



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: 913 HARRISON ST

Name of Owner: CHERI BAKER

Address of Owner (if different than above): ✓

Daytime Phone: _____ Evening Phone: _____

Email Address: cherib621@aol.com

Name of Applicant (Owner's Representative): E. EDWARD LINVILLE

Address of Applicant: 408 E. WILSON, MADISON 53703

Daytime Phone: (608) 575-9496 Evening Phone: _____

Email Address: elinville@linvillearchitects.com

Description of Requested Variance: REQUESTING A REAR YARD VARIANCE
of 16.5 to construct an attached 12x22 single
story one car garage. THE GRADE AT THIS DRIVE
ACCESS ALLOW DOES NOT IMPACT SITE DRAINAGE
AND PROVIDES CURB CUT FURTHER FROM INTERSECTION
AND ALLOW A MINIMALLY SLOPED DRIVEWAY.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: <u>1-11-18</u>
Receipt: <u>038212-0001</u>	Published Date: <u>1-4-18</u>
Filing Date: <u>12/7/17</u>	Appeal Number: <u>LNOVAR-2017-00023</u>
Received By: <u>JL</u>	GQ: _____
Parcel Number: <u>0709-223-2509-2</u>	Code Section(s): <u>28.044 (2)</u>
Zoning District: <u>TR-C3</u>	_____
Alder District: <u>13 - Sara Estrich</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.

This corner lot does not have alley access afforded to other properties in the district

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.

This attached one story garage is visually consistent with other properties in the district. This rear lot placement and curb cut occurs further from the street intersection than the existing.

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.

N/A

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.

ORIGINAL HOUSE placement encroached on rear setback to provide a landscaped buffer. To maintain and improve this ~~the~~ green buffer rear garage placement requires the requested variance

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

NEW DRIVEWAY placement improves intersection/green space etc. The one story minimally impacts adjacent properties and provides an enclosed car placement vs open placement in driveway

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

This one story garage is consistent with other structures in the immediate 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 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 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 checked="" type="checkbox"/> Lot lines <input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred) <input checked="" 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). (Maximum size for all drawings is 11" x 17")
<input checked="" 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 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.

Owner's Signature: Chris Baker Date: 11/30/2017

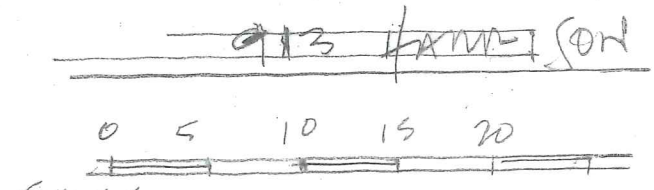
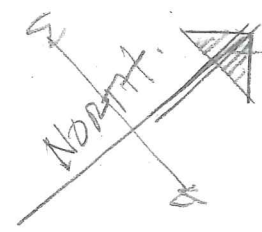
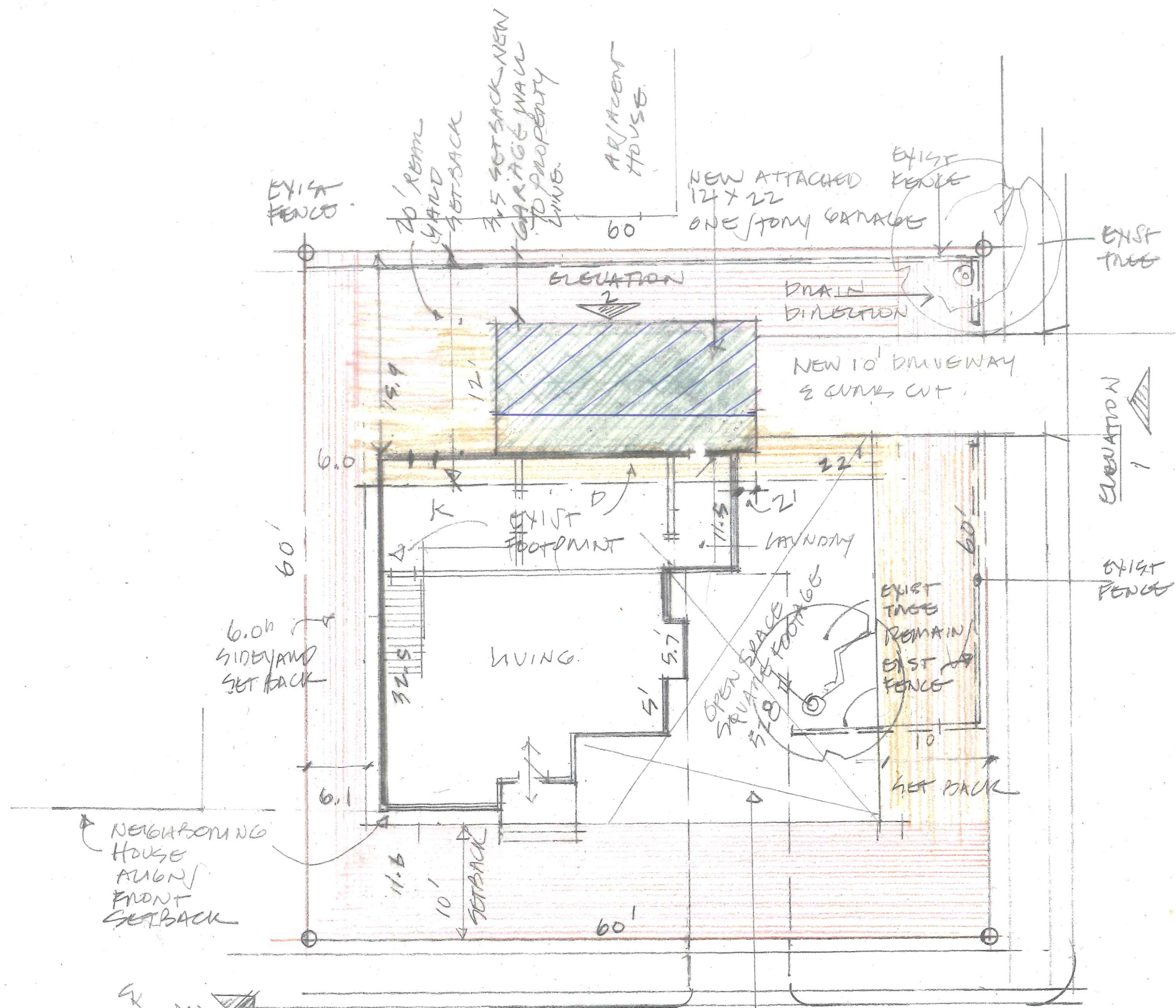
----- (Do not write below this line/For Office Use Only) -----

<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:

42
 x 16
 132
 22
 352

 144
 352
 496

 16.5
 3.5
 20



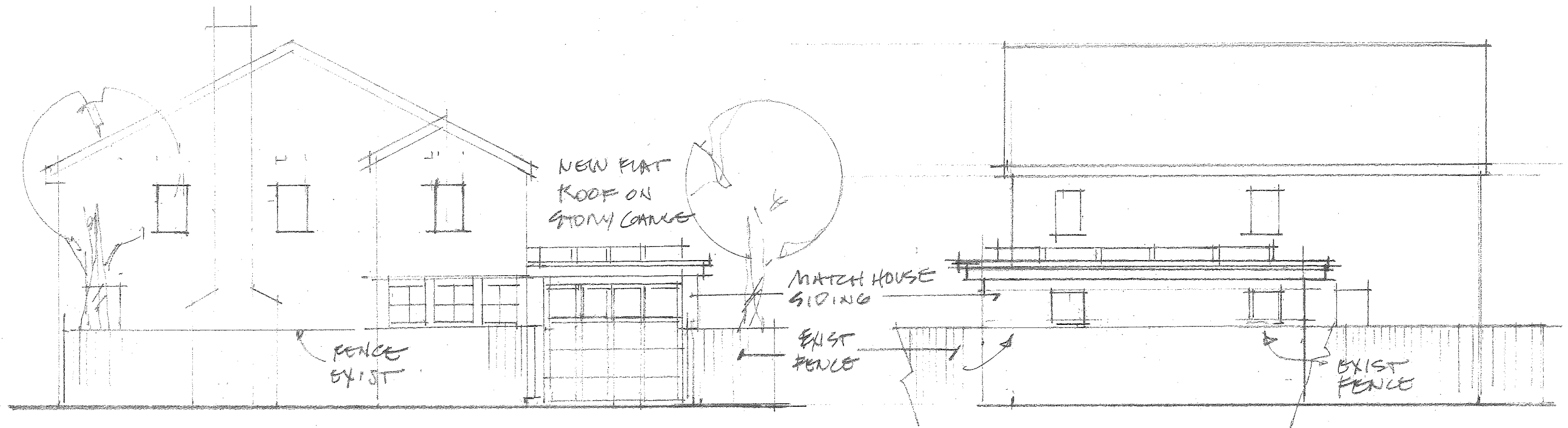
REMOVE EXIST DRIVE AND CURB CUT. LANDSCAPE OPEN SPACE

SITE AND SCHEMATIC PLAN

Two-story Single-family home
 Single-story attached garage addition
 Rear yard

14.0' Required
 3.5' Provided
 10.5' VARIANCE

NOV 22, 2017
 G. SAWARD
 ARCHITECT
 913 HARRISON ST. MADISON, WIS.
 ONE STORY GARAGE
 ADDITION IN CHEMUNOKON
 1 OF 2



1/8" = 1'0"

1/8" = 1'0"

ELEVATION 1

ELEVATION 2

ONE STORY GARAGE
ADDITION FROM OTHER PARKING
915 HARRISON ST. MADISON WISC

2 OF 2