

# 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 Cubicat Duamentus F24C Obacc Count	
Address of Subject Property: 5316 Shaw Court	
Name of Owner: Dennis A & Vicki W Hill	
Address of Owner (if different than above):	
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Daytime Phone:608-630-1345	Evening Phone: 608-256-2911
Email Address: <u>dahill@wisc.edu; vwhill@wisc.edu</u>	
N (A - 1' 1 (A 1 A -	
Name of Applicant (Owner's Representative):	
Address of Applicant:	
Daytime Phone:	Evening Phone:
Email Address:	
Description of Requested Variance:	approx, half of axisting dock at roor of house as a
screened porch	
gordania paran	·
	(See reverse side for more instructions)
FOR OFFICE	USE ONLY
Amount Paid: 4306	Hearing Date: 6/27/13
Receipt: 743 504 Filing Date: 6/6//3	Published Date: <u>6/20//3</u> Appeal Number: 06/20/13 - 2
Received By: PDA	GQ: OK
	Code Section(s): 2 8. 037 (2)
Zoning District: 3R - CZ	
Alder District: // CHRIS SCHMIDT	

### **Standards for Variance**

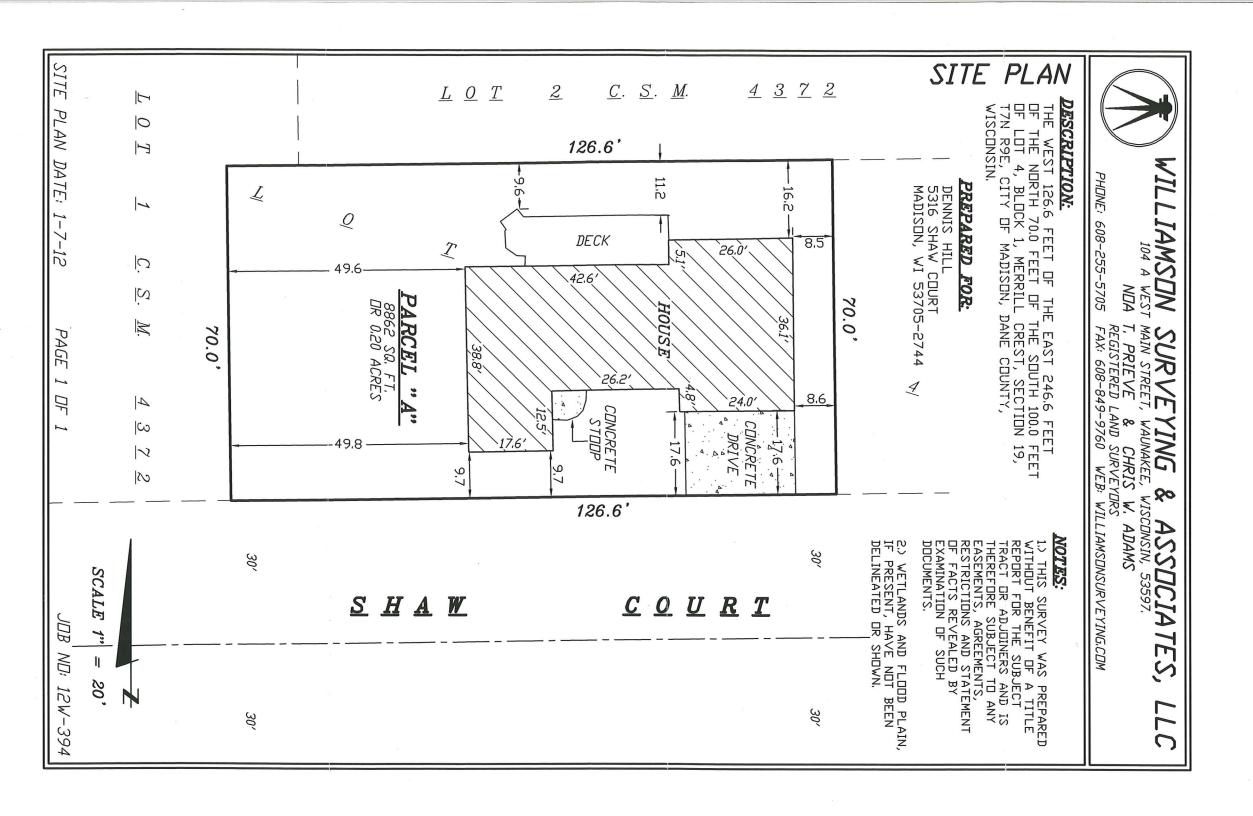
The Zoning Board of Appeals shall not grant a variance unless it finds that the following conditions are present:

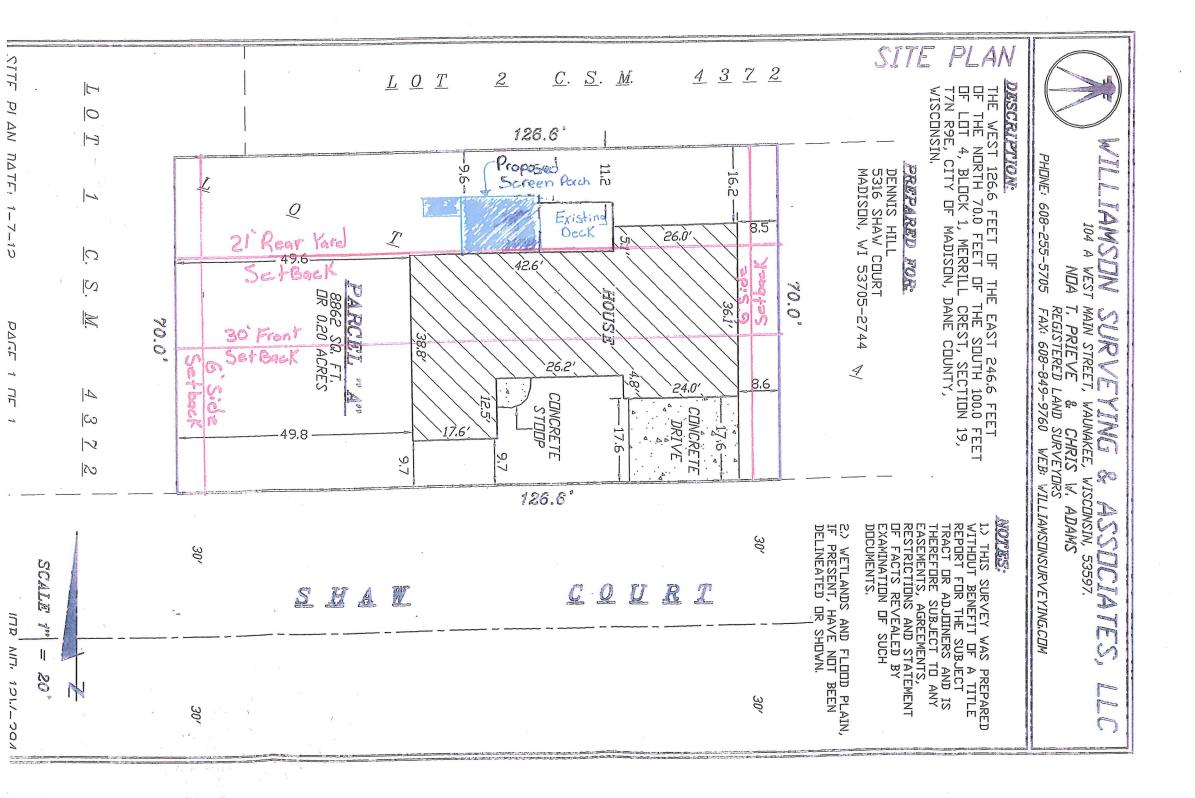
1.	here are conditions unique to the property of the applicant that do not apply generally to other roperties in the district.			
	The lot is unusually shallow from front to rear. Existing deck is within 11.2' of property line at rear			
	of house.			
2.	The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.			
	The screened porch will make the use of our short backyard area possible during the summer fo			
	dining, reading and other purposes and will reduce or eliminate the need for air conditioning and			
	thereby save energy.			
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.			
	Strict compliance would make it impossible to convert part of the existing deck to a screened porch, a common feature of homes in the Glen Oak Park neighborhood.			
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.			
	The terms of the ordinance would prevent the creation of a screened porch at the rear of the house, which is already within the setback requirement and the rear of the house is the only possible location for a porch with access from the kitchen door and the eastern section of the existing deck onto which the dining room opens.			
5.	The proposed variance shall not create substantial detriment to adjacent property.			
	The screened porch would be some 50' from the nearest house to the west and 55' from the nearest house to the northeast and would be shielded from view by the existing yew and arbor vitae trees.			
6.	The proposed variance shall be compatible with the character of the immediate neighborhood.			
	A screened porch is a common feature of homes in this and similar neighborhoods.			

#### **Application Requirements**

**Please provide the following Information** (Please note any boxes left uncheck below could result in a processing delay or the Board's denial of your application):

	<b>Pre-application meeting with staff</b> : Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>	
	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	
V	<b>Elevations</b> 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")	
<b>√</b>	<b>Interior floor plan of existing and proposed structure,</b> 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")	
	<b>Front yard variance requests only.</b> 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 acknowledge any statements implied as fact require supporting evidence.	
	<b>CHECK HERE.</b> 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.	
Own	Date: June 6, 2013  ———————————————————————————————————	
	DECISION	
	pard, in accordance with the findings of fact, hereby determines that the requested variance for (is) (is not) in compliance with all of the standards for ance. Further finding of fact is stated in the minutes of this public hearing.	
The Z	oning Board of Appeals: Approved Denied Conditionally Approved	
Zonin	g Board of Appeals Chair:	
Date:		





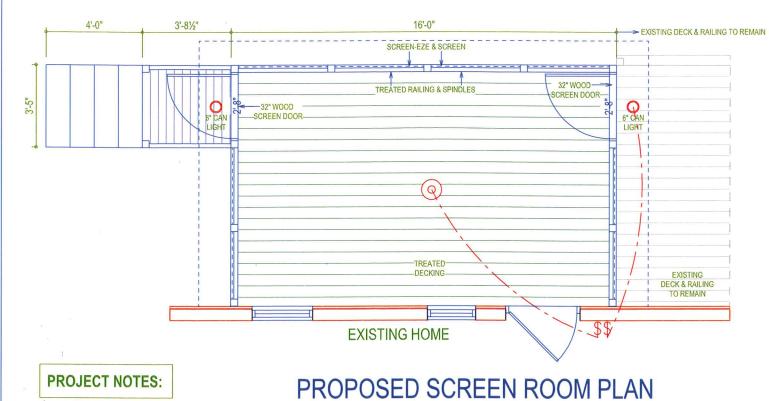
Single-Stors Single-Danicy Home Single-Story Screen Porch Addition Rear Yard

21.0' Required 9.6' Provided 11.4' VANANCE

WAUNAKEE
REMODELING,INC.
PROJECT ADDRESS:
DENNIS & VICTORIA
5316 SHAW COURT
MADISON, WI 53705

5316 SHAW COURT

PROPOSED SITE PLAN







#### **SOUTH ELEVATION**



## WAUNAKEE REMODELING, INC.

CEILING HEIGHT: VAULTED WALL HEIGHT: 8'-0

(2) GFI PROTECTED OUTLETS (1) H/O SUPPLIED LIGHT

(2) 6" CAN LIGHTS (SUPPLIED BY ELECTRICIAN)

T & G STAINED PINE SIDING AT CEILING/GABLE SIDING TO REMAIN ON HOUSE WALL

INSTALL TREATED RAILING AT DECK & STAIR

ELECTRICAL:

MILLWORK/FINISH:

DECKING/RAILING:

INSTALL TREATEDDECKING

3-SEASON SCREEN ROOM SCALE 1/4"=1'-0"

PO# tbd

**PROJECT ADDRESS: DENNIS & VICTORIA 5316 SHAW CT** MADISON, WI 53705

CONTRACTOR	WAUNAKEE REMODELING, INC - 1001 FRANK H STREET - WAUNAKEE, WI 53597 - (608) 849-5155
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DATE	REVISIONS - COMMENTS
11/28/2012	VARIANCE PROPOSAL
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