



CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

157248
✓ \$300 Filing Fee

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Address of Subject Property: 1436 Vilas Ave Madison WI 53711

Name of Owner: Meredith & Jennifer Bell

Address of Owner (if different than above): SAME

Daytime Phone: 608-658-2199 Evening Phone: _____

Email Address: jennifer@jenniferbell.me

Name of Applicant (Owner's Representative): Same

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: _____

Please see attached document.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 151248
Filing Date: 2/6/14
Received By: MT, SA
Parcel Number: 0709-224-2914-1
Zoning District: TR-C3
Alder District: B

Hearing Date: 3/27/14
Published Date: 2/20/14
Appeal Number: 032714-4
GQ: OK
Code Section(s): 28.044 (2)

33142

Description of the Requested Variance:

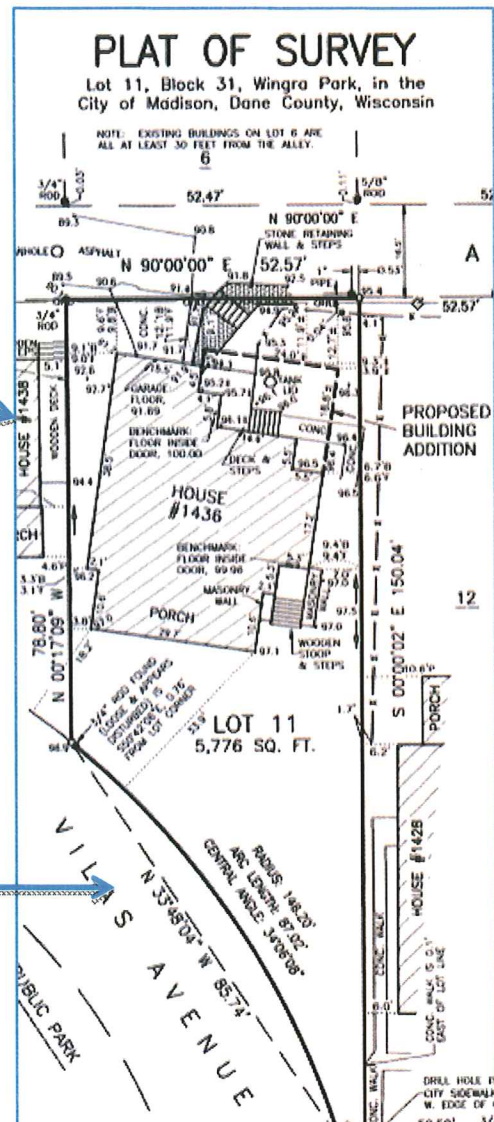
We have lived in our home for 3.5 years and have experienced the need for safer parking and an additional shower with our growing family and dual work-at-home situation. We are requesting this side and rear variance to add a second garage (utilizing 85-90% of current structure) and additional bath/bedroom. Due to the odd shape of the lot and tilted placement of the home, the rear is the only reasonable area to modify the current structure and our proposed plan will not impact the front aesthetic view of the home.

Standards of the Variance:

1.) There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The shape of the lot is unusual as well as tilted placement of the home.

Additionally, the narrow on-street parking on the mound (particularly in snow season) circle presents significant safety hazards - other properties in the area aren't subject to. Because of the snow plowing it was difficult to get exact measurements of Vilas (between 1436 and the Bear Mound), our surveyor is estimating between 18-22 feet. It is narrow enough that when cars are parked along the street, passing vehicles must drive carefully, and it's dangerous to get young kids out of car seats.



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.

1436 Vilas Ave is a participating home within the National Historic Registry. The proposed rear addition is un-noticeable from the front facade and the rear view design was meant to blend with the current structure.



FRONT ELEVATION

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.

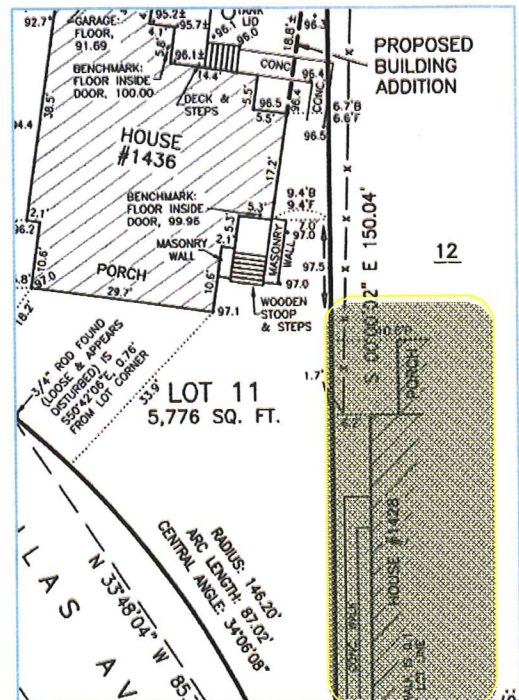
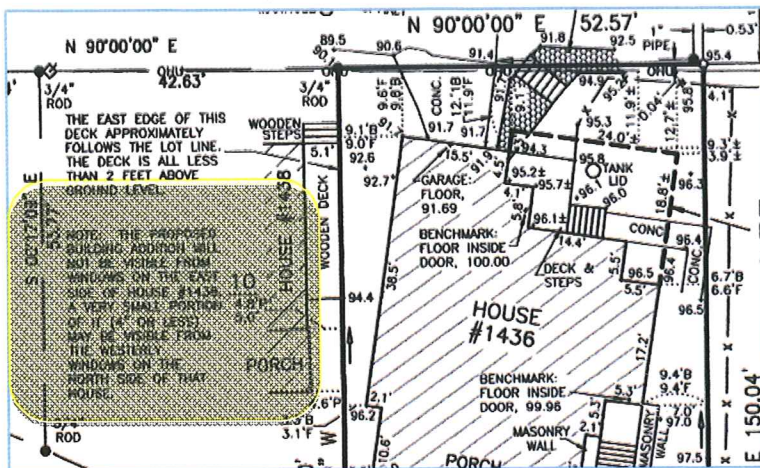
The unusual lot shape and house placement make it impossible to modify the house to meet current setback requirements for a reasonable home addition project. Given the location and historic status of the home, the rear of the home is the only reasonable area to modify it.

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 house lot and placement precede present interest. The rear of the home is the only reasonable location to modify the structure to accommodate safer parking and current market standards.

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

The proposed rear addition has limited visible impact to the West Neighbor (#1438). Additionally, the East neighbor's house line ends before #1436 begins. There is limited visual impact for them as well. Please see attached signed letter of understanding and "no adverse effects" letter from adjacent neighbors (west-#1428).



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

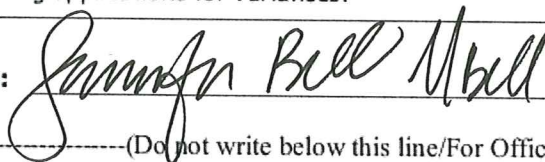
The proposed variance is designed with the the most minimal visible impact. We are working with the Wisconsin Historical Society on a number of projects to align with their recommendations as much as possible. Part 1 has been confirmed (that 1436 is indeed is confirmed in the National Historic District), Part 2 (specific project approval for ongoing projects- not including this one) will have been submitted by the interview period of this variance application process. It is recognized that the addition is not a tax-deductible project, however, understood that the WHS may provide guidance on how to align our work with historical appropriateness.

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 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 type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input 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: 1-6-2014

----- (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:

February 3, 2014

To Whom It May Concern,

Jennifer and Meredith Bell have notified us of their variance application and plans for 2nd story rear addition as pictured below. We are the west adjacent neighbor. We are in support of their addition and see no adverse effects of the proposed plan.

Thank you,

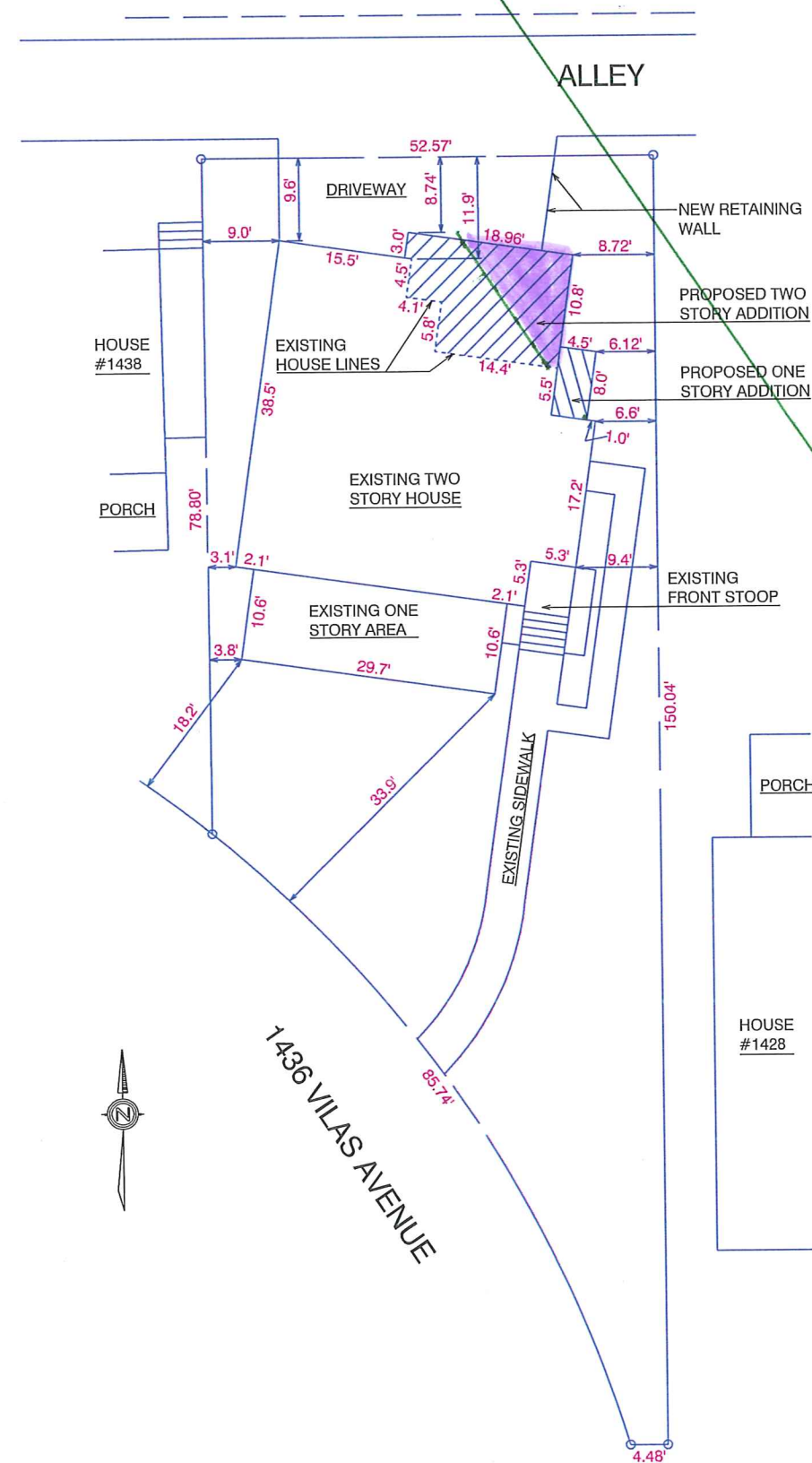
Laird Boswell

Christine Seroogy *Laird Boswell*

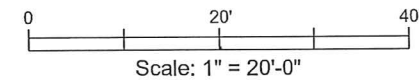
Christine Seroogy, MD *& Laird Boswell*
1428 Vilas Ave Madison WI 53711



REAR ELEVATION A



PLOT PLAN



LEGAL DESCRIPTION

LOT 11, BLOCK 31, WINGRA PARK
IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN

2-Story Single-Family Home
2-Story Addition
Rear Yard

20.0' Required
10.0'± Provided
10.0'± Variance

1436 VILAS AVE. MADISON, WI 53711



LUMBER COMPANY

1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: 1"=20'-0"

Date: 02-04-14

PLOT PLAN

DRAWN BY: Brian K. & Chris D.

MEREDITH & JENNIFER BELL

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:


Revised:
02-05-14
02-27-14
03-05-14



FRONT ELEVATION

1436 VILAS AVE. MADISON, WI 53711

Revised:
02-05-14
02-27-14
03-05-14


		
Scale: 3/16"=1'-0"	ELEVATION	DRAWN BY: Brian K. & Chris D.
Date: 02-04-14		
MEREDITH & JENNIFER BELL		
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:



RIGHT ELEVATION

1436 VILAS AVE. MADISON, WI 53711

Revised:
02-05-14
02-27-14
03-05-14

 <p>MARLING LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53704</p>		<p>ELEVATION</p>	<p>DRAWN BY: Brian K. & Chris D.</p>
Scale: 3/16"=1'-0"	Date: 02-04-14		
<p>MEREDITH & JENNIFER BELL</p>			
<p>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.</p>			<p>DRAWING NUMBER:</p>



LEFT ELEVATION

1436 VILAS AVE. MADISON, WI 53711

Revised:
02-05-14
02-27-14

<div><div><div>M</div><div>A</div><div>R</div><div>L</div><div>I</div><div>N</div><div>G</div></div><div>Since 1904</div></div> <div>LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53704</div>		
Scale: 3/16"=1'-0"	ELEVATION	DRAWN BY: Brian K. & Chris D.
Date: 02-04-14		
MEREDITH & JENNIFER BELL		
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REAR ELEVATION

Revised:
02-05-14
02-27-14
03-05-14

1436 VILAS AVE. MADISON, WI 53711



Scale: 3/16"=1'-0"
Date: 02-04-14

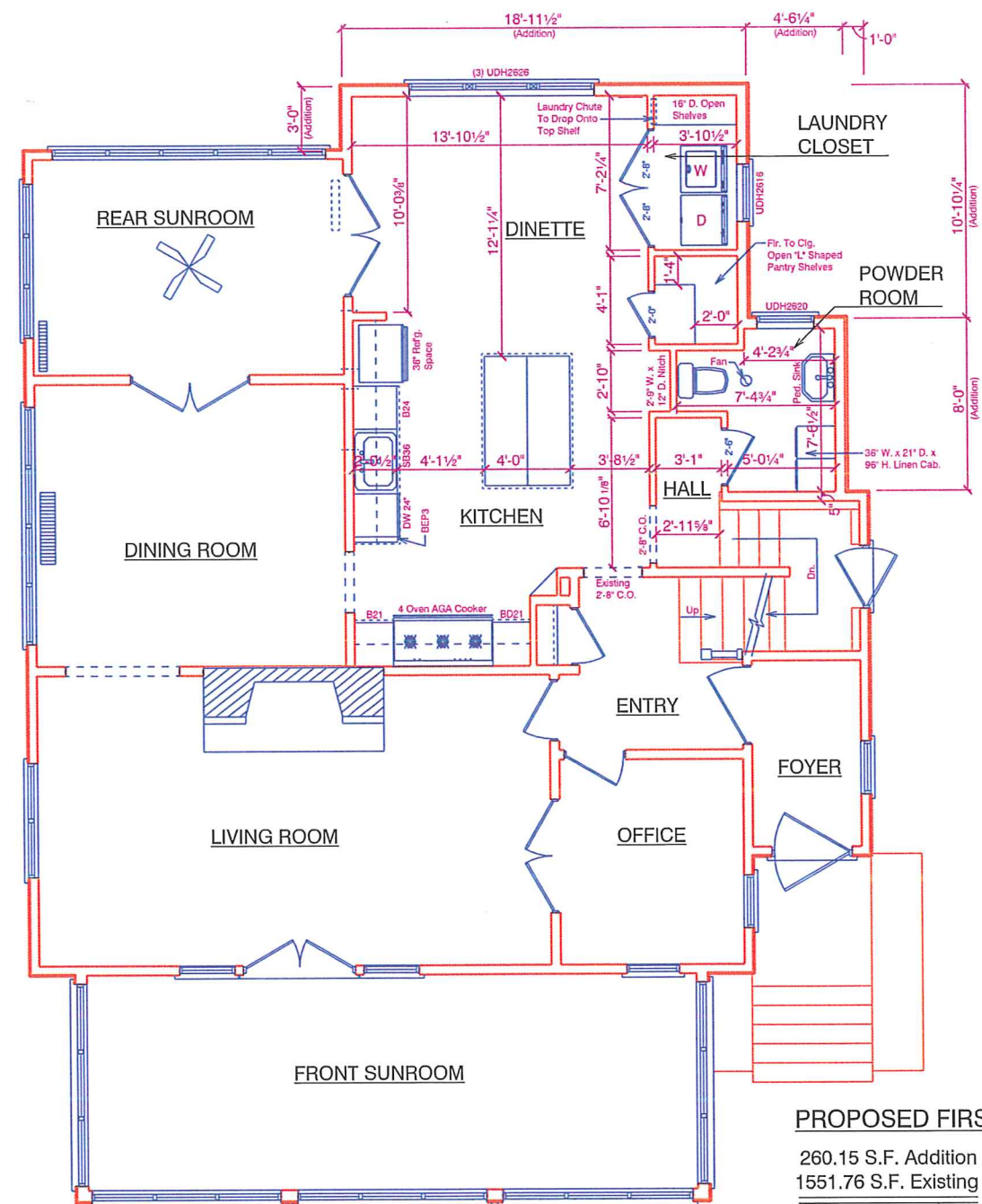
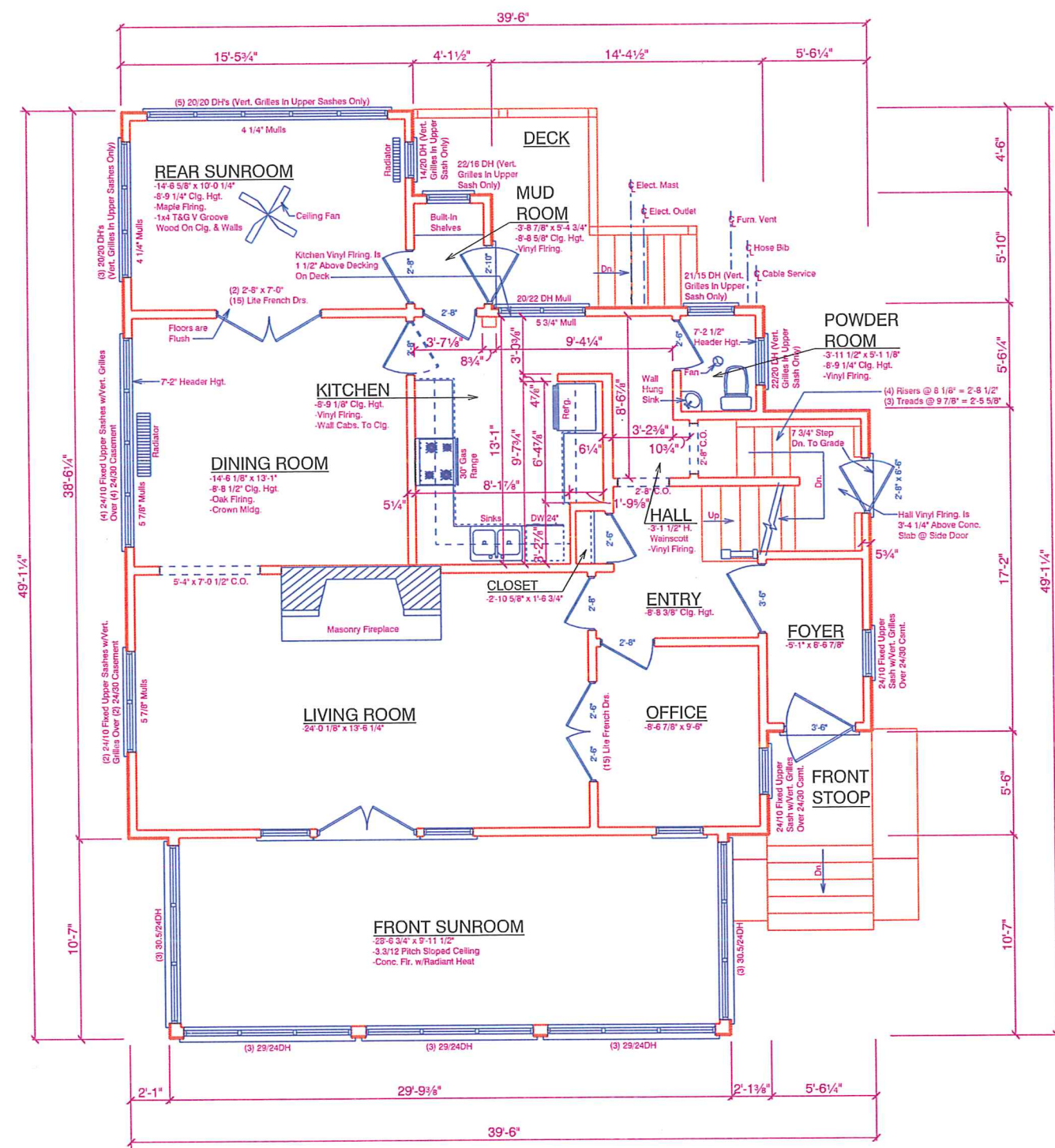
ELEVATION

DRAWN BY: Brian K. & Chris D.

MEREDITH & JENNIFER BELL

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DRAWING NUMBER:



PROPOSED FIRST FLOOR PLAN

260.15 S.F. Addition
1551.76 S.F. Existing

1811.91 S.F. Total

1436 VILAS AVE. MADISON, WI 53711



^aSince 190

LUMBER COMPANY

1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: $1/8"=1'-0"$

Date: 02-04-14

EXISTING & PROPOSED FIRST FLOOR PLANS

DRAWN BY: Brian K. & Chris D.

MEREDITH & JENNIFER BELL

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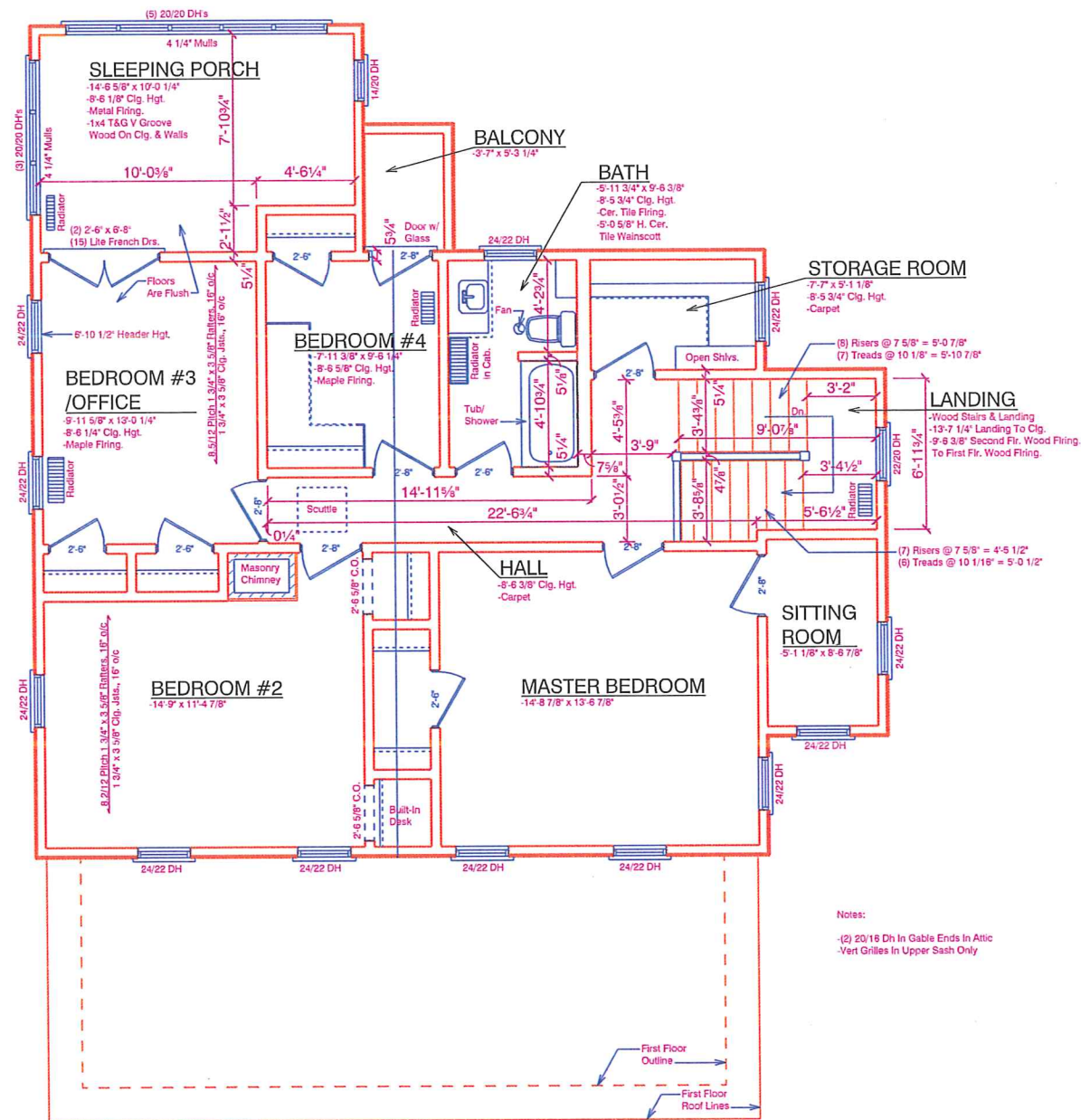
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Revised:

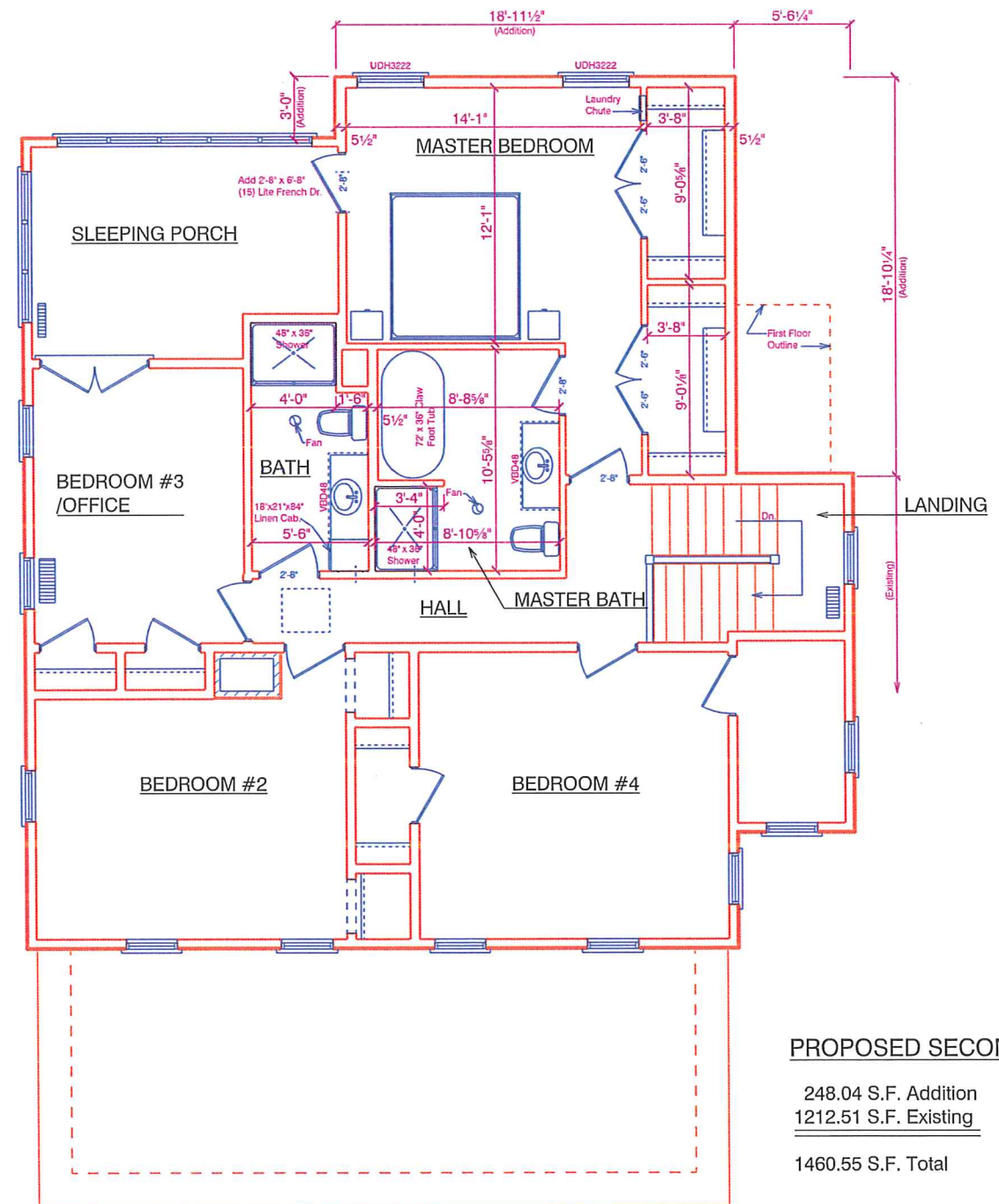
02-05-14

02-27-14

03-05-14



EXISTING SECOND FLOOR PLAN



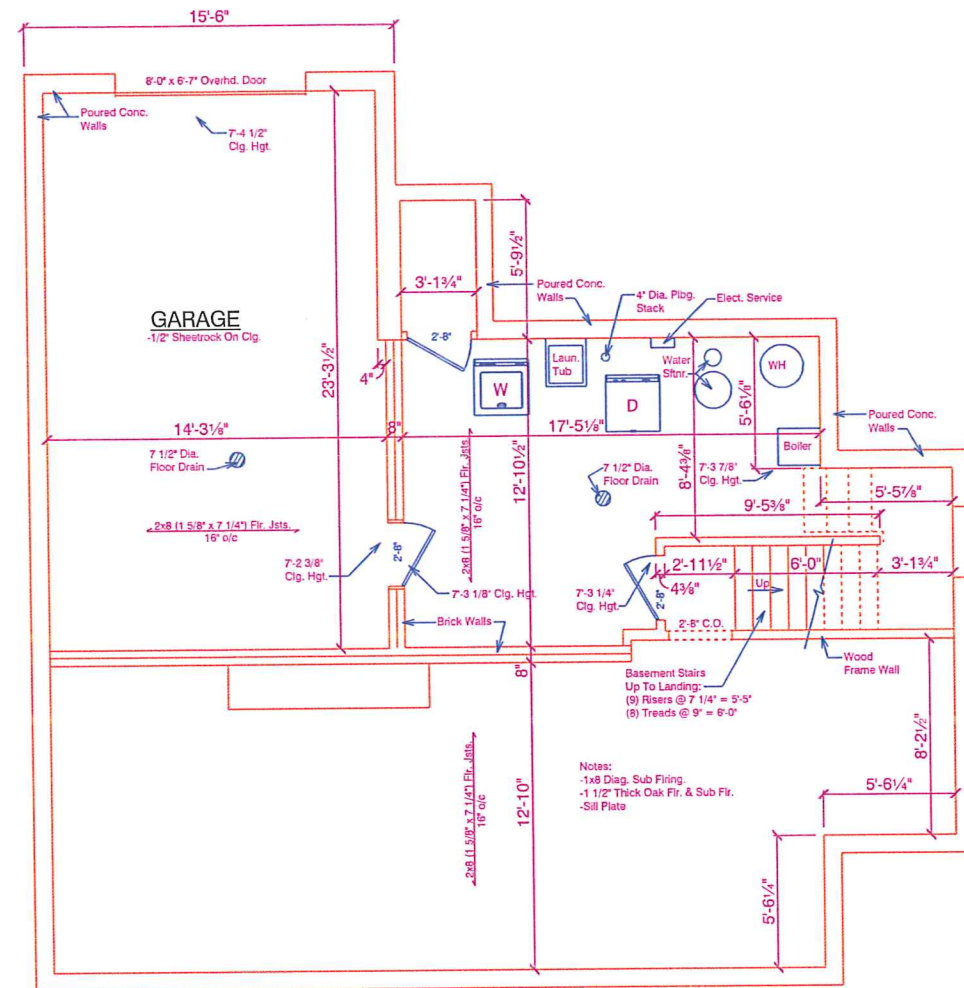
PROPOSED SECOND FLOOR PLAN

248.04 S.F. Addition
1212.51 S.F. Existing
1460.55 S.F. Total

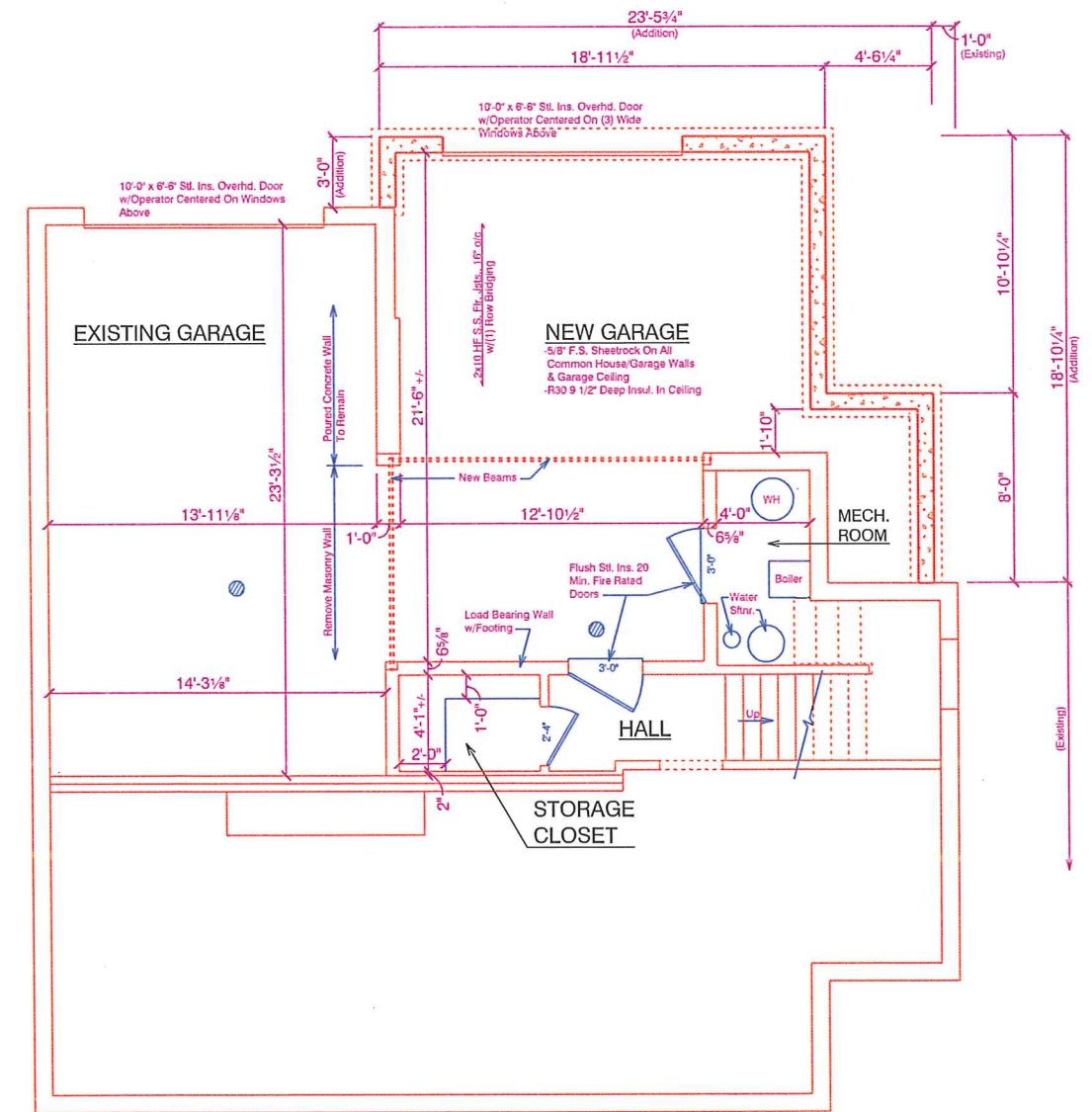
1436 VILAS AVE. MADISON, WI 53711

Revised:
02-05-14
02-27-14
03-05-14

		EXISTING & PROPOSED SECOND FLOOR PLANS	DRAWN BY: Brian K. & Chris D.
Scale: 1/8"=1'-0" Date: 02-04-14		MEREDITH & JENNIFER BELL	
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EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

1436 VILAS AVE. MADISON, WI 53711



1801 E. WASHINGTON AVE. MADISON, WI 53704

Revised:
02-05-14
02-27-14
03-05-14

Scale: 1/8"=1'-0"
Date: 02-04-14

EXISTING & PROPOSED
GROUND FLOOR PLANS

DRAWN
BY: Brian K. &
Chris D.

MEREDITH & JENNIFER BELL

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DRAWING NUMBER:



EXISTING FRONT ELEVATION

1436 VILAS AVE. MADISON, WI 53711

Revised:
02-10-14

		
Scale: 3/16"=1'-0"	ELEVATION	DRAWN BY: Brian K. & Chris D.
Date: 02-04-14		
MEREDITH & JENNIFER BELL		
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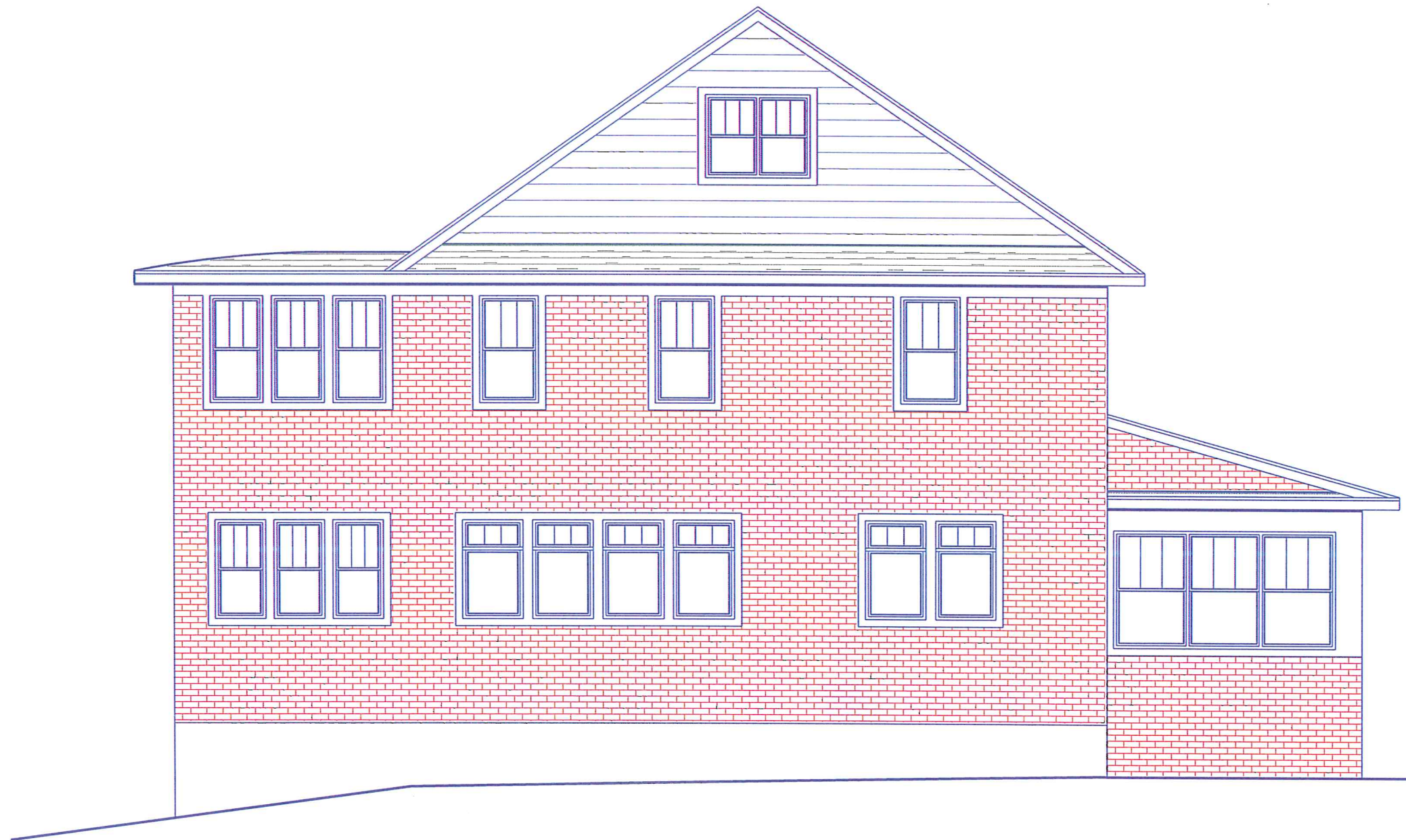


EXISTING RIGHT ELEVATION

1436 VILAS AVE. MADISON, WI 53711

Revised:
02-10-14

			LUMBER COMPANY	
1801 E. WASHINGTON AVE. MADISON, WI 53704				
Scale: 3/16"=1'-0"	ELEVATION		DRAWN BY: Brian K. & Chris D.	
Date: 02-04-14				
MEREDITH & JENNIFER BELL				
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EXISTING LEFT ELEVATION

1436 VILAS AVE. MADISON, WI 53711

Revised:
02-10-14


 LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53704		
Scale: 3/16"=1'-0"	ELEVATION	DRAWN BY: Brian K. & Chris D.
Date: 02-04-14		
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EXISTING REAR ELEVATION

1436 VILAS AVE. MADISON, WI 53711

Revised:
02-10-14

		LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53704	
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