



**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: 214 Dunning St Madison WI 53704

Name of Owner: Michael + Eris Welch

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: same

Email Address: _____

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: See Addendum I

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>300 -</u>	Hearing Date: <u>07-13-2017</u>
Receipt: <u>031641-0005</u>	Published Date: <u>07-06-2017</u>
Filing Date: <u>6/21/17</u>	Appeal Number: <u>LNDVAR-2017-00011</u>
Received By: <u>[Signature]</u>	GQ: <u>OK</u>
Parcel Number: <u>0710-064-1019-7</u>	Code Section(s): _____
Zoning District: <u>TR-V1</u>	_____
Alder District: <u>6 - Rummel</u>	_____

Application Requirements

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

<input checked="" 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 could result in referral or denial by the Zoning Board of Appeals.
<input checked="" type="checkbox"/>	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"): <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). (Maximum size for all drawings is 11" x 17")
<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). (Maximum size for all drawings is 11" x 17")
<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 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: Michael Welch **Date:** 6-21-17

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

<u>DECISION</u>
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: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:
Date:

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.

See Addendum I

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.

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.

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.

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

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

Addendum 1

City of Madison, Zoning Board of Appeals, Variance Application

Description of Requested Variance:

My wife and I want to request a front yard variance to alter the existing open front porch which is within the 20-foot front setback allowance. Detailed in the proposal our improvements will: rebuild the existing failing porch structure to current specifications (the current roof will remain), add custom removable storms and screens, and insulated the porch floor. The project will provide much needed living and storage space for our growing family as well as add a needed insulation barrier for the front living room. Footprint and style of the home will not be changed. Over the years many homes on the block and in the neighborhood, have enclosed their porches in a similar manner. We hope that our proposal meets with board approval.

Standards for Variance

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

Our home was built in 1914 which makes it 103 years old and when originally built was placed close to the east end of the lot near the street. The current setback allowance of 20 feet is 2 feet inside our living room.

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 porch will be rebuilt and enclosed to the existing porch dimensions and will not expand the homes footprint within the existing front setback allowance. The design will maintain the period style and character of the home and not in any way affect public interest.

3. For an area (setback, 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.

Strict compliance with the ordinance would prevent us from expanding the living space of our small home. Also, in the winter months we struggle to keep the existing front rooms of the first level warm in the winter. An enclosed porch will allow us to add 150 feet of space for our children to play, for the family to eat outside away from the mosquitoes and help provide a more hospitable climate inside during the winter.

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.

Simply put, our home pre-exists the current ordinance as well as the homes of my neighborhood. Of the 11 homes on my block all of them have structure within the current front setback and 8 of those already

have enclosed porches. Our case is that the current terms of the ordinance are preventing us from improving our home within its existing structural dimensions.

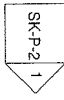
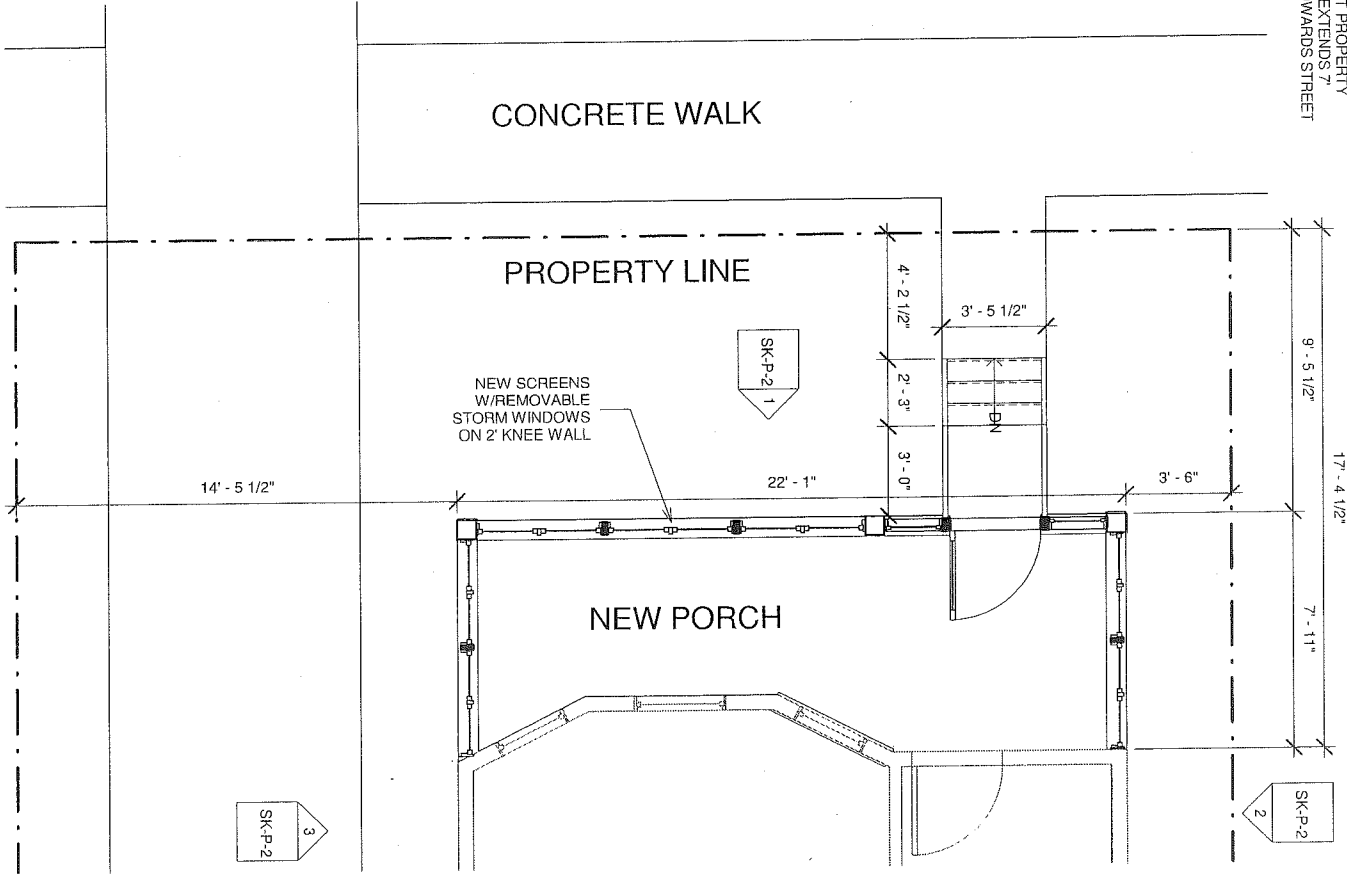
5. The proposed variance shall not create substantial detriment to adjacent property.

Nothing in our proposal to enclose the porch will alter the existing sight-lines from neighbors' properties. The only driveway between our home and either of my two adjacent neighbors is our driveway.

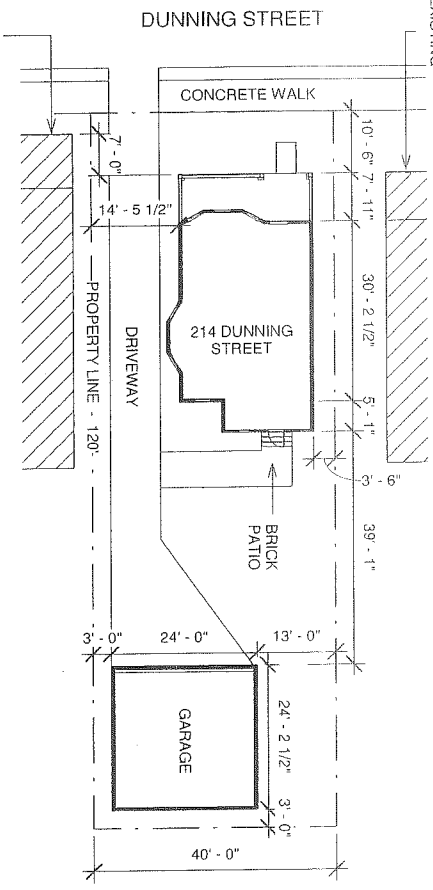
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

Architecturally the rebuilt porch will match the existing design thereby establishing continuity to the period style of the home. Removable custom storms and screens will be built and painted in the style of the home and dimensionally as large a structurally possible to provide an open appearance to the porch.

NEW PORCH PLAN
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

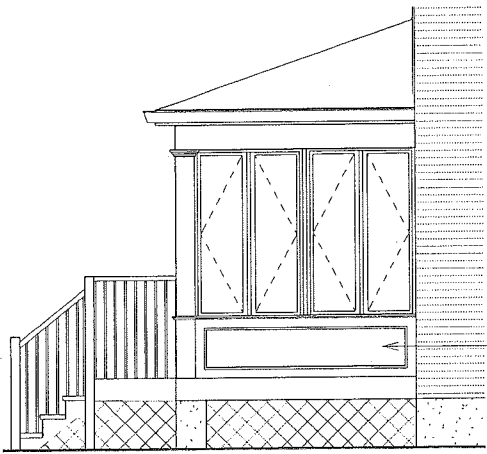


New Porch for Iris and Michael Welch
214 Dunning Street, Madison WI 53704

Sheet SK-P-1
Date 6.13.17
Drawn By ER

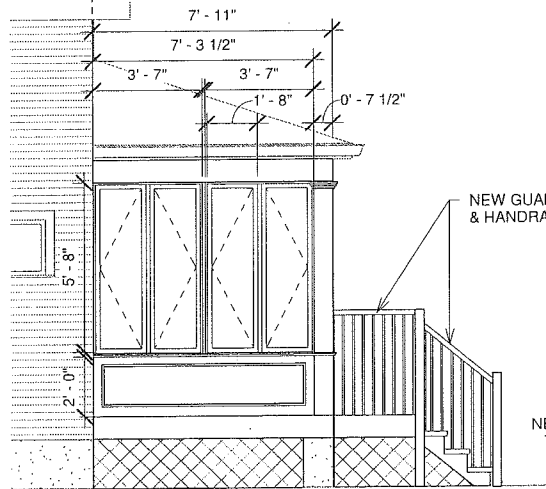
ADJACENT PROPERTY
PORCH EXTENDS 7'
FURTHER TOWARDS STREET

ADJACENT PROPERTY
PORCH ALIGNS WITH
EXISTING



③ Porch - North Elevation
1/4" = 1'-0"

EXISTING HOUSE NO WORK NEW PORCH TO REPLACE EXISTING



② Porch - South Elevation
1/4" = 1'-0"



① Porch - East Elevation
1/4" = 1'-0"

Sheet SK-P-2

Date 6.13.17

Drawn By ER

New Porch for Iris and Michael Welch
214 Dunning Street, Madison WI 53704

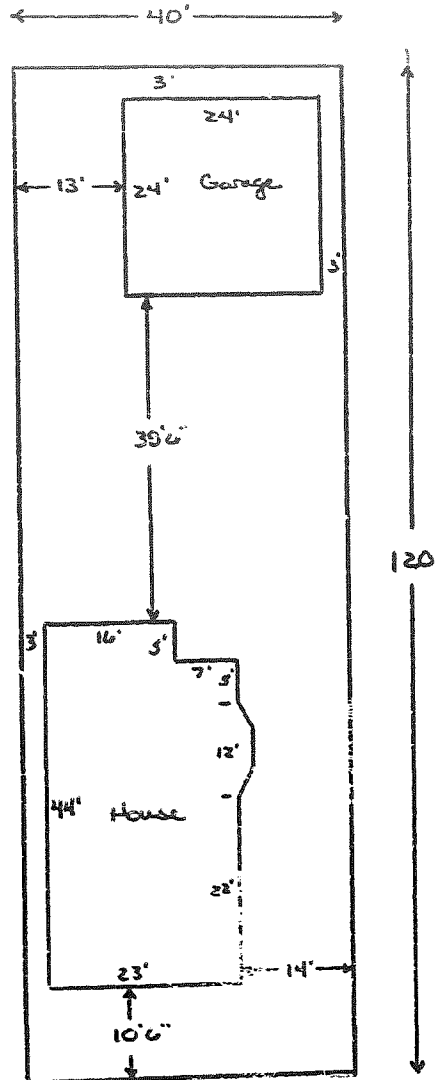
Geneva Brockert
214 Dunning St.
Madison, WI 53704

Parcel # 0710-064-1019-7

North

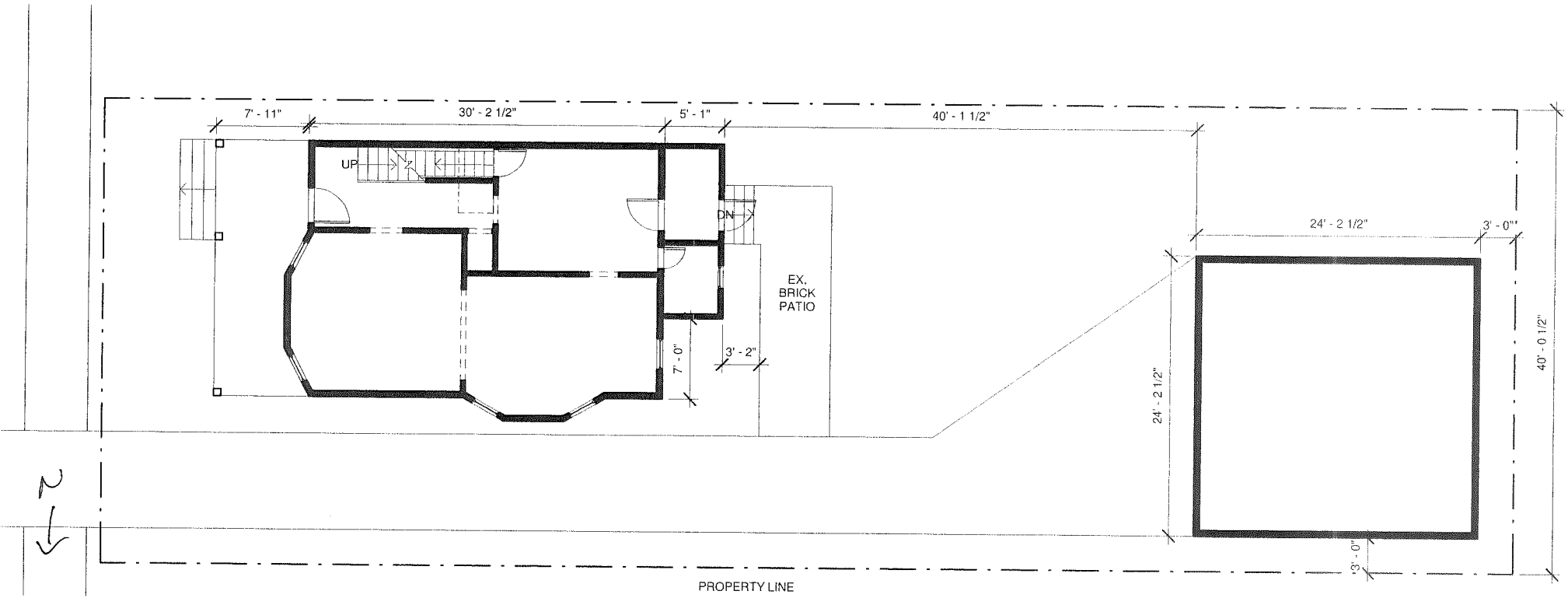
Scale - 1" = 20'

9-98

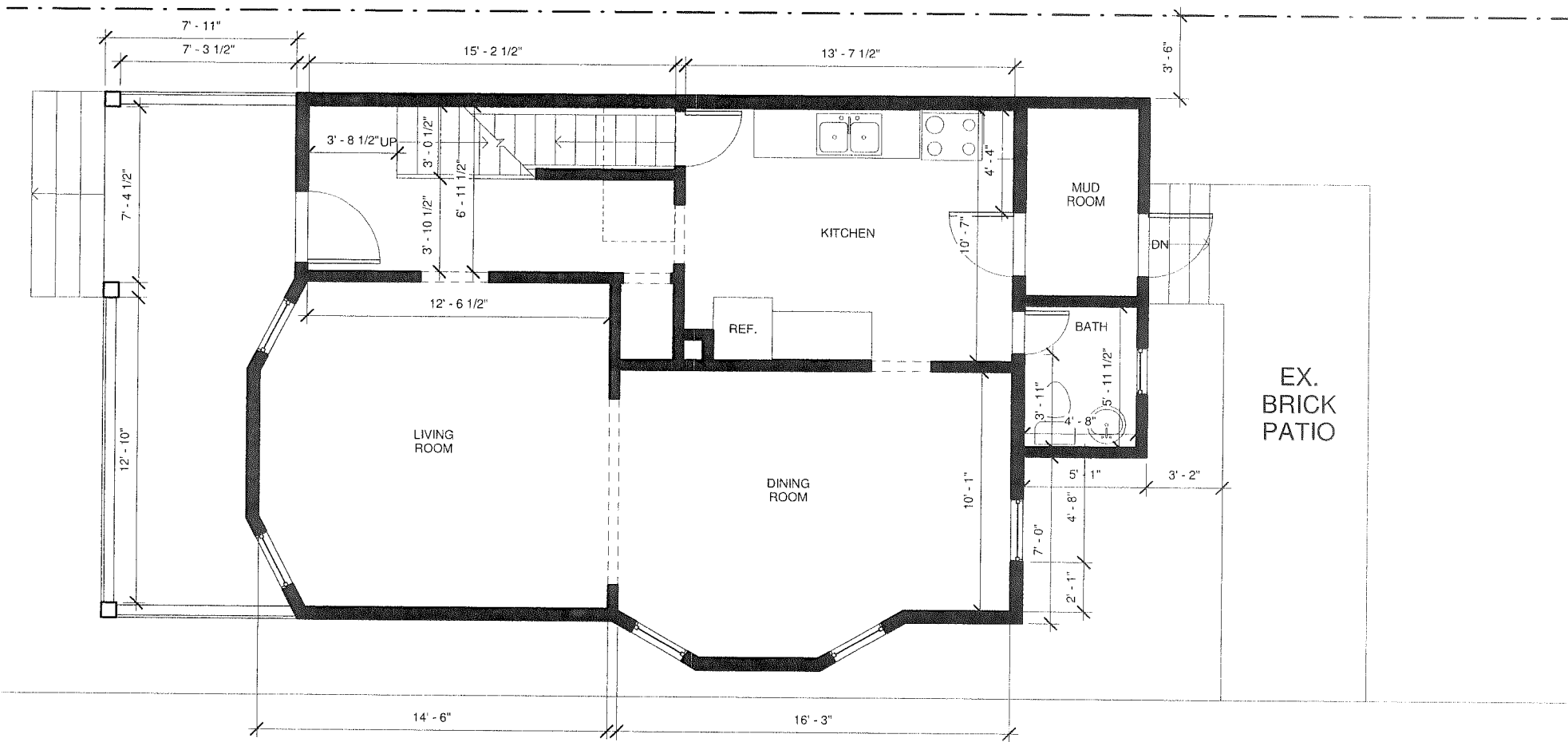


← Dunning St. →

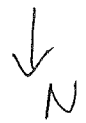
ZONING APPROVED
DATE 9-30-98
BY R. Toule
ZONING ADMINISTRATOR-MADISON, WISCONSIN

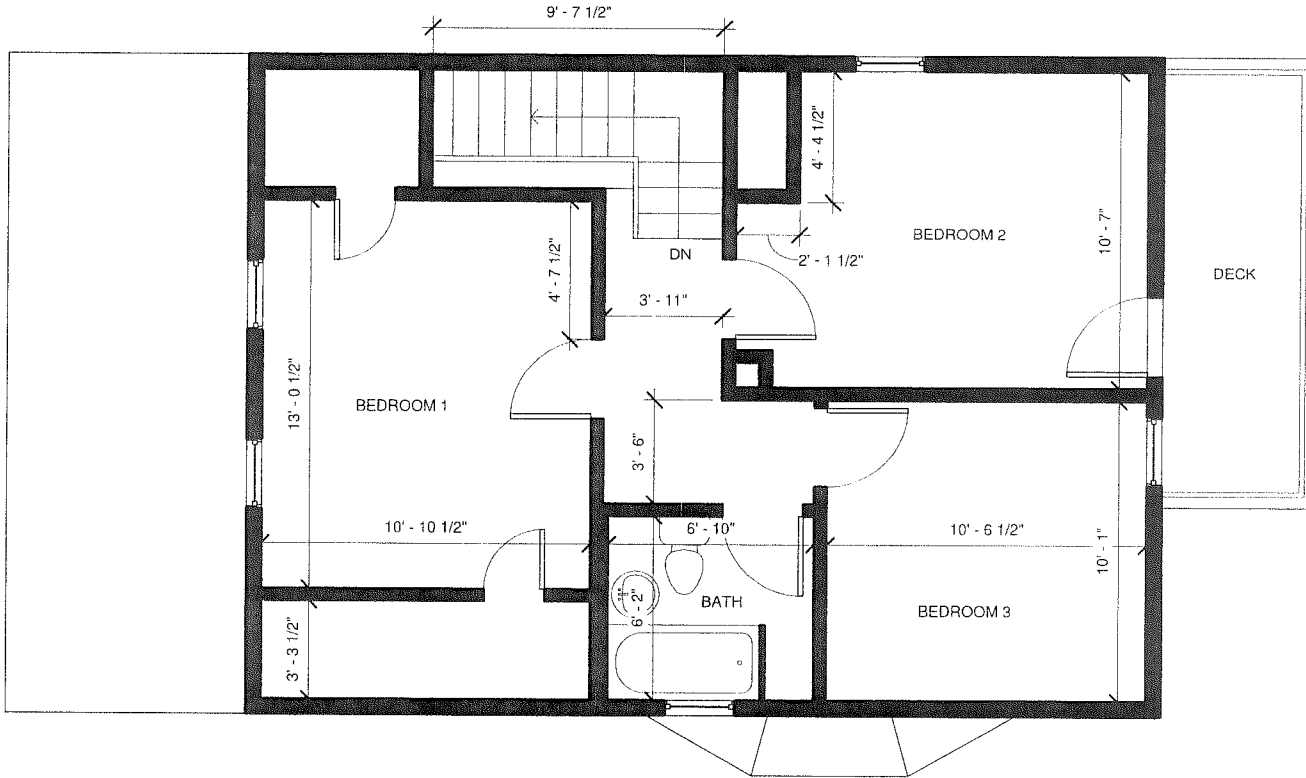


① SITE PLAN
1/8" = 1'-0"



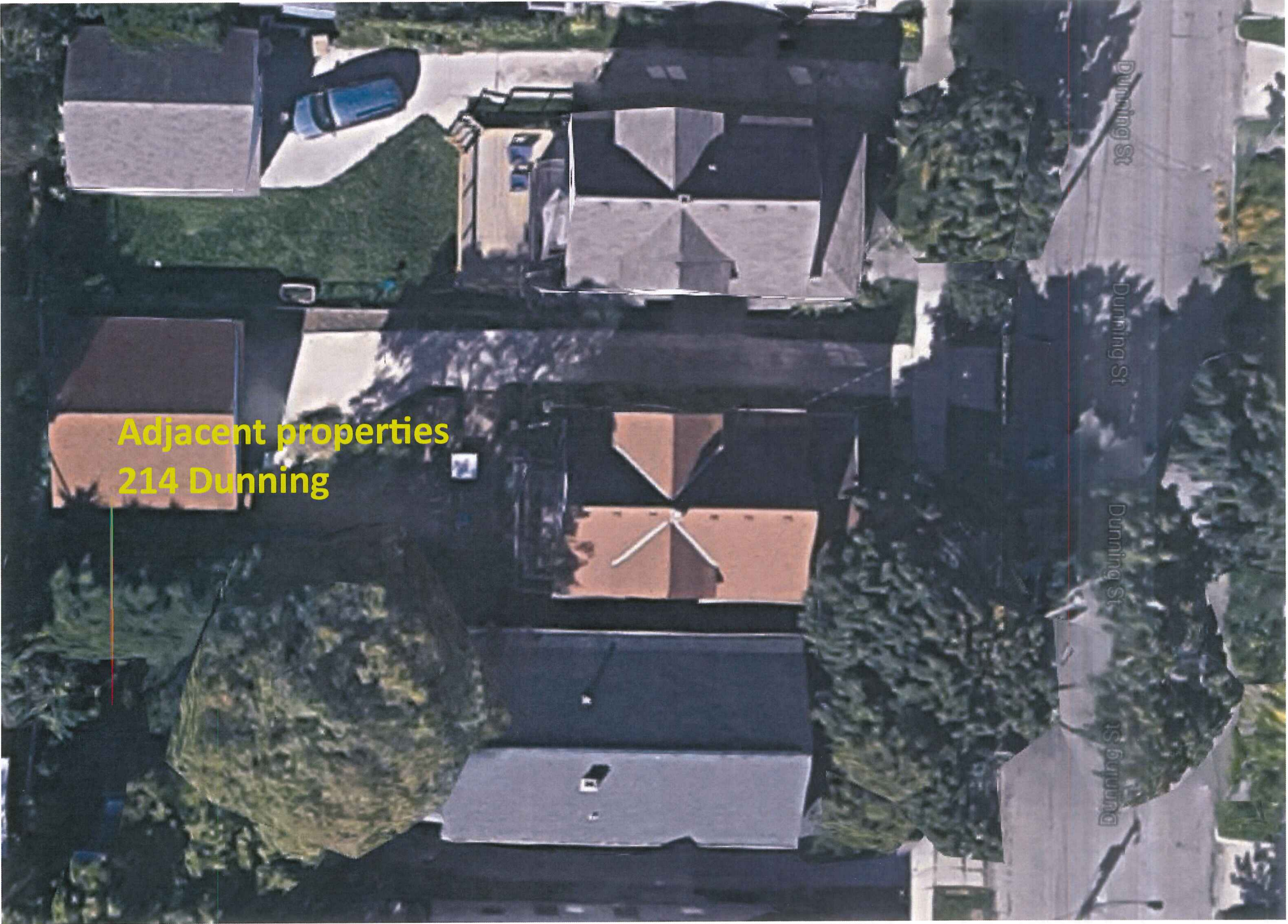
① FIRST FLOOR - EXISTING
 1/4" = 1'-0"





2
↙

① SECOND FLOOR - EXISTING
1/4" = 1'-0"



Adjacent properties
214 Dunning

Dunning St

Dunning St

Dunning St

Dunning St

Front Yard Variance for Variance Application - 214 Dunning Street



date: 06/16/2017

drawn by: Michael / Iris Welch

image from Google Maps

214 Dunning Street, Madison WI 53704

11 homes

average setback is 13'

Enclosed Porches 7

Open Porches 4