



**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: 448 JEAN STREET

Name of Owner: DAVID PANOFSKY AND PATRICIA SMITH

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

Daytime Phone: 256-0590 Evening Phone: 256-0590

Email Address: panofsmith@tds.net

Name of Applicant (Owner's Representative): Jim Glueck • Glueck Architects

Address of Applicant: 116 N. Few St. • Madison, WI 53703

Daytime Phone: 251-2551 Evening Phone: _____

Email Address: glueckarch@sbcglobal.net

Description of Requested Variance: Project goal is to convert the attic into livable space. In order to do so, two zoning variance items arise: ① Stair is considerably short of headroom required by building code; ② attic volume/headroom is marginal for creation of reasonable living space. Therefore, a dormer for the stair encroaches into the required side setback, and the main roof, upon increasing the pitch, encroaches slightly into the required setback on the north side.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: 80
Receipt: _____
Filing Date: 10/7/13
Received By: JLK
Parcel Number: 0709-124-0932-7
Zoning District: 2-10 Dell Zellers
Alder District: TR C3

Hearing Date: 10-24-13
Published Date: 10-17-13
Appeal Number: 162413-3
GQ: ok!
Code Section(s): 28.044 (2)

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.

Due to the placement of the existing house on an undersized lot,
a variance is unavoidable given the configuration of the house.

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 proposed design represents what we feel is an appropriate
solution for the project that blends with the neighborhood and
minimizes impact. The total volume requiring a variance is minimized.

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.

As stated in the variance description, and as shown on the drawings,
it would be very difficult to achieve use of the attic space.

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.

This is an older house, built way before we owned the house,

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

Because of the small amount of added volume in the setback
area, we feel it has minimal impact on neighboring property.

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

We have designed the proposed work to achieve our goals with
the minimum encroachment into the setback and with rooflines that
are compatible with the neighborhood.

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"/>	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.
<input checked="" type="checkbox"/>	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"): <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). (Maximum size for all drawings is 11" x 17")
<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). (Maximum size for all drawings is 11" x 17")
<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"/>	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.

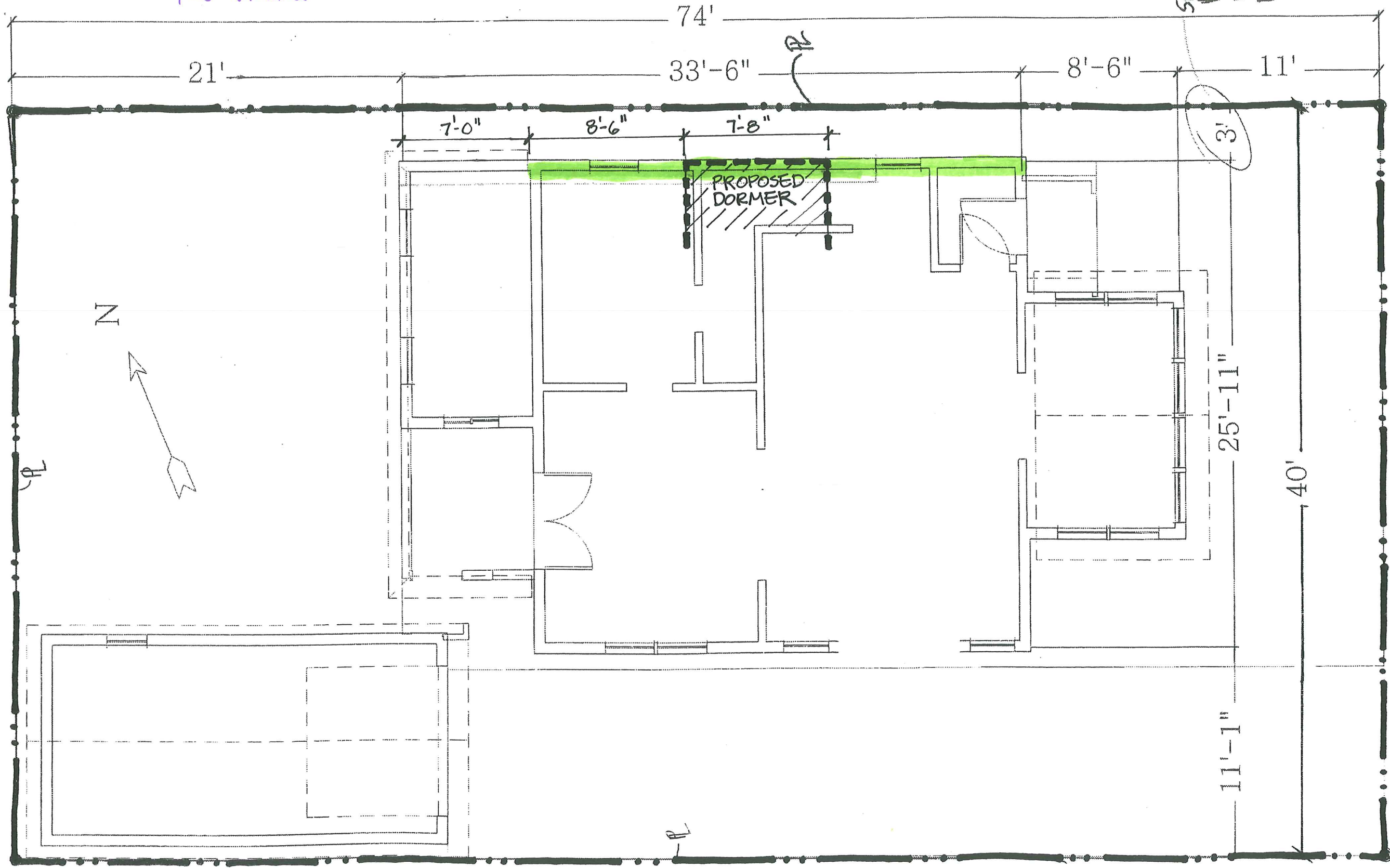
Owner's Signature: _____ **Date:** 10/4/13

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

<u>DECISION</u>
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: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:
Date:

2-story Single Family Home
 Dormer and Roof modifications to
 Accommodate finished ATTIC SPACE
 Side Yard
4'-0" Required
3'-0" Provided
 1'-0" VARIANCE

SETBACK
 REQUIREMENT
 IN TR-C3
 DISTRICT
 IS 4 FEET



HDC
 HAVER DESIGN
 & CONSTRUCTION

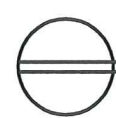
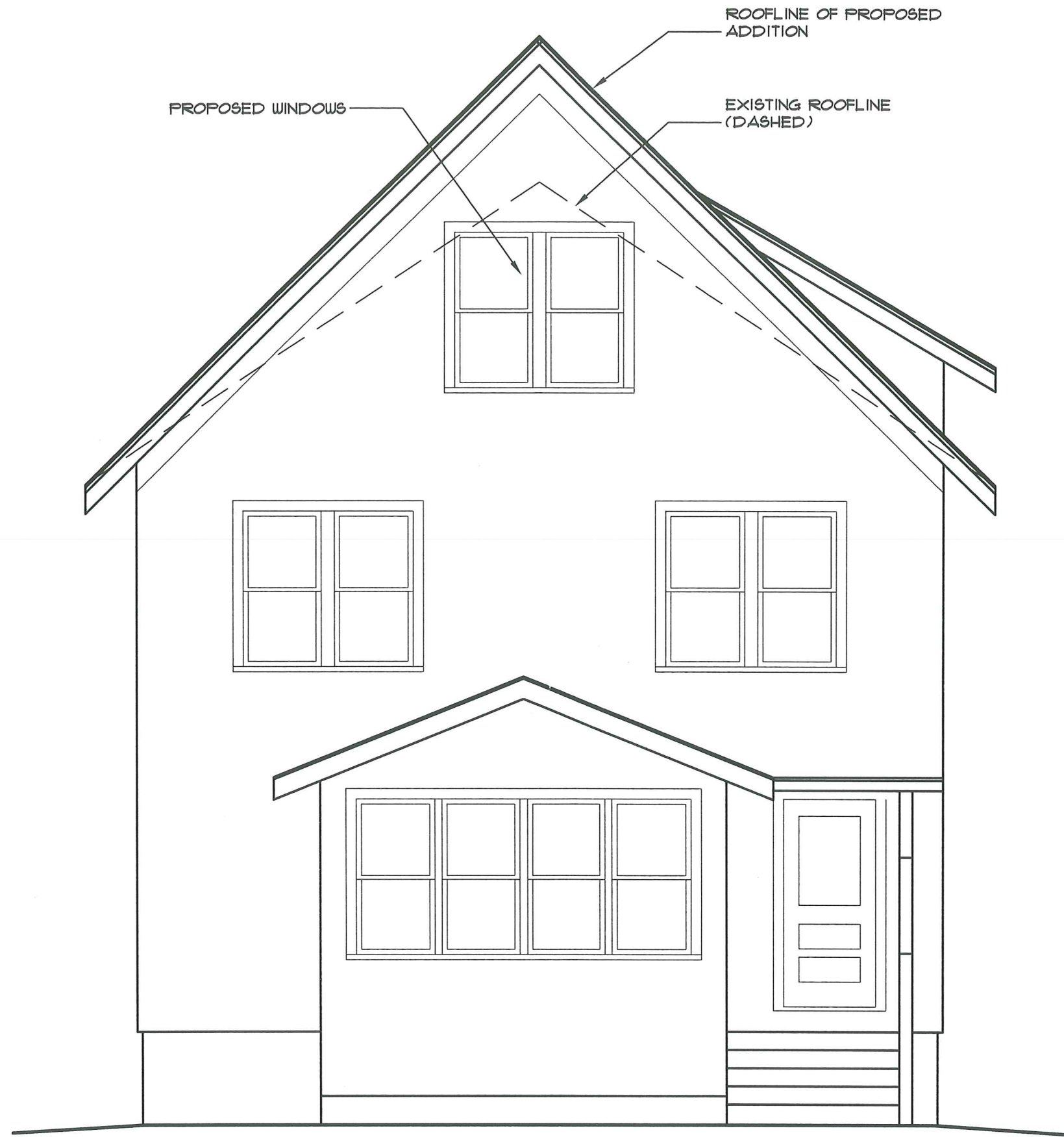
212 S. Baldwin St.
 Madison, WI. 53703

Phone: 608.241.4297
 Fax: 608.661.3812
 E-mail:
 thaver@haverdesign.com
 www.haverdesign.com

CLIENT
 Pat Smith
 David Panofsky
 448 Jean Street
 Madison, WI 53703

TITLE
 Site Plan
 3/16" = 10"
 REVISED 10/7/13
 JIM GLUECK

REV. DATE SHEET



PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"
 ALL IS EXISTING UNLESS NOTED

10/7/13	PANOFSKY-SMITH HOME ATTIC REMODELING 448 JEAN STREET MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1328
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PROPOSED LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

ALL IS EXISTING UNLESS NOTED

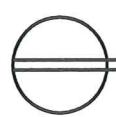
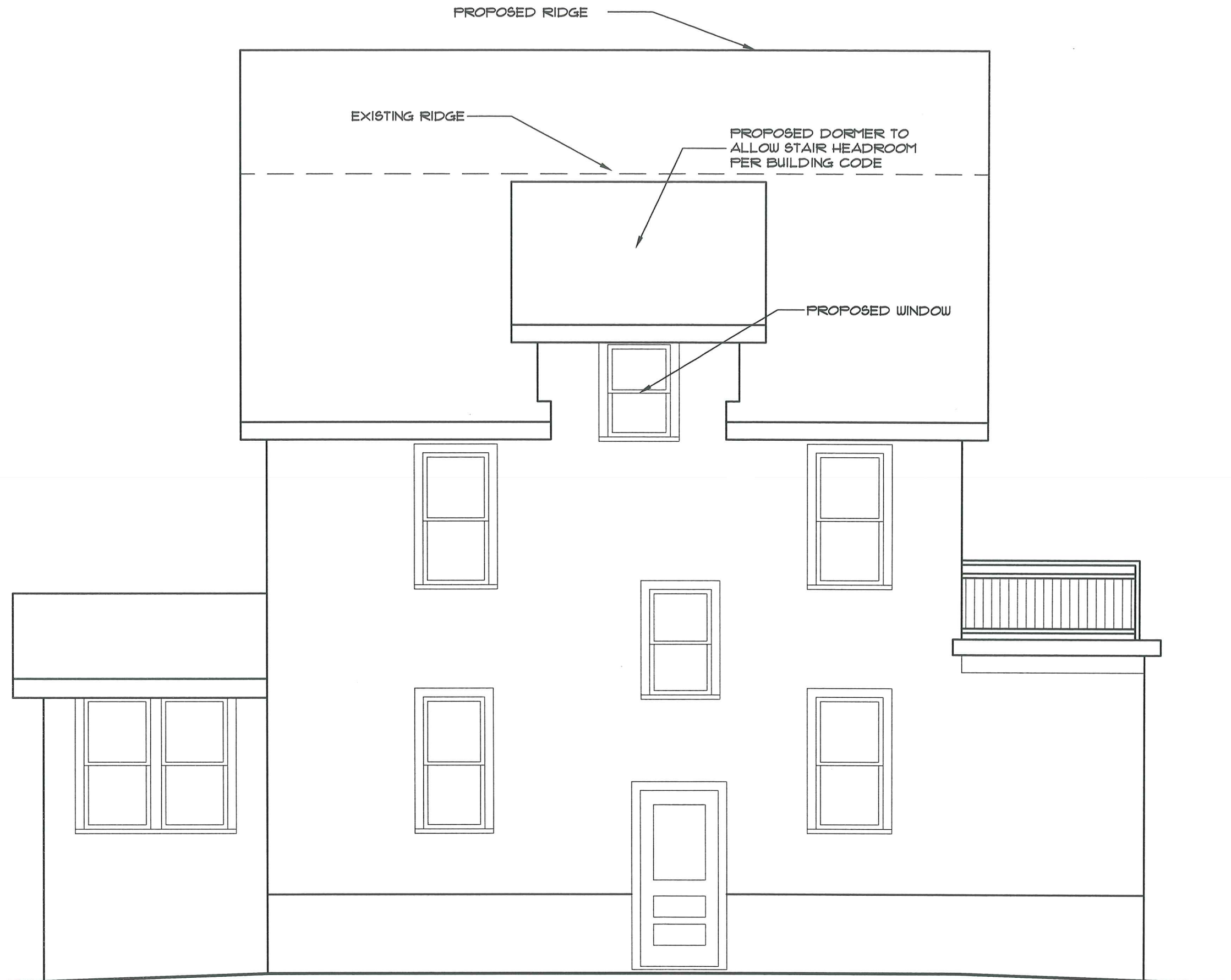


10/7/13

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 MADISON, WISCONSIN

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PROPOSED RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

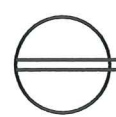
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PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

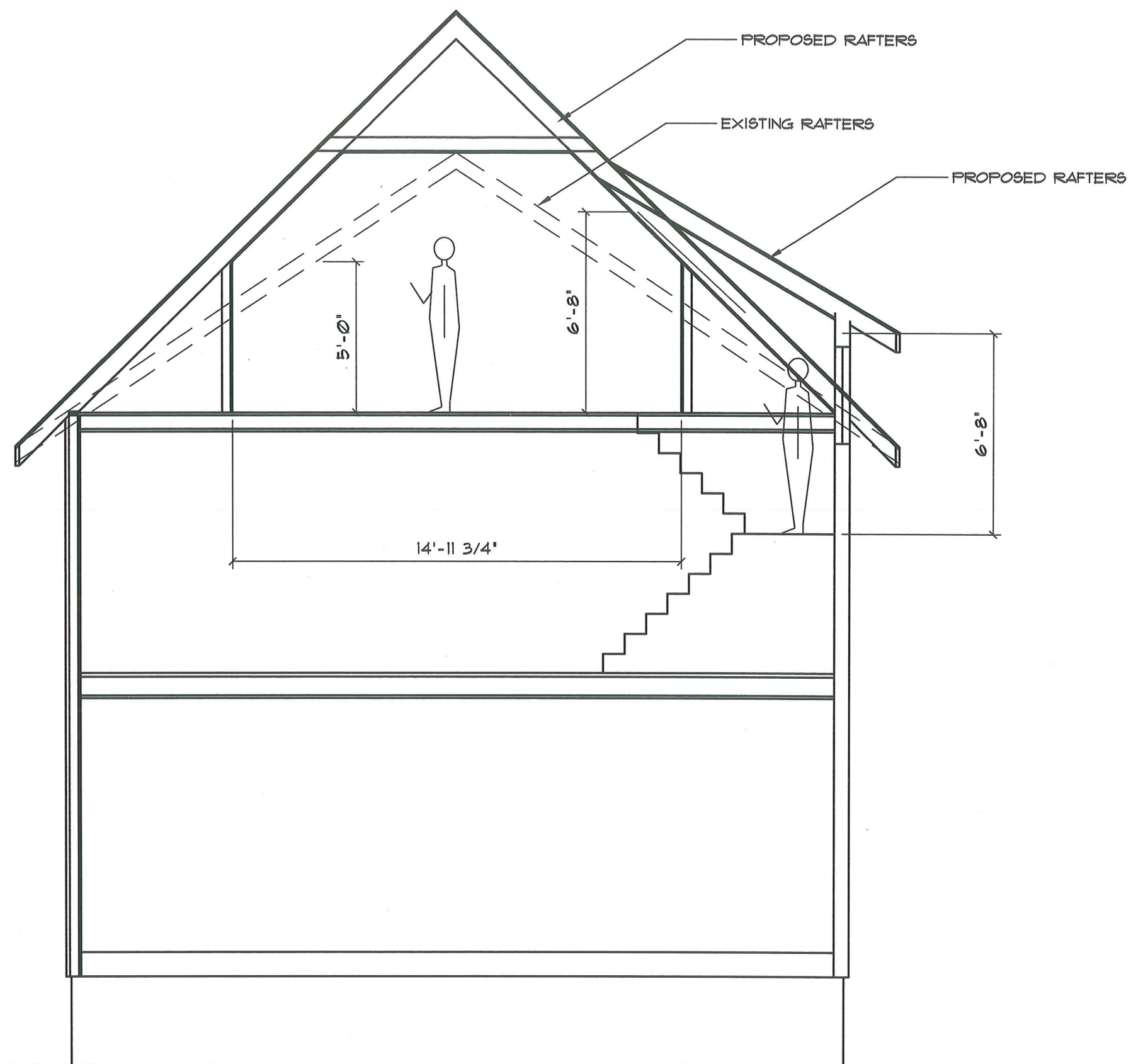
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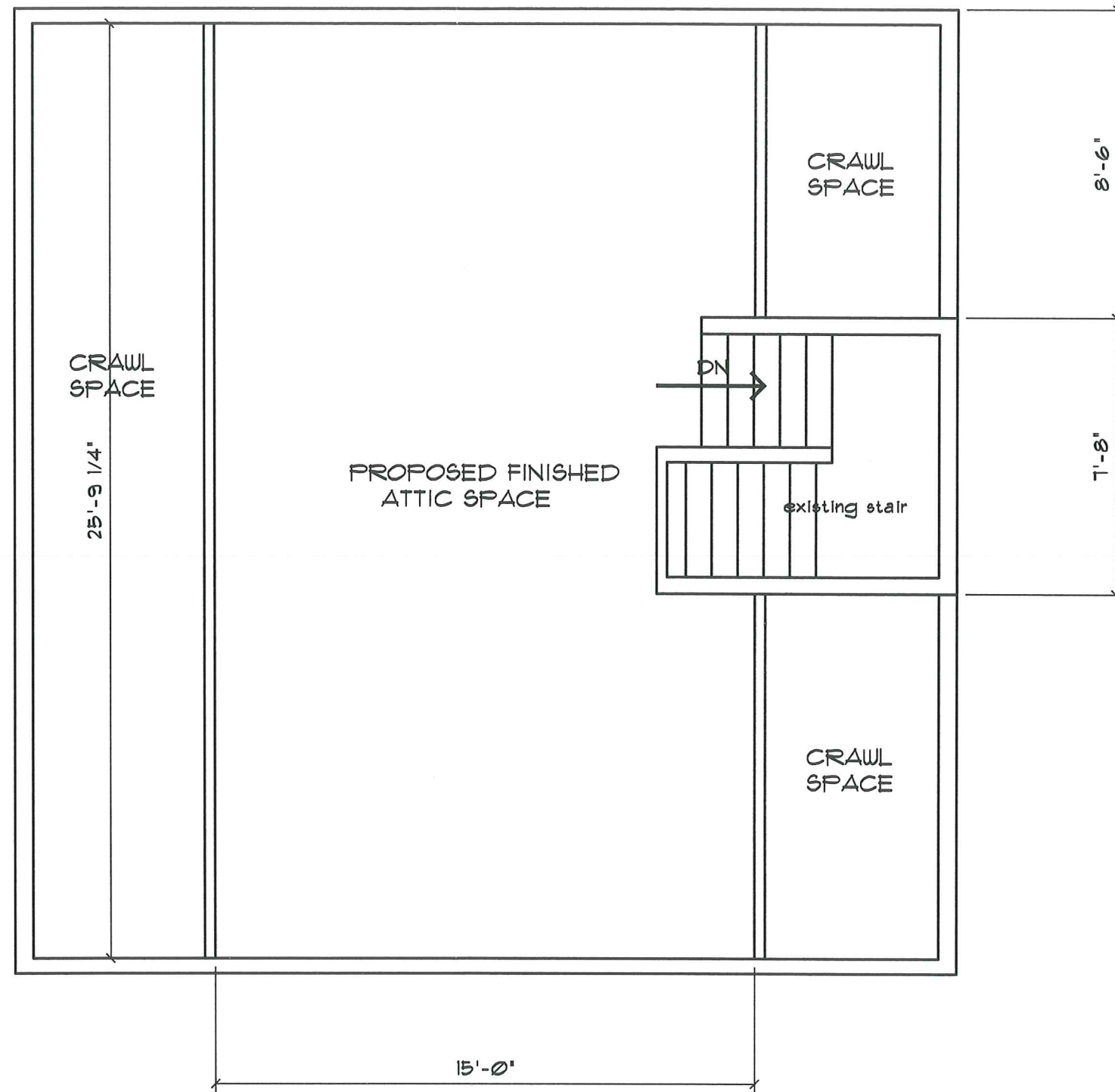



PROPOSED BUILDING SECTION
 SCALE 1/4" = 1'-0"

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PROPOSED ATTIC FLOOR PLAN
 SCALE 1/4" = 1'-0"

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