



**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: 3902 Fern Ct.

Name of Owner: Thomas Woody

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

JOSH STEINHOFF JGS CONTRACTING
608 451-2244

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: GARAGE ADDITION ~~2015~~
REAR YARD VARIANCE.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 35252-0005
Filing Date: 9/21/17
Received By: JLK
Parcel Number: 0709-282-1317-6
Zoning District: TR-C1
Alder District: 11 - Arvina Martin

Hearing Date: 10-12-2017
Published Date: 10-05-2017
Appeal Number: LNDVAR-2017-00018
GQ: OK
Code Section(s): 28.042 (2)

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.

Conditions unique to our property are the irregular shaped lot and the required back yard is not common to the rear yards in neighborhood.

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 proposed addition does not obstruct any views for the adjacent neighbors. The practical rear yard is not the rear yard for zoning purposes.

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.

Many homes in neighborhood have ^{been} updated with 2 car garages, kitchens additions, etc. to meet modern day family needs. Furthermore my ~~consider~~ construction plans have taken into consideration the limitations of the properties shape and planned for a reasonable size garage and kitchen addition.

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.

When we purchased the home in Nov. 2016 we consulted a builder about this project. At that time it appeared to have met set back rules. The city changed the zoning "set back" rules for our property March 2017.

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

No impact to adjacent property.

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

Many houses in area have 2 car garages and additions, very common modernizations. Our property will enhance the look of our house with matching siding, roofline, windows, etc.

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 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 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 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 checked="" 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 checked="" 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: _____ **Date:** _____

------(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:

All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.

DESIGNER TROY KONKOL
 HOBO WEST ALLIS
 TKONKOL@HOBOONLINE.COM
 414.302.4626
 FAX 414.302.4630

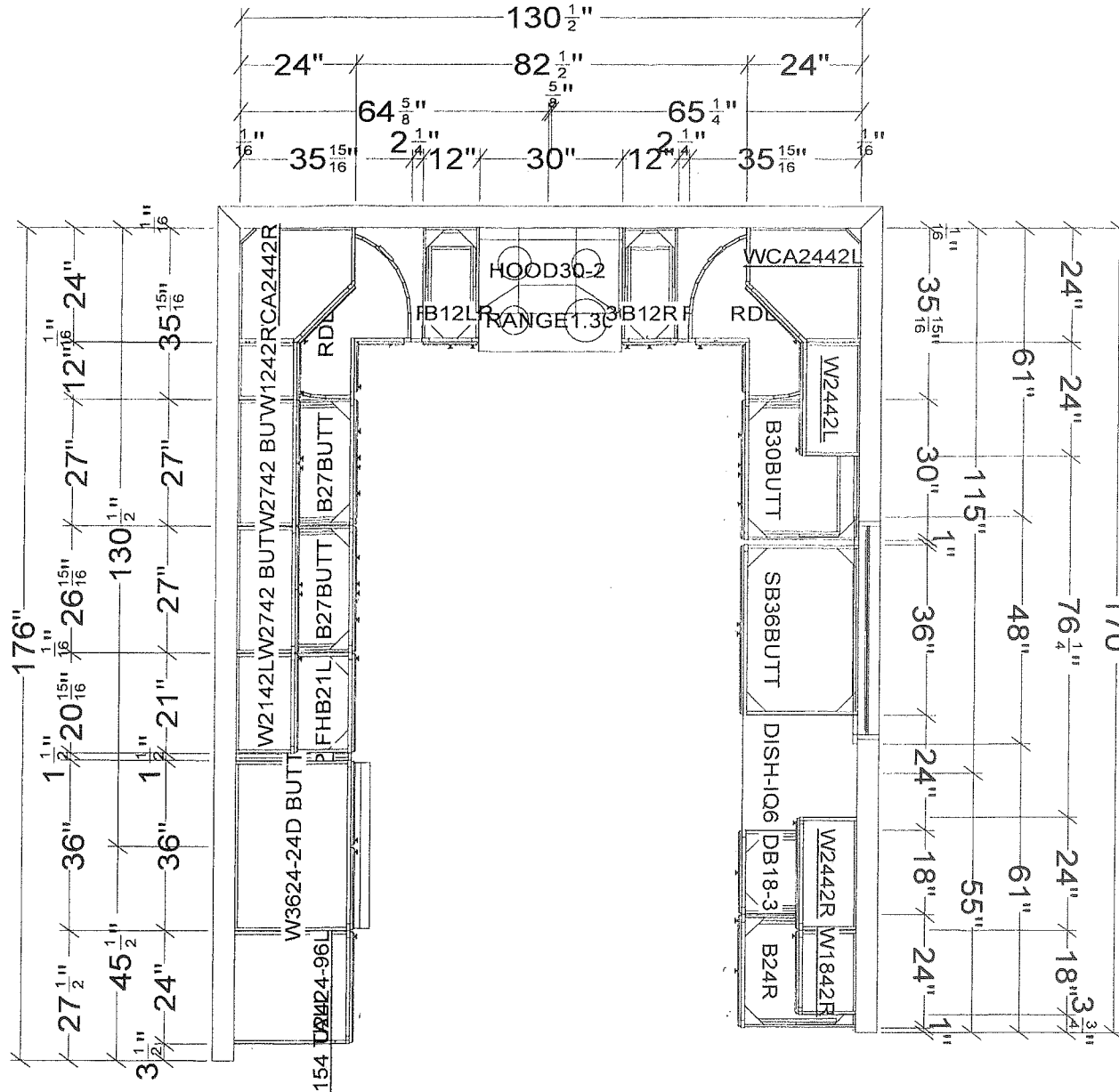
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 9/20/2017
 Printed: 9/20/2017

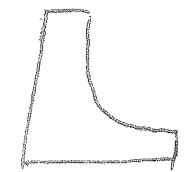
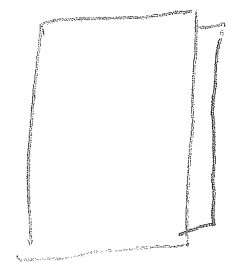
PAM SCHNEIDER

All

Drawing #: 1 No Scale.



Handwritten notes:
 5 - IFCORN
 4 - TOE
 1 - TUK
 3 - SCRIBER



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

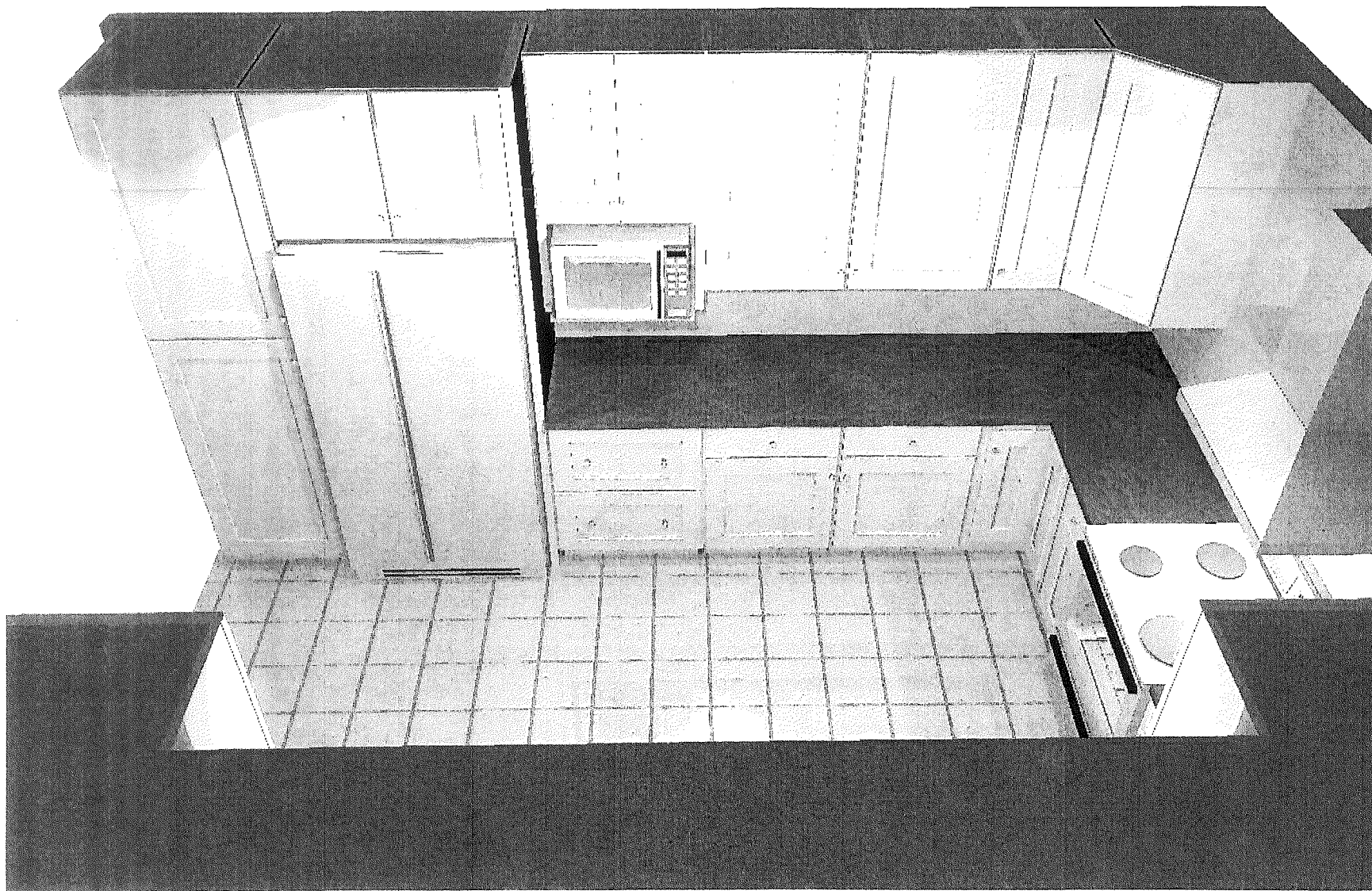
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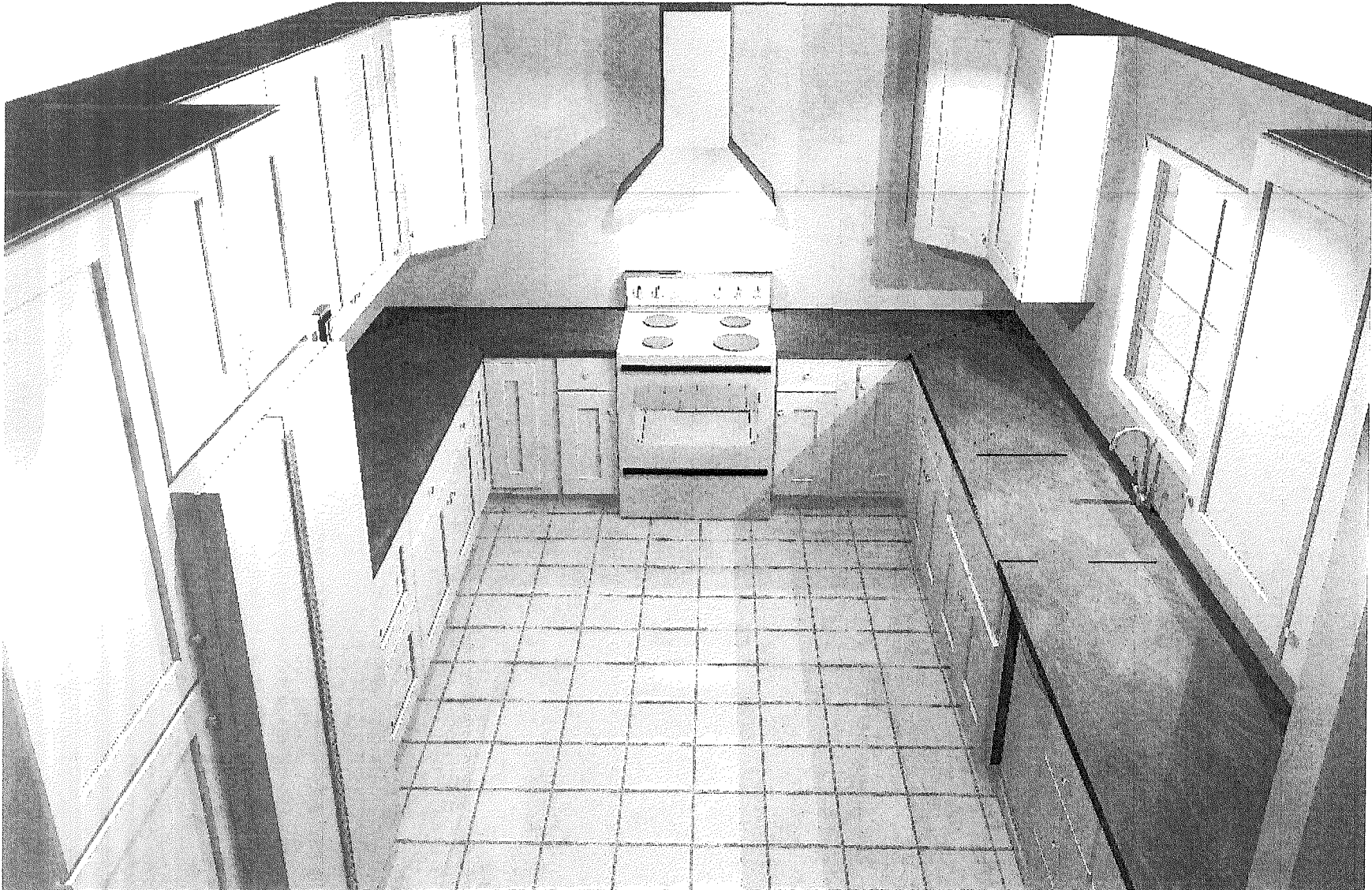
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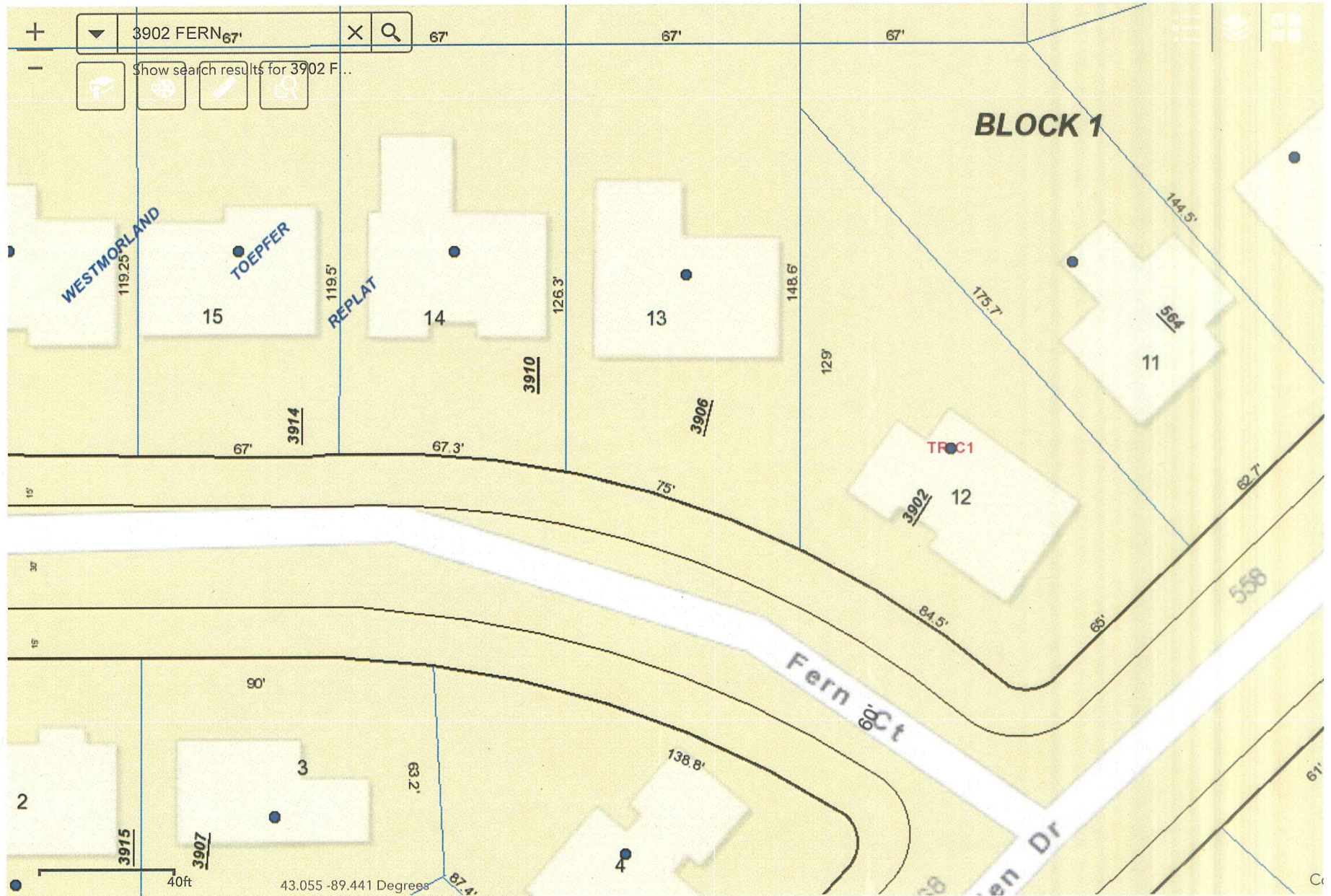
All

Drawing #: 1



City of Madison

DPCED Site Evaluation Application v 1.3



No. ✓

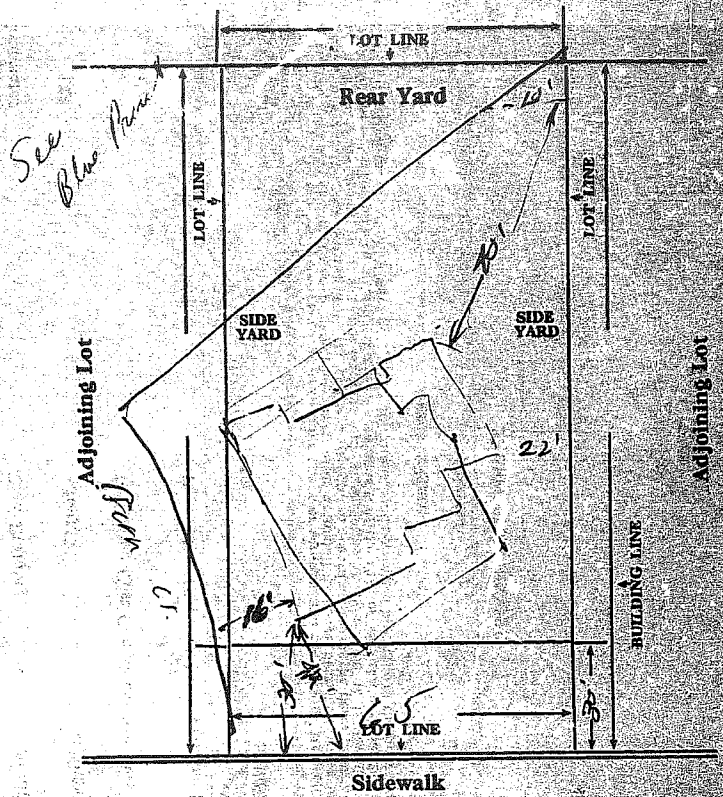
Located at 3912 Fern Ct

Owner L. F. Thomas

Commissioner of Buildings

**APPLICATION
FOR PERMIT**

LOT PLAN



Sidewalk

Glen Dr
Fill in dimensions on this plat and locate any accessory buildings

16

City of Madison

DPCED Site Evaluation Application v 1.3

