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: 1829 Spaight Street

Name of Owner: Timothy and Anna Stieve

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Same as Owner

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

The property has an existing front porch that is enclosed with a wall that lacks insulation and single pane windows. The front porch is built over the existing basement foundation.

The purpose of this renovation is to convert the existing porch into 2 new fully conditioned spaces. One of the new spaces will serve as a conditioned entryway/mudroom. The other new space will become a new living area.

15.88' (MT)

The neighboring setback average was determined to be 15.1'. Although the conversion will not expand the existing footprint of the house, the change in use type will bring the front yard setback to 14' for the property. The variance requested is a 1.1' front yard setback variance.

1.88' (MT)

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid:	$300 —	Hearing Date:	7/14/16
Receipt:	01776-0005	Published Date:	
Filing Date:	6/22/16	Appeal Number:	
Received By:	JEM	GQ:	2 BA
Parcel Number:	0710-071-1208-1	Code Section(s):	28.044 (2)
Zoning District:	TR-C3		
Alder District:	6 - Rummel		

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.

   The front porch and foundation walls of the property have already been built to within 14' of the property line. It would be unreasonable to convert the front porch space to conditioned space while staying above the average neighborhood setback.

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.

   Conversion of this front porch will not significantly impact the look of the neighborhood. Neighboring houses (one directly adjacent) on this block and in the neighborhood have performed similar renovations. As such, the renovation is not contrary to the intent of the zoning ordinance.

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.

   Meeting the required setback variance would require significant additional improvements to the support structure of the exterior front wall as well as significant changes to the roof structure. This would result in a net loss of enclosed space on the property both in the new development and the basement.

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.

   This hardship was created by the original placement of the property when built in 1925.

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

   Since the project will not change the building footprint and exterior finish styles will be kept the same, it will have very little impact on adjacent properties.

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

   It appears that projects of this nature have been done on many properties within the neighborhood. By keeping the original exterior finish styles of the original home, this project will maintain the overall character of the neighborhood.

Application Requirements

Please provide the following Information (Please note any boxes left uncheck below could result in a processing delay or the Board's denial of your application):

☑	**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.**
☑	**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"): ■ Lot lines ■ Existing and proposed structures, with dimensions and setback distances to all property lines ■ Approximate location of structures on neighboring properties adjacent to variance ■ Major landscape elements, fencing, retaining walls or other relevant site features ■ Scale (1" = 20' or 1' = 30' preferred) ■ North arrow
☑	**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")
☑	**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")
☑	**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.
☐	**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.
☐	**Variance requests specifically involving slope, grade, or trees.** Approximate location and amount of slope, direction of drainage, location, species and size of trees.
☑	**CHECK HERE.** I acknowledge any statements implied as fact require supporting evidence.
☑	**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: _____ **Date:** 6/22/16

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

DECISION

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: ☐ **Approved** ☐ **Denied** ☐ **Conditionally Approved**

Zoning Board of Appeals Chair:

Date:

Front Porch Conversion Cost Estimate
1829 Spaight St
Madison, Wi 53704

Demolition-	$1,000
Rough Carpentry-	$8,000
Windows-	$5,000 (Renewal by Anderson Fibrex- Product information attached)
Door-	$1,500
Exterior-	$3,000
Interior finishes-	$5,000
Total Estimate-	$23,500

REScheck Software Version 4.6.2

Compliance Certificate

Project

Energy Code:	**2009 IECC**
Location:	**Madison, Wisconsin**
Construction Type:	**Single-family**
Project Type:	**Alteration**
Climate Zone:	**6 (7408 HDD)**
Permit Date:	
Permit Number:	

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Alteration details not specified

Maximum UA: **35** Your UA: **35**

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Wall 1: Wood Frame, 16" o.c.	342	19.0	0.0	0.060	17
Window 1: Wood Frame:Double Pane with Low-E	31			0.250	8
Door 1: Solid	24			0.400	10

PROFESSIONAL

Print Send (mailto:To Email&subject=Thought you'd be interested in this window and door information&body=Found this excellent information on professional.pella.com and thought it would be helpful to you. Pella has complete window and door product information, performance specifications and interesting case studies on this site ◆ check it out.%0D%0A%0D%0Ahttp://profession

Residential Entry Doors

Pella's three distinctive lines of entry doors in wood, fiberglass or steel have been designed for one purpose: to offer your customers more beauty, performance and value than any other entry door.

Compare Product Series

Wood

Architect Series®

- The natural beauty of Mahogany and Rustic Walnut woods
- Distinctive styles to fit your project
- Prehung and ready to install

Preview Styles »

VIEW DETAILS (/DOORS/PRODUCT-DETAILS/ARCHITECT-SERIES-WOOD-ENTRY-DOORS)

Fiberglass

Architect Series®

- Elegantly crafted premium fiberglass available in four wood grains
- AdvantagePlus™ optional low-maintenance protection system
- PerformaSeal™—industry-leading protection from drafts and leaks

Preview Styles »

VIEW DETAILS (/DOORS/PRODUCT-DETAILS/ARCHITECT-SERIES-FIBERGLASS-ENTRY-DOORS)

Pella®

- A broad range of beautiful styles available prefinished in your choice of stain or paint colors
- AdvantagePlus™ optional low-maintenance protection system
- PerformaSeal™—industry-leading protection from drafts and leaks

Preview Styles »

VIEW DETAILS (/DOORS/PRODUCT-DETAILS/PELLA-FIBERGLASS-ENTRY-DOORS)

Encompass by Pella®

- Pella quality at a competitive price
- Pella's most popular entry door style features
- Elevated frame design that guards against damaging moisture

Preview Styles »

VIEW DETAILS (/DOORS/PRODUCT-DETAILS/ENCOMPASS-BY-PELLA-FIBERGLASS-ENTRY-DOORS)

Steel

Matching a specific style? Your Pella Rep can help

Zip Code

Find Your Pella Rep

Pella®

- Our most extensive range of styles, sizes and color options
- Heavy, 24-gauge insulated steel panels
- Available prefinished in your choice of 12 paint colors

Preview Styles »

VIEW DETAILS (/DOORS/PRODUCT-DETAILS/PELLA-STEEL-ENTRY-DOORS)

Encompass by Pella®

- Heavy, 24-gauge insulated steel panels
- Pella's most popular styles, sizes and color options
- Priced to fit most any project's budget

Preview Styles »

VIEW DETAILS (/DOORS/PRODUCT-DETAILS/ENCOMPASS-BY-PELLA-STEEL-ENTRY-DOORS)

()

PRODUCT SERIES COMPARISON CHART

	Wood **Architect Series**	Fiberglass **Architect Series**	**Pella**	Steel **Pella**
Sizes (Frame sizes shown)				
Sidelight				
Width – Minimum	1' 0-1/8"	11' 1/2"	11' 1/2"	11' 1/2"
Width – Maximum	3' 6"	1' 4-1/4"	1' 4-1/4"	1' 4-1/4"
Height – Minimum	6' 7-1/2"	6' 6-7/16"	6' 6-7/16"	6' 9-7/16"
Height – Maximum	7' 11-1/2"	8' 1-3/4"	8' 1-3/4"	7' 1-3/4"
Fixed				
Width – Minimum	2' 0"	2' 9-1/2"	2' 7-1/2"	2' 7-1/2"
Width – Maximum	3' 1-7/8"	3' 8-1/4"	3' 8-1/4"	3' 8-1/4"
Height – Minimum	6' 7-1/2"	6' 6-7/16"	6' 6-7/16"	6' 9-7/16"
Height – Maximum	7' 11-1/2"	8' 1-3/4"	8' 1-3/4"	7' 1-3/4"
Single-Panel Hinged				
Width – Minimum	2' 1-3/8"	2' 9-1/2"	2' 7-1/2"	2' 7-1/2"
Width – Maximum	3' 1-7/8"	3' 8-1/4"	3' 8-1/4"	3' 8-1/4"
Height – Minimum	6' 7-1/2"	6' 6-7/16"	6' 6-7/16"	6' 9-7/16"
Height – Maximum	7' 11-1/2"	8' 1-3/4"	8' 1-3/4"	7' 1-3/4"
Two-Panel Hinged				
Width – Minimum	4'	5' 6-7/8"	5' 2-7/8"	5' 2-7/8"
Width – Maximum	6' 3"	7' 3-5/8"	7' 3-5/8"	7' 3-5/8"
Height – Minimum	6' 7-1/2"	6' 6-7/16"	6' 6-7/16"	6' 9-7/16"

Height – Maximum	7' 11-1/2"	8' 1-3/4"	8' 1-3/4"	7' 1-3/4"
Performance				
Door Performance[1]				
NFRC U-Factor total unit	n/a	0.14 – 0.33	0.14 – 0.33	0.14 – 0.33
Design pressure (psf)	n/a	0-55	0-55	0-55
Structural test pressure (psf)	n/a	n/a	n/a	n/a
Water penetration	n/a	0-7.52	0-7.52	0-7.52
Air infiltration (@ 1.57 psf)	n/a	0-.15	0-.15	0-.15
Center Glass Performance[1]				
Winter NFRC U-Factor				
Solar heat gain coefficient		0.01 – 0.32	0.01 – 0.32	0.01 – 0.32
Shading coefficient				
% UV transmission				
LBL fading damage[2]				
% visible light transmission		0 – 33	0 – 33	0 – 33
Sound Transmission Performance[1]				
STC rating		24 – 29	24 – 29	24 – 30
OITC rating		23 – 26	23 – 26	23 – 27
[1] Performance numbers based on standard glass options. *[2] Developed by Lawrence Berkeley Laboratories, the LBL damage function is a better predictor of fading damage than UV transmission. Lower values indicate less fading potential. (NOTE: This value does not consider visible light.)*				
Exterior Finish Options				
Frame – Exterior Finish / Material				
Aluminum-clad wood (broad range of colors available)		x	x	x
Primed (Pine)			x	x
Unfinished (Mahogany)	x	x	x	x
Panel – Exterior Finish / Material				
Aluminum-clad wood (broad range of colors available)				
Primed				x
Unfinished (Mahogany – ready for site finishing)	x			
Unfinished (Ready for site finishing)	x	x	x	
Factory-prefinished stain		x	x	
Factory-prefinished paint			x	x
Interior Finish Options				
Frame – Interior Finish / Material				
Unfinished (Pine)	x	x	x	x
Unfinished (Mahogany)		x	x	x
Unfinished (Ready for site finishing)[1]				
Primed (Pine)		x	x	x
Factory-prefinished		x	x	x
Panel – Interior Finish / Material				
Unfinished (Mahogany and Rustic Walnut)				

Renewal by Andersen
WINDOW REPLACEMENT an Andersen Company

See back for Tax Credit information.

Energy Efficiency

Energy efficiency - Always compare whole window performance and not just the individual components.

Whole window performance

While individual components contribute to energy efficiency, it's whole window performance that's most important.

Renewal by Andersen® windows will help you save money on your energy bills. Many companies tout specific features of their window components when discussing energy efficiency. Renewal by Andersen focuses on the big picture—the whole window performance. We pay particular attention to the window frame and glass—critical components for energy efficiency. We also place enormous significance on complete, professional installation, and warrant it in writing—because a good window can only perform well if it's installed correctly.*

Windows have played an important role in home design for centuries. Historically, window development focused on the right balance between the benefits of natural light and ventilation and the disadvantages of cold drafts, water leakage, and the extensive maintenance of early window designs.

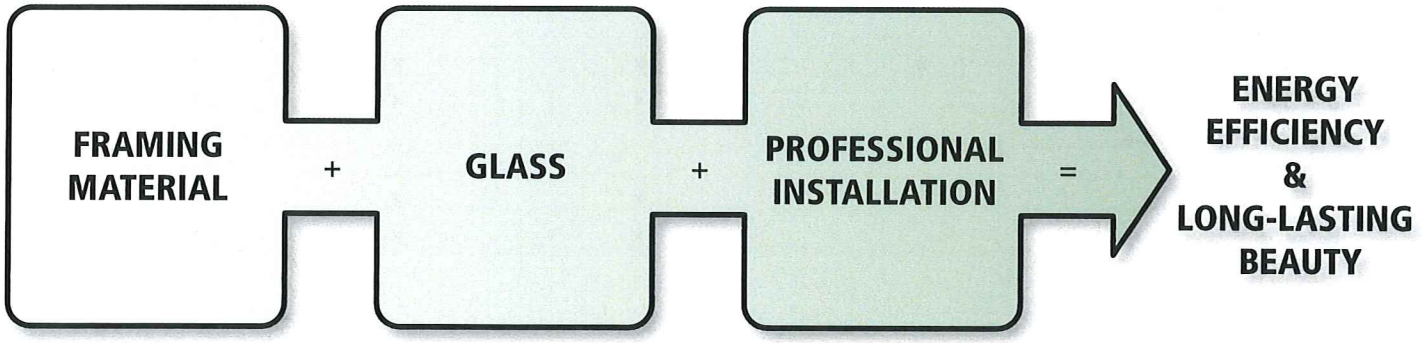
Traditionally, energy use was minimized by the design and setting of a home related to the environment it was built in. Trees were used to buffer cold winds, or to shade the heat of the summer sun. With the advent of powerful heating and cooling systems in the 1950's and 60's, and relatively inexpensive energy, home design strayed from the concerns about energy efficiency. The energy crisis of the 1970's created a new generation of manufacturing and construction methods that focused once again on a home's energy needs.

Today, a new standard of energy efficiency is required. The Renewal by Andersen® window replacement process helps meet these new standards with product technology and installation methods that will help solve our environmental and energy challenges while standing up to the test of time.*

At Renewal by Andersen, we believe our outstanding whole-window performance is the result of:

- Framing material
- Glass
- Professional installation

When you choose Renewal by Andersen window replacement, you will enjoy many years of indoor comfort, low-maintenance and energy efficiency.



*For a copy of the Renewal by Andersen 20/2/10 year limited warranty, contact a sales representative.

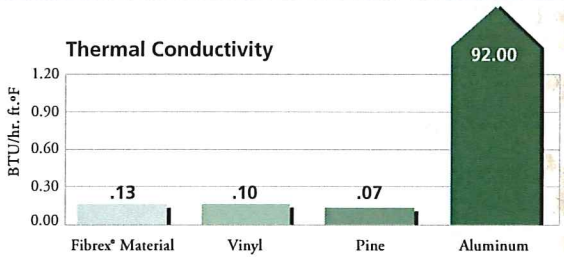
FRAMING MATERIAL
makes a difference

Andersen® products and patents have revolutionized the window and door industry for more than 100 years. We know windows and window materials.

In 1958, Renewal by Andersen's parent company Andersen Corporation, tested and rejected aluminum as a framing material. It conducted heat and cold, plus it could pit and corrode. Also in the 1950's, Andersen developed the first hollow vinyl window in the U.S. We liked the low maintenance feature of vinyl, but concluded that it didn't have enough structural integrity. In 1966, Andersen created the "wood-clad" window and door category with the Perma-Shield® line of products.

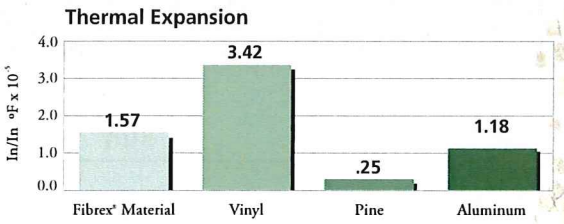
In the 1970's, Andersen began experimenting with reclaimed wood fibers. In 1991, after decades of development and testing, Andersen patented and introduced Fibrex® material, a composite of wood fibers and polymer. Fibrex material combines the strength and stability of wood with the low-maintenance benefit of vinyl. Renewal by Andersen windows made with Fibrex material also meet the strictest indoor air emission standard in the U.S*. and contain certified recycled content.**

Fibrex® material performance comparison



An excellent insulator

Fibrex® material has excellent insulating properties on par with wood, vinyl or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor cold temperatures to chill the window areas inside. Fibrex material insulates about 700 times better than aluminum.



Durable and reliable

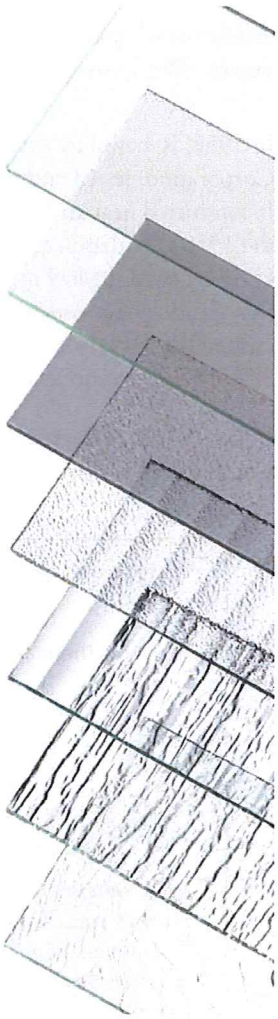
Fibrex material, like wood, fiberglass and aluminum, expands and contracts very little. Vinyl, however, can expand and contract a lot, which if not designed properly may cause cracks, bowing and leakage of air and water. Windows made of Fibrex material will perform better in winter and summer than windows made of vinyl.

* Renewal by Andersen and its parent company, Andersen Corporation, are the only window companies to receive Scientific Certification Systems (SCS) Indoor Advantage Gold™ certification for indoor air quality. This level of certification conforms to the criteria of a number of North America's indoor air emission standards, including the California 01350 standard, recognized as among the strictest in the U.S..

** Renewal by Andersen windows have certified recycled content values range from 19%-23% and vary by product line.

GLASS
there's more than meets the eye

At first glance, all window glass may look the same. But not all glass performs the same.



Renewal by Andersen offers **three different** glass options:

- High-Performance™ Low-E4® glass
- High-Performance™ Low-E4® SmartSun™ glass
- High-Performance™ Low-E4® Sun glass

While it can be hard to see the differences in our glass, you will appreciate them. Each glass option provides a varying degree of four unique benefits for heating, cooling, visible light transfer and ultraviolet (UV) protection. The right glass solution for you depends on the climate you live in, the architectural design of your home, the orientation of your windows to the sun, and the "custom climate" you desire in your home. "Glass coatings" are used to create the different glass characteristics.

Glass coatings: All of our High-Performance Low-E4 glass features a specially designed glass coating system utilizing state of the art coating technology. On the glass exterior, metal oxide coatings are applied to make the surface easier to clean and reduce water spotting up to 99% when activated by sunlight. This exterior coating causes the water to sheet off the surface. On the inside surface of the exterior glass a light (inside the airspace), spectrally selective multi-layer low emissivity (Low-E) coating is applied. This coating has more layers than standard Low-E coated glass, allowing the system to let in the sun's rays that are desirable, while reflecting those that are not. This coating maximizes the visible light that comes through, while reducing undesirable solar heat gain that can make you uncomfortable. This Low-E coating bounces the heat back where it comes from. In winter, that means your heat stays inside. In summer, heat from the sun gets bounced back outside.

High Performance™ Glass Options Center of glass performance data:

	HP Low-E4®	HP Low-E4® SmartSun™	HP Low-E4® Sun®
U-Factor	.25	.24	.25
% of solar heat passing thru the glass (SHGC).	42%	28%	26%
Visible light transmission through the glass (VT).	72%	65%	40%
Ultraviolet rays blocked by the sun.	84%	95%	84%

01-82

(Office Use Only)

Voucher No. 75052
Filing Date 10-29-84
Hearing Date 11-15-84
Zoning District R-2
Parcel No. 0710-071-1208-1
Published 11/3 11/8 11/14
Aldermanic District 06-Feitlinger
Appeal Number 111584-2

ZONING BOARD OF APPEALS APPLICATION
CITY OF MADISON, WISCONSIN

PLEASE SUBMIT:

(2) Application Forms
(2) Plot Plans indicating area where variance is requested (to scale)
(1) Elevation drawings (3 views)
$60.00 Filing Fee (Variance) or
$100.00 Filing Fee (Appeal)

TO THE ZONING BOARD OF APPEALS:

The undersigned hereby (requests a variance) (appeals the decision of the Zoning Admin.) in regard to: Section No. 28.08 (2)(f)2.b. side yard of the Madison General Ordinances in order to: Construct a 4½'x4½' dormer and finish the attic space to be used as two bedrooms.

At 1829 Spaight Street No. Stories 1½
(Street Address)

Lot 10, Blk 9, Groveland addition to the City of Madison, Wis.

Reason/s why applicant cannot comply with ordinance requirements (explain hardship)

The house currently has two bedrooms on the first floor. The first floor bedroom is approximately 10x12 and is occupied by the owner's 5 year old daughter and 8 year old son. Use of the second floor for bedrooms will necessitate the construction of a stairway to the second floor from the existing bedroom used by the children. The remodeling will result in a total of three bedrooms and much needed closet space.

(Additional Space on Back)

Name of Owner Susan L. Seiler Address 1829 Spaight Street (64)

Applicant Sharon Armstrong Address 215 Mendota Ave Phone 266-6505
(Signature) Rehab Coordinator

Notices sent to District Alderperson and to owners of record as listed in the Office of the City Assessor and on the attached mailing list.

(Do not write below this line)

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 (Approved) (Disapproved) (Conditionally Approved)

a 3' minimum side yard variance on the driveway side and a 3' total side yard variance on the other side to permit the conversion of the second story of this home into living area.

Zoning Board of Appeals Chairman Steven M. Schur Date 11/15/84

2-Story Single-family Home
Reconstruct existing unheated
front Porch, space will be heated.

Front Yard
15.88' Required *
14.0' Provided
1.88' VARIANCE

* Setback Average

N

Property line in center of joint garage

Property line in center of joint driveway

26'

3'

24'

24'

5'

5'

46'

7'-10 9/16"

7'-10 3/4"

16'-2 3/8"

3'

5'-11"

14'

5'

SIDEWALK

51'

97'

8'

Property Line
3' existing Side Yard Variance

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.

Front Porch Conversion

1924 Speight Street
Madison, WI 53704

SITE PLAN

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

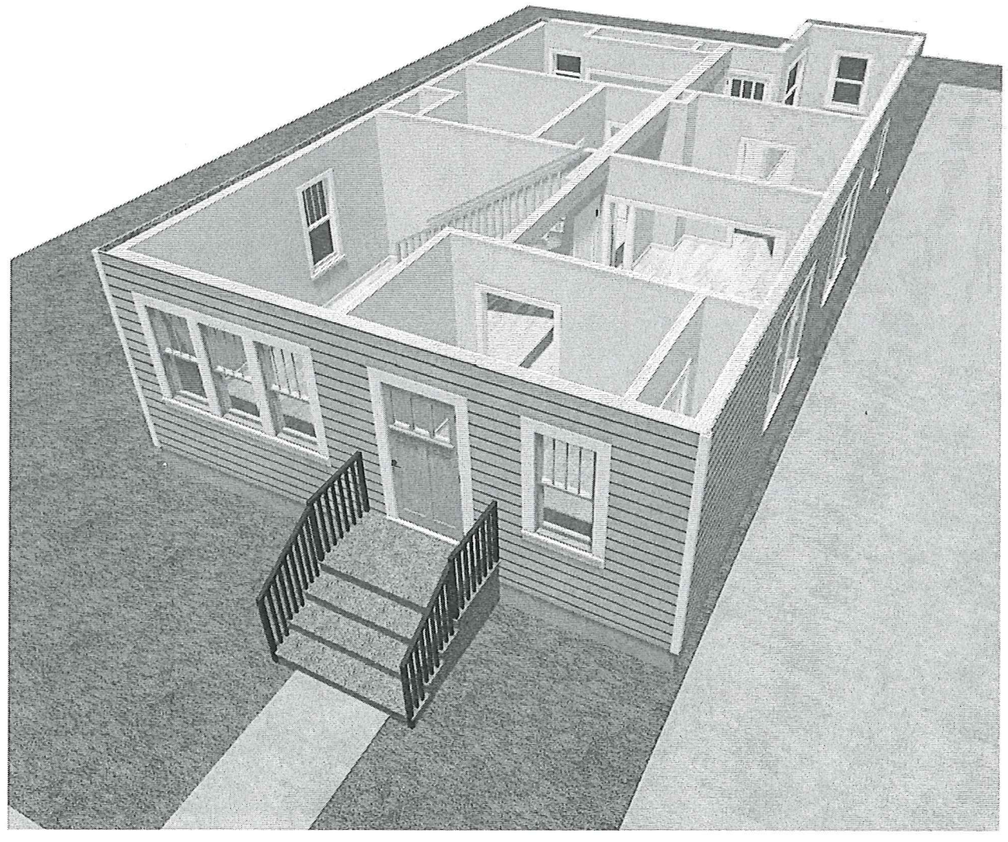
DATE:
6/28/2016

SCALE:
1/8"=1'

SHEET:
P-1

Front Porch Conversion

1829 Spaight Street
Madison, Wi 53704



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/7/16	TS	Variance Set
2	6/29/16	TS	Rev. Ex.

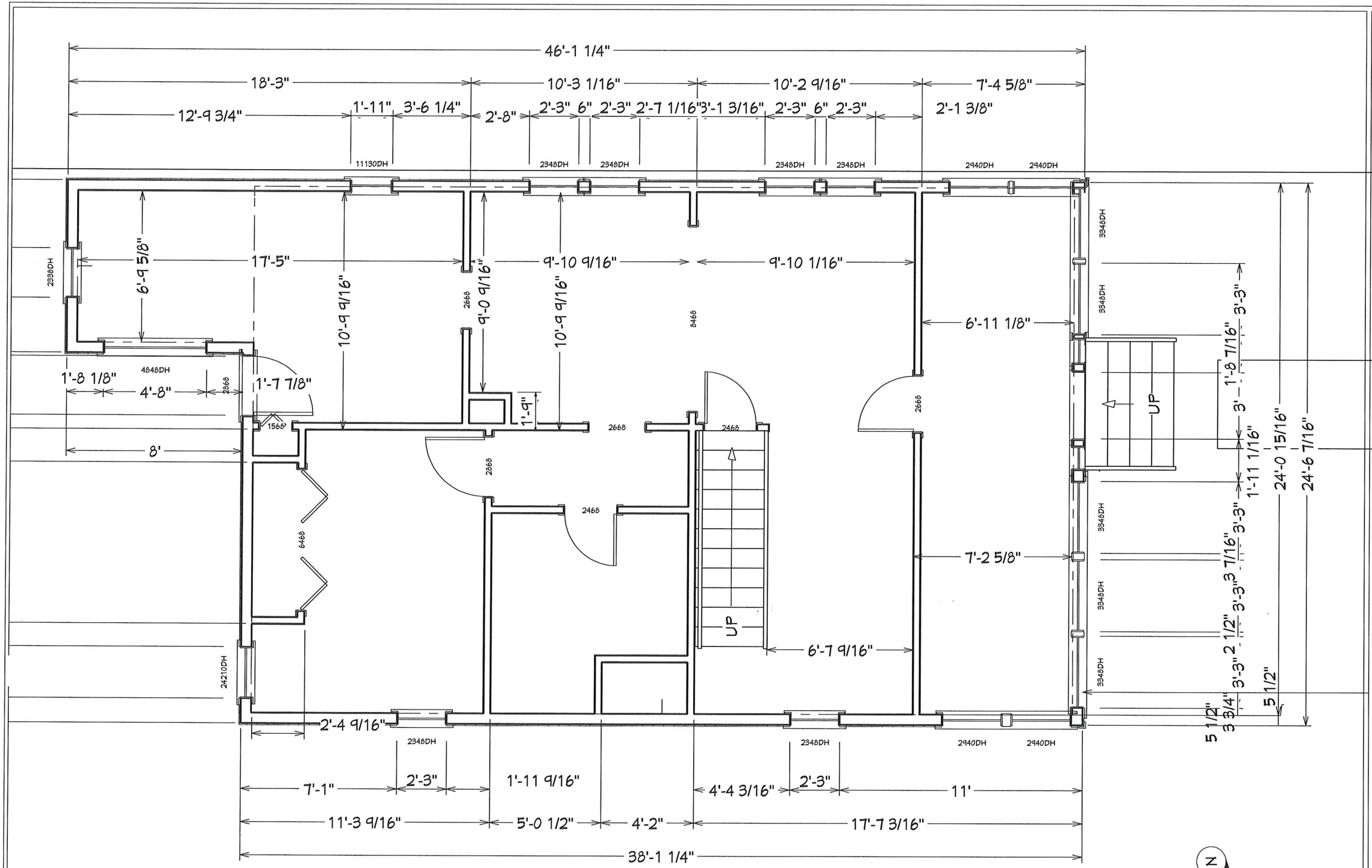
Front Porch Conversion
1829 Spaight Street
Madison, WI 53704

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

DATE:
6/28/2016

SCALE:

SHEET:



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.

Front Porch Conversion

1829 Spaight Street
Madison, WI 53704

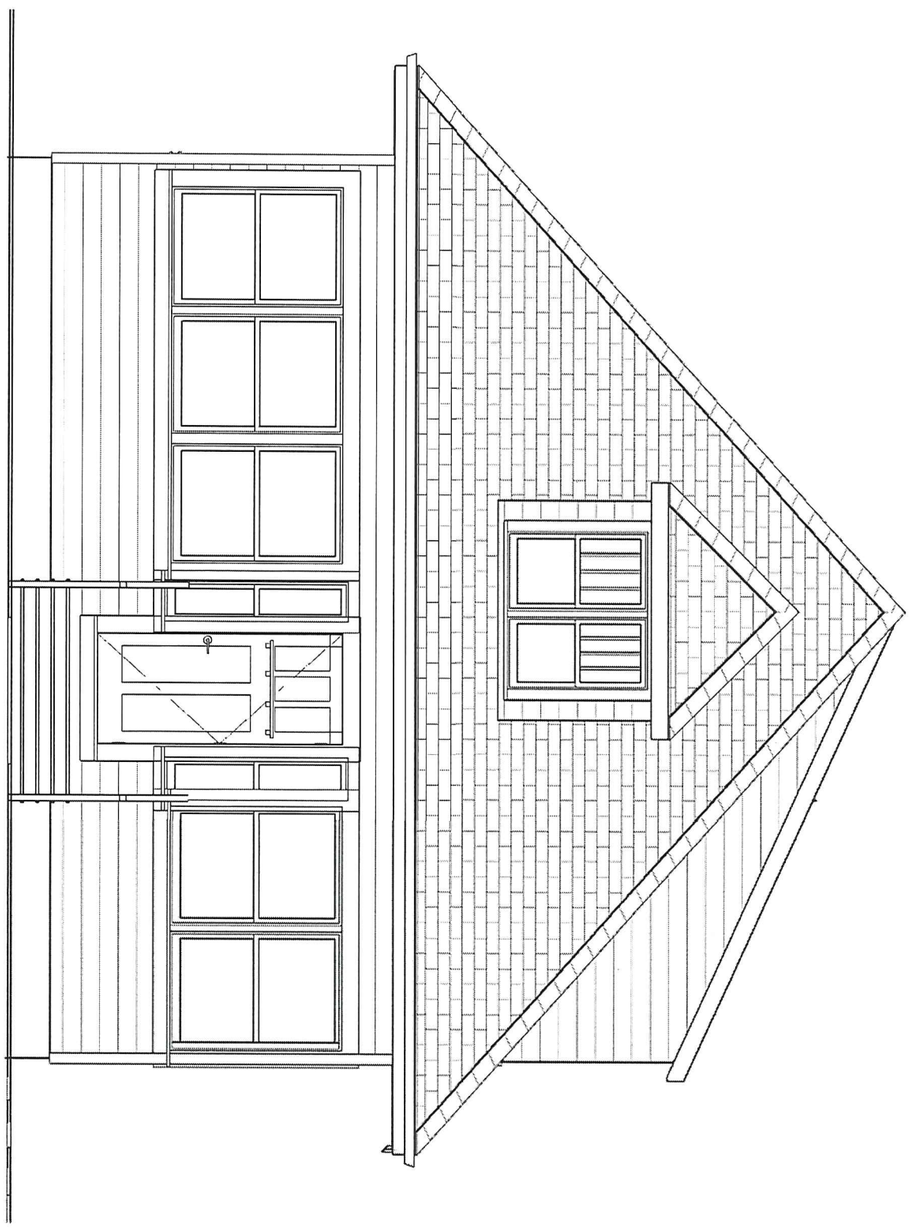
Existing Floor Plan

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

DATE: 6/28/2016

SCALE: 1/4"=1'

SHEET: P-2



SHEET:	SCALE:	DATE:
P-3	1/4"=1'	6/28/2016

DRAWINGS PROVIDED BY:

Tim Stieve
920-723-7789

Existing North Elevation

Front Porch Conversion
1829 Spaight Street
Madison, WI 53704

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.

Front Porch Conversion

1829 Spaight Street
Madison, WI 53704

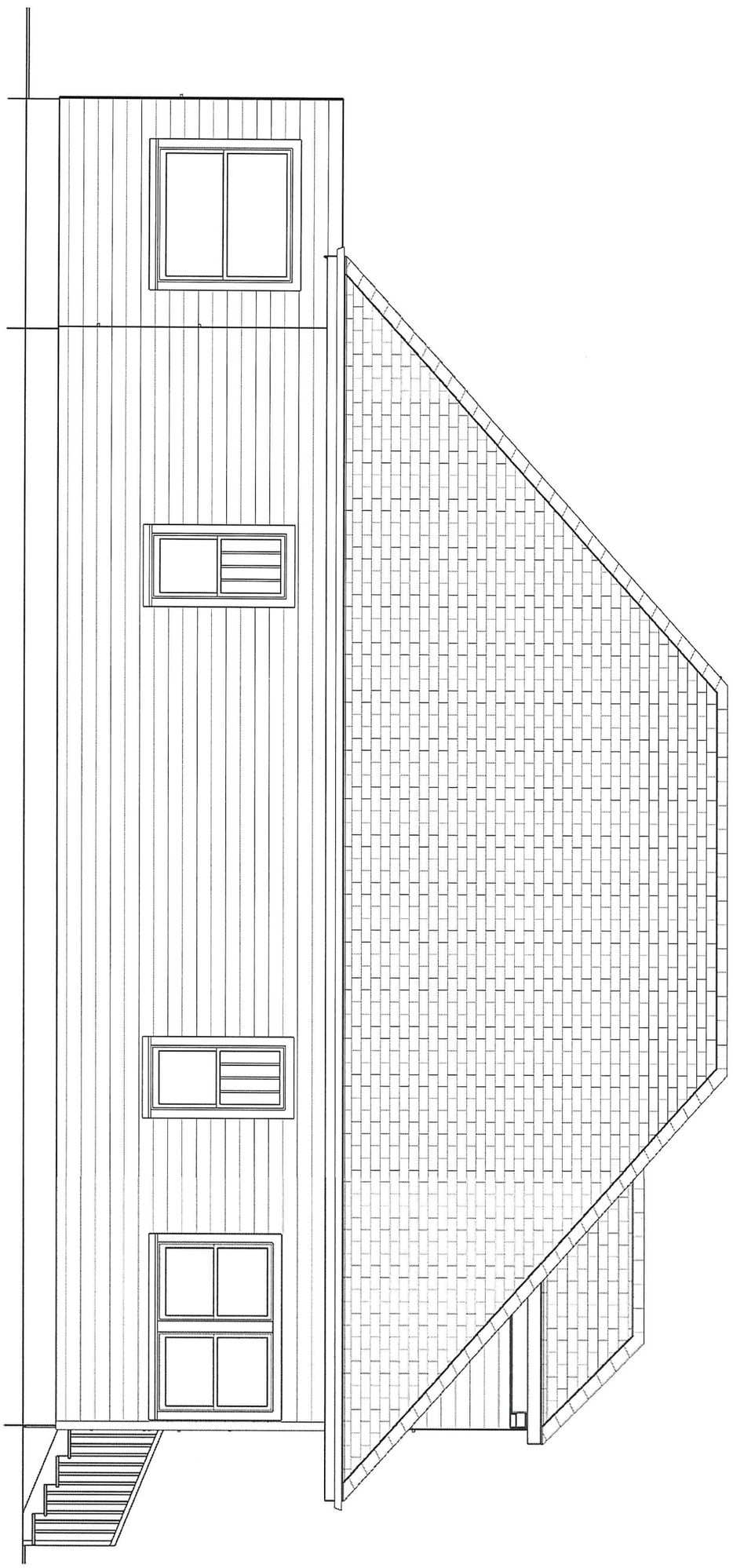
Existing West Elevation

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

DATE:
6/28/2016

SCALE:
1/4"=1'

SHEET:
P-4



SHEET:	SCALE:	DATE:
P-5	1/4"=1'	6/28/2016

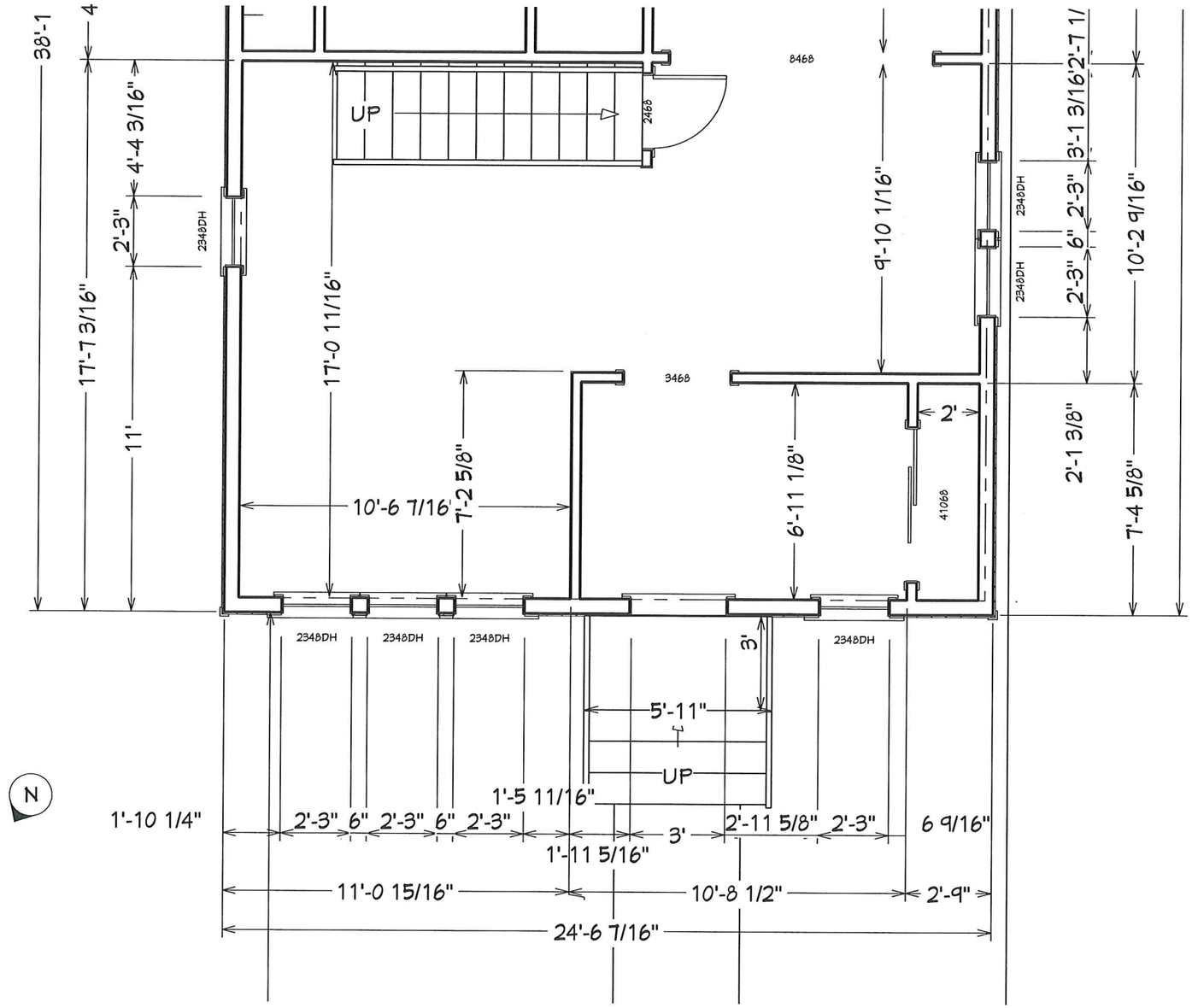
DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

Existing East Elevation

Front Porch Conversion
1829 Spaight Street
Madison, WI 53704

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.



North Wall Bracing Calculations

Per WAC321.25
Bracing Method- CS-WSP

Bracing Requirements
9' Tall Wall requires 27" min. near windows, 30" min. near doors
Required length of braced feet= 6.04' (determined by interpolation)

Braced Wall East of Door= 3.42'
Braced Wall West of Door= 2.29'
Braced Wall West Corner= 2.75'

Total Footage of Braced Wall= 9.14'

NOTE:
New exterior walls to be built in same location as existing exterior walls. Existing exterior walls on all sides are built upon existing basement foundation walls.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.

Front Porch Conversion
1824 Speight Street
Madison, WI 53704

Floor Plan- New

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

DATE:
6/28/2016

SCALE:
1/2"=1'

SHEET:
P-6

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.

Front Porch Conversion

1824 Spaight Street
Madison, WI 53704

North Elevation View- New

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

DATE:
6/28/2016

SCALE:
1/4"=1'

SHEET:
P-7

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.

Front Porch Conversion

1824 Spaight Street
Madison, WI 53704

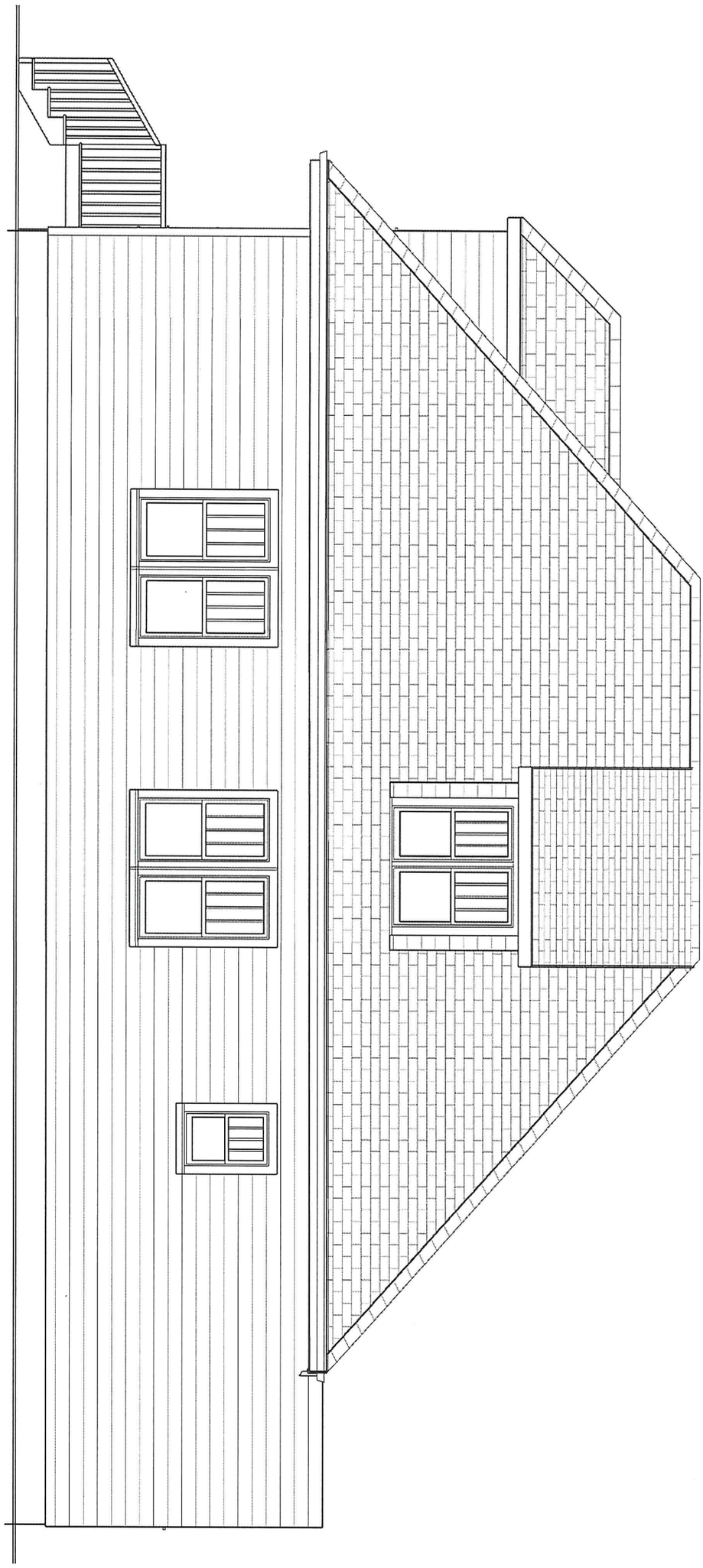
East Elevation
View- New

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

DATE:
6/28/2016

SCALE:
1/4"=1'

SHEET:
P-8



SHEET:	SCALE:	DATE:
P-9	1/4"=1'	6/28/2016

DRAWINGS PROVIDED BY:

Tim Stieve
920-723-7789

West Elevation
View- New

Front Porch Conversion
1829 Spaight Street
Madison, WI 53704

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.

Existing basement foundation wall lies directly under existing north wall of front porch.

NOTE:
All existing framing to remain in place.

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	5/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.

Front Porch Conversion
1829 Speight Street
Madison, WI 53704

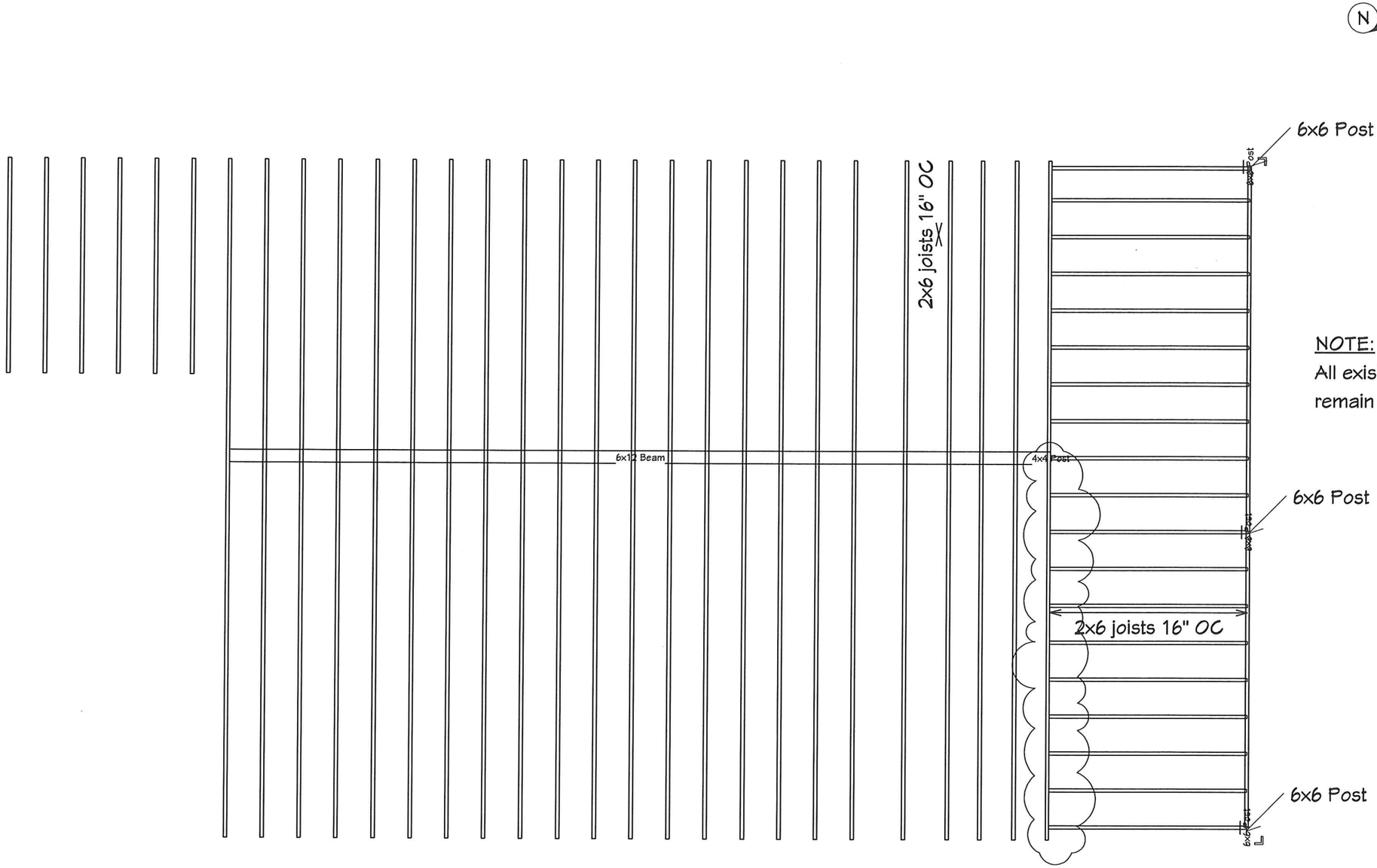
Framing Over Basement

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

DATE: 6/28/2016

SCALE: 1/4"=1'

SHEET: P-10



NOTE:
All existing framing to remain in place.

Sizing of this header beam and the connections to post supports could not be verified. A new 6x12 header beam may be necessary here, TBD during demolition.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/29/16	TS	Rev. Ex.

Front Porch Conversion

1824 Spaight Street
Madison, WI 53704

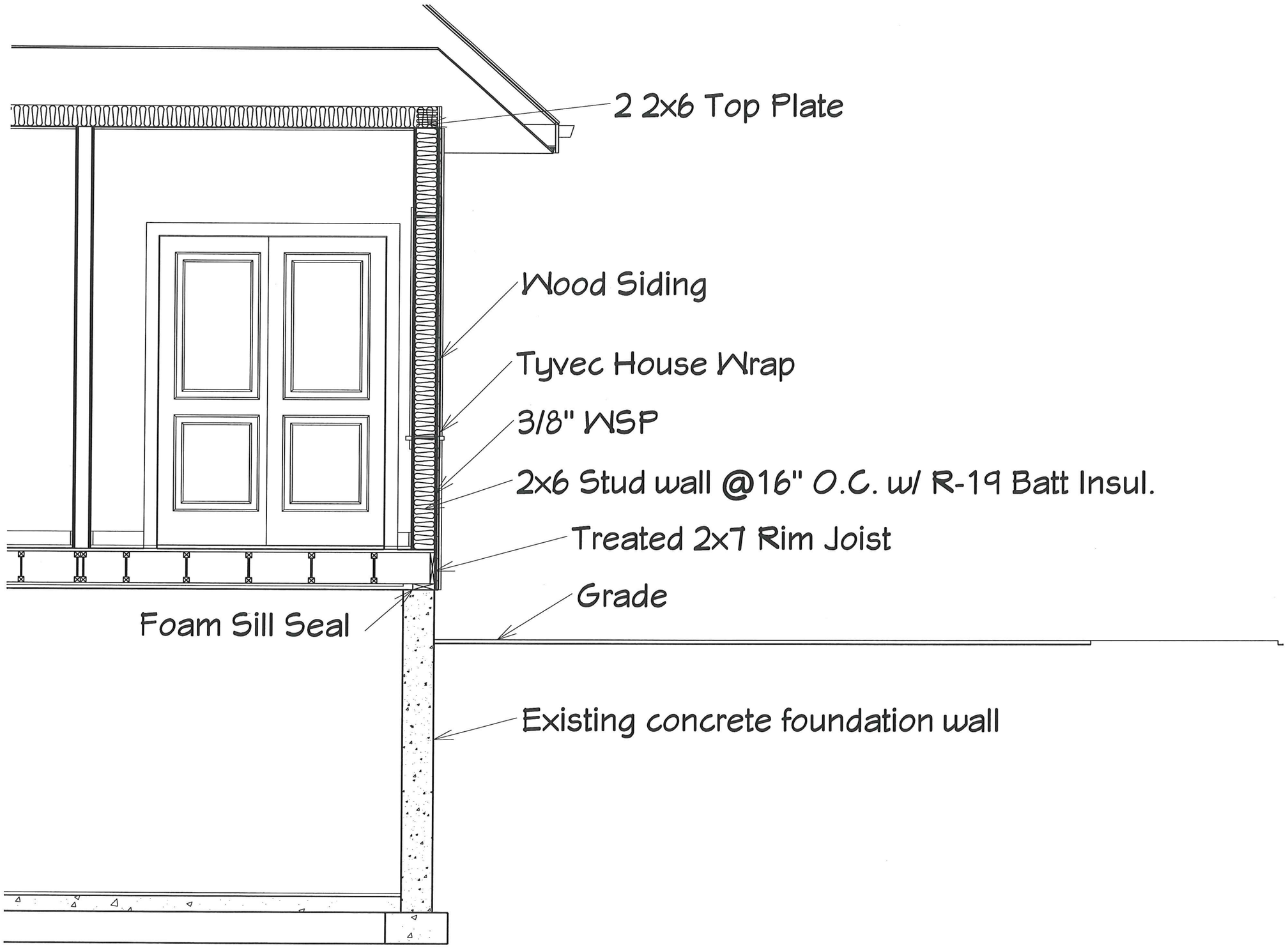
Framing Over First Floor

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

DATE:
6/28/2016

SCALE:
1/4"=1'

SHEET:
P-11



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	6/20/16	TS	Variance Set
2	6/28/16	TS	Rev. Ex.

Front Porch Conversion
1824 Spaight Street
Madison, WI 53704

Exterior North Wall Detail

DRAWINGS PROVIDED BY:
Tim Stieve
920-723-7789

DATE: 6/28/2016

SCALE: 1/2"=1'

SHEET: P-12


1800 Block Spaight Street
Existing Front Yard
Setbacks to Enclosed
Structures
16.0'
20.5'
12.5'
13.0'
16.0'
11.5'
19.0'
11.0'
14.5'
12.5'
12.5'
12.5'
12.5'
20.0'
12.0'
19.5'
13.5'
13.5'
14'
Proposed
setback
Unknown - CITY OF MADISON
Planning, Geophysical, Water Resources, Recreation, Parcel Text, Parcels

1800 Block of Spaight Street Average Setback From Back of Sidewalk

House Number	Back of Walk to Enclosed Space (ft)
1801	13
1805	19.5
1809	20.5
1813	20.5
1819	13
1821	B3 13
1825	12.5
1829	Not Included in Calculation
1833	13.5
1837	13.5
1841	19.5
1845	20
1849	12
1851	16
602 Russell	14
512 Russell	11
1854	12
1852	12
1846	12
1842	20.5
1838	16
1834	20.5
1830	12.5
1826/1828	13
1824/1822	16
1820/1818	11.5
1814	19
1812	11
1808	14.5
1802	15

Average Setback of Enclosed Space (ft)	~~15.1~~ 15.88
Proposed New Setback 1829 Spaight Street (ft)	14
Requested Variance (ft)	~~1.1~~ 1.88