



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: 1131 Sherman Avenue, Madison, WI 53703

Name of Owner: Trevor and Jennifer Tomkins

Address of Owner (if different than above): 430 Viking Drive, Sycamore, IL 60178

Daytime Phone: 815-899-4075 Evening Phone: 815-899-4075

Email Address: trevor.tomkins@gmail.com, jennifers.tomkins@gmail.com

Name of Applicant (Owner's Representative): Nicholas Tomkins

Address of Applicant: 1131 Sherman Avenue, Madison, WI 53703

Daytime Phone: 608-358-0000 Evening Phone: 608-358-0000

Email Address: nicholas.tomkins@gmail.com

Description of Requested Variance:

Side Yard Setback Variance: Zoning code 28.043 TR-C2

"Minimum side yard setback for lots less than 50' shall be a minimum of 10% of lot width"

-Lot at 1131 is 33' wide making setback requirement 3.3'

-Proposed dormer extension requires a minimum setback of 2.8'

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300

Receipt: 1500880

Filing Date: 1/23/14

Received By: JLK

Parcel Number: 0709-124-0907-0

Zoning District: TR-C2

Alder District: 2 - Ledell Zellers

Hearing Date: _____

Published Date: _____

Appeal Number: _____

GQ: ok!

Code Section(s): 28.043 (2)

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 checked="" type="checkbox"/> Lot lines<input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines<input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance<input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features<input checked="" type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)<input checked="" 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: _____

4/22/14

------(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.

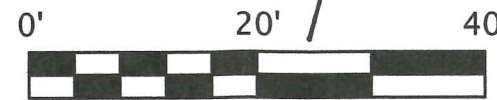
The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair: _____

Date: _____

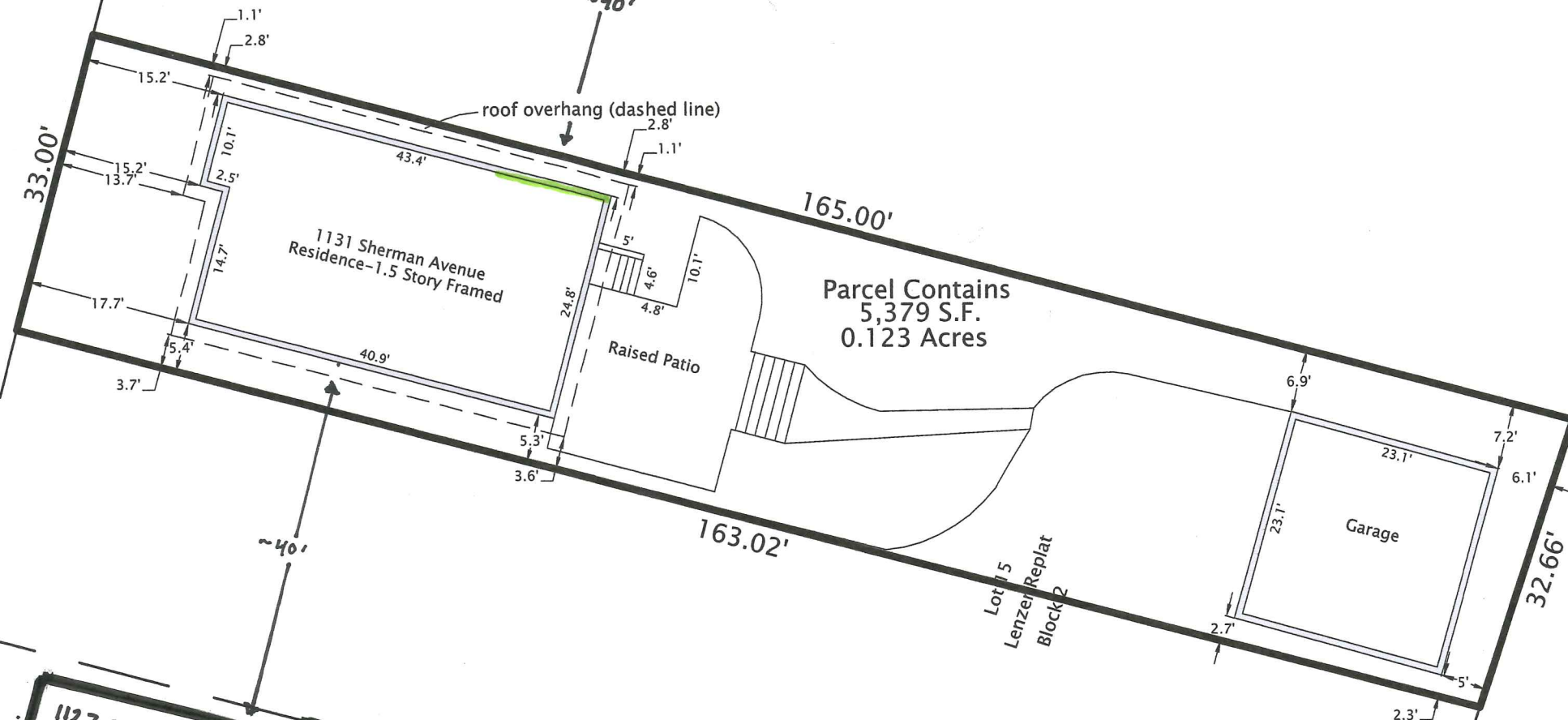
Site Plan

Located in:
Northerly 1/2 of Lot Fifteen (15), Block Two (2), Lenzer Replat, in the City of
Madison, Dane County, Wisconsin



Assumed North

SHERMAN
AVENUE



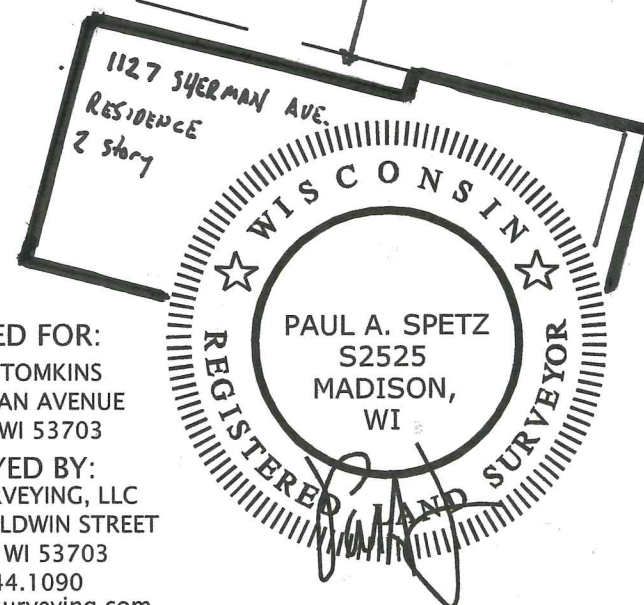
2-story Single Family home
2nd Level Downer Addition
Side yard

3.3' Required
2.8' Provided

0.5' Variance

SURVEYED FOR:
NICHOLAS TOMKINS
1131 SHERMAN AVENUE
MADISON, WI 53703

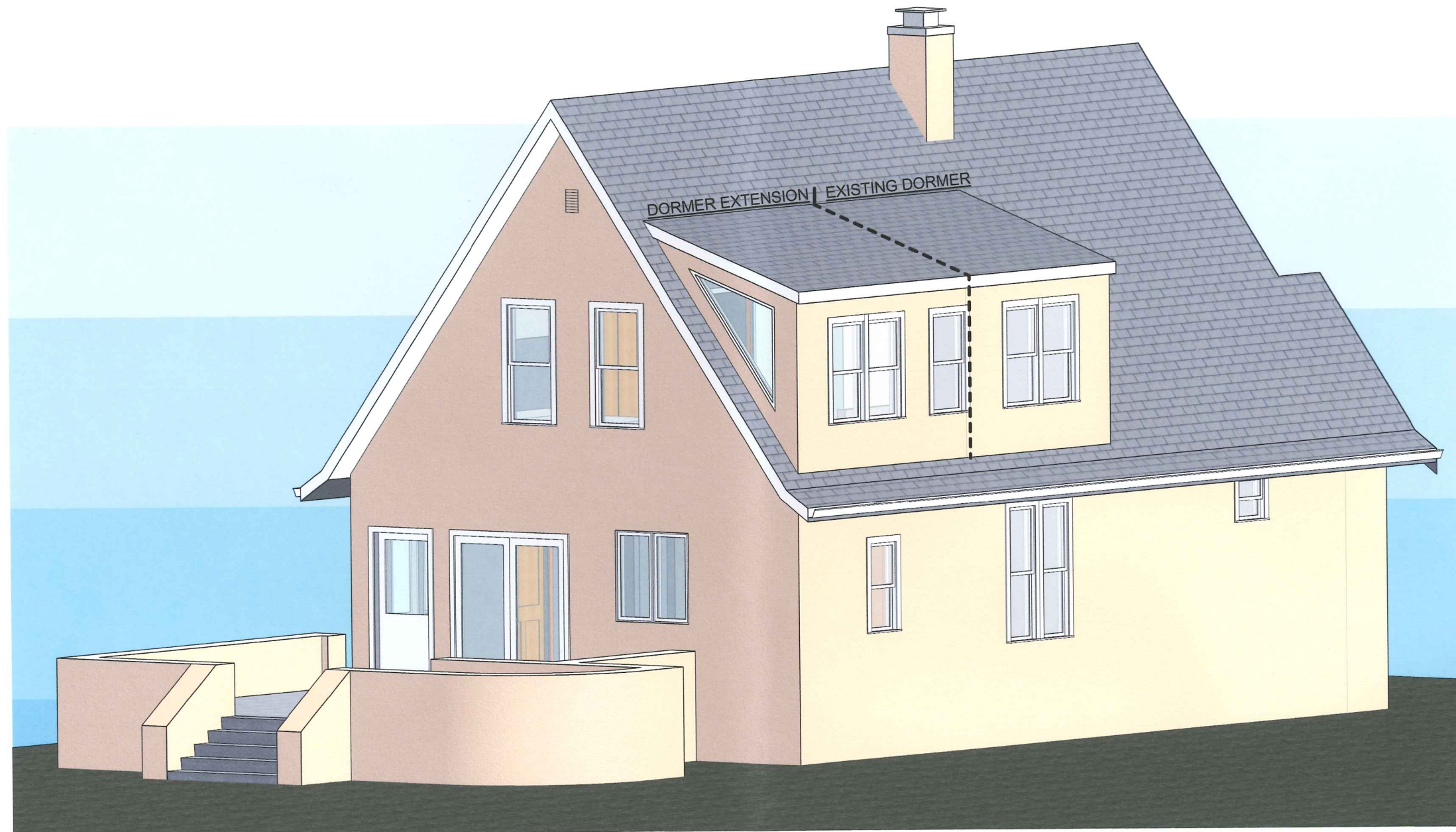
SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

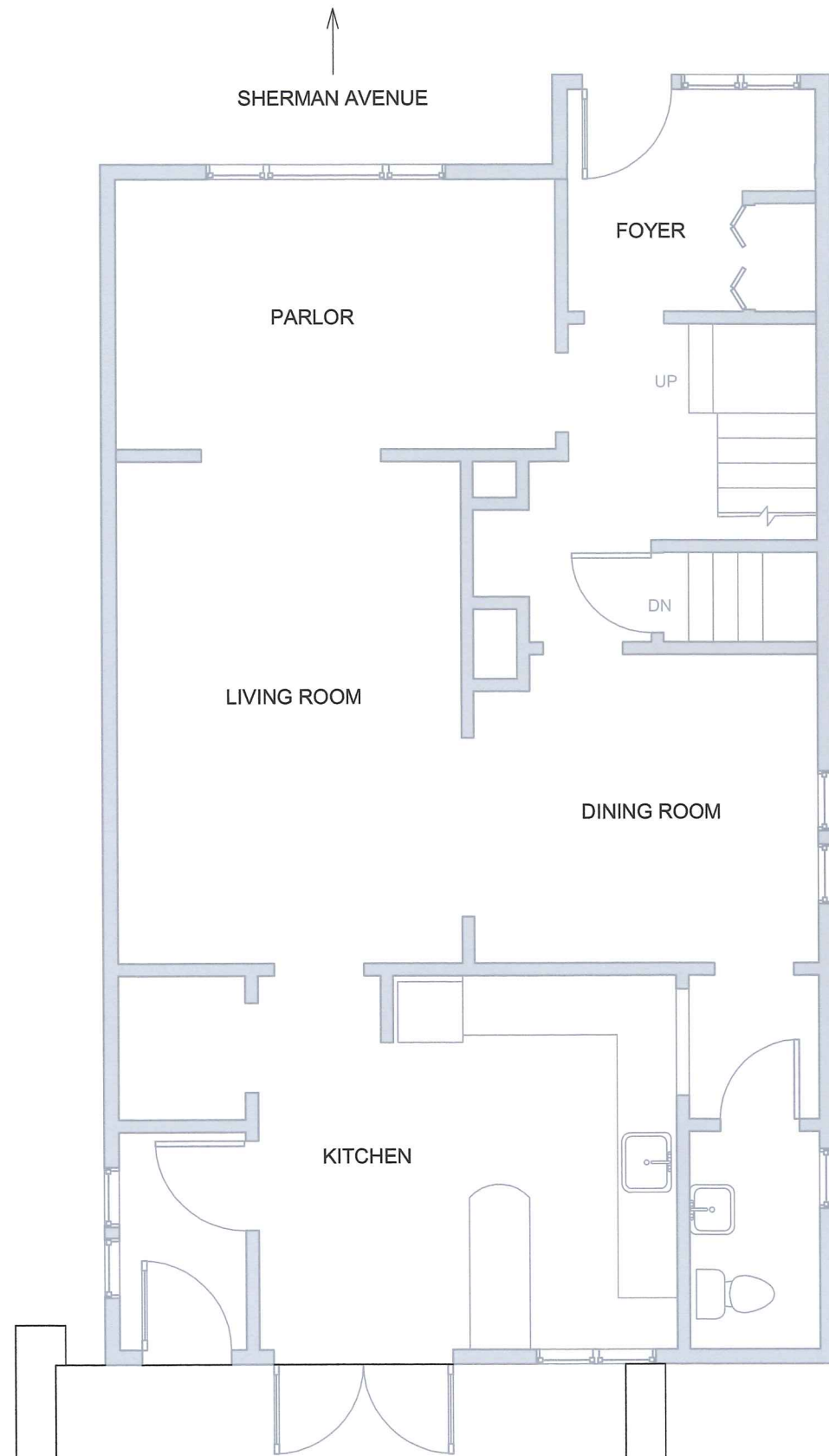


I, Paul A. Spetz, Wisconsin Registered Land Surveyor No. 2525, of Isthmus Surveying LLC, hereby certify that, to the best of my knowledge and belief, this site plan is a correct representation of the existing conditions on said site.

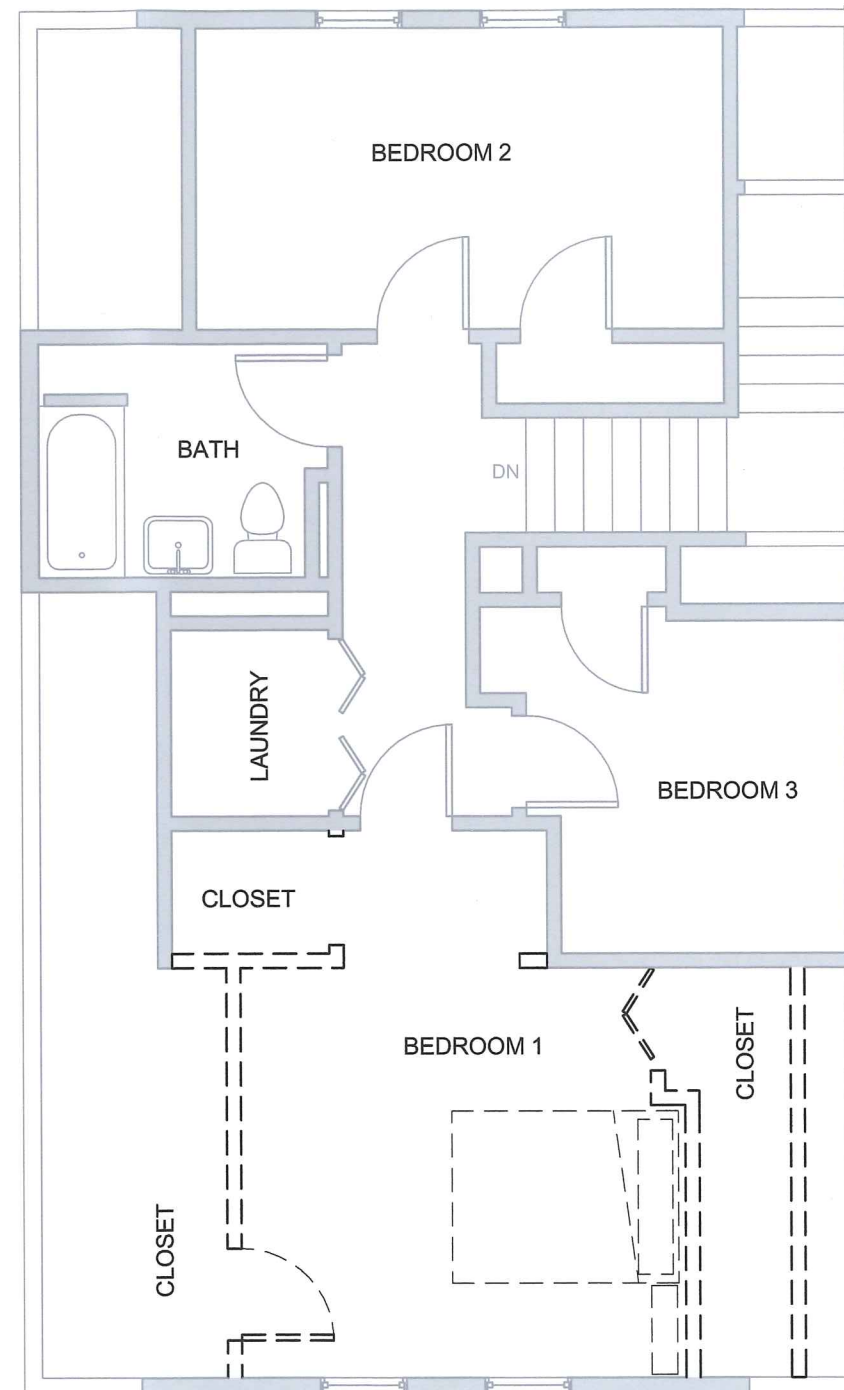
Dated this 22nd Day of January, 2014: Paul A. Spetz S. 2525

C:\PROJECTS\2014\140709-TOMKINS_1131SHERMAN\140709-TOMKINS_1131SHERMANsite.dwg





① 1st Floor Plan - Existing
3/16" = 1'-0"

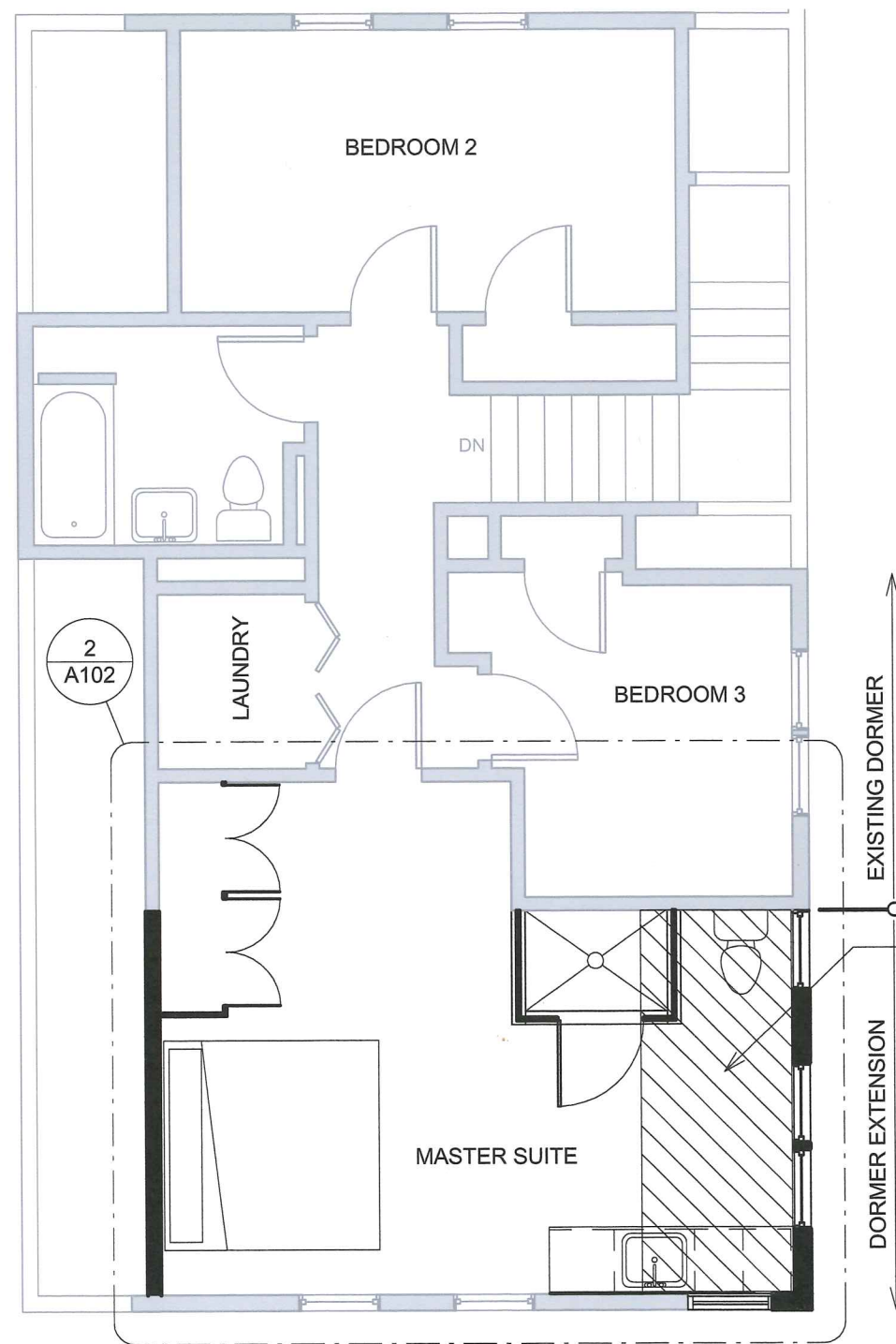


② 2nd Floor Demolition Plan
3/16" = 1'-0"

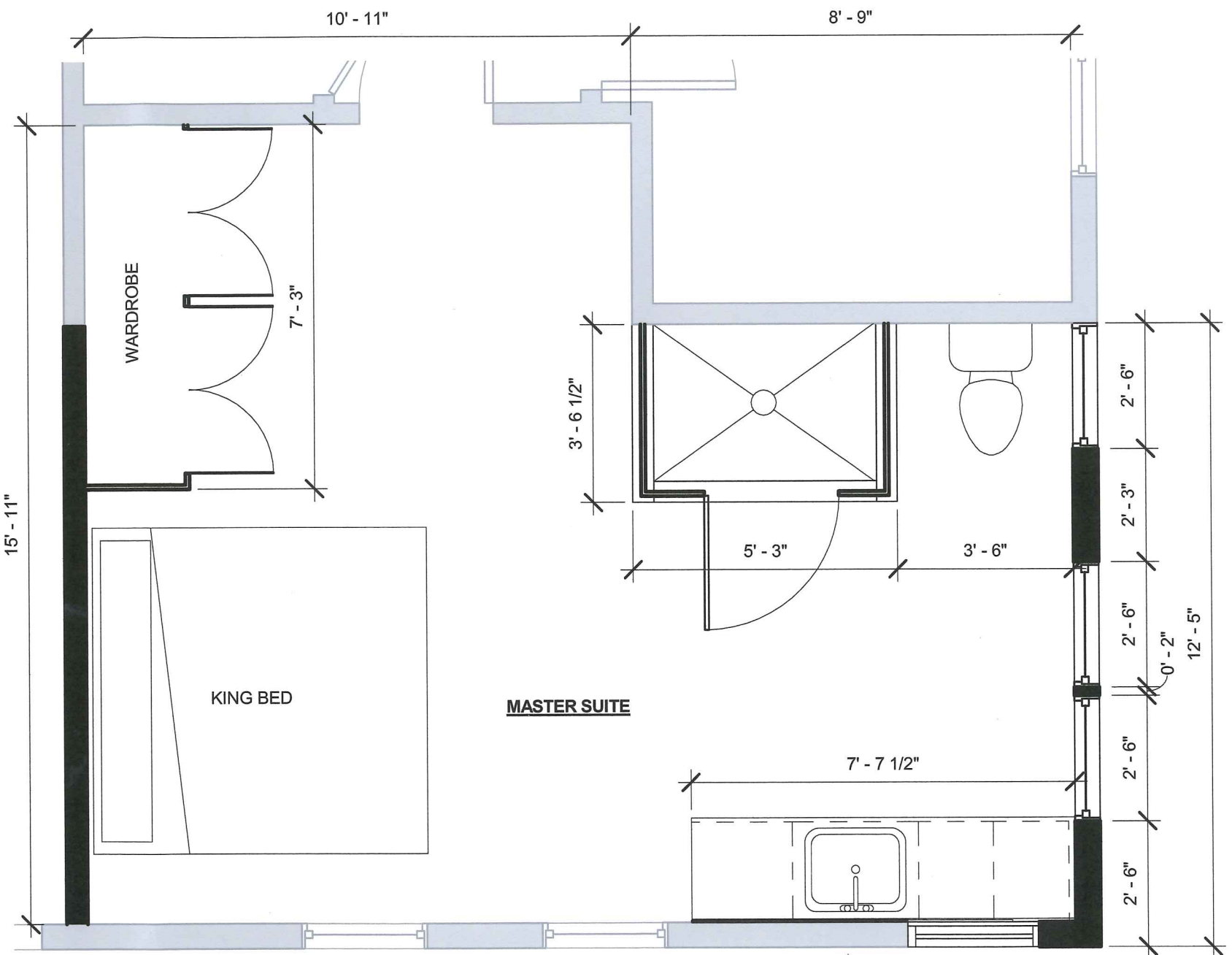
DEMOLITION PLAN LEGEND

- INDICATES SCOPE OF DEMOLITION
- EXISTING TO REMAIN

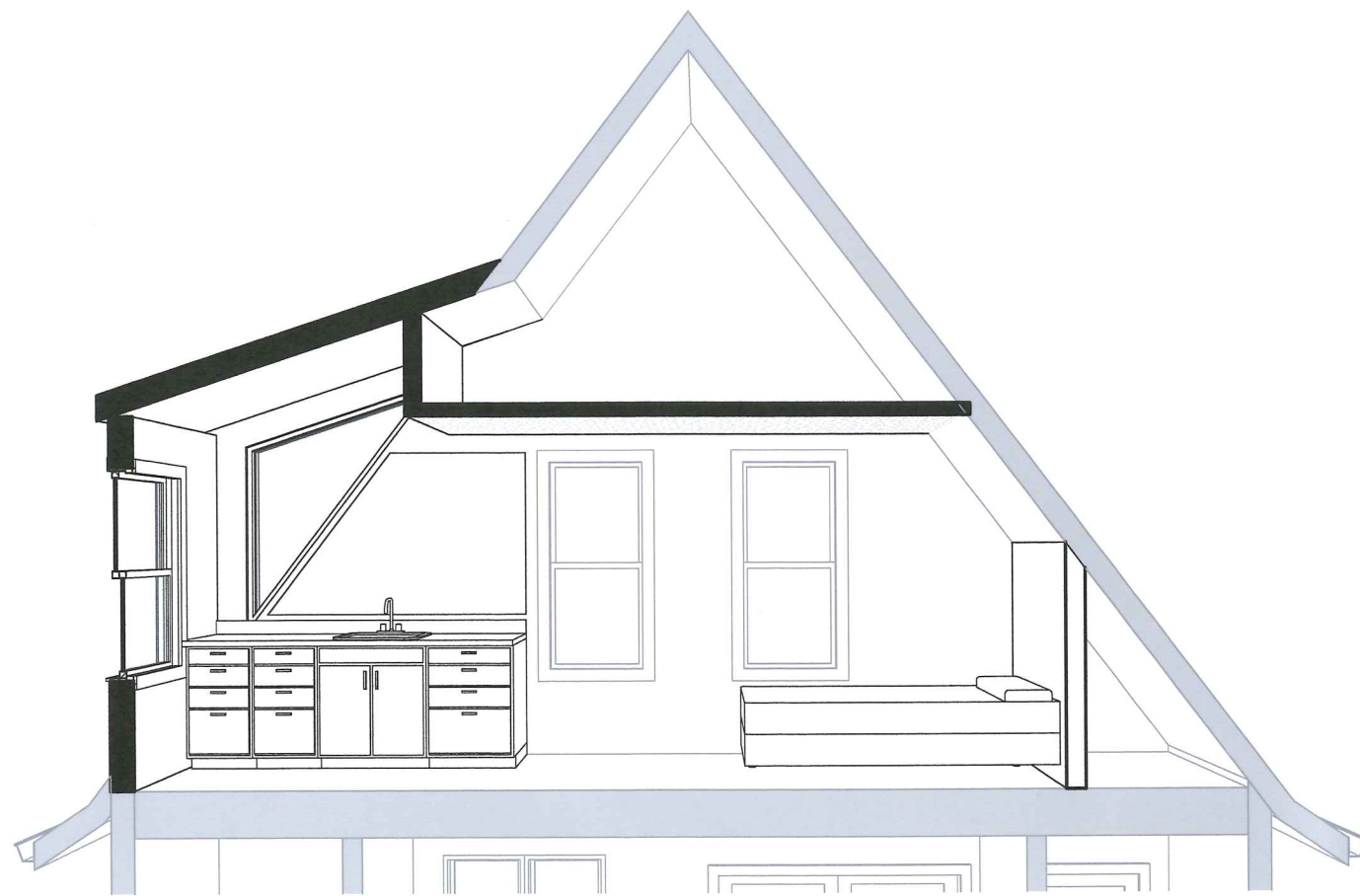




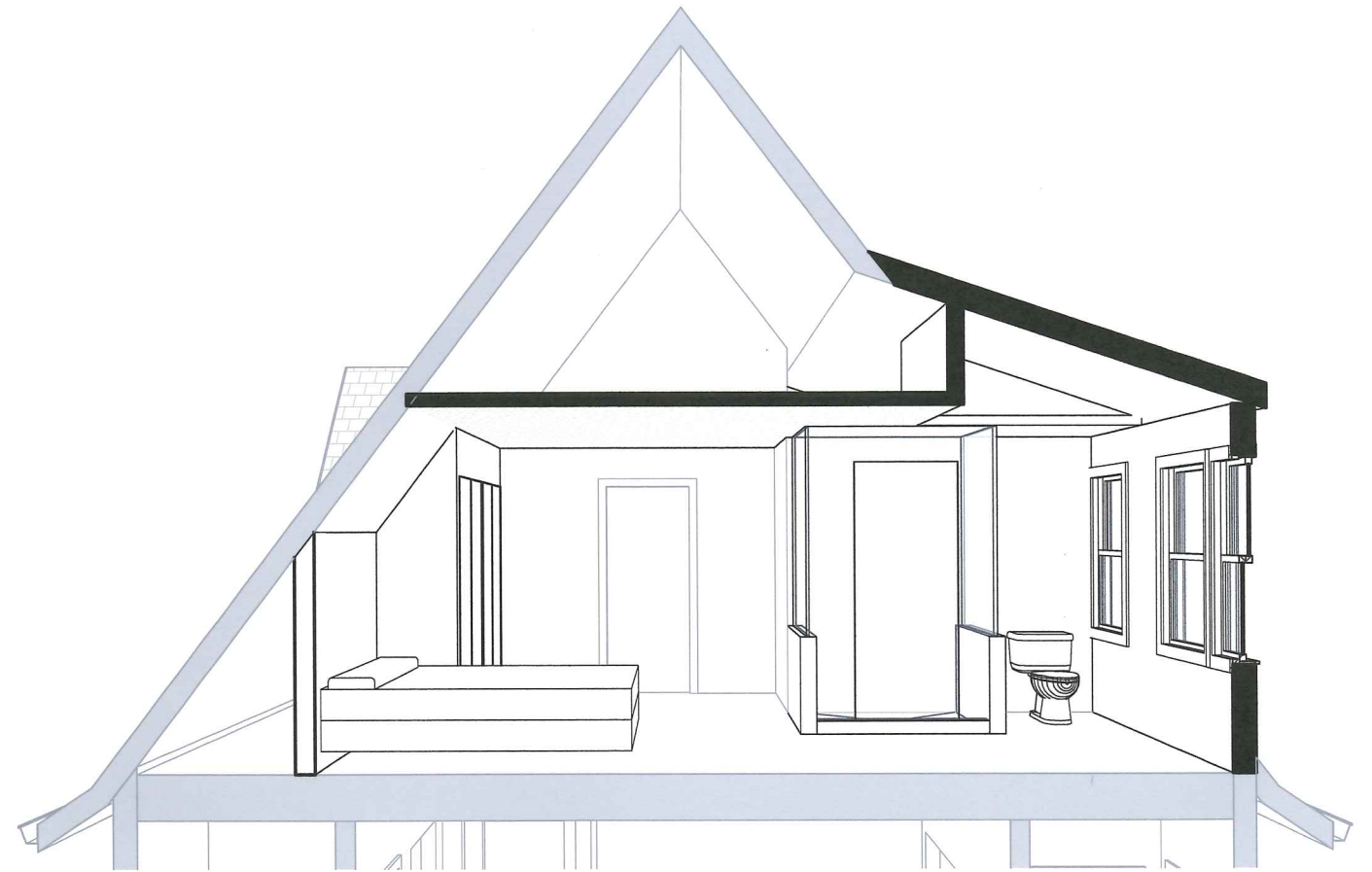
1 2nd Floor Plan - New Work
3/16" = 1'-0"



2 Enlarged Plan - Master Suite
3/8" = 1'-0"

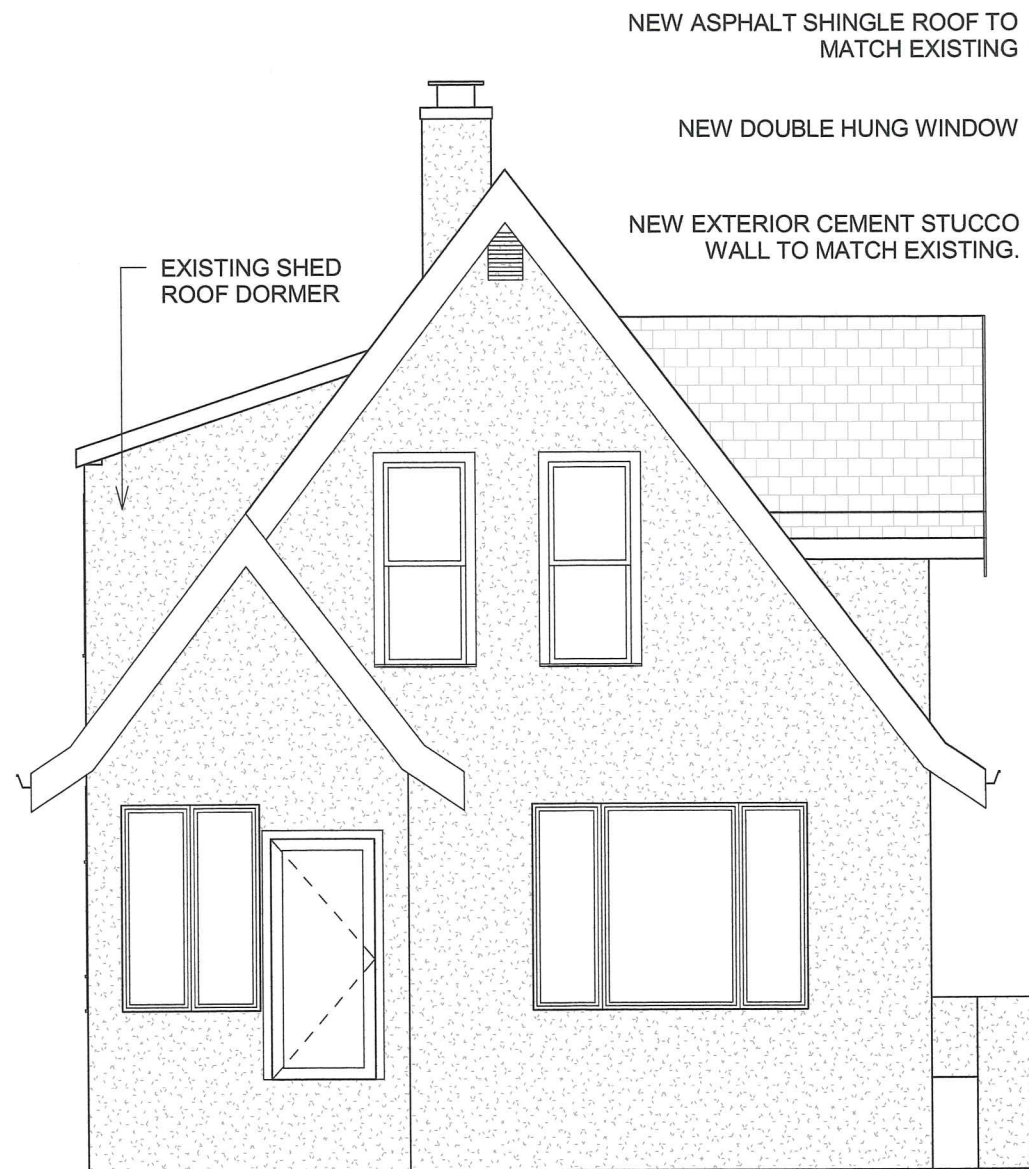


① Section Perspective - Looking South

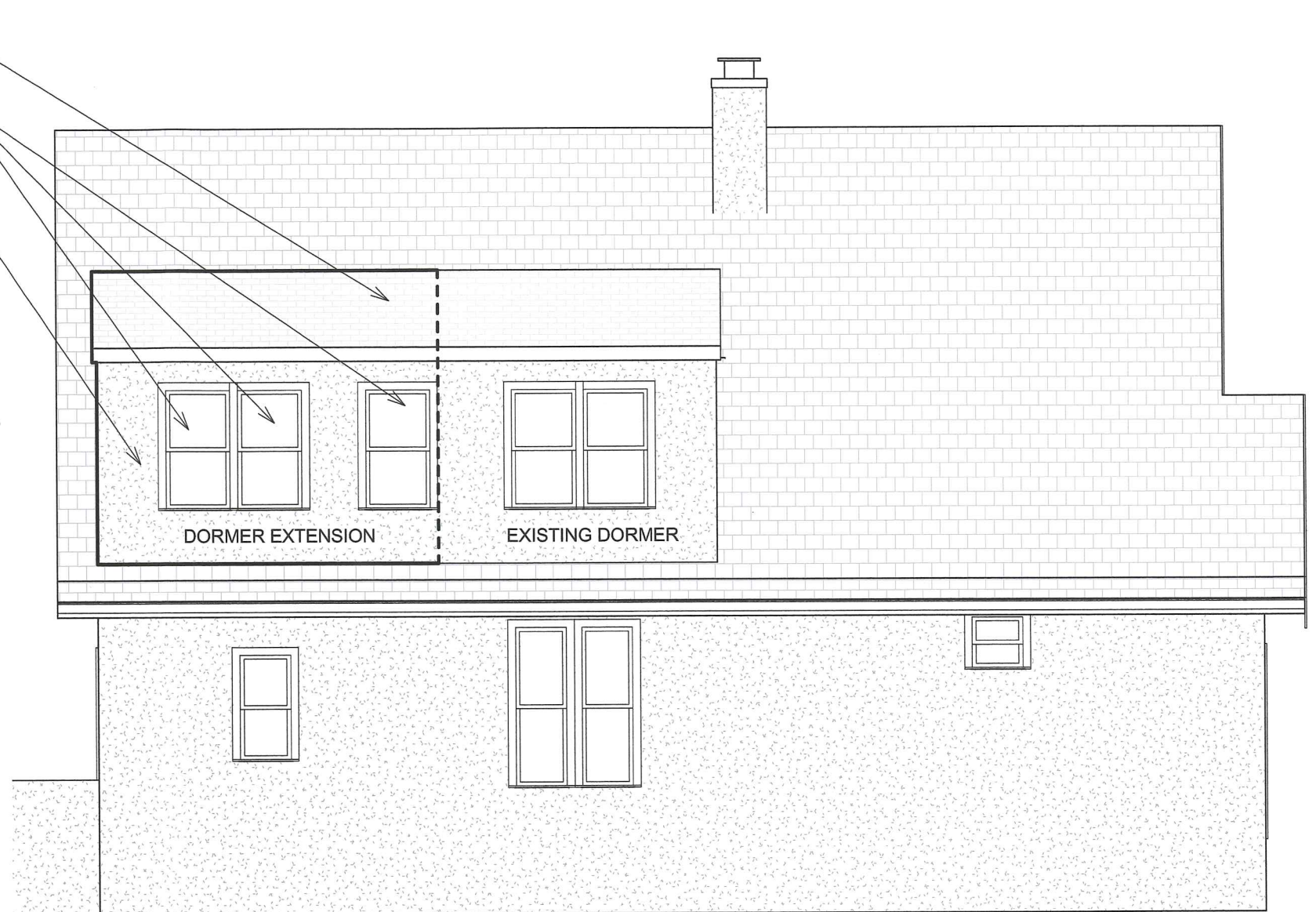


② Section Perspective - Looking North



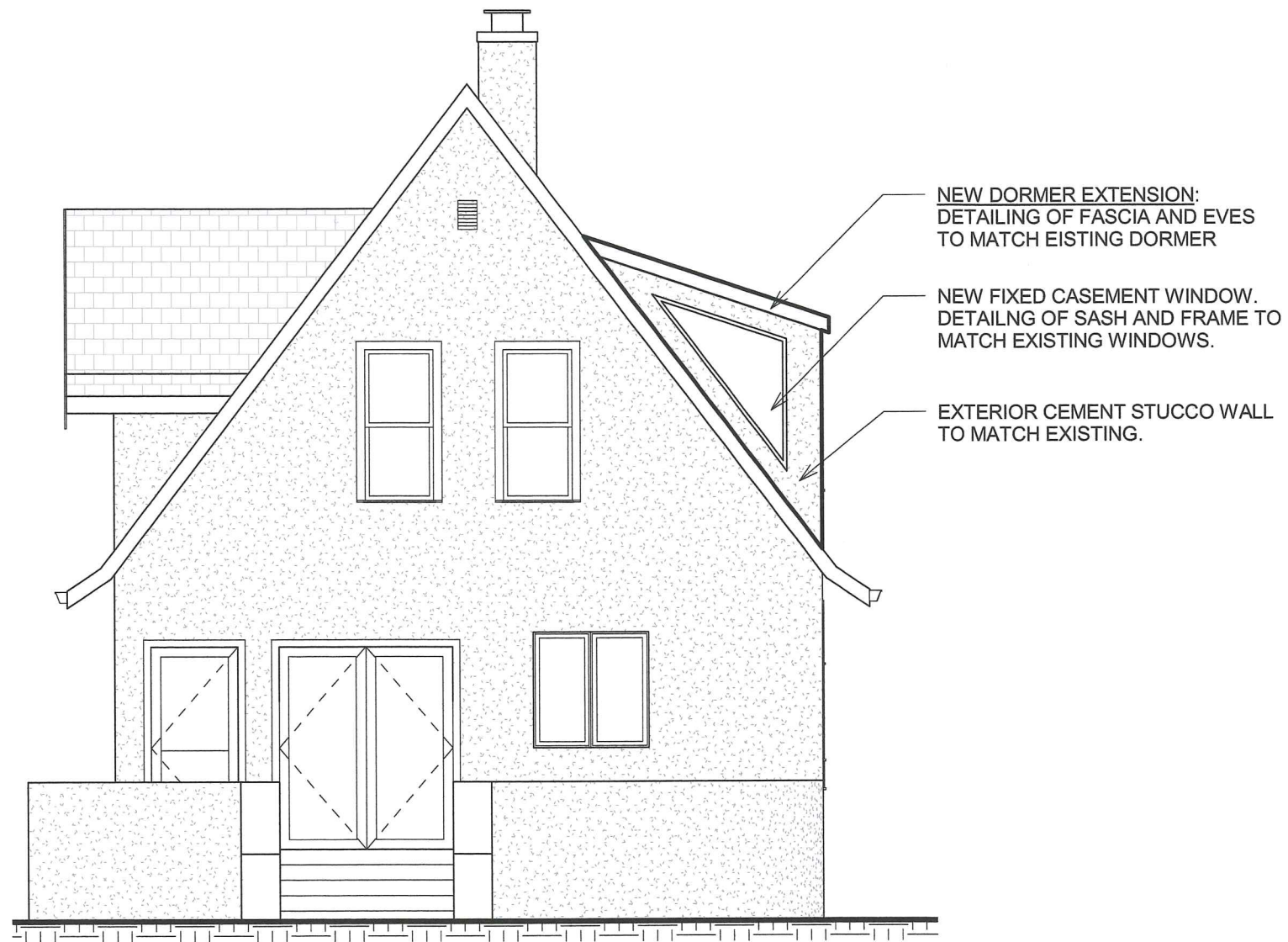


① NORTH - FRONT ELEVATION
3/16" = 1'-0"



② EAST - SIDE ELEVATION
3/16" = 1'-0"

1



① SOUTH - REAR ELEVATION
3/16" = 1'-0"