



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: 308 S Faw St., Madison, WI 53703

Name of Owner: Katharine Stanton + Benjamin Parrell

Address of Owner (if different than above):

Daytime Phone: 608-695-5210 Evening Phone: 608-695-5210

Email Address: kathy.stanton@gmail.com

Name of Applicant (Owner's Representative): Same as above

Address of Applicant:

Daytime Phone: Evening Phone:

Email Address:

Description of Requested Variance: We are requesting two variances!

1) a 3' variance of the required side-yard setback on the south side of the property

2) a 2'1" variance of the required rear-yard set back on the east side of the property

(See reverse side for more instructions)

FOR OFFICE USE ONLY

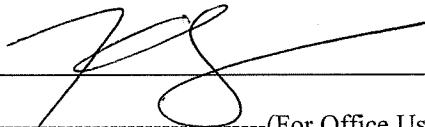
Amount Paid: 300- Hearing Date: 11-29-18
Receipt: 084838-004 Published Date:
Filing Date: 11-8-18 Appeal Number:
Received By: mwt GQ: OK-
Parcel Number: 0709-131-24198- Code Section(s): 28.045 (2)
Zoning District: +R-C4
Alder District: 16 - Cummet

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <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 checked="" type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
<input checked="" 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).
<input 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 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 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"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
<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: 11/8/18

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

DECISION

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: Approved Denied Conditionally Approved

Zoning Board of Appeals Chair: _____

Date: _____

Variation Application

Katharine Stanton and Benjamin Parrell – 308 S Few St., Madison WI 53703

608-695-5210; katy.stanton@gmail.com

11/8/2018

1. This parcel is unique for our zoning district (TR-C4), in that most of the adjacent properties do not share the same single-family zoning: the industrial building to the west and north-west of the property is built up to the lot line, a large undeveloped parcel of an apartment building is located to the south, and a parking lot is located to the southwest. The only other single-family residential building is located to the north.

2. Our variance request is not contrary to the spirit, purpose, nor intent of the zoning regulations. We are requesting this variance with the intent to improve and modernize our 140-year-old house, consistent with the style of both the house and our neighborhood.

3. As our house is currently zoned, we cannot provide modern conveniences, such as a bathroom, family room on the first floor, and master bathroom. In addition to the modern conveniences, we are also looking to add to the overall value of our home, by adding a second bathroom upstairs and remodeling the kitchen. This will not only benefit us, but will also increase the property value for the city. Because of the age, size, and layout of our house, we are requesting this variance to build in these accommodations, which would not be possible without the variance.

4. The required minimum set-back from the rear property line would make it impossible to create enough space to modernize and improve the current property. To comply with the zoning code, we would only be permitted 8' of interior space in the planned addition. This amount of space is insufficient for the proposed plan of use, including the first-floor family room and master bath.

5. Our variance is fairly minor, and will not create any detriments to adjacent properties. We have communicated with our adjacent neighbor at 306 S Few St., and she is on board with our plan. We have no immediate neighbor to our south (it's an undeveloped section of the plot associated with the apartment complex located on Williamson St), nor to our immediate west (our property sits at the back wall of Working Draft Brewery).

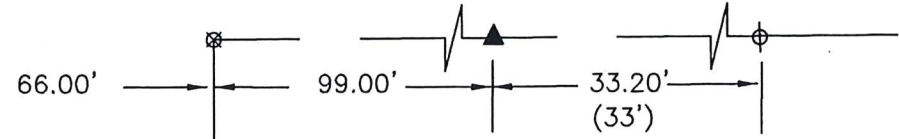
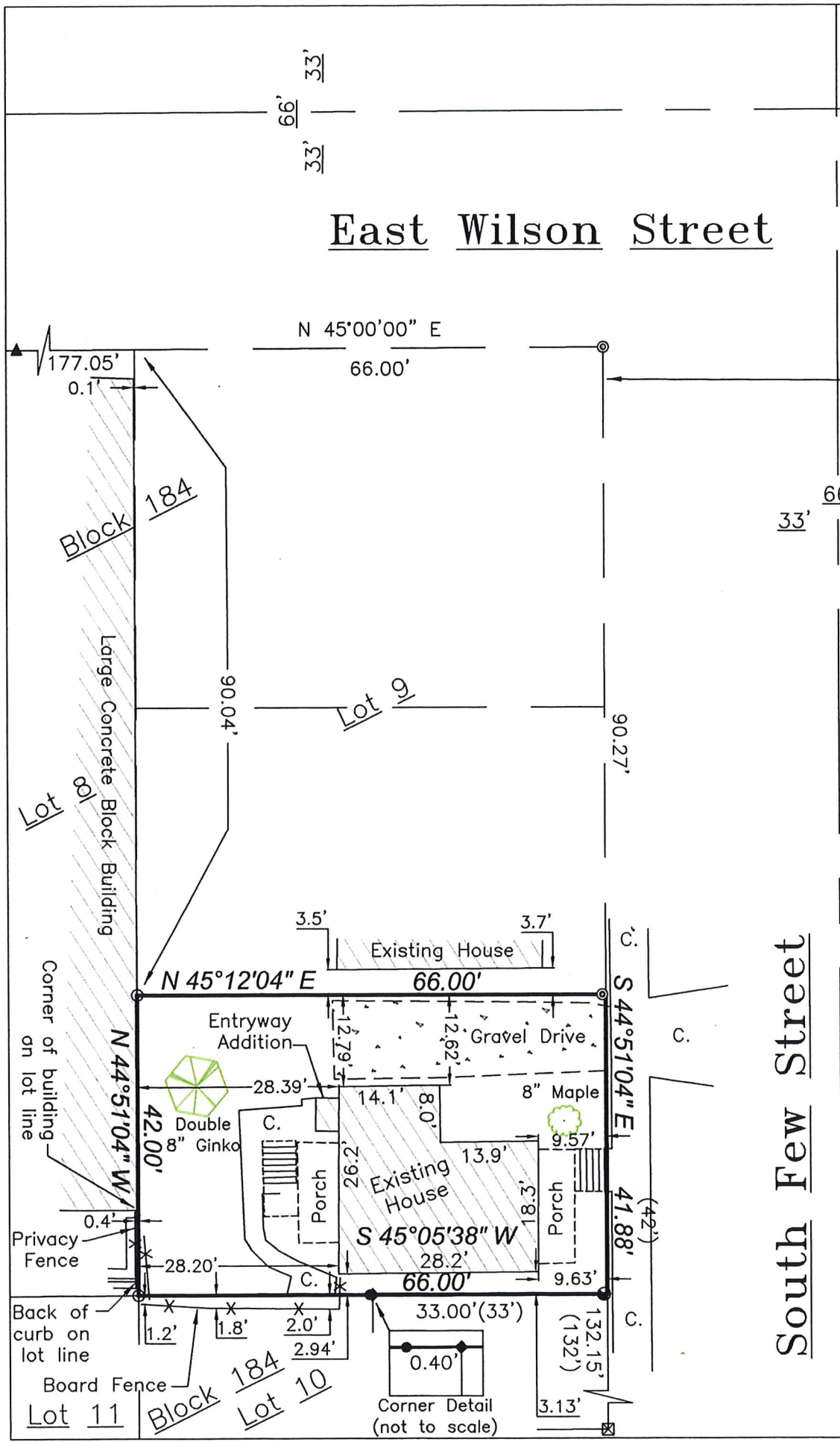
6. We plan to create our addition to fit both the style of the existing house (low victorian) and of the neighborhood.

PLAT OF SURVEY

The Southeast 42 feet of Lot 9, Block 184, Farwell's Replat, AKA Original Plat of Madison, being a part of the SE 1/4 of the NE 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.

Hintze Book of Madison Original Plat Block 201 Diagram (Information on Block 184 is scarce)

East Wilson Street



Surveyor's Certificate
 I, Timothy G. Radl, Professional Land Surveyor S-2959, hereby certify that: I have surveyed, mapped, and monumented the lands described herein; that such map correctly represents all exterior boundaries of the land surveyed; and that this survey is correct to the best of my knowledge and belief.
 Dated this 18th day of September, 2018.



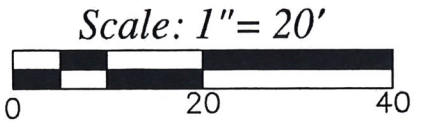
[Handwritten Signature]

9/18/2018

Timothy G. Radl S-2959 Professional Land Surveyor

Notes: Fieldwork performed September 14th, 2018.
 Building offsets are from foundation.
 No title report was furnished for this survey.
 Only above-ground features have been located.
 C. Indicates an existing concrete surface.
 Previously recorded dimensions enclosed in parenthesis.
 Wetlands and or flood zones, if present, have not been delineated.
 This survey subject to all agreements and easements recorded and unrecorded.

North, as referenced to the Southeasterly line of East Wilson Street, assumed to bear N 45°00'00\"/>



- Legend**
- 3/4"x 18" Steel Rod Driven
 - Cut Cross Found
 - 3/4" Outside Dia. Iron Pipe Found
 - 1.25" Outside Dia. Iron Pipe Found
 - 3/8" Rebar Found
 - 1" Outside Dia. Iron Pipe Found
 - 3/4" Rebar Found
 - PK Nail Found
 - 1" Pinch Pipe Found

Red Oak Land Surveying LLC		
313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com		
DRAWN TGR	DATE 9/18/2018	For: Katy Stanton 308 S. Few St. Madison, WI 53703
APPROVED TGR	DATE 9/18/2018	
SCALE 1" = 20'	SHEET 1 of 1	PROJECT NO. 2018065

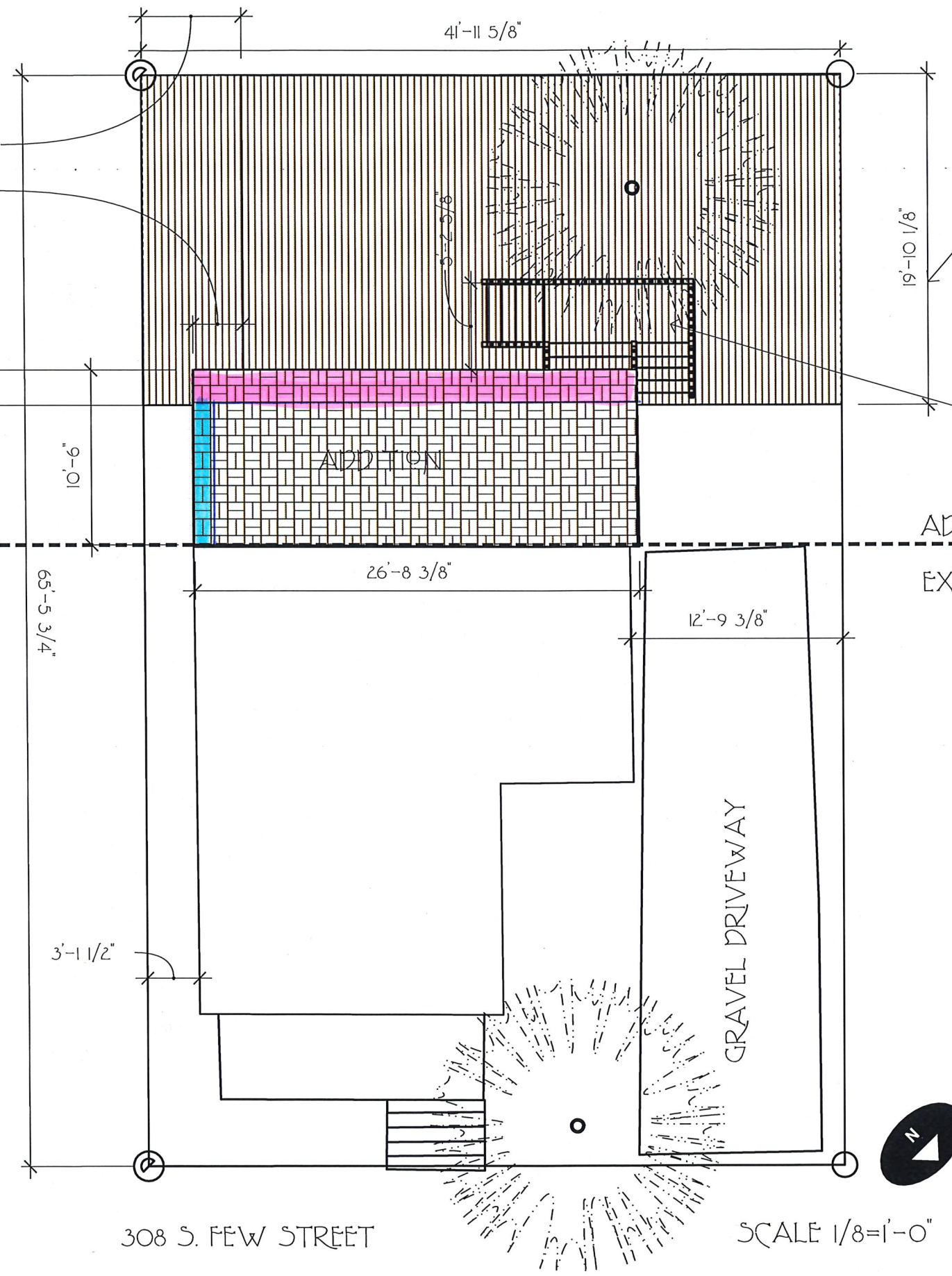
REQUIRED SIDEYARD
~~AMOUNT OF VARIANCE NEEDED~~

~~REQUESTED AMOUNT OF REAR YARD VARIANCE FOR PROPOSED ADDITION~~

Two-story Single-Family Home
 Two-story Addition

Rear Yard
 19.3' Required
 17.3' Provided
 2.0' Variance

Side Yard
 4.2' Required
 3.1' Provided
 1.1' Variance



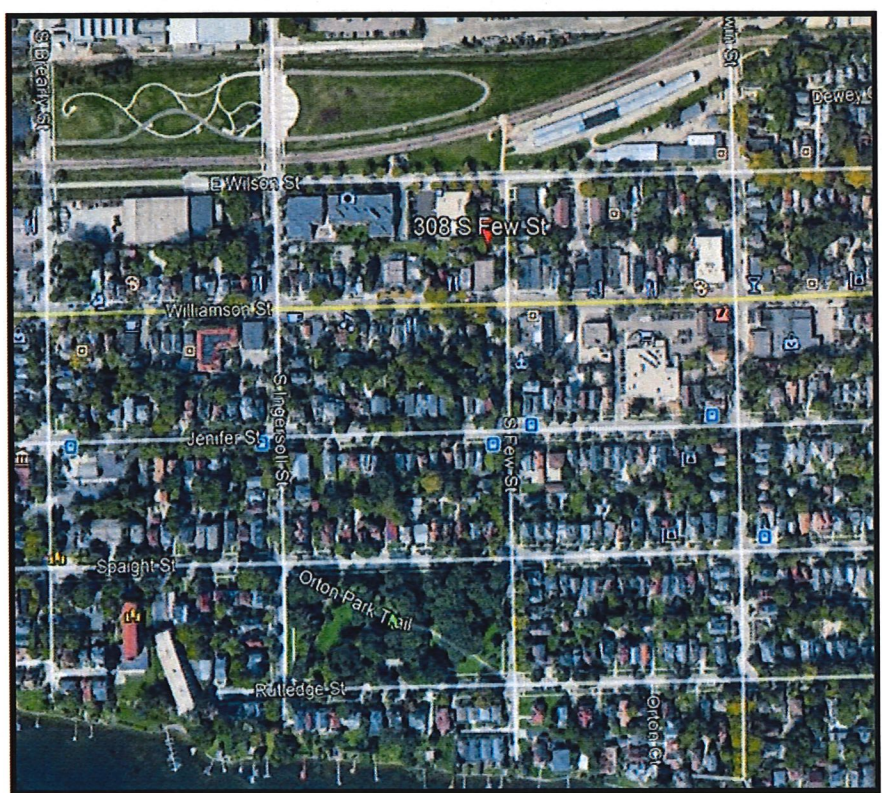
REQUIRED SETBACK FOR SINGLE-FAMILY-DETACHED
 28.045 TR-C4 DISTRICT. 30% OF DEPTH

DECK AND STEPS FOR ADDITION

ADDITION
 EXISTING

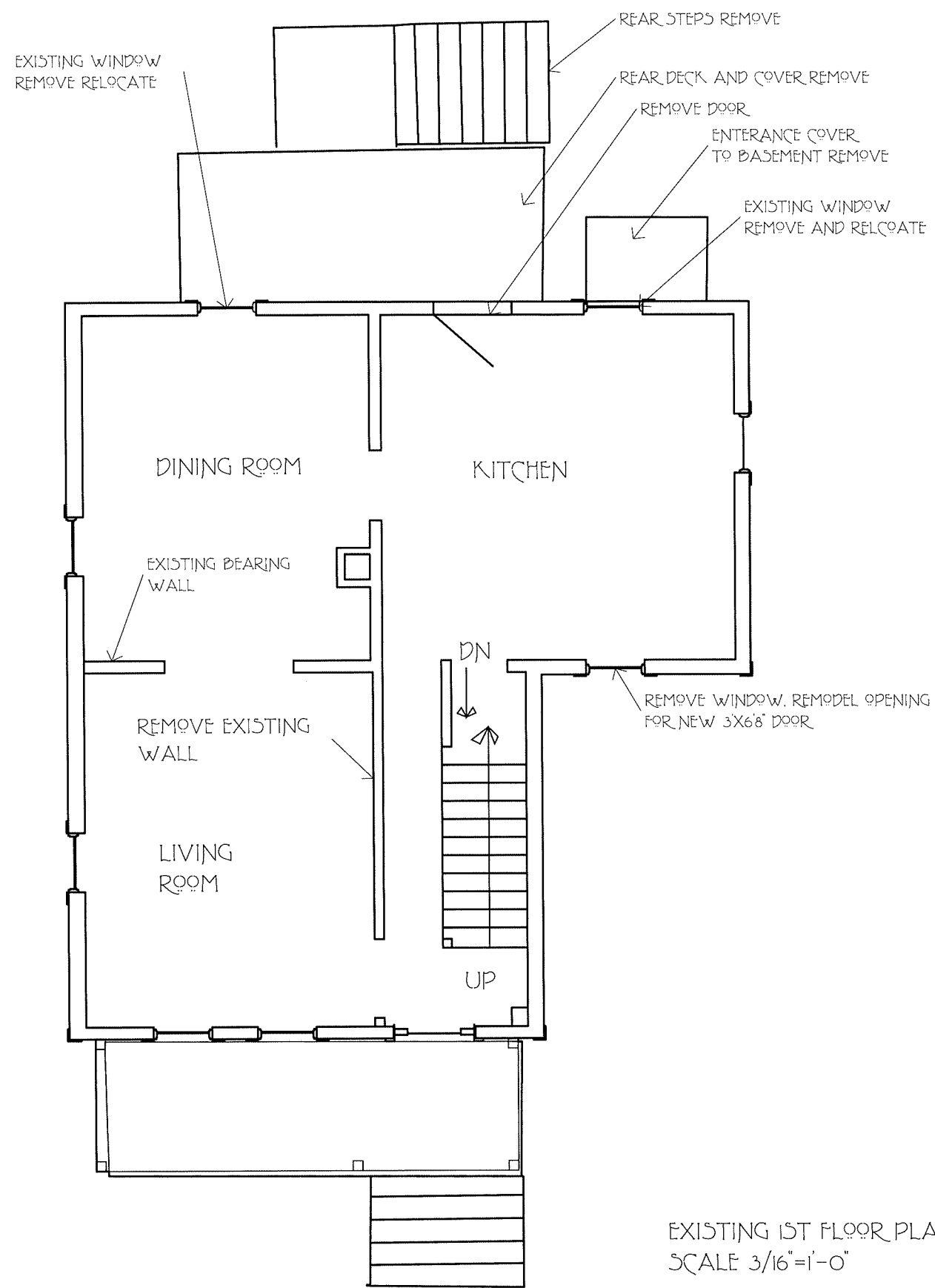
308 S. FEW STREET LOT STATISTICS
 AREA: 2772 SQFT INCLUDING ADDITION
 BUILDING HEIGHT: 2 STORIES
 LOT COVERAGE W/ ADDITION 31%
 USEABLE OPEN SPACE W/ ADDITION 830 SQFT

LOCATION MAP NTS

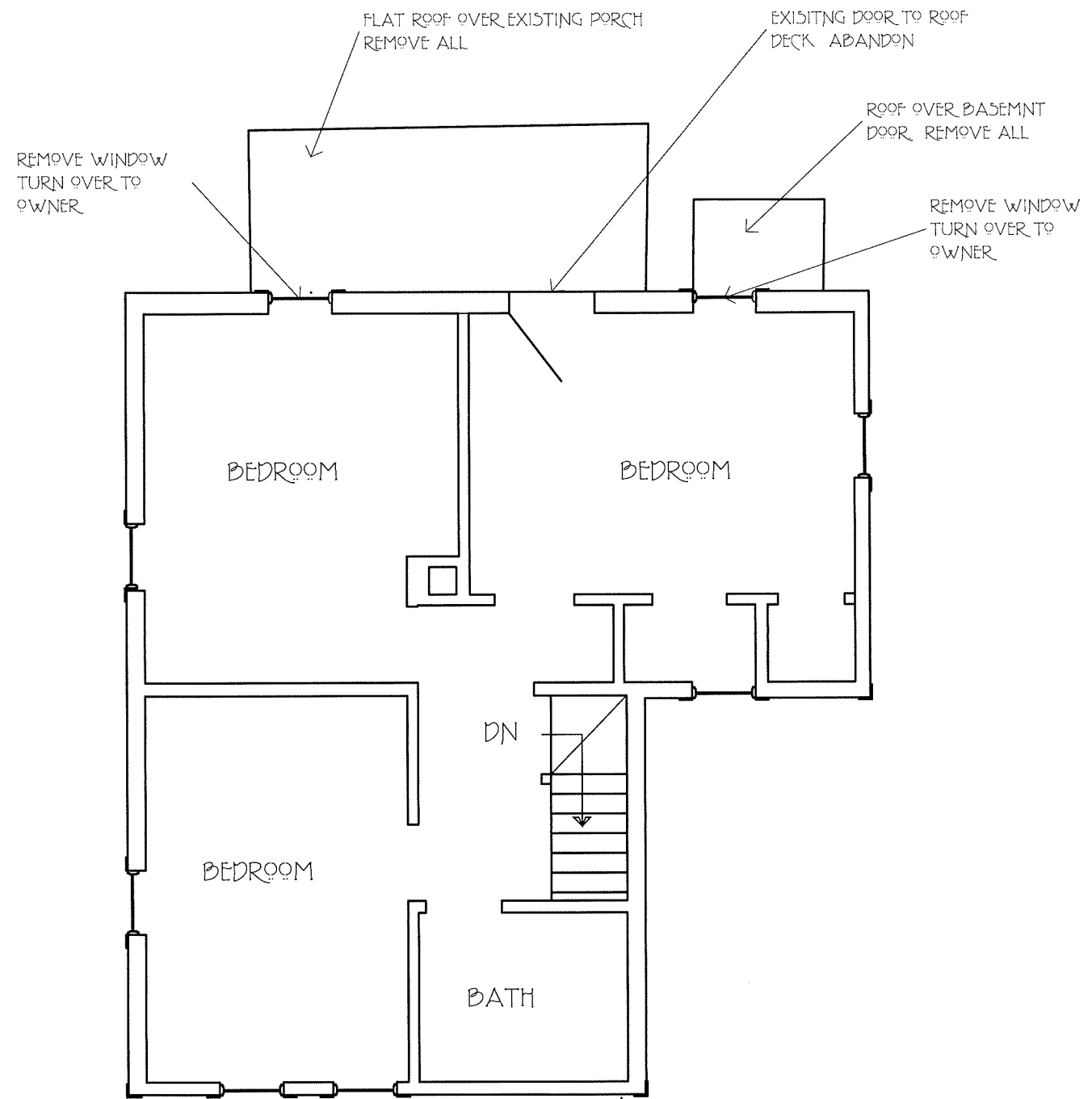


INDEX OF DRAWINGS:	
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A3	DEMO PLANS
A4	PERSPECTIVES
A5	FLOOR PLANS
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A14	DECK STAIR SECTIONS
A15	KITCHEN PLAN

OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE: 10.09.2018	SHEET A1 SITE PLAN
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	

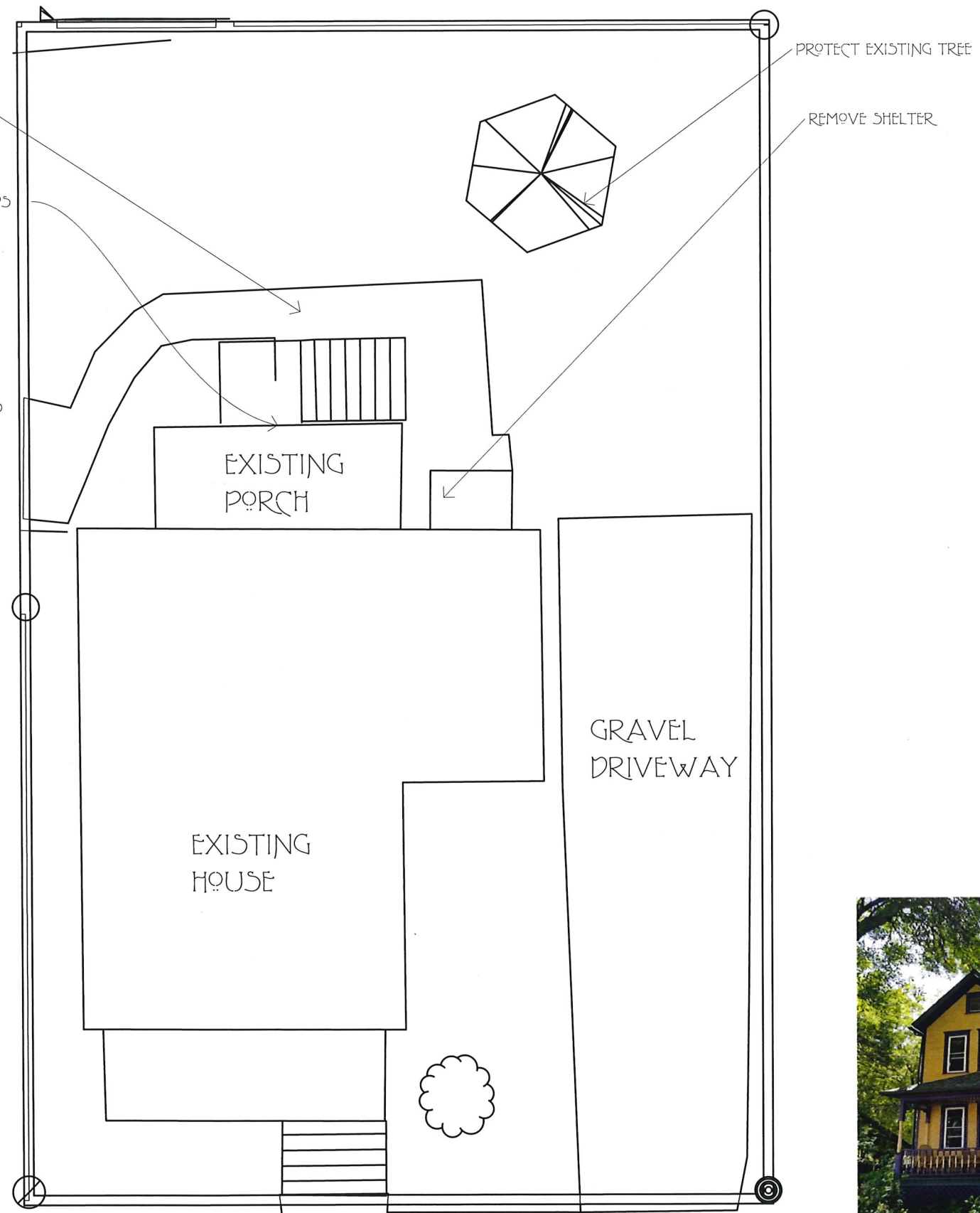
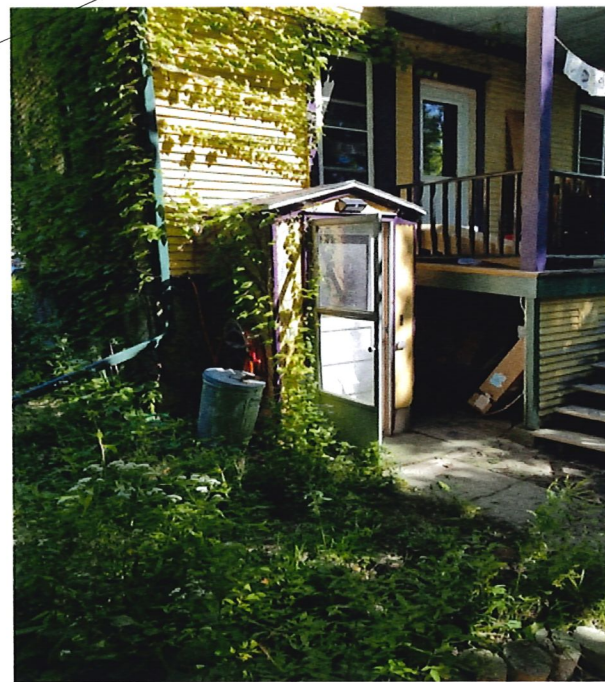


EXISTING 1ST FLOOR PLAN
SCALE 3/16"=1'-0"

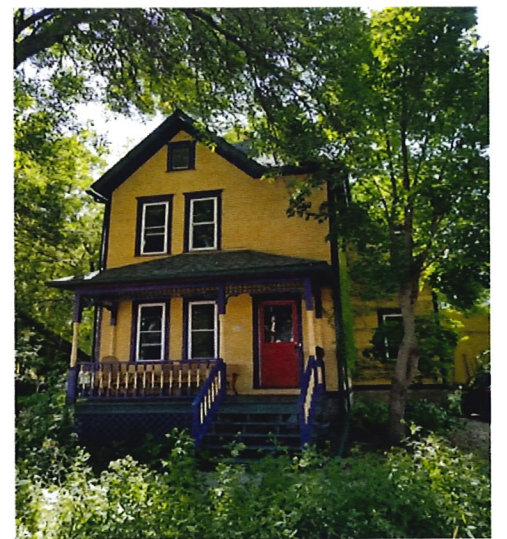


EXISTING 2ND FLOOR PLAN
SCALE 3/16"=1'-0"

OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	ISSUED FOR REVIEW	DATE:: 10.09.2018	SHEET A2 EXISTNG FLOOR PLANS
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	DATE:: 11.01.2018	



DEMO NOTE: SHOULD LEAD PAINT BE FOUND ON ANY OF THE SCHEDULED DEMO. HANDLE, BAG AND DISPOSE OF IT IN AN APPROVED MANNER.



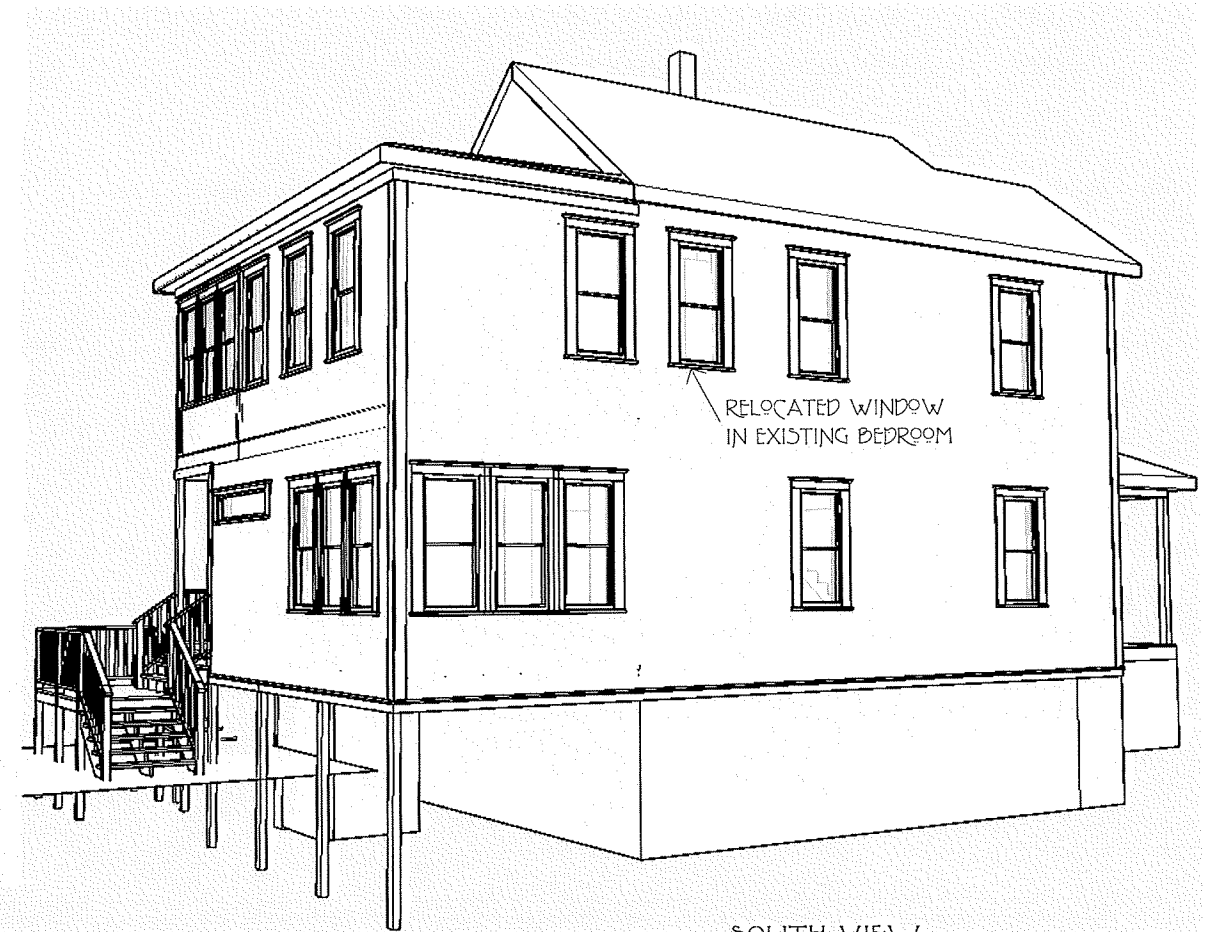
OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE: 10.09.2018		SHEET A3
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	DATE: 11.01.2018	DEMO



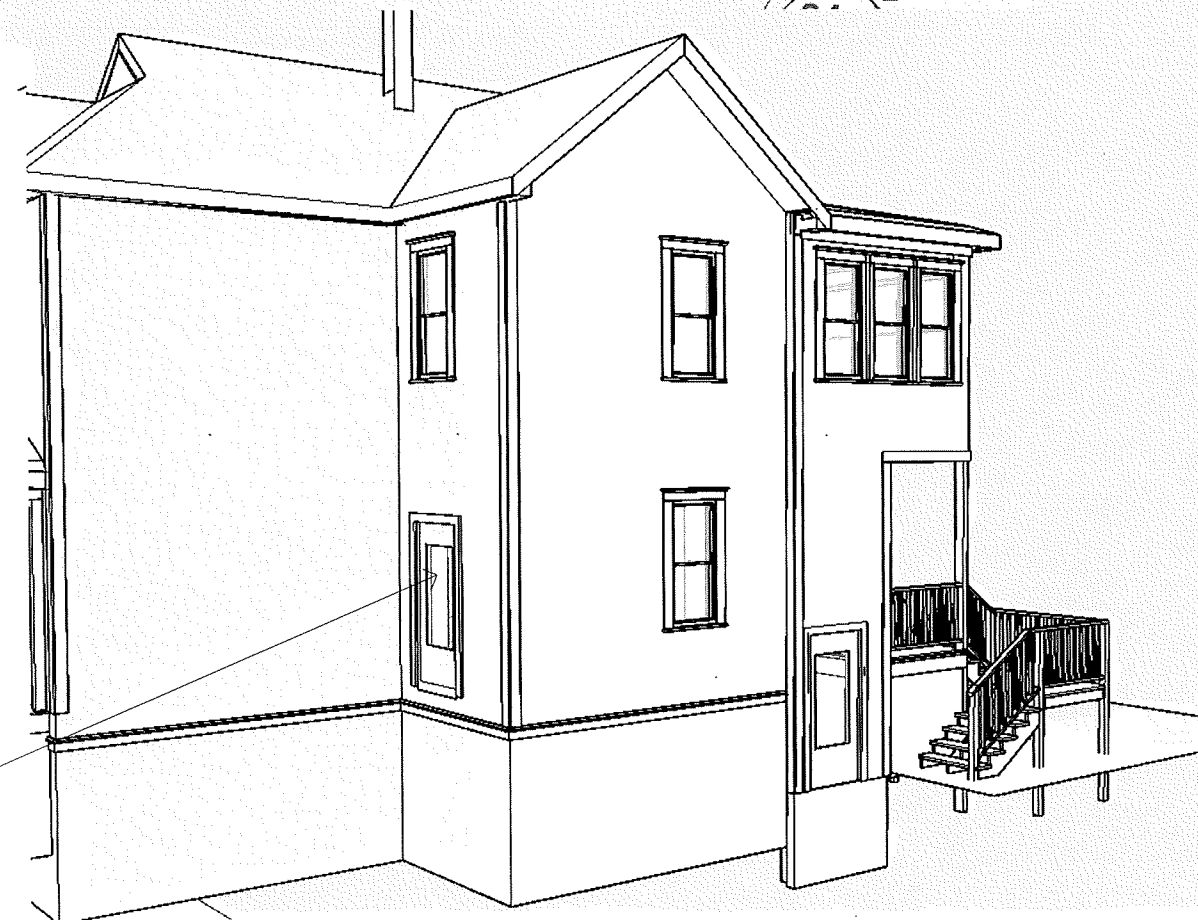
SOUTHWEST VIEW
NTS



WEST VIEW
NTS



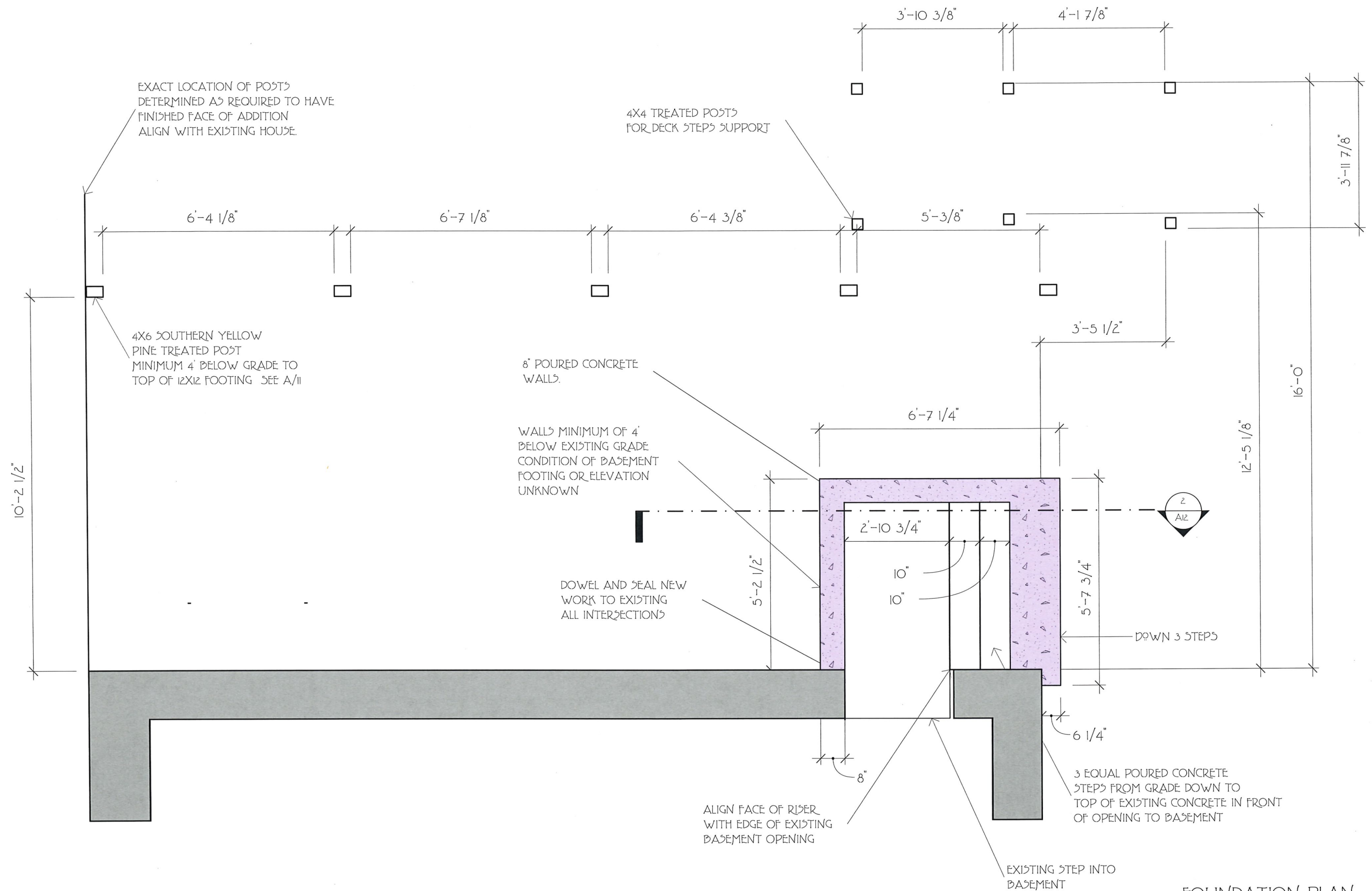
SOUTH VIEW
NTS



NEW 36X80 EXTERIOR
DOOR IN EXISTING OPENING
BARRICADE UNTIL FUTURE
PORCH IS BUILT

NORTHEAST VIEW
NTS

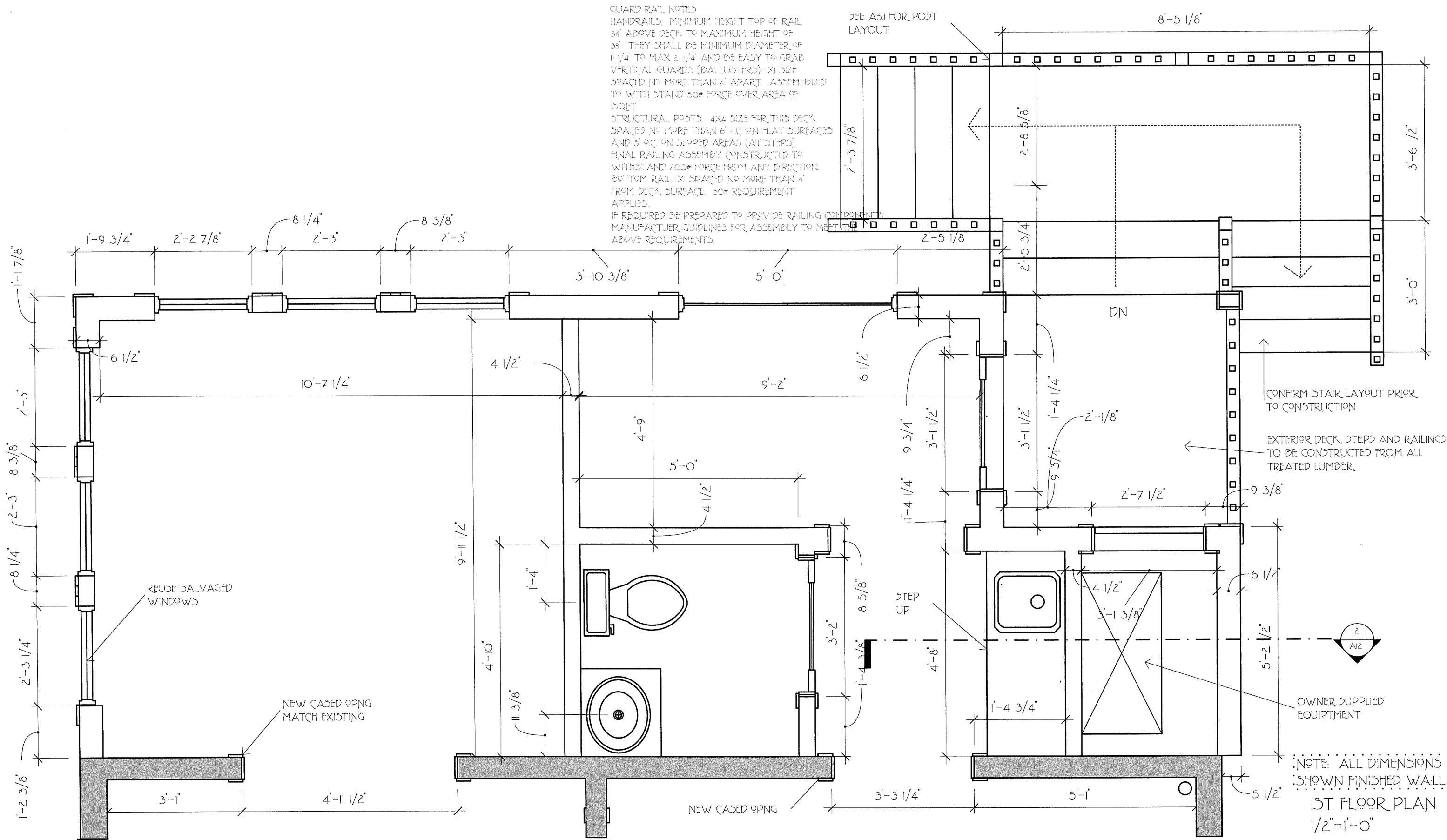
OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53503	DATE: 10.09.2018	SHEET A4 PERSPECTIVES
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	



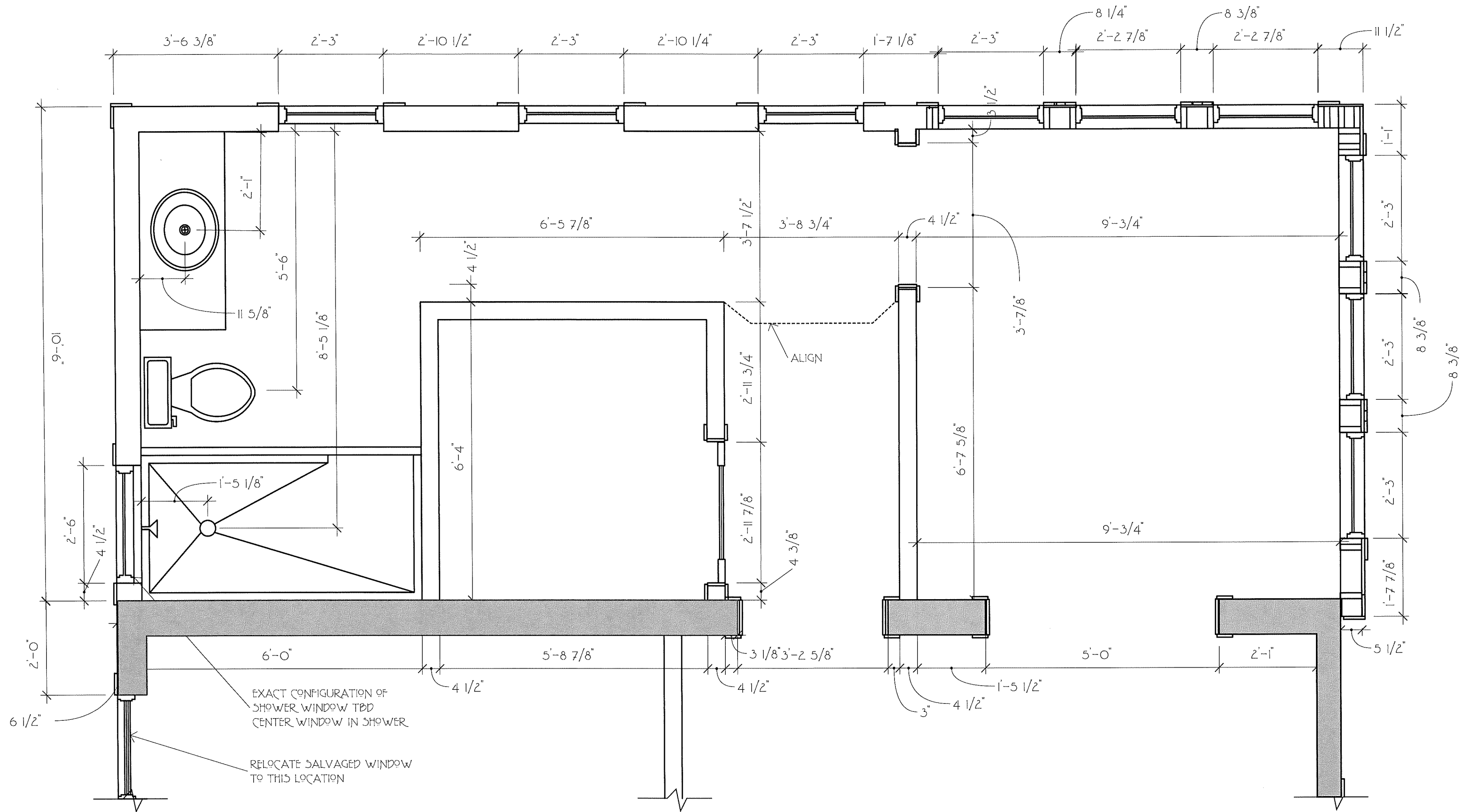
FOUNDATION PLAN
3/8" = 1'0"

OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53503	DATE: 10.09.2018	SHEET A5.1
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW@5BCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	DATE: 11.01.2018 FOUNDATION PLANS

GUARD RAIL NOTES
 HANDRAILS: MINIMUM HEIGHT TOP OF RAIL 34" ABOVE DECK TO MAXIMUM HEIGHT OF 38". THEY SHALL BE MINIMUM DIAMETER OF 1-1/4" TO MAX 2-1/4" AND BE EASY TO GRAB.
 VERTICAL GUARDS (BALLUSTERS): (X) SIZE SPACED NO MORE THAN 4" APART. ASSEMBLED TO WITH STAND 50# FORCE OVER AREA OF 10QFT.
 STRUCTURAL POSTS: 4X4 SIZE FOR THIS DECK SPACED NO MORE THAN 6' OC ON FLAT SURFACES AND 5' OC ON SLOPED AREAS (AT STEPS).
 FINAL RAILING ASSEMBLY CONSTRUCTED TO WITHSTAND 200# FORCE FROM ANY DIRECTION.
 BOTTOM RAIL (X) SPACED NO MORE THAN 4" FROM DECK SURFACE. 50# REQUIREMENT APPLIES.
 IF REQUIRED BE PREPARED TO PROVIDE RAILING COMPONENTS MANUFACTURER GUIDELINES FOR ASSEMBLY TO MEET ABOVE REQUIREMENTS.

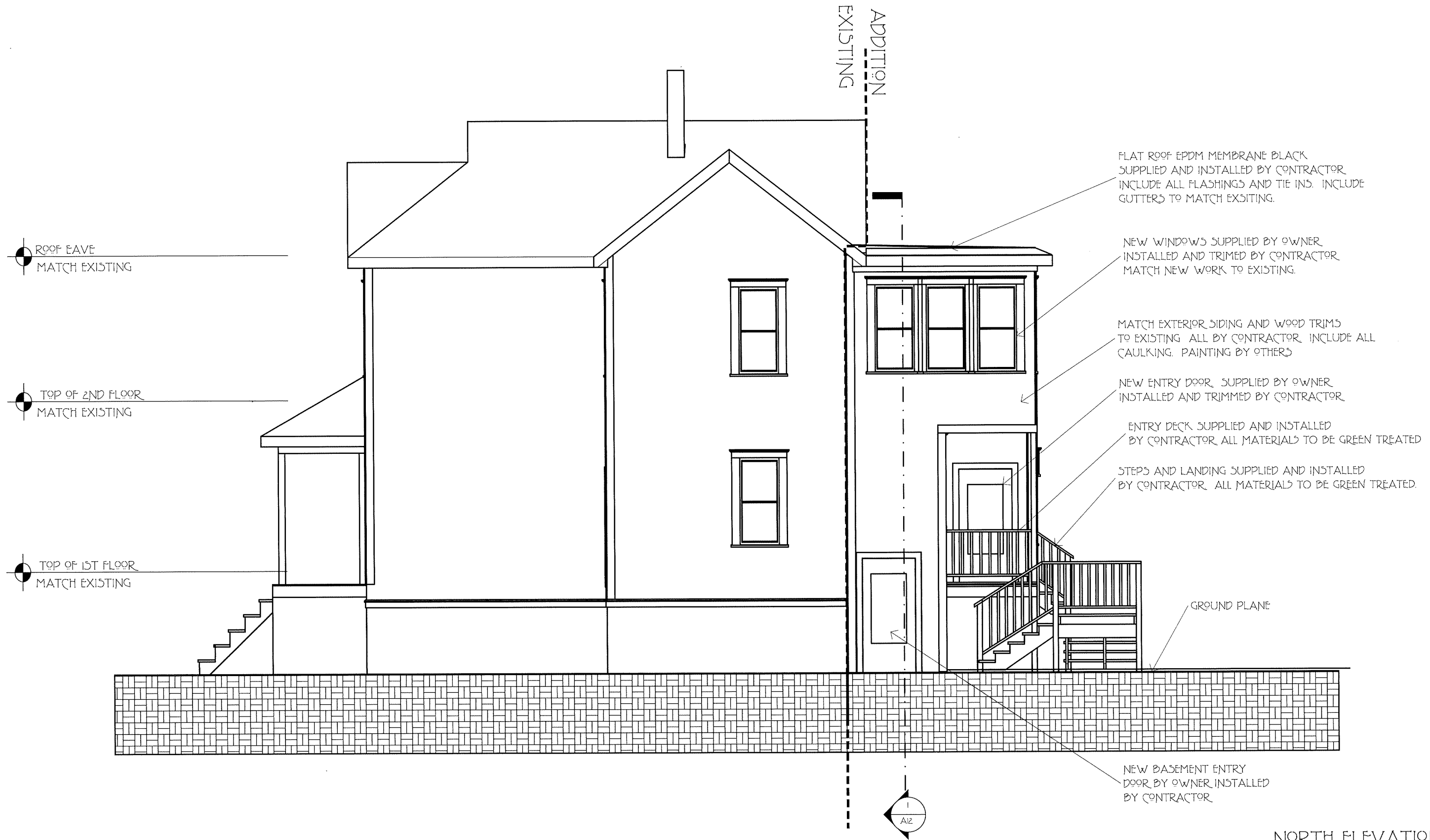


OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE: 10.09.2018	SHEET A6 ENLARGED 1ST FLOOR
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID DATE: 11.01.2018	



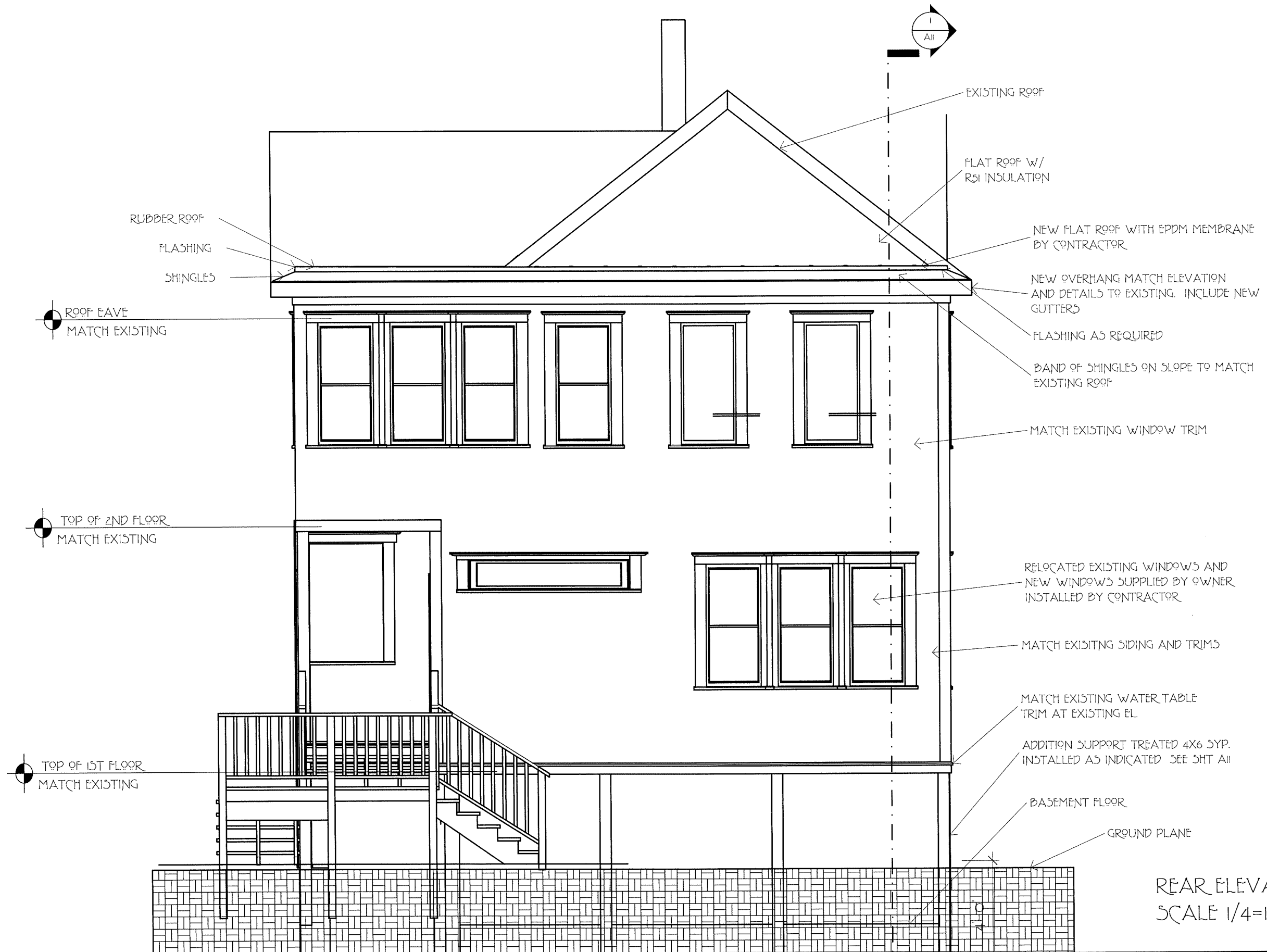
2ND FLOOR PLAN
1/2"=1'-0"

OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE: 10.09.2018	SHEET A7
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	
		DATE: 10.18.2018	



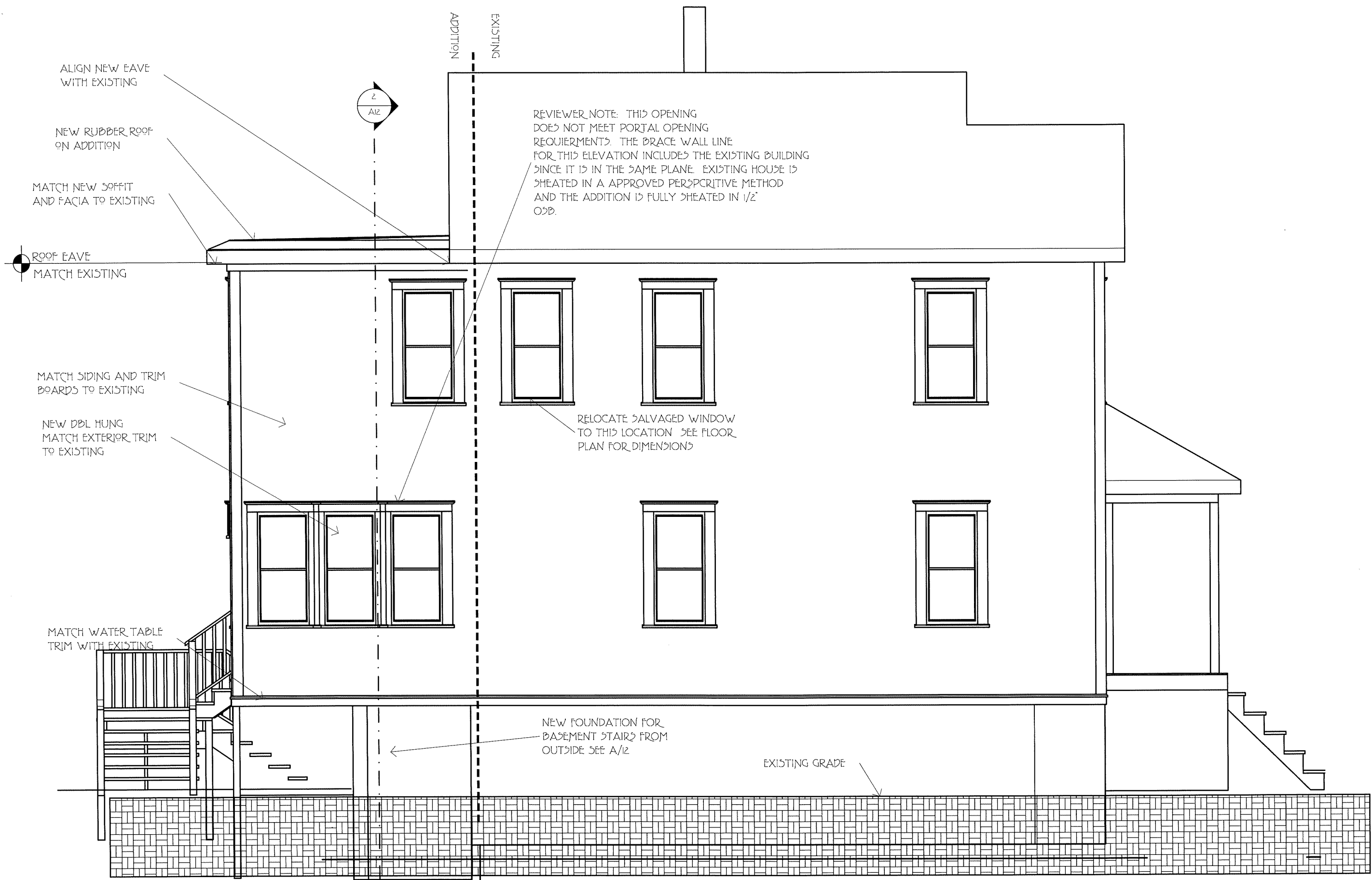
NORTH ELEVATION
SCALE 3/16"=1'0"

OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE: 10.09.2018		SHEET A8
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@5BCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	DATE: 11.01.2018	NORTH SIDE

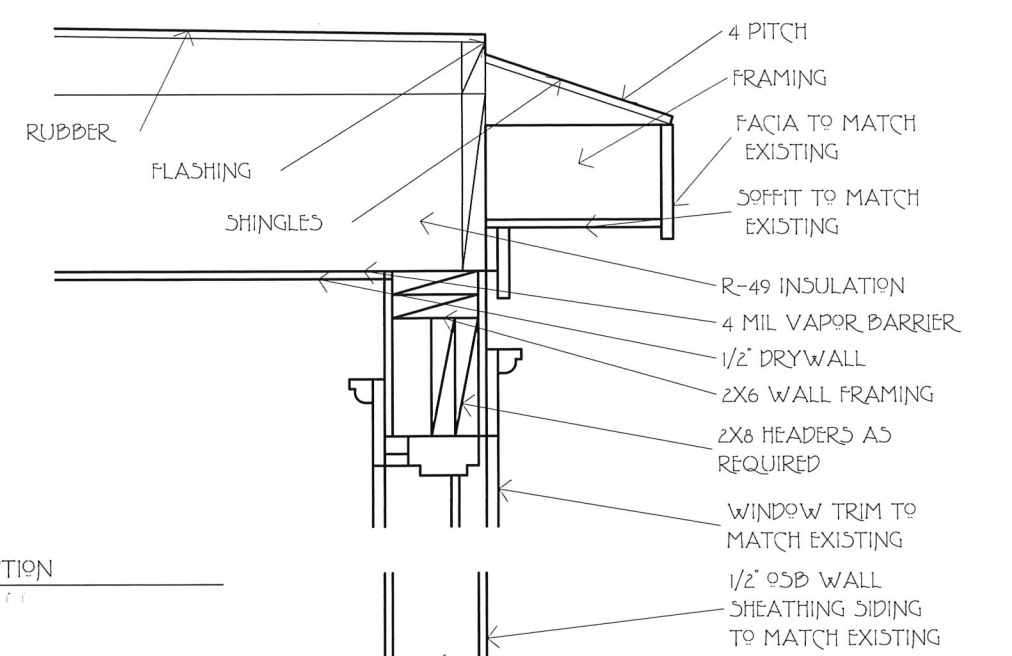
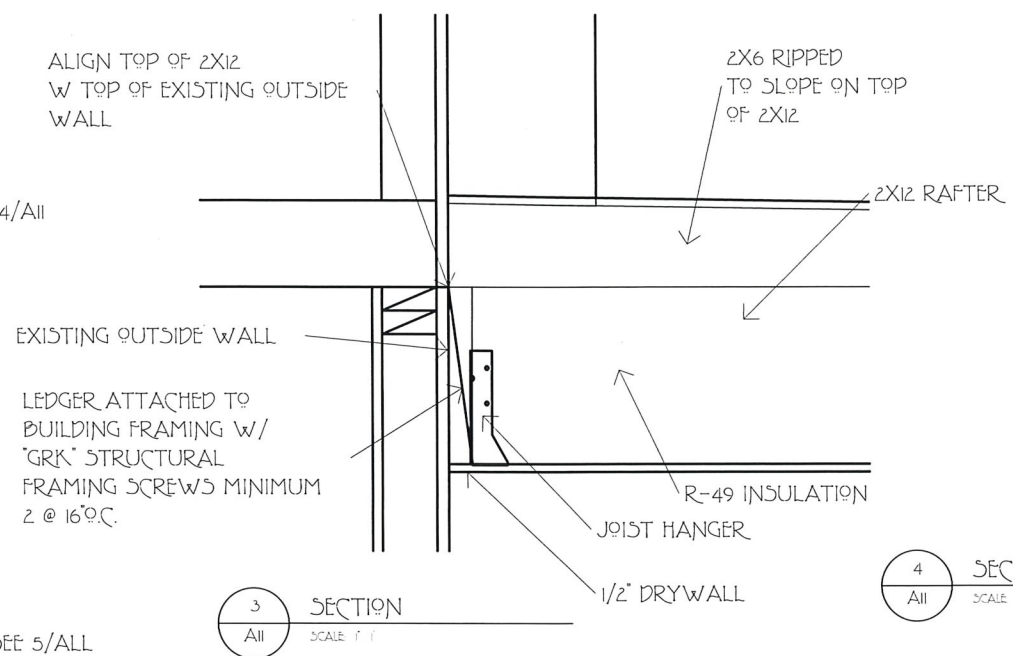
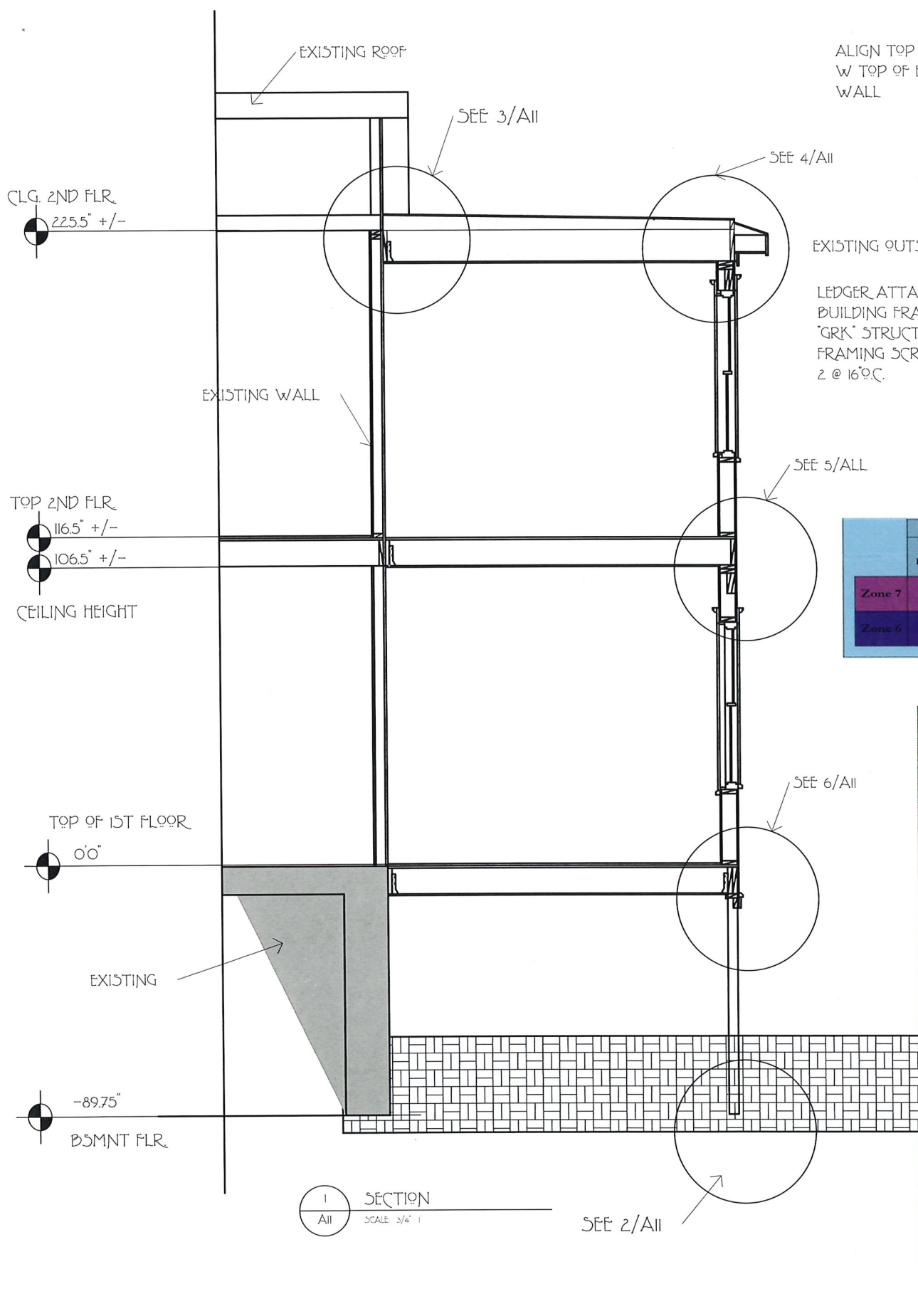


REAR ELEVATION
SCALE 1/4"=1'0"

OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE: 10.09.2018	SHEET A9 WEST SIDE
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID DATE: 11.01.2018	

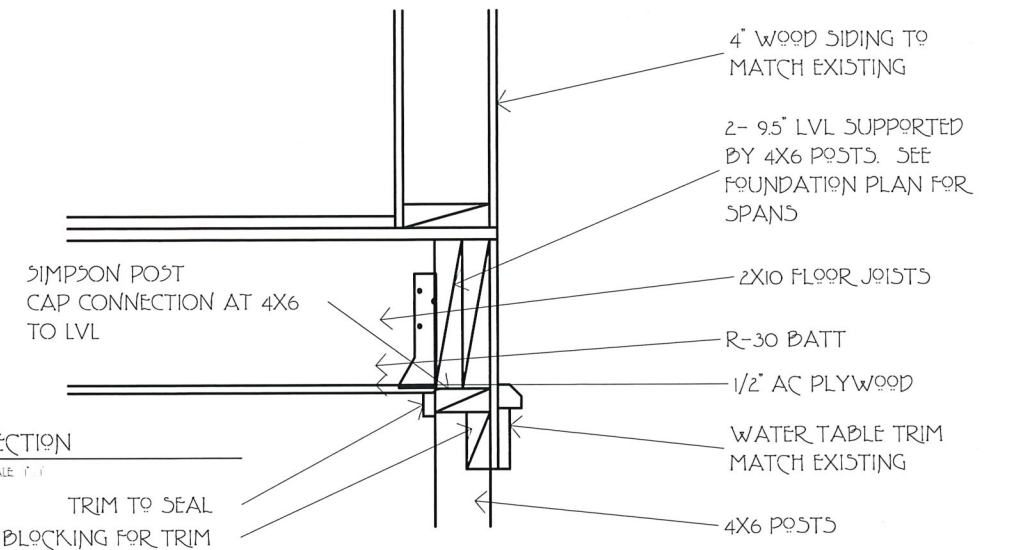
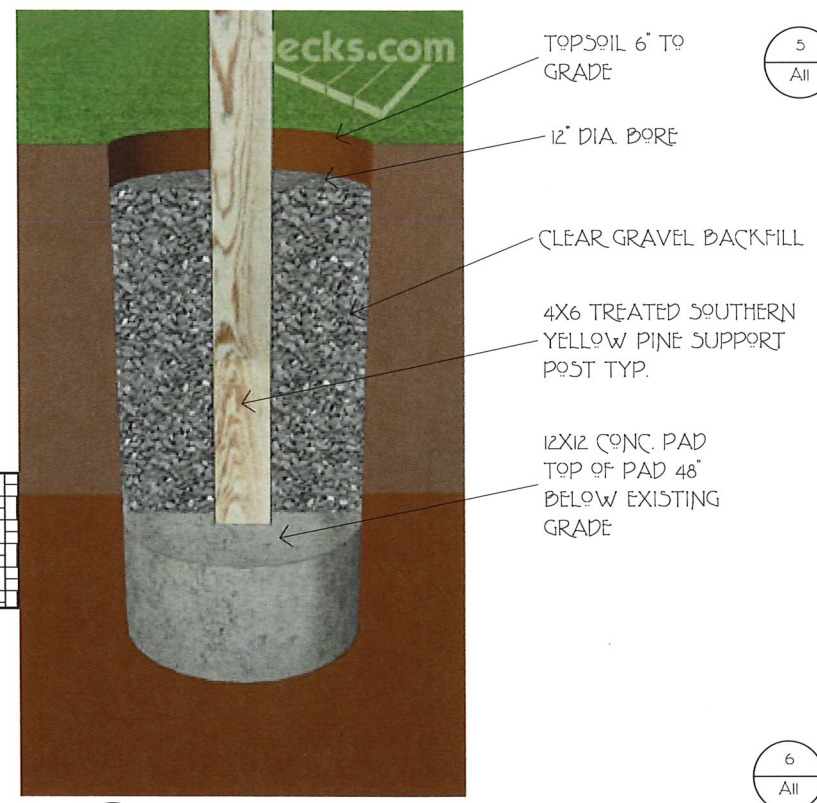
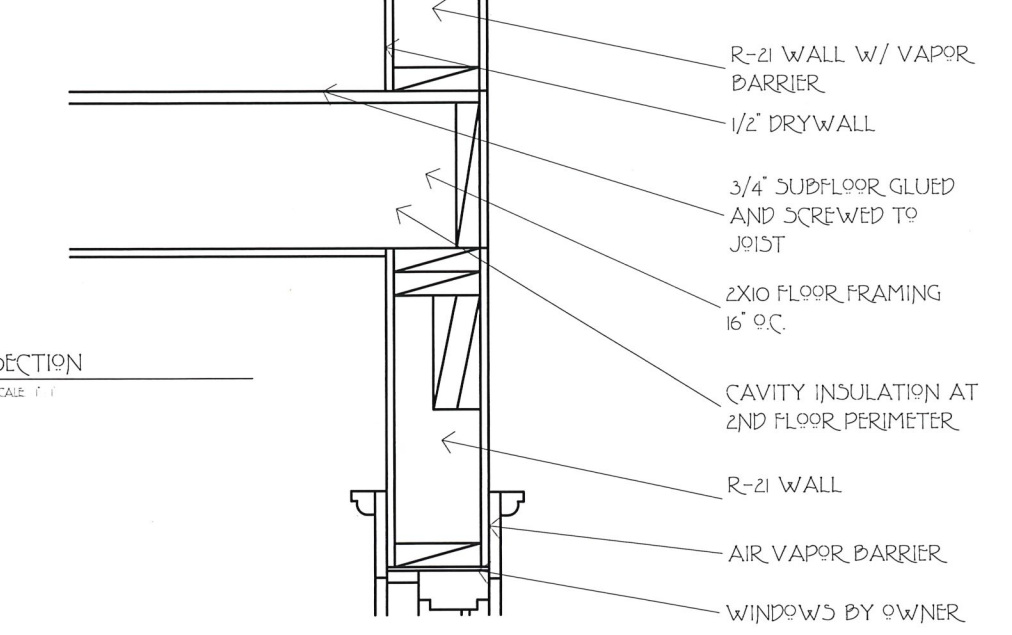


OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE: 10.09.2018	SHEET A10 SOUTH SIDE
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	



	Windows			Insulation				Foundation		
	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value and Depth	Crawl Space Wall R-Value
Zone 7	0.32	0.55	NR	49	20 + 5 or 13 + 10	19/21	38	15/19	10, 4 ft	15/19
Zone 6	0.32	0.55	NR	49	20 + 5 or 13 + 10	15/20	30	15/19	10, 4 ft	15/19

NR indicates No Requirement



1 SECTION
All SCALE 3/4" = 1'

3 SECTION
All SCALE 1" = 1'

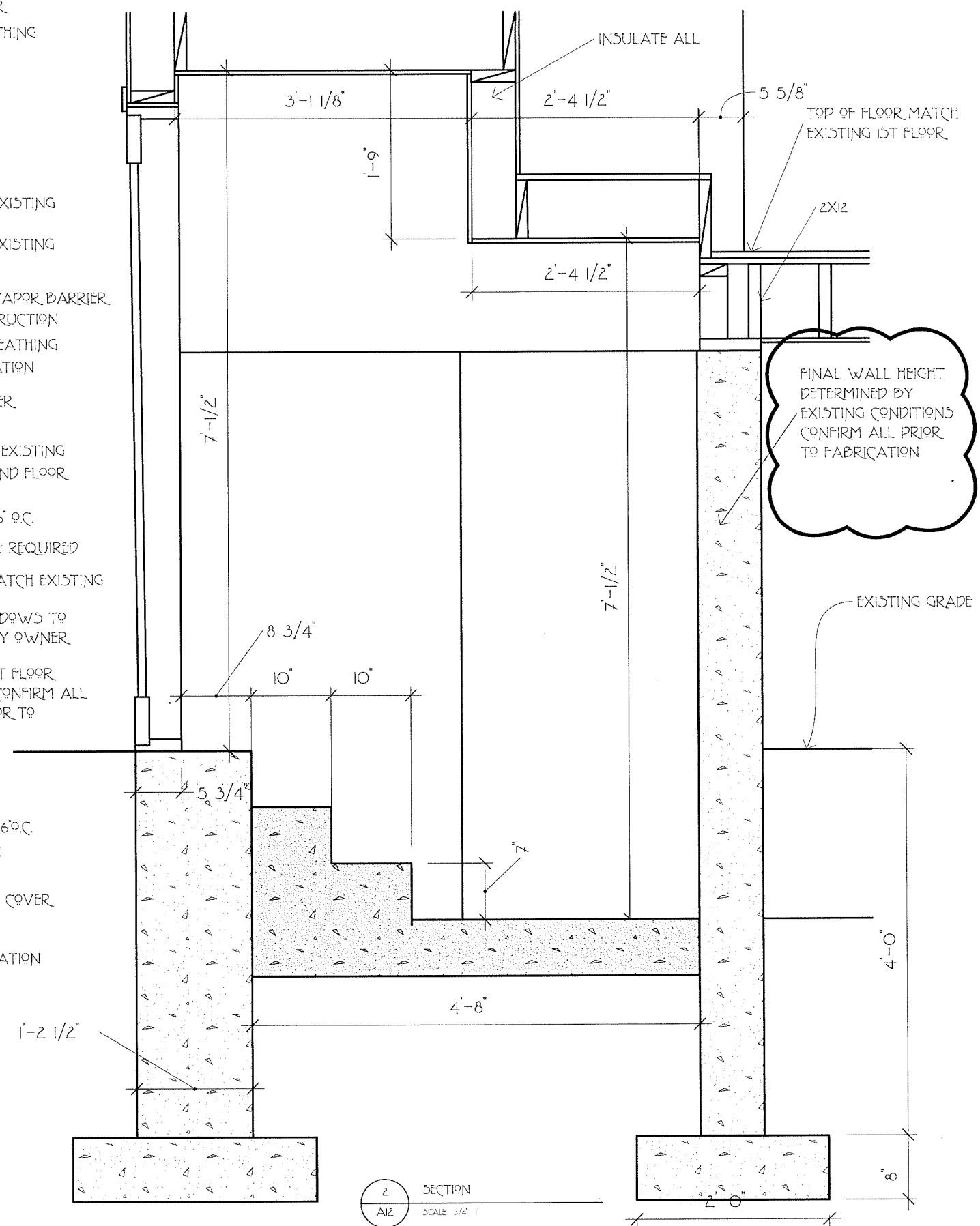
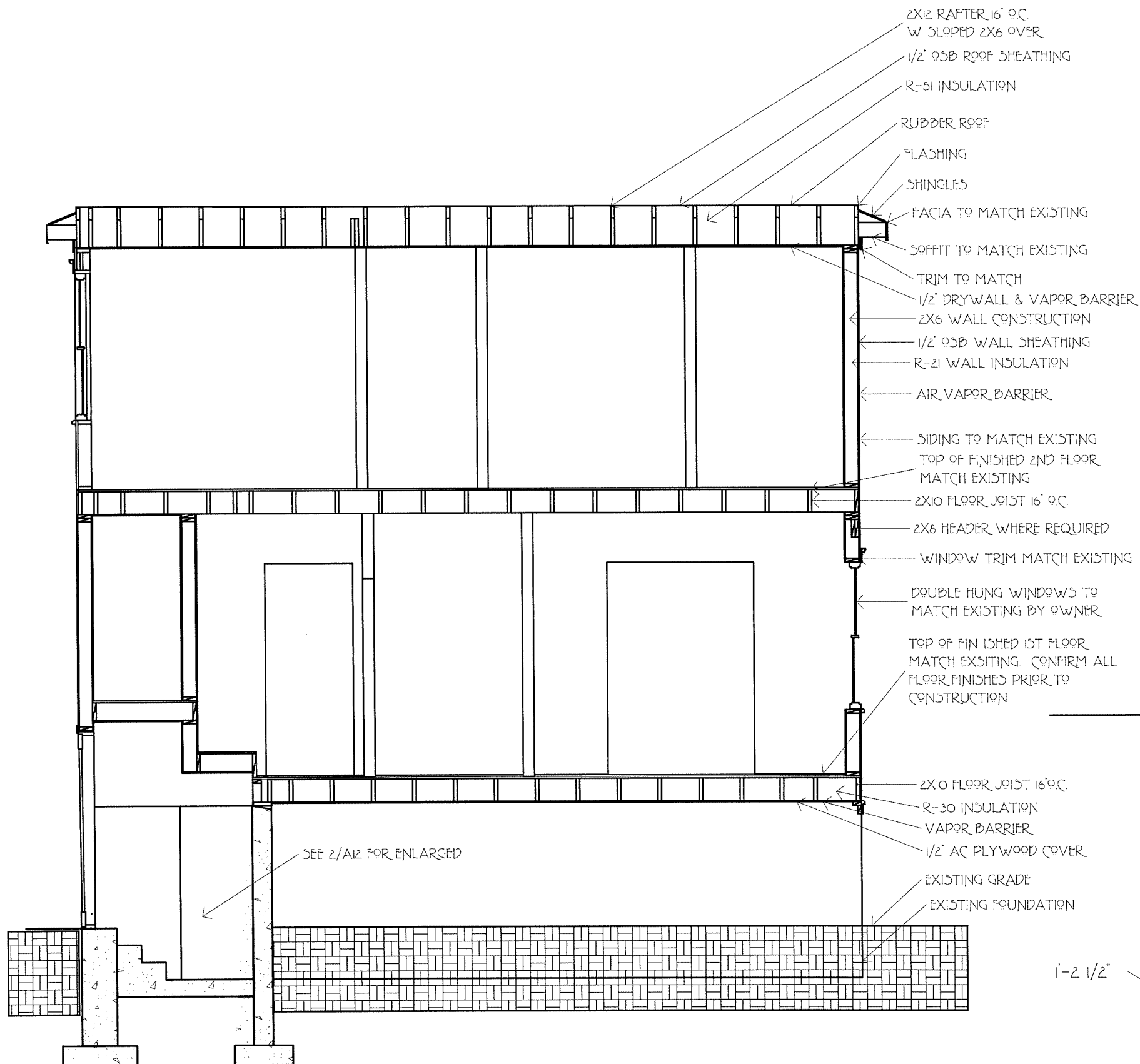
4 SECTION
All SCALE 1" = 1'

5 SECTION
All SCALE 1" = 1'

2 SECTION
All SCALE NTS

6 SECTION
All SCALE 1" = 1'

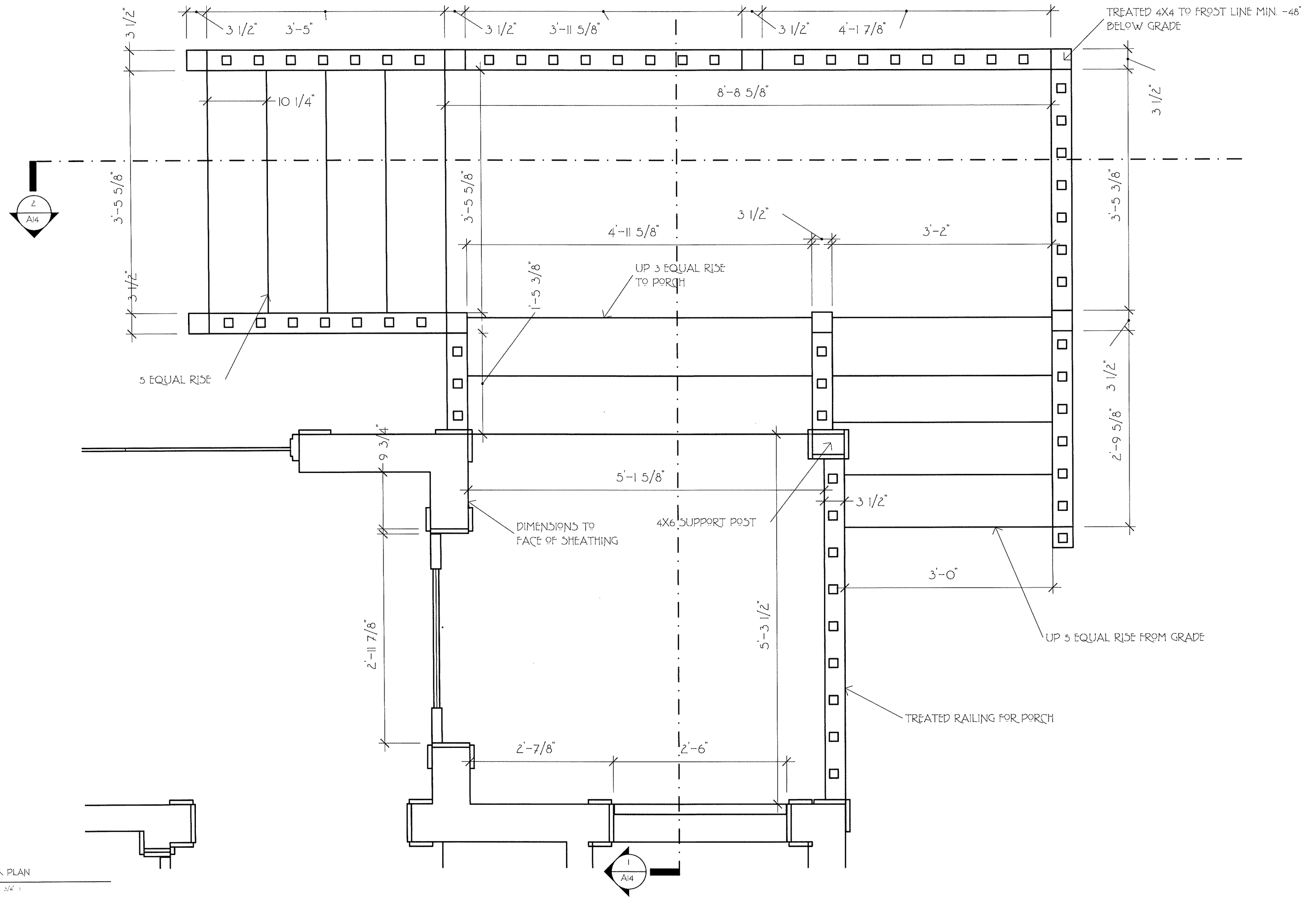
OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE: 10.09.2018	SHEET All
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	



1 SECTION
A12 SCALE 3/4" = 1'

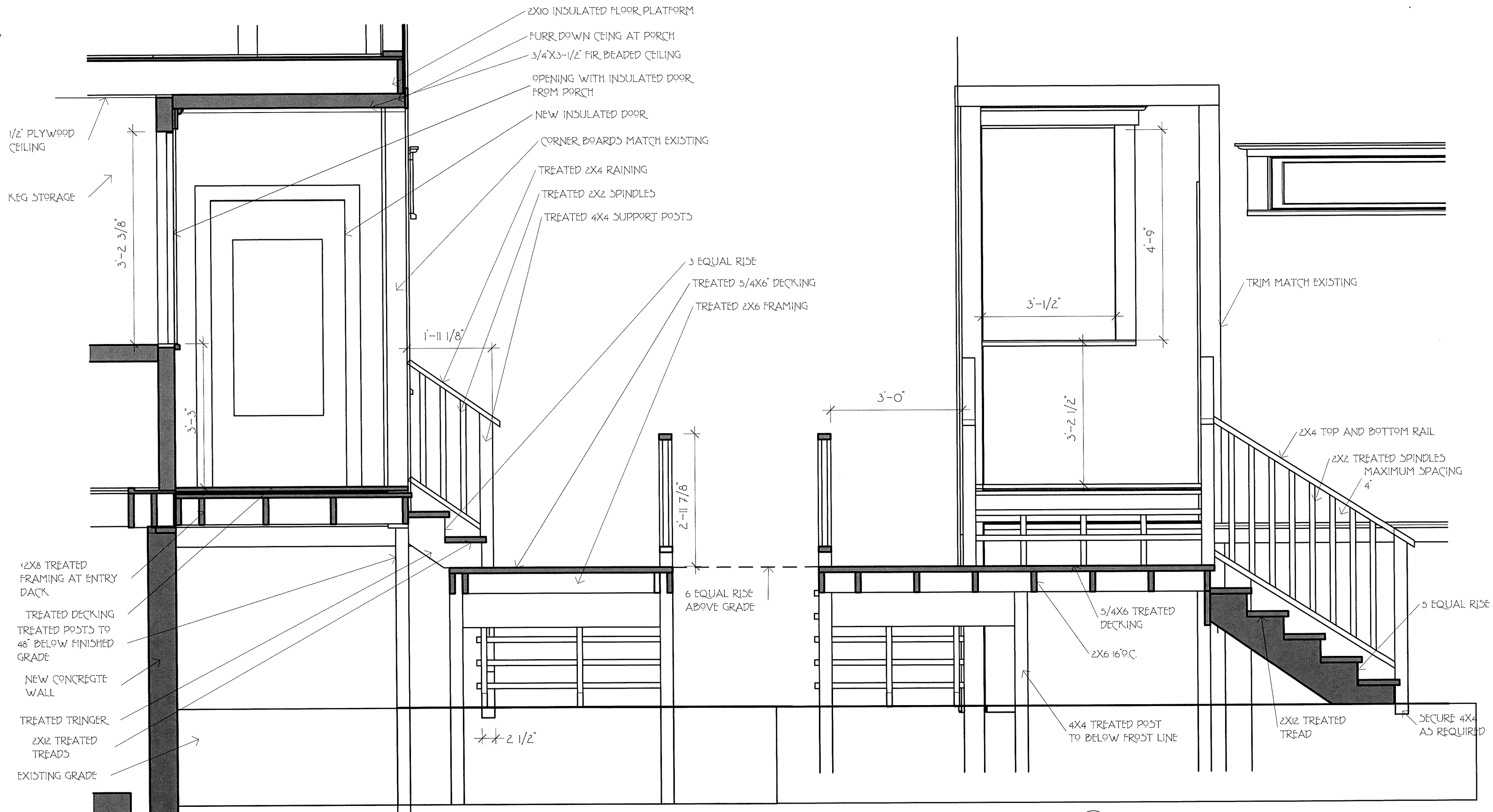
2 SECTION
A12 SCALE 3/4" = 1'

OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE:: 10.09.2018		SHEET A12
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	DATE:: 10.18.2018	SECTION NORTH SOUTH



1 DECK PLAN
A13 SCALE 3/4" = 1'

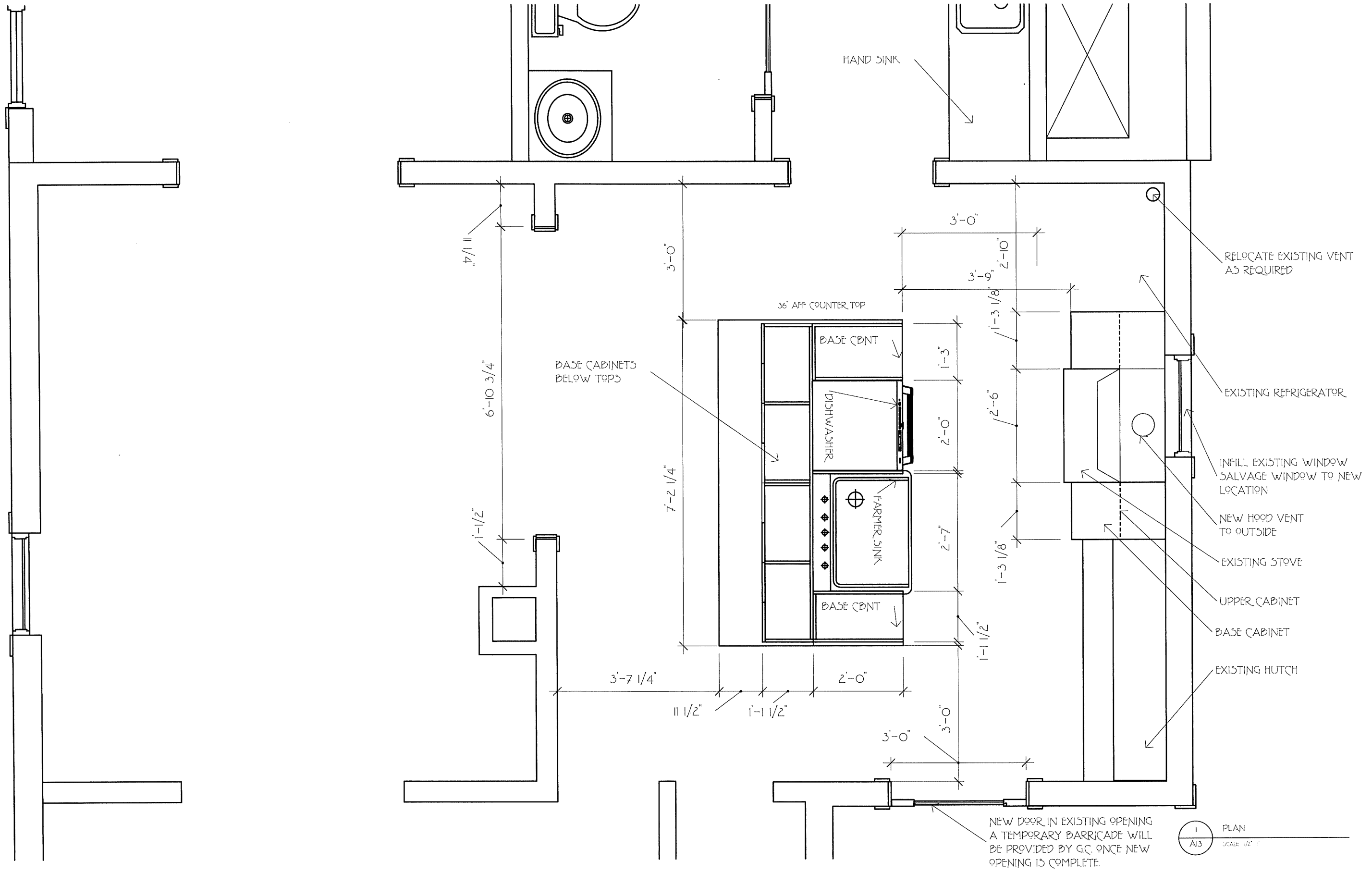
OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE:: 10.09.2018	SHEET A13 DECK PLAN
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	



1 SECTION EAST WEST
A13 SCALE 1/2" = 1'

2 SECTION NORTH SOUTH
A13 SCALE 3/4" = 1'

OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE:	10.09.2018	SHEET A14
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI. 53718 / TRSHAW1@SBCGLOBAL.NET / CELL 608.209.1480	ISSUED FOR BID	DATE:	11.01.2018
				SECTION NORTH SOUTH



OWNER	STANTON / PARRELL ADDITION / 308 S. FEW STREET / MADISON WI. 53703	DATE:: 10.09.2018	SHEET A15 KITCHEN PLAN
DRAWN BY	T. R. SHAW / 3410 MEIER ROAD MADISON WI 53718 / TRSHAW@SBCGLOBAL.NET / CELL 6082091480	ISSUED FOR BID	