



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: 3538 Heather Crest

Name of Owner: DeRobert LLC

Address of Owner (if different than above): 609 Traveler Lane
Madison WI 53718

Daytime Phone: 608 235-6951 Evening Phone: SAME

Email Address: Seifert@reMaxwisconsin.com

Name of Applicant (Owner's Representative): KEN Seifert

Address of Applicant: SAME

Daytime Phone: 608 235-6951 Evening Phone: _____

Email Address: SAME

Description of Requested Variance: Variance for Garage Addition Proposal

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 148781
Filing Date: 11/4/13
Received By: JK/MWT
Parcel Number: 0709-201-0824-2
Zoning District: TR-C1
Alder District: 11 - Chris Schmidt

Hearing Date: 11/21/13
Published Date: 11/14/13
Appeal Number: 112113-1
GQ: OK
Code Section(s): 28.042(3)

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.

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.

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.

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.

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

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

Standards for Variance

- 1) There is a city walk way for park access on the west side of the home a garage cannot be built on that side of the home. The lot's topography and the basement being exposed you cannot build a detach garage in the backyard of the property.
- 2) The conditions upon application for variance would not be applicable generally to other properties in the same neighborhood or zoning classification. The granting of a variance would not be detrimental to the public welfare.
- 3) The setbacks required for this property would prevent the permitted purpose of an attached garage and compliance burdensome to this property.
- 4) The alleged difficulty or hardship caused by this ordinance/setback requirement was not created by any person presently having an interest in this property. Home was constructed in 1948.
- 5) The proposed variance will not impair adequate amount of light or air movement to the adjacent property. This will not increase traffic on the public street or diminish property values within the neighborhood.
- 6) The proposed variance is compatible to the neighborhood and the character of many of the surrounding homes in the neighborhood that have a one car attached garage. This is shown by the adjacent property photo.

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 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 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 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) -----

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

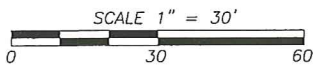
Zoning Board of Appeals Chair: _____

Date: _____



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081



Description:

LOT 487, SUNSET VILLAGE SUNSET
RIDGE ADDITION, CITY OF MADISON,
DANE COUNTY, WISCONSIN.

PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

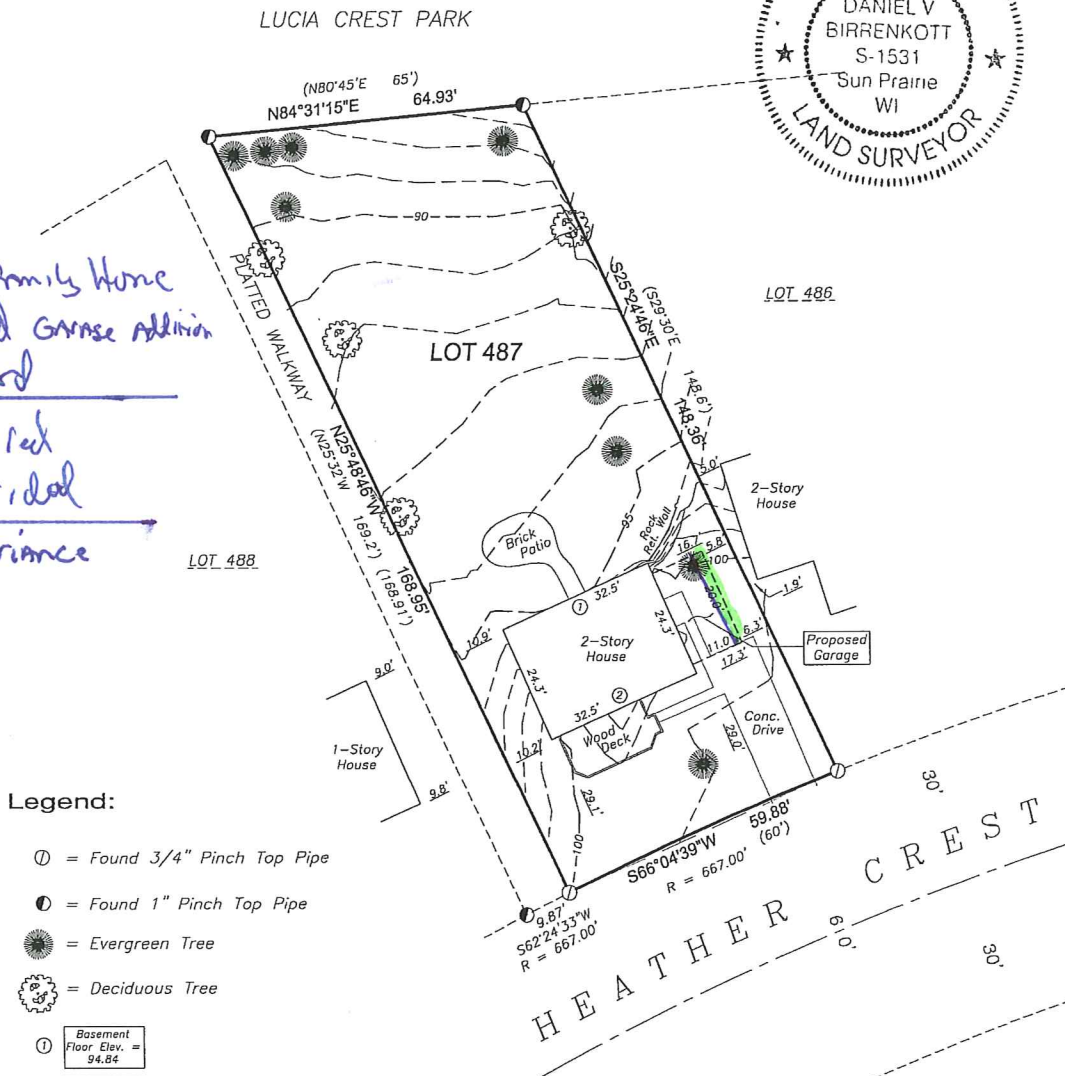
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott
Wisconsin Registered Land Surveyor No. S-1531.

11-1-2013



2-Story Single-Family Home
Single-Story Attached Garage Addition
Side Yard
7.0' Required
5.8' Provided
1.2' Variance



Legend:

- ① = Found 3/4" Pinch Top Pipe
- ② = Found 1" Pinch Top Pipe
- = Evergreen Tree
- ⊙ = Deciduous Tree
- ①

Basement Floor Elev. = 94.84

- ②

Finished Floor Elev. = 102.70

Prepared For:
KEN SEIFERT
609 TRAVELER
MADISON, WI 53718
(608)-235-6951

Dated: NOVEMBER 1, 2013
Surveyed: T.A.S.
Drawn: T.K./M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book: 343/25
Comp. File: J:\2013\CARLSON
Office Map No. 130692

Bearings referenced to the Dane County
Coordinate System and the North line of
Lot 487, bearing N84°31'15"E

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Contour interval = 1 foot. Assumed datum.

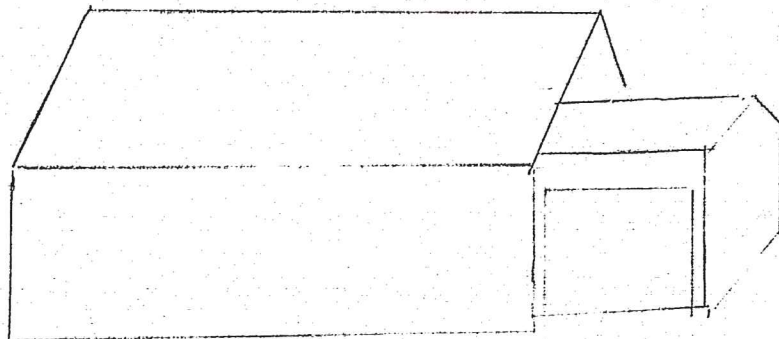
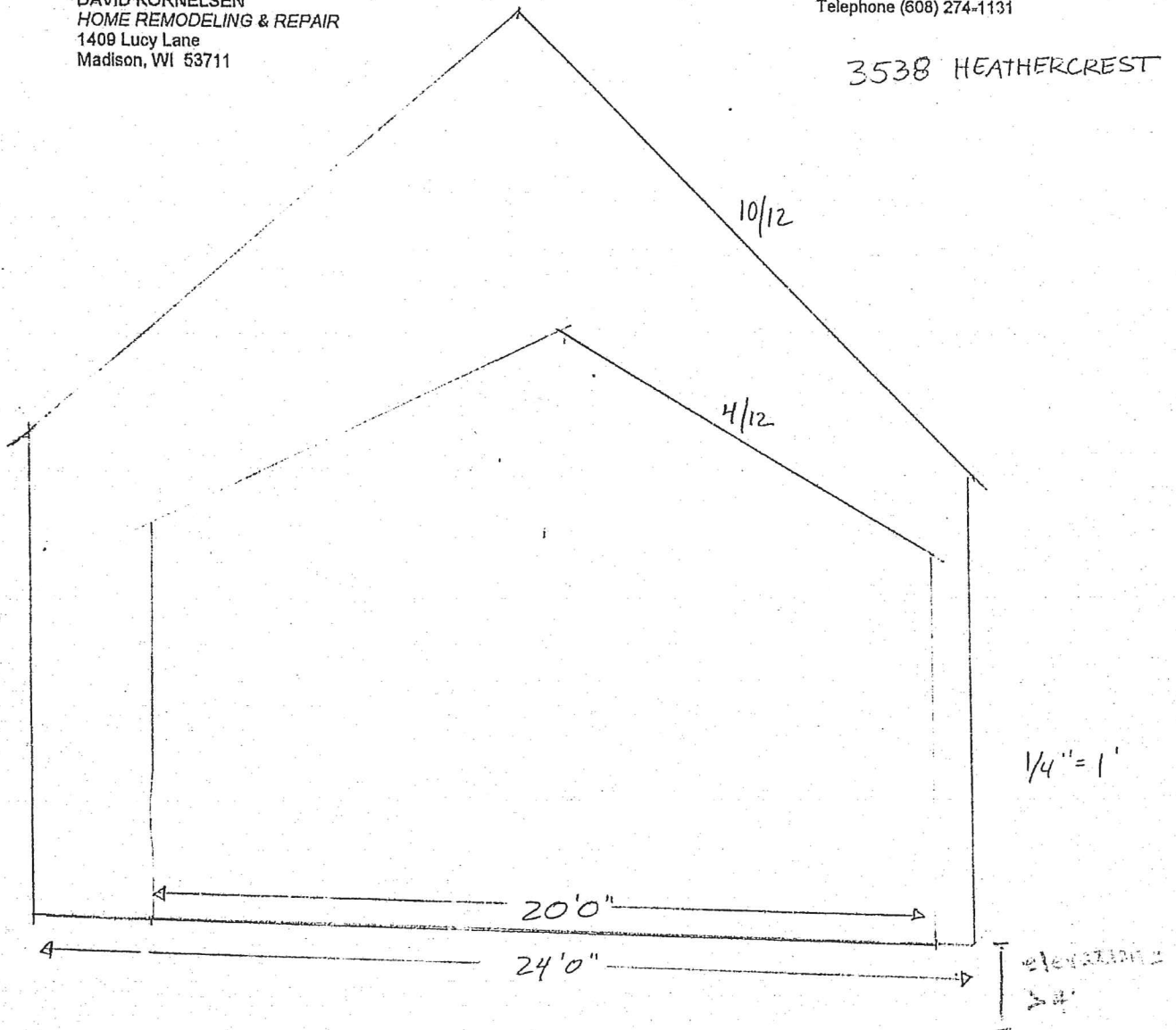


QUALITY HABITAT

DAVID KORNELSEN
HOME REMODELING & REPAIR
1409 Lucy Lane
Madison, WI 53711

Telephone (608) 274-1131

3538 HEATHERCREST





QUALITY HABITAT

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HOME REMODELING & REPAIR
1409 Lucy Lane
Madison, WI 53711

Telephone (608) 274-1131

5-11-96



Minimum Side Yard

7' Required
4' Provided
3' Variance

Total Side Yard

18' Required
17' Provided
1' Variance

$\frac{3}{64}'' = 1'$

3538 Heathercrest









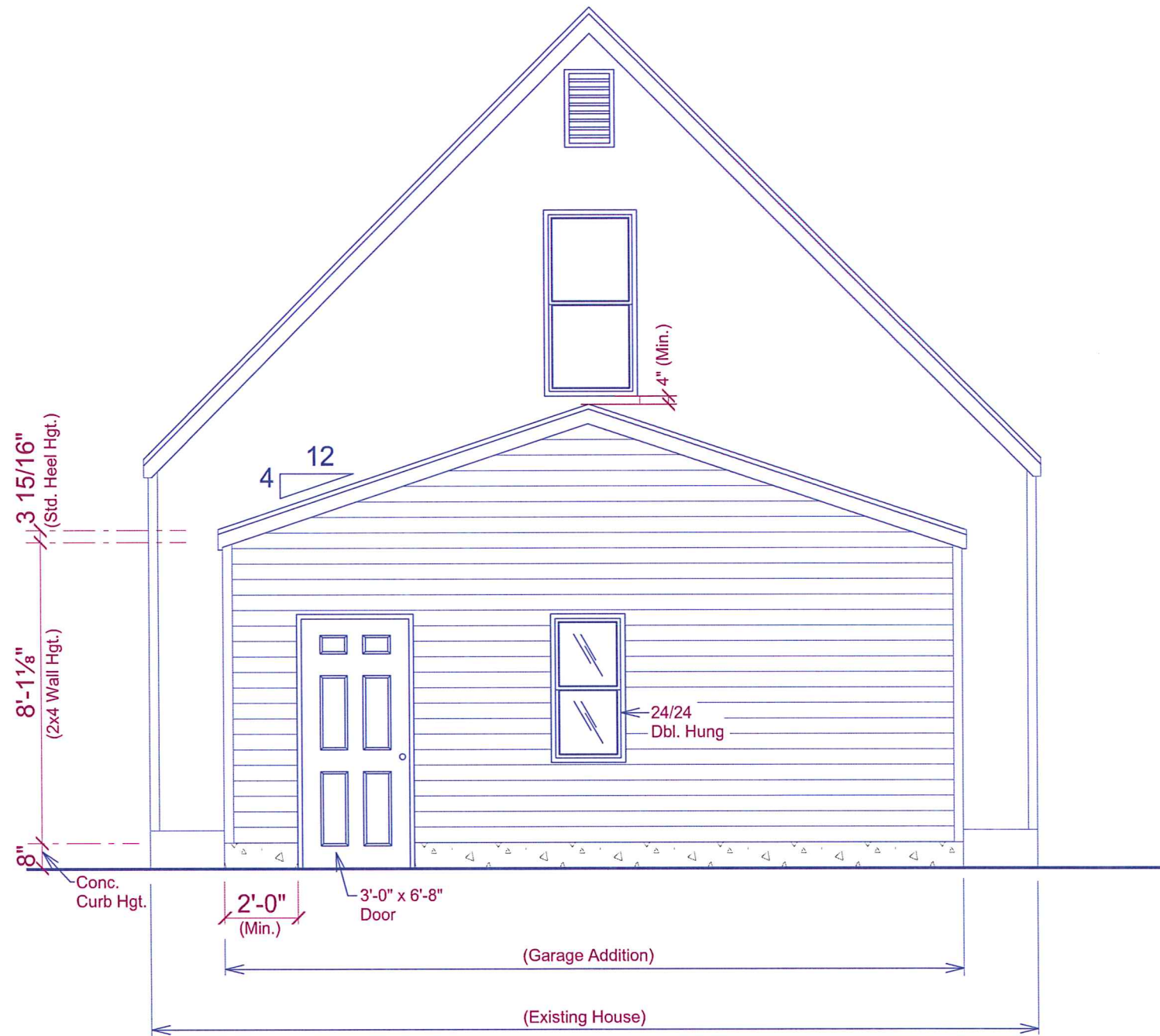




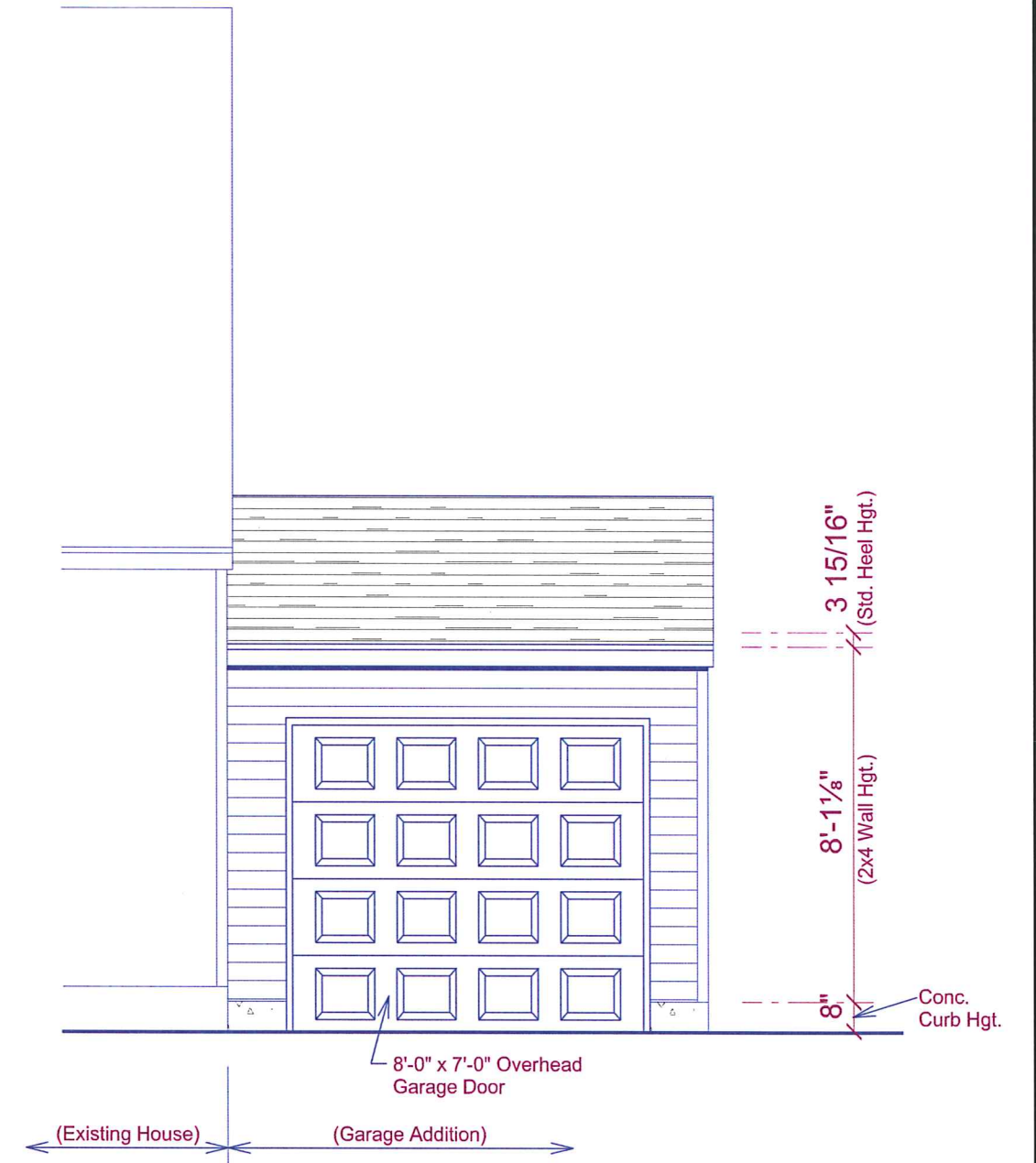








RIGHT ELEVATION



FRONT ELEVATION

3538 HEATHERCREST MADISON, WI



LUMBER COMPANY

1801 E. WASHINGTON AVE. MADISON, WI 53704

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

Date: 11/06/13

DRAWN BY: Brian K. & Chris D.

ELEVATIONS

KEN SEIFERT

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

DRAWING NUMBER:
1 OF 1

PLAN#736 -13