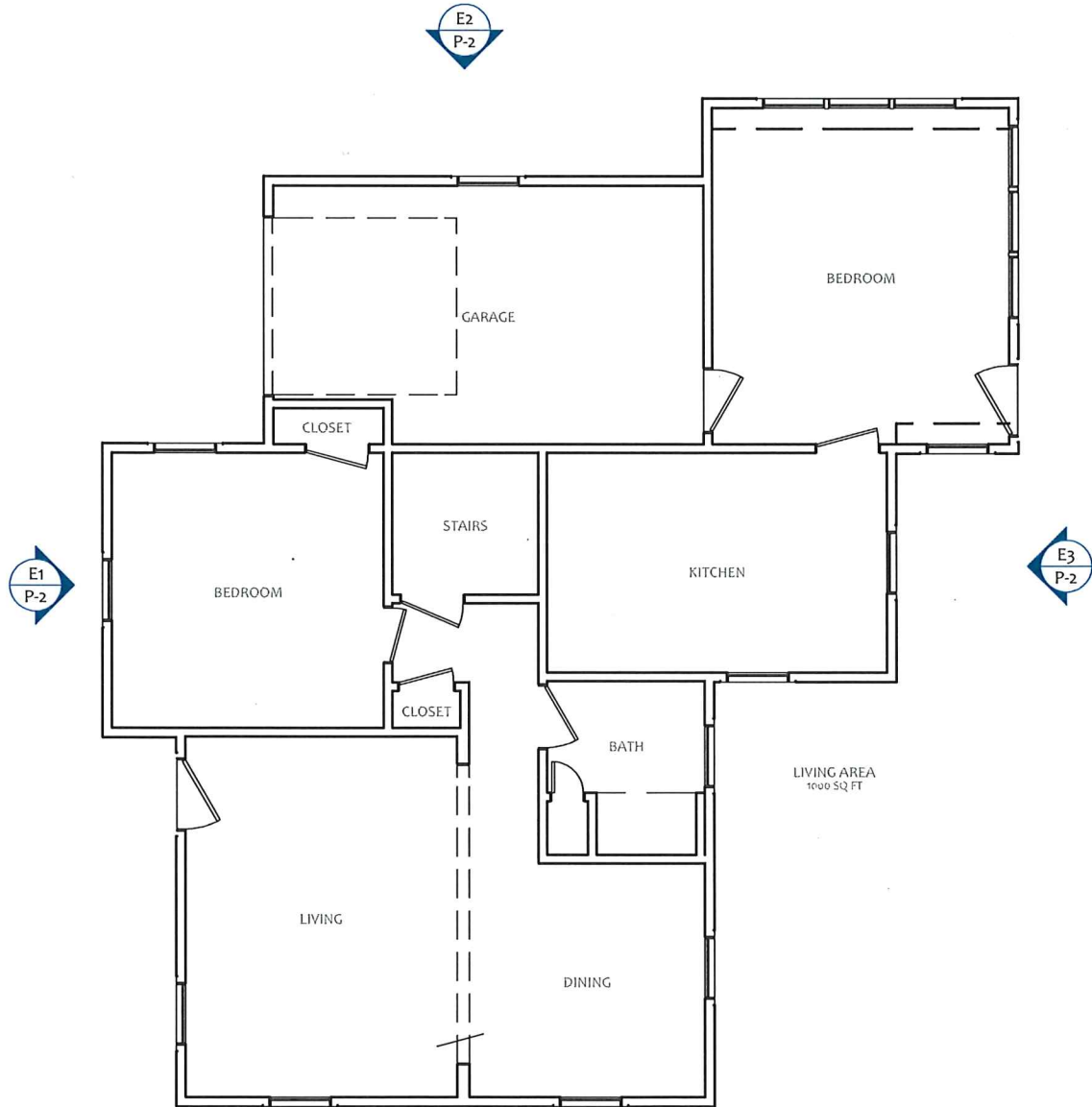
For your/our protection...have the Building Inspector/Developer sign off on the Plot (site) Plan accepting the Plan as correctly meeting setback and deed restrictions for the parcel PRIOR to staking. Note: Plot Plan MUST BE APPROVED by the governing Municipal Building Authority. ANY staking, without municipal/Developer approval, may be subject to change at the client's expense.

Surveyor has not field verified elevations and can not certify to their accuracy. Elevations have been provided and determined by the client. Contractors and excavators are to field verify and establish site grades.

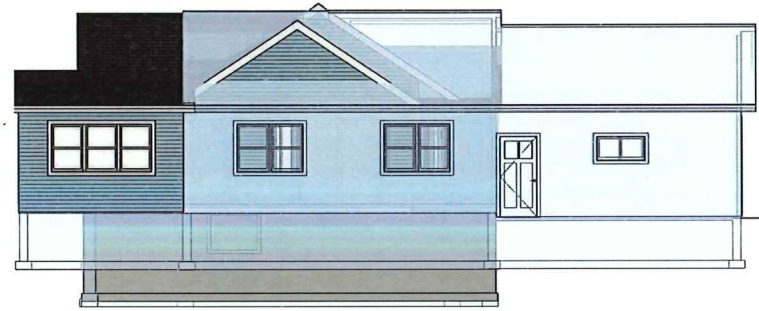


E1 — McRae AS Built
1/16 in = 1 ft

LAYOUT PAGE TABLE		
NUMBER	TITLE	DESCRIPTION
1	AS BUILT	REMODEL OVERLAY
2	REMODEL PLAN	FLOOR PLAN
3	FOUNDATION PLAN	
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7	ELEVATION 4	EXTERIOR



○ — McRae AS Built
1/8 in = 1 ft P-2



E2 — McRae AS Built
1/16 in = 1 ft

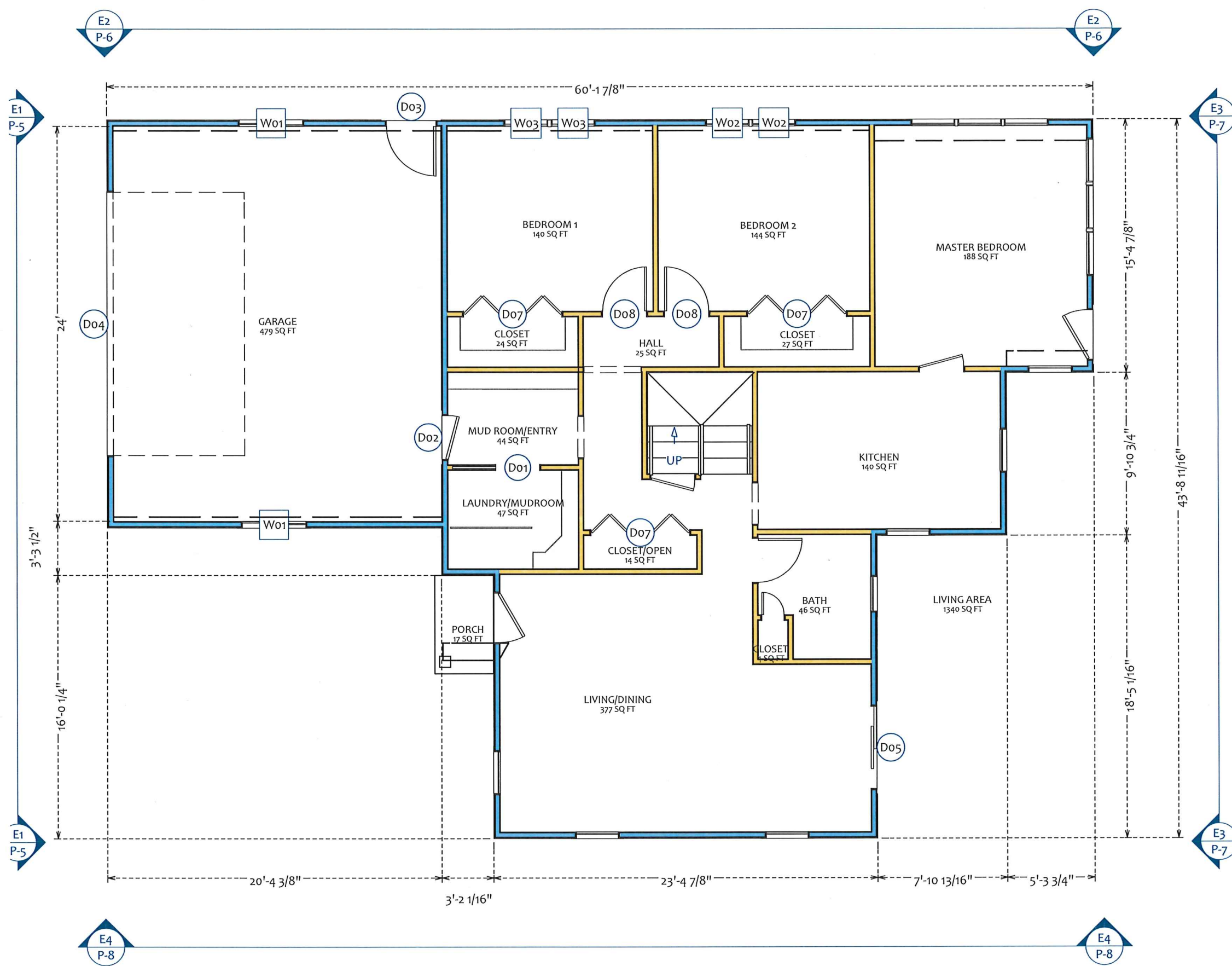


E3 — McRae AS Built
1/16 in = 1 ft



E4 — McRae AS Built
1/16 in = 1 ft

Plans and elevations are artist's renderings only, may not accurately represent the actual condition of a home as constructed. Based on field conditions, we reserve the right to make changes to these floor plans, specifications, dimensions, designs and elevations without prior notice.



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WINDOW SCHEDULE

EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	DESCRIPTION	ROOM NAME	WIDTH	HEIGHT	R/O	HEADER	TOP
	W01	2	1	LEFT SLIDING	GARAGE	48"	24"	49"X25"	2X10X52" (2)	80"
	W02	2	1	DOUBLE HUNG	BEDROOM 2	32"	48"	33"X49"	2X10X36" (2)	80"
	W03	2	1	DOUBLE HUNG	BEDROOM 1	32"	48"	33"X49"	2X10X36" (2)	80"

McRae_Design File D_8.23.2022
1/8 in = 1 ft

DOOR SCHEDULE

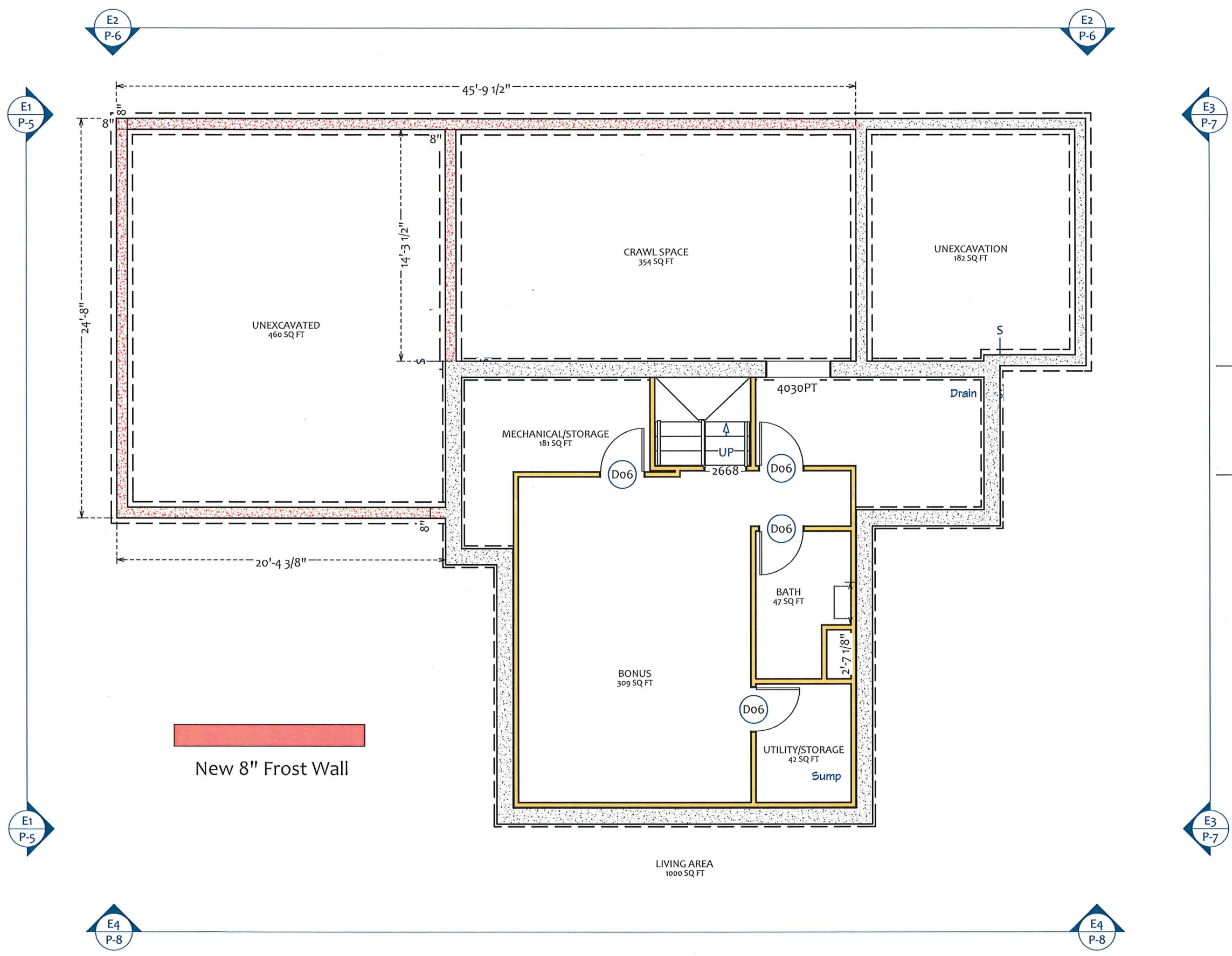
NUMBER	QTY	FLOOR	DESCRIPTION	WIDTH	JAMB SIZE
D01	1	1	POCKET-PANEL	32"	3/4"X4 1/2"
D02	1	1	EXT. HINGED-PANEL	32"	3/4"X4 7/16"
D03	1	1	EXT. HINGED-DOOR E20	36"	3/4"X4 7/16"
D04	1	1	GARAGE-GARAGE DOOR P03	192"	3/4"X4 15/16"
D05	1	1	EXT. SLIDER-GLASS PANEL	60"	3/4"X4 7/16"
D06	4	0	HINGED-PANEL	32"	3/4"X4 1/2"
D07	3	1	4 DR. BIFOLD-PANEL	72"	3/4"X4 1/2"
D08	2	1	HINGED-PANEL	32"	3/4"X4 1/2"

McRae_Design File D_8.23.2022
3/16 in = 1 ft

McRae_Design File D_8.23.2022
5/32 in = 1 ft

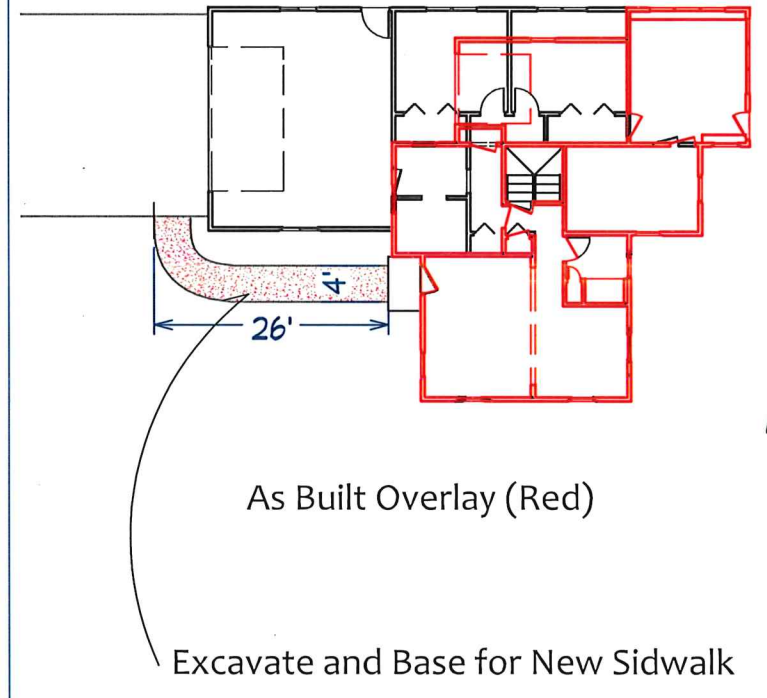
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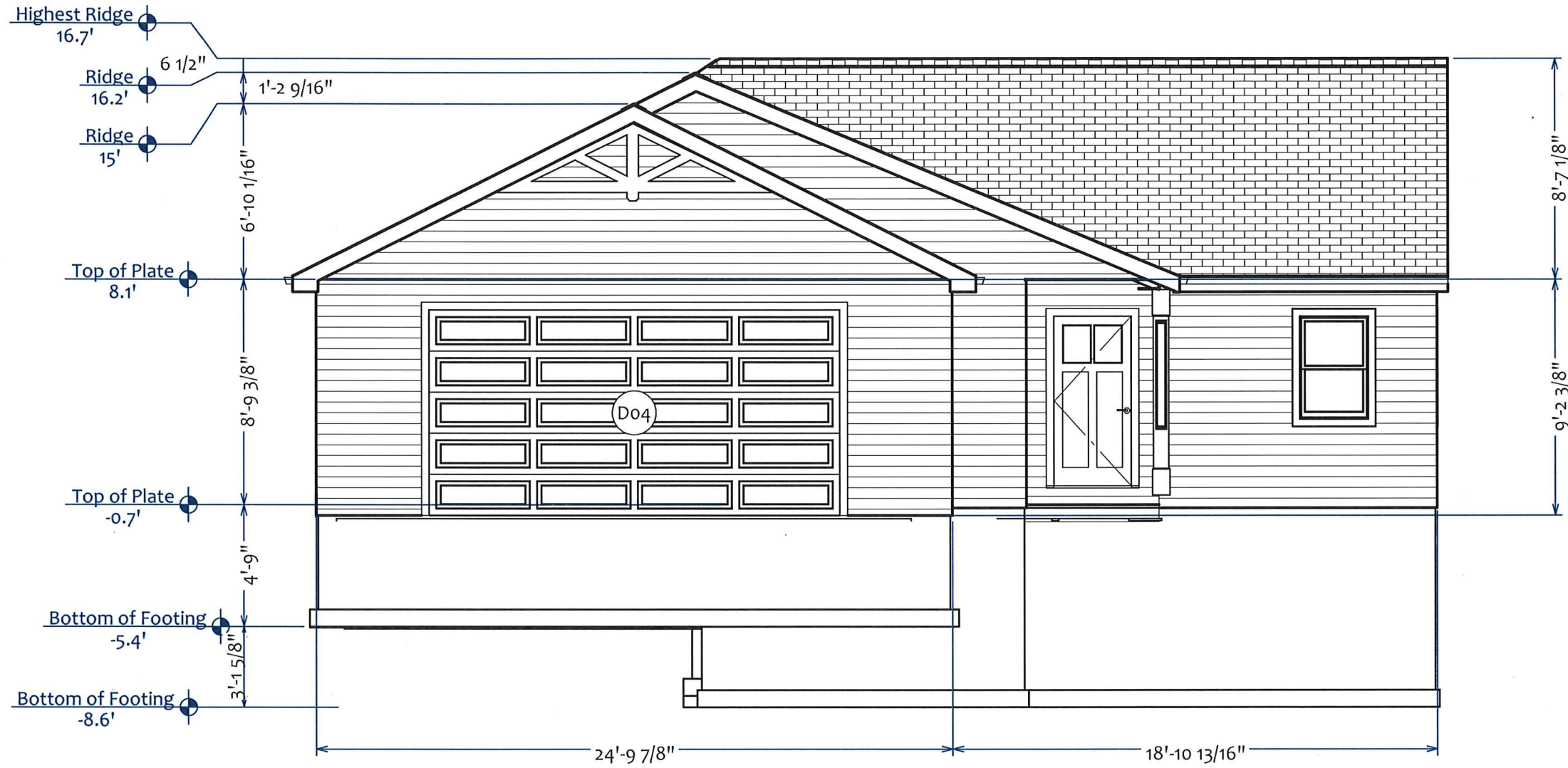
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Ⓔ McRae Design File D 8.23.2022
3/16 in = 1 ft



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5

DRAFT

McRae
237 Westmoreland Blvd | Madison

DATE: 10/18/2022

DRAWN BY: Ryan Luedtke

Elevation 2

Actuate Improvement
2115 Panview Rd | Middleton, WI
608 - 571 - 3431



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ⓔ3 McRae_Design File D_8.23.2022
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