

(Office Use Only)

ZONING BOARD OF APPEALS APPLICATION
CITY OF MADISON, WISCONSIN

PLEASE SUBMIT:

- (2) Application Forms
- (1) \$20.00 Filing Fee
- (2) Plot Plans indicating area where variance is requested (to scale)
- (3) Elevation drawings (3 views)

Voucher No. 51018
 Filing Date 3-9-81
 Hearing Date 3-26-81
 Zoning District R2
 Parcel No. 0709-214-1715-5
 Published 3/14 3/19 3/25
 Aldermanic District 11-Briggs
 Appeal Number 032681-4

TO THE ZONING BOARD OF APPEALS:

The undersigned hereby (requests a variance) (appeals the decision of the Zoning Admin.)

in regard to: Section No. 28.02(2)(f)2.b. of the Madison General Ordinances in order to: Add on to attached garage to bring front of garage up to front of adjoining section of house (31'2" from sidewalk).

At 2253 Fox Avenue
 (Street Address)

Lot 11, Blk 31, Second Add. To. West Lawn addition to the City of Madison, Wis.

Reason/s why applicant cannot comply with ordinance requirements (explain hardship)

Current Garage was built 5' from lot line in 1924. To meet current requirements I could not add on to existing attached garage since it is only 10 1/2' wide already.

(Additional Space on Back)

Name of Owner William + Mary Koeper Address 2253 Fox Ave

Applicant's William K. Koeper Address 2253 Fox Ave. Phone 251-4839
 (Signature)

Notices sent to District Alderperson and to owners of record as listed in the Office of the City Assessor and on the attached mailing list.
 (Do not write below this line)

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) (~~Disapproved~~) (~~Conditionally Approved~~) a 2' minimum side yard variance and a 6' total side yard variance to permit the addition onto the front of the garage to be 5' from the side lot line and 31' 2" from the front lot line. A building permit is required.

Zoning Bd. of Appeals Secretary _____ Date _____

001368



State of Wisconsin Department of Industry, Labor & Human Relations Division of Safety & Buildings 201 E. Washington Ave. Box 7969 Madison, WI 53707 Wisconsin Statute 101.63		WISCONSIN BUILDING PERMIT APPLICATION		B 01802 PERMIT NO. PARCEL NO.																									
PERMIT REQUESTED: <input checked="" type="checkbox"/> STRUCTURE <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLUMB																													
Owner's Name <u>William K. Koepfer</u>		Mailing Address <u>2253 FOX AVE</u>		Phone <u>226-4831</u>																									
Contractor's Name <u>SAME</u>		Mailing Address		Phone																									
				Ident. No. <u>C10300</u>																									
PROJECT LOCATION																													
Building Address <u>2253 FOX AVE</u>			Subdivision Name																										
Zoning District <u>R2</u>			Lot No.																										
Lot Area <u>6000 #</u> sq. ft.			Block No.																										
Setbacks: <u>31-24</u> ft.			Left <u>5</u> ft.																										
Right			ft.																										
1. PROJECT <input type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Garage <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Master plan no. (if applicable)		2. TYPE (Res.) <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Other		3. ELECTRICAL Entrance Panel Size: <u>amp</u> <input type="checkbox"/> Service <input type="checkbox"/> Underground <input type="checkbox"/> Overhead																									
<input checked="" type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Raze <input type="checkbox"/> Move <input type="checkbox"/> Foundation		4. HVAC <input type="checkbox"/> Forced Air <input type="checkbox"/> Hot Water <input type="checkbox"/> Heat Pump <input type="checkbox"/> Steam or Vapor <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other		5. ENERGY SOURCES <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Space Htg.</th> <th>Water Htg.</th> </tr> <tr> <td>LP Gas</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Nat. Gas</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Fuel Oil</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Electric</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Wood</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Solar</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Coal</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Fuel	Space Htg.	Water Htg.	LP Gas	<input type="checkbox"/>	<input type="checkbox"/>	Nat. Gas	<input type="checkbox"/>	<input type="checkbox"/>	Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>	Electric	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Solar	<input type="checkbox"/>	<input type="checkbox"/>	Coal	<input type="checkbox"/>	<input type="checkbox"/>
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Solar	<input type="checkbox"/>	<input type="checkbox"/>																											
Coal	<input type="checkbox"/>	<input type="checkbox"/>																											
6. CONST. TYPE <input checked="" type="checkbox"/> Site constructed <input type="checkbox"/> Manufactured		7. FOUNDATION <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> Other		8. PLUMBING <input type="checkbox"/> Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic - Permit No.																									
9. AREA (Outside Dimension) Basements (below grade floors) sq. ft. Usable Area (grade floor and above) sq. ft. Garage <u>158 #</u> sq. ft. TOTAL <u>158 #</u> sq. ft.		10. STORIES (Above Grade) <input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other		11. USE (Res.) <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other																									
		12. WATER <input type="checkbox"/> Private Utility <input type="checkbox"/> Municipal Utility <input type="checkbox"/> On-site Well & Pump		13. RES. UNITS Added or Deleted One Family <u>+</u> Two or more Family <u>-</u> Hotel, Motel, Dorm.																									
		14. HEAT LOSS (Calculated) Envelope BTU/HR Infiltration BTU/HR																											
15. CLASS OF CONSTRUCTION <input type="checkbox"/> 1. Fire Resistive Type A <input type="checkbox"/> 2. Fire Resistive Type B <input type="checkbox"/> 3. Metal Frame - Protected <input type="checkbox"/> 4. Heavy Timber <input type="checkbox"/> 5. Exterior Masonry <input type="checkbox"/> 6. Metal Frame - Unprotected <input type="checkbox"/> 7. Wood Frame - Protected <input checked="" type="checkbox"/> 8. Wood Frame - Unprotected																													
16. TYPE (Non-Residential) <input type="checkbox"/> Amusement, Recr. <input type="checkbox"/> Church, Religious <input type="checkbox"/> Industrial <input type="checkbox"/> Parking Garage <input type="checkbox"/> Service Station, Repair Garage <input type="checkbox"/> Hospital, Inst. l. <input type="checkbox"/> Office, Bank, Prof. <input type="checkbox"/> Restaurant, Tavern <input type="checkbox"/> Warehouse <input type="checkbox"/> Laundry, Dry Cleaner <input type="checkbox"/> Tanks, Towers <input type="checkbox"/> School, Library, Educational <input type="checkbox"/> Public Utility																													
17. USE (Non-Residential) Describe briefly the proposed use of building, e.g., food processing plant, machine shop, laundry building in hospital, elementary school, college, parking ramp, department store, office building at industrial plant, if use of existing building is changed, show proposed use: <u>1 STORY ADDN TO GARAGE</u> <u>Along side of House</u>																													
NOTE: Mechanical Supplement sheets provided with this application must be completed and returned to Building Inspection Department by the appropriate Plumbing, HVAC, and Electrical contractors prior to start of work. No inspections will be made until received.																													
18. ESTIMATED COST: \$ <u>800.00</u>																													
The applicant agrees to comply with the Wisconsin Uniform Dwelling Code and other Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied, on the Department or Municipality; and certifies that information is accurate.																													
SIGNATURE OF APPLICANT: <u>William K. Koepfer</u> DATE <u>4-9-81</u>																													
CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.																													
<u>AC Carran</u> <u>Zoning Board</u> <u>approved</u>																													
13. ISSUING JURISDICTION <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> CITY <input type="checkbox"/> TOWN <input type="checkbox"/> COUNTY <input type="checkbox"/> STATE NAME: MADISON, WI MUNICIPAL NO. 13 - 251																													
FEES: Plan Review \$ <u>50.00</u> Inspection \$ <u>50.00</u> Wis. Permit Seal(s) . . \$ <u>50.00</u> TOTAL \$ <u>150.00</u> Voucher No. <u>51561</u>		PERMIT(S) ISSUED <input checked="" type="checkbox"/> Construction <input type="checkbox"/> HVAC <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing		PERMIT ISSUED BY: NAME <u>R.W.F. - G.V.</u> DATE <u>4-9-81</u> CERT. NO. <u>35-731</u>																									

REQUIREMENTS	5'
PROVIDERS	5'
	<hr/>
VARIANCE NEEDS	2'

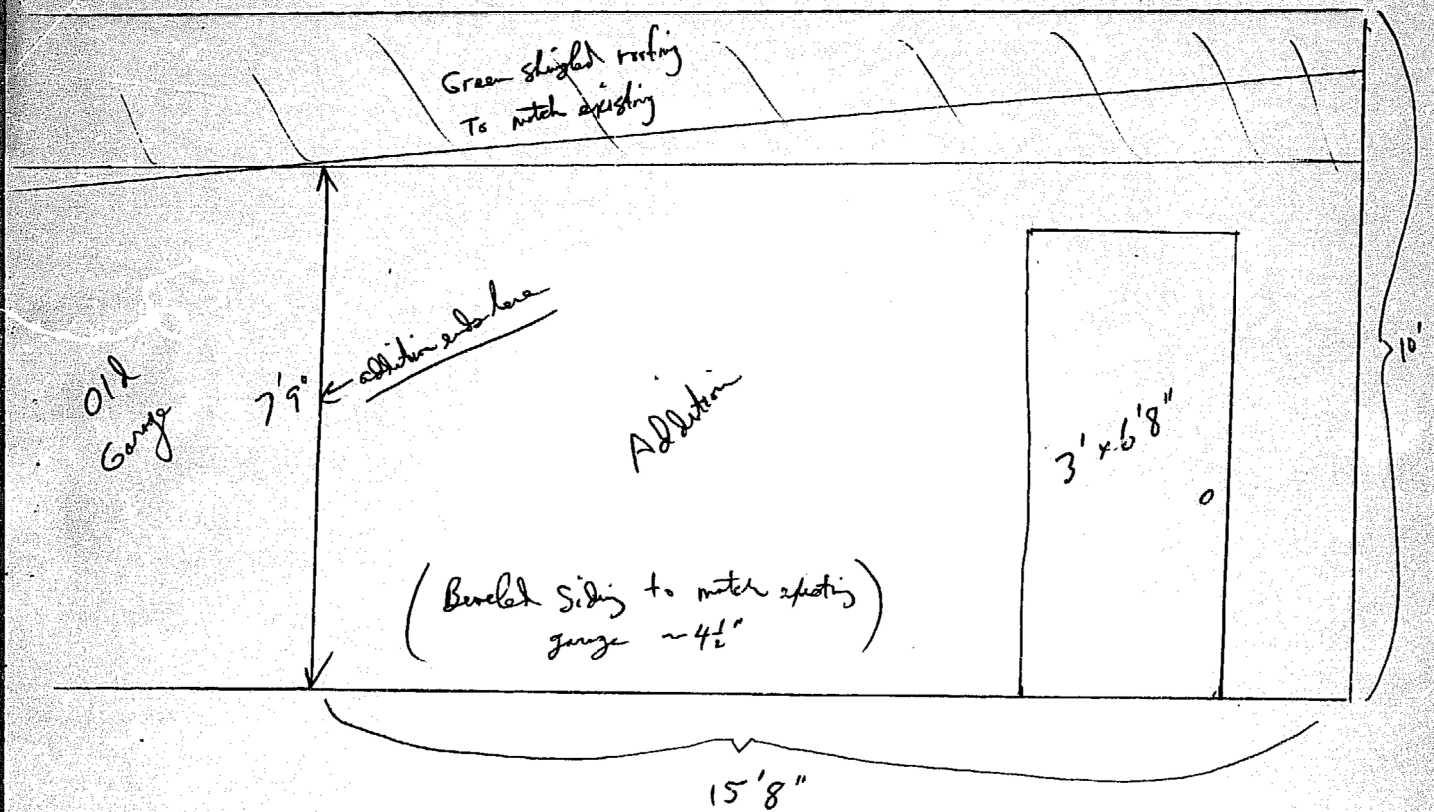
REQUIREMENTS	18'
PROVIDED	12'
	<hr/>
VARIANCE NEEDED	6'

Date 4-9-81 H.C. Cannon
Zoning Administrator
MADISON - WISCONSIN

Hand-drawn site plan of a property. The plan shows a main rectangular area with a "Screened Porch" at the top. To the left of the porch is a "GAR." (Garage). A "5/8\" SMART ROCK" area is indicated on the left side. A "3/4 HOUR RATED DOOR" is shown on the right side. A "Prop. Gr. P.L.L." (Proposed Gravel Pit/Land) is marked on the left side. Dimensions are given: "31'2\" (Side wall)" and "22'8\"". Arrows indicate directions. Notes include "Neighbors' Driveway + Garage" and "Neighbors' Driveway + Garage + 1st line". A "7'" dimension is also noted.

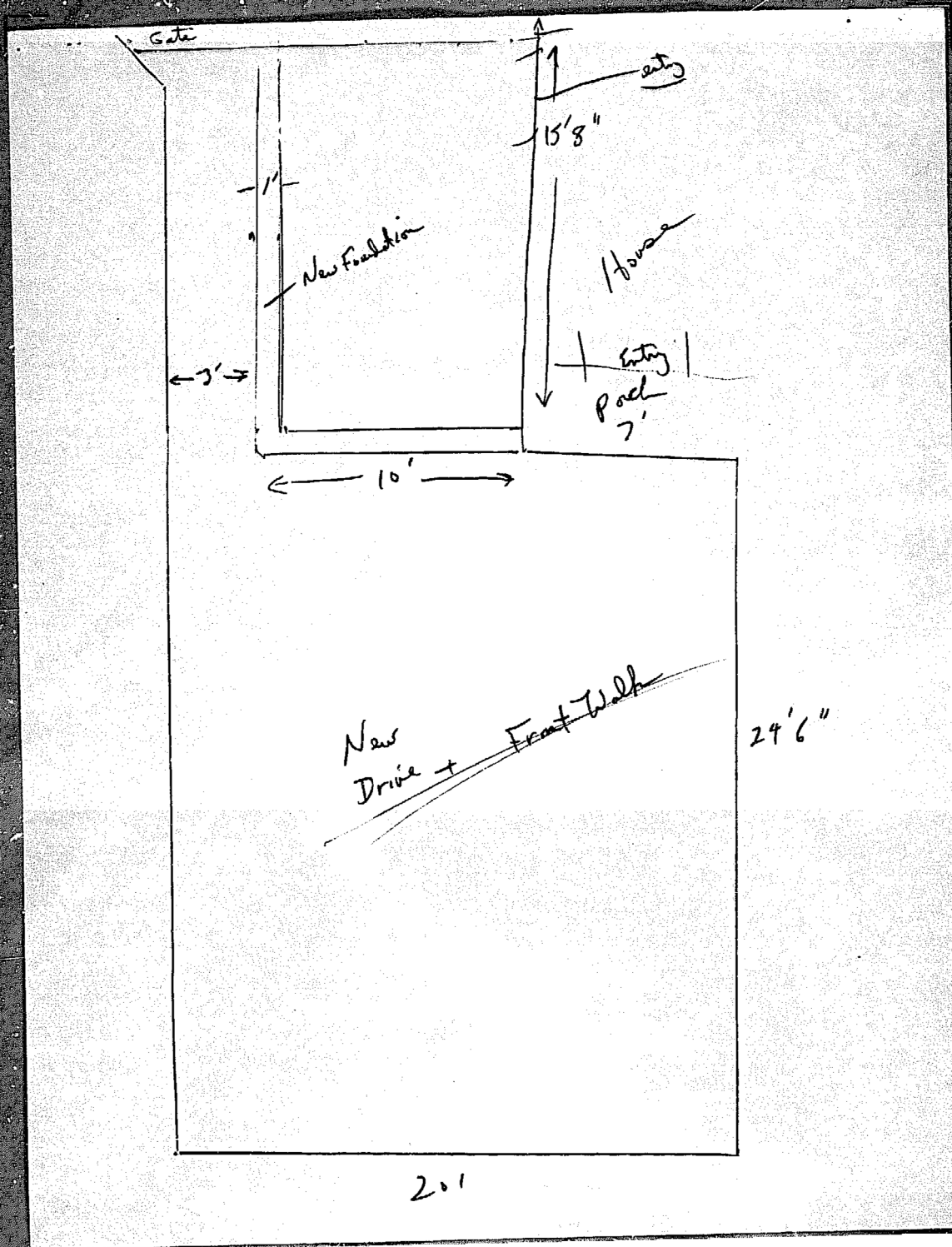
FILE → 2253 FOX AV.

$$1'' = 20'$$



SIDE VIEW $\frac{1}{2}'' = 1'$

A.E. 86-20



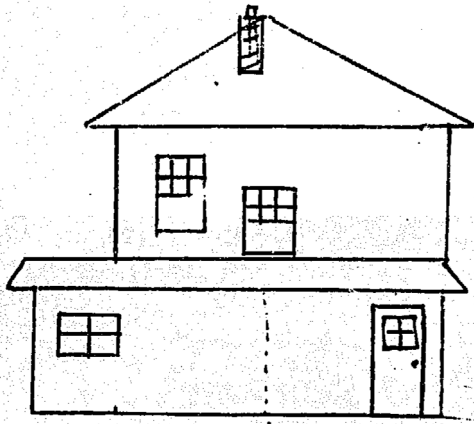
A.E. 86-20



1" = 10'

(Lot is Flat)
≈ 1' rise from sidewalk

Appearance does not change, garage is just extended to front of house.



Lots to side are flat
≈ 1' rise from sidewalk

Addition (All exterior to match existing structure.)

MATERIALS

Wall / 1 1/2" cinder
2x4s

Roof / 2x4 cinder
2x6s
1/2" plywood

90 LB. ROLLS ROOFING

Foundation

4' deep 1' wide

4 Bgs

Slab

4" 5 Bgs

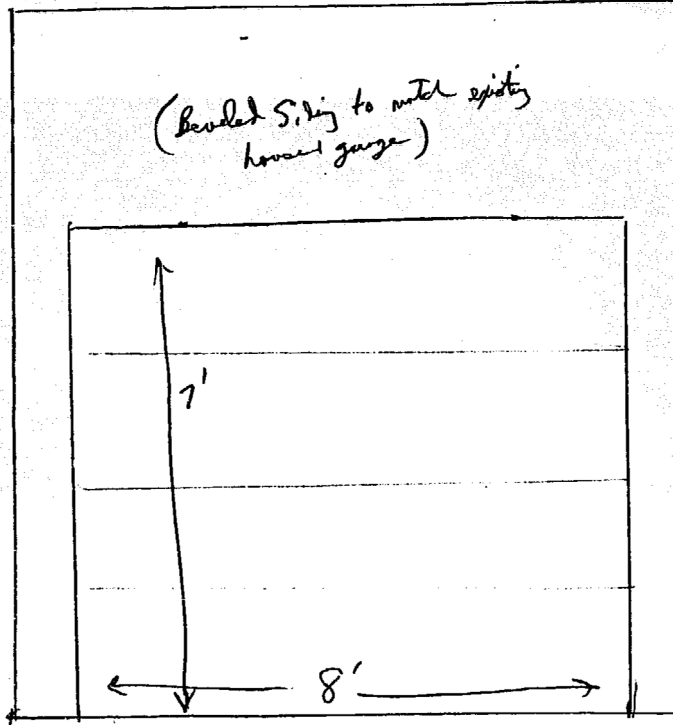
(6x6 x 10) rebar
wire mesh

Driveway

6 Bgs

wire mesh

10'



9'8"

Front