



CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 1017 Lawrence St. Madison, WI 53715

Name of Owner: Anthony Dreyfuss

Address of Owner (if different than above): _____

Daytime Phone: 773-425-6582

Evening Phone: 773-425-6582

Email Address: tony@metropoliscoffee.com

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____

Evening Phone: _____

Email Address: _____

Description of Requested Variance:

We are requesting a variance to allow construction of a new 14' x 20' detached garage in the rear yard of our lot at 1017 Lawrence St. The garage would replace an existing deteriorated structure in approximately the same location, with a 3-foot rear setback and an 8-foot street setback from Homer Ct. A variance is needed because the zoning code treats Homer Ct as a front yard due to our through-lot configuration, requiring a 30-foot setback that would place the garage nearly against the house and eliminate our backyard. Additionally we'd like to install a 6' fence around the perimeter of our backyard with the eastern section spanning between the SE corner of the new garage south to the SE corner of our lawn.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: \$500

Receipt: 153122-0001

Filing Date: Aug 11, 2025

Received By: William Hutt

Parcel Number: 070926107066

Zoning District: TR-C2

Alder District: 13

Hearing Date: 9/18/2025

Published Date: 9/11/2025

Appeal Number: LNDVAR-2025-00005

GQ: _____

Code Section(s): 28.131 (1)(d)

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

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

This is a through-lot with frontage on both Lawrence St and Homer Ct. The zoning code treats Homer Ct as a front yard, requiring a 30' setback that's not typical for garages on this block.

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 requested variance aligns with the spirit and intent of the zoning code by preserving neighborhood character, maintaining consistent garage placement along Homer Ct, and supporting safe, functional use of the property. It serves the public interest by enhancing, rather than disrupting, the existing pattern of development.

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.

Strict compliance with the setback requirements would eliminate the usable backyard and place the garage extremely close to the house, blocking one of the two windows of an ADA-accessible bedroom. This creates an unnecessary burden and prevents reasonable use of the property for its intended residential purpose.

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.

The hardship arises from the unique configuration of the lot and the way the zoning code classifies the rear yard as a front yard. This interpretation imposes restrictions that were not created by me as the current property owner. The existing garage predates my ownership and is likely original to the home.

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

The proposed variance will not create any detriment to adjacent properties. In fact, replacing the deteriorating garage with a well-constructed new structure will enhance the appearance and function of the property, consistent with neighboring garages along Homer Ct.

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

The proposed variance is fully compatible with the character of the immediate neighborhood. All adjacent properties have garages located off Homer Ct with similar setbacks, and the new structure will match this established pattern.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

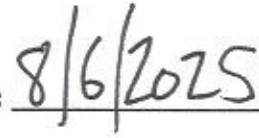
☒	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
☒	Site plan, drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: ☐ Lot lines. ☐ Existing and proposed structures. Include dimensions and setback distances to all property lines. ☐ Approximate location of structures on properties next to variance. ☐ Major landscape elements, fencing, retaining walls or other relevant site features. ☐ Scale (1" = 20' or 1' = 30' preferred). ☐ North arrow.
☒	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
☐	Interior floor plan of existing and proposed structure, if required. Most additions and expansions will require floor plans. N/A
☒	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
☐	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots. N/A
☐	Variance requests involving slope, grade, or trees. Show: ☐ Approximate location and amount of slope. ☐ Direction of drainage. ☐ Location, species and size of trees. N/A
☒	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.
☐	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
☐	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
☐	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

- ☐ **CHECK HERE.** City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature: _____



Date: _____



----- (For Office Use Only) -----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(does) (does not)** meet all 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: _____

Notice of Public Hearing Signs

The City of Madison zoning ordinance requires applicants to post signs for public hearings of the Board of Zoning Appeals (ZBA) on the properties requesting a variance or appeal.

Sign Pickup

- Signs must be picked up at the Building Inspection Zoning Counter, which is open by appointment only. Schedule an appointment at: <https://www.cityofmadison.com/dpced/bi/schedule-a-counter-appointment/3423/>. The Zoning Counter is located in the Madison Municipal Building at 215 Martin Luther King, Jr. Blvd., Ste. 017, Madison, WI 53701.
- Signs will include a short description of the request, the address of the property subject to the hearing, applicant name, phone number, and email, and the date and time of the ZBA hearing. You may receive phone calls or emails regarding your request from people who see the signs.

Sign Posting

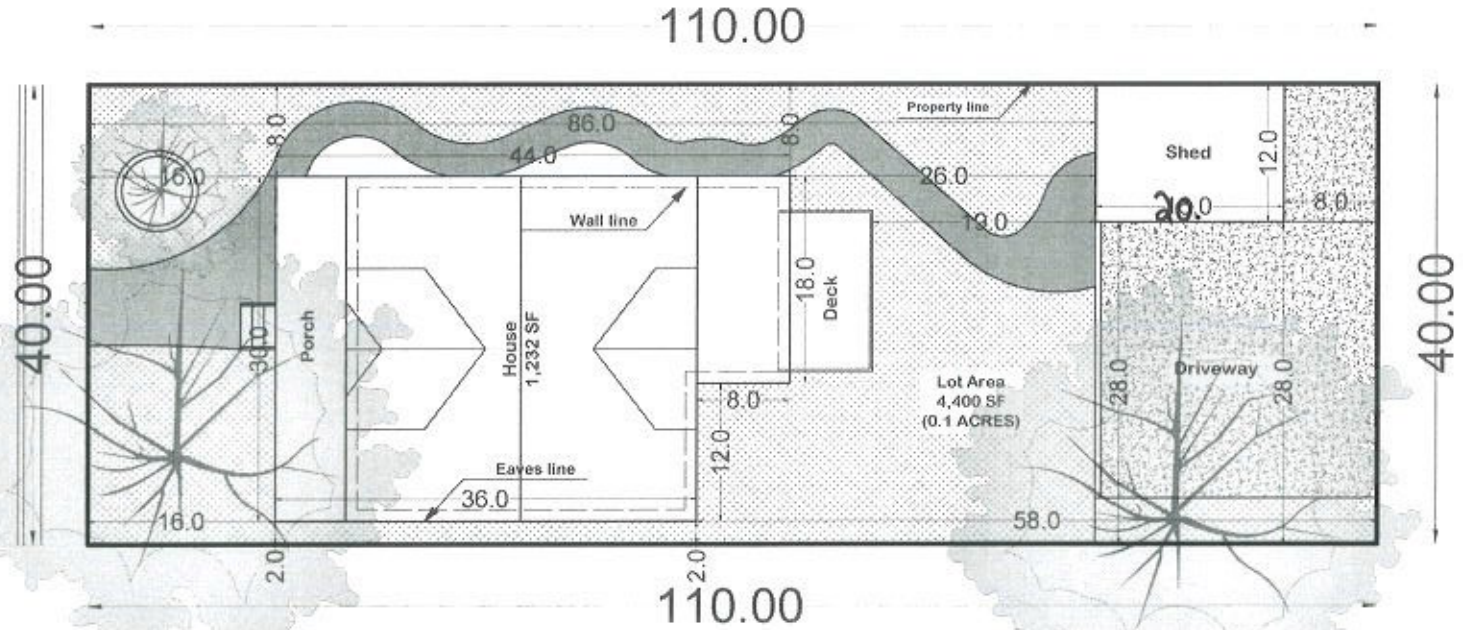
- Signs must be posted at least 21 days prior to the ZBA meeting date.
- Signs must be on the property which is the subject of the public hearing.
- If the property has frontage on more than street, a sign shall be placed facing each street.
- Signs must be posted on private property. Signs may not be in the City right-of-way, public terrace, on a public tree or on a street sign. It is recommended that the signs be placed not more than five feet behind the property line.
- Signs and the information on the signs must face the street so that they are visible to pedestrians and vehicles from the street and the public walkway.
- When there is no front yard to post signs, you may post signs on the outside of the building, in a ground floor window or glass door. Signs should not be displayed more than six feet above the ground or sidewalk. The intent is for signs to be visible to the public.
- Signs shall not be posted in a location that would obstruct the views of any traffic or entrances or exits to the property.
- Signs must be removed no more than seven days after the hearing.

If you have any questions, please call our office at 608-266-4551.

EXISTING

↑ NORTH

Lawrence St



Homer Ct

Parcel#: 070926107066

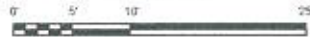
Address : 1017 Lawrence St

City, State, ZIP: Madison, WI 53715

Owner : DREYFUSS, ANTHONY R &
DREYFUSS, KAREN M

Legal Information: WARD NUMBER: 73,
ASSESSMENT AREA: 32, CENSUS BLOCK:
108.00 LAKESIDE ADD TO S. MADISON, LOT
8, BLOCK 1

Date: 7th of April 2024
Scale: 1"=10'



Disclaimer

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE.
This work product represents only generalized locations of features, objects or
boundaries and should not be relied upon as being legally authoritative for the precise
location of any feature, object or boundary.

↑ NORTH

PROPOSED

NEW GARAGE

NEW FENCE

3' SETBACK

Lawrence St

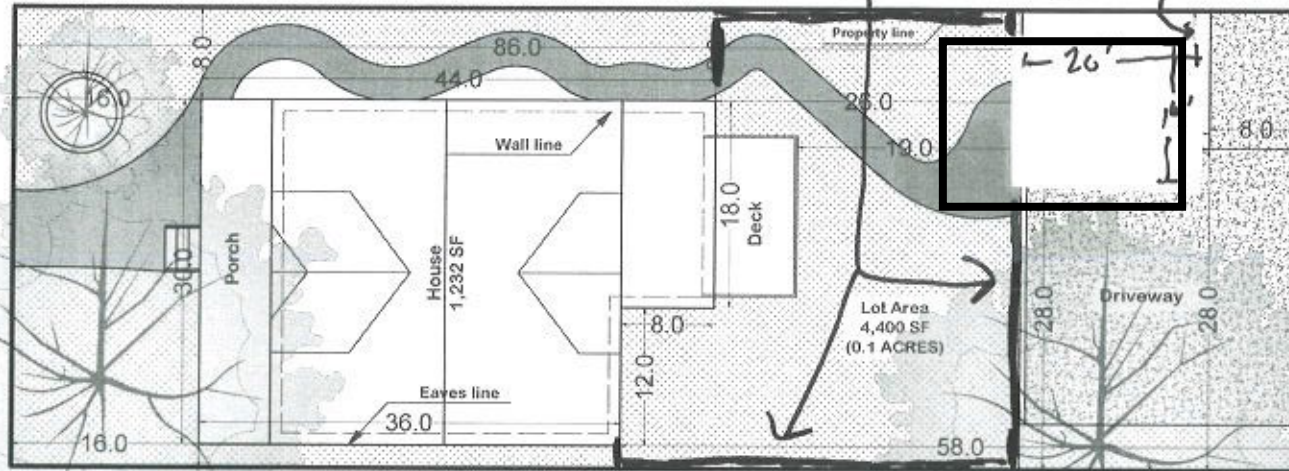
40.00

110.00

110.00

40.00

Homer Ct



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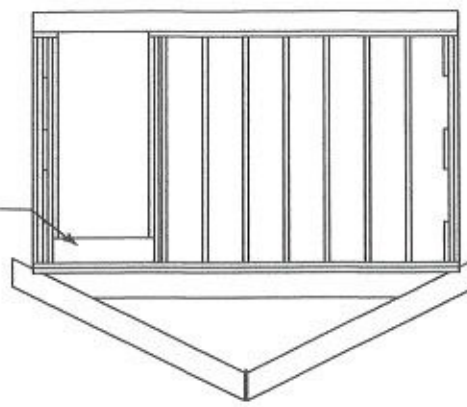


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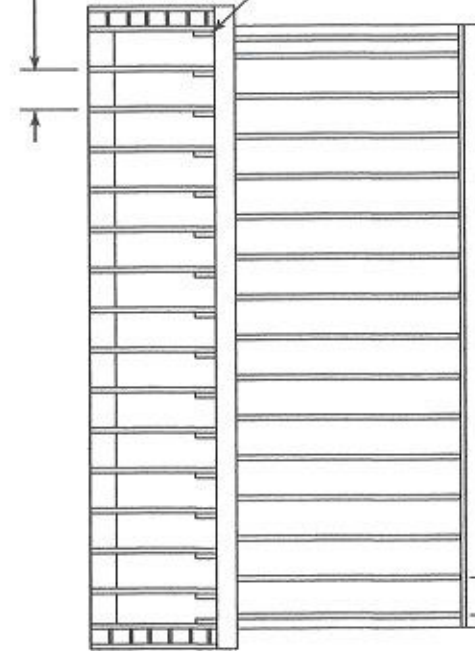
ELEVATION

Double 2X8 Header

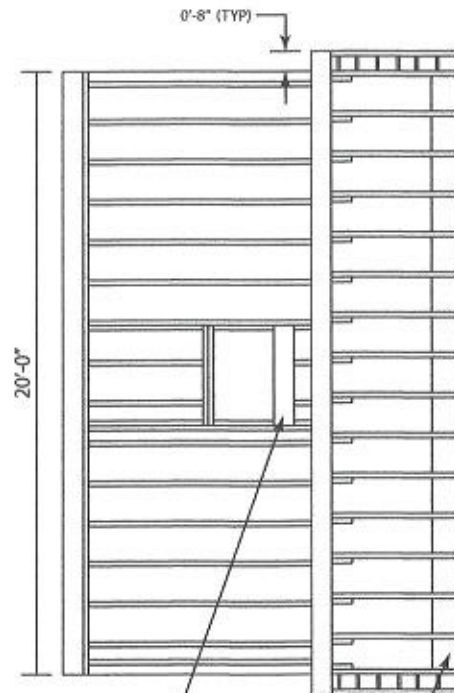


2X10 Rafters 16" OC (TYP)

2X10 Ceiling Joists 16" OC (TYP)



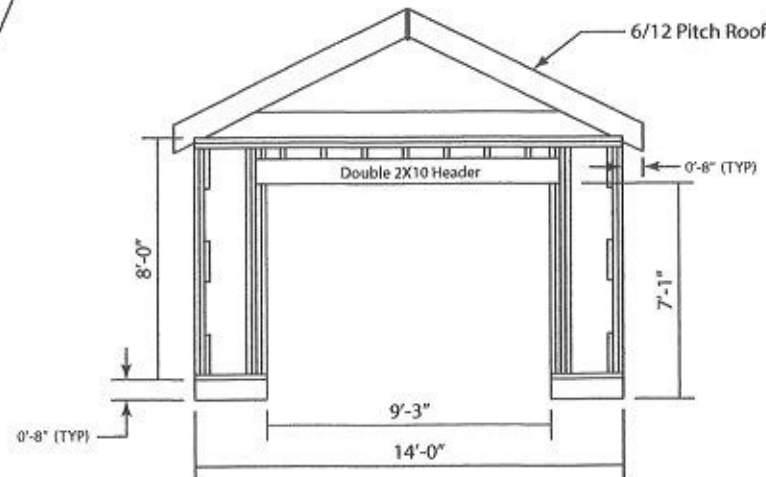
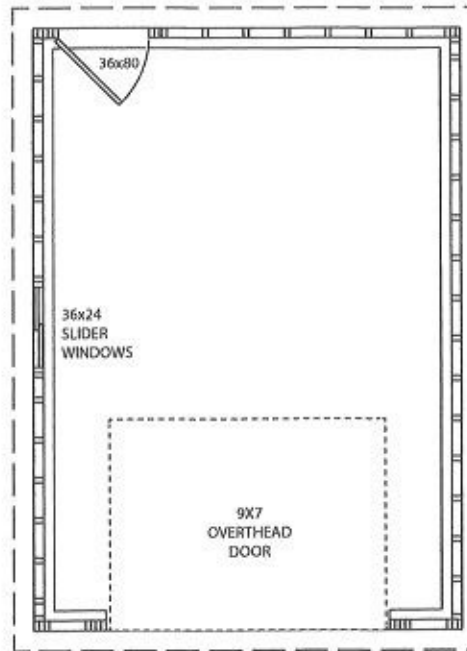
2X4 Studs 16" OC (TYP)



Double 2X8 Header

1X8 Eaves Fascia Board

1X10 Ridge Board

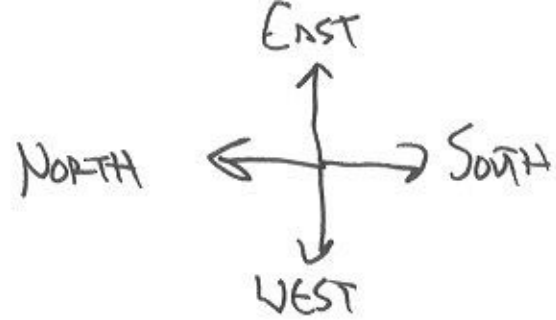


6/12 Pitch Roof

Double 2X10 Header

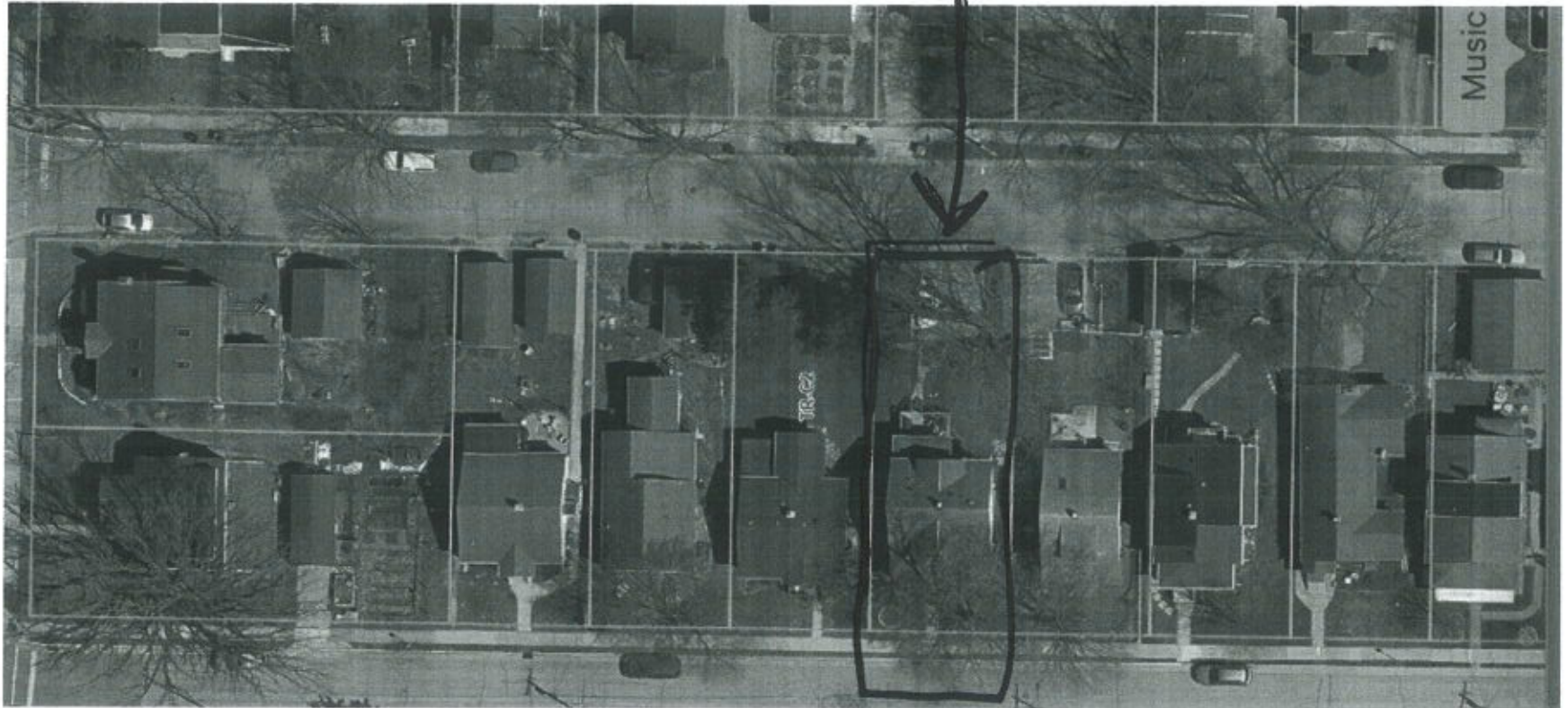
0'-8" (TYP)

0'-8" (TYP)



My House

Homer G



*

LAURENCE ST

HOMER COURT STREET VIEW



Three closest neighbors' garage setbacks.

1) 1013 LAWRENCE - 7' SETBACK



2) 1101 LAWRENCE - 5'4" SETBACK



3) 1103 LAWRENCE - 2'8" SETBACK

