



ZONING BOARD OF APPEALS
AREA EXCEPTION APPLICATION

Madison **\$300 Filing Fee**

Type or print using pen, not pencil.

23036

FOR OFFICE USE ONLY	
Amount Paid \$300	Receipt # 121857
Received by <u>JUL</u>	Filing Date <u>6/23/11</u>
Hearing Date <u>7-14-11</u>	
Zoning District <u>R2</u>	
Parcel # <u>0709-204-0101-6</u>	
Published <u>7-7-11</u>	
Ald. District <u>11 - Chris Schmidt</u>	
Appeal # <u>071411-2</u>	
GQ <u>OK</u>	
Code Section # <u>28.08(3)(g) 1.</u>	

Address of Subject Property: 105 VAUGHN COURT.

Name & Address of Owner: <u>MARCIA BOSSCHER</u>	
<u>105 VAUGHN COURT, MADISON, WI 53705</u>	
Daytime Phone: <u>608 345-9516</u>	Evening Phone:
E-mail address: <u>MARCIABOSSCHER@gmail.com</u>	
Name & Address of Applicant (Owner's Representative): <u>TOM Mc HUGH ARCHITECT</u>	
<u>4137 HILLCREST DRIVE, MADISON, WI 53705</u>	
Daytime Phone: <u>(608) 233-7142</u>	Evening Phone:
E-mail address: <u>tomcmhugh@att.net</u>	
Brief Summary of Proposed Construction:	
<u>CONSTRUCTION OF 9'6" X 22'-10" OUTDOOR DECK WITH A BOWED FRONT ON UPPER LEVEL OF HOUSE. THE GOAL WAS TO FIND QUIET SPACE ON LOT, KEEP STRUCTURE AWAY FROM EXISTING TREES, BLEND IN WITH ARC OF EXISTING TREES, ENHANCE THE STREET ELEVATION, AND BE ADJACENT TO KITCHEN, DINING, & LIVING AREA.</u>	
<input 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 checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan: <input checked="" type="checkbox"/> Lot lines <input checked="" 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 required area exception <input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input checked="" type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred) <u>1" = 10'</u> <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).
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , when relevant to the area exception request and required by Zoning Staff. (Most additions and expansions will require floor plans.)
<input checked="" type="checkbox"/>	Front yard area exceptions only. Show the building location (front setback) of all properties contiguous on both sides and within 200 feet of the subject property to determine front setback average.
<input checked="" type="checkbox"/>	Area exception requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input type="checkbox"/>	CHECK HERE. I have been given a copy of and have read the standards and review guidelines, which the Zoning Board of Appeals will use when acting on applications for area exceptions.
Owner's Signature: <u>Marcia Bosscher</u>	

AREA EXCEPTION STANDARDS. No area exception shall be granted by the Zoning Board of Appeals unless such Board shall find that all of the following conditions are present:

1. That the area exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the area exception.
3. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the area exception 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 within the neighborhood.

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

Eligibility Requirements:

1. The lot is less than 50 feet in width.
2. The lot is less than or equal to 100 feet in depth.
3. The lot is less than 6,000 square feet in area.
4. The structure proposed to be altered is nonconforming to current bulk requirements of the district.
5. An adjacent lot has a structure that is nonconforming to current bulk requirements of the district on the side towards the lot seeking an area exception.
6. The lot is adjacent to public right-of-way, a park, the rear yard of a reversed corner lot, or a railroad right-of-way.
7. The lot contains trees of the following minimum sizes that affect compliance within the current bulk requirements of the District:
 - a. Deciduous trees with a trunk caliper measurement of twelve (12) or more inches.
 - b. Evergreen trees 20 or more feet in height.
8. The lot contains storm water drainage characteristics or a slope of at least 2 feet over 10 feet that affects compliance with the current bulk requirements of the district.
9. The lot has a nonrectangular shape.
10. Recorded utility easement(s) on the lot that affect compliance with the current bulk requirements of the district.

The Zoning Administrator has determined that the property (is) (is not) eligible to be considered for an area exception.

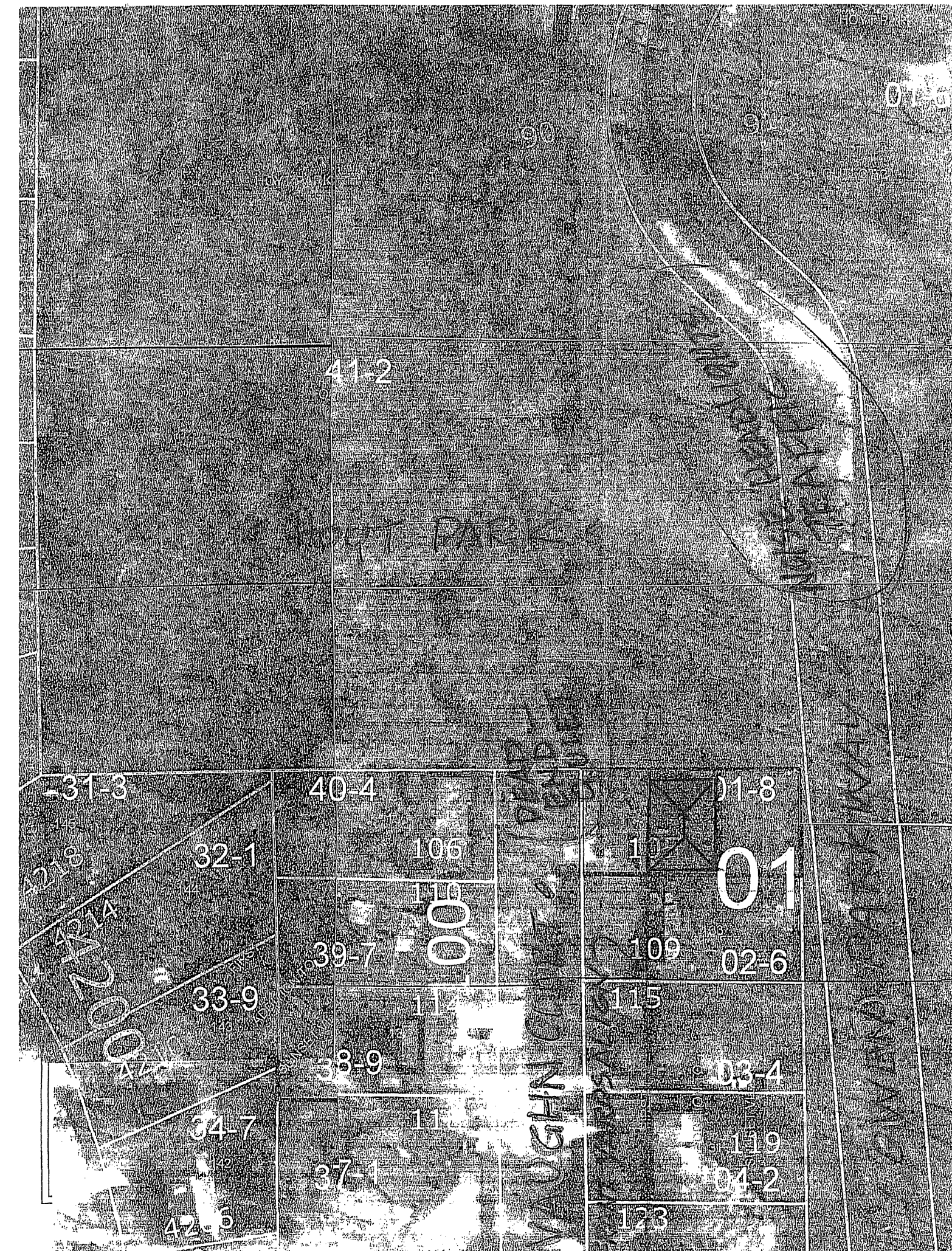
DECISION

The Board, in accordance with the findings of fact, hereby determines that the requested area exception (is) (is not) in compliance with all of the standards for an area exception. Further finding of fact is stated in the minutes of this public hearing.

The Zoning Board of Appeals: Approved Denied Conditionally approved

Zoning Board of Appeals Chair:

Date:



Deck proposal for 105 Vaughn Court

I would like to propose the addition of a deck/balcony to the west side of my home at 105 Vaughn Court. Since I first moved into this house at the end of Vaughn Court I have imagined a balcony out the front, under the oaks and as I have lived here the last 16 years, this has increasingly made sense as a reasonable improvement to the home.

In such a wooded, park-like setting, the house at this point does not have any good outdoor seating space.

Looking at the options for adding such an area, the west seems to make the most sense. The north side of the house is too close (six feet) from Hoyt Park. On the east, the property is bordered by Owen Parkway with its fair amount of foot and vehicle traffic. In addition, the land to the east of the house is bedrock sloping up and away from the house and any hardscape or deck structure would involve major excavation to carve out an outdoor seating area and would endanger 2 large oaks and one large hickory tree. To the south, the neighbors have an existing screened-in porch and the access to any outdoor structure would have to be through the bedrooms. Although the west faces a street as well, it is at the end of a dead end and has less traffic than Owen Parkway to the east.

Our home at the end of Vaughn Court has a plain, boxy exterior, unlike most of the other homes on the block. The addition of a balcony or deck on the west, Vaughn Court side, if tastefully done, would enhance the appearance of the house and give some interest to the exterior, enhancing the appearance of the end of the street.

The neighbors, most of whom already have decks or screened-in porches, have been very positive about such an addition to this house and very encouraging.

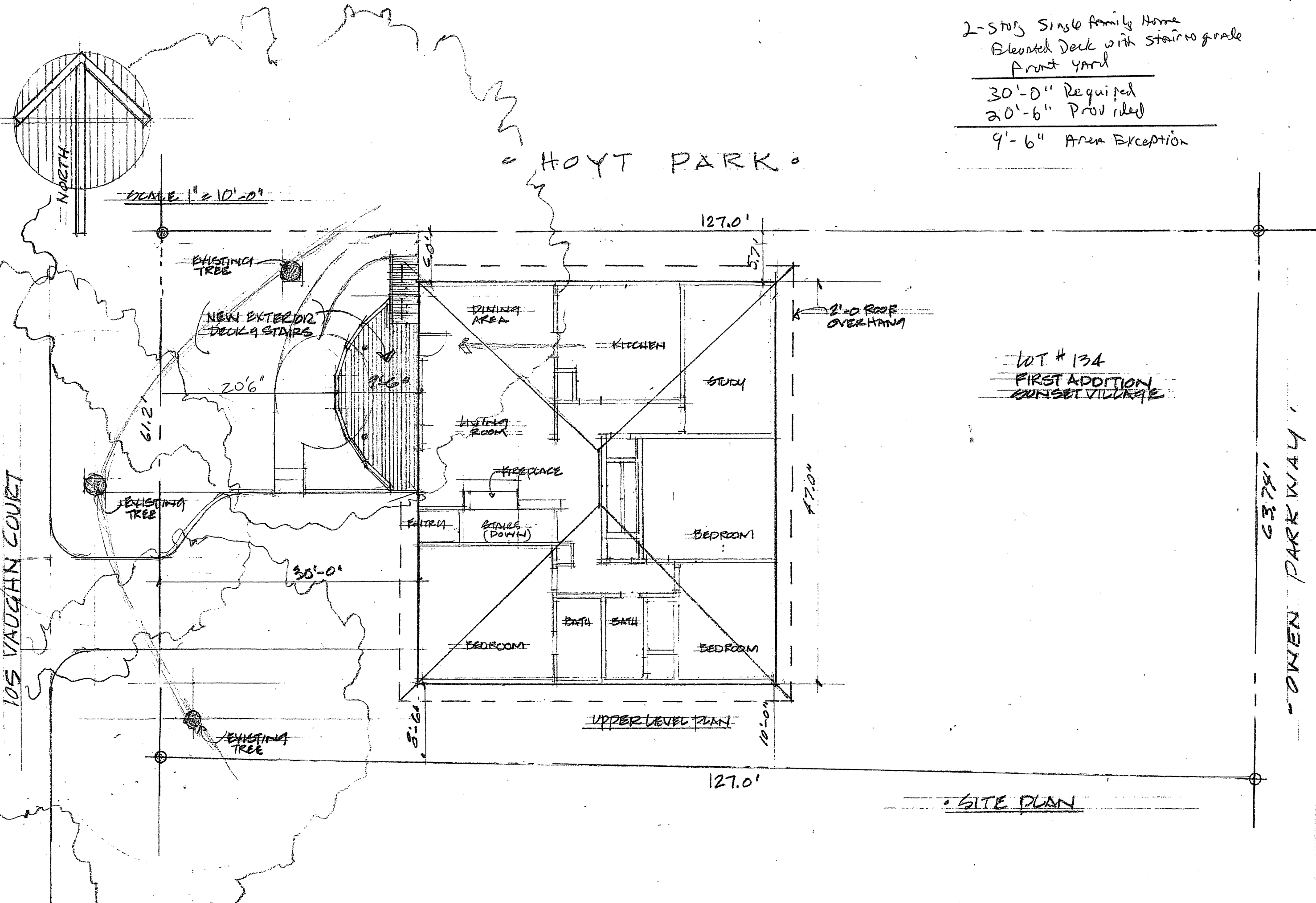
Marcia Bosscher 7/2/08, updated 6/20/11

SHEET	
1 of 3	
Sheet Title: AREA PHOTO STATEMENT Project: BOSSCHER - 105 VAUGHN CT. Job Number: 2011-03 Scale:	Rev. Date Remarks Date: 22 JUNE 2011
TOM McHUGH • AIA Architecture Interiors Residential Commercial tommchugh-aia.com	
4137 Hillcrest Drive, Madison, WI 53705 • P. 608.233.7142 • F. 608.233.7145 • tommchugh@att.net	

2-Story Single Family Home
Elevated Deck with stairs to grade
Front yard

30'-0" Required
20'-6" Provided

9'-6" Area Exception

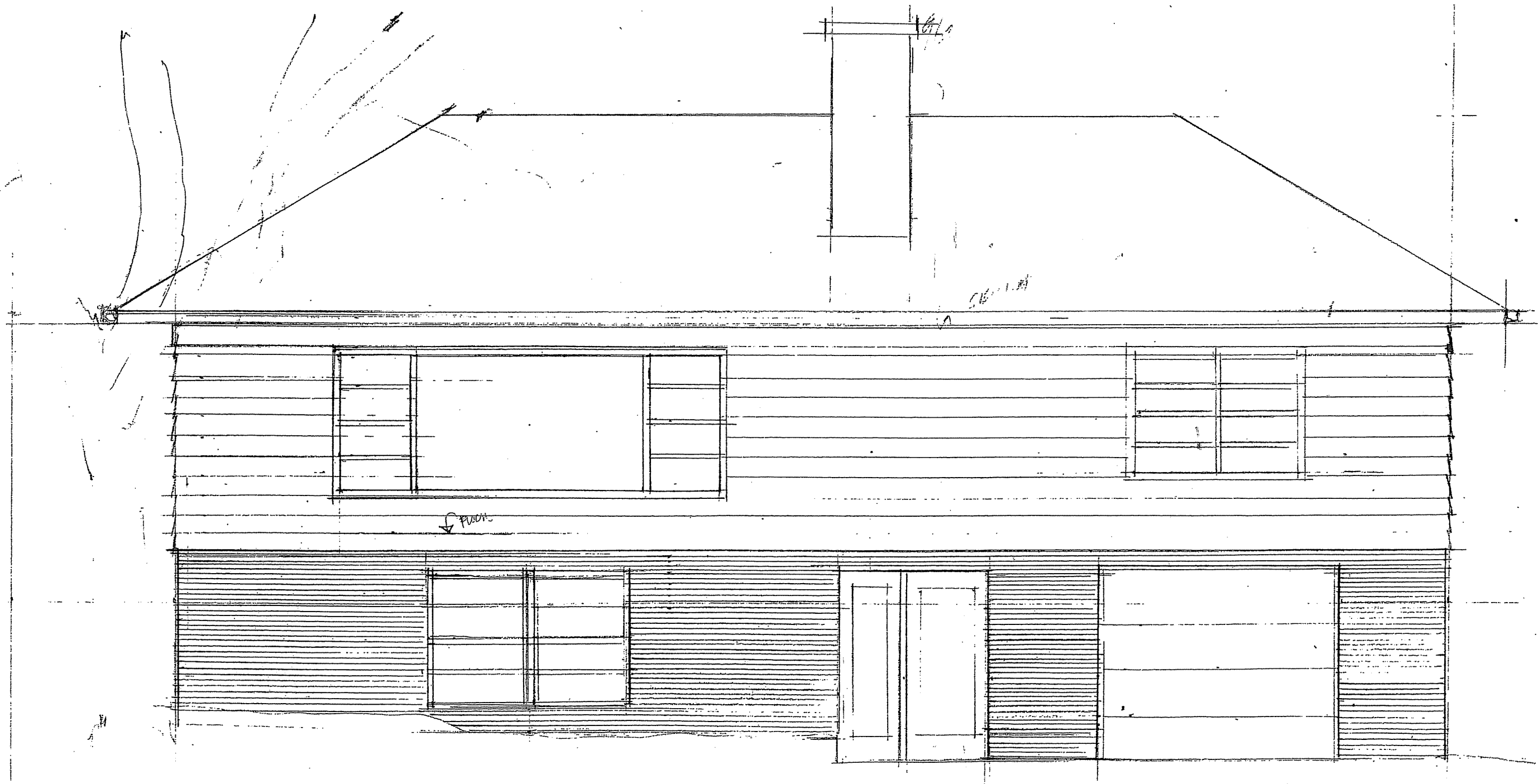


• SITE PLAN

Sheet Title: **SITE PLAN / FLOOR PLAN**
 Project: **BOSSCHER - 105 VAUGHN CT.**
 Job Number: **2011-08**
 Scale: **1" = 10'**
 Date: **22 JUNE 2011**

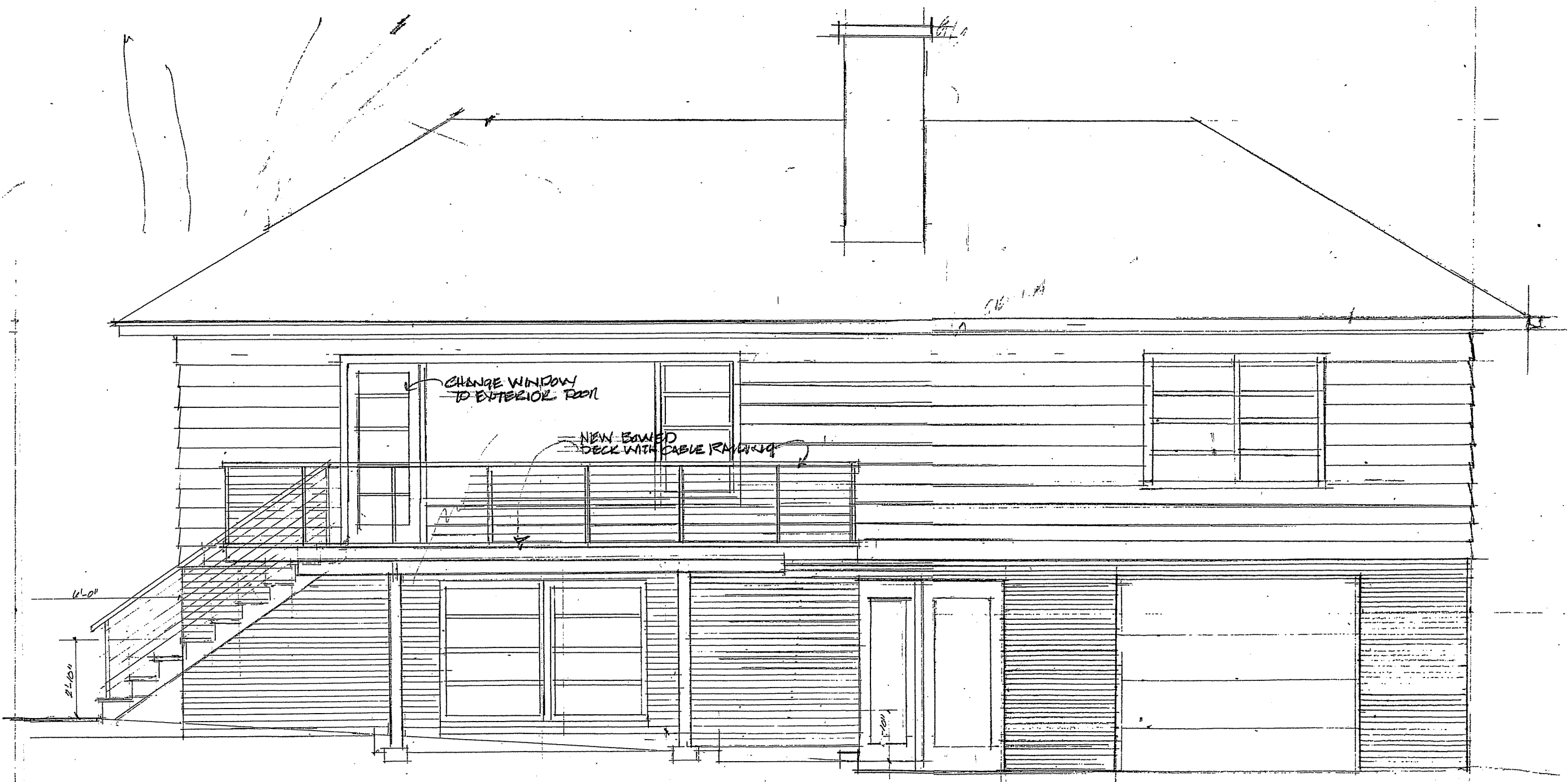
Rev. Date
Remarks

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 15711 E. Diversey Blvd. Suite 53705 • Denver, CO 80231



EXISTING STREET ELEVATION

TOM McHUGH • AIA Architecture Interiors Residential Commercial tommchugh-aia.com		SHEET 3 of 7
Sheet Title: EXISTING FRONT ELEVATION Project: BOSSCHER - 105 VAUGHN CT. Job Number: 2011-08 Scale: 1/4" = 1'-0"	Date: 22 JUNE 2011	Rev. Date Remarks
Hills Hill Interiors, Dr. Wayne Madison, WI 53705 • P. 608.233.7142 • F. 608.233.7145 • tommchugh@aia.com		



- NEW STREET ELEVATION

Sheet Title: **NEW FRONT ELEVATION**
 Project: **BOSSCHER - 105 VAUGHN CT.**

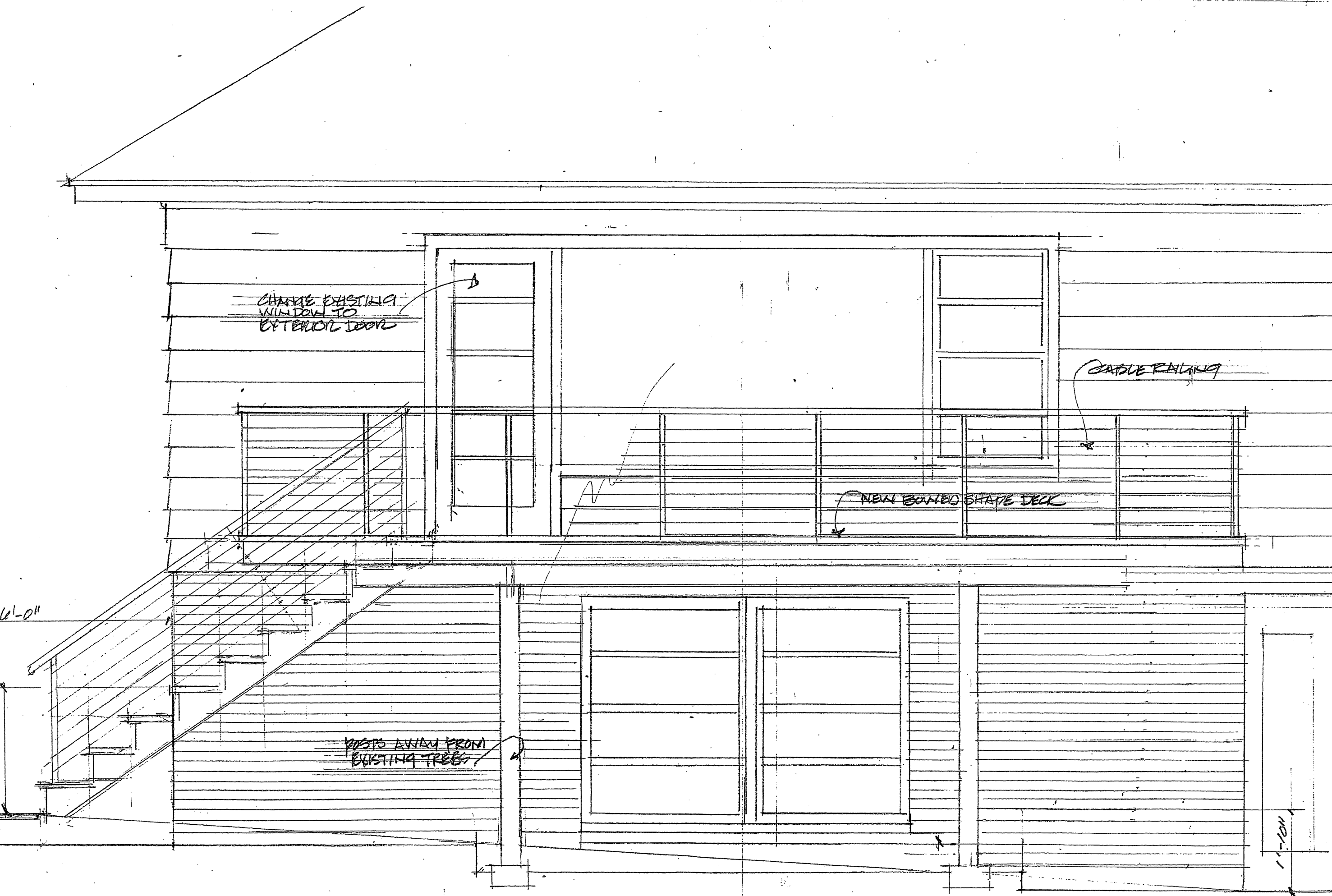
Job Number: **2011-08**
 Scale: **1/4" = 1'-0"** Date: **22 JUNE 2011**

Rev. Date
 Remarks



Sheet Title: *PHOTOS - FRONT ELEVATION*
Project: *BOSSCHER - 105 VAUGHN CT.*
Job Number: *2011-08* Date: *22 JUNE 2011*
Scale: _____

Rev. Date Remarks



CHANGE EXISTING WINDOW TO EXTERIOR DOOR

CABLE RAILING

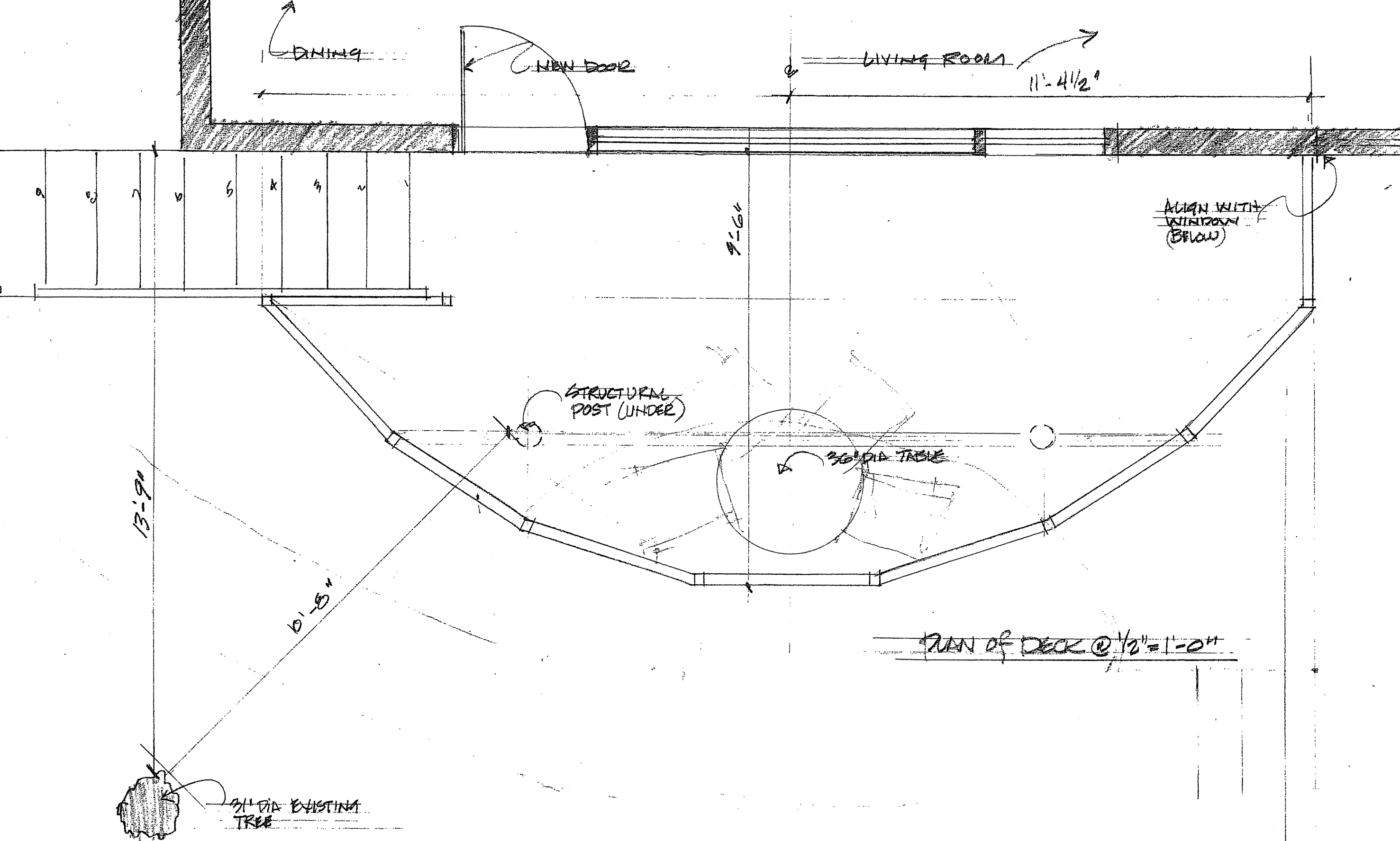
NEW BOWED SHAVE DECK

POSTS AWAY FROM EXISTING TREES

1'-10"

Rev. Date
Remarks

Sheet Title: FRONT ELEVATION OF DECK
 Project: BOSSCHER - 105 VAUGHN CT.
 Job Number: 2011-08
 Scale: 1/2" = 1'-0" Date: 22 JUNE 2011



Sheet Title: **PLAN OF DECK**
 Project: **BOSSCHER - 105 VAUGHN CT.**
 Job Number: **2011-08**
 Scale: **1/2" = 1'-0"** Date: **22 JUNE 2011**

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 Architecture
 Interiors
 Residential
 Commercial

Rev. Date
 Remarks