



ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$300 Filing Fee

FOR OFFICE USE ONLY	
Amount Paid	\$300 Receipt # 1286100
Received by	JL Filing Date 1/9/12
Hearing Date	1-26-12
Zoning District	R6
Parcel #	0709-221-2318-0
Published	1-19-12
Ald. District	4-Michael Verweel
Appeal #	012612-1
GQ	01
Code Section #	28.08(7)(f)2
	28.08(8)(g) + 28.08(1)(f)1

Type or print using pen, not pencil.

Address of Subject Property: 531 W. Mifflin

Name & Address of Owner: Brandon Cook	
Daytime Phone: 608-279-7962	Evening Phone: Same
E-mail address: Brandon @ JohnFontain.com	
Name & Address of Applicant (Owner's Representative): Matt Aro	
Daytime Phone: 608-220-2382	Evening Phone: Same
E-mail address: Aro @ AroEberle.com	
Brief Summary of Proposed Construction:	
Move house that is on an R6 Lot to a different R6 Lot.	
<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 will result in the case being delayed and/or recommended for referral or denial.	

Please provide the following (Maximum size for all drawings is 11" x 17"):

<input type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan: <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).
<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"/>	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 have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.
Owner's Signature:	

Standards for Variance. The Zoning Board of Appeals shall not vary the regulations of this ordinance, as authorized, unless it shall make findings based upon the evidence presented to it in each specific case that all of the following conditions are present:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification.
3. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

------(Do not write below this line/For Office Use Only)-----

DECISION	
The Board, in accordance with the findings of fact, hereby determines that the requested variance (is) (is not) in compliance with all of the standards for a variance. Further finding of fact is 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:

3 STORY, 3 UNIT/W 3 STORY
PORCHES TO BE MOVED ONTO LOT

SIDEYARDS

9' REQUIRED
5' PROVIDED

4' VARIANCE RIGHT SIDE

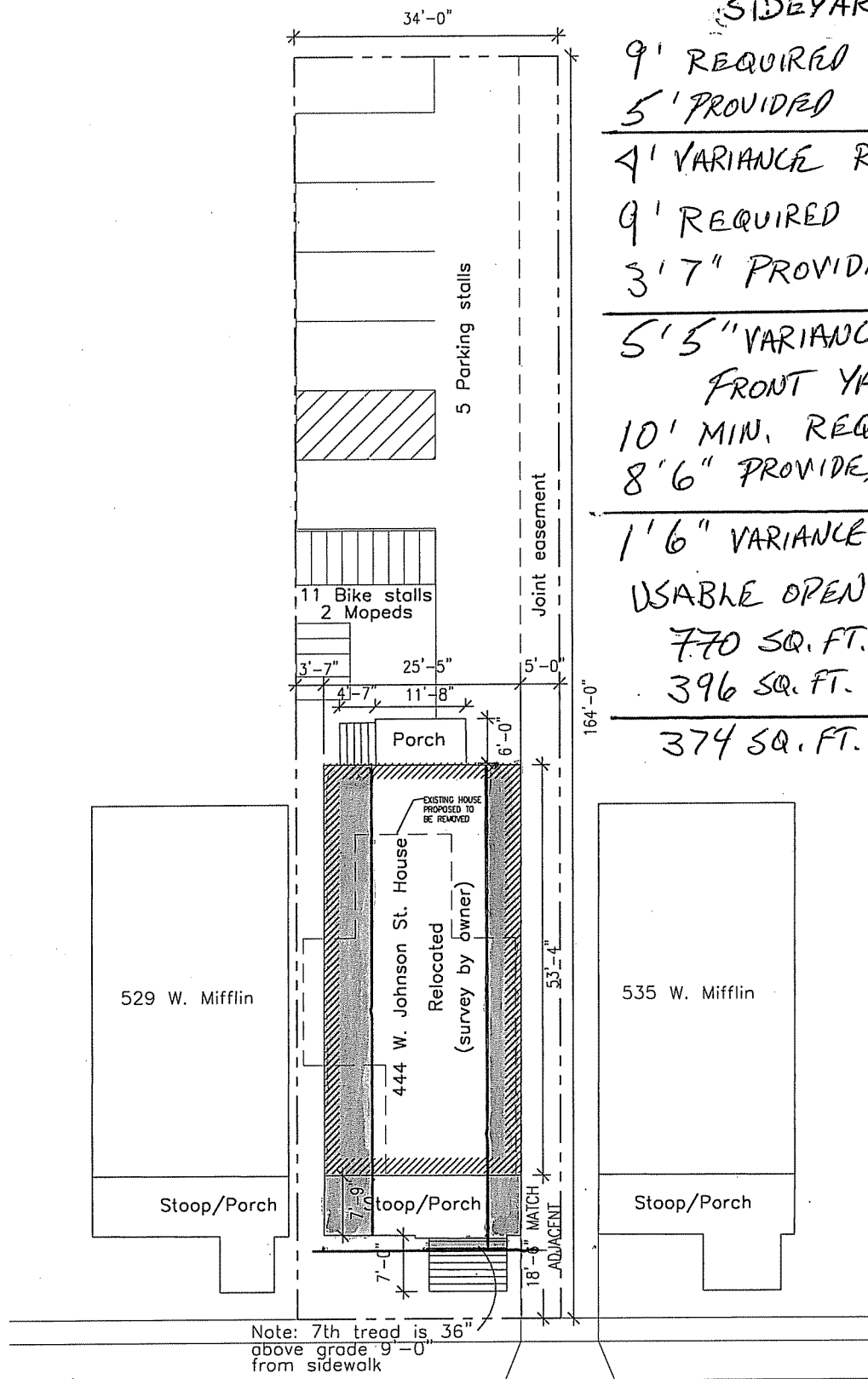
9' REQUIRED
3' 7" PROVIDED

5' 5" VARIANCE LEFT SIDE
FRONT YARD
10' MIN. REQUIRED
8' 6" PROVIDED

1' 6" VARIANCE FRONT YARD

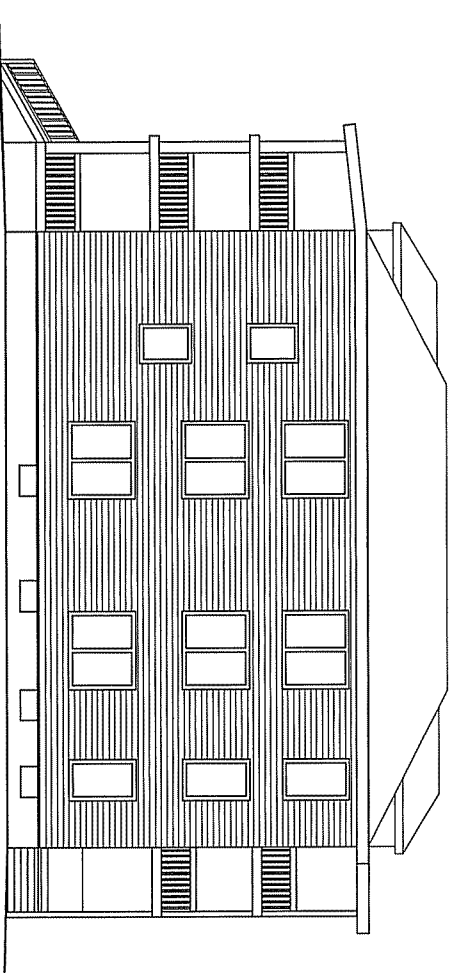
USABLE OPEN SPACE
770 SQ. FT. REQUIRED
396 SQ. FT. PROVIDED

374 SQ. FT. VARIANCE

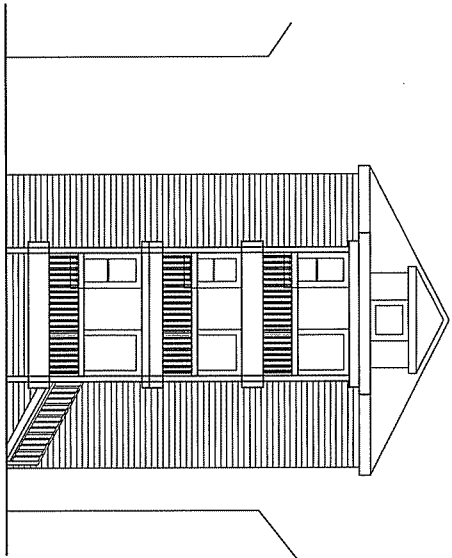


531 W. Mifflin
Not For Construction
1:20 1-9-2012

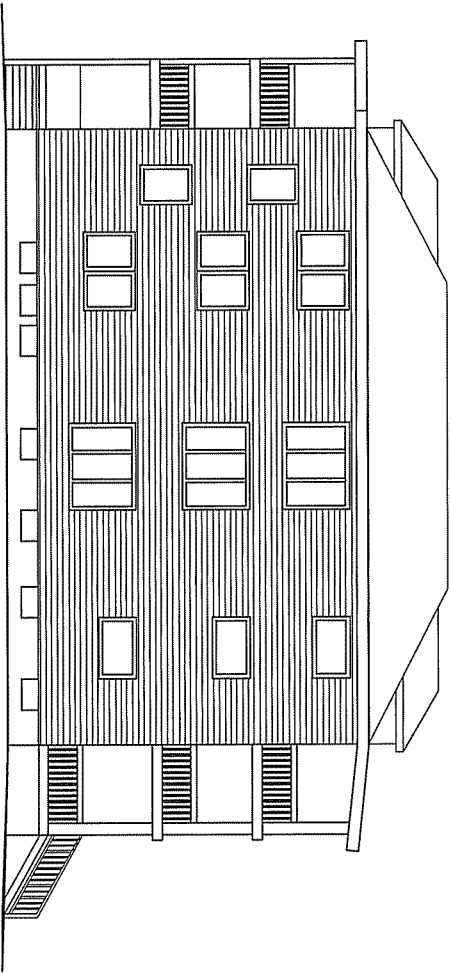
AND EBERLE ARCHITECTS



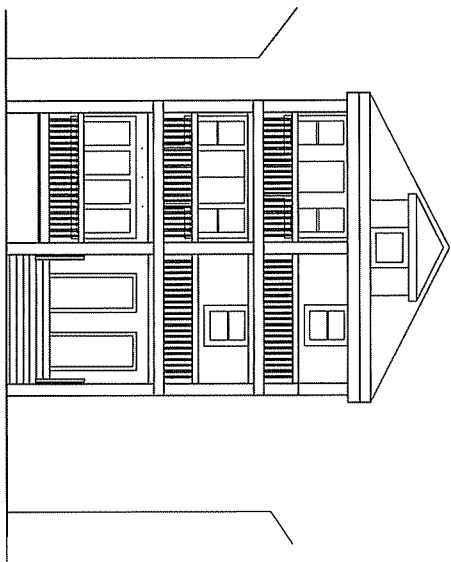
Southwest (side) Elevation
 Not For Construction
 1/16" = 1'-0" 1-5-2012



Southeast (rear) Elevation
 Not For Construction
 1/16" = 1'-0" 1-5-2012

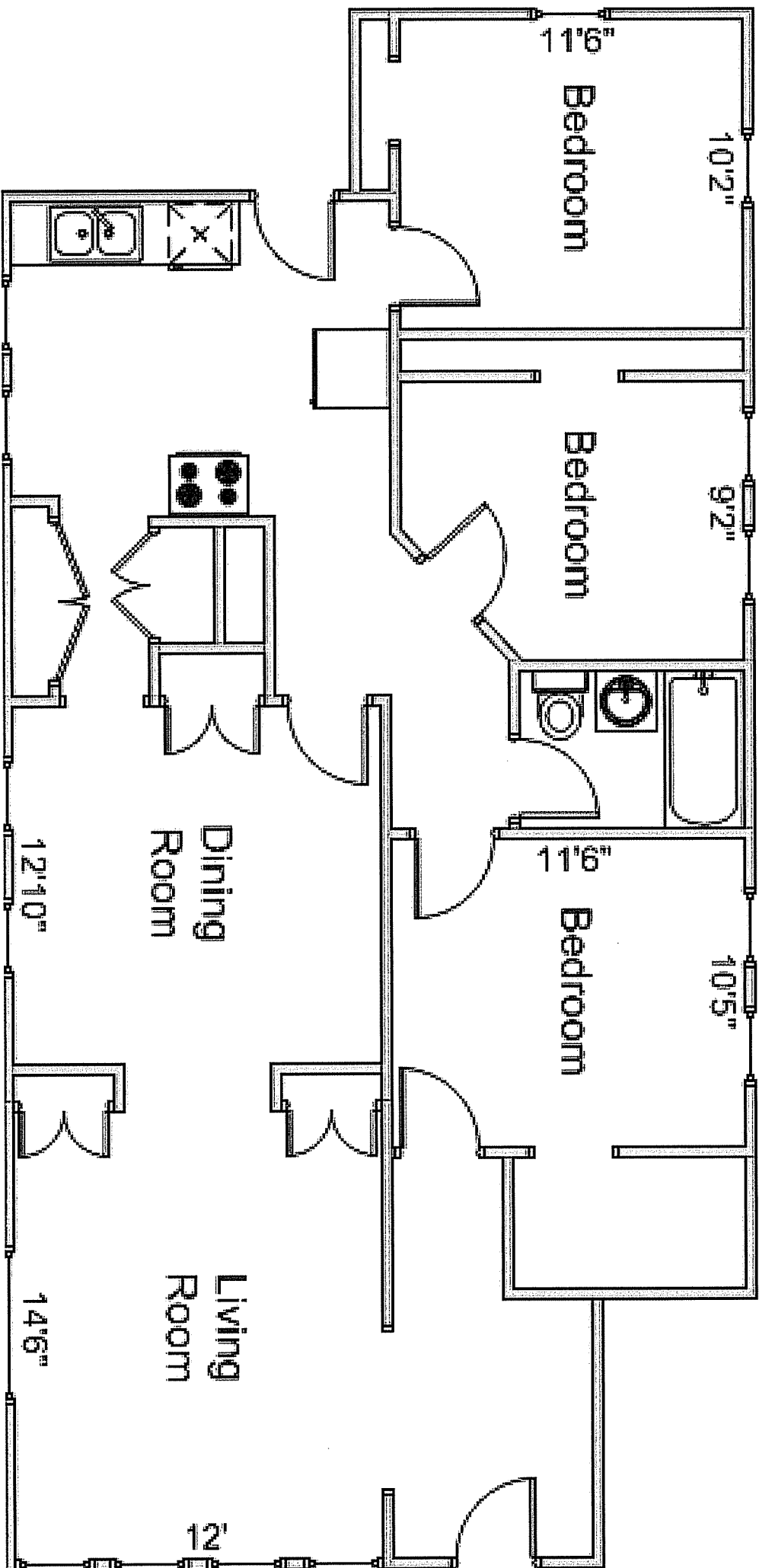


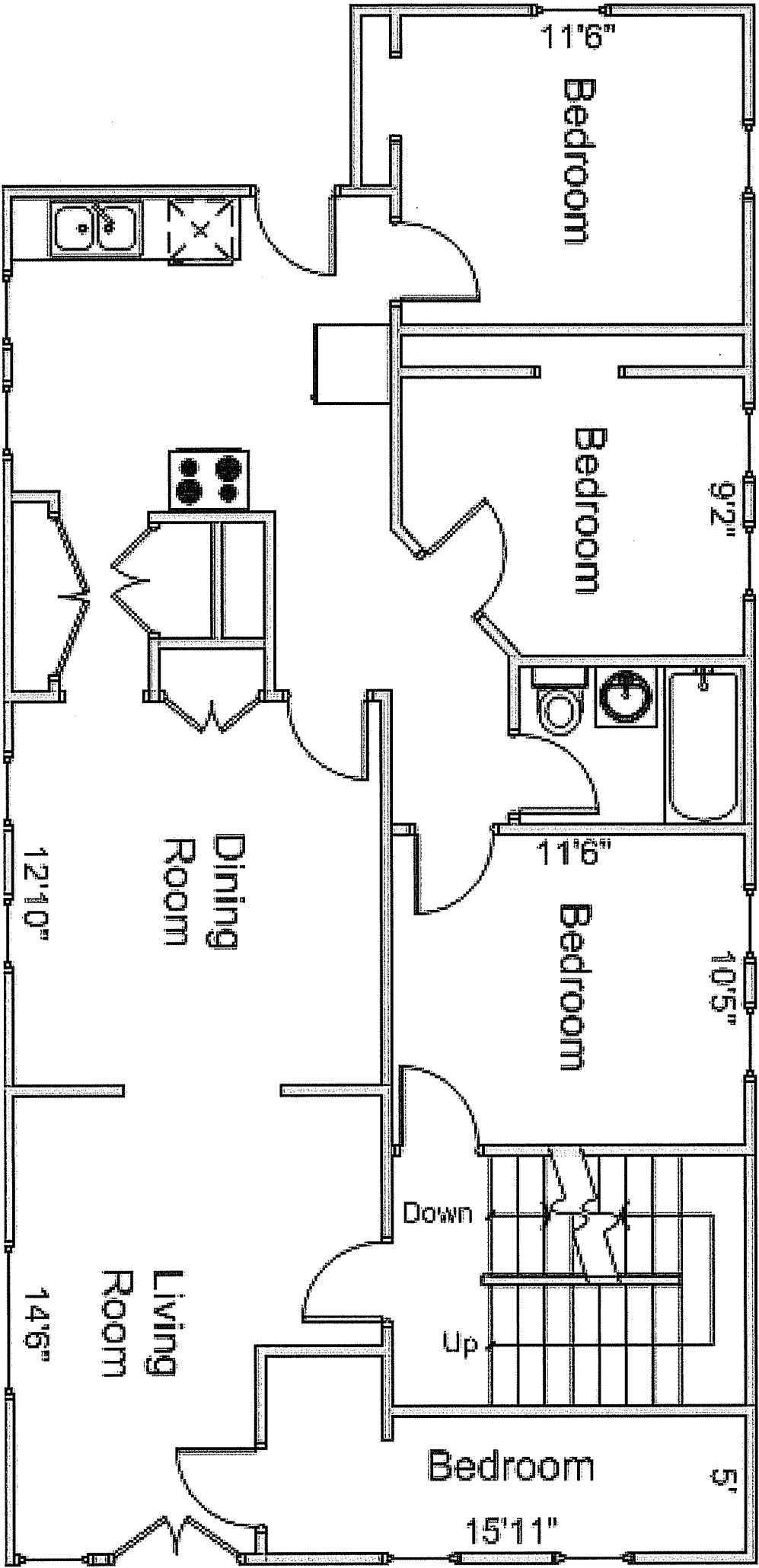
Northeast (side) Elevation
Not For Construction
1/16" = 1'-0" 1-5-2012



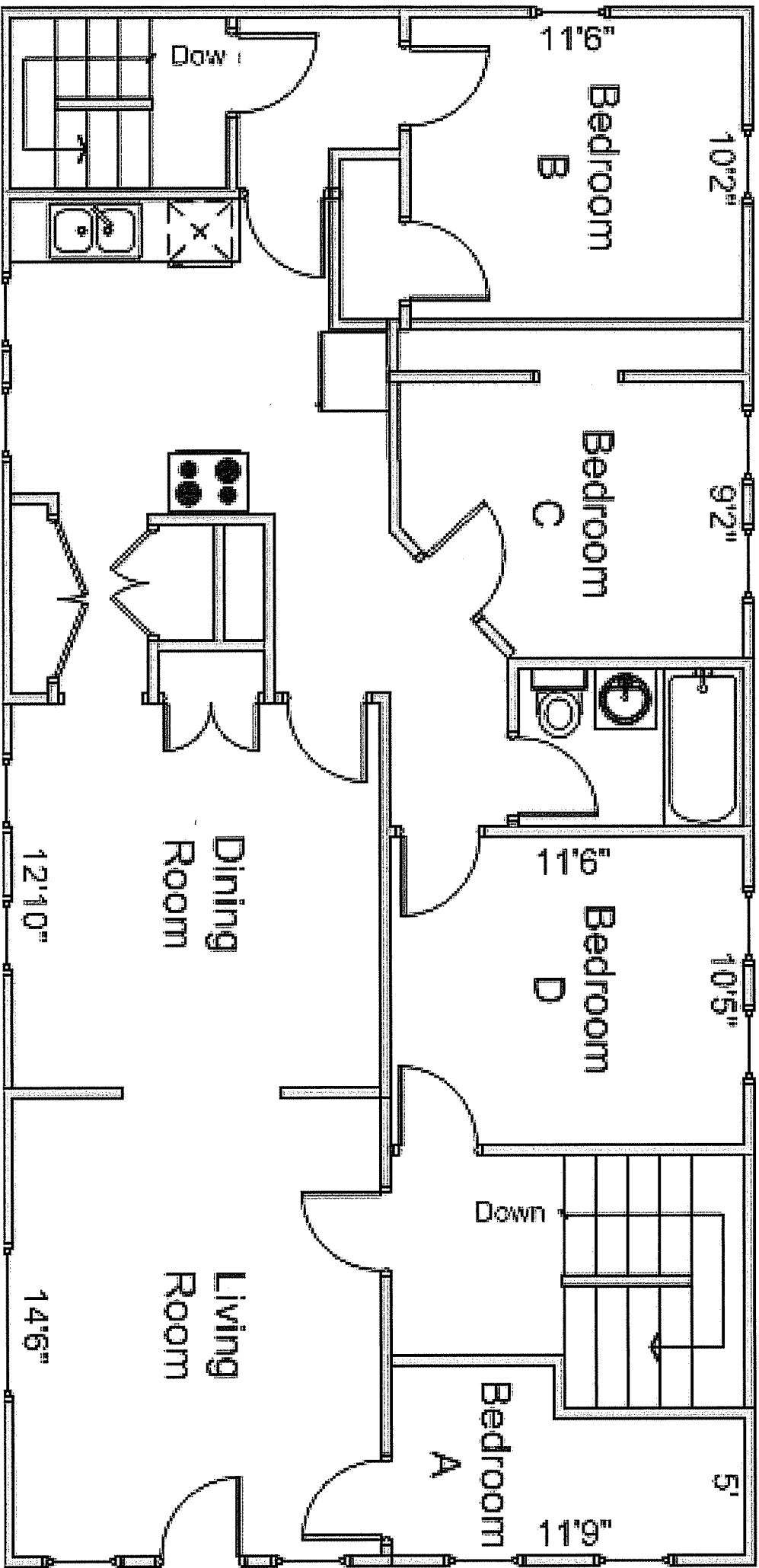
Northwest (street) Elevation
Not For Construction
1/16" = 1'-0" 1-5-2012

Floor 1

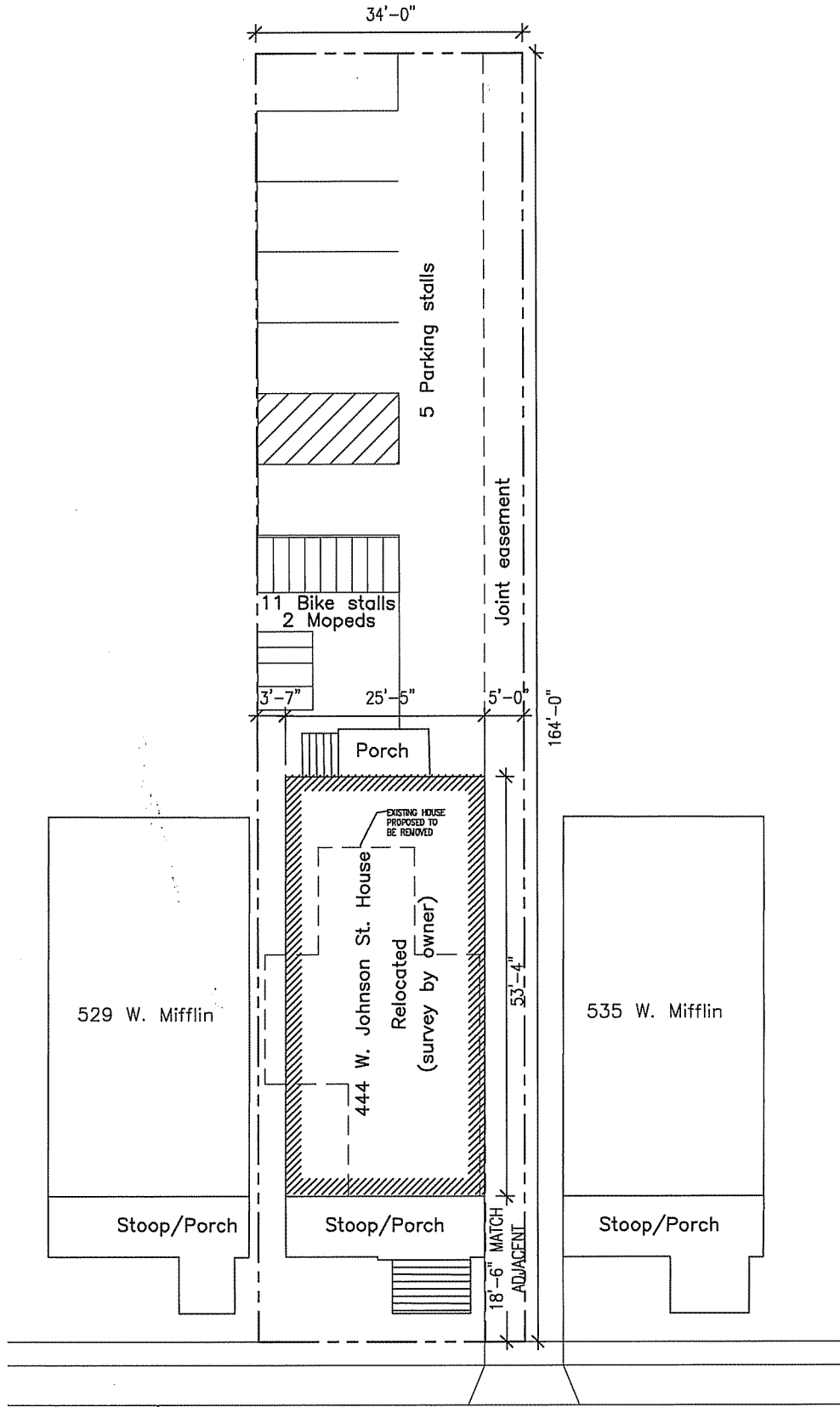




Floor 2



Floor 3



531 W. Mifflin
 Not For Construction
 1:20 1-5-2012

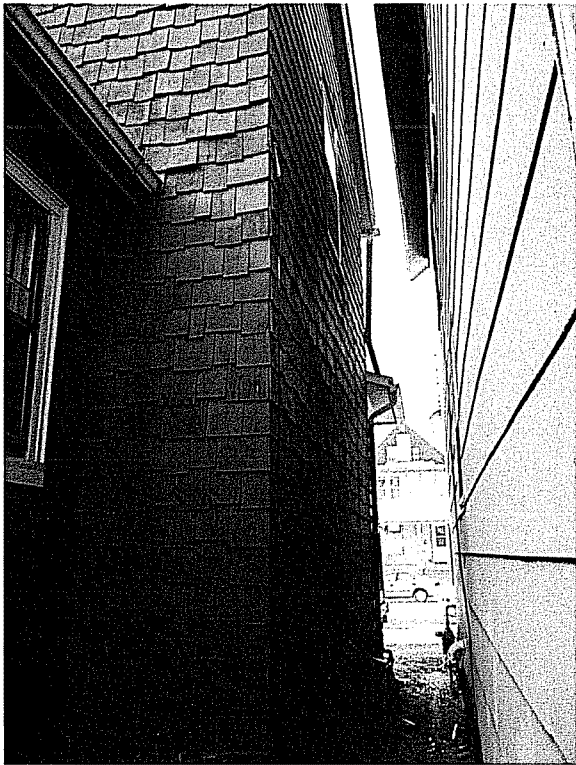




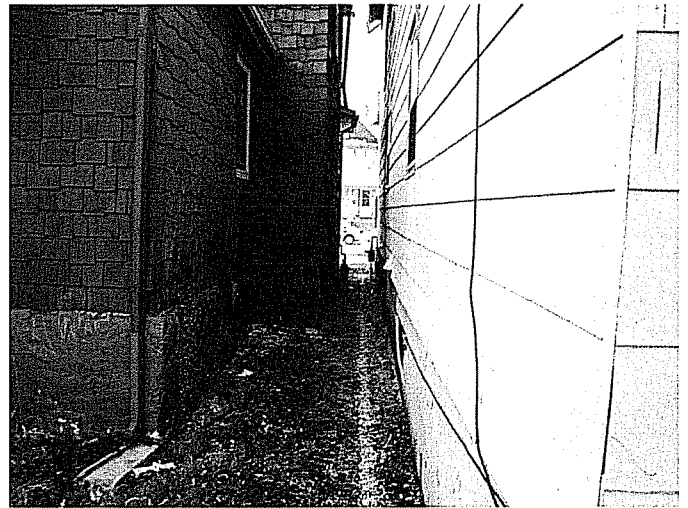
531 Mifflin proposed concept aerial map with relocated building



531 Mifflin proposed concept aerial view with relocated building



531 Mifflin existing building- northeast condition



531 Mifflin existing building- northeast condition



531 Mifflin existing building- street condition



531 Mifflin existing building- from west



531 Mifflin existing building- from south



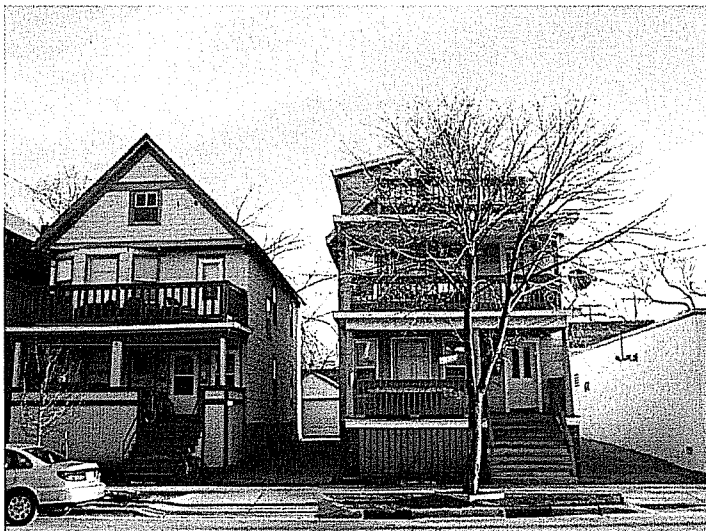
531 Mifflin existing building- from southeast



531 Mifflin existing building— rear yard and context



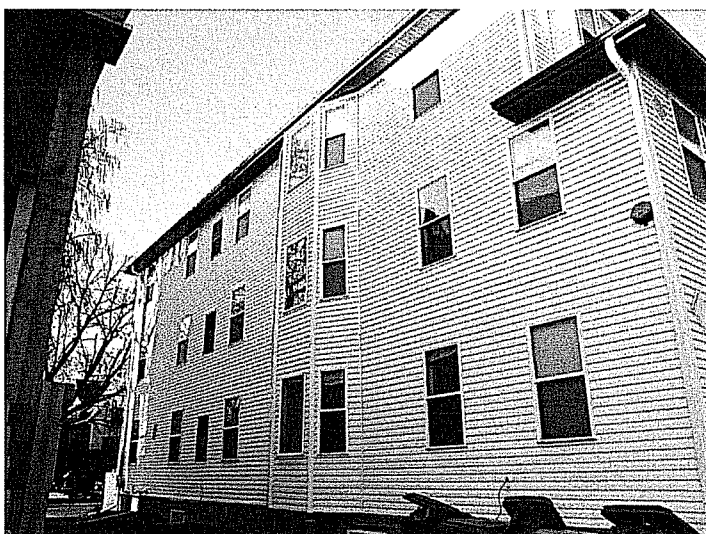
531 Mifflin existing building— Mifflin Streetscape context



Mifflin 3 story existing building example



520 W Mifflin apartment building



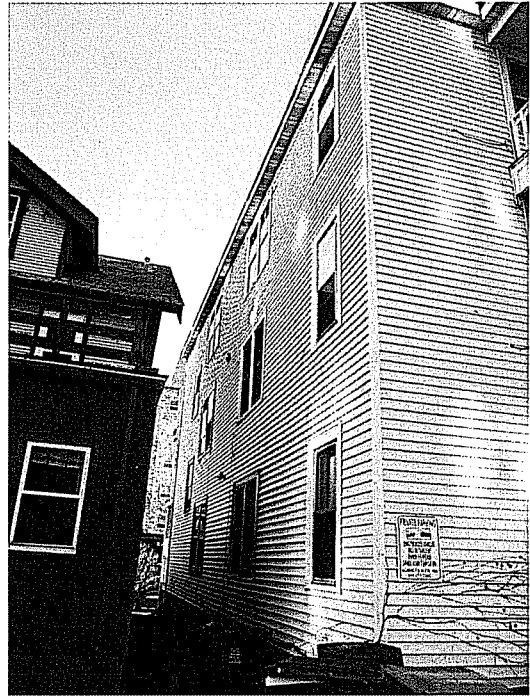
520 W Mifflin 3 story building



East Washington example



444 Johnson— rear yard elevation



444 Johnson house— proposed south west elevation at new location



444 Johnson— proposed northeast elevation



444 Johnson house— street elevation