



**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: 412 North St.

Name of Owner: Robert "Andy" Hanson

Address of Owner (if different than above): _____

Daytime Phone: 608-421-2422 Evening Phone: " " "

Email Address: andy3hands@gmail.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: Request for addition on front of house, moving closer to a compliant location on lot. House currently in non-compliant location.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300-
Receipt: 82232-6007
Filing Date: 8-30-18
Received By: mwt
Parcel Number: 0710-061-1039-1
Zoning District: TR-C4
Alder District: 12-Palm

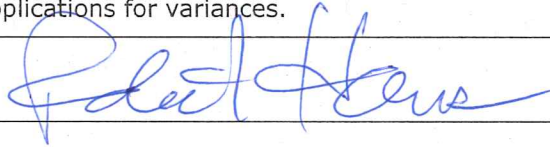
Hearing Date: 9-20-18
Published Date: _____
Appeal Number: _____
GQ: OK
Code Section(s): 28.045(2)

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <ul style="list-style-type: none"><input type="checkbox"/> Lot lines<input 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 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
<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 variance request and required by Zoning Staff (Most additions and expansions will require floor plans).
<input checked="" 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 type="checkbox"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<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: _____



Date: _____

8/24/18

----- (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: _____

Standards for Variance

1. There are conditions that are unique to the property of the applicant that do not apply generally to other properties in the district.

The existing house is located toward the rear of the lot in a non compliant location.

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 house placement is nonconforming and dates to when the structure was originally built, 1930, prior to present ordinance. The proposed addition brings structure closer to compliance and uniformity in regards to adjacent properties.

3. For an area (setback, etc) variance, compliance with the strict letter of ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

Strict compliance with the ordinance would unreasonably prevent us from improving the functionality of this house. To rebuild house in a code compliant location toward front of lot, this would require resources that are not available to current home owner, thus making it unnecessarily burdensome.

Because the footprint of house is only 480 sq.ft., in rebuilding the front to bring up to code, we would like to add a second bedroom and covered entry way (porch). This would create a practical single family home with two bedrooms, at approximately 690 Sq ft. of livable space, with a covered entry way.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person that has a present interest in the property.

The house was built before the zoning regulations changed. Our interest in the property is not to violate applicable zoning restrictions, but to create a practical single family house, whilst bringing it up to code and toward a more compliant location.

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

The proposed variance advocates for greater adherence to the ordinance, thus making it more compatible with adjacent properties.

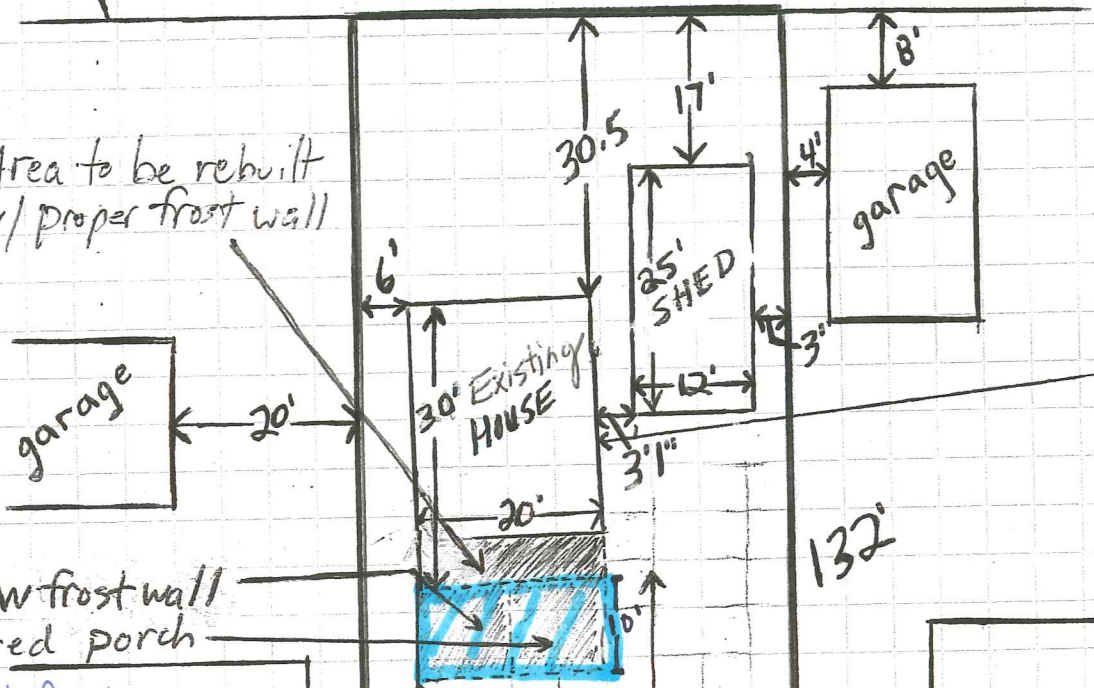
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

Careful consideration has gone into the planning and design of proposed changes, including a common gable roof, and a front porch area, both of which are present on properties on either side of this property. The immediate neighborhood displays a diverse character, mixing commercial and residential buildings, featuring additions, gable roofs, and front porches.

2567 HOAR
2 Flat

Parking lot

- Existing Area to be rebuilt
w/ proper frost wall



New Gable Roof

- Addition w frost wall
- covered porch

Single-Story Single-Roof Home
Construct Single-Story Addition
and Porch to Front.

MAX. Area yard storage
408 North
2 Flat
30.0' Required
62.5' Provided
32.5' Variance

416 North



STREET

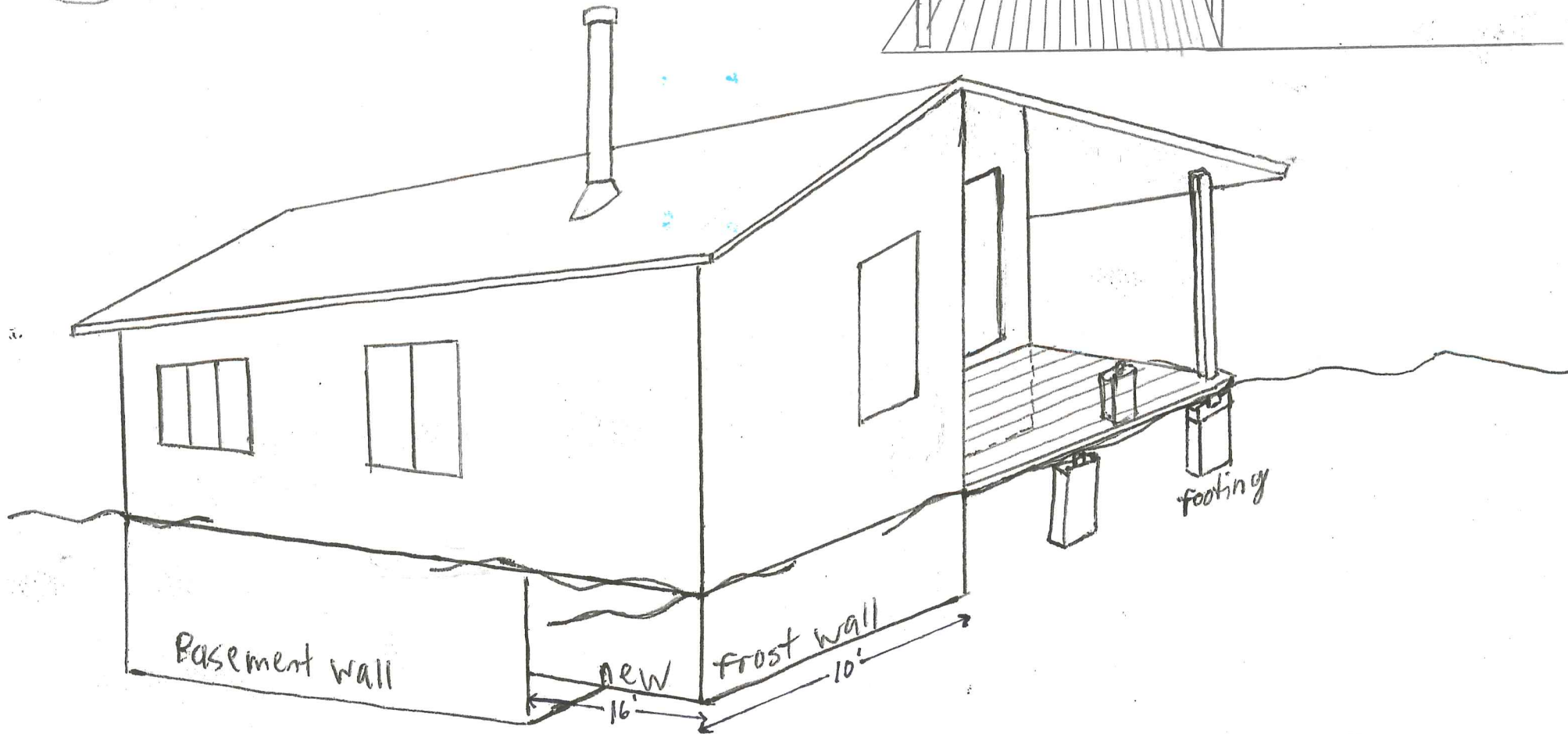
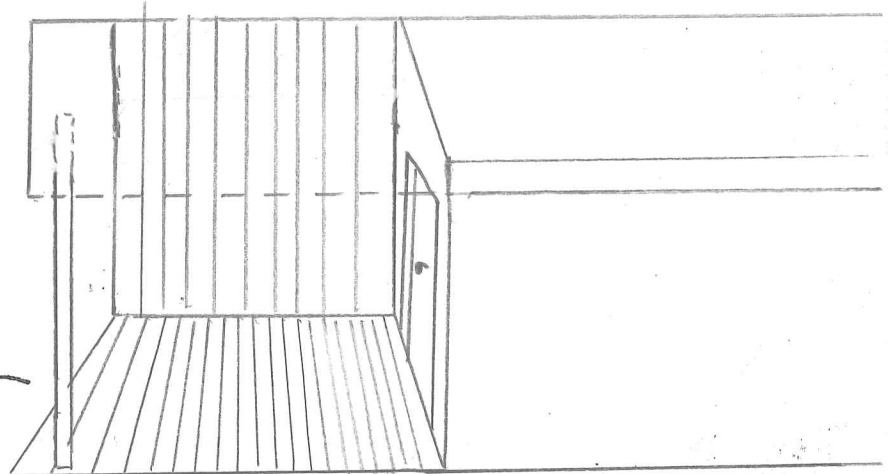
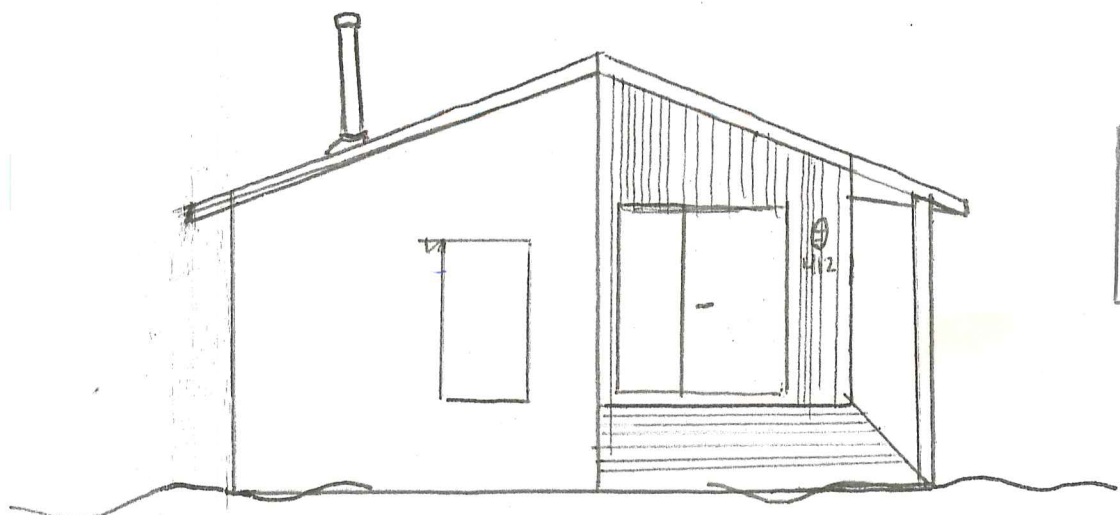
STREET

412 North St.

1 INCH = 20'

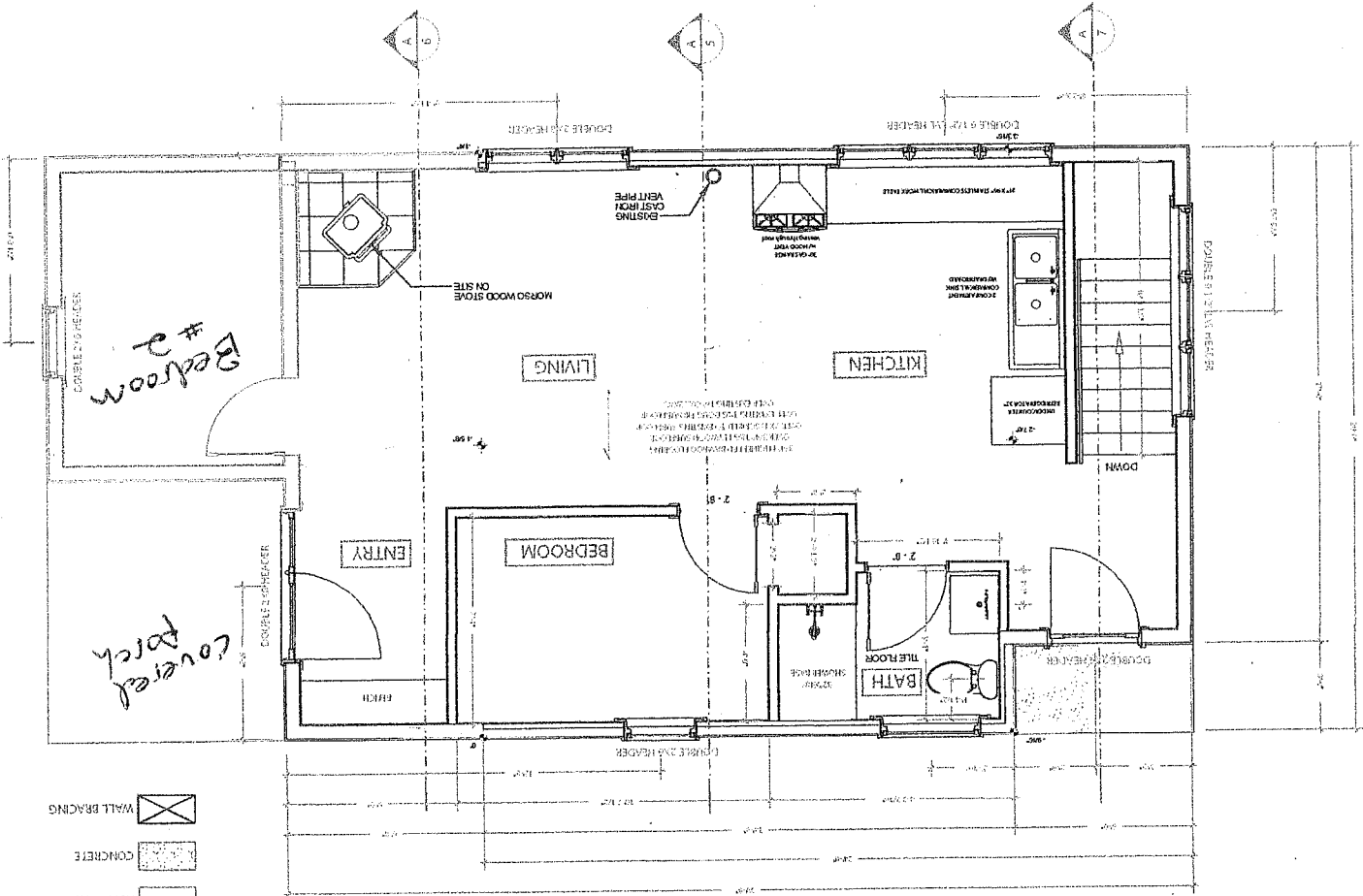
412 North St.

- Addition on front
- 10x10 bedroom
- 10x10 porch with deck
- moving closer to compliance



ALL SHEATHING WILL
HAVE EDGE BLOCKING.
ALL EXISTING 1X DUTCH
LAP SHEATHING WILL
BE NAILED OFF WITH 8D
RINGSHANK NAILS.
ALL DIMENSIONS ARE
FROM ROUGH FRAMING
UNLESS OTHERWISE NOTED.

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- CELLULOSE INSULATION
- EXISTING WALL
- NEW CONSTRUCTION
- CONCRETE
- WALL BRACING

ARMSTEAD FELAND V
LLP
7200 13th Ave S
Seattle, WA 98148
206.441.7700
www.armsteadfeland.com

FIRST FLOOR PLAN

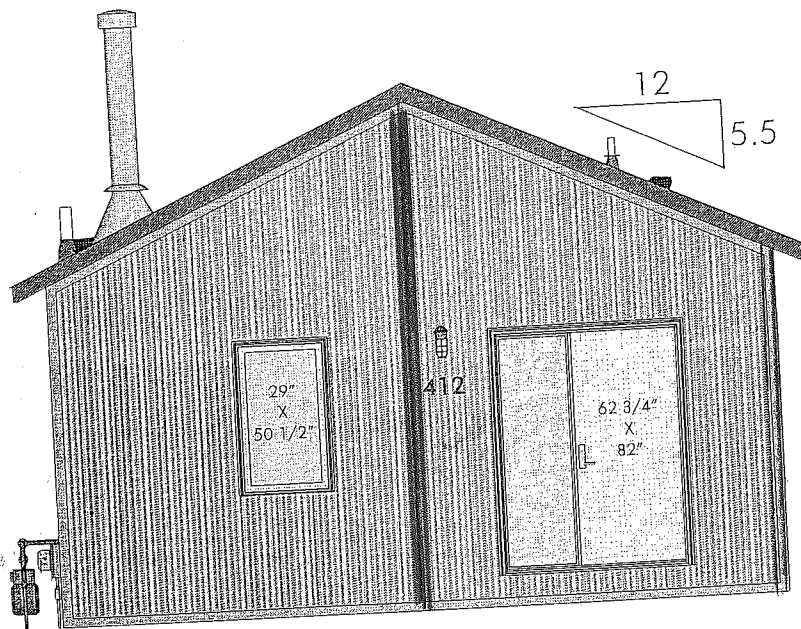
June 21,
2018

SCALE
1/4" = 1'

HANSON RESIDENCE



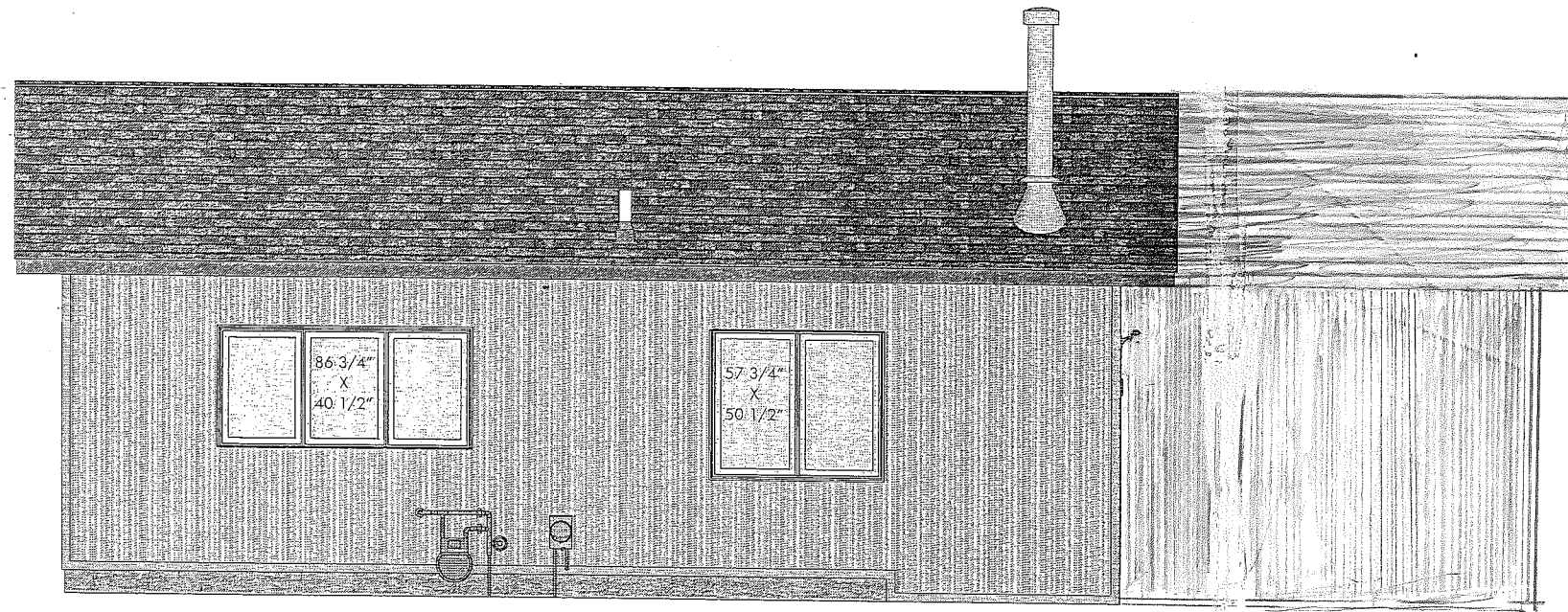
04



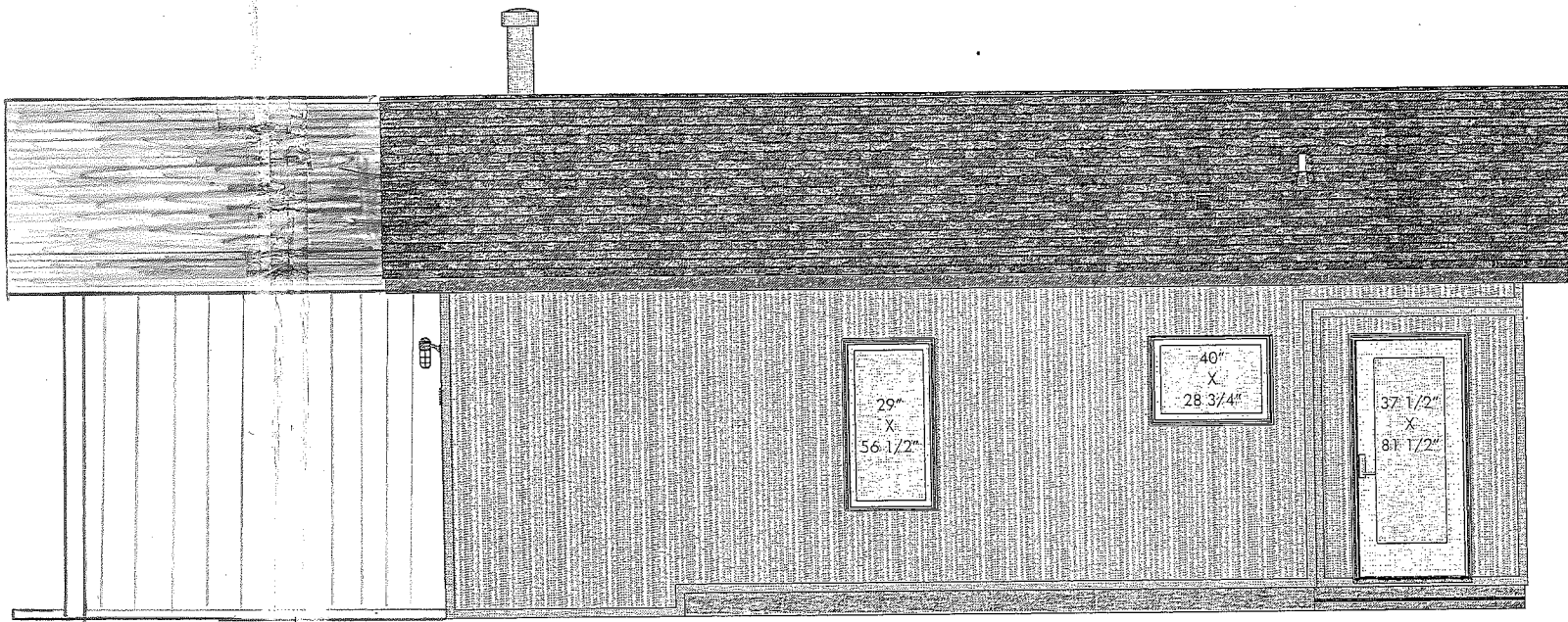
③ EAST ELEVATION

- shingles to match

- siding to match



② SOUTH ELEVATION



DOUBLE 2X8 HEADER

① NORTH ELEVATION