



**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: 1806 Chadbourne Ave, Madison, WI 53726

Name of Owner: Robert Gillespie and Jennifer Higgins

Address of Owner (if different than above): N/A

Daytime Phone: \_\_\_\_\_ Evening Phone: 2 \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Applicant (Owner's Representative): Robert Gillespie and Jennifer Higgins

Address of Applicant: 1806 Chadbourne Ave, Madison, WI 53726

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Description of Requested Variance: Placing a small, storage shed (7 ft x 8 ft) in the rear yard. The proposed shed will provide storage for bicycles, lawn tools, and lawn furniture. These items are currently stored on our front porch. The proposed shed has a 1.5 ft setback in our unusually small back yard to preserve some usable recreational area in the back yard. We do not have a garage, which creates the issue.

*(See reverse side for more instructions)*

**FOR OFFICE USE ONLY**

Amount Paid: 300-  
Receipt: 031687-0005  
Filing Date: 4/22/2017  
Received By: DGP  
Parcel Number: 07091222-3120-7  
Zoning District: FR-63  
Alder District: S- B. OAR-512LAF

Hearing Date: 07-13-17  
Published Date: 07-06-17  
Appeal Number: LN0VAR-2017-00012  
GQ: HIS-UH  
Code Section(s): 28.131(e)

## 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.

We have an unusually small backyard, which we believe is the smallest lot in the neighborhood.

In our small backyard, there's no room to put in the shed following the ordinances except in the very middle of our backyard. This placement would prevent our ability to use the backyard space in any way.

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 variance is not contrary to the public interest and does not create any safety issues. The 3 ft setback is intended as a buffer for neighbors. Our neighborhood is a very well developed area already and there is an existing patio in our back yard.

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.

The only place to put in the shed would be the middle of our very small back yard. To comply would would unreasonably prevent use of our backyard, the only private outdoor recreation area on our property.

We could not put in a shed if we had to comply with the ordinance. The shed is as small as possible.

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.

We did not build the house and bought the house 5.5 years ago. We have been proactive by storing bikes and outdoor equipment on the porch. Our experience living in the house for over 5 years is that a small, accessory structure is necessary for storage since we do not have a garage.

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

Our immediate neighbors at 1810 Chadbourne Ave and 30 Spooner St have agreed to a maintenance easement for the shed. The difference between a 3 foot and 1.5 foot setback is negligible for a small shed, and the shed would have minimal impact on light and air.

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

The preservation planner, Ms. Amy Scanlon, has approved the shed design (see attached letter). The proposed shed meets the ordinance standards of University Heights accessory structures. The shed has been custom designed to meet the standards of the ordinance with horizontal siding that matches our house.

## 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"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input checked="" type="checkbox"/>	<b>Site plan</b> , 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"> <li><input type="checkbox"/> Lot lines</li> <li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li> <li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li> <li><input type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred)</li> <li><input type="checkbox"/> North arrow</li> </ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> 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"/>	<b>Interior floor plan of existing and proposed structure</b> , 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 type="checkbox"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> 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:** Robert Allison **Date:** 6/22/2017

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

<b><u>DECISION</u></b>		
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ <b>(is) (is not)</b> in compliance with all of the standards for a variance.		
Further findings of fact are stated in the minutes of this public hearing.		
<b>The Zoning Board of Appeals:</b> <input type="checkbox"/> <b>Approved</b> <input type="checkbox"/> <b>Denied</b> <input type="checkbox"/> <b>Conditionally Approved</b>		
<b>Zoning Board of Appeals Chair:</b>		
<b>Date:</b>		



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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Madison Municipal Building, Suite LL-100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
Phone: (608) 266-4635  
Fax (608) 267-8739  
[www.cityofmadison.com](http://www.cityofmadison.com)

May 5, 2017

Robert Gillespie  
1806 Chadbourne Avenue  
Madison, WI 53726

Re: Certificate of Appropriateness for 1806 Chadbourne Avenue

In accordance with the provisions of the Historic Preservation Ordinance, I have reviewed your plans to alter the site located at 1806 Chadbourne Avenue in the University Heights Historic District and am able to provide administrative approval for the installation of a small (7' x 8') garden shed. I understand that the shed will have a gable roof and siding to match the existing residence.

This letter will serve as the "Certificate of Appropriateness" for the project described above. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, 126 S Hamilton Street.

Please note that any scope of work or design changes from the alterations approved herein must receive approval by the Landmarks Commission, or staff designee, prior to commencing with the work. This Certificate is valid for 24 months from the date of issuance.

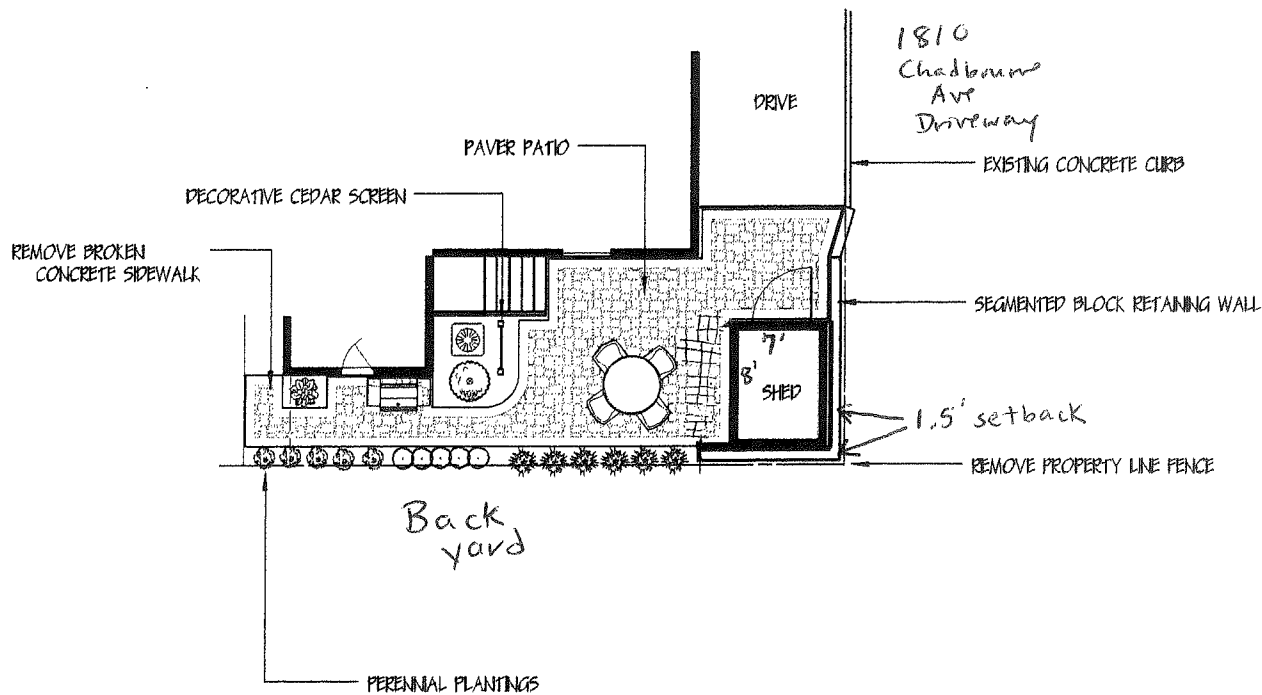
Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Historic Preservation ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me (608-266-6552 or [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)) with any questions.

Sincerely,

Amy Loewenstein Scanlon, Registered Architect  
Preservation Planner  
City of Madison Planning Division

City preservation file



LANDSCAPE PLAN VIEW

CLIENT:  
BOB  
GILLESPIE  
STREET:  
1806 CHADBOURNE  
CITY:  
MADISON, WI  
PHONE:

DATE DRAWN  
5/12/16

DATE REVISED:

DESIGNER:  
ELLEN CASHMAN  
ellen@hermanlandscape.com

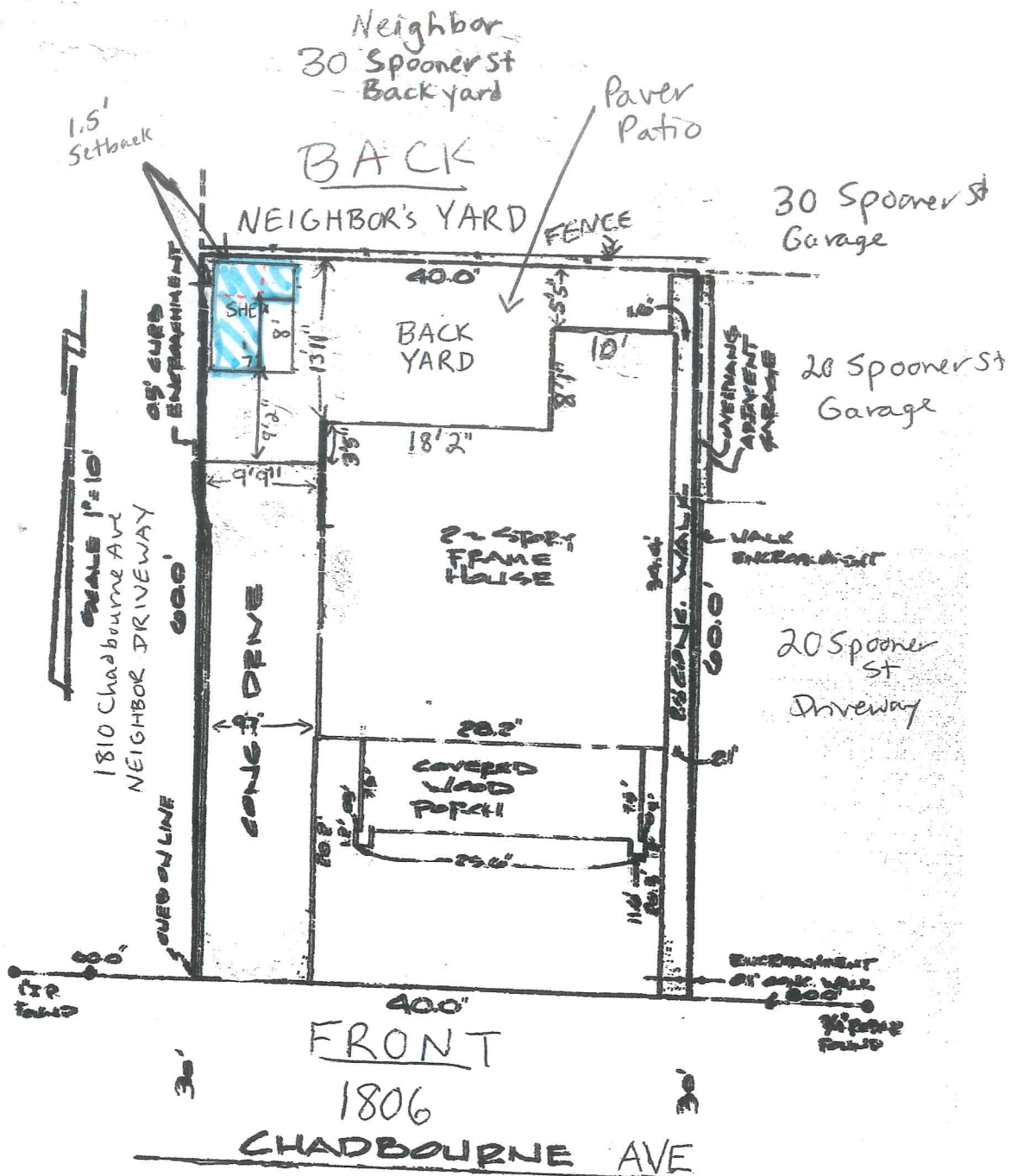
SCALE: 1 IN = 8 FT  
0 1 2 3 4 8 16  
SCALE IN FEET

The undersigned and Herman Landscape  
assume no responsibility for accuracy,  
zoning compliance, structural integrity,  
and all details and dimensions.

By: \_\_\_\_\_

HERMAN  
LANDSCAPE SERVICE, INC

6606 SEYBOLD ROAD  
MADISON, WI 53719  
608-288-9400 FAX 608-288-9488  
www.hermanlandscape.com



Single-Family Home  
Construct 7' x 8' Detached shed

Side Lot Line  
4.0' Required  
1.5' Provided  
2.5' Variance

Rear Lot Line  
3.0' Required  
1.5' Provided  
1.5' Variance

41.24 UNIVERSITY HEIGHTS

(4)(b) Accessory Structures. Accessory structures, as defined in Section 28.211 of the Madison general ordinances, shall be compatible with the design of the existing structures on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory structure shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal structures as set forth in sec. 41.24(4)(a)2.

(a)2. Materials. Materials for the exterior walls shall be the same as or similar to materials prevalent in the University Heights Historic District. Permitted materials include brick, narrow gauge horizontal clapboards four or less inches in exposed width, stone, stucco, smooth shingles or combinations of the above provided the combinations occur in a manner and location similar to the materials on existing structures in University Heights (e.g., brick on first floor with clapboard on second floor). Other materials, such as aluminum or vinyl must be visually compatible with structures within 200 feet of the subject property. The following materials are prohibited: concrete block, asbestos, wide clapboards over four inches in exposed width, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes.

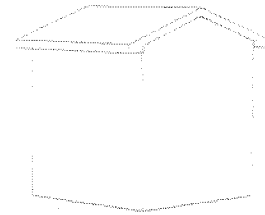
Items Selected:

Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.  
Truss Design Location Zip Code: 53719  
7' Wide X 8' Deep X 8' High  
No Flooring Selected  
Vinyl Dbl 4" Lap Siding  
- H. Gray  
7/16" OSB Wall Sheathing  
0" gable/12" eave overhangs  
1/2" OSB Roof Sheathing  
Oakridge, Onyx Black Shingles  
White Aluminum Soffit & Fascia  
White Premium Roof Edge

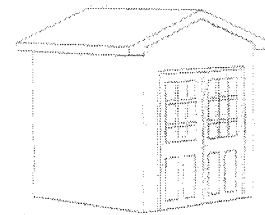
Options Selected:

The options you have selected are:  
15 LB Roof Felt  
1 - 72X80 Service Door - E-4 Double Door RS

Front View



Back View



7' x 8' Shed Design

Estimated price: \$1,765.24\*

\*Today's estimated price, future pricing may go up or down.

\*Tax, labor, and delivery not included.

\*\*\* Take this sheet to the Building Materials counter to purchase your materials. \*\*\*

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



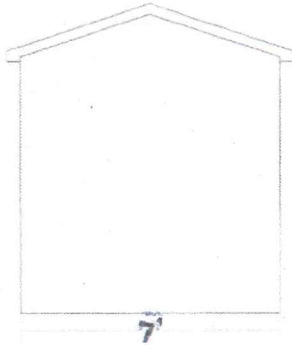
id: 89051



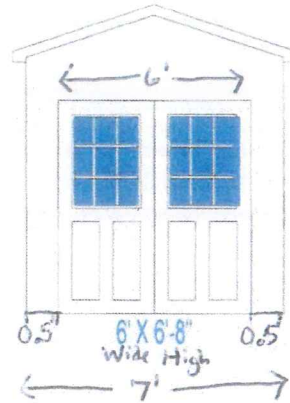
Page 2 of 3  
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These are the wall configurations for your design.

Illustration May Not Depict All Options Selected

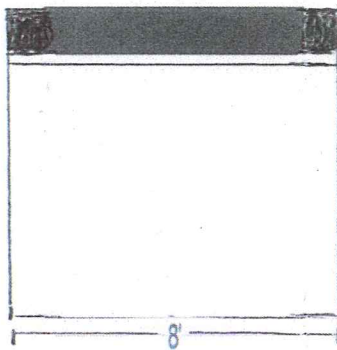


Gable Front View

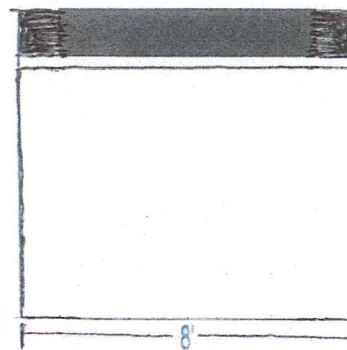


Gable Back View

(1) - E-4 DOUBLE E-4 DOUBLE DOOR PH SB 72X80 RH SPCORD



Eave Front View



Eave Back View

Scale  
6 Ft = 1 inch

Building Size: 7 feet wide X 8 feet long X 8 feet high  
Approximate Peak Height: 9 feet 8 inches (116 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.  
Confirm the door requirements with your local zoning official before construction.

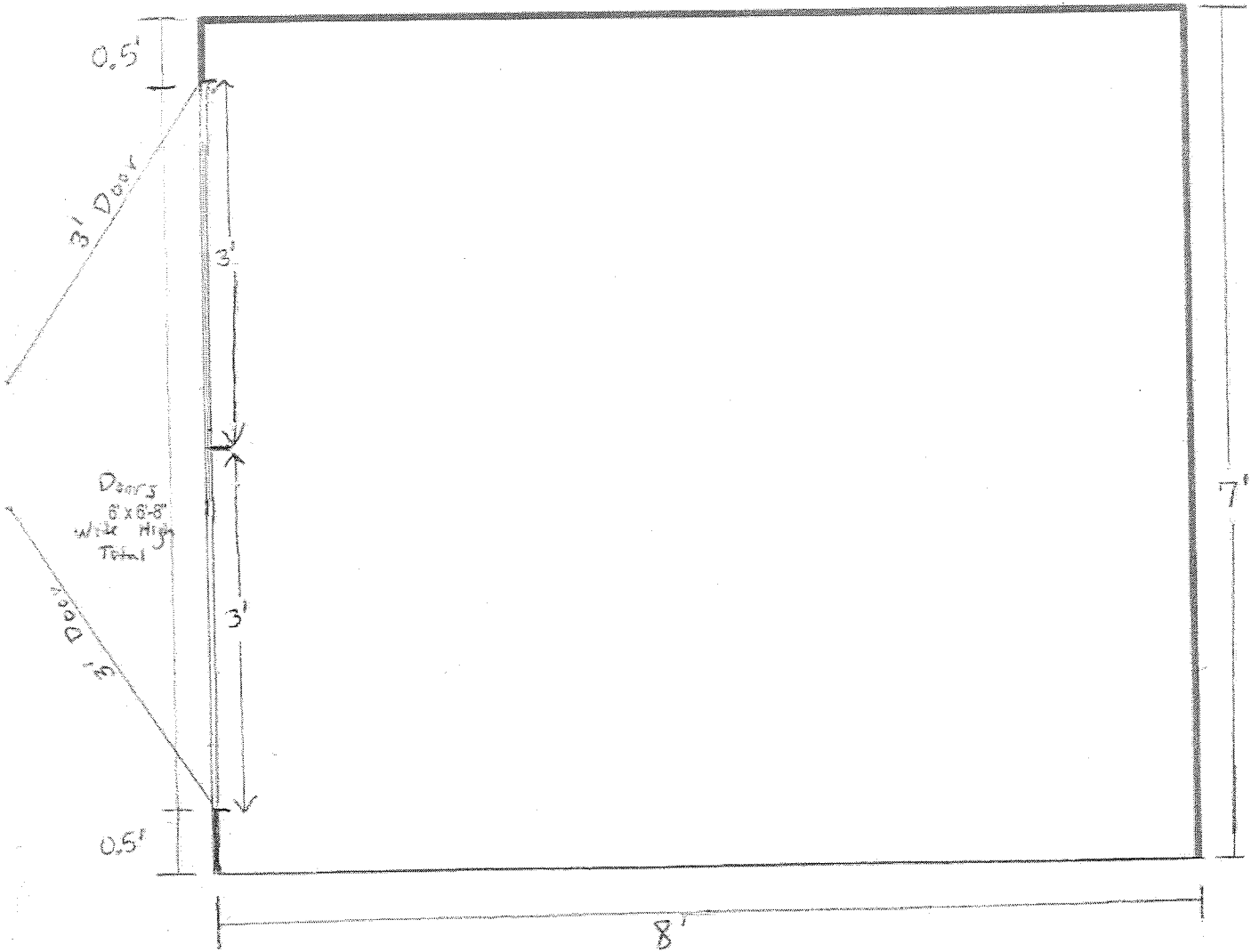
Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

id: 89051  
Page Floor Plan.



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6/2/2017

Illustration May Not Depict All Options Selected

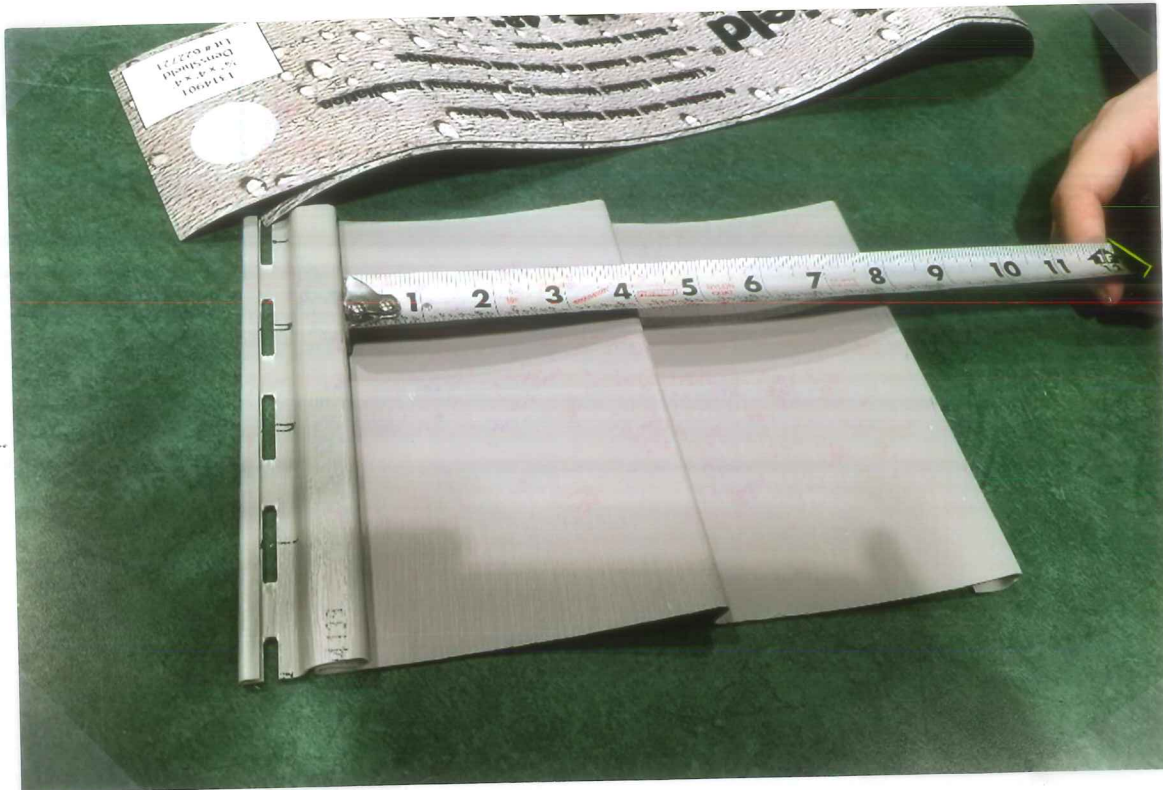


Scale  
1 Ft = 3/4 inch

Building Size: 7 feet wide X 8 feet long X 8 feet high

Note: Wall construction is 2x4 @ 16" on center

Image of 4 inch horizontal siding that will be on proposed shed. Color will match grey vinyl siding of our house. Siding meets Historical Society ordinance.



Rough, similar image of proposed shed. Our shed will have siding that is 4" to meet ordinance. Shed will be 7' x 8'. Grey color of siding & white trim will match the color of vinyl siding and trim of our house.



Example  
of other  
setbacks  
in our  
neighborhood

