



ZONING BOARD OF APPEALS

VARIANCE APPLICATION

\$300 Filing Fee

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23589

FOR OFFICE USE ONLY

Amount Paid \$ 300 Receipt # 123538

Received by JCF Filing Date 8/8/11

Hearing Date 8-25-11

Zoning District R4

Parcel # 0710-064-0804-3

Published 8-18-11

Ald. District 6 - Marsha Rummel

Appeal #

GO OK

Code Section # 28.08(5)(f)2. b.

Address of Subject Property: 213/215 Jackson St, Madison WI

Name & Address of Owner: Todd Belden and Tanya Falbel

Daytime Phone: 608-661-8240 Evening Phone: 608-661-8240

E-mail address: tgfalbel@tds.net

Name & Address of Applicant (Owner's Representative): Tom Haver

Daytime Phone: 608-235-1668 Evening Phone:

E-mail address: thaver@tds.net

Brief Summary of Proposed Construction: The proposed construction will replace and reinforce the roof, greatly improve the insulation, add three dormers, one of which enables a future installation of photovoltaic solar collectors at the optimal angle, create additional usable space, while not affecting sunlight on neighboring property. We bought this house in rough shape, and made numerous improvements over the years that have greatly improved curb appeal and rentability. Because of the need for a new roof, we have the opportunity to begin this project that has been in our thoughts for 10 years. Although two of the proposed dormers are on the north side where the lot line is under 7 feet away, one dormer is designated for a stairway required by code for future use of existing attic space, the other for a bathroom, just the third bathroom in this house.

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"):

- Site plan**, drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan:
 - 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
 -
 - North arrow
- Elevations** from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
- 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.)
- 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.
- 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 have been given a copy of and have reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.

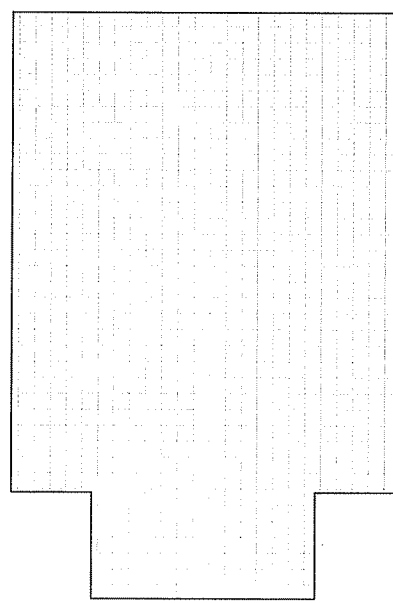
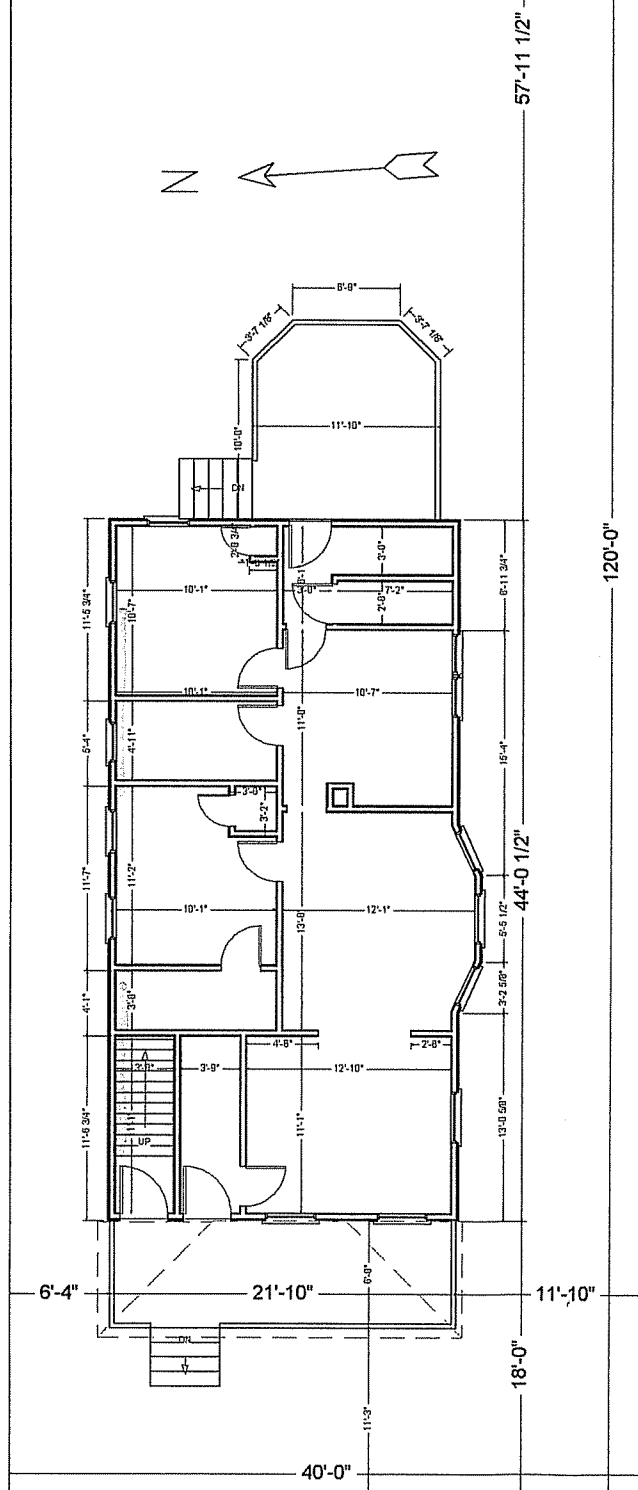
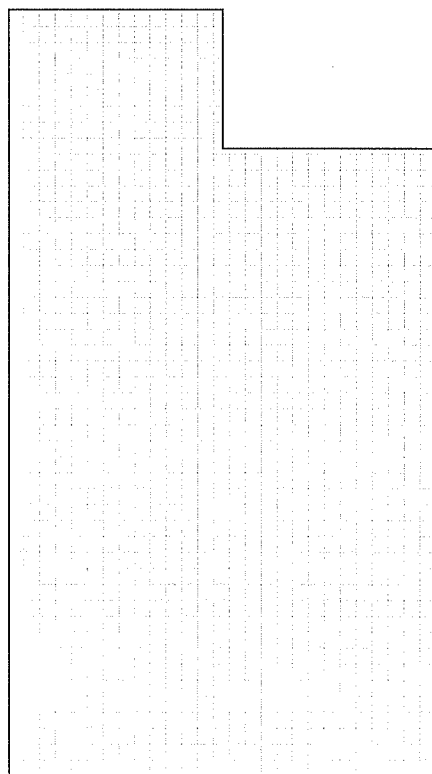
Owner's Signature: Todd Belden Tanya Falbel

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:



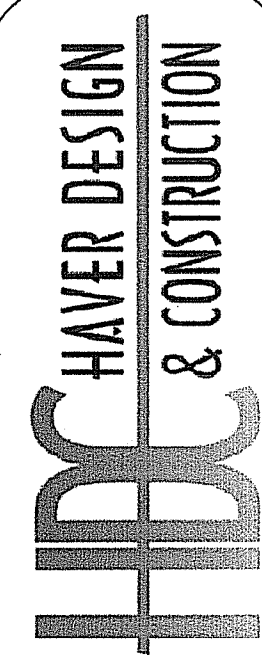
2-story
Two-Family Home
Dormer Additions
Side Yard

7'-3" Required*

6'-4" Provided

0'-11" VARIANCE

* Project Qualifies For A
15" Left Side Depth Penalty



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Madison, WI. 53703

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Fax: 608.661.3612
E-mail:
haverdesign@tds.net
www.haverdesign.com

CLIENT

Tanya Falbel &
Todd Belden
215 Jackson Street
Madison, WI 53704

TITLE

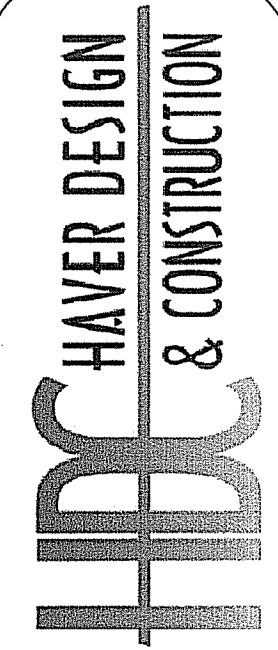
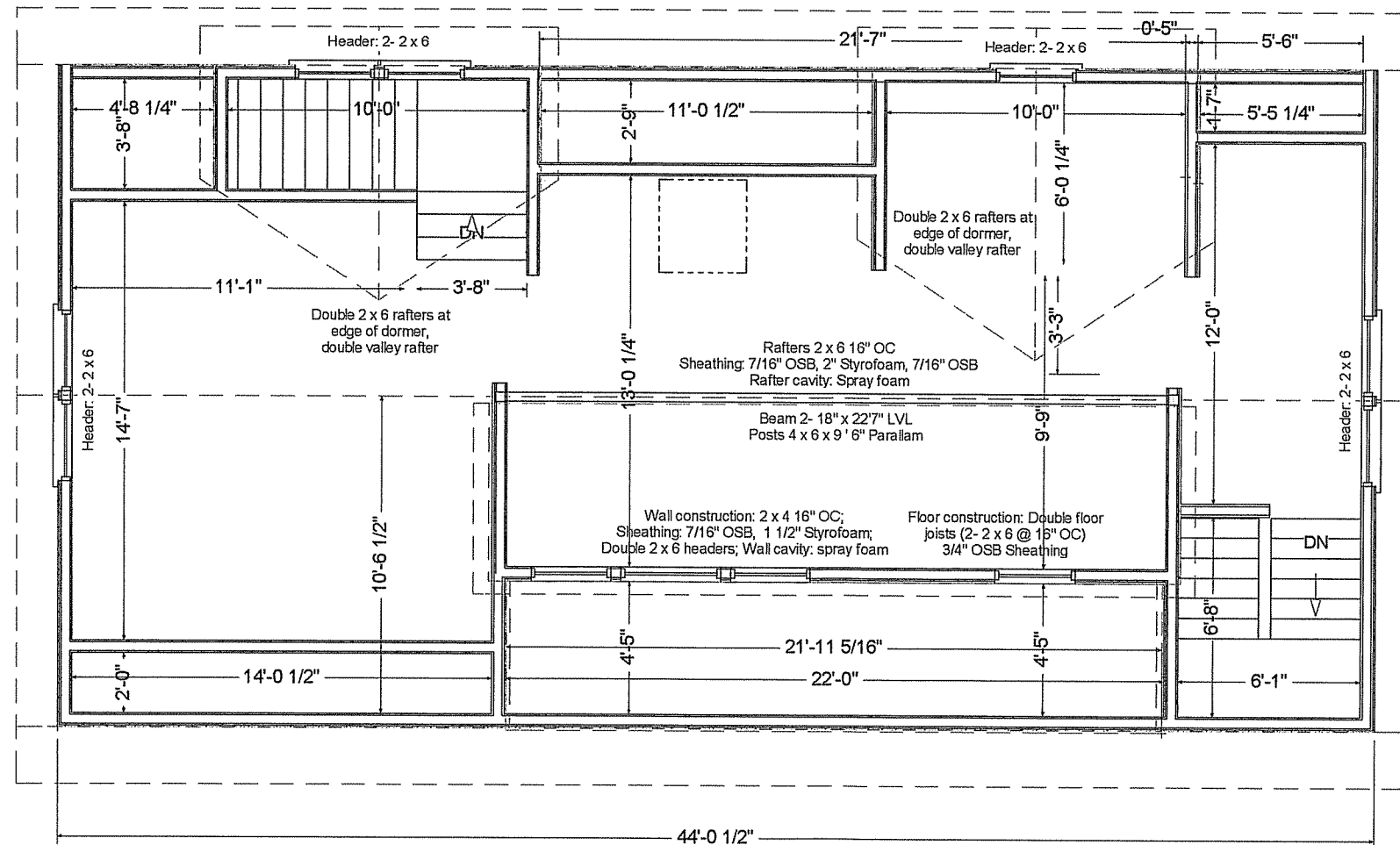
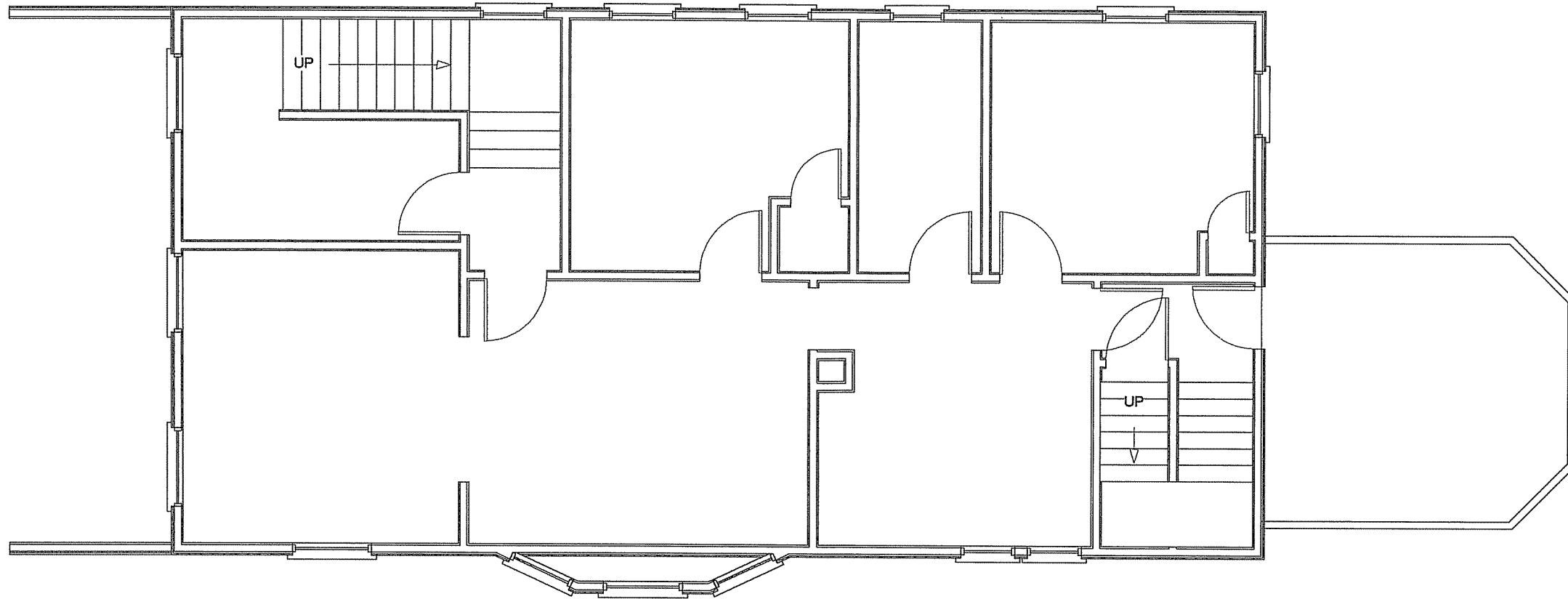
Site Plan
1" = 10'

REV. DATE

7-28-2011

SHEET

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**Tanya Falbel &
 Todd Belden
 215 Jackson Street
 Madison, WI 53704**

TITLE

**Shed Dormer
 Two Gable Dormers
 2nd & 3rd Floor Plan
 3/16" = 1'0"**

REV. DATE SHEET

7-28-2011

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H A V E R D E S I G N
H D & C O N S T R U C T I O N

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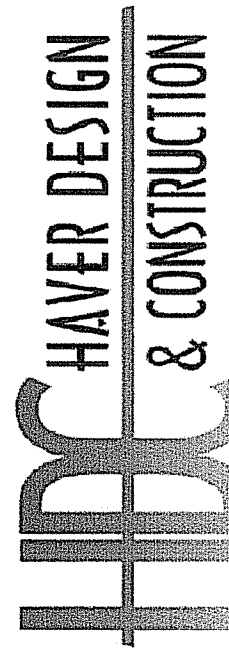
TITLE

**Perspective
 Views of Existing
 House**

REV. DATE

7-28-2011

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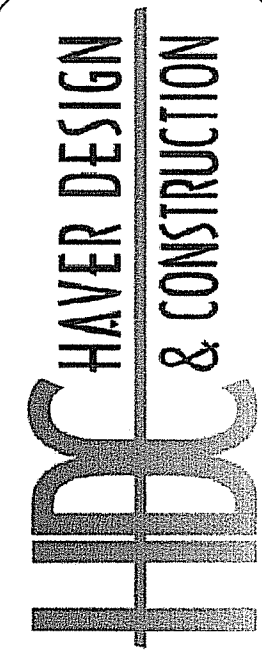
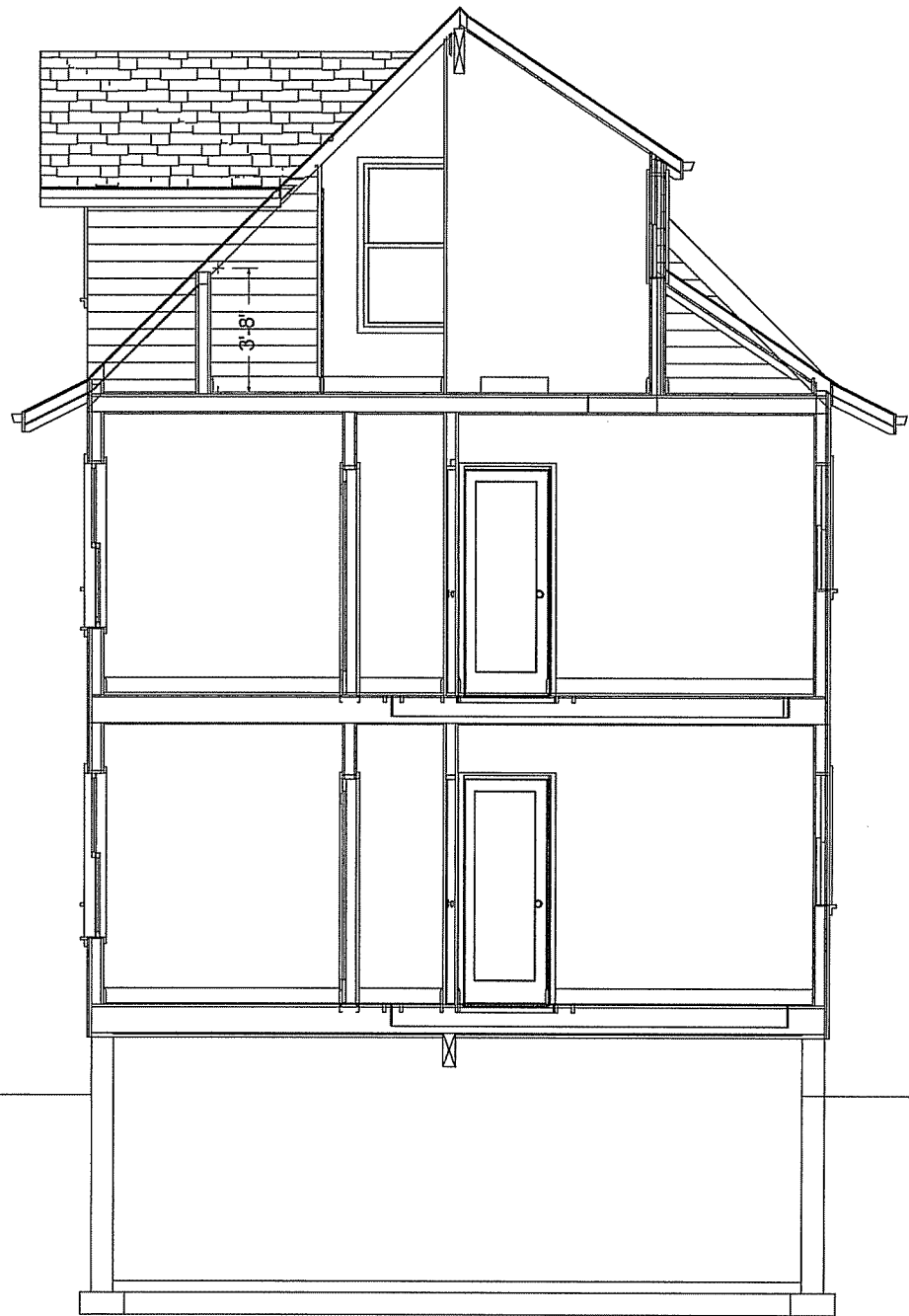
**Tanya Falbel &
Todd Belden
215 Jackson Street
Madison, WI 53704**

TITLE

Perspective
Views

REV. DATE SHEET

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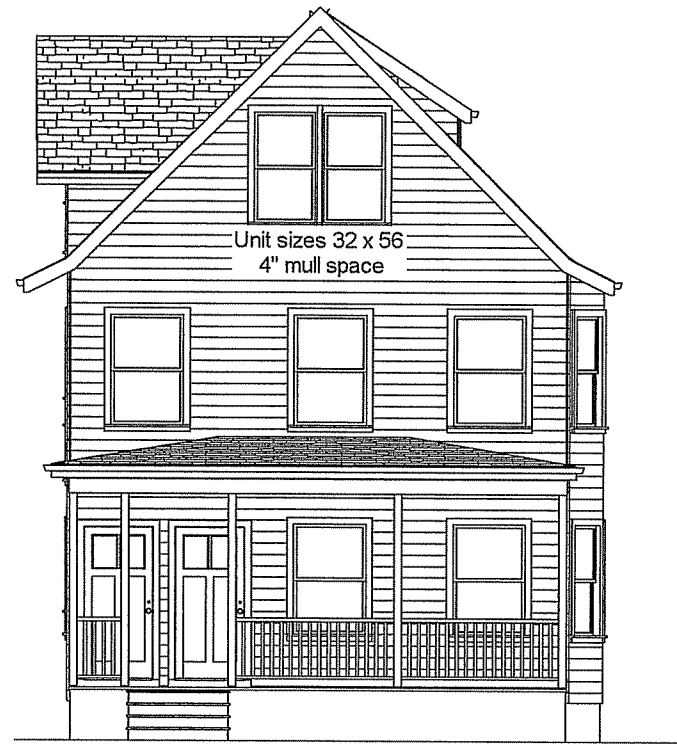
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 Todd Belden
 215 Jackson Street
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TITLE

**Cross sections
 1/4" = 1'0"**

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7-28-2011 4



**H AVER DESIGN
& CONSTRUCTION**

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TITLE

**Elevations: Shed
& Gable dormers**

REV. DATE

7-28-2011

SHEET

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