



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: 115 Vaughn Court, Madison 53705

Name of Owner: Lucy Brown

Address of Owner (if different than above): _____

Daytime Phone: 262-0155 Evening Phone: 232-0013

Email Address: lucy-brown@charter.net

Name of Applicant (Owner's Representative): same as above

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

I am requesting a 2' 8" side yard variance from the required 6' so as to be able to build an attached single car garage with a kitchen expansion above it (1 story). The garage depth is 23' 5", and the new first story structure depth is 16' 8".

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: <u>\$300</u>	Hearing Date: <u>5-8-14</u>
Receipt: <u>153078</u>	Published Date: _____
Filing Date: <u>4/14/14</u>	Appeal Number: _____
Received By: <u>JLK</u>	GQ: <u>ok!</u>
Parcel Number: <u>0709-204-0103-4</u>	Code Section(s): <u>28.042 (2)</u>
Zoning District: <u>TR-C1</u>	_____
Alder District: <u>5-Shiva Bidar - Sieff</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.

This property currently has a barely-carworthy detached garage up a steep driveway over 100' from road; with neighbor's fence on one side and retaining walls on the other side making snow removal extensive and very difficult for the entire length of the driveway. Reducing the length and elevation change requires attaching a minimally sized garage in a side yard. The existing basement doesn't extend under the north half of the house making an attached garage in the north side yard impractical; in addition, placing the garage on the north would result in an even narrower gap between structures as the north side neighbor's garage is about 3' from the property line. The property is on a narrow one block long street deadending at Hoyt Park; there are no sidewalks so the street serves pedestrian traffic more than most; on-street parking impedes pedestrian traffic and neighbors backing out of their driveways. The proposal is for a narrow single car garage, without extra space for storage with a kitchen expansion above. The garage parameters are driving the addition location.

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.

Only the side yard setback exception is being requested; all other bulk requirements are amply maintained. The side yard exception requested is north of the neighboring property so it won't reduce sunlight to the adjacent property. There currently exists a tall privacy fence of the neighbor's on this side yard leaving the view from the neighboring property largely unchanged. The neighboring property appears to have a compliant side yard. No valuable tree specimens should be lost. There is 18' of clearance at the remaining side yard, as well as rear access to Owen Parkway, leaving the property amply accessible. This project will increase the permeable surface area of the property and the contiguous rear yard open space. The proposed first story bulk is smaller than the garage footprint in an effort to minimize the impact of the exception.

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.

Compliance prevents having a reasonably wide, accessible garage during the winter months.

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 siting of the house, built in 1941, is such that a usable-wide, single car, attached garage without a long steep drive requires a variance request.

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

The adjacent property already has a tall fence on the property line. No sun will be blocked as the addition will be on the neighbor's north side.

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

The proposed addition adopts the materials, scale and massing of the existing house and will fit with other houses on the same side of the street, all of which have (or in one case had) attached garages beside or under the main house. The street facing fenestration proposed is in keeping with the balance of the home and immediate 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 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:

Lucy T. Brown

Date:

4-14-14

----- (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

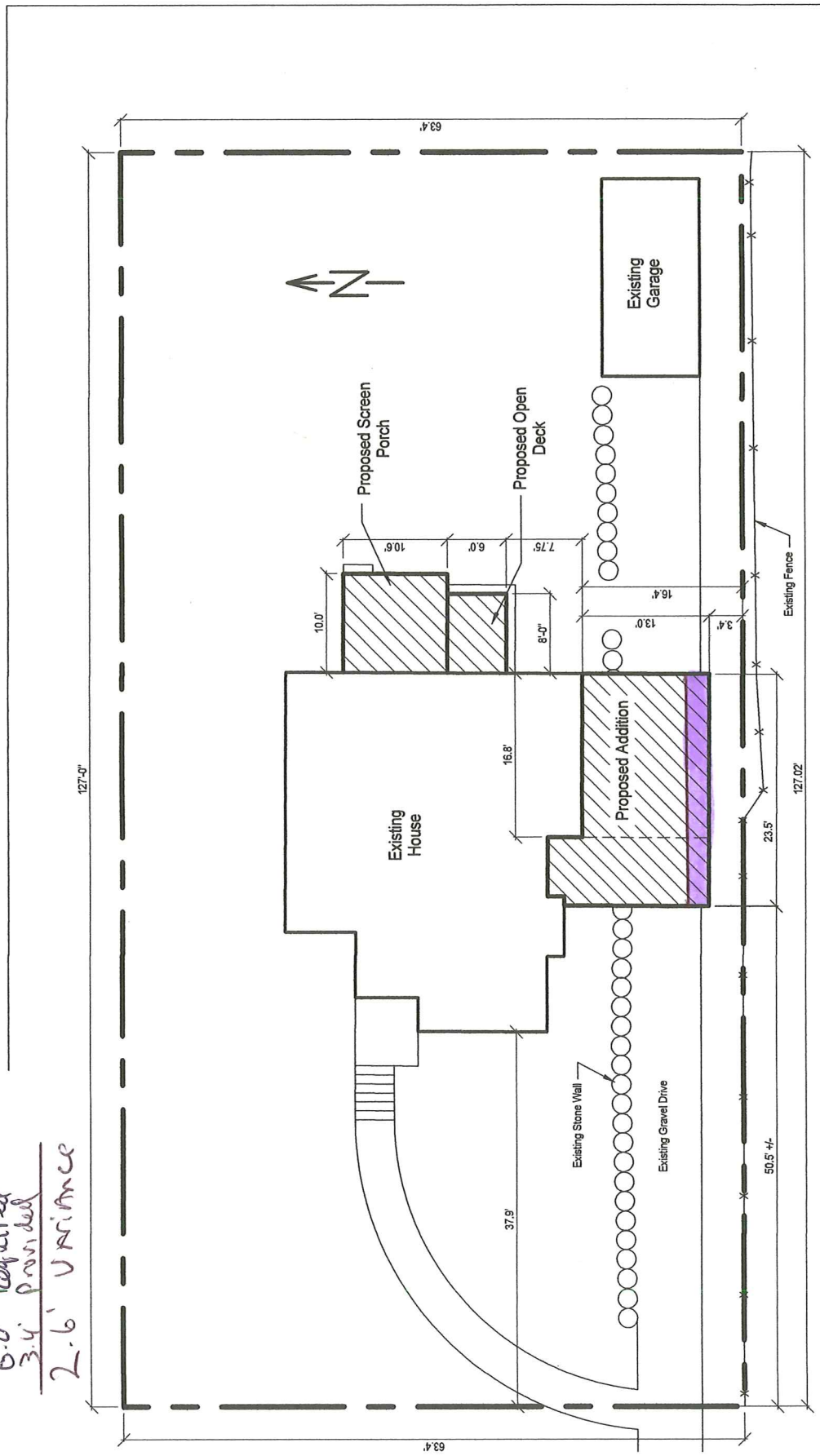
☐

Conditionally Approved

Zoning Board of Appeals Chair:

Date:

Single-story single-family home
 Attached garage addition
 side yard
6.0' Required
3.4' provided
2.6' VARIANCE



① SITE PLAN
 1" = 10'-0"

Forthright
 Architecture, LLC
www.forthrightarchitecture.com

Brown Addition
 115 Vaughn Court
 Madison, WI

No.	Description	Date

Site Plan

Project number 14002

Date 4/11/14

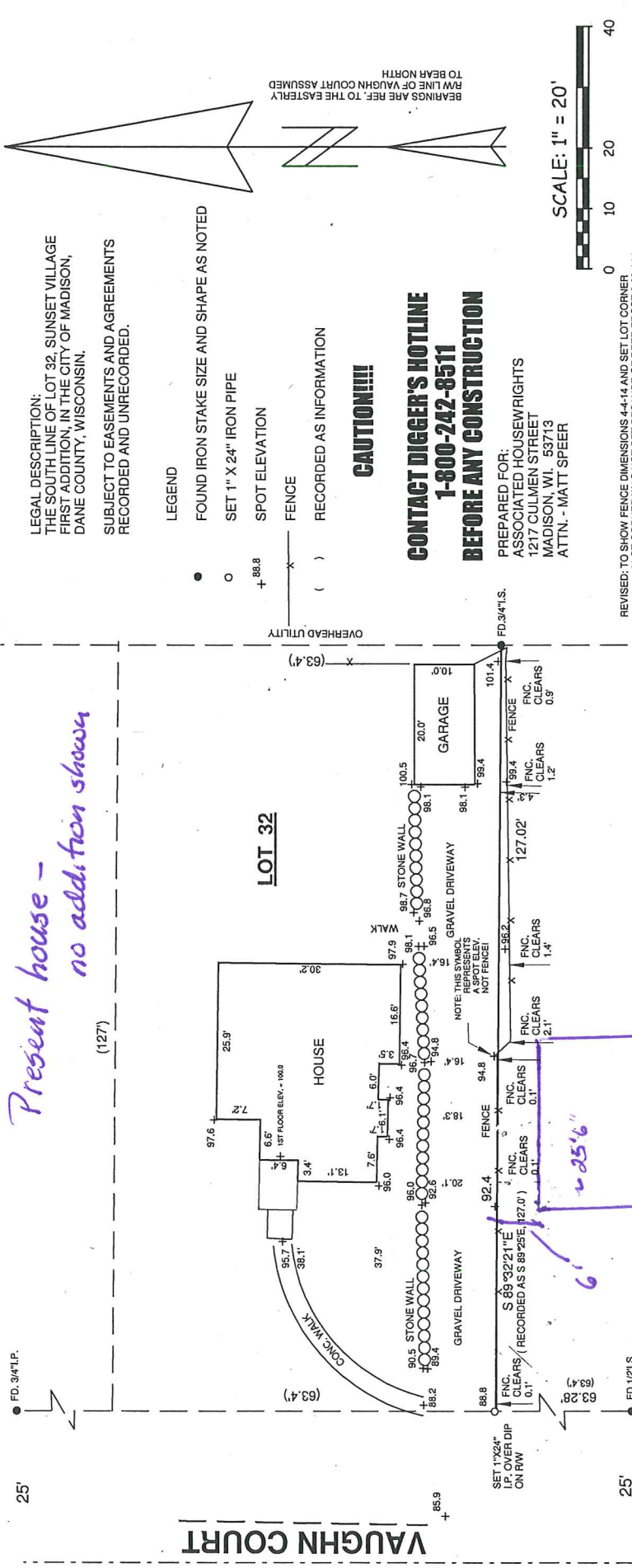
Drawn by Tom Kleinheinz, ALA

Checked by

C100

Scale 1" = 10'-0"

Present house - no addition shown



LEGAL DESCRIPTION:
THE SOUTH LINE OF LOT 32, SUNSET VILLAGE
FIRST ADDITION, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN.

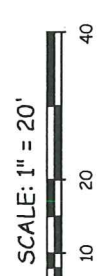
SUBJECT TO EASEMENTS AND AGREEMENTS
RECORDED AND UNRECORDED.

- LEGEND
- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
 - SET 1" X 24" IRON PIPE
 - + 88.8 SPOT ELEVATION
 - X FENCE
 - () RECORDED AS INFORMATION

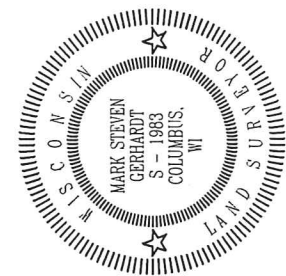
CAUTION!!!!

**CONTACT DIGGER'S HOTLINE
1-800-242-8511
BEFORE ANY CONSTRUCTION**

PREPARED FOR:
ASSOCIATED HOUSEWRIGHTS
1217 CULMEN STREET
MADISON, WI. 53713
ATTN. - MATT SPEER



REVISED: TO SHOW FENCE DIMENSIONS 4-4-14 AND SET LOT CORNER
(LOT CORNER WAS NOT SET BECAUSE OF DEEP FROST 3-20-14)



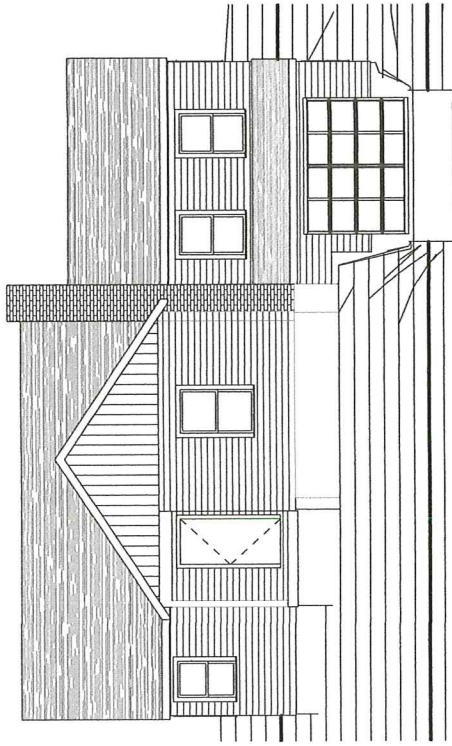
SURVEYOR'S CERTIFICATE:

I, Mark Steven Gerhardt, Wisconsin Land Surveyor, S-1983, do hereby
certify that I have surveyed the property shown on this plat in accordance
with the descriptions and instructions furnished by the persons who
caused this survey to be made and that this plat is a correct and accurate
representation of said survey.

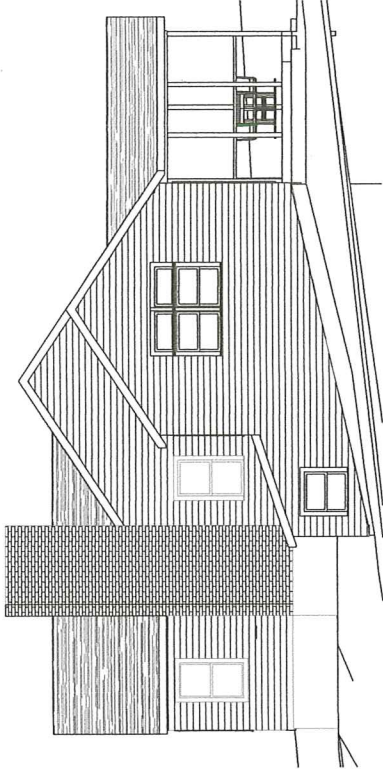
Date: March 20, 2014

Mark Steven Gerhardt,
Wisconsin Land Surveyor, S-1983

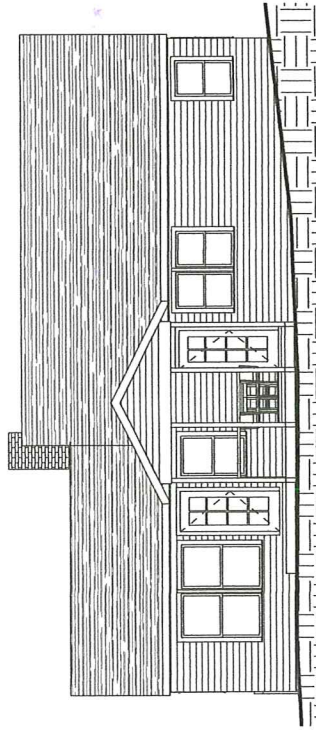
BADGER SURVEYING AND MAPPING SERVICE, LLC. 525 WEST PRAIRIE STREET, COLUMBUS, WISCONSIN 53925 - (608) 244-2010 - FAX: (608) 622-9810	
SCALE 1" = 20' DATE 3-20-14	APPROVED BY: M. S. GERHARDT
DRAWN BY M.S.G.	REVISED N/A
PLAT OF SURVEY	
DRAWING NUMBER 14G-6	



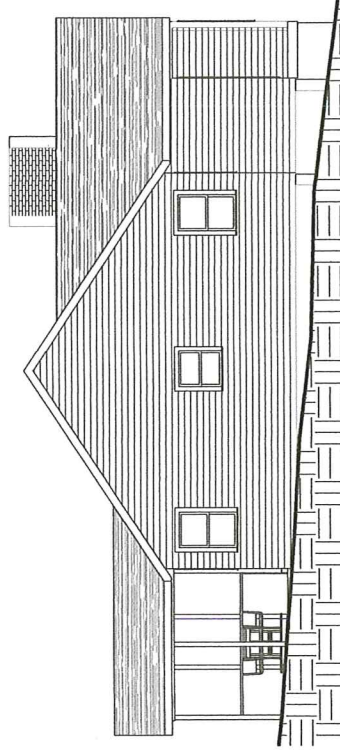
③ West Elevation
1/8" = 1'-0"



④ South Elevation
1/8" = 1'-0"



① East Elevation
1/8" = 1'-0"

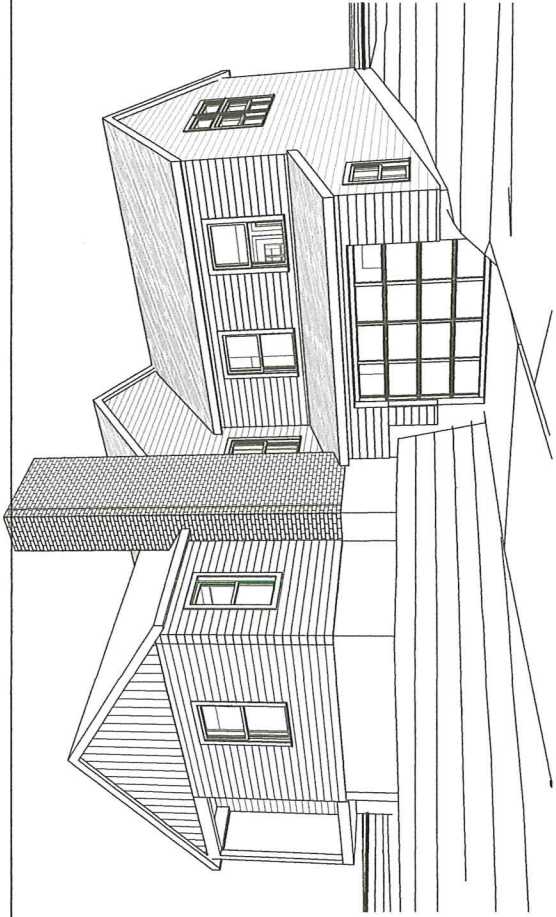


② North Elevation
1/8" = 1'-0"

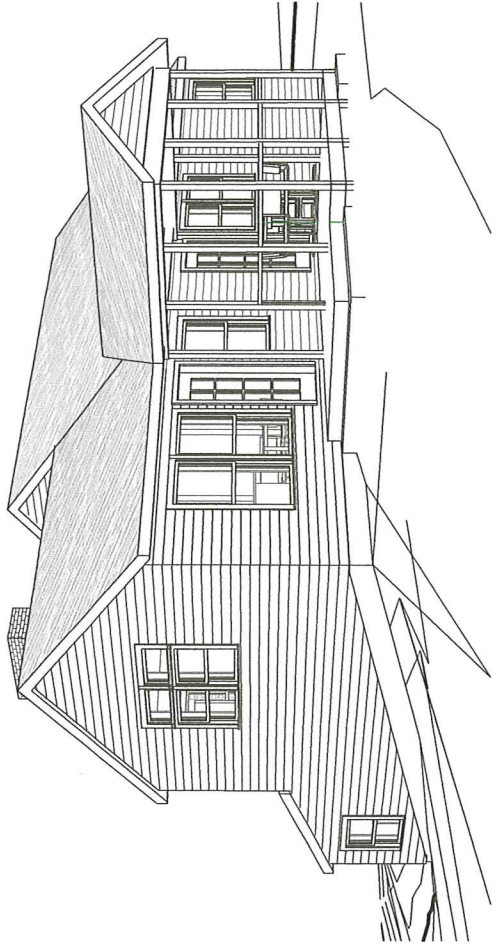
No.	Description	Date

Option E Elevations

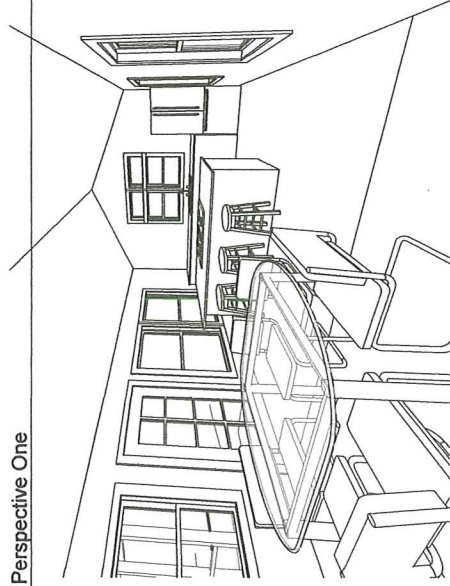
Project number	14002	A401
Date	4/11/14	
Drawn by	Tom Kleinheinz, AIA	
Checked by	Checker	
Scale 1/8" = 1'-0"		



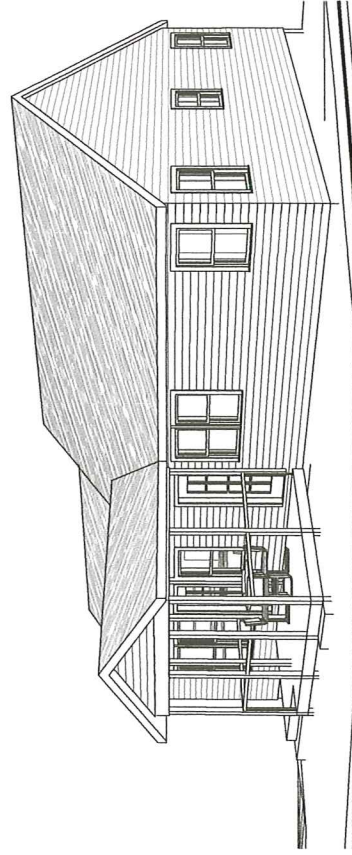
② Perspective One



① Perspective Two

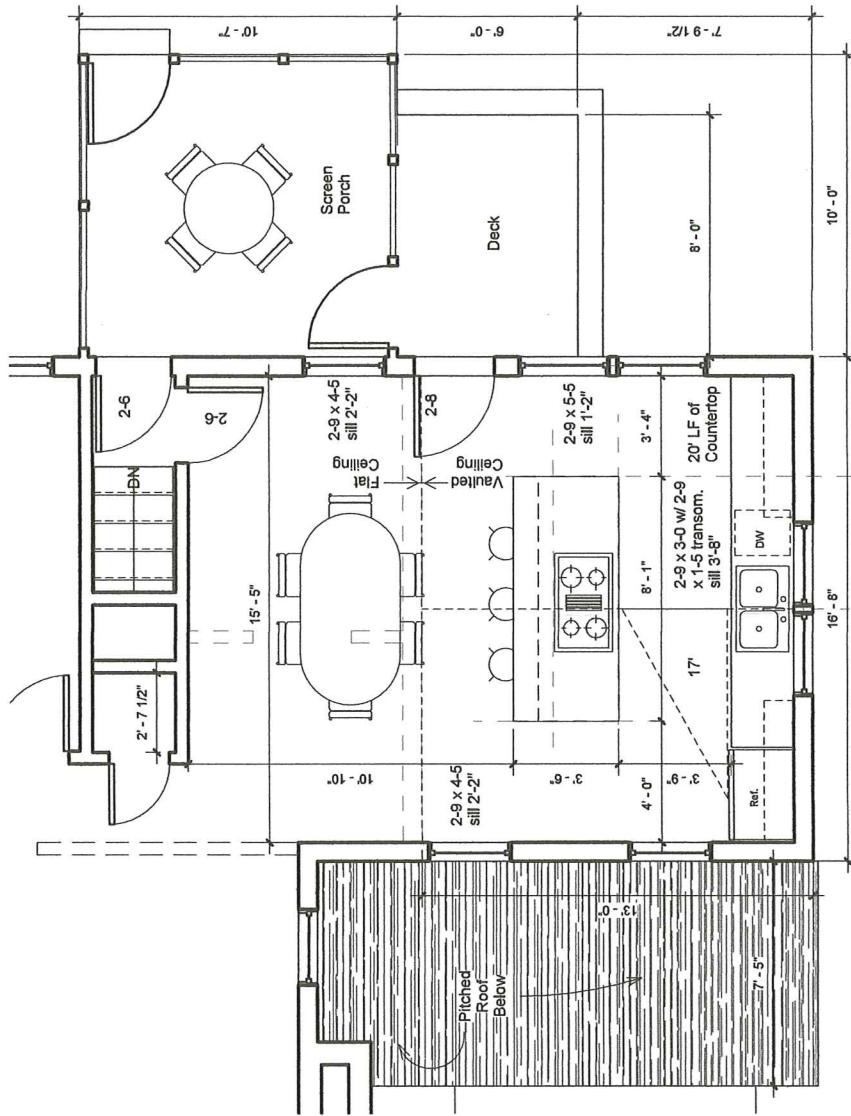


④ Interior Perspective

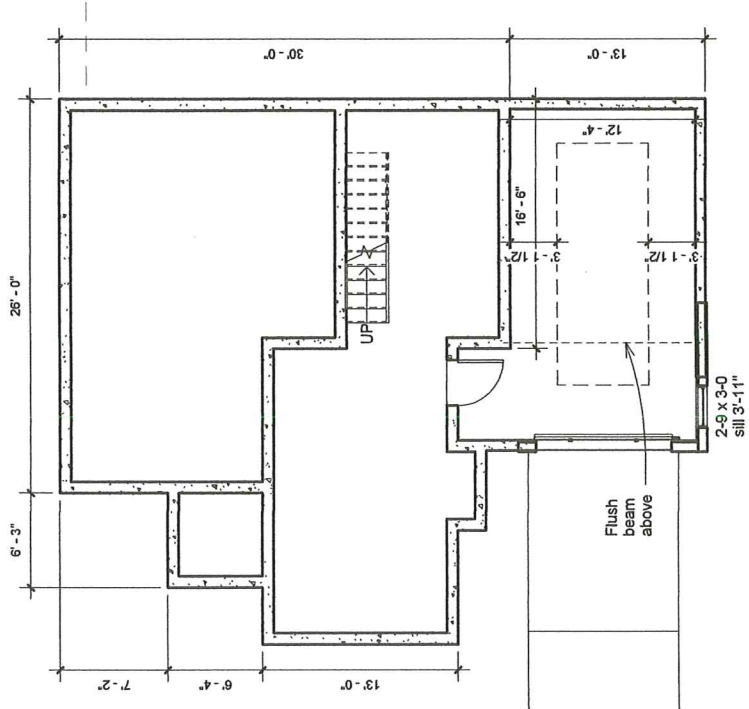


③ Perspective Three

No.	Description	Date



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 BASEMENT FLOOR PLAN
1/8" = 1'-0"

DN

Forthright
Architecture, LLC
www.forthrightarchitecture.com

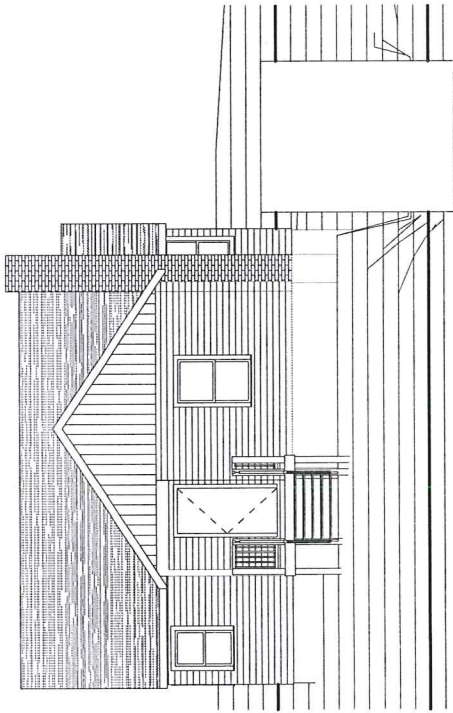
Brown Addition
115 Vaughn Court
Madison, WI

No.	Description	Date

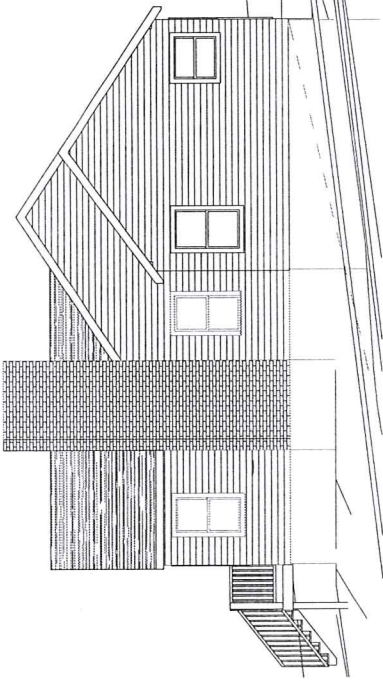
Option E Floor Plan

Project number	14002	A201
Date	4/11/14	
Drawn by	Tom Kleinheinz, AIA	
Checked by		
Scale As indicated		

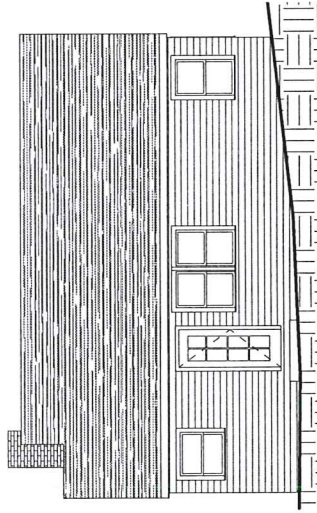
Existing House Elevations



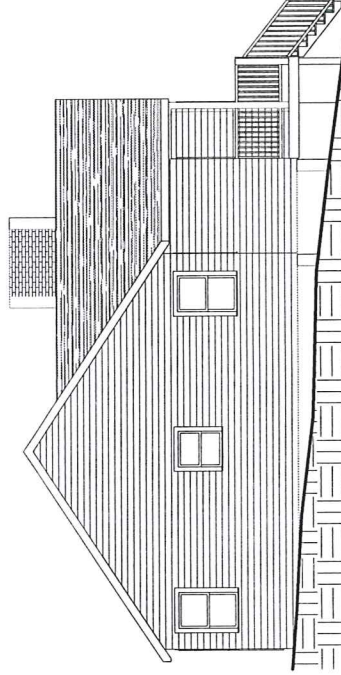
③ West Elevation
1/8" = 1'-0"



④ South Elevation
1/8" = 1'-0"



① East Elevation
1/8" = 1'-0"

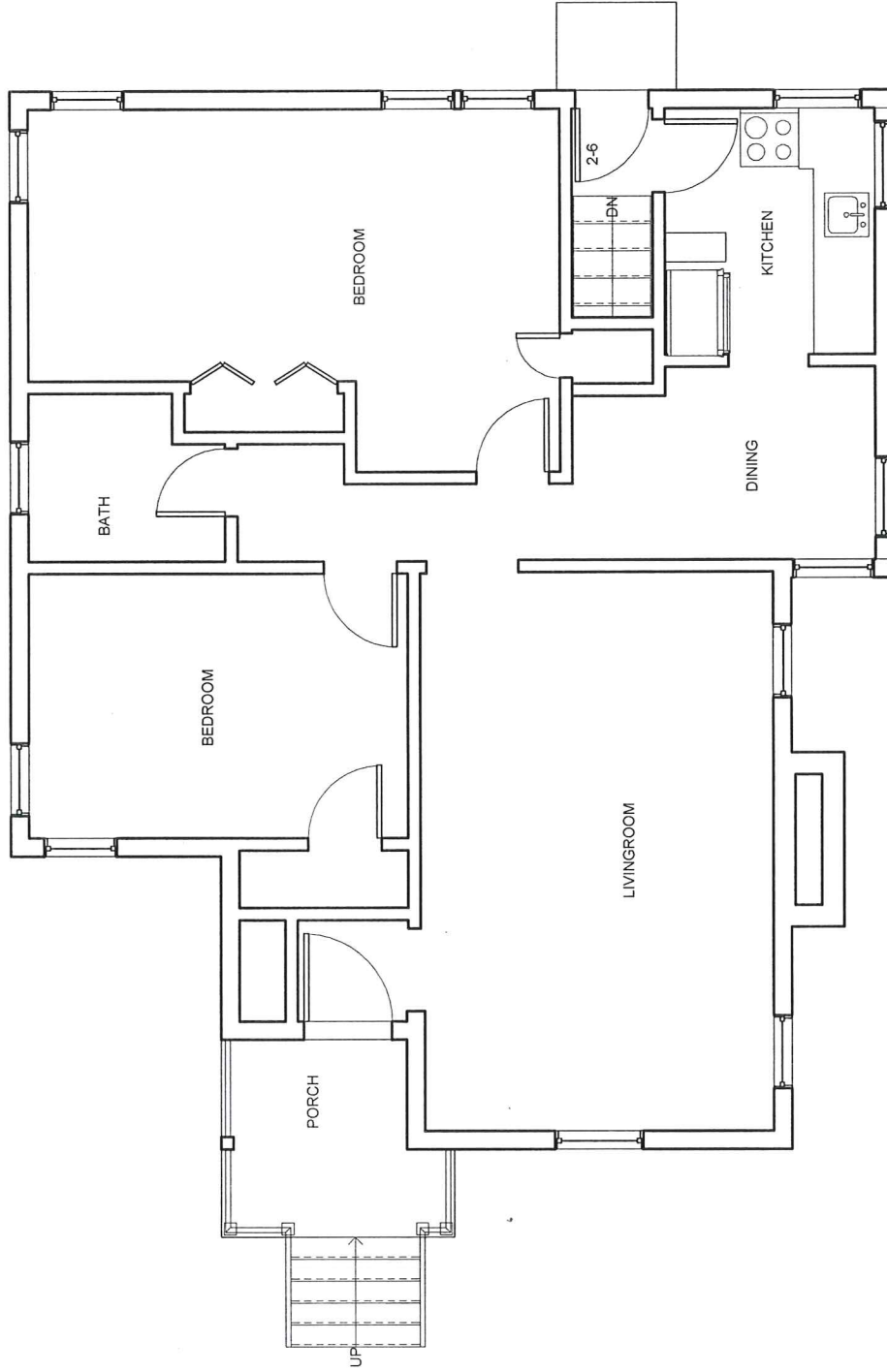


② North Elevation
1/8" = 1'-0"

Existing Elevations

Project number	14002	A400
Date	4/15/14	
Drawn by	Tom Kleinheinz, AIA	
Checked by	Checker	
Scale 1/8" = 1'-0"		

Existing House Floor Plan



1 EXISTING FIRST FLOOR PLAN

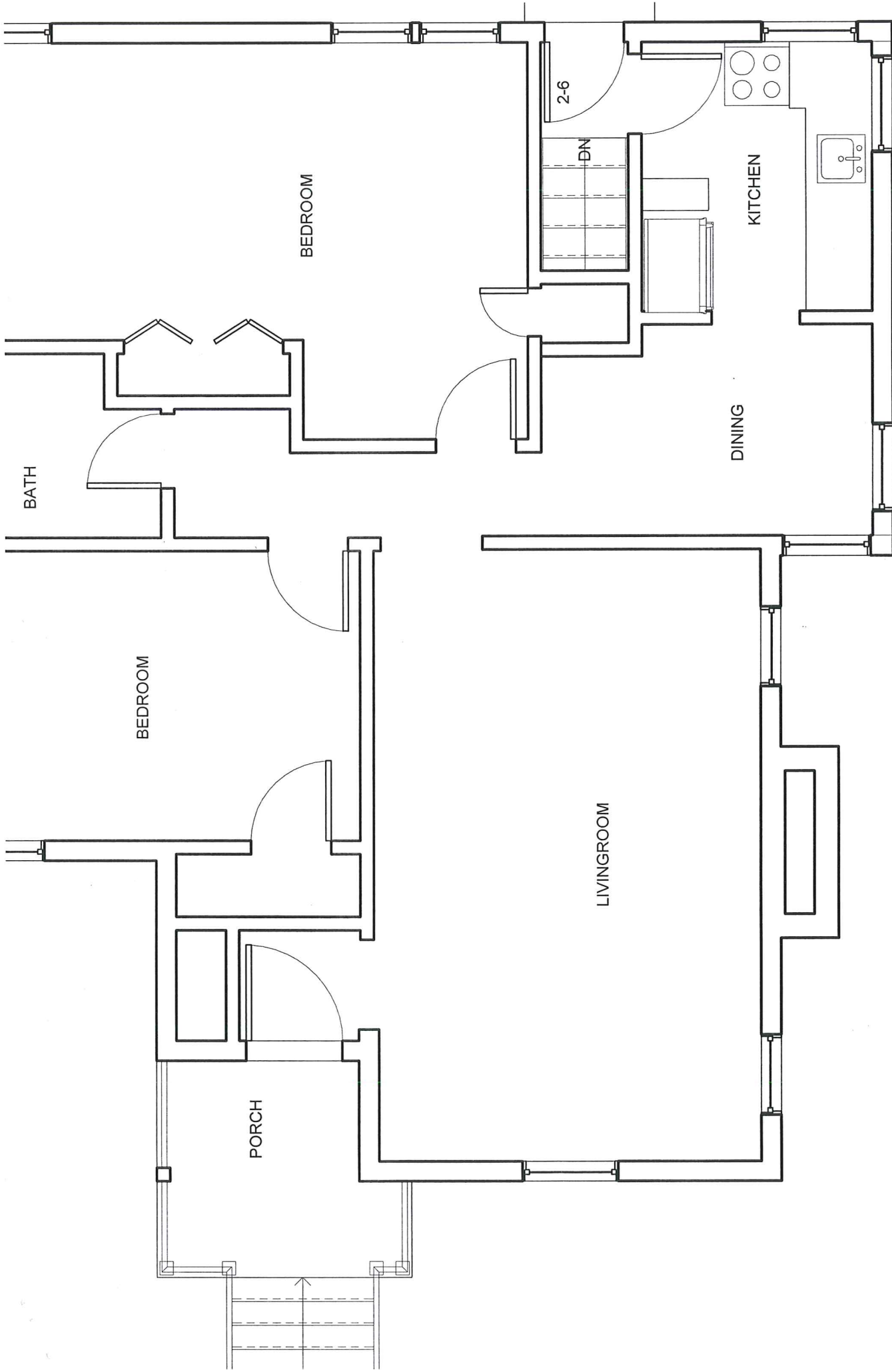
No.	Description	Date

Existing First Floor Plan

Project number	14002
Date	4/15/14
Drawn by	Tom Kleinheinz, ALA
Checked by	

A200

Scale 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

No	Description	Date