



ZONING BOARD OF APPEALS

VARIANCE APPLICATION

Madison

\$300 Filing Fee

Type or print using pen, not pencil.

FOR OFFICE USE ONLY

Amount Paid 300 - Receipt # _____
 Received by MWA Filing Date 11-26-12
 Hearing Date 12-13-12
 Zoning District 12
 Parcel # 0709-201-0722-8
 Published 12-6-12
 Ald. District 11 - Chris Schmidt
 Appeal # 121312-2
 GO OK
 Code Section # 28.08(3)(g) 2-b

Address of Subject Property:

230 N. OWEN DR.

Name & Address of Owner:

CONSTANCE TRANTOW + JAY MITCHELL

Daytime Phone: 608-438-2587

Evening Phone: 608-233-4746

E-mail address: MITCHELLJIMWI@GMAIL.COM

Name & Address of Applicant (Owner's Representative):

SAME AS ABOVE

Daytime Phone:

Evening Phone:

E-mail address:

Brief Summary of Proposed Construction:

REMOVAL OF EXISTING GARAGE + ADDITION,
 THEN PUT UP A NEW GARAGE + ADDITION.
 APPLYING FOR VARIANCE - GARAGE ADDED
 WITHIN 3' OF FENCE LINE. HAVE LIVED IN HOUSE
 SINCE 1996. SEE ATTACHED

- 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 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 variance
 - 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 variance request and required by Zoning Staff. (Most additions and expansions will require floor plans.)
- 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.
- Variance 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 reviewed the standards, which the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature:

Standards for Variance. The Zoning Board of Appeals shall not vary the regulations of this ordinance, as authorized, unless it shall make findings based upon the evidence presented to it in each specific case that all of the following conditions are present:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification.
3. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variance 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, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

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

DECISION

The Board, in accordance with the findings of fact, hereby determines that the requested variance **(is) (is not)** in compliance with all of the standards for a variance. Further finding of fact is stated in the minutes of this public hearing.

The Zoning Board of Appeals: Approved Denied Conditionally approved

Zoning Board of Appeals Chair:

Date:

Madison Zoning Board

Variance Application

Address of Subject Property:

230 N Owen Drive
Madison, WI 53705

Name and Address of Owner:

Constance B Trantow and Jay Mitchell

Daytime Phone: 608-438-2587

Evening Phone: 608-233-4746

E-mail address: mitchelljmwi@gmail.com

Name & Address of Applicant (Owner's Representative):

N/A

Brief Summary of Proposed Construction:

Feel we need to remove the current addition and attached garage at rear of House. We have fears/concerns w the structural integrity and mold of the current addition. We constantly have water issues where addition meets the original House. Water drips and at times pours from the ceiling/walls. The first time it leaked – I drilled relief holes in drywall. Worried that large sections would fall and found red material wrapped around the drill bit. Removed the drywall in this area and found a full length dress. I assume this was used to absorb the water and would dry before entering the living area.

After removal of these structures would remodel the House w a new addition and attached garage. Would place a 2 car garage (side by side). We're asking for an variance for our garage to be within 3' of our neighbors fence to the South.

Originally proposed to our neighbor's (see details below *) to have the garage go up to the chain linked fence. They were hesitant – concerned about property value/saleability and plantings being effected. We then contacted City Assessor, didn't receive a response; at least 9 Real Estate Agents (different Agencies). Received 6 responses (3 thought would have an effect and 3 wouldn't have effect). We discussed this information w our neighbors.

Then proposed placing the garage within 3' of the fence and neighbors said they are comfortable w this. The distance from current garage to chain-link fence is 7'. We found 3 of the 4 property line stakes. Unable to find the South rear corner stake. There is the current phone pole and an abandoned pole (underground). This stake possibly removed when drilling to place these poles in this area? I took a measurement from the North rear stake 62.6' to the South rear corner. Then placed a string-line from the South front to the rear and found that the property line is 8' 8" from our current Garage. So, the fence is actually 1' 8" on our property.

Adding the 2 car garage and remodel should add value to surrounding properties and increase safety.

- Fortunately neighborhood house values have stayed stable, there are 2 car garages in the area.
- The driveway is the width of one car, so having the 2 car garage will keep cars off the street. Winters for snowplowing, Summer street-sweeper and in general better traffic flow.
- The street floods whenever we have heavy rains (the water can get 4 ft deep).
- Another safety issue - we have kids in the neighborhood and year-round have families/dogs from surrounding neighborhoods walking our street to get to Lucia Crest Park, that is 2 blocks away. Our block is double length (our address is 230 and North neighbor is 302 – no street between). Cars commuting to/from University Ave will use this route to avoid congestion/stoplights on Midvale, so we get numerous cars speeding thru area (sometimes in excess of 40 mph). This is very dangerous to the children. Adding parked cars on the street could increase the danger further, children can run out from behind/between cars.
- Sunlight and air-flow won't change, as our effected neighbor is to the South. Distance between properties will change minimally. That neighbor has a deck closest to our garage so shouldn't increase fire danger.
- Our Architect, Tom McHugh has been very mindful to get the House to fit to our lot and the neighborhood - roof lines, privacy, same orientation and distances w exception of garage. To allow the 2 car garage, will have to move the shared wall into the living area. There will be an interior ramp from the front of the House to the rear, which won't increase the roof line heights or change the grading negatively.
- We will still be able to get to our backyard from the South side (current gate is 3 ft wide). Plan on applying maintenance-free Siding and distance will allow access if need be.

Additional reasons for 2 car garage.

- The first Contractor proposed a 2 car tandem garage. Didn't feel that would fit into the neighborhood and basically ugly (would have a long facade). Besides that wouldn't resolve issues related to cars.
- We would like to stay in the neighborhood and Age in Place. With the ramp added will allow us and future Homeowners to stay in the House longer. This would add multi-generations to live in the neighborhood.
- Area offers all type of services close by – fire dept., mall, groceries, bus, parks, hospitals, schools,

Homes in the neighborhood were built in 1940's, most have 2 bedrooms, 1 bath and 1 car garage.

- People move out of area – for work transfer, out growing home and/or elder facility.
- Currently has 4 steps at front entry, 4 steps garage side and 6 steps backyard.
- Goal to have all main areas on one floor and as few steps possible (Aging in Place).

We wanted these changes for our future, but is now evident could/can use for our parents. Connie's parents are 85 and 81 and my parents are 81 and 76; all living in Portage. Connie's parents stayed w us when her mother had surgery. Both of my parents were hospitalized and required 5 surgeries from November 2011 thru April 2012. All surgeries were done in Madison (more detail below **). Fortunately all are doing well at this time.

- The 2 car garage will allow for a protected and closer/safer access to and from the House.
- We plan to have parent(s) move in w us when that time comes. They would live on the 1st floor and we would be on the 2nd. When/if we need assistance a Caretaker could be on that floor.
- We have moved effected perennials and bushes temporarily to the garden area – to be re-used.

* Neighbors to the South:
Tom and Becky Evans
608-238-3728

North:
Paul and Mary Nast
608-231-2253

Architect:
Tom McHugh
608-233-7142

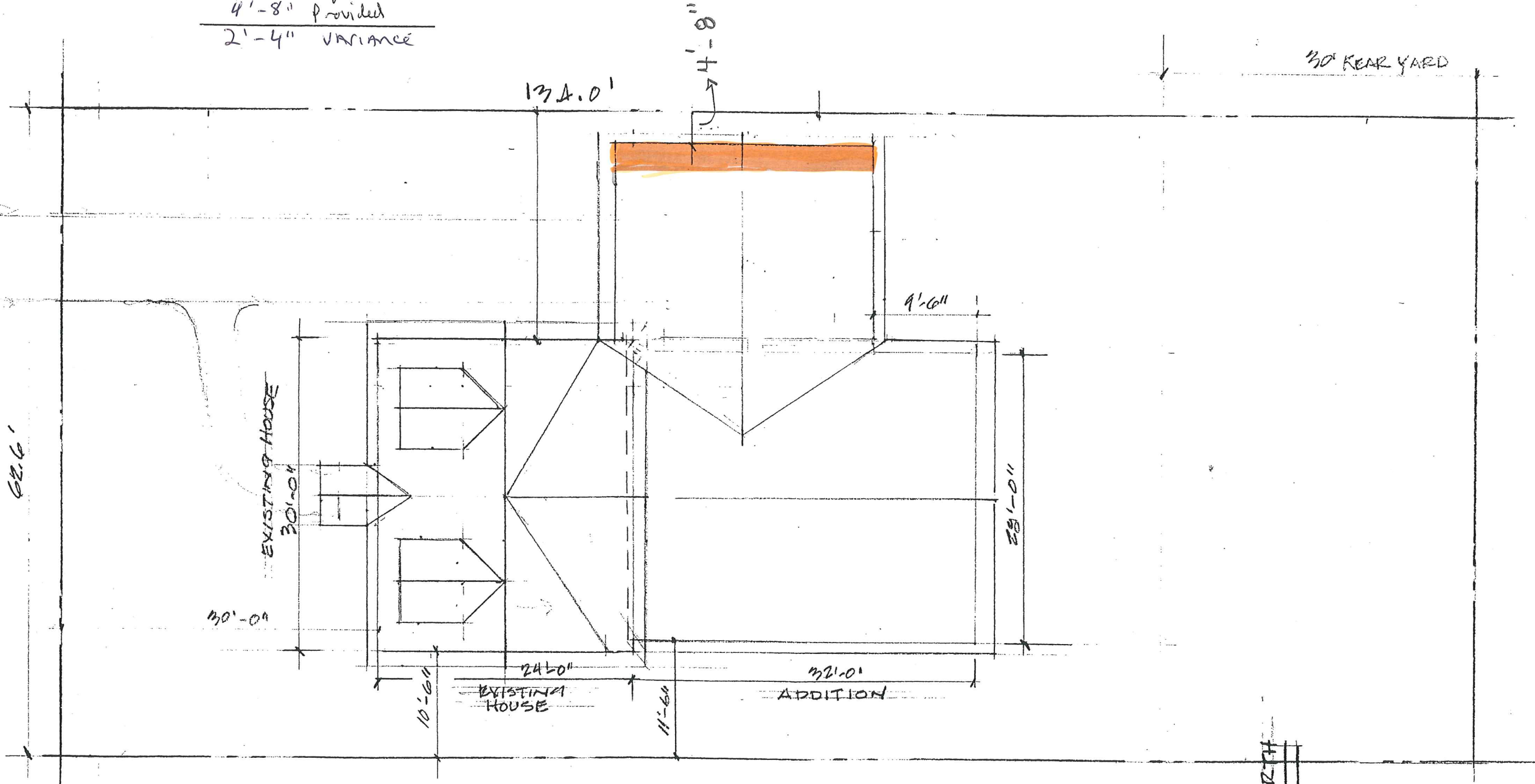
** Once out of the Hospital, my father was able to return home and I stayed w him. My mother had an infected hip replacement removed and for 8 weeks had no hip. She spent 6 weeks in the Portage Nursing home and 2 weeks at their home. I continued staying w my parents most nights. She fell and broke her wrist the day before her surgery to put in the new hip replacement. After that surgery, spent another 6 weeks for rehab at Oak Park Place on Jupiter Dr here in Madison. This was closest available, Portage and Madison West side were at capacity. Then I stayed w my parents for a couple of more weeks and made numerous trips back and forth, for appointments,

2-Story Single-Family Home
 Attached Garage Addition
 Side Yard

7'-0" Required
 4'-8" Provided
 2'-4" VARIANCE

230 NORTH OWEN DR. - MADISON

62.6'



SHEET

#1 of 8

11/11/12

Rev. Date

Remarks

Sheet Title: SITE PLAN

Project: MITCHELL/TRANNTON

Job Number: 2012-13

Scale: 1" = 10'-0" Date: 9/NOV/2012

TOM McHUGH • AIA

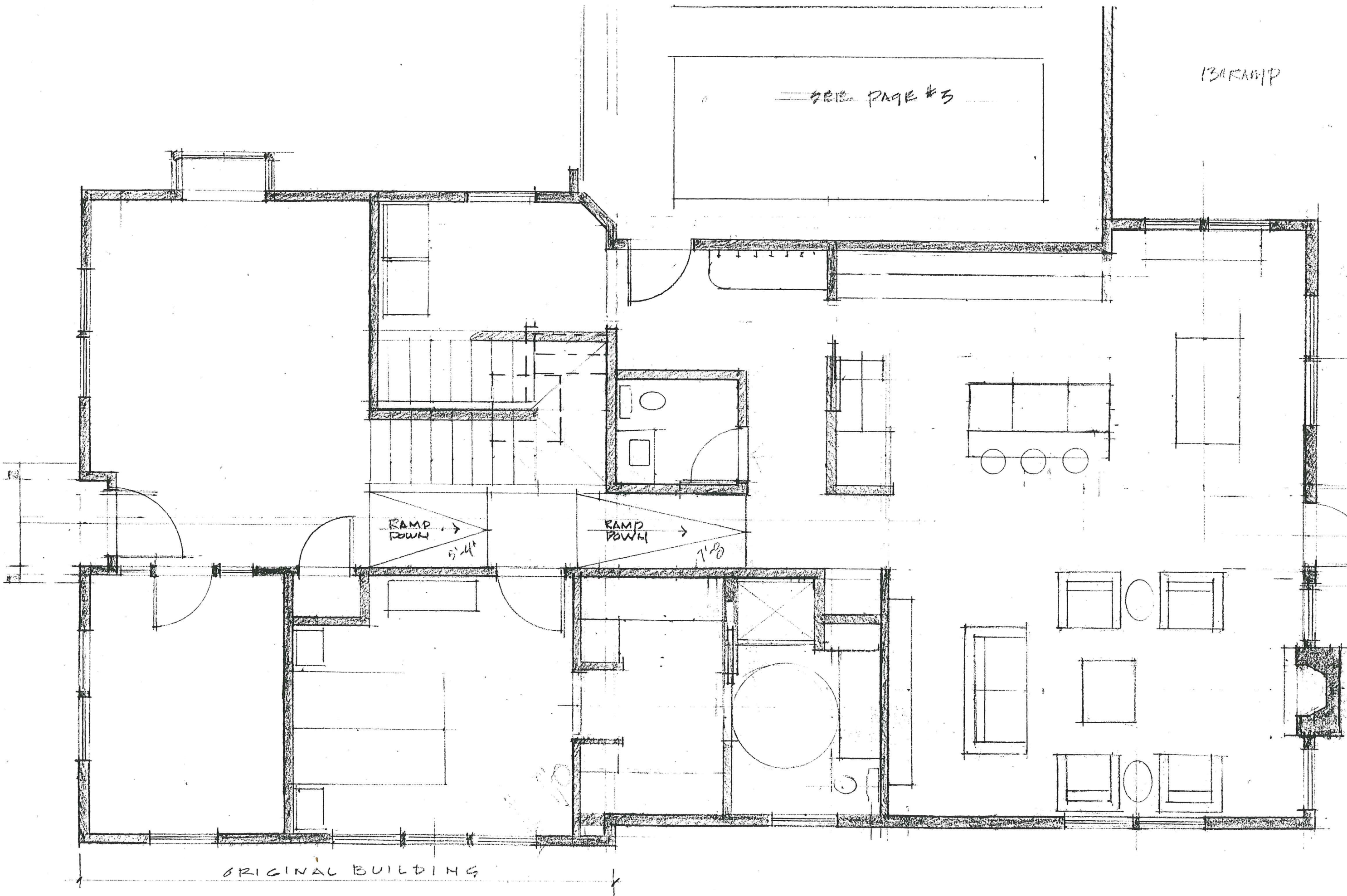
Architecture

Interiors

Residential

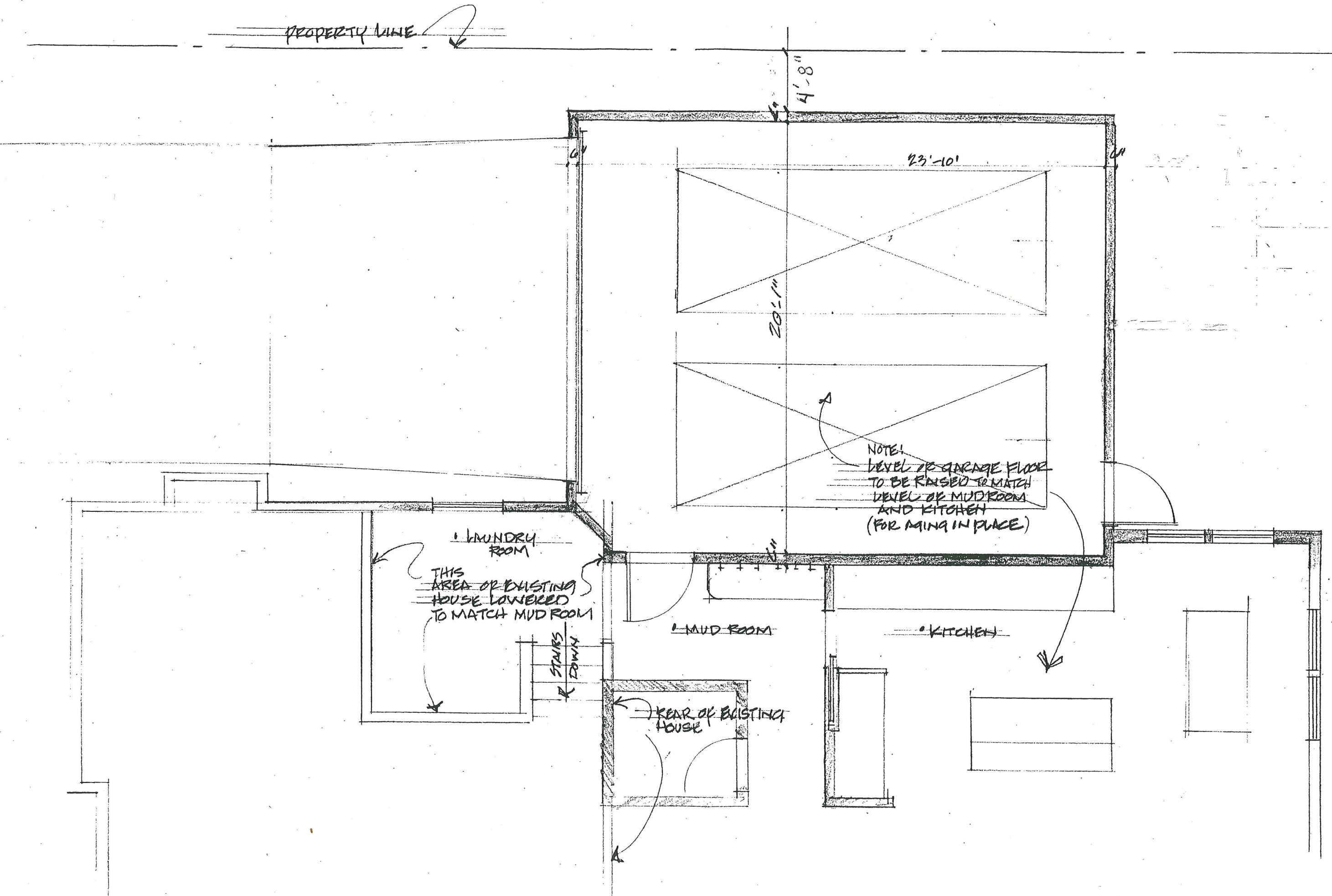
Commercial

tommchugh-aia.com



SHEET	
#2 of 3	
Rev. Date	Remarks
11/9/12	ADJUSTED GARAGE
Sheet Title:	FIRST FLOOR PLAN
Project:	MITCHELL/FRANTON
Job Number:	2012-13
Scale:	1/4" = 1'-0"
Date:	19 OCT 2012
TOM MCHUGH • AIA	
Architecture	
Interiors	
Residential	
Commercial	
tommchugh-aia.com	

4137 Hillcrest Drive, Madison, WI 53705 • P: 608 238 7112 • F: 608 238 7145 • tom.mchugh@aia.net



NOTE!
LEVEL OF GARAGE FLOOR
TO BE RAISED TO MATCH
LEVEL OF MUD ROOM
AND KITCHEN
(FOR FINISH IN PLACE)

• LAUNDRY ROOM
THIS AREA OF EXISTING
HOUSE LOWERED
TO MATCH MUD ROOM

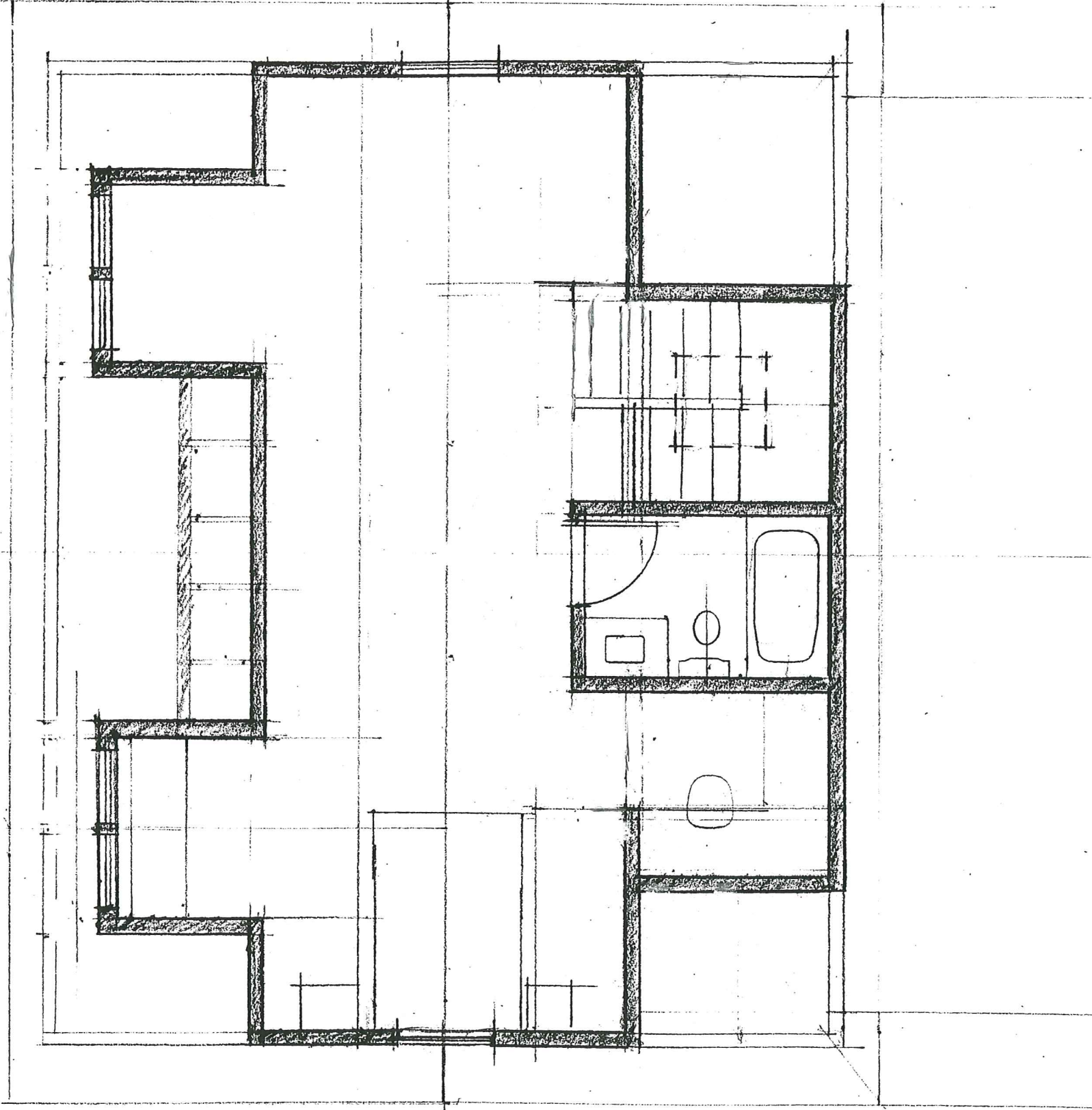
STAIRS
DOWN

• MUD ROOM

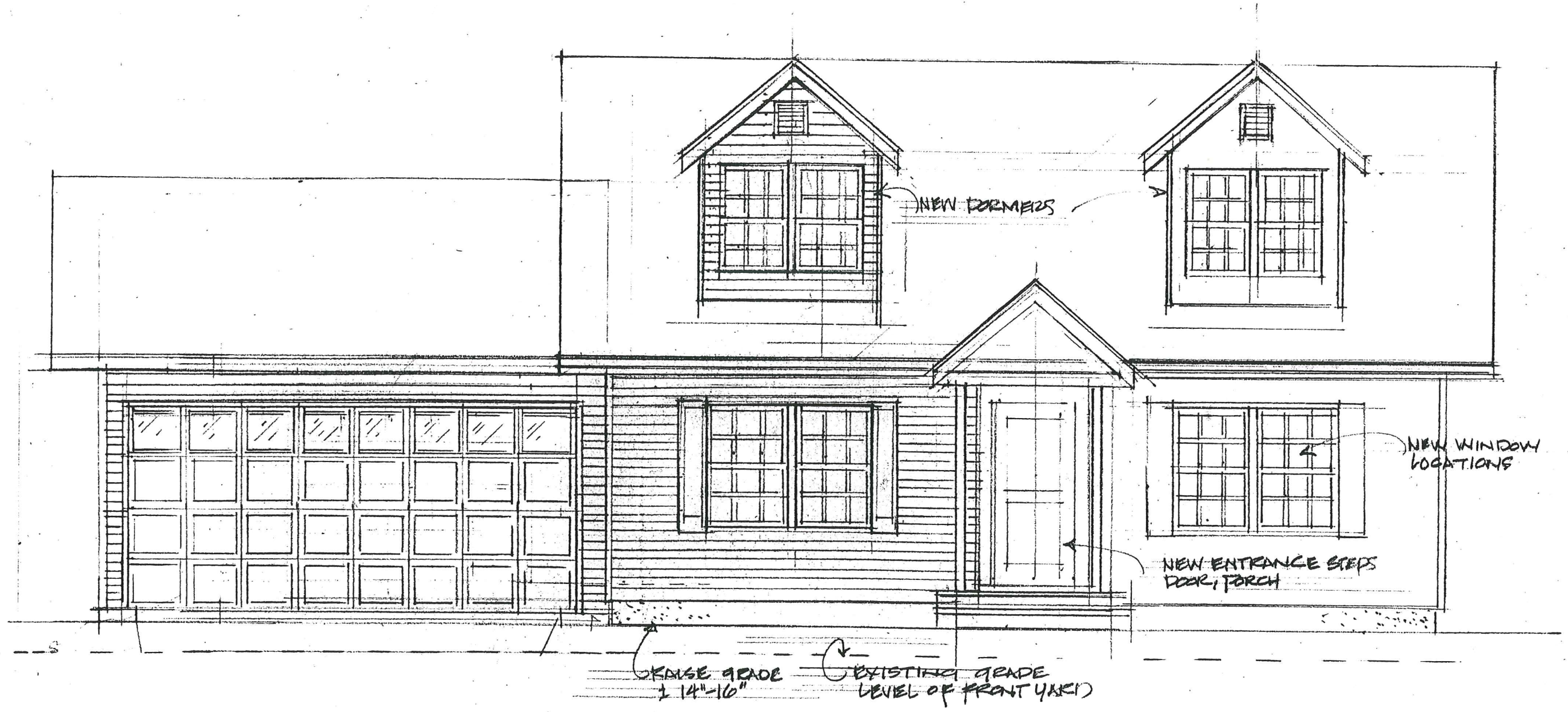
• KITCHEN

REAR OF EXISTING
HOUSE

TOM MCHUGH • AIA	Architecture	Sheet Title: NEW TWO CAR GARAGE	Rev. Date	Remarks
	Interiors	Project: MITCHELL / TRANTON		
Residential	Job Number: 2012-13			
Commercial	Scale: 1/4" = 1'-0"	Date: 7 NOV 2012		



TOM McHUGH • AIA		Architecture Interiors Residential Commercial tommchugh-aia.com	
Sheet Title:	2nd Floor	Rev. Date	
Project:	MITCHELL / TRANTON	Remarks	
Job Number:	2012-13		
Scale:	1/4" = 1'-0"	Date:	OCT 20 2012



EAST (FRONT) ELEVATION

Rev. Date

11/09/12 ADD TWO CAR GARAGE

Sheet Title: EAST (FRONT) ELEVATION

Project: MITCHELL/TENNISON

Job Number: 2012-13

Scale: 1/4" = 1'-0" Date: OCT 19, 2012

TOM MCHUGH • AIA

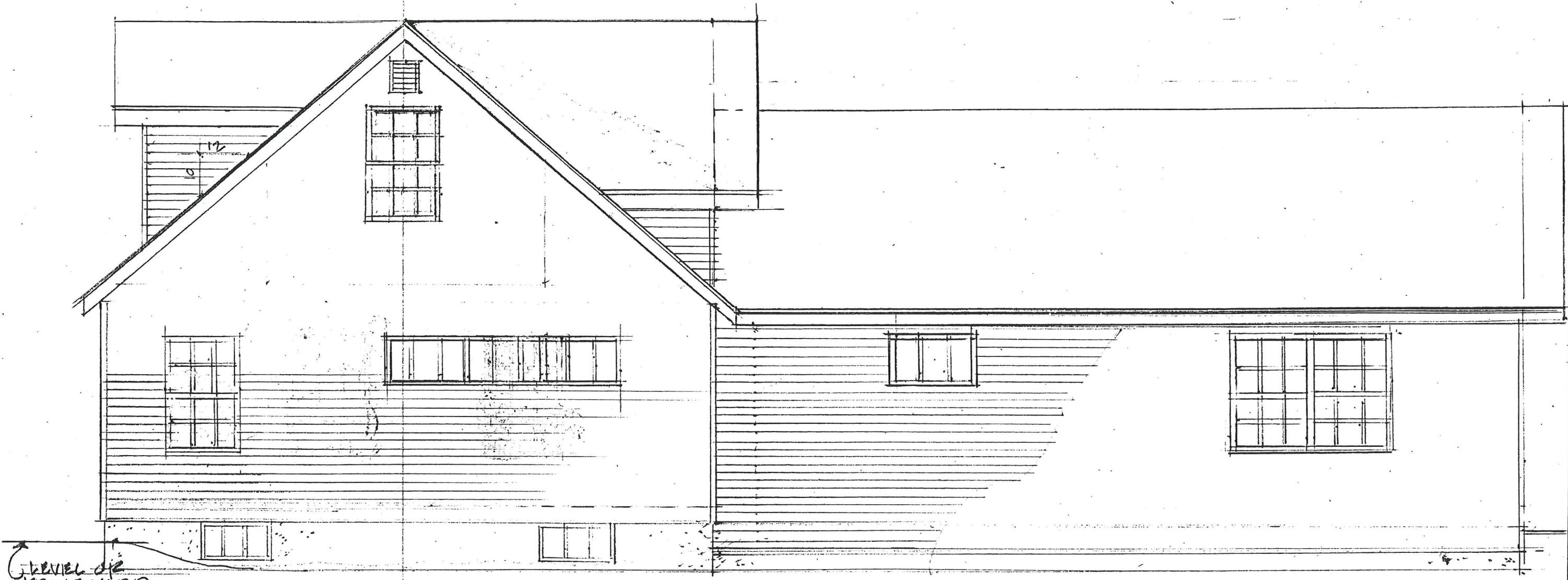
Architecture

Interiors

Residential

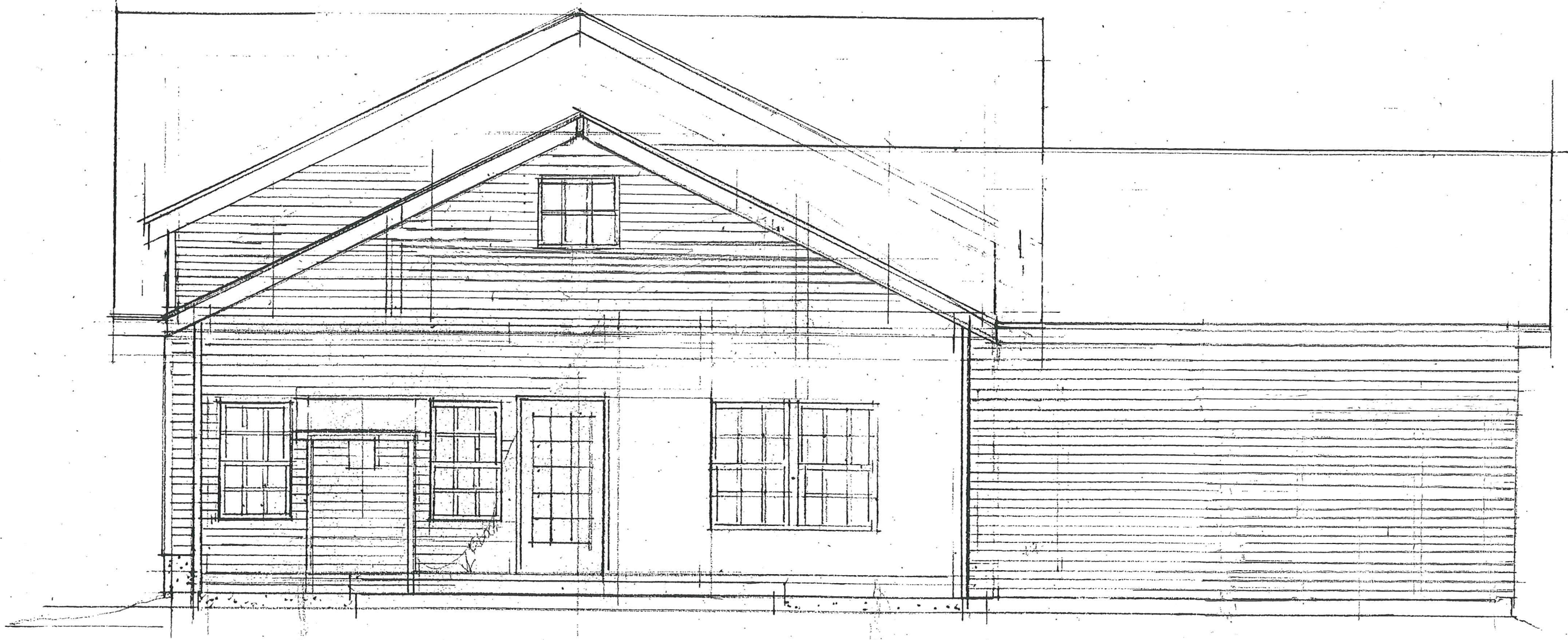
Commercial

tommchugh-aia.com



NORTH ELEVATION

TOM McHUGH • AIA	Sheet Title:	NORTH ELEVATION	Rev. Date		Remarks
	Project:	MITCHELL / FRANTON			
	Job Number:	2012-13			
	Scale:	1/4" = 1'-0"	Date:	20 OCT 2012	
Architecture	Interiors	Residential	Commercial		



• WEST ELEVATION

SHEET

748

Rev. Date 11/1/12

Remarks

ADJUSTED ROOF - ADD TWO CAR GARAGE

Sheet Title: WEST ELEVATION

Project: MITCHELL / TRANTON

Job Number: 2012-13

Scale: 1/4" = 1'-0" Date: 06/20/2012

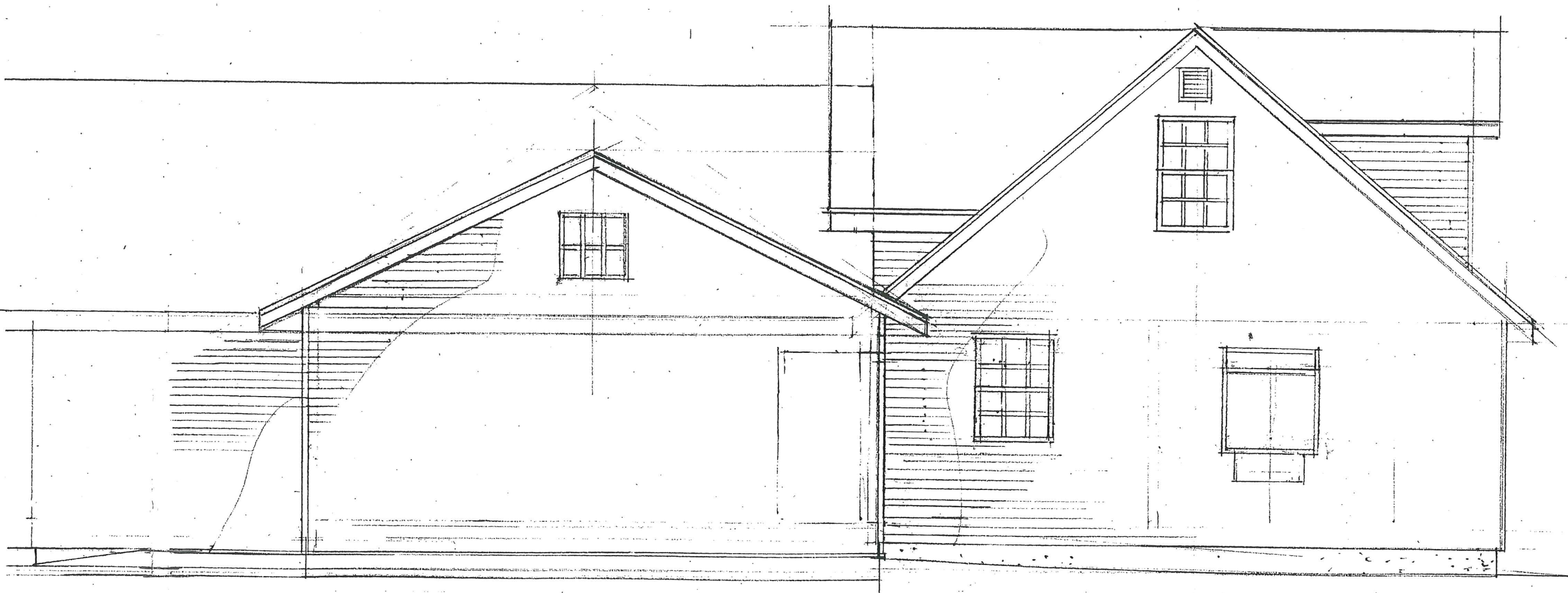
TOM McHUGH • AIA

Architecture

Interiors

Residential

Commercial



• SOUTH ELEVATION

Sheet Title: SOUTH ELEVATION
Project: MITCHELL / TRANTON
Job Number: 2012-13
Scale: 1/4" = 1'-0"
Date: OCT 20, 2012

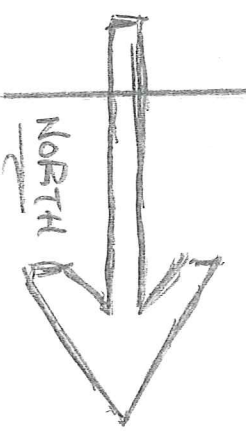
REV. DATE
11/10/12

REMARKS
REVISED GARAGE

EXISTING SITE
PLAN

230 N OJSEN DR.
MADISON, WI
53705

SCALE
1" = 10' 0"



CURRENT FENCE
(OUR SIDE OF PROPERTY LINE)

134.0'

NEIGHBOR'S HOUSE

9' 4"

8' 8"

7' 0"

10' 6"

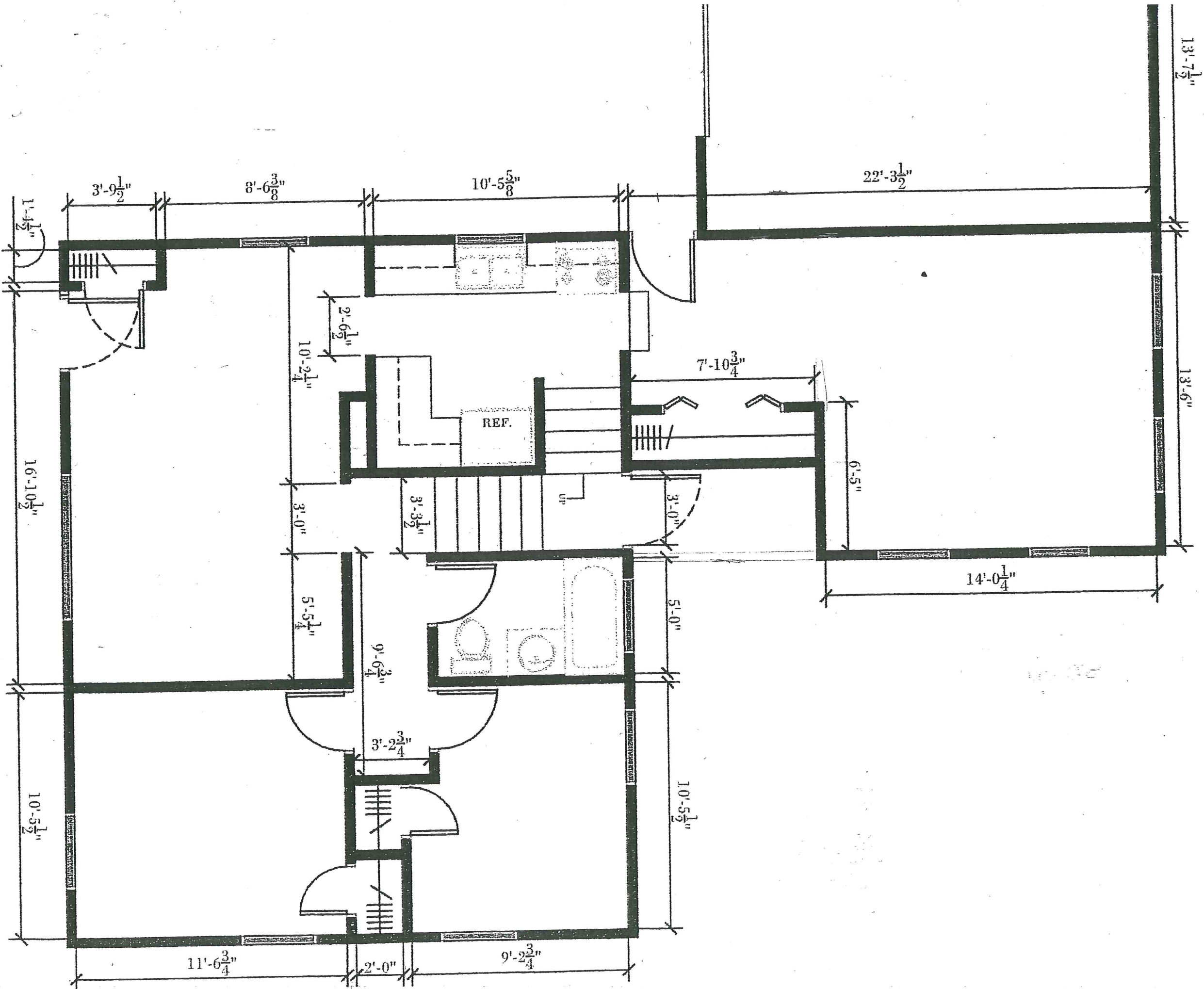
30' 0"

62.6'

230 N. OJSEN DR. - MADISON

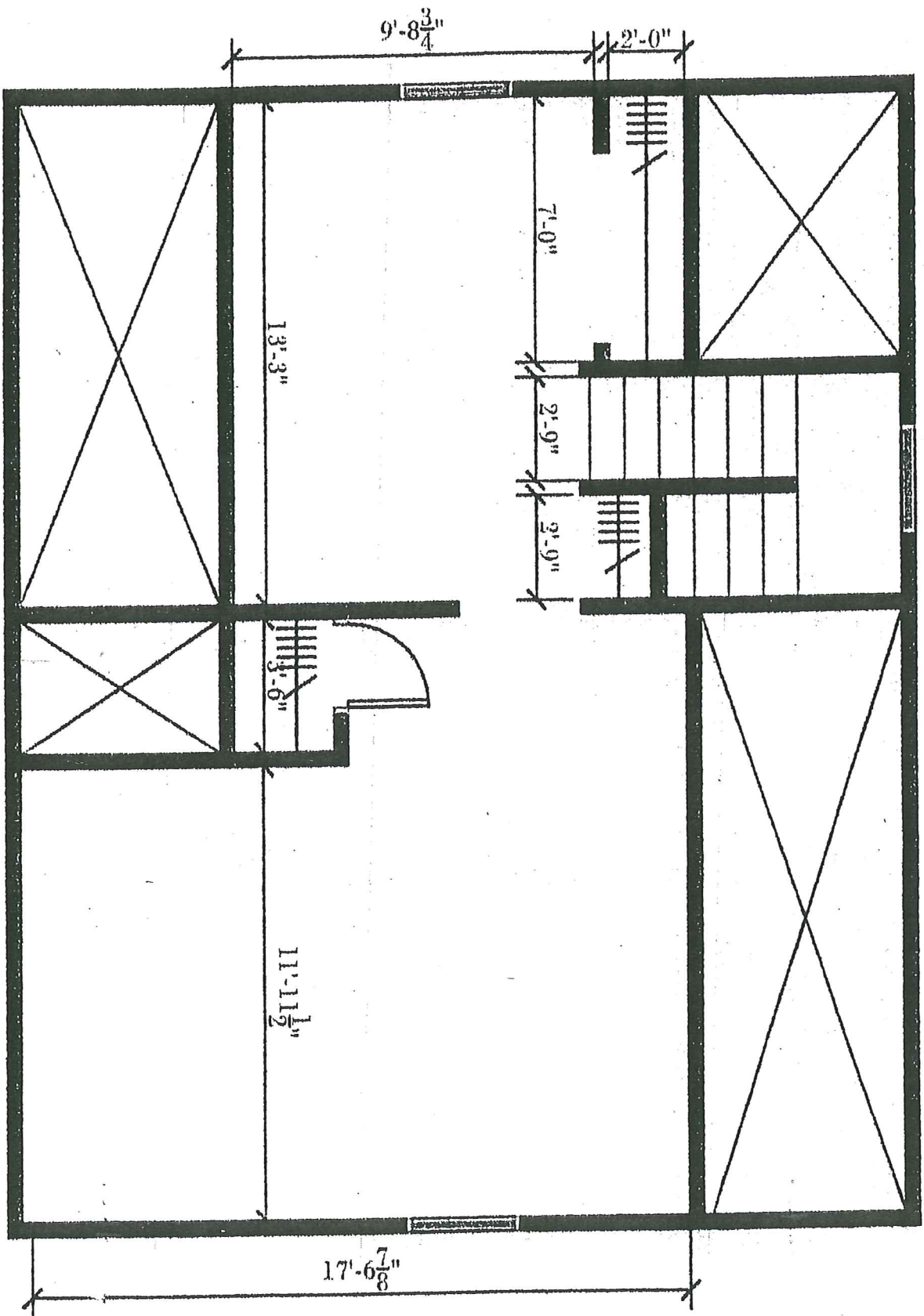
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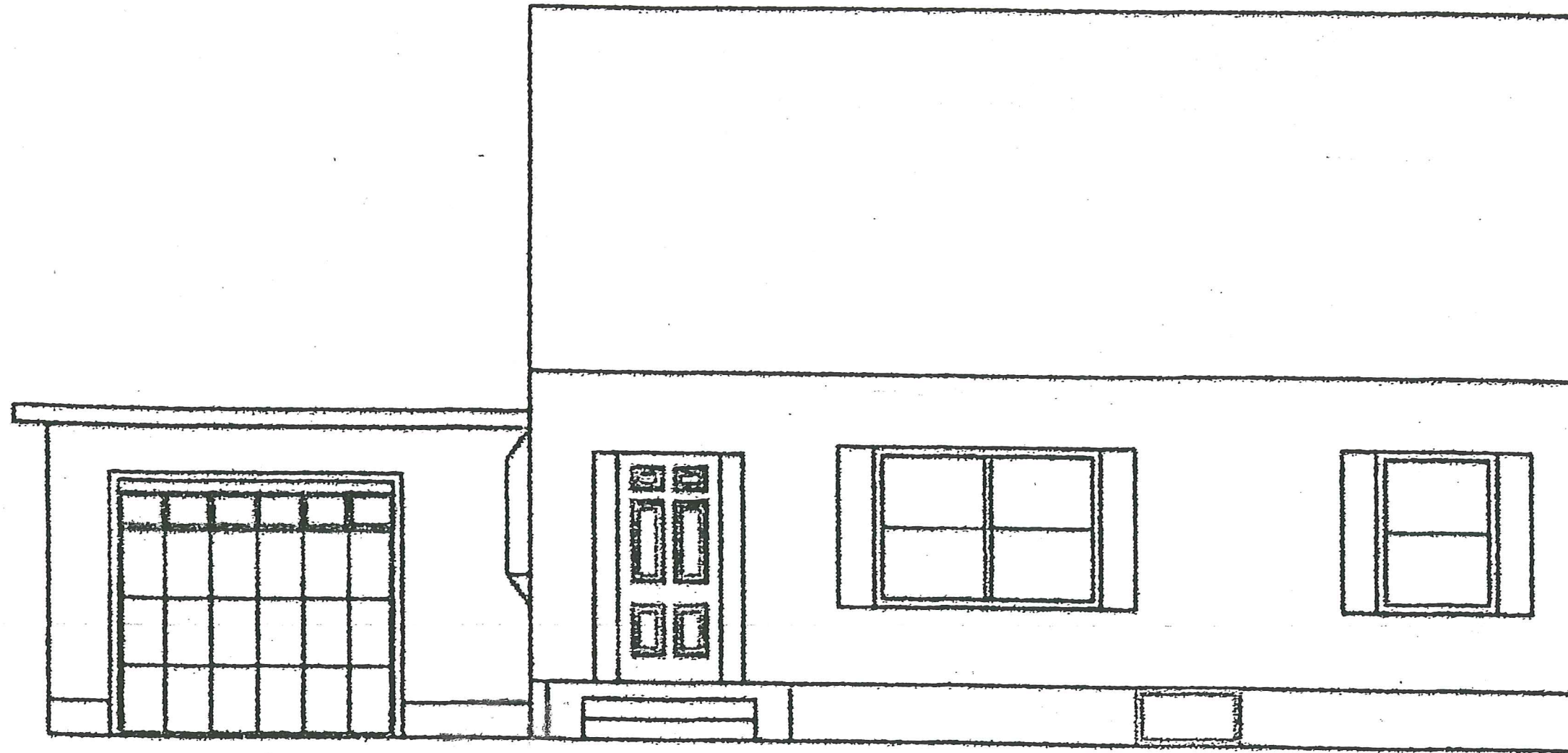
1
A1
1/8" = 1'-0"
EXISTING MAIN LEVEL

2 of 7



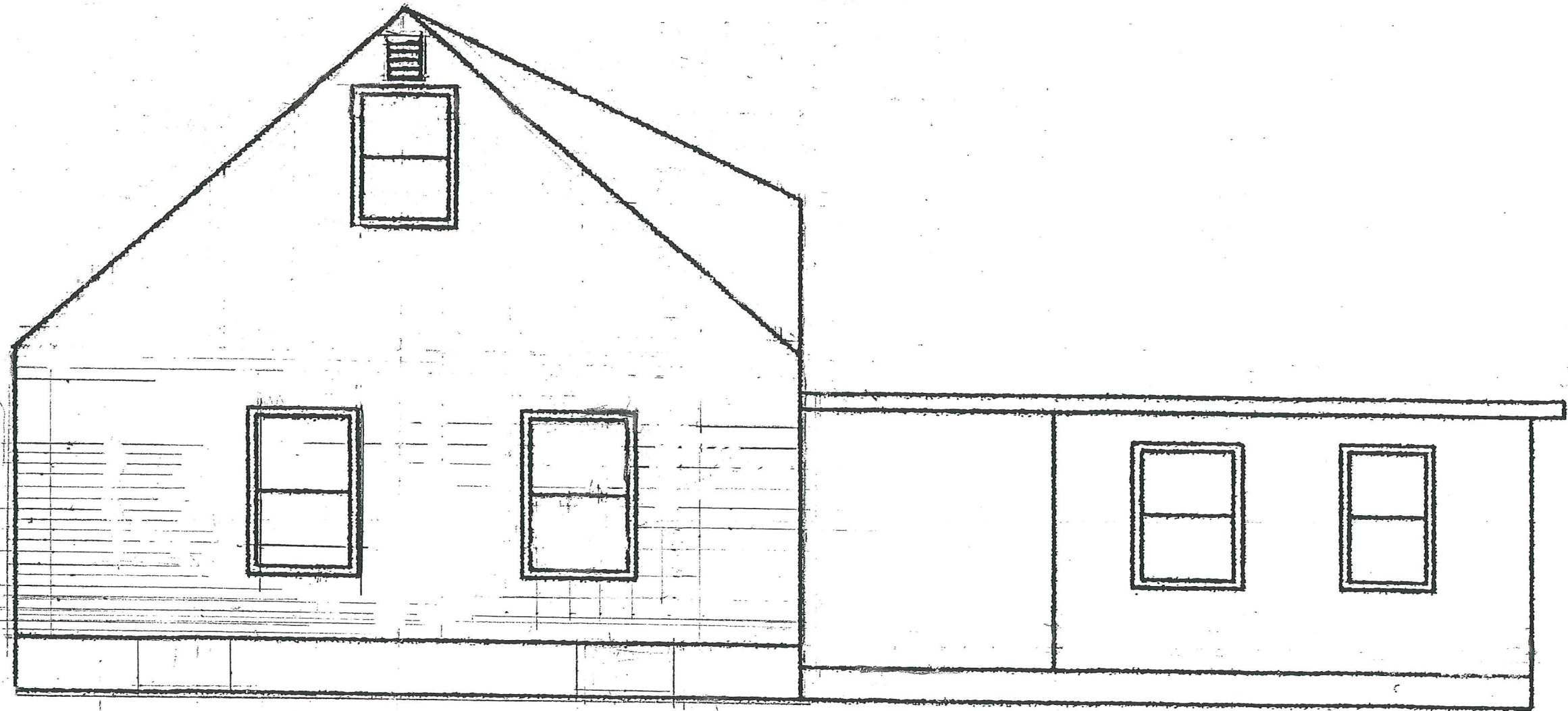
2
A1
EXISTING UPPER LEVEL
1/8"=1'-0"

3 of 7



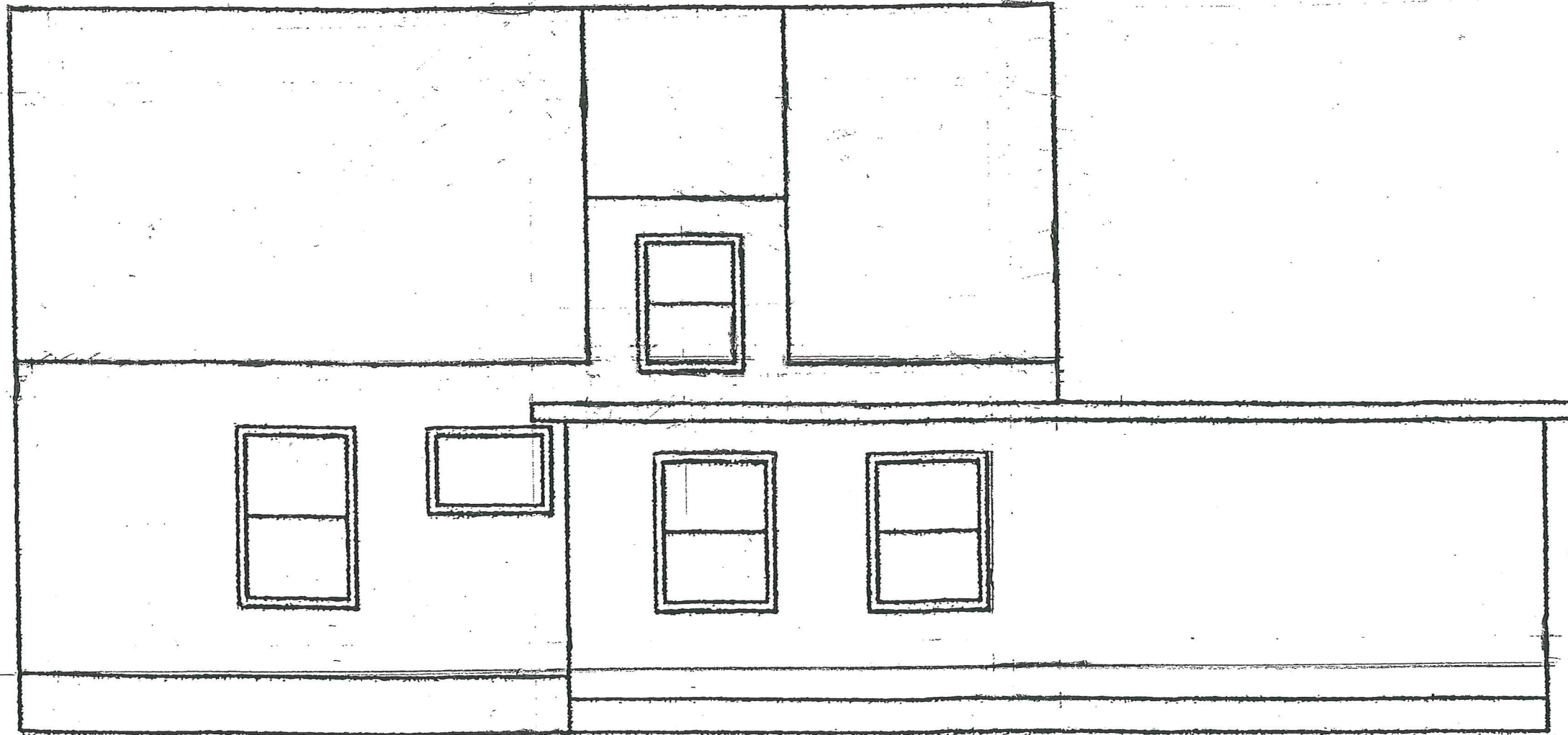
EXISTING - EAST (FRONT) ELEVATION

230 N. OWEN DR. - MADISON



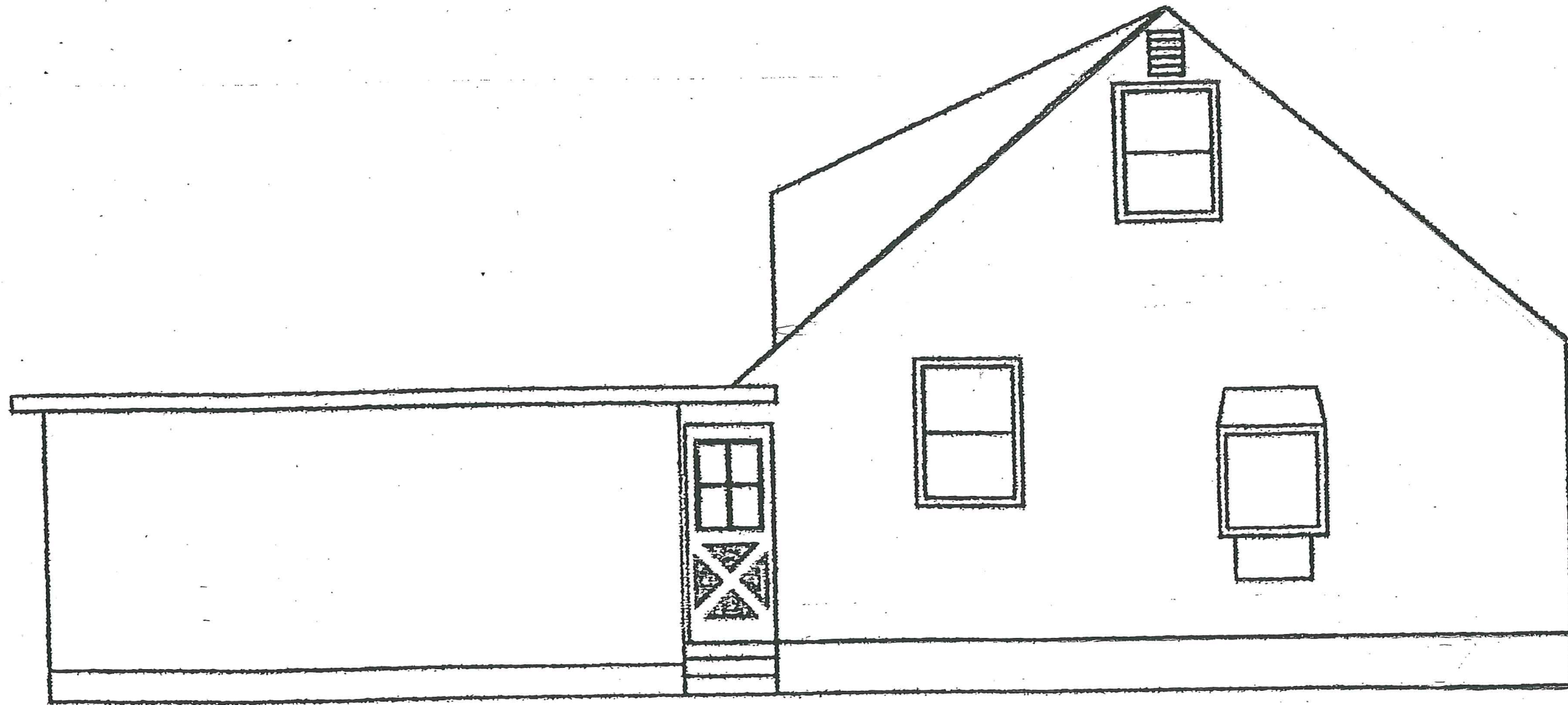
EXISTING - NORTH ELEVATION

230 N. OWEN DR • MADISON



EXISTING WEST ELEVATION

230 N. OWEN DR. MADISON



EXISTING · SOUTH ELEVATION

230 N. OWEN DR · MADISON