



**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: 126 N Spooner St. Madison, WI 53526

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Associated Houserwrights - Meri Tepper

Address of Applicant: 1217 Culmen St Madison, WI 53713

Daytime Phone: 608-204-7665 Evening Phone: 646-379-4058

Email Address: _____

Description of Requested Variance: The project entails removal of an existing basement level garage and 1st floor sunroom immediately above. The proposed addition will replace the single car garage and sunroom above, only it will be 2'-0" wide to allow a car to fit inside the garage. The replacement structure will be positioned in the same location as the existing structure, which is currently encroaching 2'-0" in the rear yard. This means that we need to request a 2'-0" rear yard setback variance. The location of this back wall has been reviewed with the Preservation Planner. It is regarded to be important to replace in the same location so that the relationship of the sunroom to the rest of the historic facade maintains balance and proportion.

Request for a 1'-6" reverse corner side yard setback variance. This variance only applies to one point of 2.5sqft triangular area of encroachment. (See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: <u>\$300.00</u>	Hearing Date: <u>9-15-22</u>
Receipt: <u>121727-0001</u>	Published Date: <u>9-8-22</u>
Filing Date: <u>8-18-22</u>	Appeal Number: <u>LNDVAR-2022-00007</u>
Received By: <u>NJK</u>	GQ: _____
Parcel Number: <u>070922225193</u>	Code Section(s): <u>28.044(2)</u>
Zoning District: <u>HIS-UH, TR-C3</u>	_____
Alder District: <u>5-VIDAVER</u>	_____

Standards for Variance

The ZBA 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.

The 1923 house was positioned before current zoning and is atypically sited on the lot. This lot is wider than it is deep which is an atypical condition. As a result, the existing house is already encroaching 3'9" into the rear yard setback as the house was positioned offset to the rear yard. The house is also atypically positioned far offset to the north (reverse corner side yard). The lot is also not rectangular which is causing the triangular area of encroachment.

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.

The existing basement garage and a screened porch above existed from 1923 to 1960 when the screened porch was permitted to become an enclosed sunroom. The location of the original structure with its 2'-0" rear yard encroachment has not caused any issues with public interest. The proposed reverse corner side yard setback encroachment is minimal and should not impact any public interest. Landmarks has approved the design for the addition to be compatible with the historic district.

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.

To reduce the length and width of the addition in order to avoid a variance was considered, but ultimately disregarded as not aesthetically appropriate to the Landmarks preservation planner. The massing and footprint of this design is approved by the Landmarks. In addition, to truncate the depth of the structure by 2'-0" would eliminate an historic french door connection between the living room and the sunroom.

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 ordinance was established before the house was originally sited on the lot. The existing garage is not large enough to park a car inside. The position of the house causes the difficulty in providing for the "just-large-enough" garage stall. The Landmarks ordinance is what affects the variance applications for the sunroom above.

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

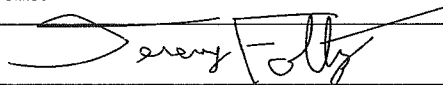
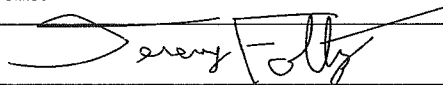
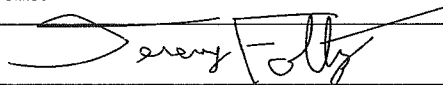
The area of encroachment is small and still 8'-7" away from the public sidewalk. The are of encroachment will not have any impact on neighbor's light, air, or view.

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

-yes, as approved by Landmarks review.

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:

★	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.		
★	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. 		
★	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).		
★	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. 		
★	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.		
★	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.		
★	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.		
<table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 70%; padding: 5px;"> Property Owner's Signature: _____  </td> <td style="border: none; width: 30%; padding: 5px;"> Date: <u>August 14, 2022</u> </td> </tr> </table>		Property Owner's Signature: _____ 	Date: <u>August 14, 2022</u>
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-----.(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: _____

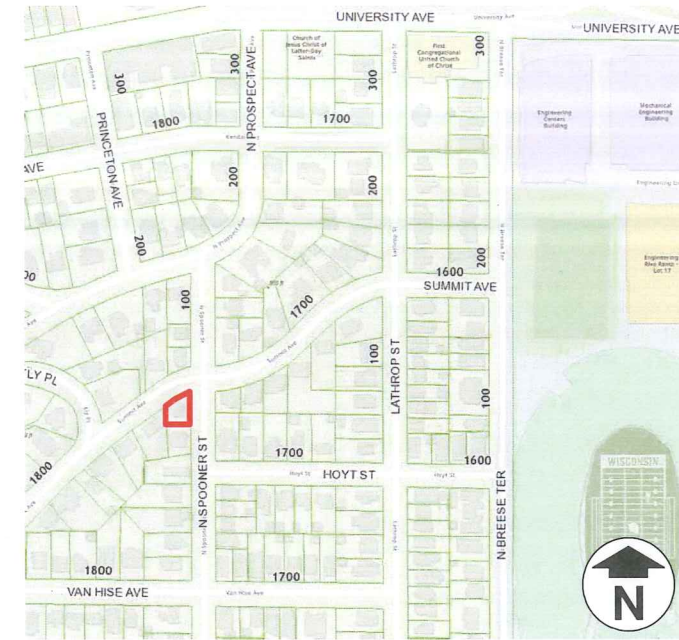
Date: _____

•Furnishings by others.



• These documents are the property of Associated Housewrights and are exclusively for Associated Housewright use.

•Not intended for construction

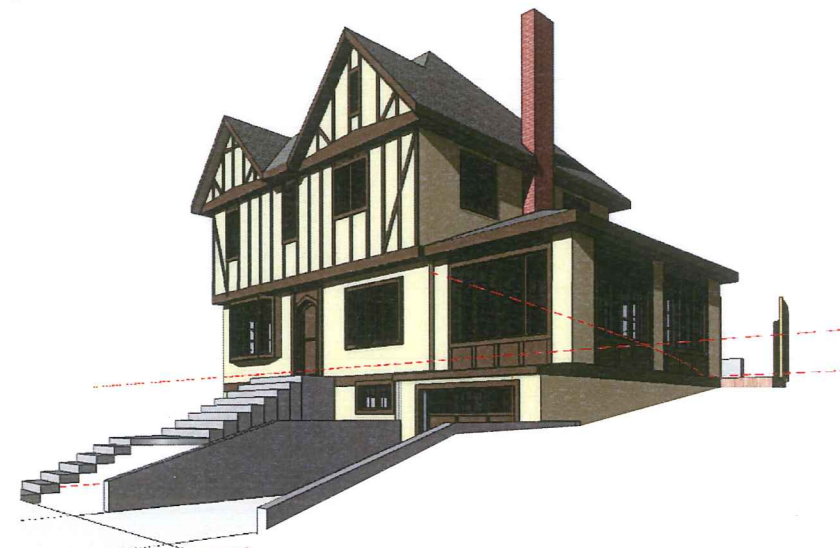


Site Plan

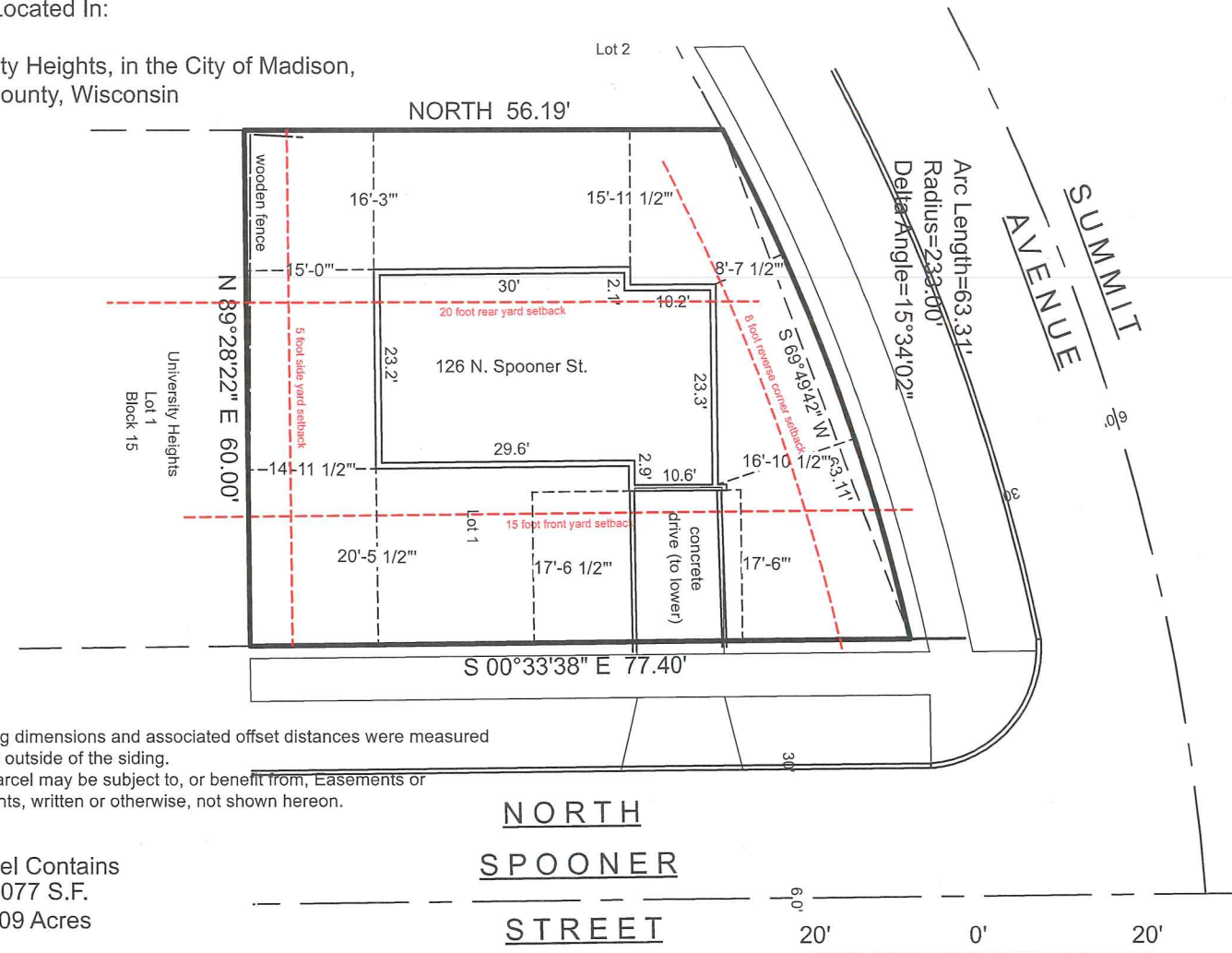
Located In:

Lot 1, Block 15, University Heights, in the City of Madison,
Dane County, Wisconsin

ARTISTIC MODEL REPRESENTATION OF EXISTING GARAGE AND SUNROOM
ABOVE



ARTISTIC MODEL REPRESENTATION OF PROPOSED GARAGE AND
FAMILY ROOM ADDITION ABOVE

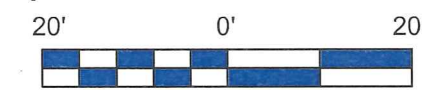


Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

Parcel Contains
4,077 S.F.
0.09 Acres

NORTH
SPOONER
STREET



Version/Date:
ZONING
220808
8.12.22
Printed by:
m.t.

**GARAGE/SUNROOM
REPLACEMENT**
JEREMY AND ERIN FOLTZ
126 N. SPOONER ST
MADISON, WI. 53726

**ASSOCIATED
HOUSEWRIGHTS**
1217 Culmen St. Madison, WI. 53713
www.associatedhousewrights.com
(608) 238-7519



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1" = 20'-0"
Page/Drawing
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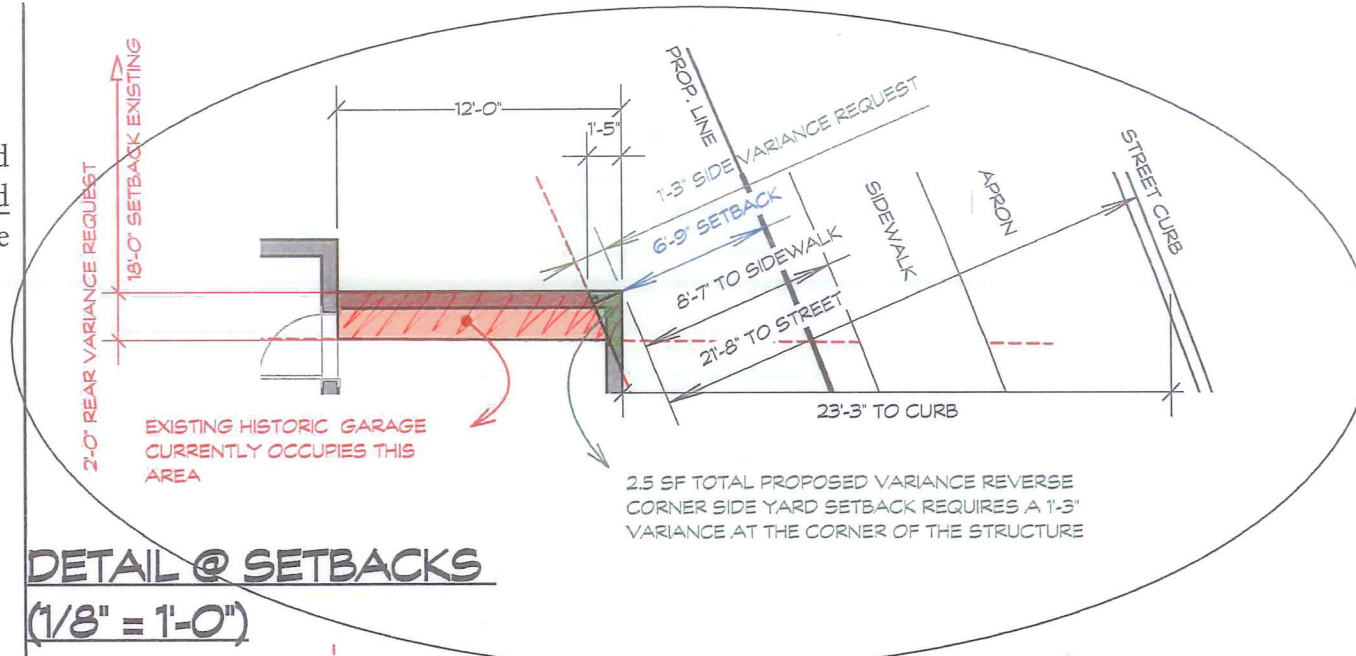
TR-C3 District		
	Single-family detached	126 N. SPOONER ST. PROPOSED
Lot Area (sq. ft.)	3,000	4,077
Lot Width	30	77.4
Front Yard Setback	15	17'-10" EXISTING. NO CHANGE.
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5 Lot width <50: 10% lot width	One-story: n/a Two-story or more: 14'-11 1/2" EXISTING. NO CHANGE
Reversed Corner Side Yard Setback	8 (10 for garage)	6'-7" EXISTING. 6'-9" PROPOSED VIA VARIANCE
Rear Yard	20 alley-accessed: 2 See (a) below	15'-11 1/2" EXISTING. NO CHANGE.
Maximum height	2 stories/35	35 EXISTING
Maximum lot coverage	75%	33 %
Maximum building coverage	n/a	n/a
Usable open space (sq. ft. per d.u.)	500	1275

Single Family House
Rear Setback Variance

20' Required
18' Proposed
2' Variance

Reversed Corner Side Yard Variance

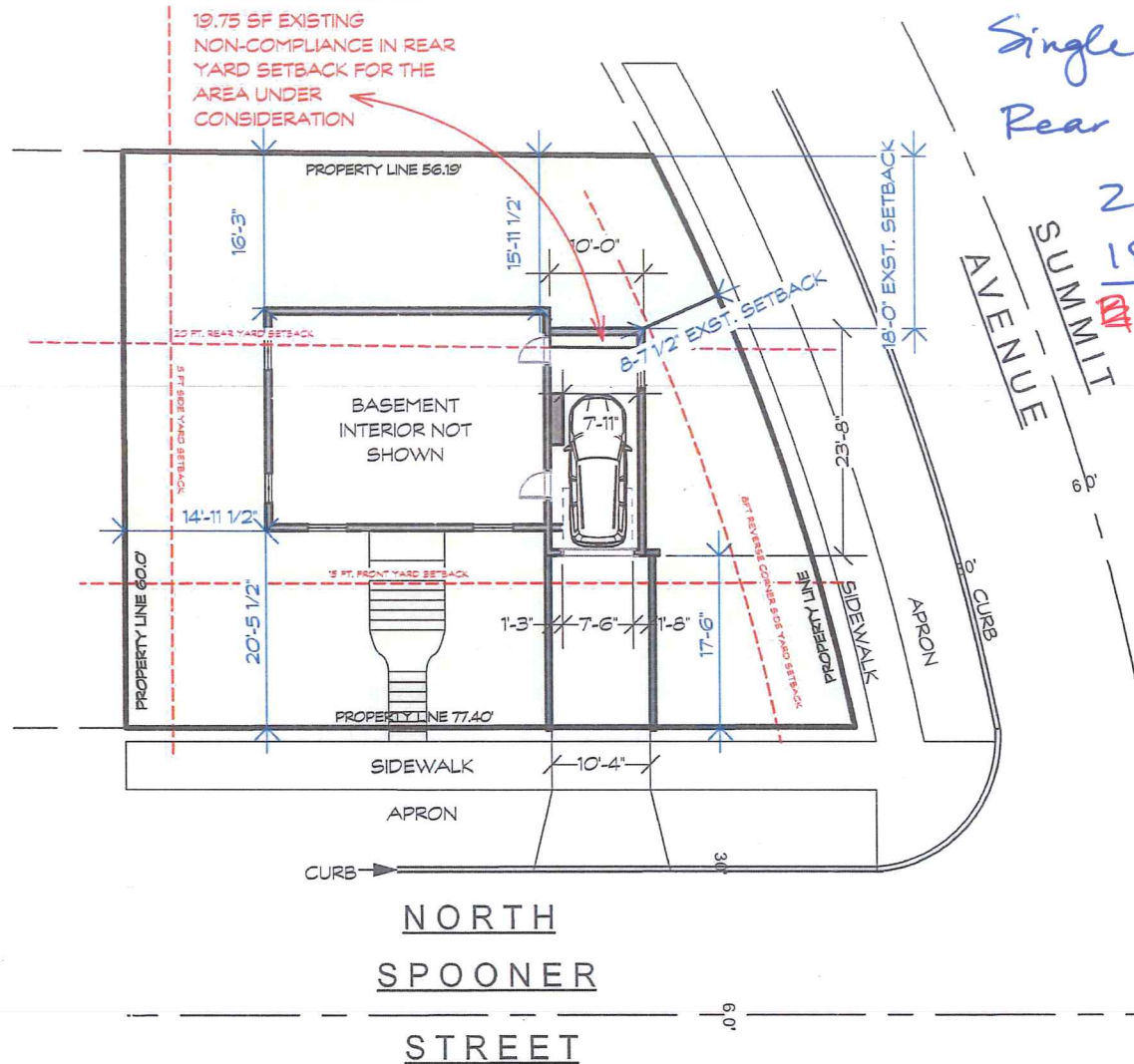
8' Required
6.75' Proposed
1.25' Variance



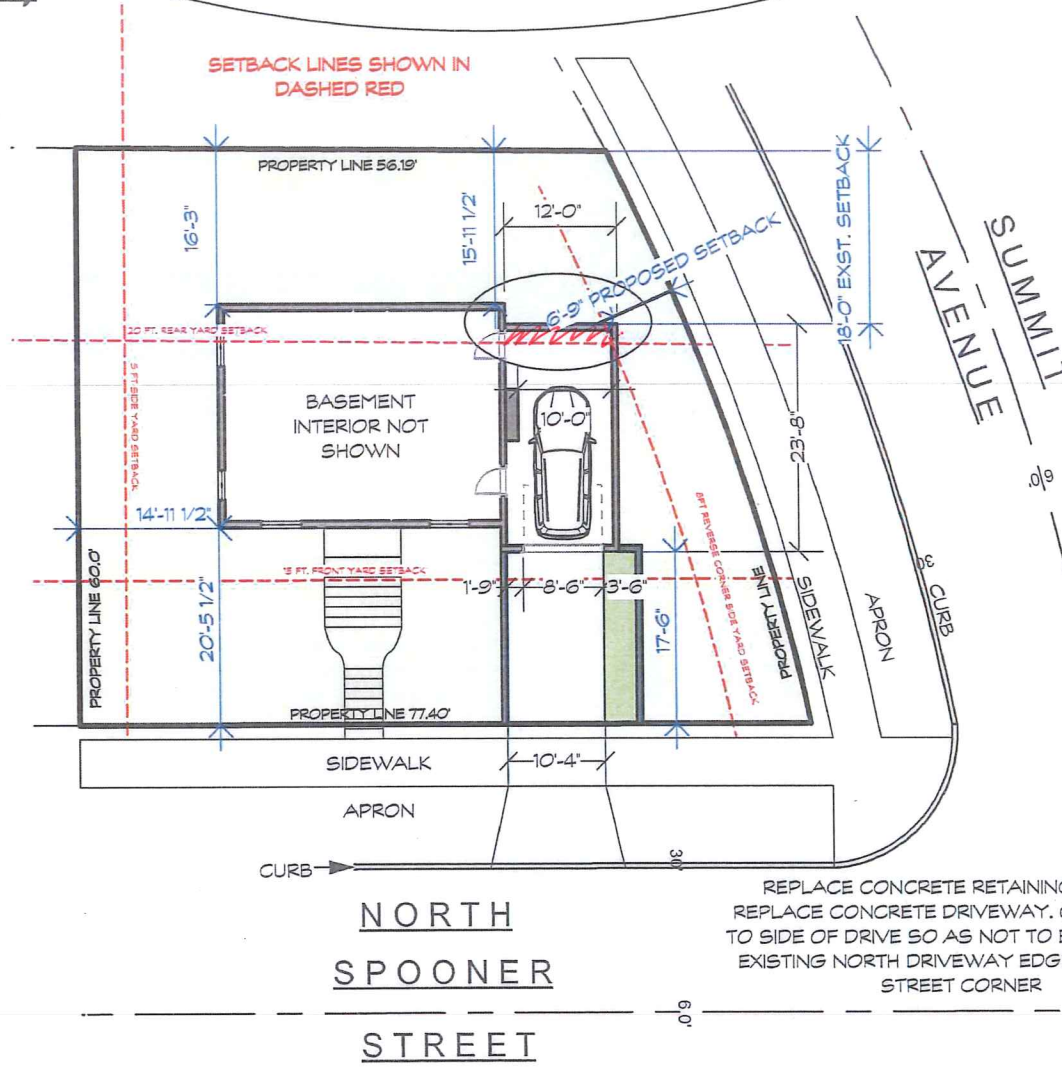
DETAIL @ SETBACKS
(1/8" = 1'-0")

Single Family House
Rear Yard Setback

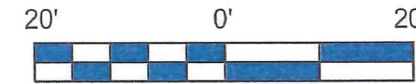
20' Required
18' Provided
2' Variance



EXISTING BASEMENT PLAN



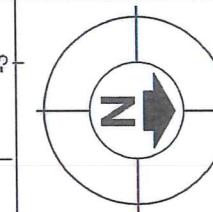
PROPOSED BASEMENT PLAN



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220808
8.12.22
Printed by:
m.t.

GARAGE/SUNROOM REPLACEMENT
JEREMY AND ERIN FOLTZ
126 N. SPOONER ST
MADISON, WI. 53726

ASSOCIATED HOUSEWRIGHTS
1217 Calman St. Madison, WI. 53713
www.housewrights.com
(608) 238-7519



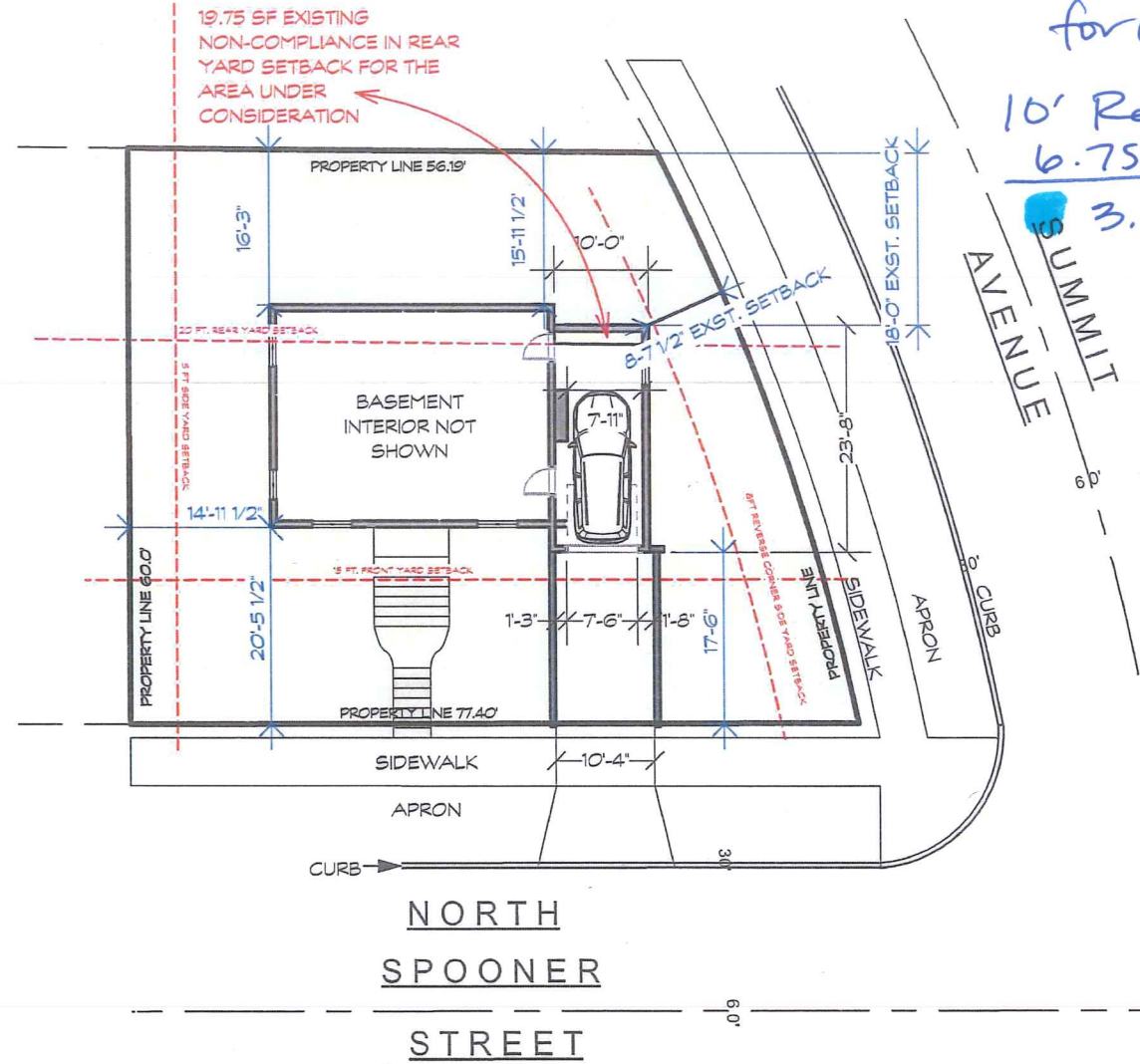
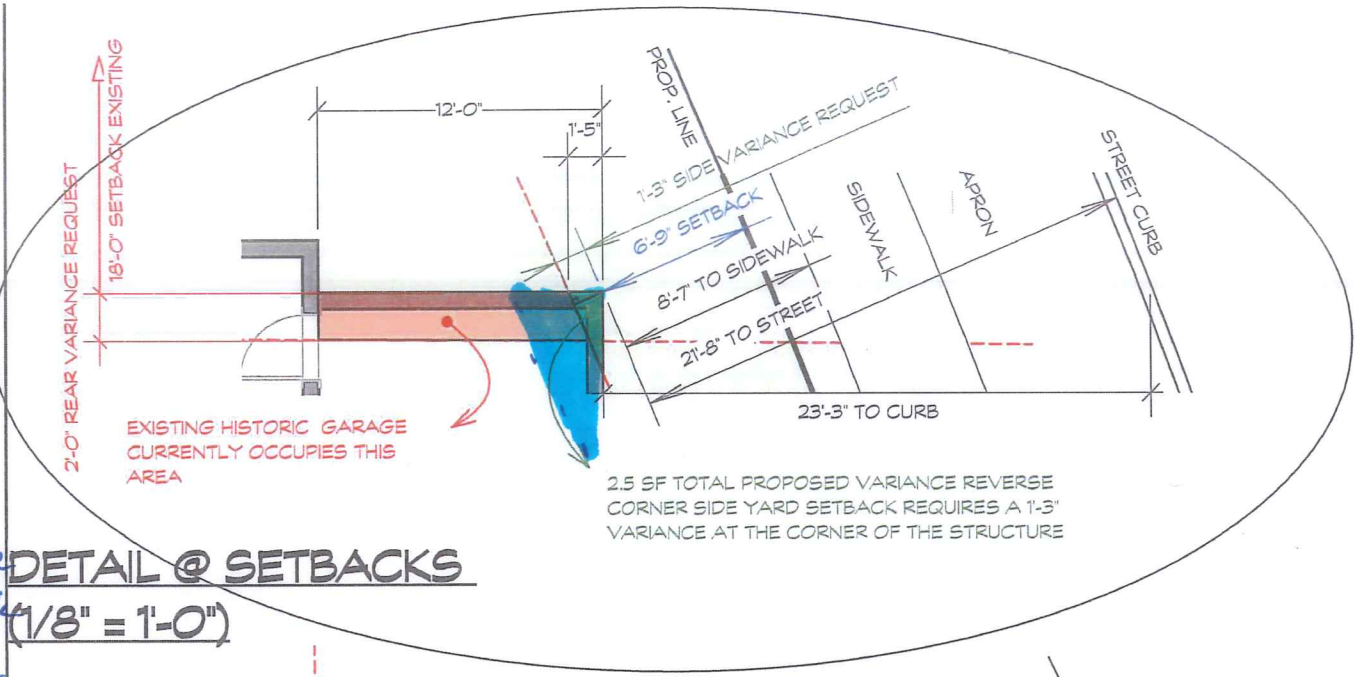
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Page/Drawing: 2 of 6

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Lot Width	30	77.4
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Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5 Lot width <50: 10% lot width	One-story: n/a Two-story or more: 14'-11 1/2" EXISTING. NO CHANGE
Reversed Corner Side Yard Setback	8 (10 for garage)	8'-7" EXISTING. 6'-9" PROPOSED VIA VARIANCE
Rear Yard	20 alley-accessed: 2 See (a) below	15'-11 1/2" EXISTING. NO CHANGE.
Maximum height	2 stories/35	35 EXISTING
Maximum lot coverage	75%	33 %
Maximum building coverage	n/a	n/a
Usable open space (sq. ft. per d.u.)	500	1275

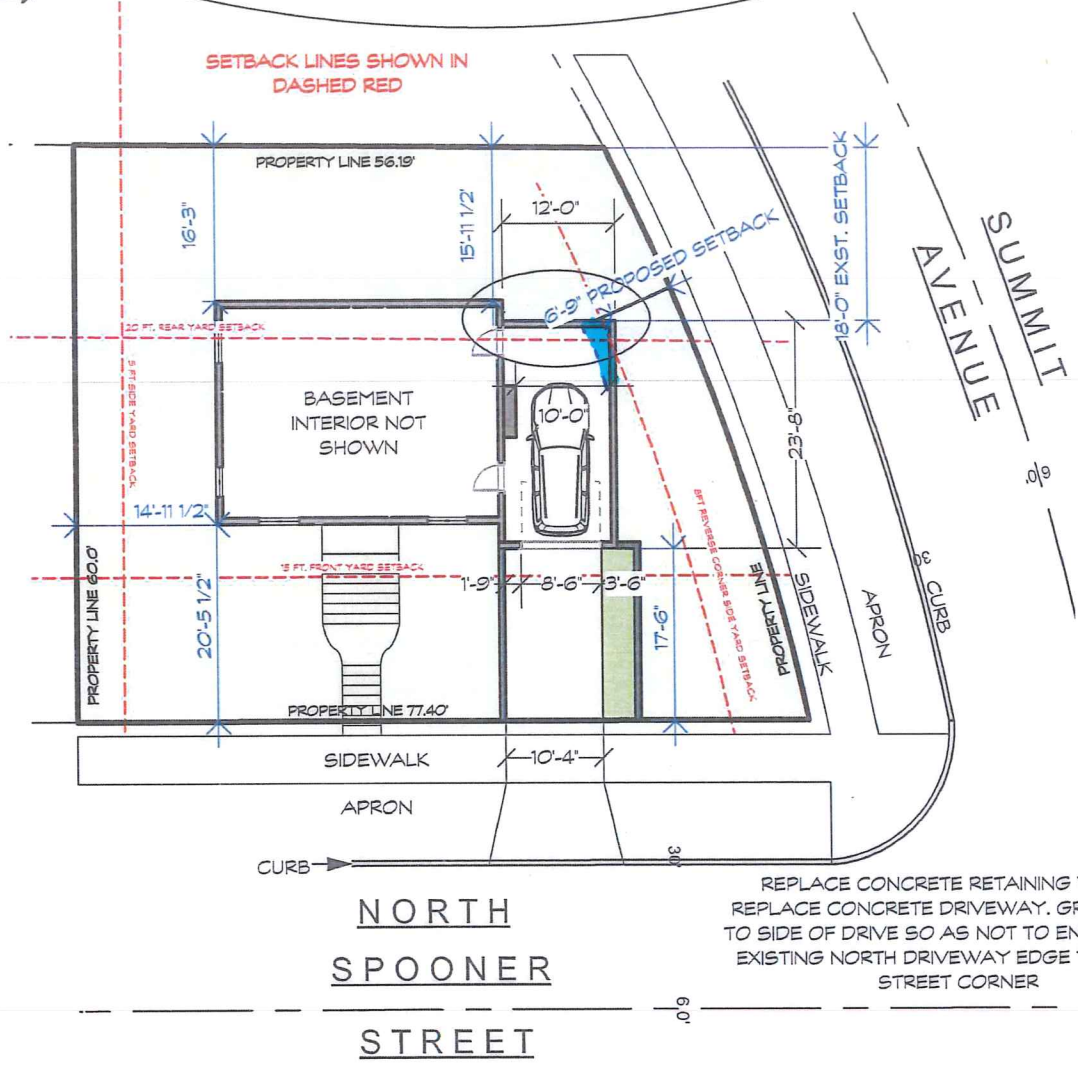
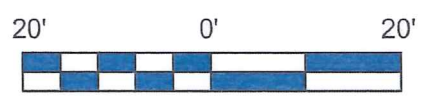
Single Family House
Reversed Corner Side Yard Setback for garage

10' Required
6.75' Provided
3.25' Variance

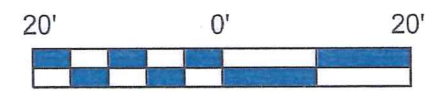
DETAIL @ SETBACKS
(1/8" = 1'-0")



EXISTING BASEMENT PLAN



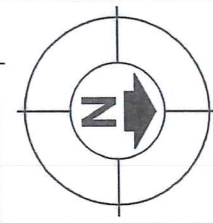
PROPOSED BASEMENT PLAN



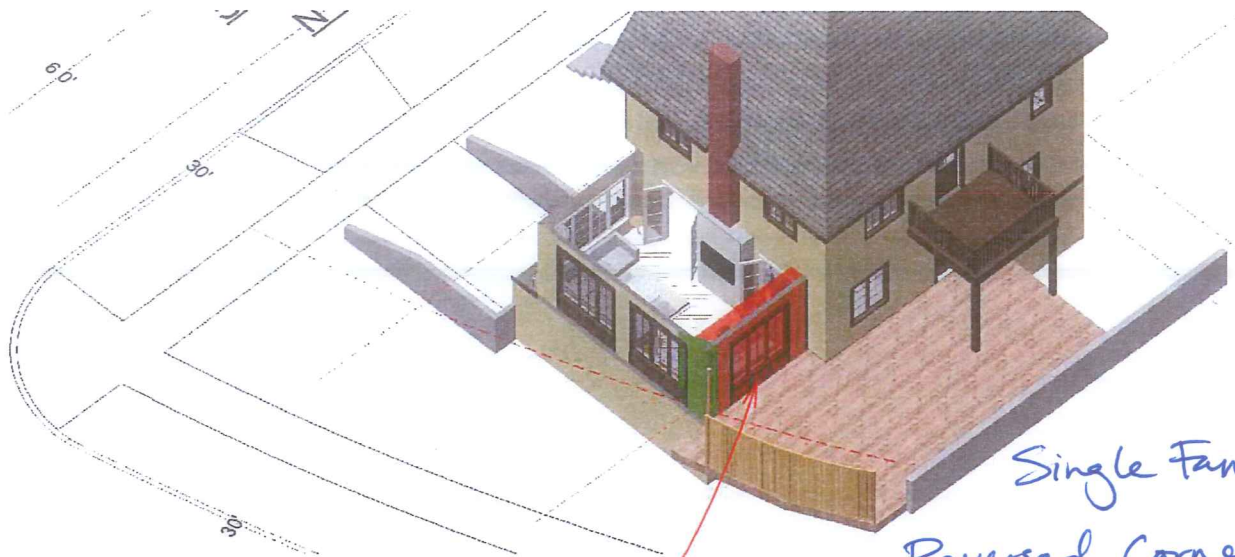
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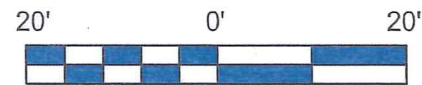
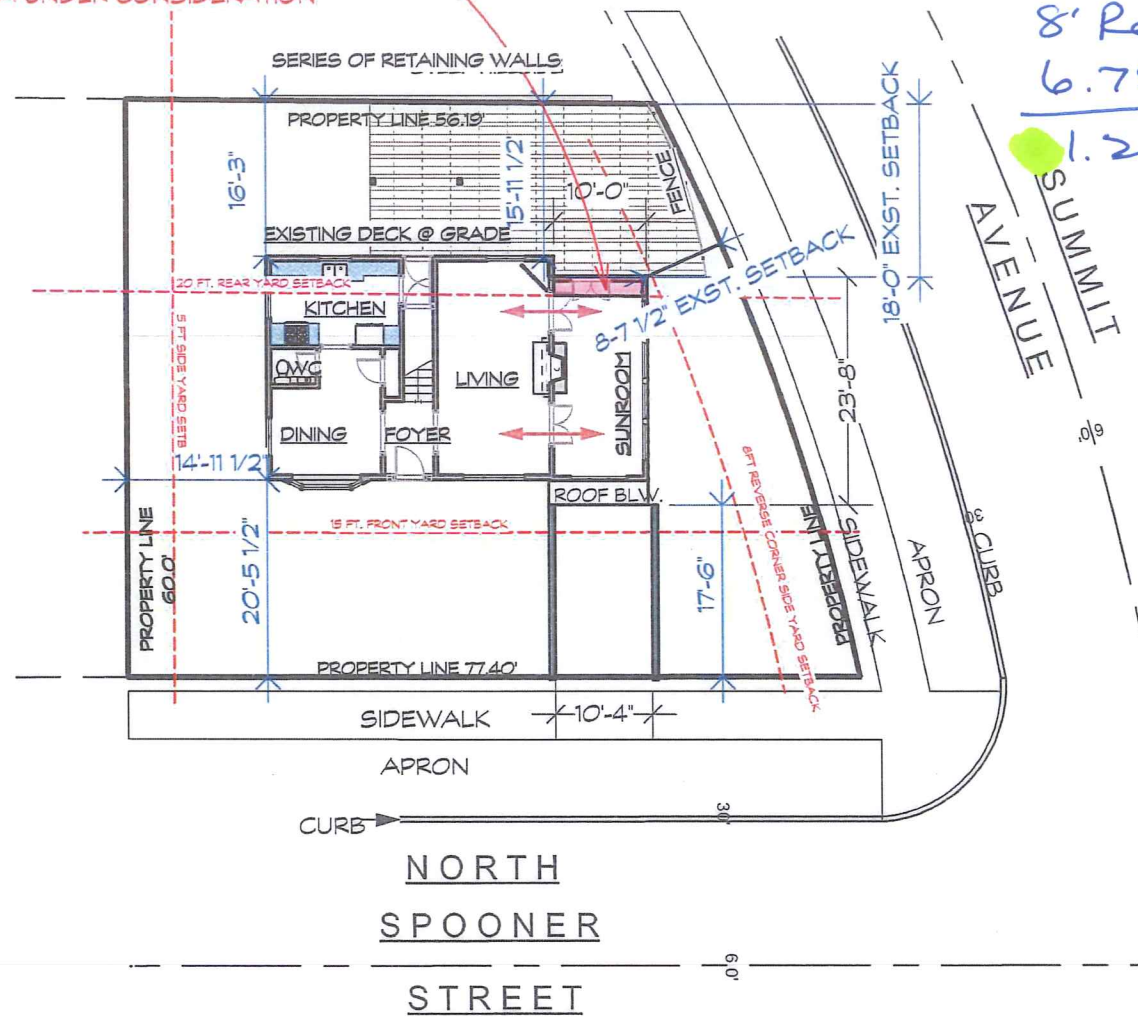


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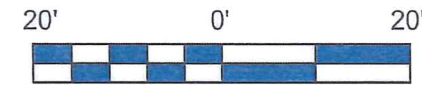
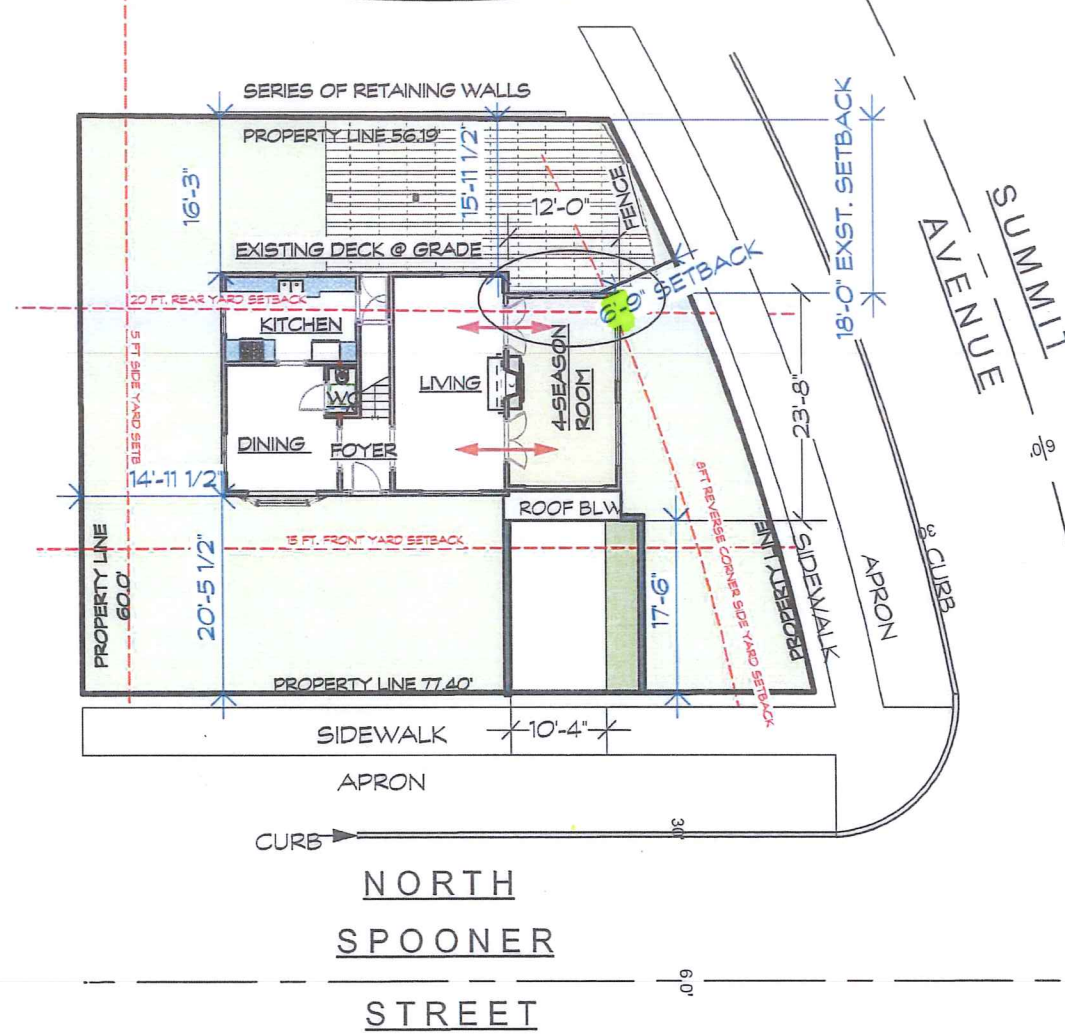
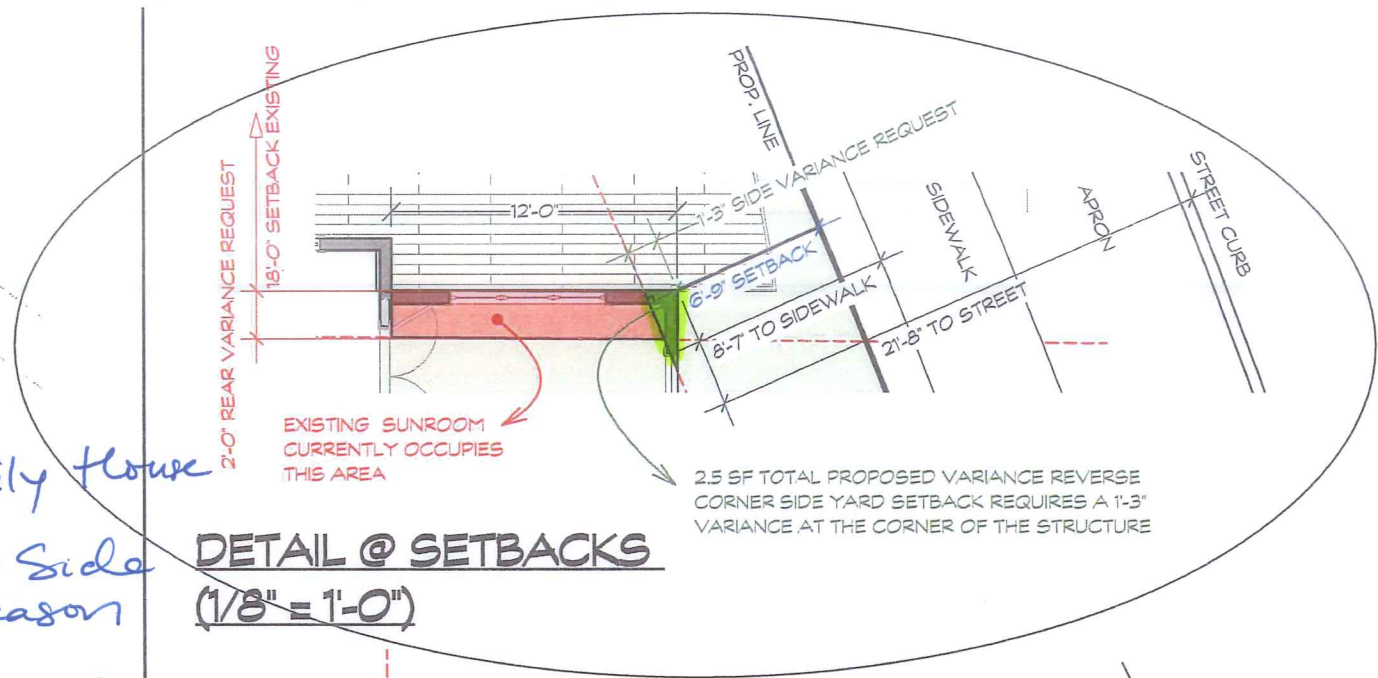
19.75 SF EXISTING NON-COMPLIANCE IN REAR YARD SETBACK FOR THE AREA UNDER CONSIDERATION

8' Required
6.75' Provided
1.25' Variance



EXISTING FIRST FLOOR PLAN

Site verify all dimensions. Report discrepancies to AH Design.



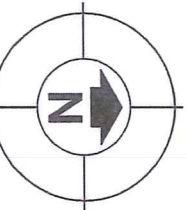
PROPOSED FIRST FLOOR PLAN

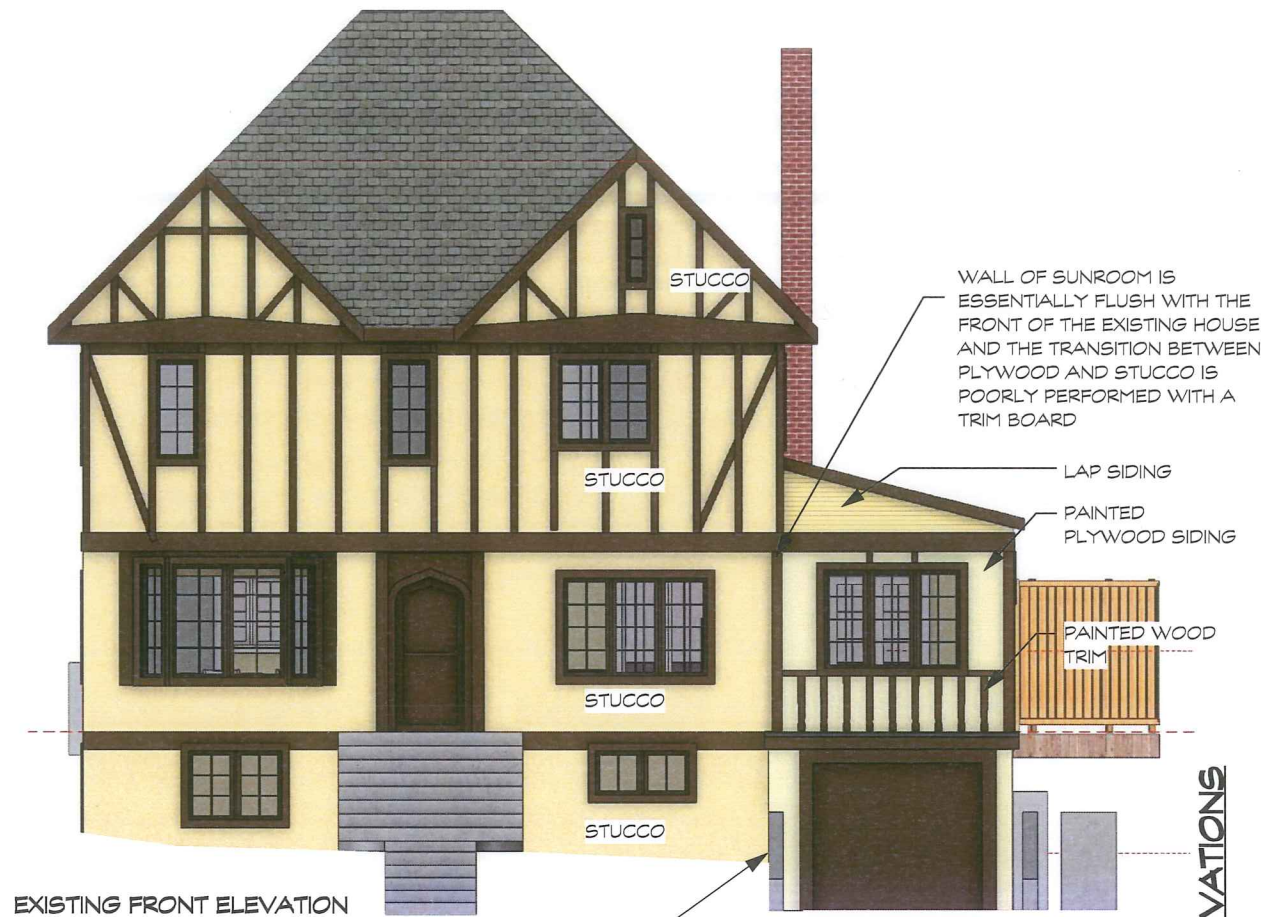
Plan views assume walls have first layer of sheathing on each side (see typical sections) unless otherwise noted.

Larger scaled drawings supersede smaller scale drawings.

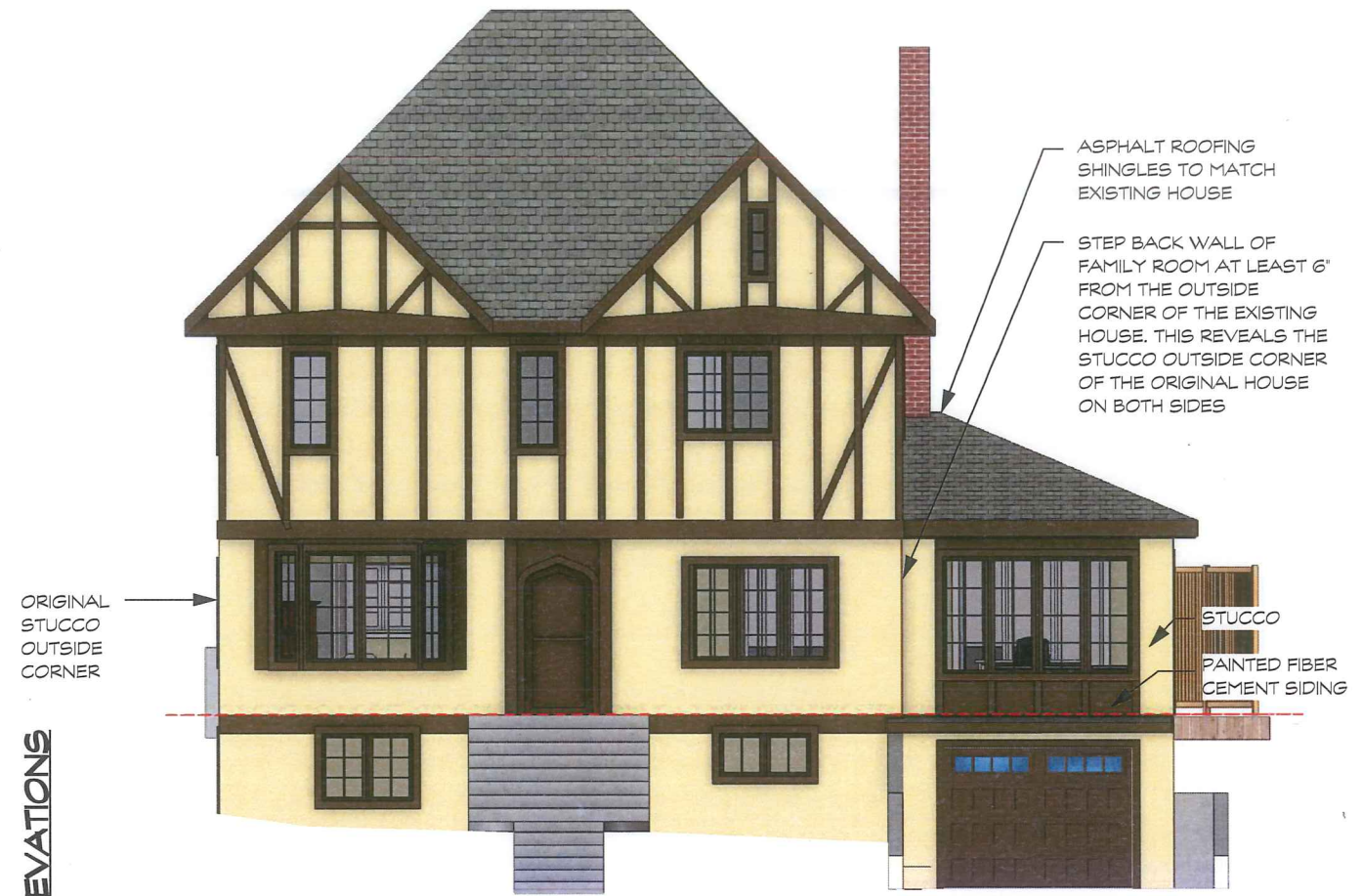
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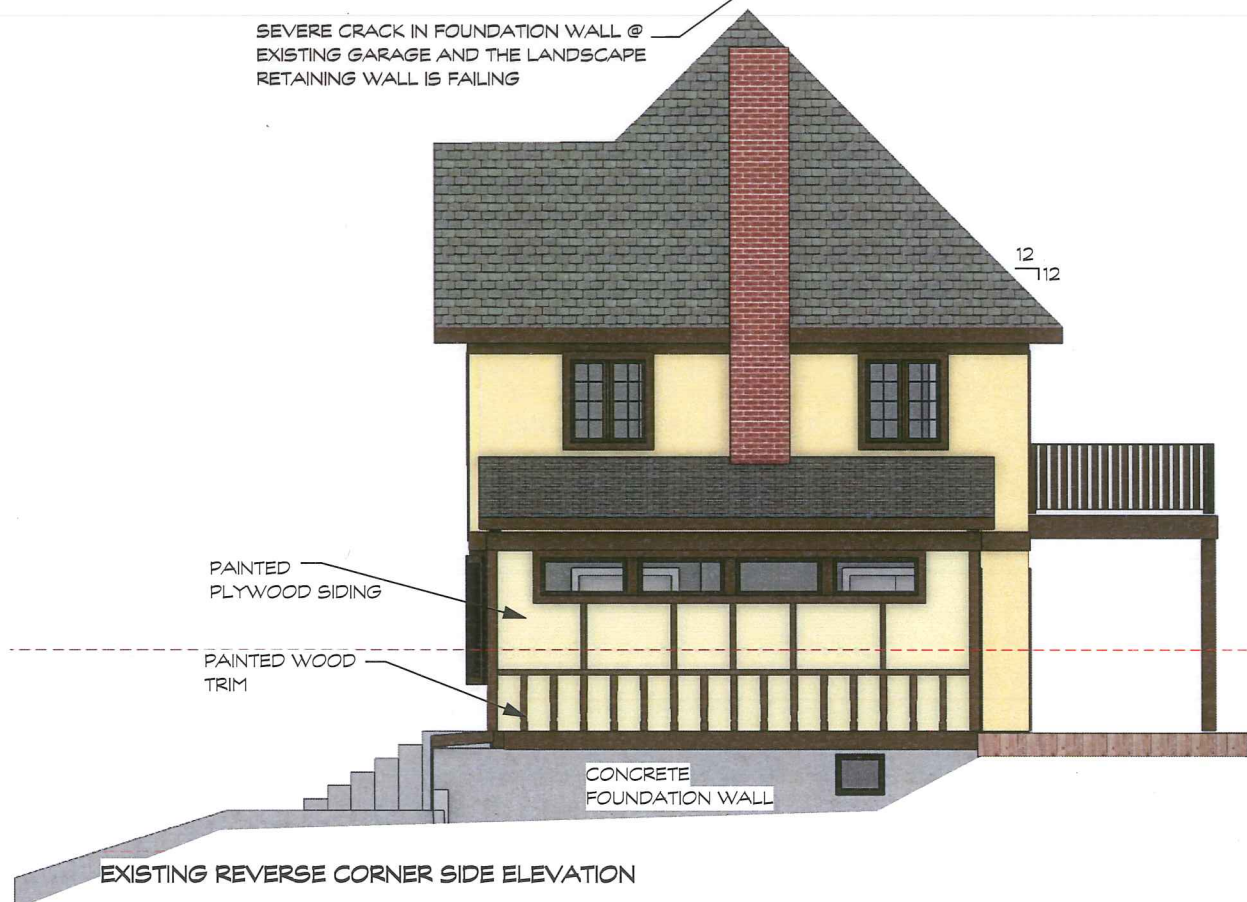


EXISTING FRONT ELEVATION

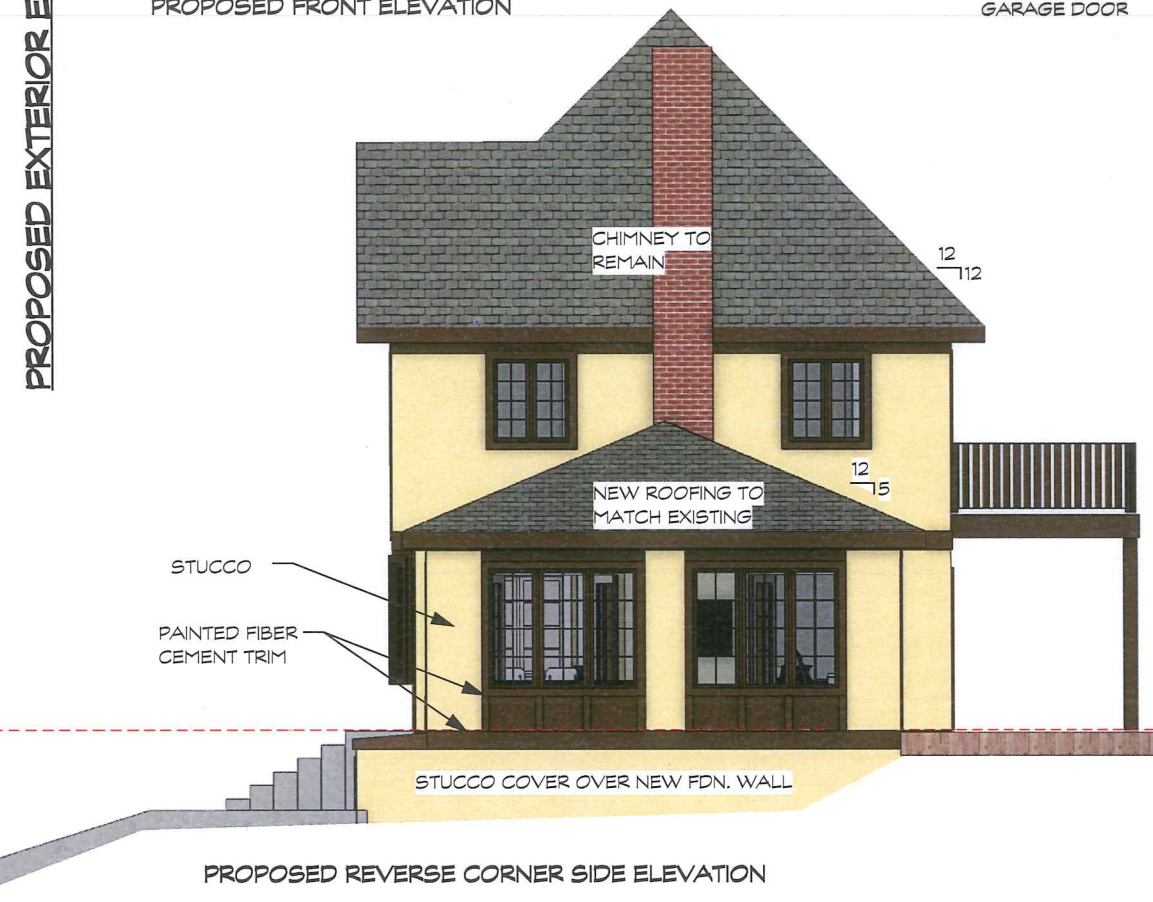


PROPOSED FRONT ELEVATION

SEVERE CRACK IN FOUNDATION WALL @ EXISTING GARAGE AND THE LANDSCAPE RETAINING WALL IS FAILING



EXISTING REVERSE CORNER SIDE ELEVATION



PROPOSED REVERSE CORNER SIDE ELEVATION

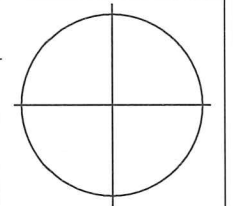
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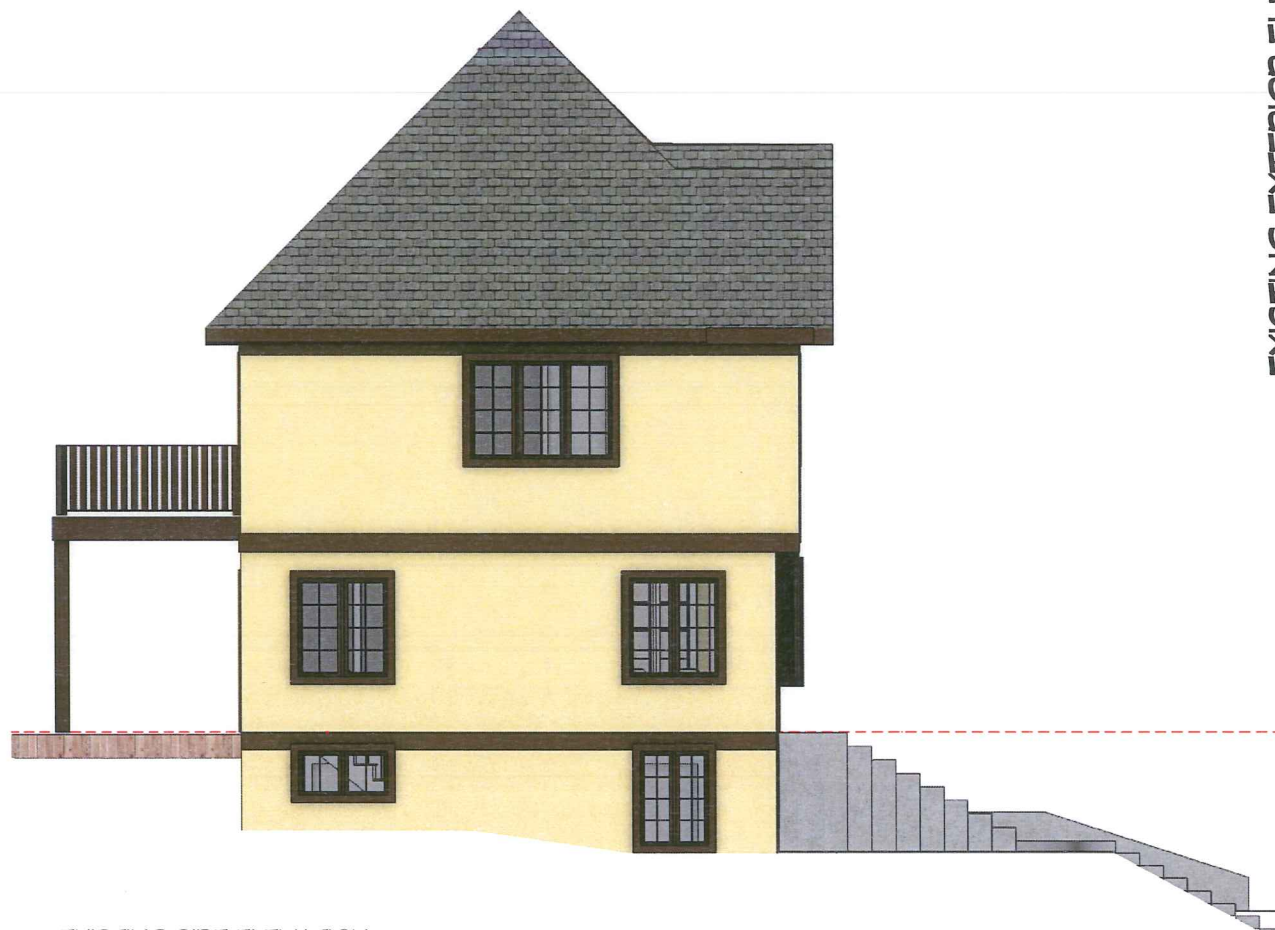
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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION (NO CHANGE)

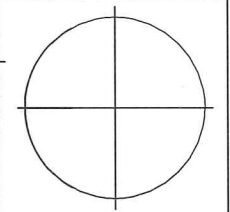
EXISTING EXTERIOR ELEVATIONS

PROPOSED EXTERIOR ELEVATIONS

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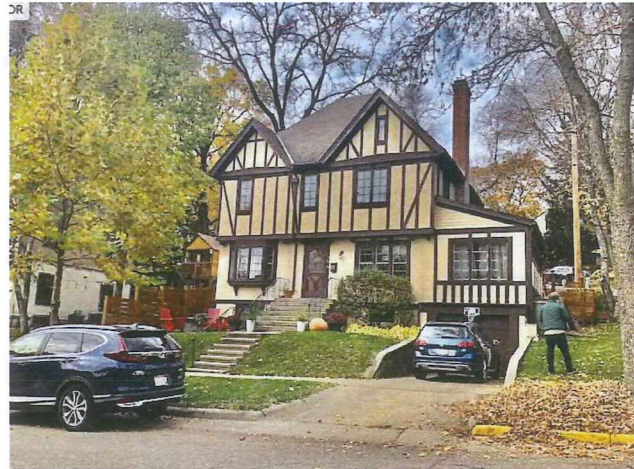
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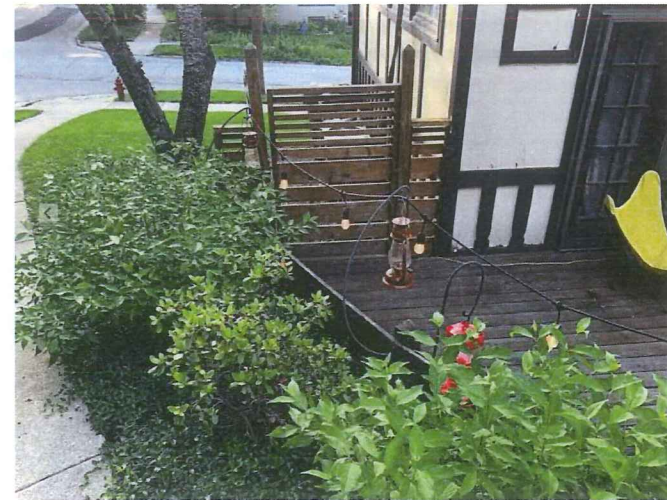
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EXISTING HOUSE PHOTOS

THE PROPOSED DESIGN WILL ENCR OACH 1'-5" INTO THE REVERSE CORNER SIDE YARD SETBACK FROM THIS EXISTING CORNER



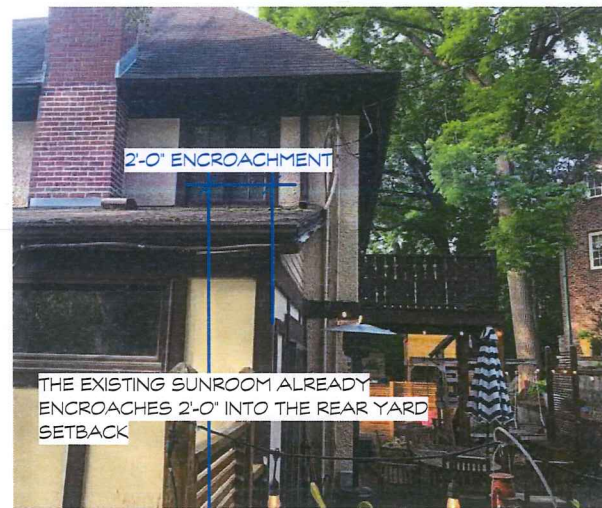
FRONT YARD



REVERSE CORNER SIDE YARD



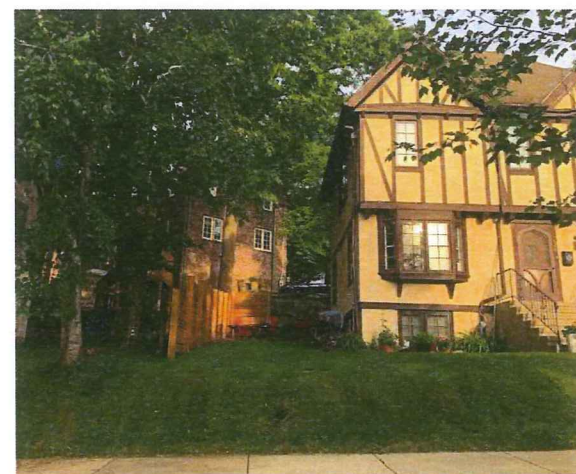
REVERSE CORNER SIDE YARD



THE EXISTING SUNROOM ALREADY ENCR OACHES 2'-0" INTO THE REAR YARD SETBACK



REAR YARD



SIDE YARD

EXISTING SUNROOM PHOTOS

THE ORIGINAL SCREEN PORCH WAS TURNED INTO A THERMALLY ISOLATED SUN ROOM IN THE 1960'S. THE SIDING IS PAINTED PLYWOOD AND PAINTED WOOD TRIM.

THE PROPOSED ADDITION TO REPLACE THIS STRUCTURE WILL BE STUCCO AND PAINTED SYNTHETIC WHICH WILL NOT ROT. PART OF THE PLAN IS ALSO TO CLEAN UP THE SIDE OF THE HOUSE BY RELOCATING THE AC TO THE OTHER SIDE YARD AND REMOVING THE LINE SETS FROM THIS MORE PROMINENT STREET FRONT.



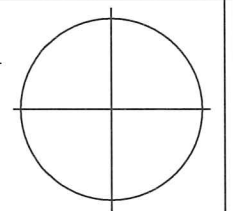
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