



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: 2806 Sommers Avenue, Madison, WI 53706

Name of Owner: Tracey Powers & Susan Ferguson

Address of Owner (if different than above): 2085 Winnebago Street, Madison, WI 53704

Daytime Phone: 608-334-6570 Evening Phone: _____

Email Address: tpowers@thekommune.org

Name of Applicant (Owner's Representative): Bouril Design Studio, LLC

Address of Applicant: 6425 Odana Road, Madison, WI 53719

Daytime Phone: 608-833-3400 Evening Phone: _____

Email Address: brandona@bourildesign.com

Description of Requested Variance: _____

We are requesting a side yard variance for the replacement and reconstruction of the attic/ third floor

living space and roof over a portion of this existing 3-Unit building. The addition will allow the structurally inadequate attic floor system to be replaced with new framing members to recapture the existing attic bedroom in addition to another bedroom and two bathrooms on that floor level. If the proposed addition was held out of the side yard setback, we'd end up with an attic/ third floor that doesn't stack with the two existing side walls below. In addition to affecting the aesthetic of the exterior, that also creates a major structural issue throughout the rest of the existing building.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300
Receipt: 44999-0002
Filing Date: 5/31/18
Received By: JLK
Parcel Number: 0715-0532-7070
Zoning District: TR-VI
Alder District: 6-Marsha Kummel

Hearing Date: 6-21-18
Published Date: 6-14-18
Appeal Number: LND VAR-2018-00009
GQ: _____
Code Section(s): _____

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):

- 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 could result in referral or denial by the Zoning Board of Appeals.**

- Site plan,** 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"):
 - 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). (Maximum size for all drawings is 11" x 17")

- 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). (Maximum size for all drawings is 11" x 17")

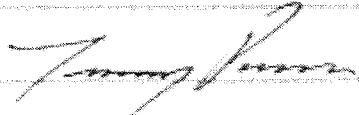
- Front yard variance requests only.** Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.

- 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.

- 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 acknowledge any statements implied as fact require supporting evidence.

- 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: 5/29/18

(Do not write below this line/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:

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.

The existing building footprint is over the current side yard setback by 9 1/2" therefore, the

existing is non-conforming. In building up off the existing footprint for both aesthetic and structural reasons, the side yard variance is needed.

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.

This reconstruction of the attic/ third floor and roof system is not contrary to the spirit, purpose,

and intent, of the regulations for the fact that there is already an attic/ third floor & roof mass in place. We are going steeper with the new roof pitch as well as adding some dormers built up off the existing footprint. With a similar footprint and mass to what is there now, the reconstruction should have no impact on any neighboring properties.

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.

If the reconstruction of the attic/ third floor roof system was held in off the existing side walls by

9 1/2", the aesthetic of the exterior would be compromised, there'd be a structural issue throughout the rest of the existing building in trying to support the offset load and the two existing stair flights would need to be reconstructed to accommodate the 9 1/2" offset on the East side of the house.

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.

For aesthetic, structural and the intent of keeping two existing stair flights in place, the

reconstruction of the the attic/ third floor roof system should stack with the existing exterior footprint.

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

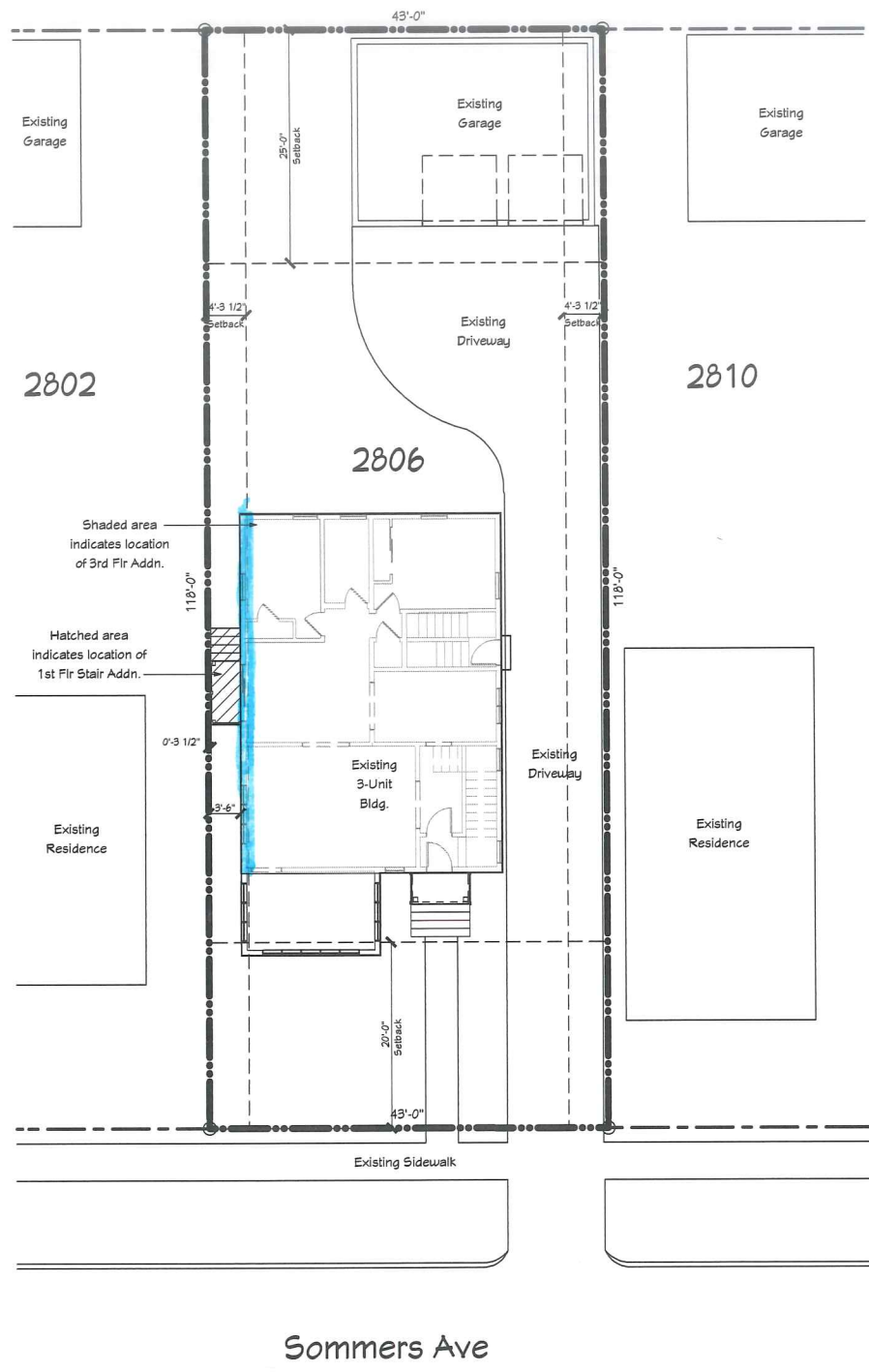
Due to the fact that there is already an attic/ third floor space on this building and we are going

steeper with the new roof pitch as well as adding some dormers for the reconstruction, there should not be a substantial detriment to adjacent property.

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

Due to the fact that there is already an attic/ third floor space on this building and we are going

steeper with the new roof pitch as well as adding some dormers, matching existing windows, siding materials and trims, we will be keeping the aesthetic character of this building similar to what it is currently. With that, it will stay compatible with the character of the immediate neighborhood.



Three-story three-unit Building
 Repair / Reconstruct Above Level
 Side Yard
4.3' Required
3.5' Provided
 0.8' VARIANCE

1 Site Plan
 SCALE: 1" = 10'-0"

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Zoning Submittal

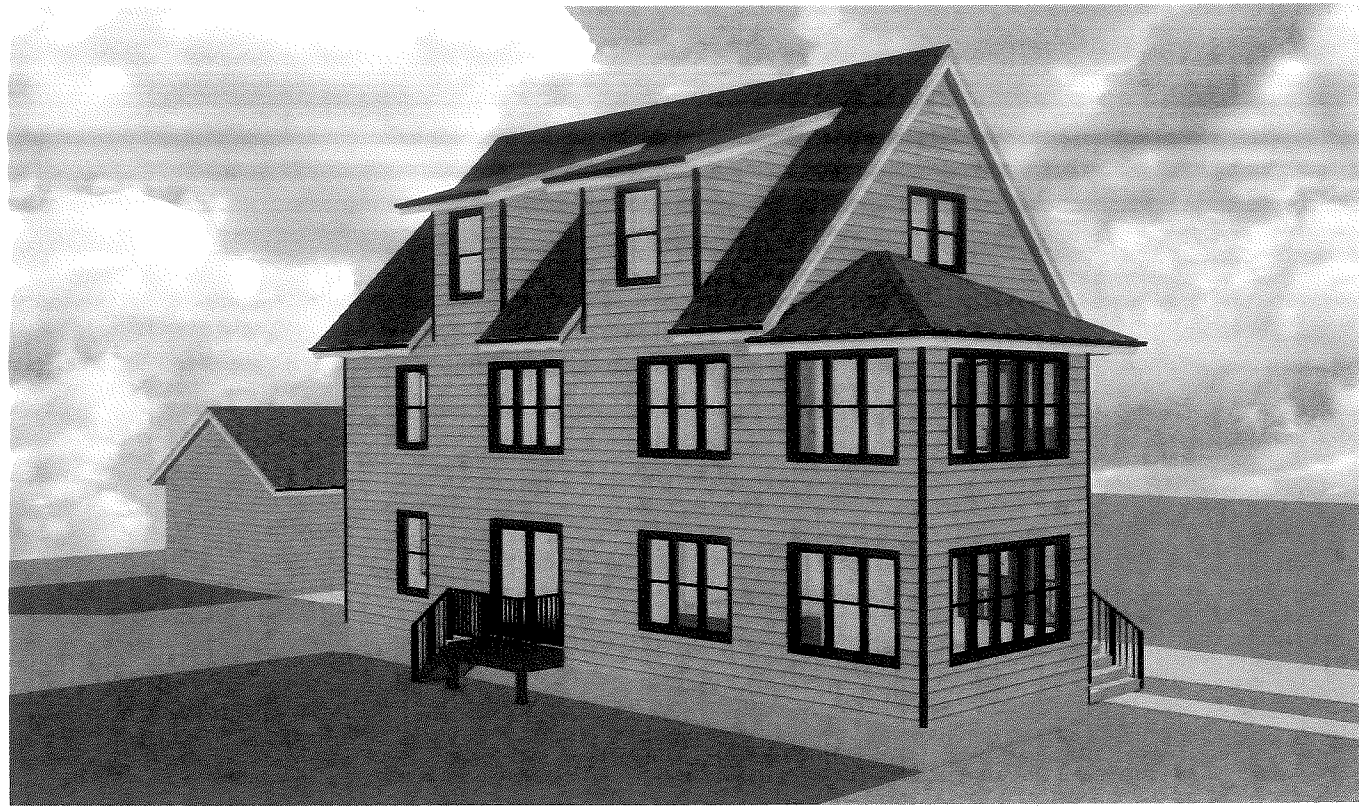
Bouril Design Studio, LLC
 6425 Odana Road, Suite #2
 Madison, WI 53719
 (608) 833-3480 www.bourilstudio.com

A 3-Unit Remodel for
Tracey Powers
 2806 Sommers Avenue, Madison, WI, 53706

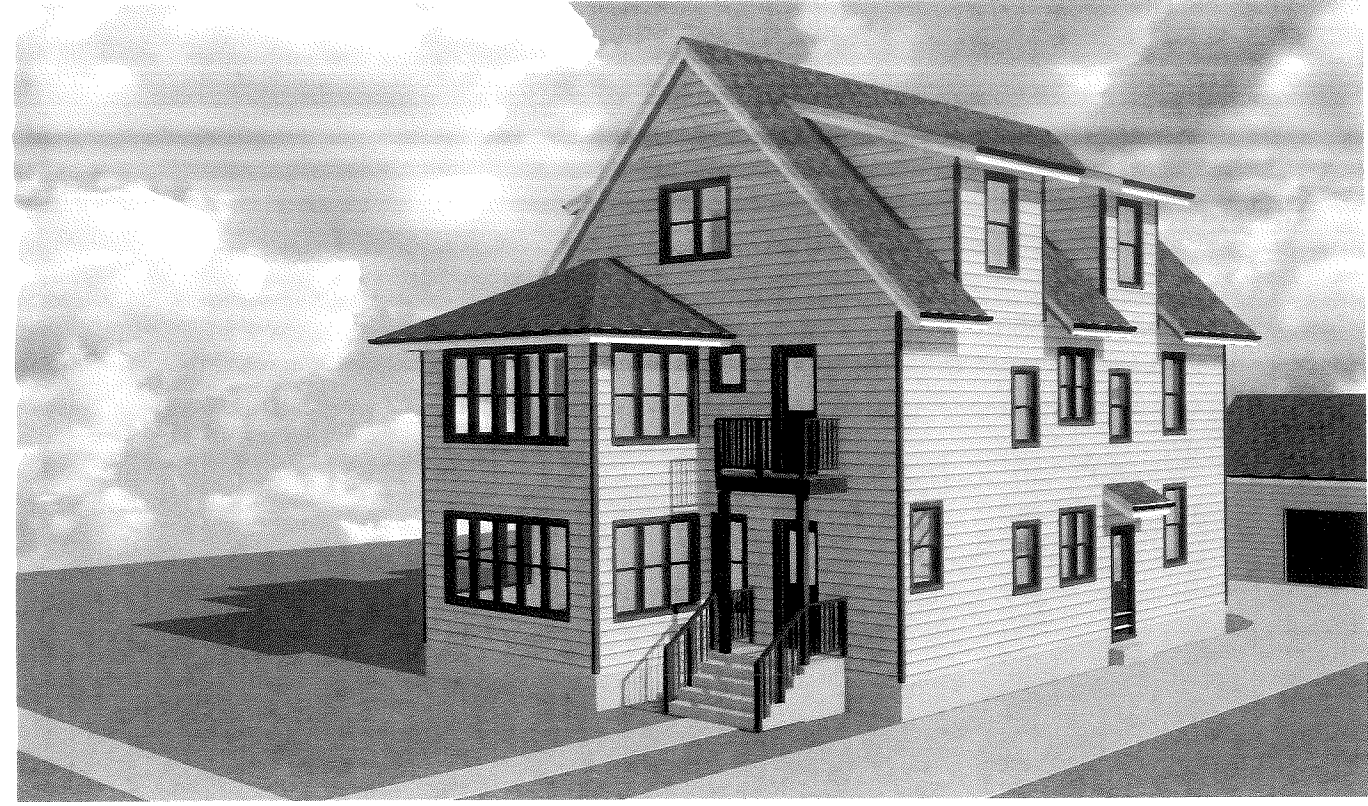
revision index		
#	date	reference

project: 18001
 date: 5/31/2018
 drawn by: BDS

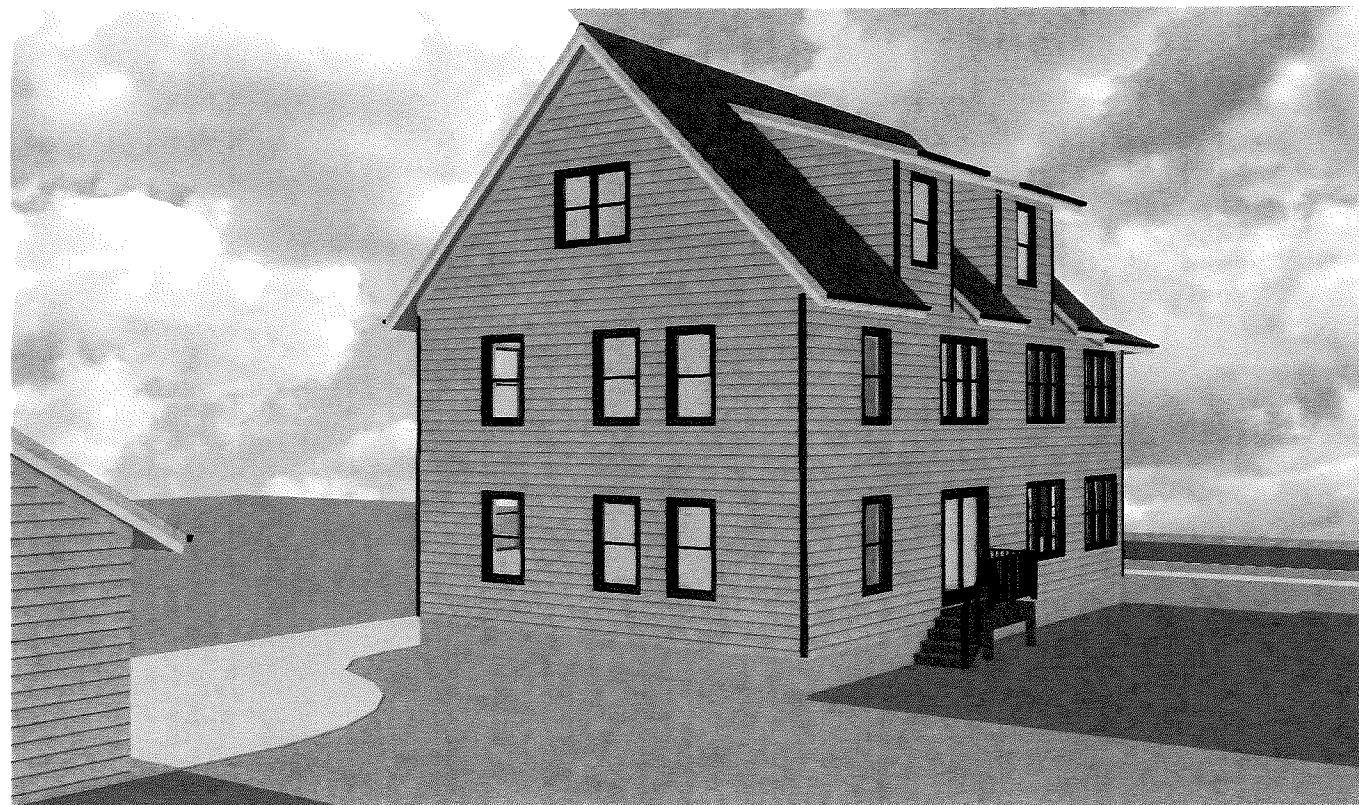
SW1



1 Proposed Southwest Image
NTS



2 Proposed Southeast Image
NTS



3 Proposed Northwest Image
NTS

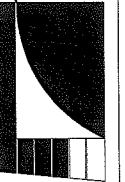


4 Proposed Northeast Image
NTS

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A 3-Unit Remodel for
Tracey Powers
2806 Sommers Avenue, Madison, WI, 53706

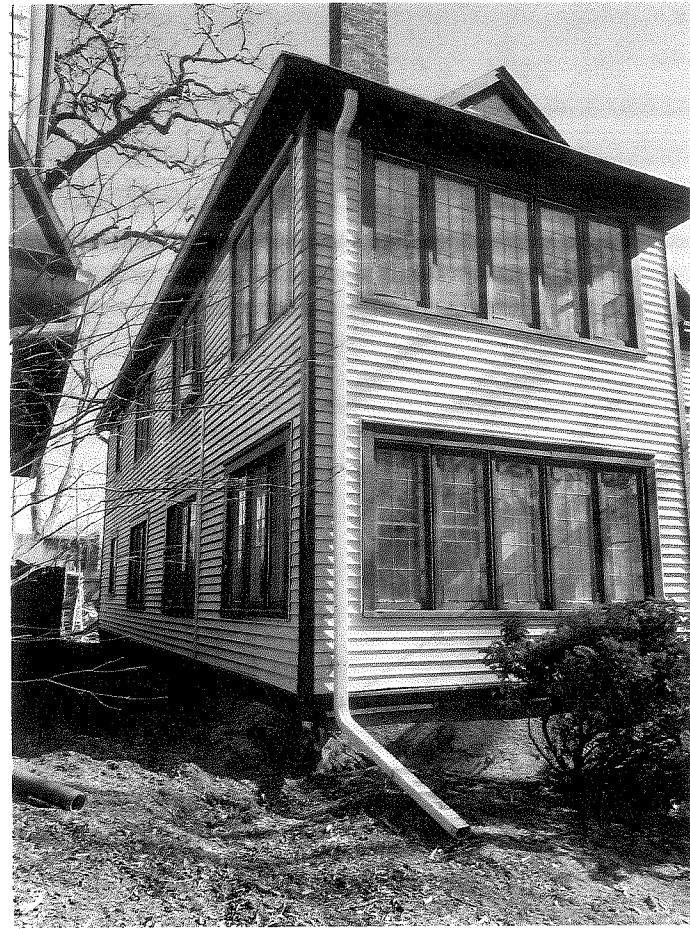
revision index		
#	date	reference

project: 18001
date: 5/31/2018
drawn by: BJS

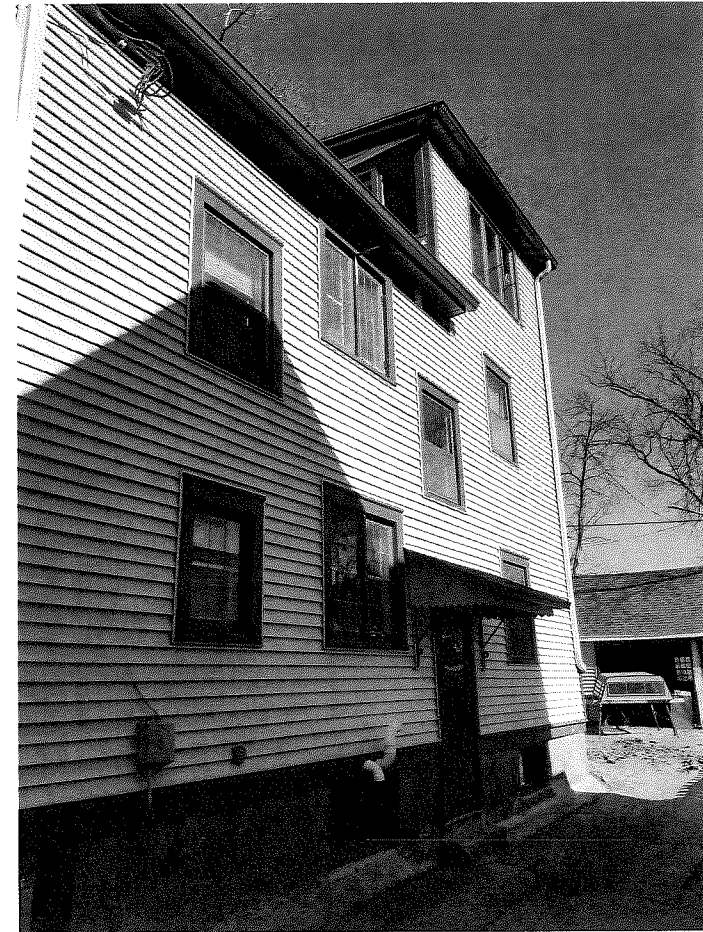
T2



1 Existing South Elevation
NTS



2 Existing West Elevation
NTS



3 Existing East Elevation
NTS



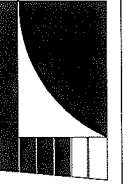
4 Existing North Elevation
NTS

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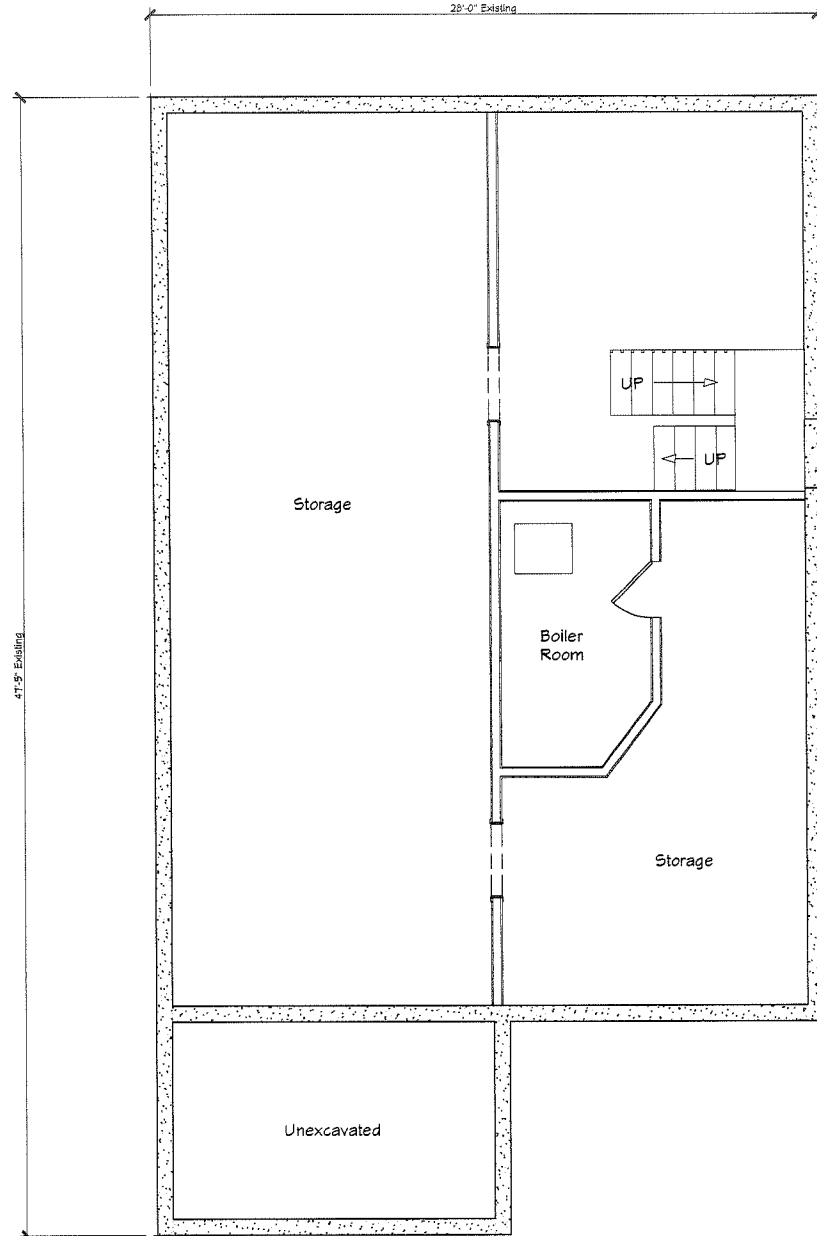


A 3-Unit Remodel for
Tracey Powers
2806 Sommers Avenue, Madison, WI, 53706


revision index		
#	date	reference

project: 18001
date: 5/31/2018
drawn by: BDS

T3



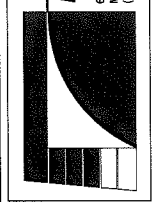
Basement Gross Unfinished Area = 1,079 S.F.


1
Basement Floor Plan
 SCALE: 1/4" = 1'-0"

revision index		
#	date	reference

project: 12001
 date: 5/31/2019
 drawn by: BD5

A 3-Unit Remodel for
Tracey Powers
 2806 Sommers Avenue, Madison, WI, 53706



Bouril Design Studio, LLC
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Zoning Submittal

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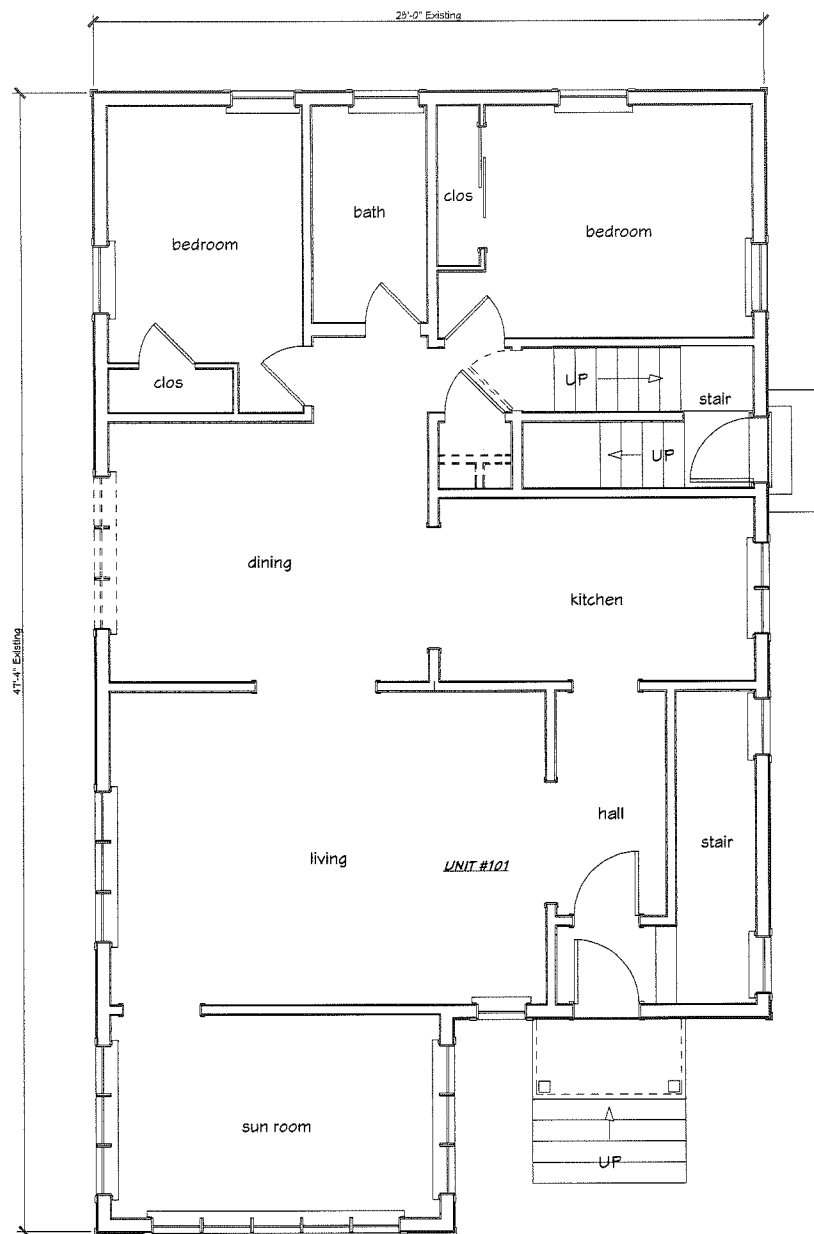
A1

General Notes - Demolition Plan

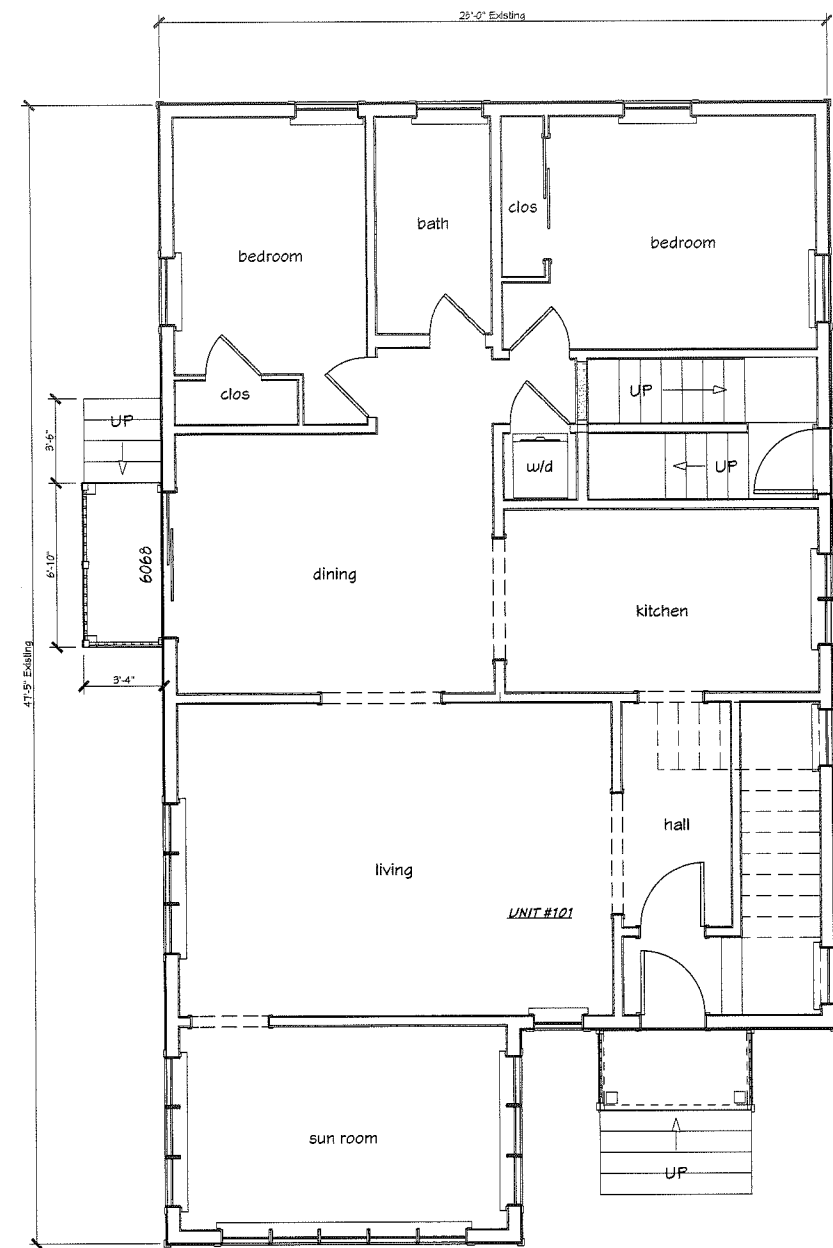
1. The general contractor is responsible for determining the presence of asbestos-containing material and lead-based paint. These materials have the potential to adversely affect human health and the environment. The abatement of these materials is regulated by federal, state, and local laws and regulations. Along with the appropriate industry practices, these laws and regulations must be followed during abatement and all phases of construction activity, including demolition and new construction.
2. The general contractor and subcontractors shall thoroughly familiarize themselves with the existing building prior to the start of demolition. All work outside of the area of demolition shall be protected from incidental damage. Any damage shall be repaired as new to the owner's satisfaction prior to completion of new construction.
3. All existing structure to remain shall be braced, shored, and reinforced as required during the demolition process. All bracing, shoring, and reinforcement shall remain in place during new construction as required or as deemed necessary by the general contractor.
4. The disposition of all equipment, fixtures, doors, windows, hardware, etc slated for demolition shall be coordinated with the owner. Items that are selected by the owner for salvage shall be carefully removed to avoid incidental damage. The general contractor is responsible for storing items designated for re-use; all other salvaged items shall be turned over to the owner.
5. Extent of demolition of openings must be coordinated with the new construction.

Key Notes - Demolition Plan

1. Dashed line indicates the demolition of wall, stairs, post, door, window, slab, etc (top).



1 First Floor Demo Plan
SCALE: 1/4" = 1'-0"



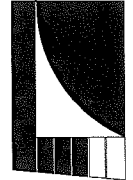
First Floor Gross Finished Area = 1,211 S.F.

2 First Floor Plan
SCALE: 1/4" = 1'-0"

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Zoning Submittal

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A 3-Unit Remodel for
Tracey Powers
2806 Sommers Avenue, Madison, WI, 53706

revision index		
#	date	reference

Project: 18001
date: 5/31/2018
drawn by: BPS

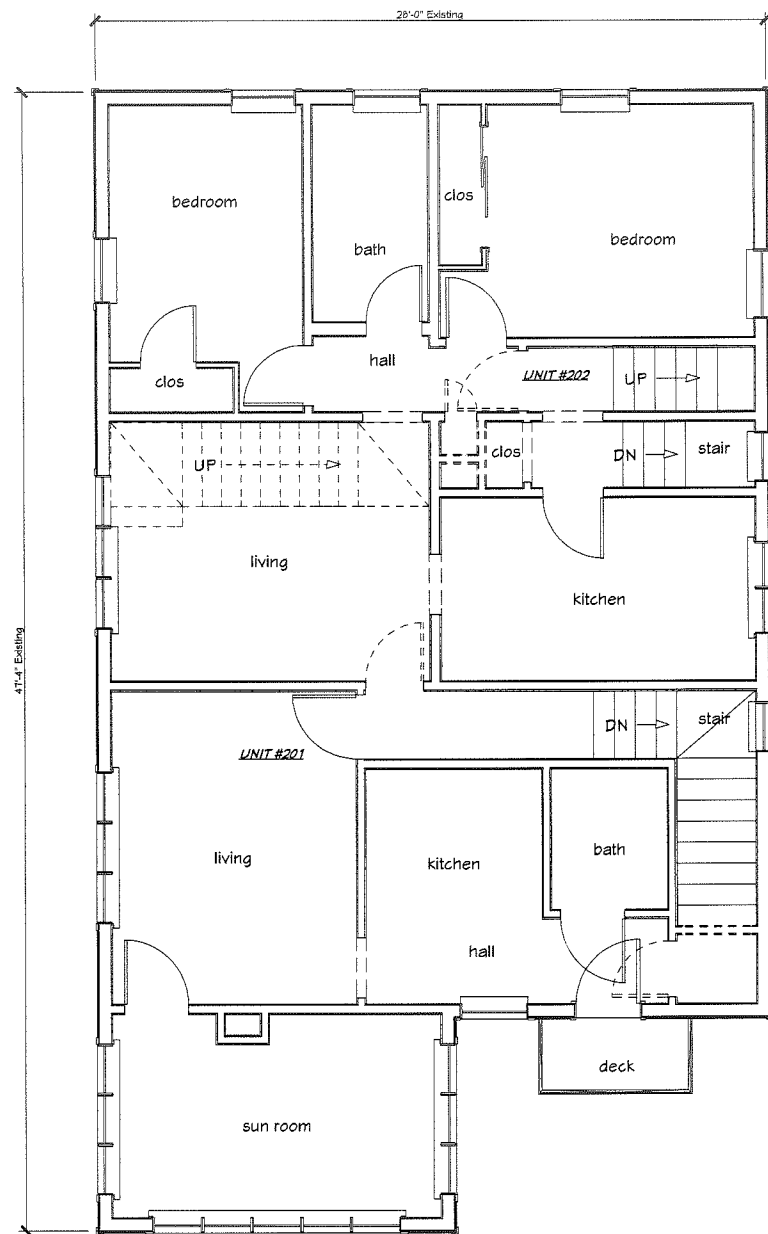
A2

General Notes - Demolition Plan

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Key Notes - Demolition Plan

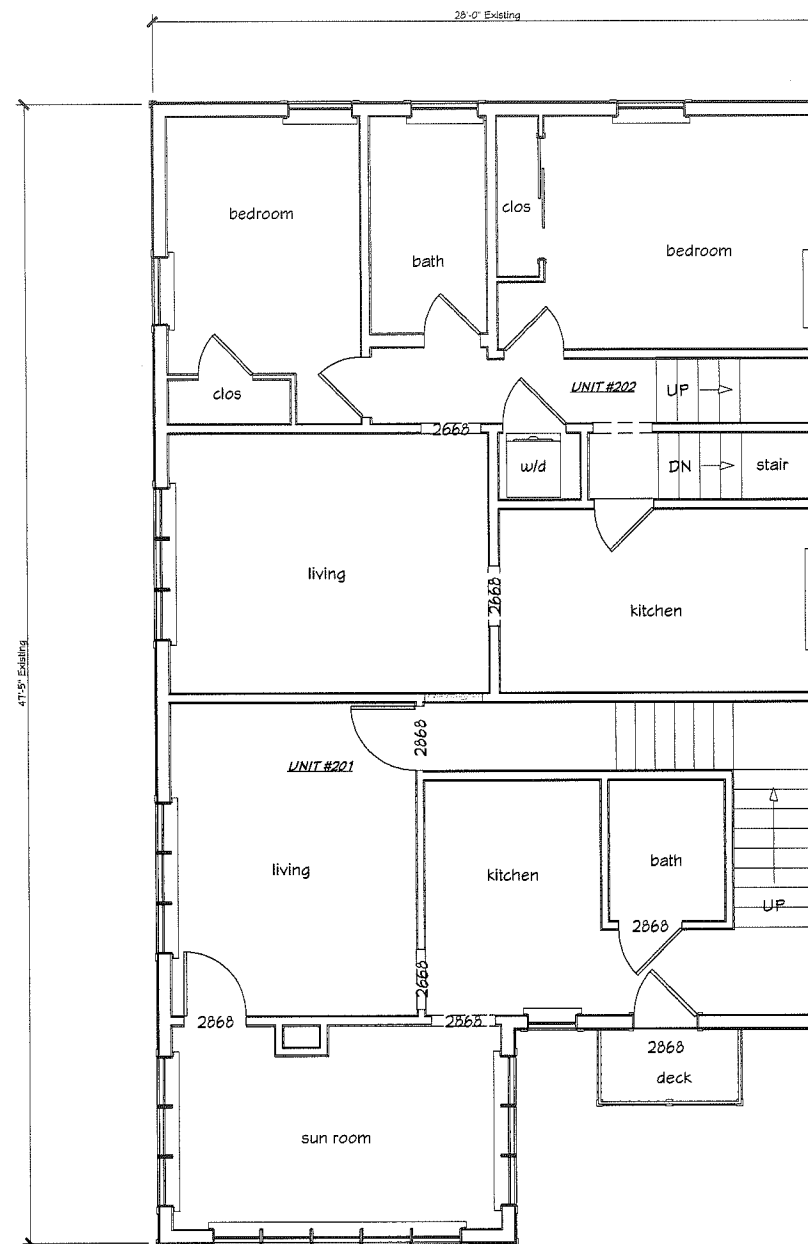
1. Dashed line indicates the demolition of wall, stairs, post, door, window, slab, etc. (typ)



1

Second Floor Demo Plan

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



2

Second Floor Plan

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

Second Floor Gross Finished Area = 1,211 S.F.

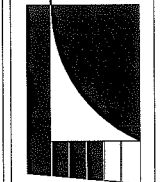
revision index		
#	date	reference

project: 18001
date: 5/31/2018
drawn by: BPS

A3

A 3-Unit Remodel for
Tracey Powers

2806 Sommers Avenue, Madison, WI, 53706



Bouril Design Studio, LLC

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Zoning Submittal

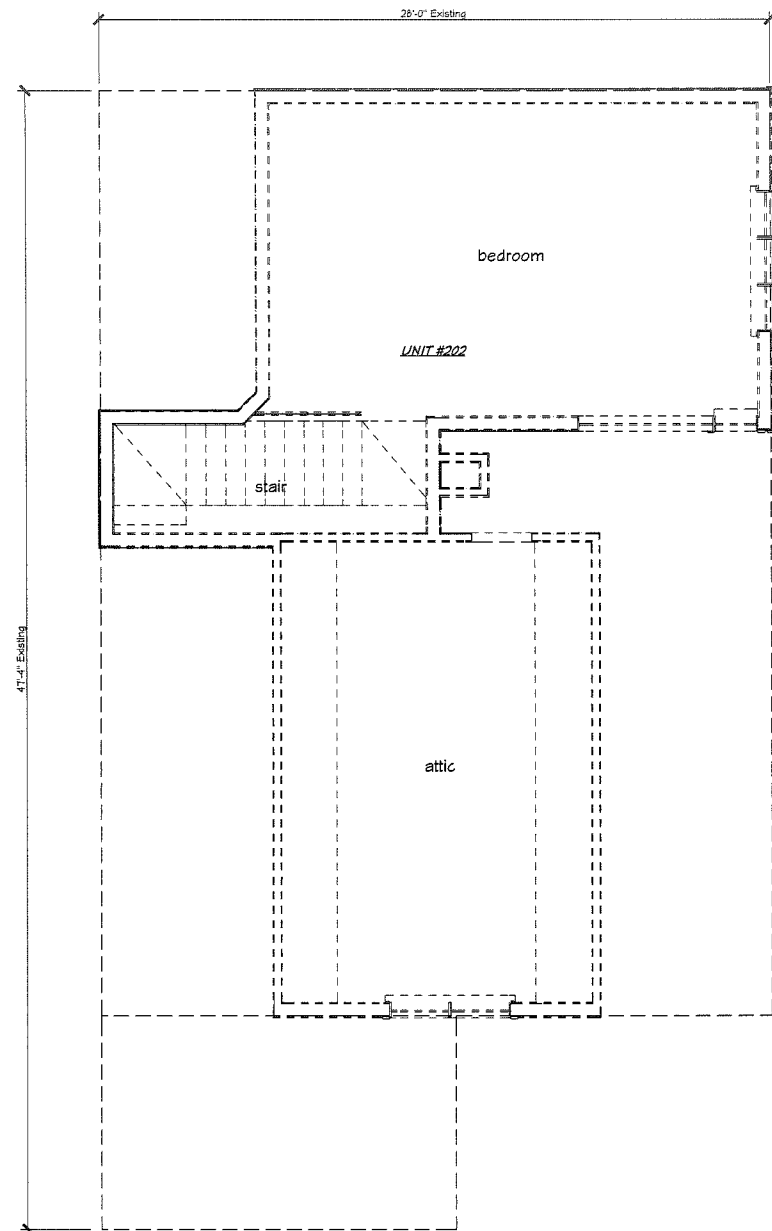
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General Notes - Demolition Plan

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Key Notes - Demolition Plan

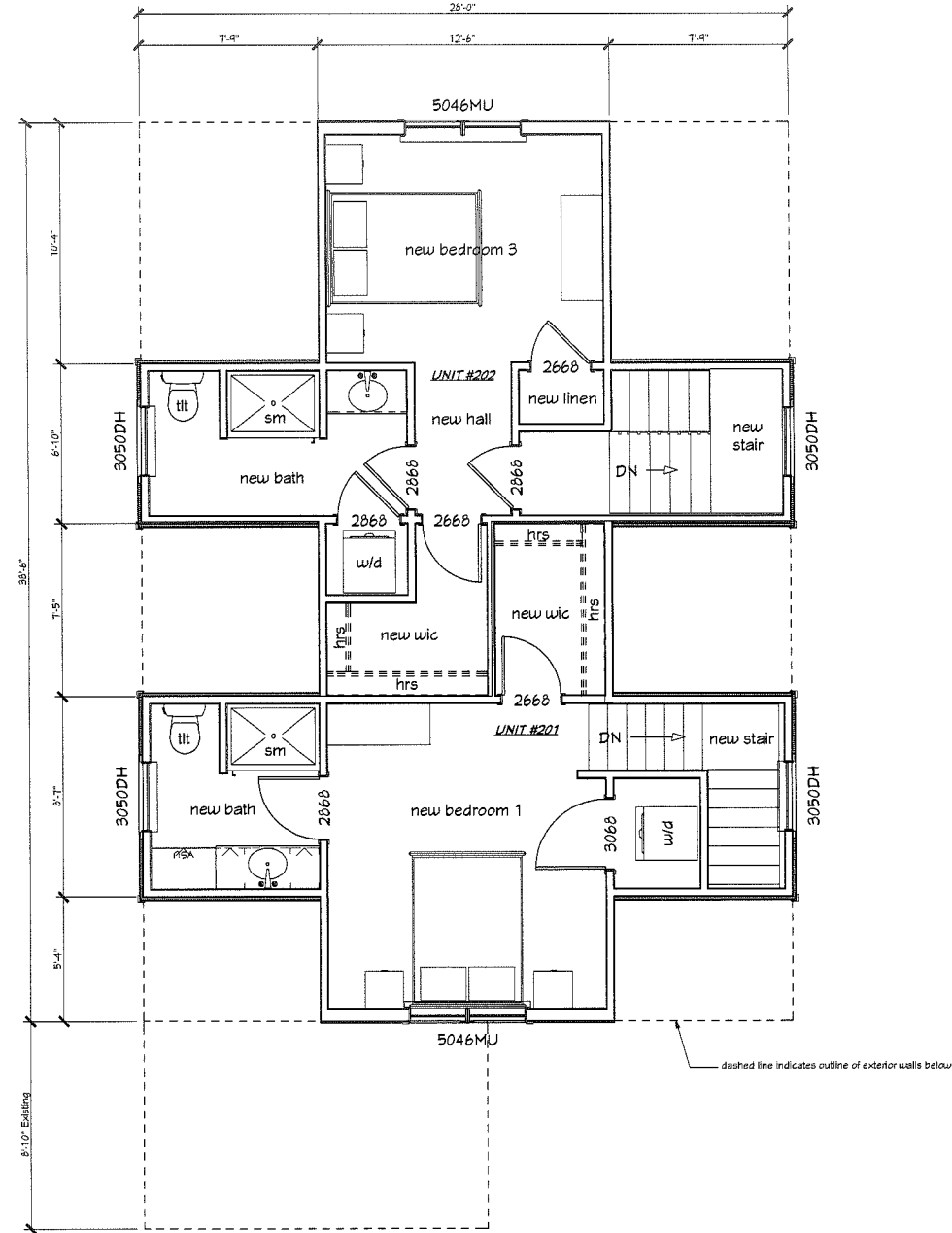
1. Dashed line indicates the demolition of wall, stairs, post, door, window, slab, etc. (typ).



1

Third Floor Demo Plan

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



Third Floor Gross Finished Area = 124 S.F.



2

Thrid Floor Plan

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

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Zoning Submittal

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A 3-Unit Remodel for
Tracey Powers
 2806 Sommers Avenue, Madison, WI, 53706

revision index		
#	date	reference

project: 18001
 date: 5/31/2018
 drawn by: BD5

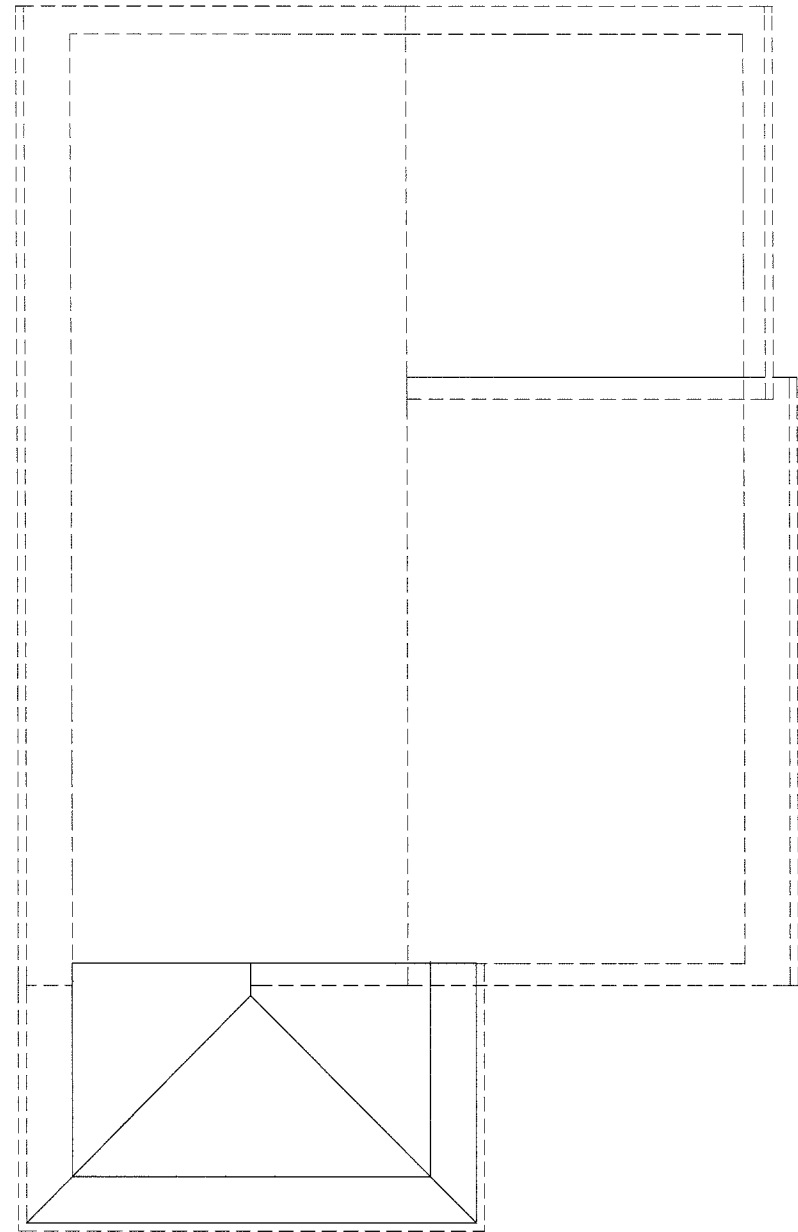
A4

General Notes - Demolition Plan

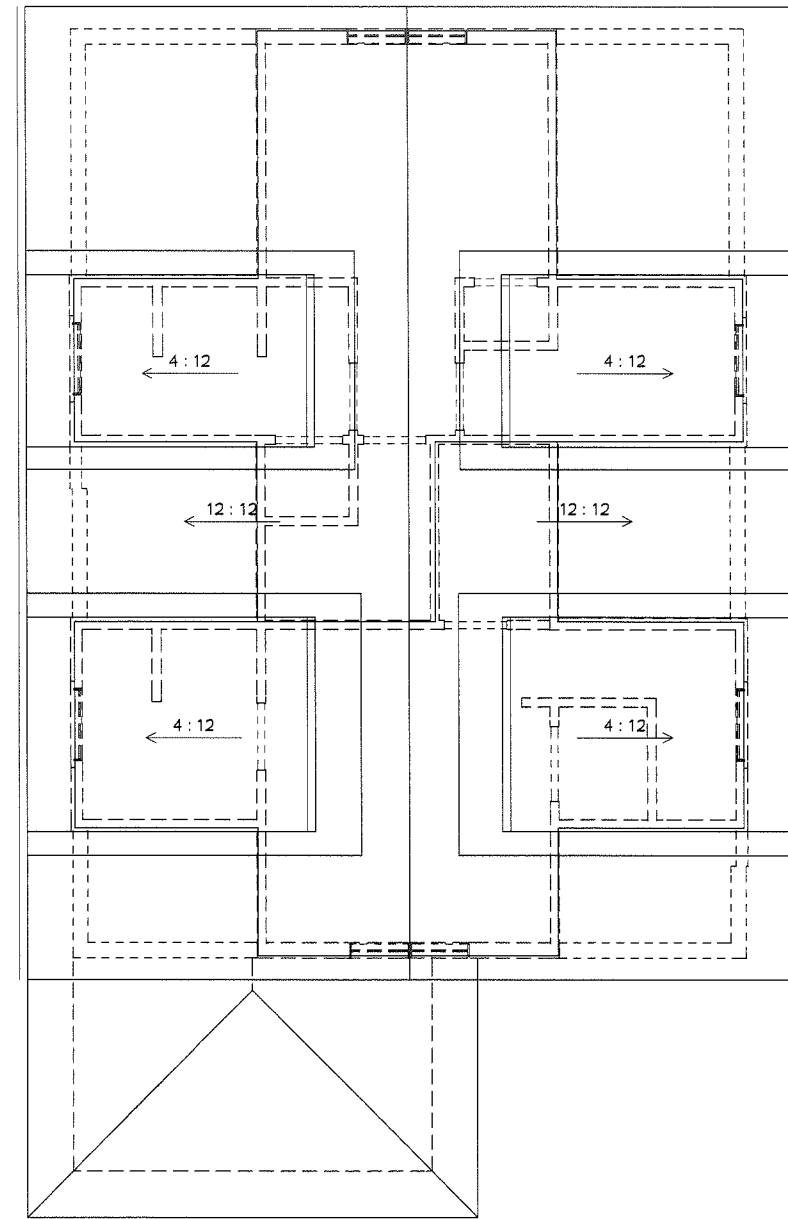
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Key Notes - Demolition Plan

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1 Roof Demo Plan
SCALE: 1/4" = 1'-0"



1 Roof Plan
SCALE: 1/4" = 1'-0"

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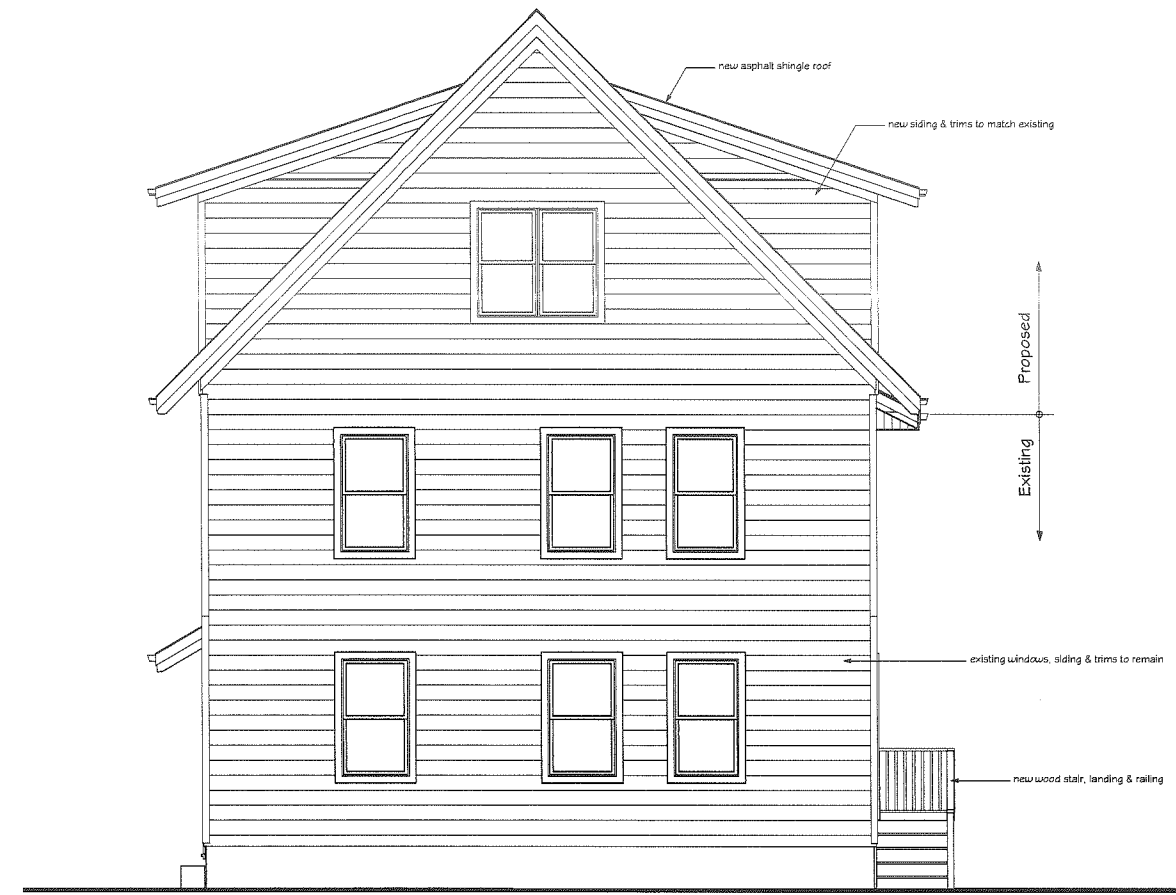
revision index		
#	date	reference

project: 18001
date: 5/5/2018
drawn by: BPS

A5



1 South Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"



3 East Elevation
SCALE: 1/4" = 1'-0"



4 West Elevation
SCALE: 1/4" = 1'-0"

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A6