



**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: 2702 Arbor Dr., Madison, WI 53711-1889

Name of Owner: Temple Beth El

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 608-238-3123 Evening Phone: same

Email Address: tbethel@templebethelmadison.org

Name of Applicant (Owner's Representative): Heidi Lauhmon

Address of Applicant: 2702 Arbor Dr., Madison, WI 53711

Daytime Phone: 608-238-3123 Evening Phone: same

Email Address: tbethel@templebethelmadison.org

Description of Requested Variance: \_\_\_\_\_

Request to allow the construction of exterior terraces that will result in an increase of impervious site coverage on a site that was made non-compliant for site coverage by the 2013 Zoning changes.

*(See reverse side for more instructions)*

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300 -</u>	Hearing Date: <u>4/24/14</u>
Receipt: <u>152782</u>	Published Date: <u>4/17/14</u>
Filing Date: <u>4/3/14</u>	Appeal Number: <u>092414-1</u>
Received By: <u>PDA</u>	GQ: <u>Bk C. u.</u>
Parcel Number: <u>0709-281-14/2-6</u>	Code Section(s): <u>28.047 (2)(b)</u>
Zoning District: <u>TR-VI</u>	
Alder District: <u>13-</u>	

# 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.

Temple Beth El was established in 1939, has been in this existing facility since the 1950's, was expanded in 1996, and had been compliant with zoning requirements for lot coverage until the City of Madison Zoning code was re-written in 2013 and lot coverage limits were applied to this site. The following are current and proposed lot coverage statistics:

Total Existing Site Area: 48,717 sf, Existing Building Area: 22,316 sf, Existing Site Impervious Coverage (Building and Site Elements): 38,670 sf, Proposed Site Impervious Coverage (Building and Site Elements): 40,147 sf (add of 1548 sf). Existing Building Area Site Coverage: 45.8%, Existing Site Impervious Coverage (Building and Site Elements): 79.37%, Proposed Site: Impervious Coverage (Building and Site Elements): 82.4% (add of 3.8%)

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.

It is our strategy to meet the spirit of the lot coverage ordinance by designing drainage from the added hard surface areas to enhance total on-site infiltration. The portions of the project that create more hard surface terrace area than currently exists will have stormwater runoff captured by drains at the edges of the terraces, which will be connected to slotted pipe in a stone bed below the terraces to allow infiltration before discharging to the City stormwater system. Additionally, many portions of the site improvements will be pervious. The possibility of using pervious pavers, green roofs, rain gardens, infiltration basins, and reduction of parking lot areas was considered to offset the additional impervious surfaces. Pervious pavers are not practical because the terrace areas need to safely support persons of all ages and abilities in formal and informal footwear. Pervious pavers do not provide the frost resistant, stable, level, tightly jointed, smooth finish required. The existing roof framing is not capable of supporting a green roof. There is not sufficient site area to accommodate intended uses and to also create rain gardens or infiltration basins. Parking on this site and in this neighborhood is at a premium and therefore it's not practical to reduce any parking areas.

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.

Temple Beth El has been using their outdoor space from the beginning of the congregation's establishment for congregational and community activities because the beautiful exterior environment and views to Wingra Park to enhance the activities. From a practical standpoint, some of those activities will be accommodated more safely and conveniently on areas that have hard surface paving rather than grass or gravel. The lot surface impervious area restrictions now applicable to this site that were enacted as part of the 2013 Zoning Code unreasonable restrict the congregation from using the site in the best way for their purposes.

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.

As noted in Section 1 above, Temple Beth El was established in 1939, has been in this existing facility since the 1950's, was expanded in 1996, and had been compliant with zoning requirements for lot coverage until the City of Madison Zoning code was re-written in 2013 and lot coverage limits were applied to this site. There were no lot coverage restrictions for this site in the previous versions of the zoning code.

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

Stormwater will be managed on the additional hard surface area, and therefore this variance will not create a substantial detriment to adjacent property.

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

The zoning code allows, and in fact encourages, the development of outdoor spaces like this. This is a semi urban neighborhood that is enriched by the diversity of its uses. Creating more structured outdoor use spaces on the property of this thriving congregation will enliven the street edge and enhance the neighborhood.



## 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"/>	<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>
<input checked="" type="checkbox"/>	<b>Site plan</b> , 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"><li><input type="checkbox"/> Lot lines</li><li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li><li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li><li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li><li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li><li><input type="checkbox"/> North arrow</li></ul>
<input checked="" type="checkbox"/>	<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")
<input type="checkbox"/>	<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>NOT RELEVANT</b>
<input checked="" type="checkbox"/>	<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.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138. <b>NOT APPLICABLE</b>
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees. <b>NOT APPLICABLE</b>
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> 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:

*Jacqueline Friend*

Date: 4-2-2014

----- (Do not write below this line/For Office Use Only) -----

## DECISION

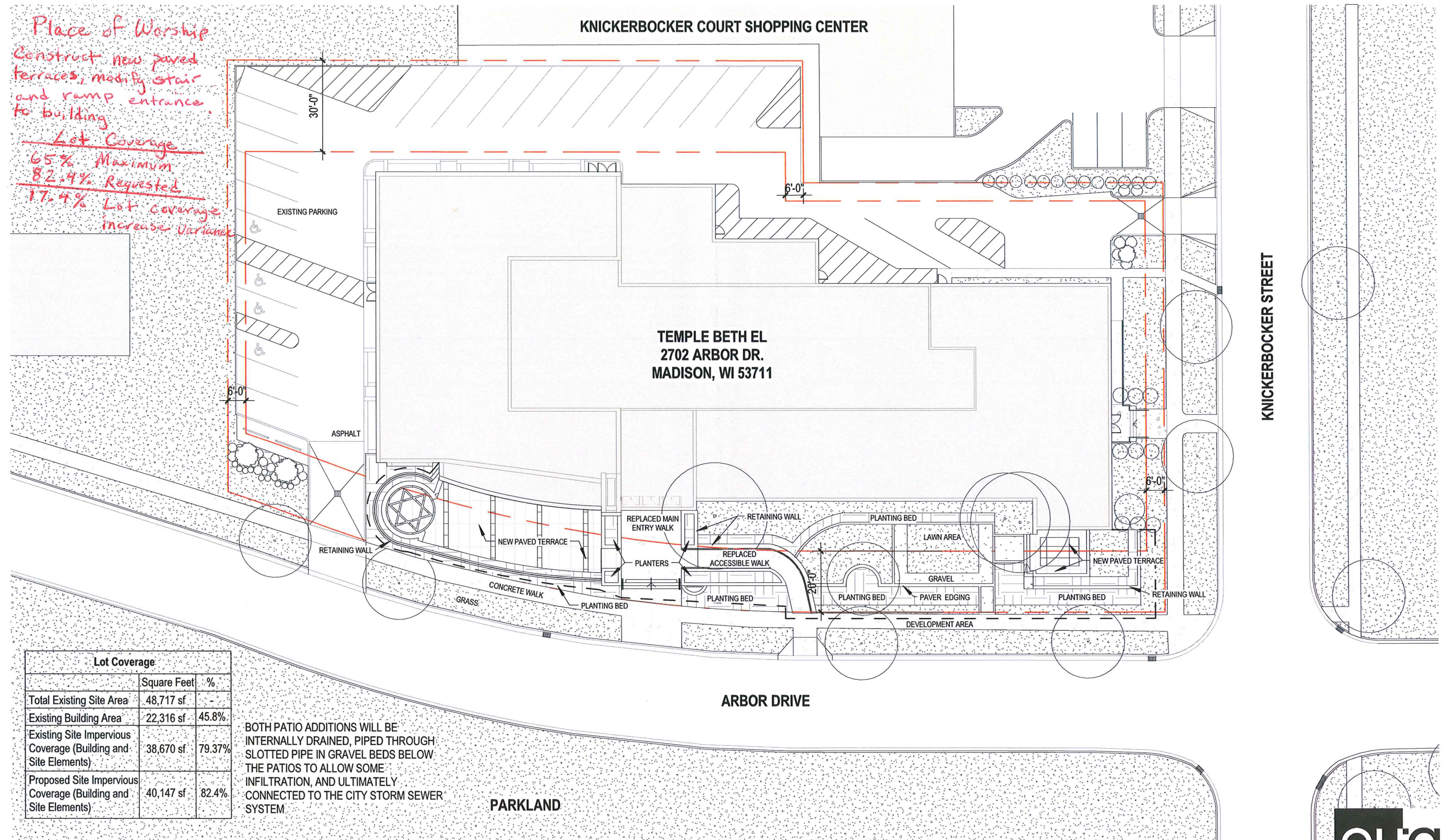
The Board, in accordance with its findings of fact, hereby determines that the requested variance for \_\_\_\_\_ **(is) (is not)** in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

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

Zoning Board of Appeals Chair:

Date:

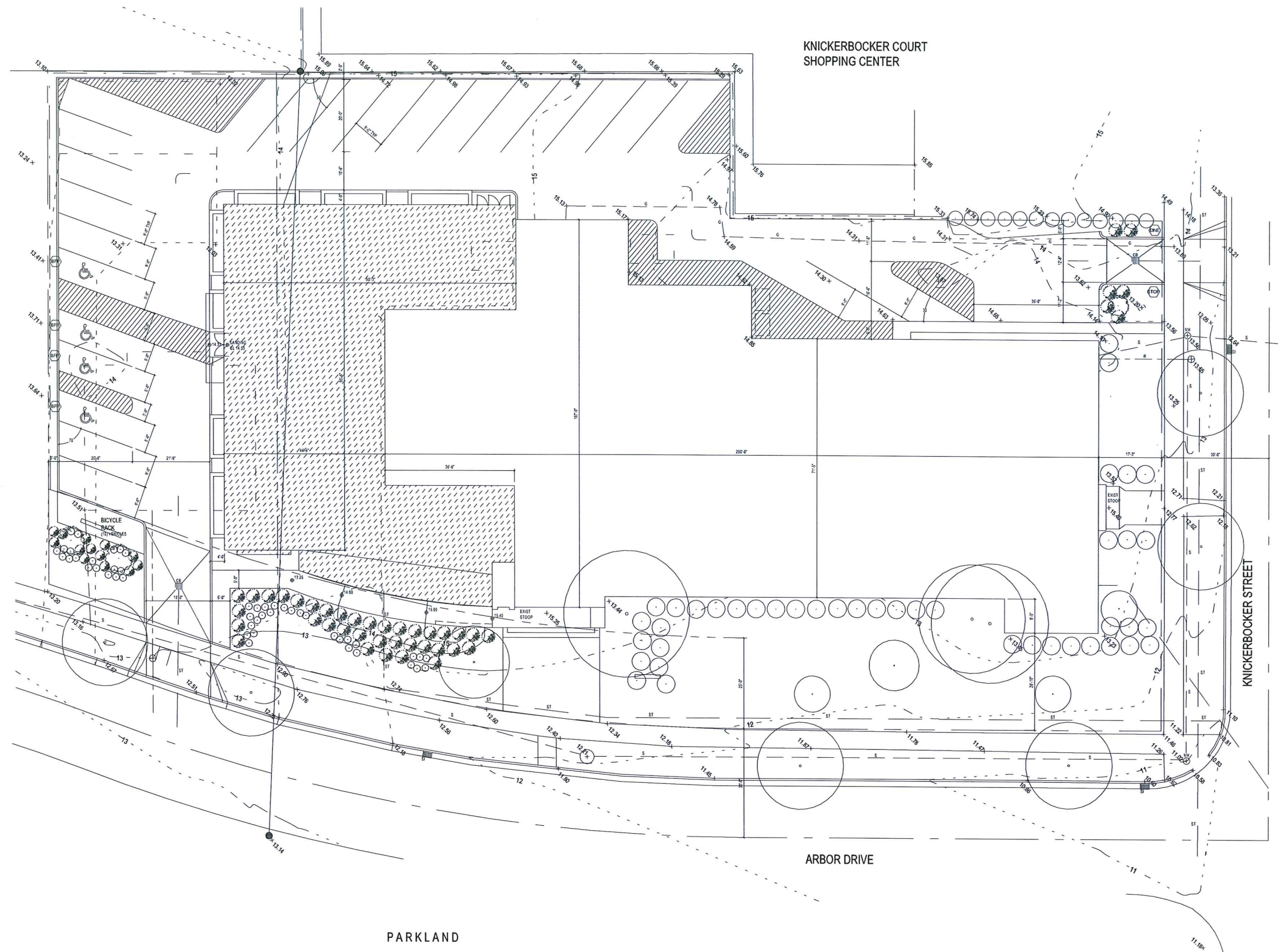




# Temple Beth El

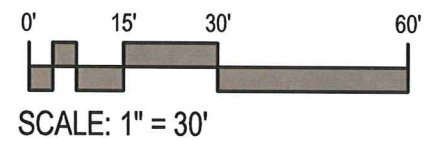
New Site Plan





# Temple Beth El

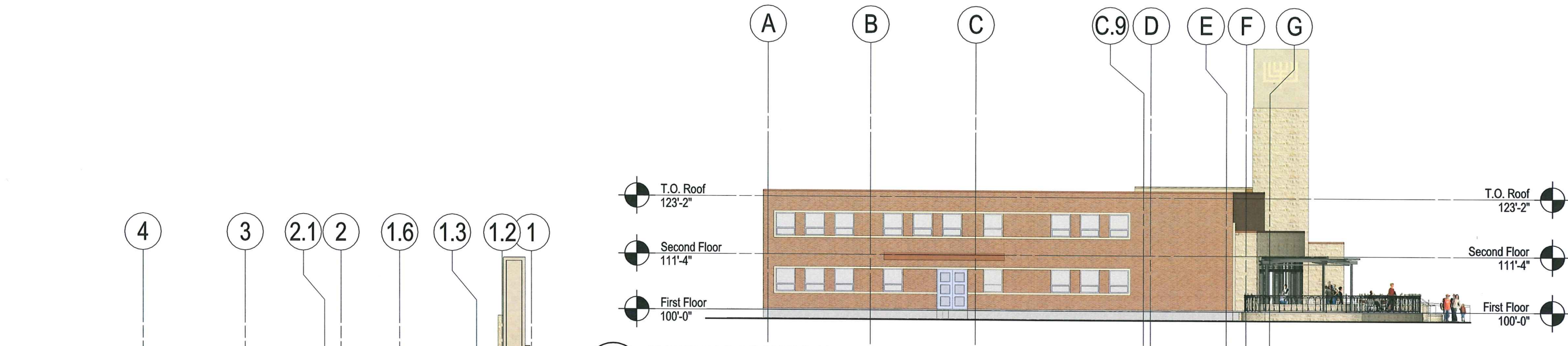
Existing Site Plan



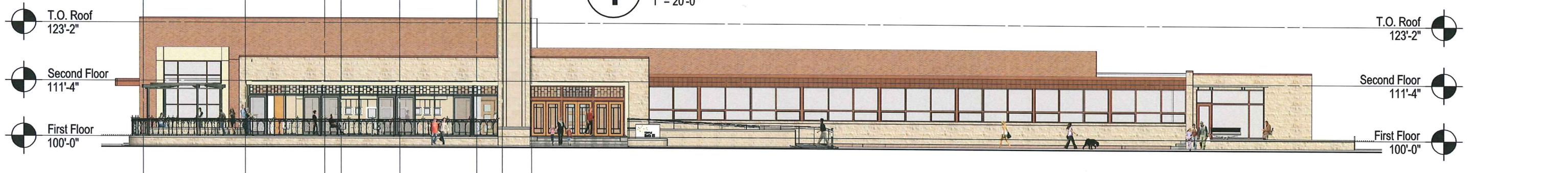
eppstein uhen : architects

4/3/2014 713085-00  
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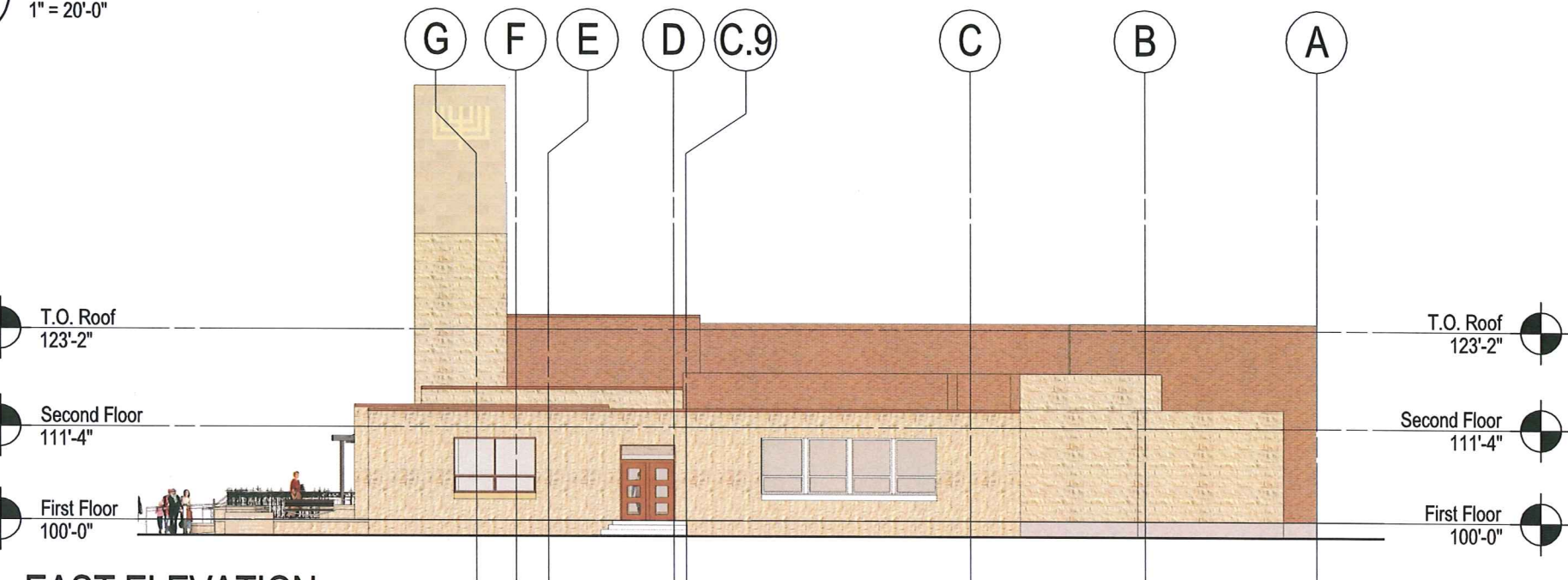




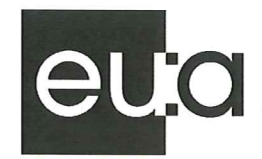
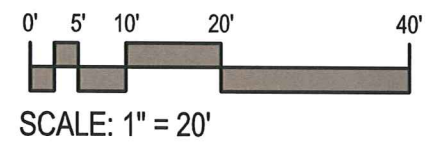
**1 WEST ELEVATION**  
1" = 20'-0"



**2 SOUTH ELEVATION**  
1" = 20'-0"



**3 EAST ELEVATION**  
1" = 20'-0"



# Temple Beth El

Elevations





ARBOR DRIVE



eppstein uhen : architects  
608-442-5350

**Temple Beth El**  
2702 Arbor Drive, Madison  
Conceptual Site Improvements  
3-6-14



**Temple Beth El**

Perspective



eppstein uhen : architects

4/3/2014 713085-00  
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