



ZONING BOARD OF APPEALS
AREA EXCEPTION APPLICATION

Madison **\$300 Filing Fee**

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FOR OFFICE USE ONLY	
Amount Paid <u>300-</u>	Receipt # <u>121085</u>
Received by <u>JSP</u>	Filing Date <u>6/6/11</u>
Hearing Date <u>6-23-11</u>	
Zoning District <u>R2</u>	
Parcel # <u>0709-281-0108-2</u>	
Published <u>JUNE 6, 2011</u>	
Ald. District <u>10 - Solomon</u>	
Appeal # <u>062311-4</u>	
GONNPS @ <u>61 dBa</u>	
Code Section # <u>28.08(3)(g) 2. b.</u>	

Address of Subject Property: 2317 West Lawn Ave., Madison, WI 53711

Name & Address of Owner: Gail Martinelli and Scott Spoolman
2317 West Lawn Ave., Madison, WI 53711

Daytime Phone: 608-233-8894 Evening Phone: _____

E-mail address: gmartinelli@tds.net

Name & Address of Applicant (Owner's Representative): Gail Martinelli + Scott Spoolman
2317 West Lawn Ave., Madison, WI 53711

Daytime Phone: 608-233-8894 Evening Phone: _____

E-mail address: gmartinelli@tds.net

Brief Summary of Proposed Construction:
Addition of front covered porch + stoop
and rear screen porch with open deck porch above +
open deck adjacent.
Front + back porches improve entrance + access
+ provide a social entrance + transitional space in keeping with those typical of neighborhood.

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 to be minimally regraded.

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 required area exception
- Major landscape elements, fencing, retaining walls or other relevant site features
- Scale (1" = 20' or 1" = 30' preferred)
- 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 area exception request and required by Zoning Staff. (Most additions and expansions will require floor plans.)

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.

Area exception 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 read the standards and review guidelines, which the Zoning Board of Appeals will use when acting on applications for area exceptions.

Owner's Signature: Gail Martinelli

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.

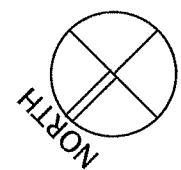
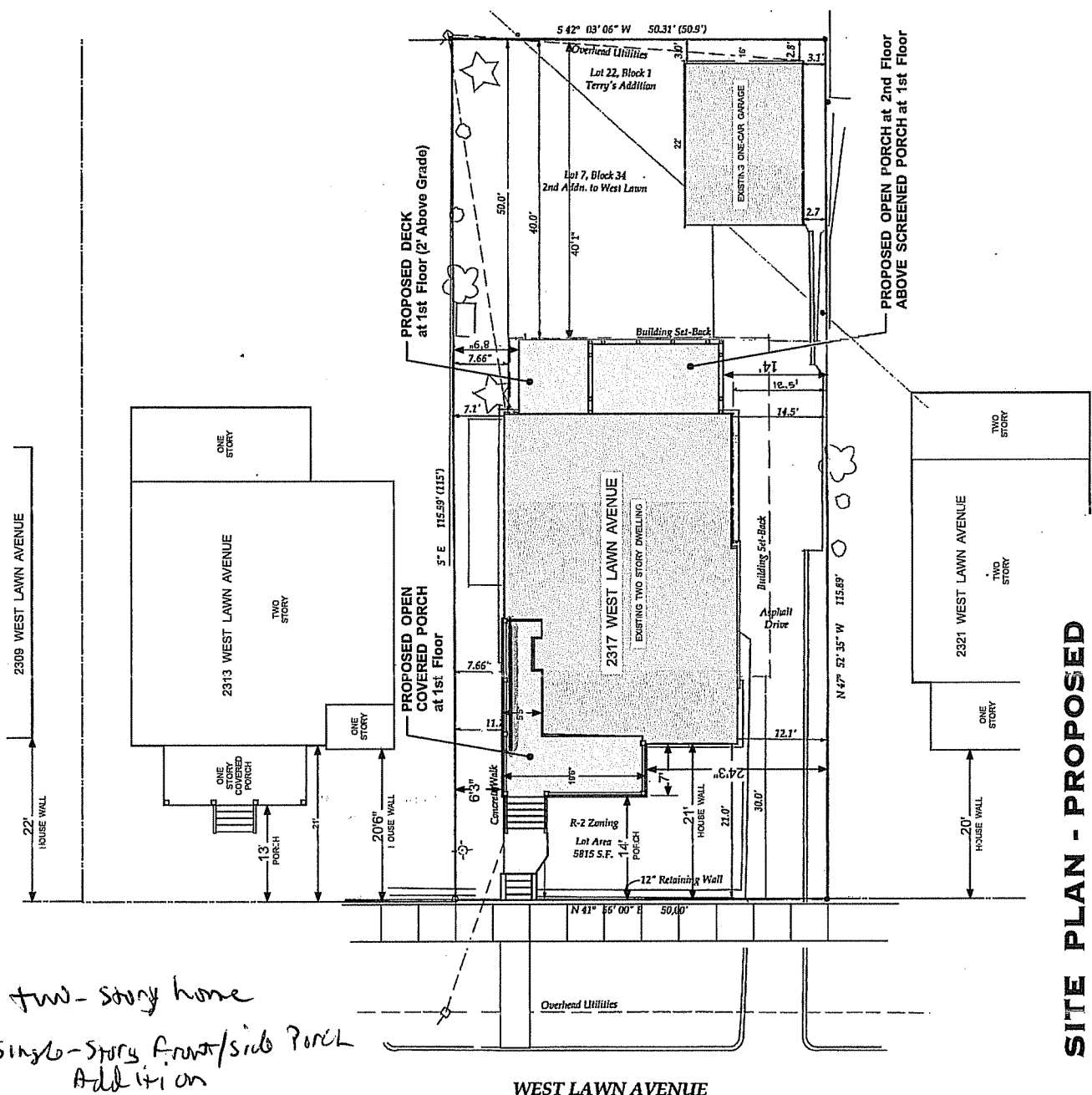
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Eligibility Requirements:

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



Scale: 1"=10'

GREEN DESIGN STUDIO
EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.596

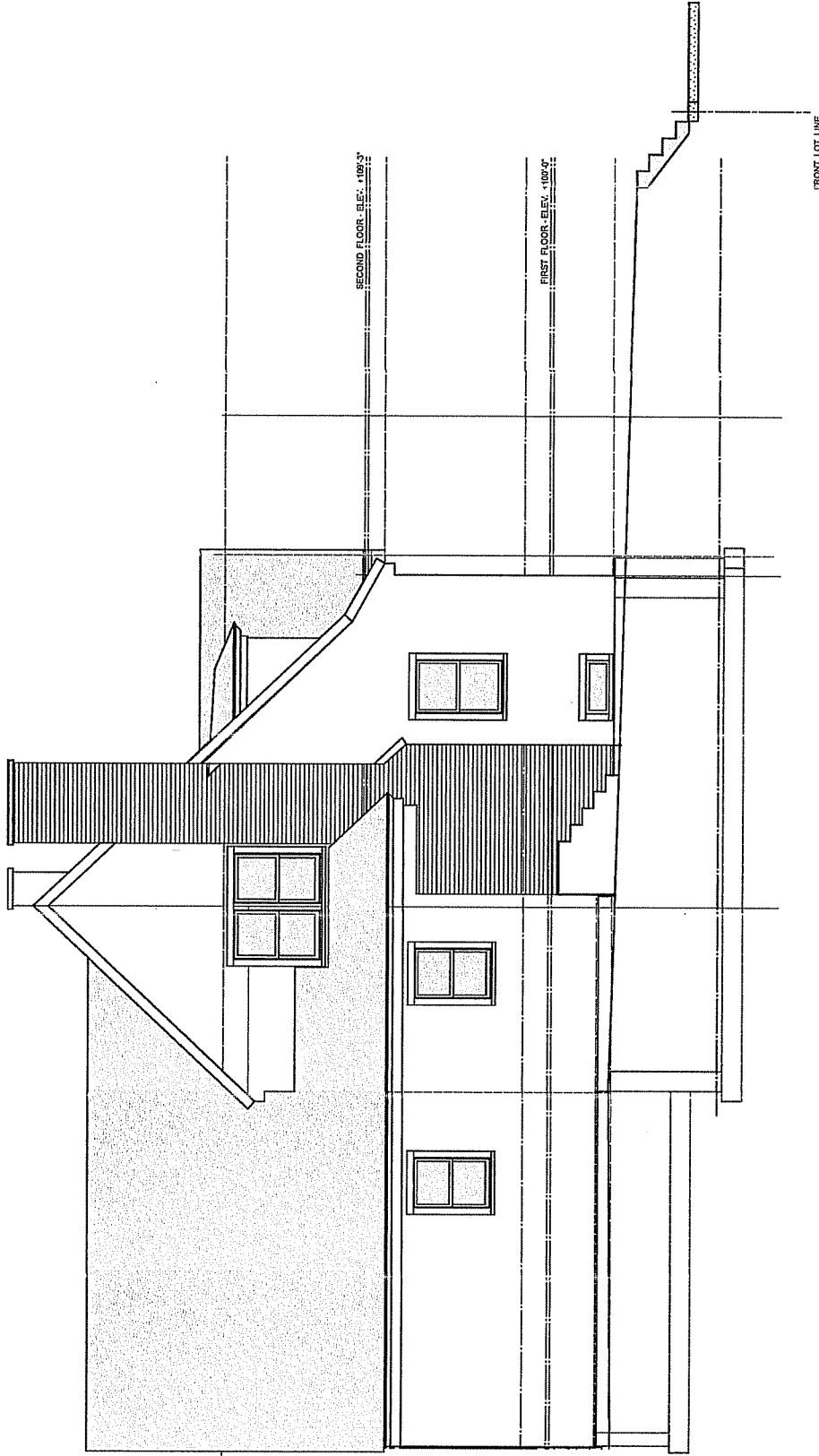
MARTINELLI/SPOOLMAN RESIDENCE
 2317 WEST LAWN AVENUE | MADISON, WI
 OWNER: GAIL MARTINELLI & SCOTT SPOOLMAN

SITE PLAN - PROPOSED
 ADDITION & RELATED ALTERATIONS OF:
MARTINELLI/SPOOLMAN RESIDENCE
 2317 WEST LAWN AVENUE | MADISON, WI
 OWNER: GAIL MARTINELLI & SCOTT SPOOLMAN
 FOR ZBA SUBMITTAL: 06/06/11

S2

two-story home
 single-story front/side porch
 Addition
 side yard
 8'-10" Required *
 6'-3" Provided
 2'-7" AREA Exception

* Project Qualifies for
 A 22" Left Side
 Depth Penalty



NORTHEAST ELEVATION - EXISTING

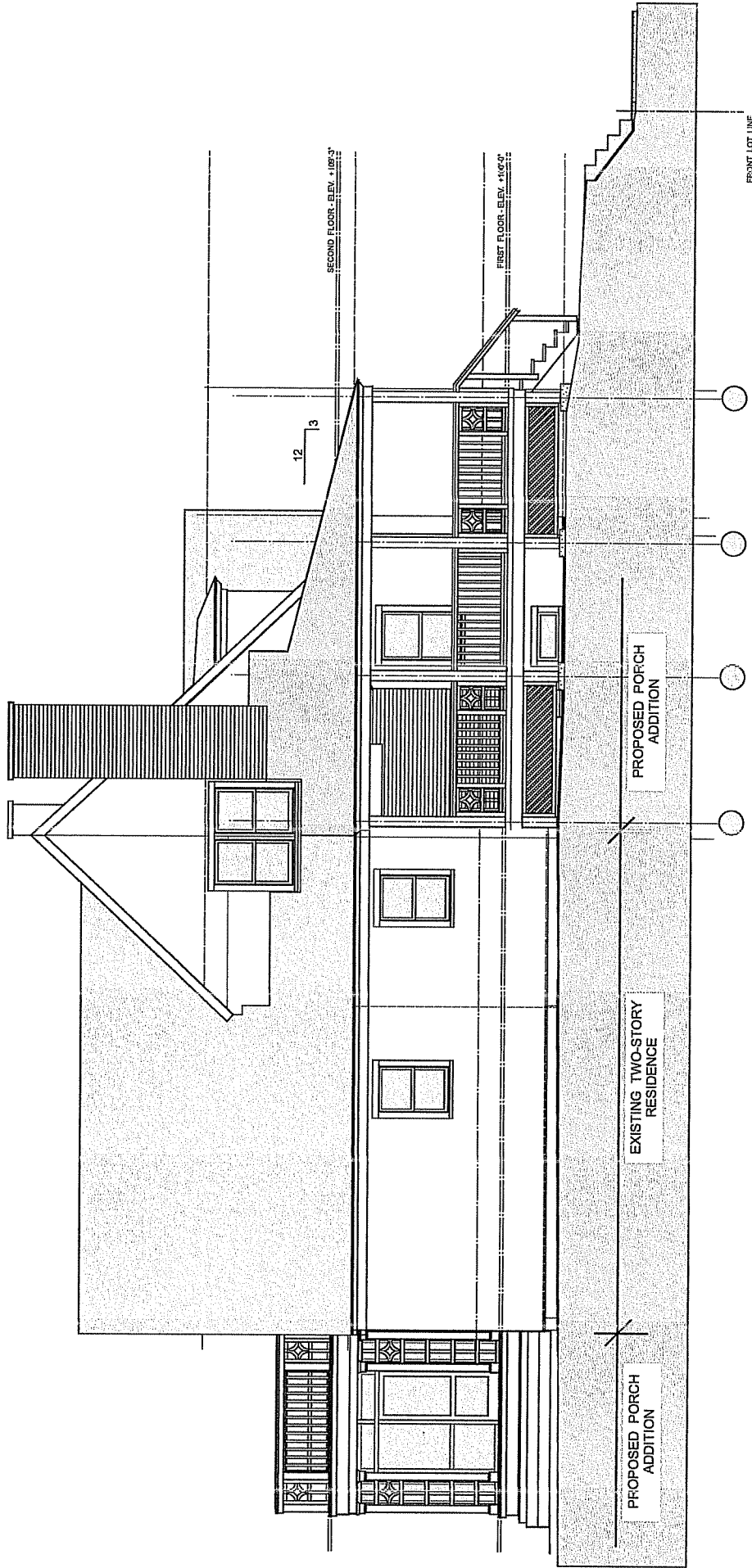
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ADDITION & RELATED ALTERATIONS OF:
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 2317 WEST LAWN AVENUE | MADISON, WI
 OWNER: GAIL MARTINELLI & SCOTT SPOOLMAN

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FOR ZBA SUBMITTAL: 06/06/11



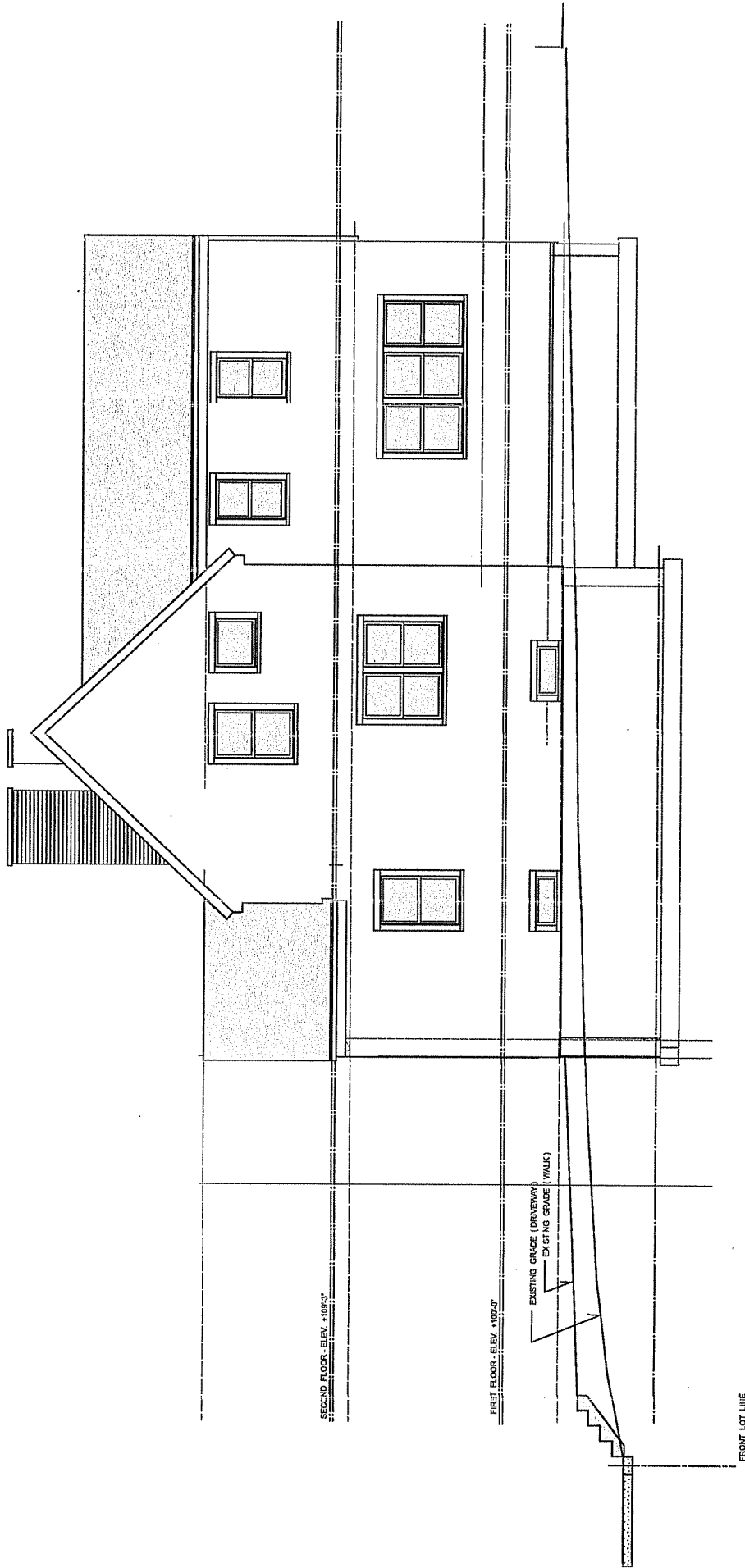
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NORTHEAST ELEVATION - PROPOSED

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 2317 WEST LAWN AVENUE | MADISON, WI
 OWNER: GAIL MARTINELLI & SCOTT SPOOLMAN
 FOR ZBA SUBMITTAL: 06/06/11

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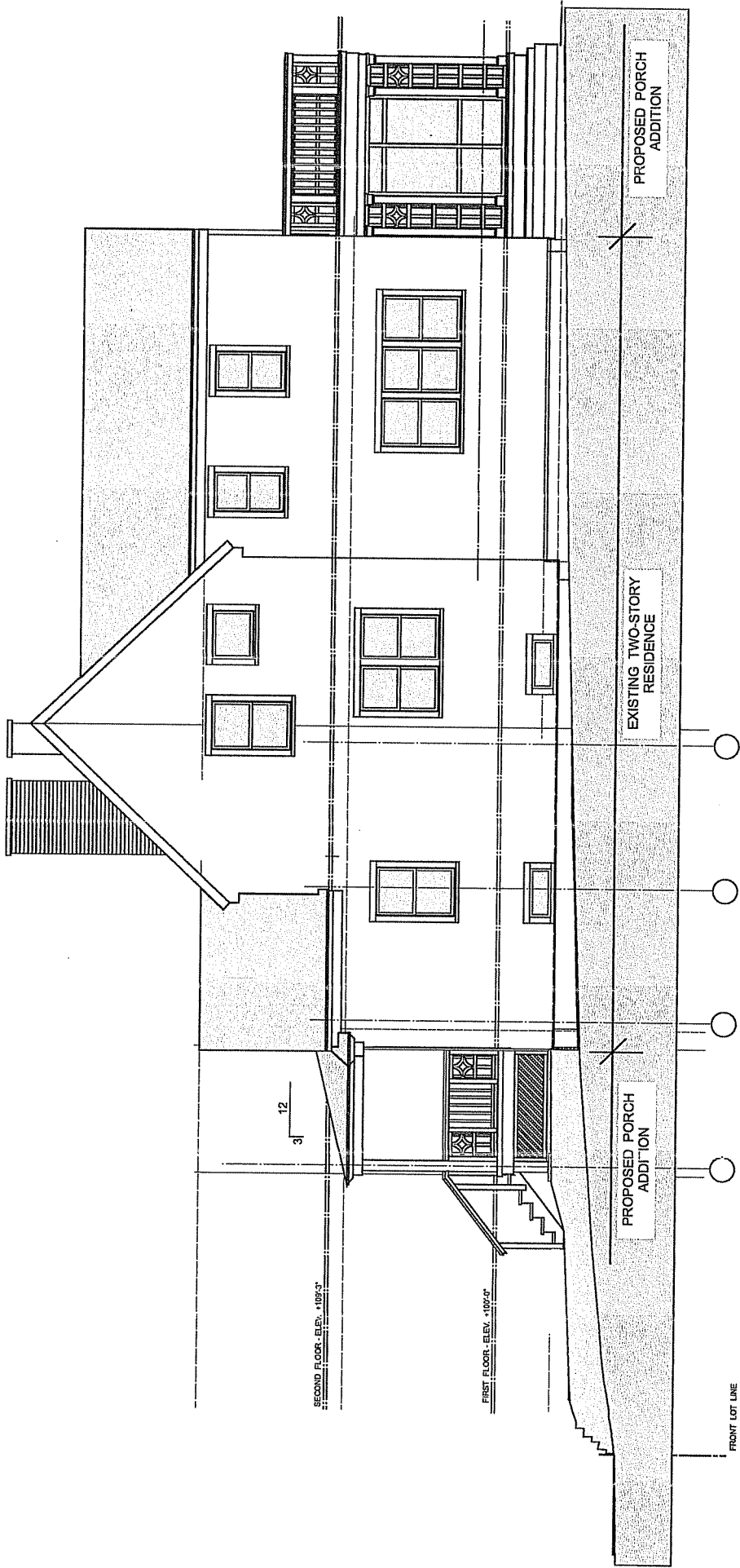
SOUTHWEST ELEVATION - EXISTING

Scale: 1/4"=1'-0"

ADDITION & RELATED ALTERATIONS OF:
MARTINELLI/SPOOLMAN RESIDENCE
 2317 WEST LAWN AVENUE | MADISON, WI
 OWNER: GAIL MARTINELLI & SCOTT SPOOLMAN
 FOR ZBA SUBMITTAL: 06/06/11

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Scale: 1/4"=1'-0"

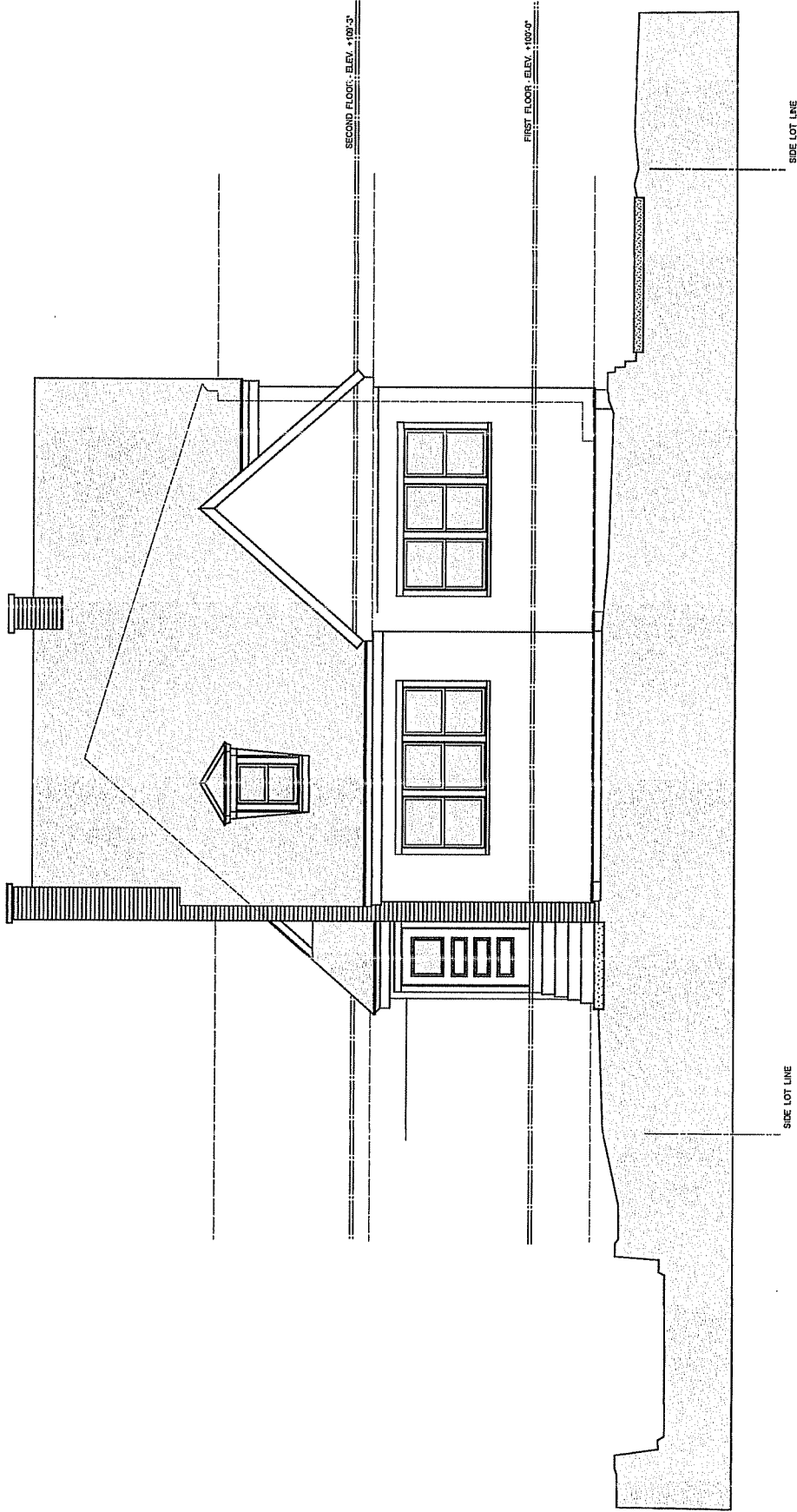
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 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.596

SOUTHWEST ELEVATION - PROPOSED

ADDITION & RELATED ALTERATIONS OF:
MARTINELLI/SPOOLMAN RESIDENCE
 2317 WEST LAWN AVENUE | MADISON, WI

OWNER: GAIL MARTINELLI & SCOTT SPOOLMAN
 FOR ZBA SUBMITTAL: 06/06/11

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NORTHWEST ELEVATION - EXISTING

Scale: 1/4"=1'-0"

ADDITION & RELATED ALTERATIONS OF:

MARTINELLI/SPOOLMAN RESIDENCE

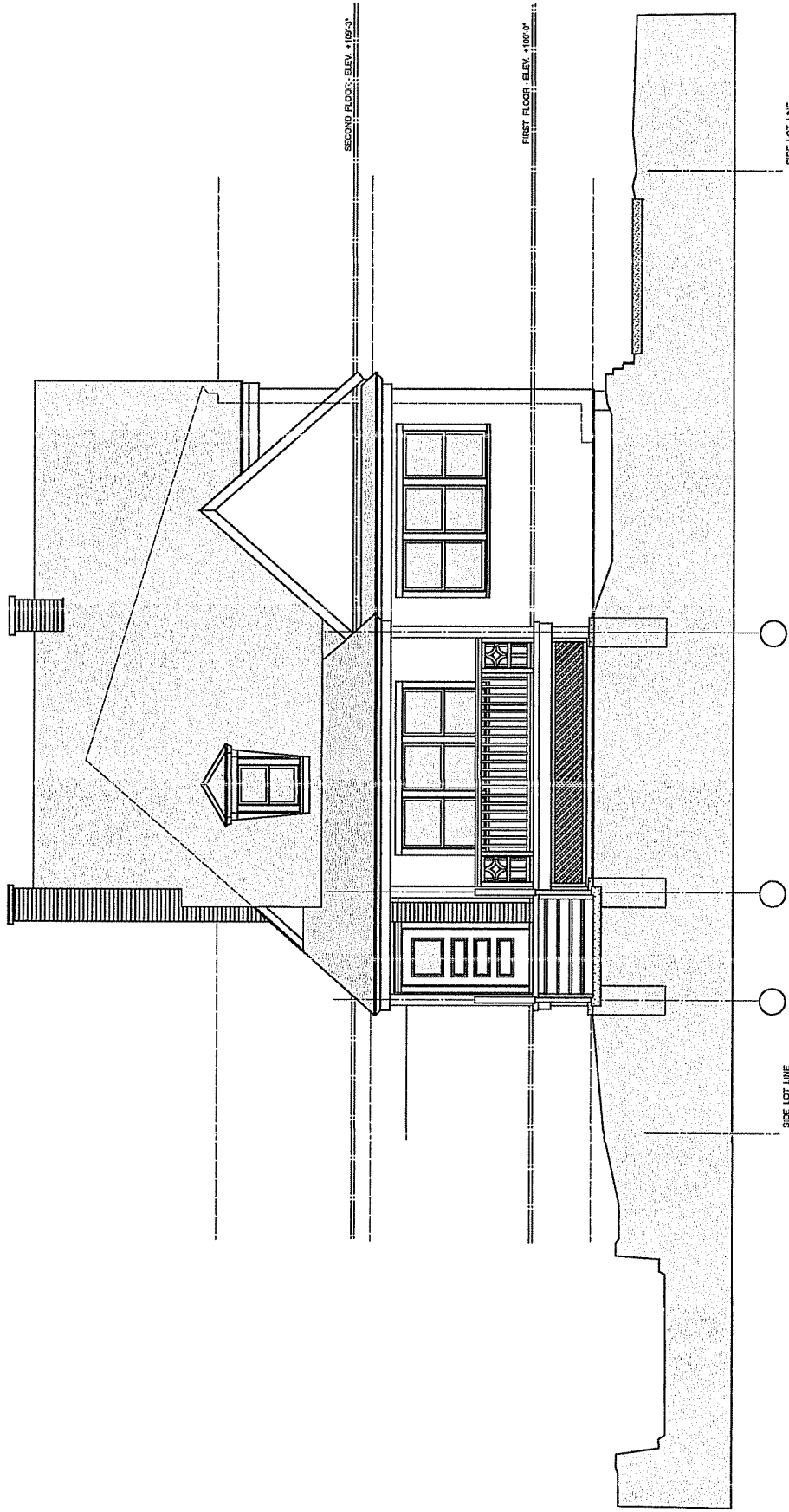
2317 WEST LAWN AVENUE | MADISON, WI

OWNER: GAIL MARTINELLI & SCOTT SPOOLMAN

FOR ZBA SUBMITTAL: 06/05/11

GREEN DESIGN STUDIO
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 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.596

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NORTHWEST ELEVATION - PROPOSED

ADDITION & RELATED ALTERATIONS OF:

MARTINELLI/SPOOLMAN RESIDENCE

2317 WEST LAWN AVENUE | MADISON, WI

OWNER: GAIL MARTINELLI & SCOTT SPOOLMAN

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FOR ZBA SUBMITTAL: 06/06/11

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