



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: 1949 E. Main St. MADISON, WI

Name of Owner: PATRICIA R. BROWN

Address of Owner (if different than above): _____

Daytime Phone: 608-262-7770 Evening Phone: 608-245-6921

Email Address: PAT.R.BROWN@GMAIL.COM or 608-354-7843

Name of Applicant (Owner's Representative): _____

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: see attached

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: 300-
Receipt: 155631
Filing Date: 7-2-14
Received By: mwt
Parcel Number: 0710-063-1305-2
Zoning District: TR-V9
Alder District: B. Rummel

Hearing Date: 7-24-14
Published Date: 7-17-14
Appeal Number: 072414-2
GQ: OK!
Code Section(s): 28.047(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 <i>shown on survey map</i><input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <i>NA</i><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: Patricia R. Brown **Date:** 7/2/2014

----- (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:

Zoning Variance Application

Description of Requested Variance: My existing house was built 9 feet from the property line on the west, and less than one foot from the property line on the south. I would like to build two porches: a 3-season porch on the 2nd floor, above the existing flat-roofed kitchen, and a screened-in porch on the first-floor level of the house, to the east. Since both of these would be less than 12 feet from the west and/or south property lines, I am requesting a variance from the 12-feet-from-property-line rule.

1. **Conditions unique to my property:** I have a highly irregular lot – as it is unusually wide and shallow: 100 feet wide, and only 49 feet deep. My neighbors on either side have narrower, but deeper, lots. And my house was not built in the middle of the lot, but rather in one corner of the property. My back property line is along the railroad corridor, along a set-back which is surplus and vacant railroad property. (There is an extra set-back of railroad property behind my lot, contrary to all of the other lots in this block, including the two adjacent neighbors, who have 16 to 20-foot deeper lots.)
2. **The requested variance is not contrary to the public interest:** screened-in porches are common in my neighborhood. The 3-season porch would be built above an existing room of my house. The first floor screened-in porch would be built to the east of my house, toward and facing the middle of the lot. I believe there would be few, if any, safety issues. (When I bought my house 5 years ago, there was no railing around the flat roof over the kitchen. By adding a 3-season porch on this flat roof, I would actually be correcting that problem, and adding to the safety of this house.)
3. **Compliance with the strict letter of the ordinance would render compliance unnecessarily burdensome:** given the location on which my house was built, relative to the lot lines, there is no other way to add a porch to this house that would be architecturally appropriate. (Given the ordinance, I have already adjusted the design of the first-floor screened-in porch to move the porch one foot to the north, away from the boundary

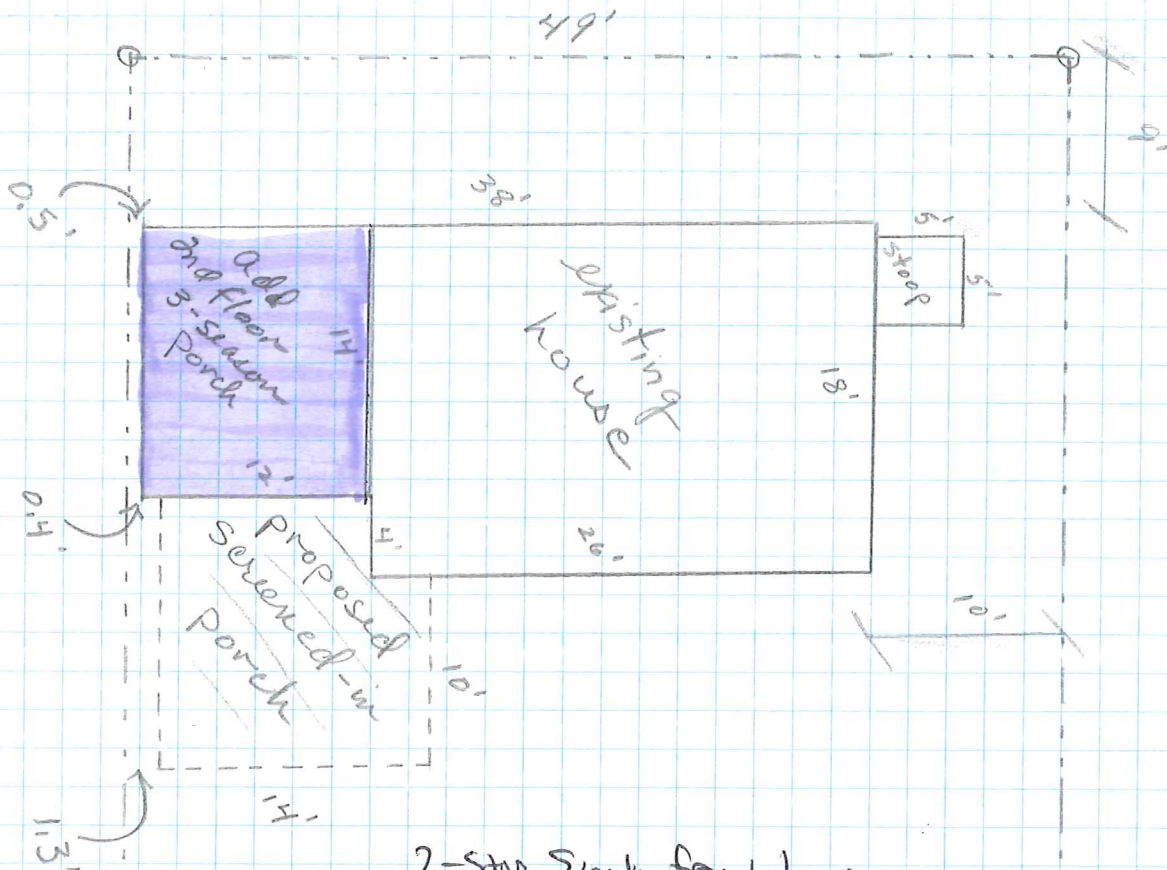
line to the south. I am not able to make any greater adjustment, however, due to the placement of windows in the existing house.)

This is a small house (less than 1100 square feet of living space), and disallowing the construction of these two porches would prevent adding significant amenities and living space to the house to be used during the summer season.

4. **The hardship is created by terms of the ordinance rather than by person who has interest in the property:** I did not build this house (I bought it 5 years ago). The problem was created (prior to the existence of the ordinance, I believe) when the house was built (or rather moved) to this location on the lot in 1952. The problem has been compounded by the unusually deep railroad property set-back along the back of this property.
5. **Proposed variance shall not create substantial detriment to adjacent property:** Both proposed porches will be for seasonal use only, and not heated. There would be no adverse effect on the vacant surplus railroad property to the south, and little or no impact on the property to the west. The closest building to the west is a garage on the adjacent lot -- that garage is a little over 12 feet away from the existing house and the proposed 2nd floor 3-season porch.
6. **Proposed variance shall be compatible with the character of the immediate neighborhood:** 3-season and screened-in porches are common architectural features in this neighborhood, and the designs are compatible with the style of the house. There is an outside light and existing door opening onto the flat roof, from the 2nd floor, which presumes some use of that area of the house. Adding a 3-season porch in this space would not be incompatible with presumed use of this area. The screened-in porch at the first-floor level would replace a stoop, and be accessed from the inside by an existing east side exterior door, and so, also, is consistent with the use of space on this lot.

1949 E. MAIN MADISON

1 inch = 10 feet



2-Story Single-Family home
 2nd story 3-seasons Porch
 Rear yard *

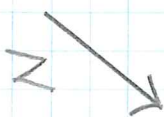
12.29' Required *

0.4' Provided

11.89' VARIANCE

$$* 25\% \text{ Lot Depth} = 12.29'$$

Site Plan





**BIRRENKOTT
SURVEYING, INC.**

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

PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

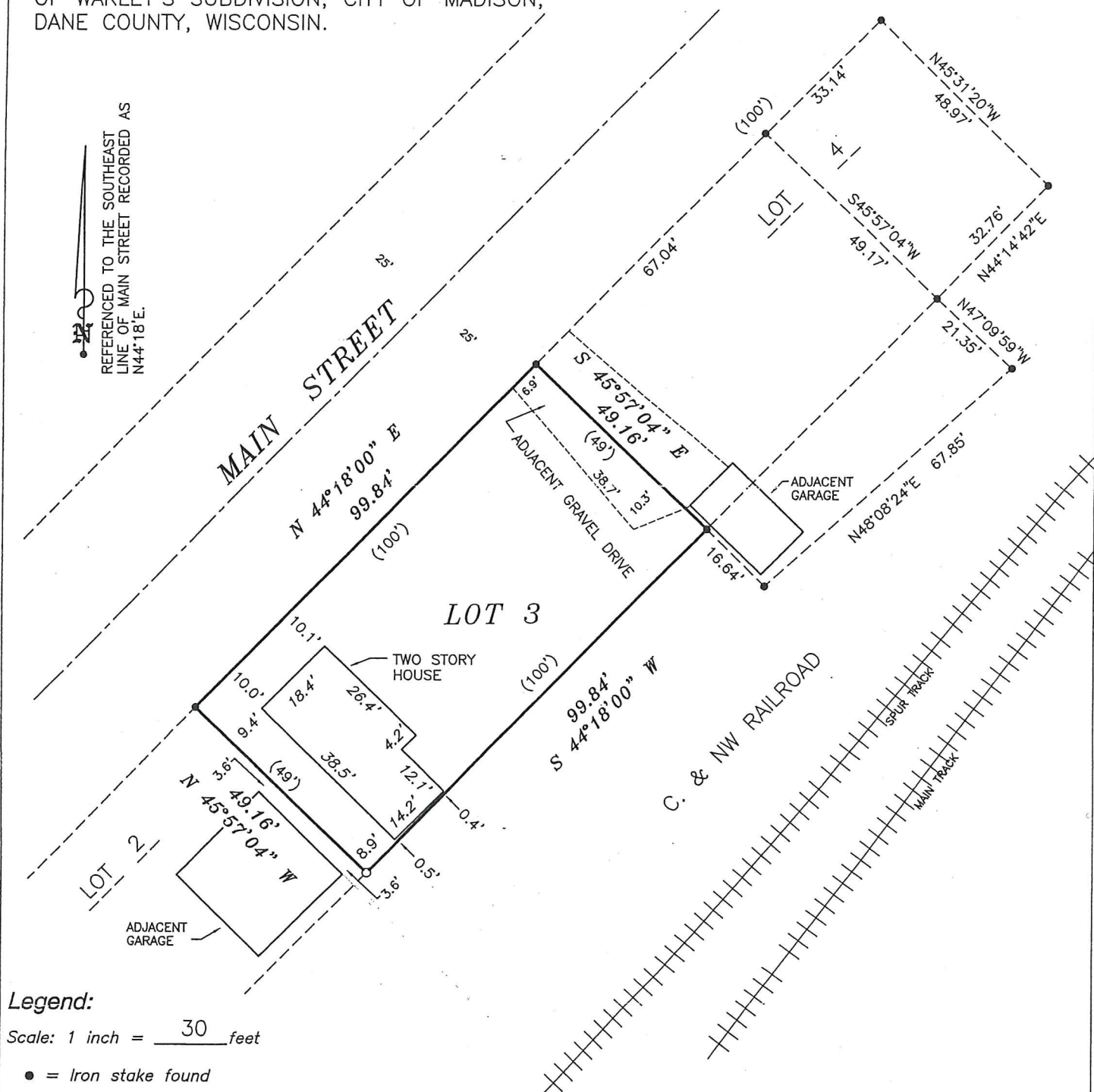
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

D. V. Birrenkott 11-11-2005
Daniel V. Birrenkott
Wisconsin Registered Land Surveyor No. S-1531.

Description:

LOT 3, NIELSON, ELLIS AND WYNNE'S
REPLAT OF A PART OF OUTLOT "A"
OF WAKLEY'S SUBDIVISION, CITY OF MADISON,
DANE COUNTY, WISCONSIN.

REFERENCED TO THE SOUTHEAST
LINE OF MAIN STREET RECORDED AS
N44°18'E.



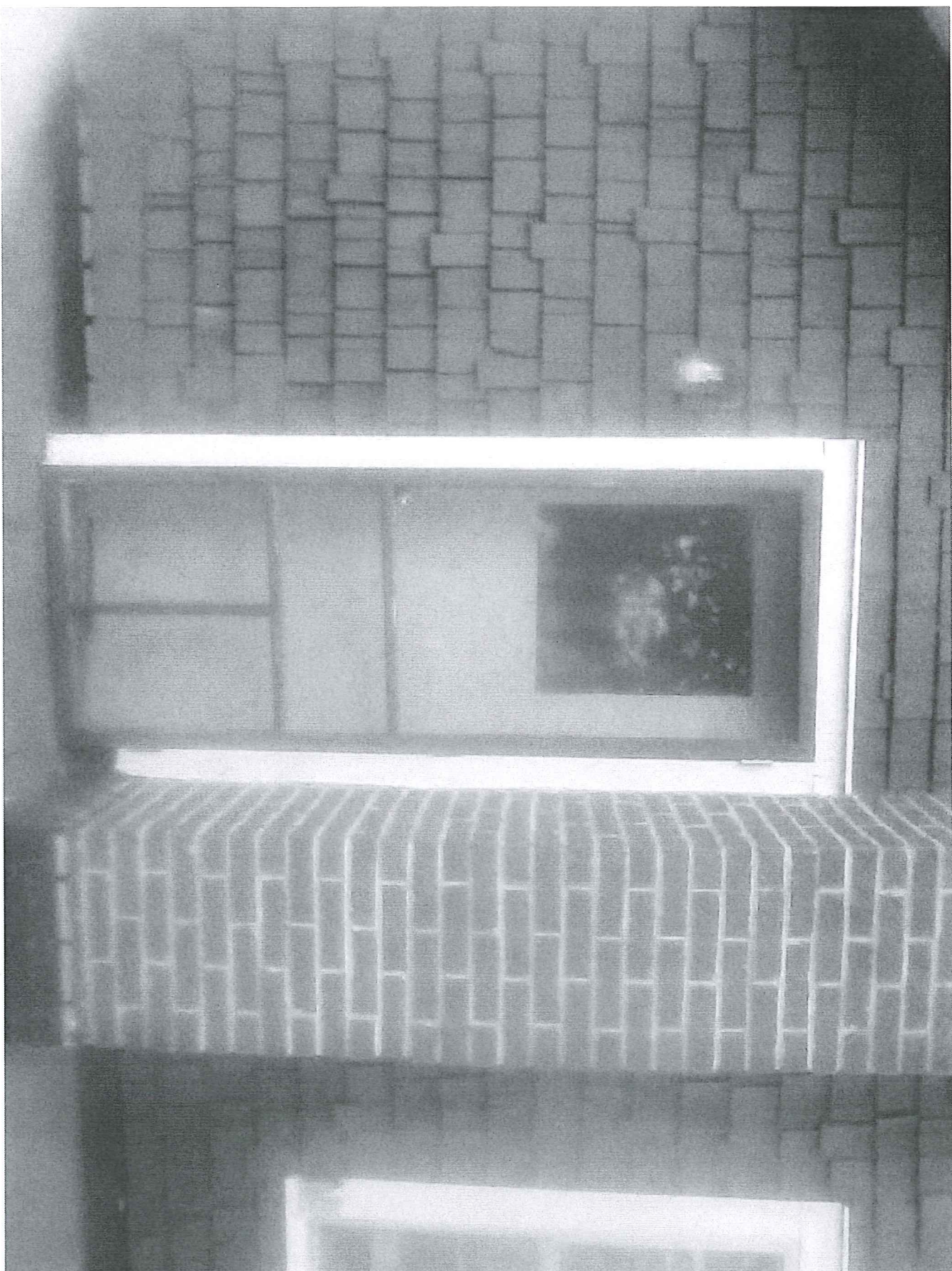
Legend:

Scale: 1 inch = 30 feet

- = Iron stake found
- = 1"x24" Iron pipe set
min. wt. = 1.13#/ln. ft.

Notes:

existing door to
2nd floor flat roof

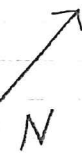


city sidewalk

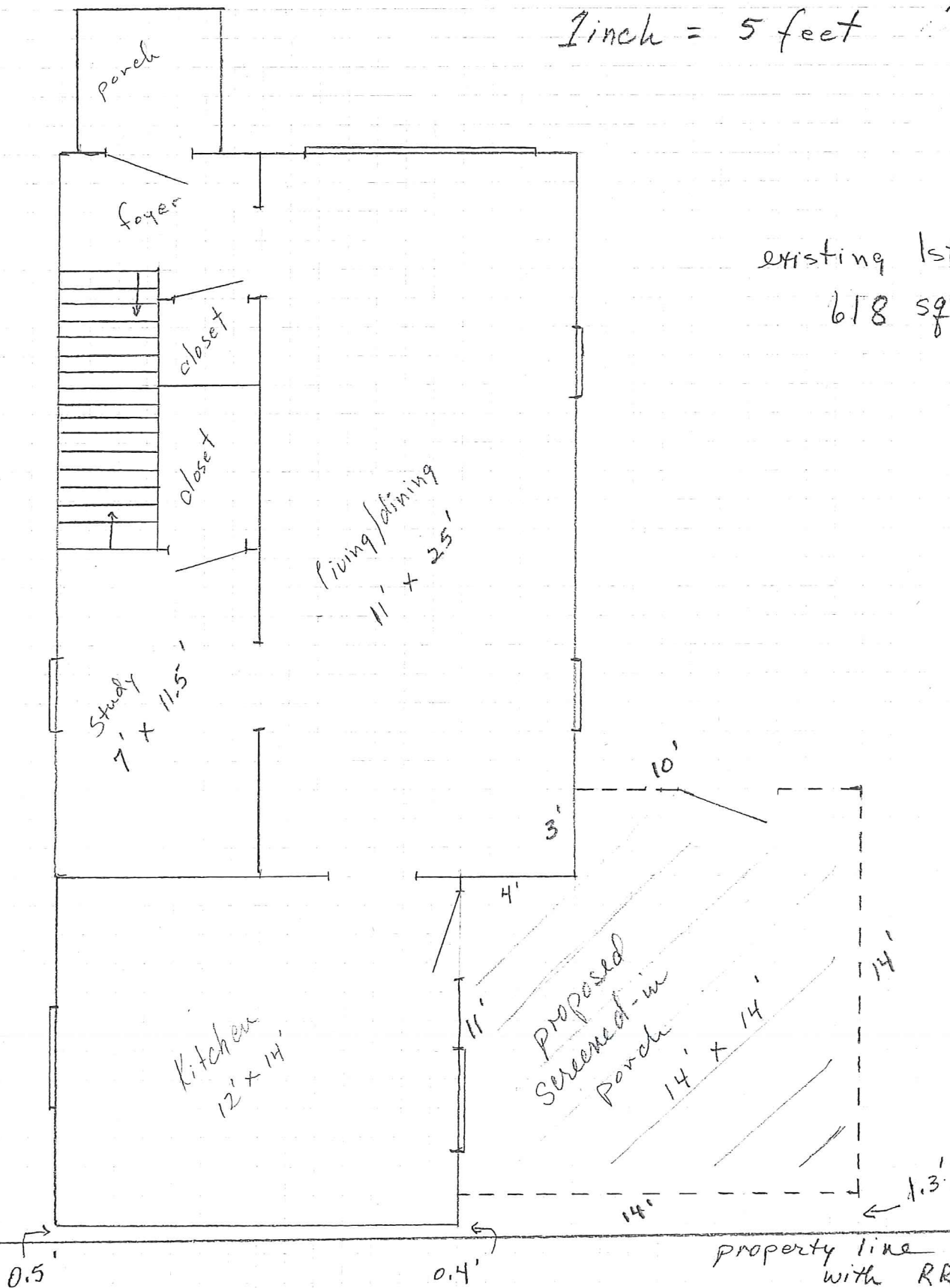
1949 E. MAIN ST. MADISON

1st floor

1 inch = 5 feet



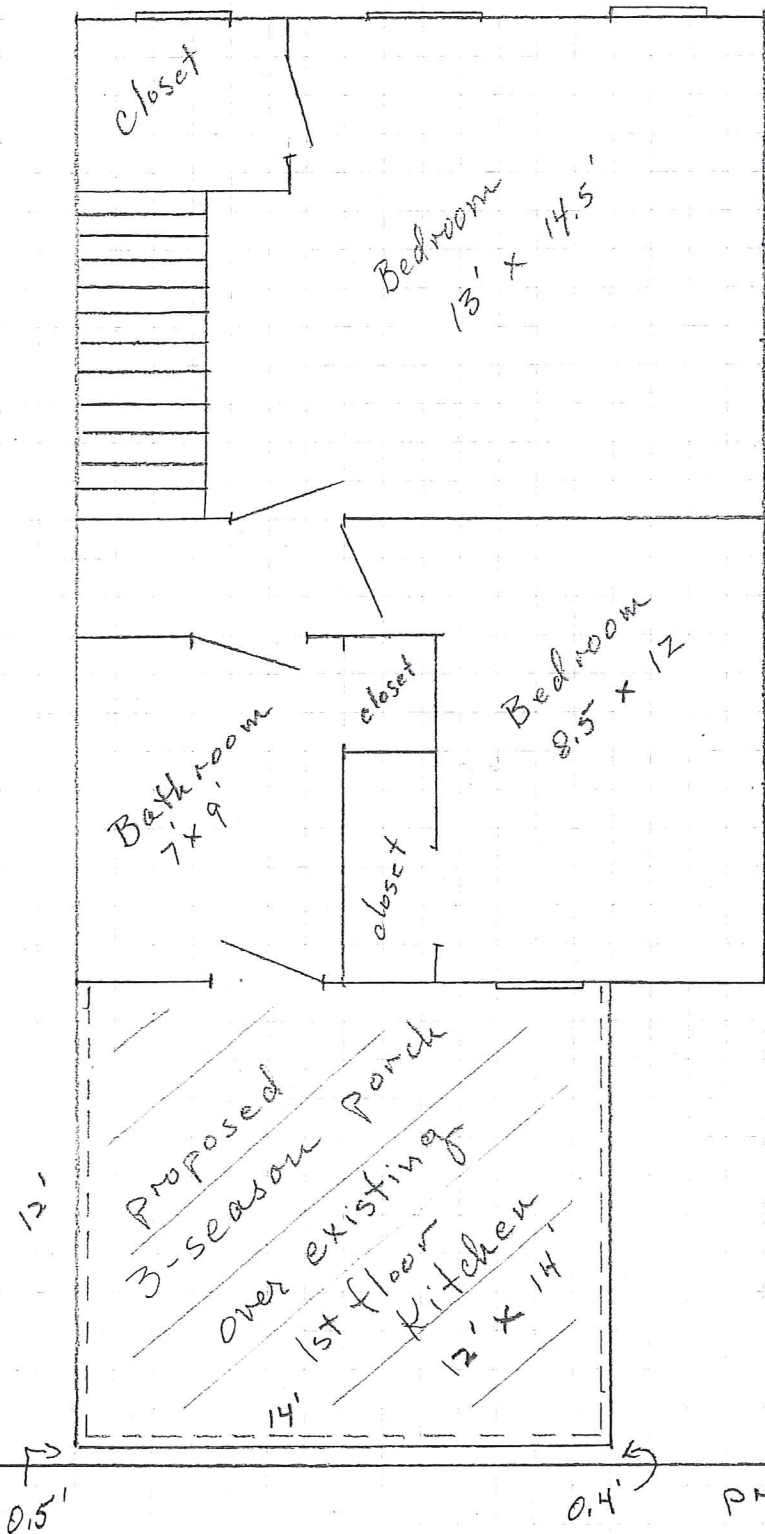
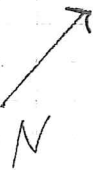
existing 1st floor
618 sq. ft



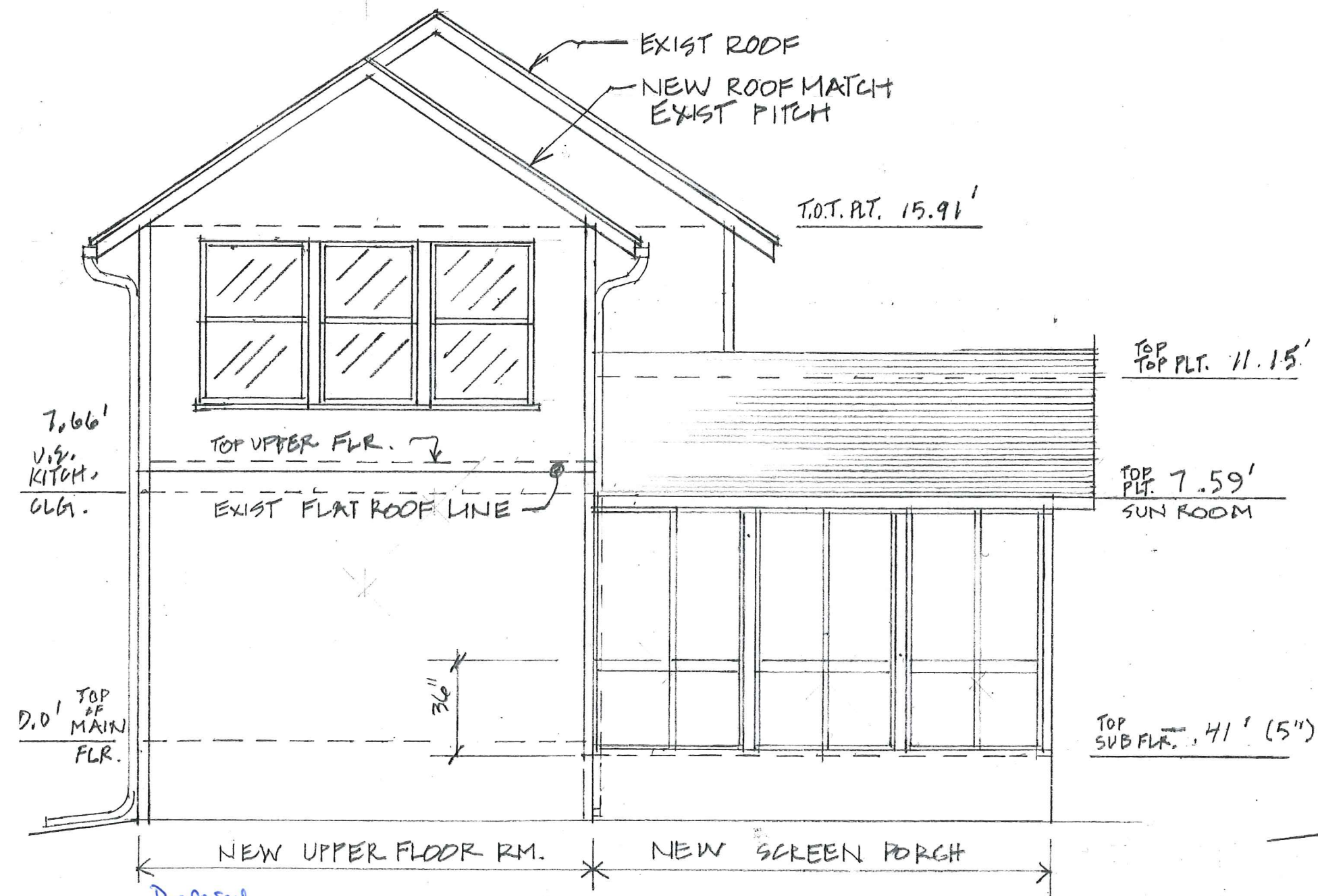
1949 E. MAIN ST.
MADISON

2nd floor

1 inch = 5 feet



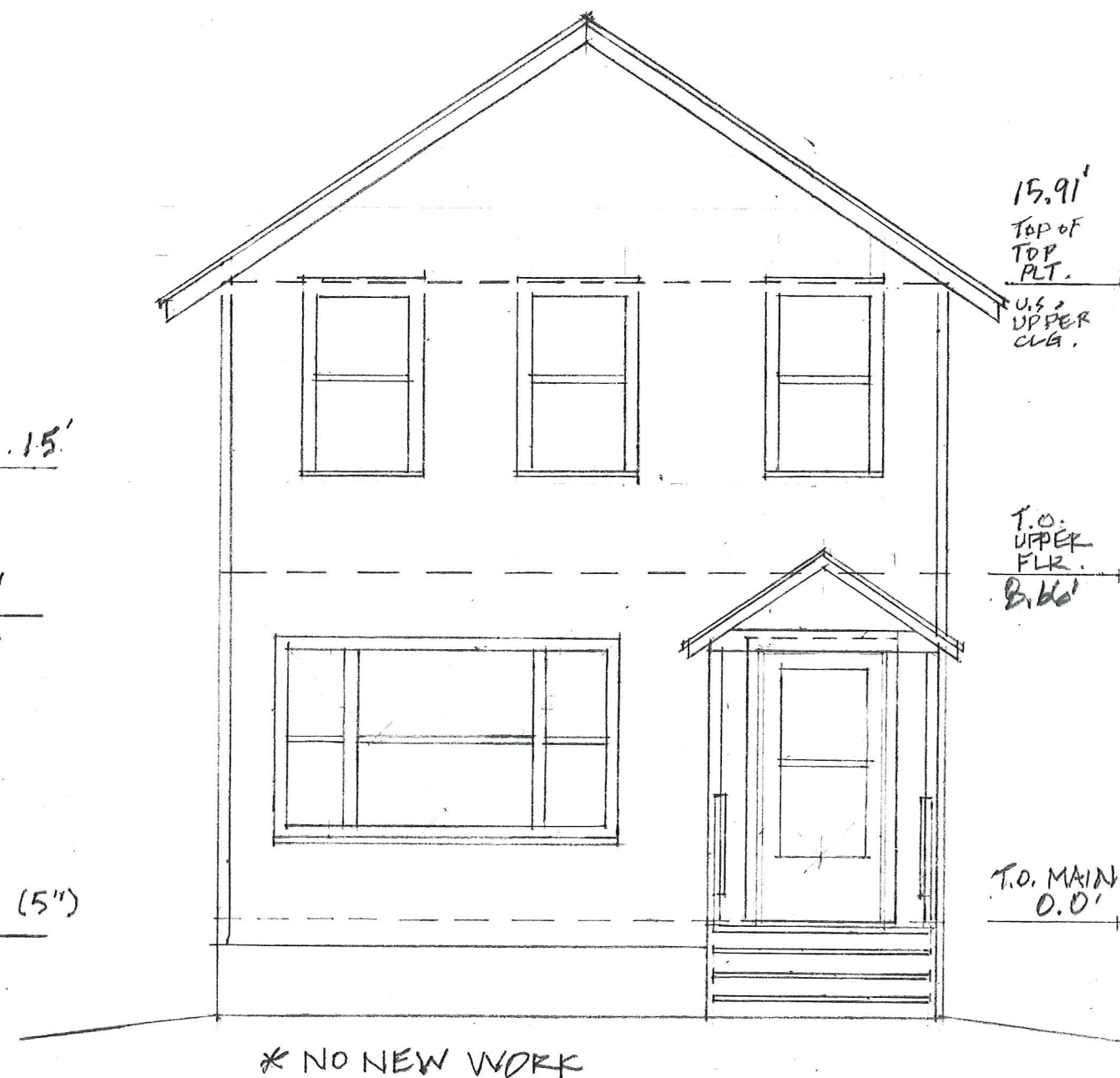
existing 2nd floor
450 sq. ft.



1
A-1

Proposed
SOUTH ELEVATION

1/4" = 1'-0"



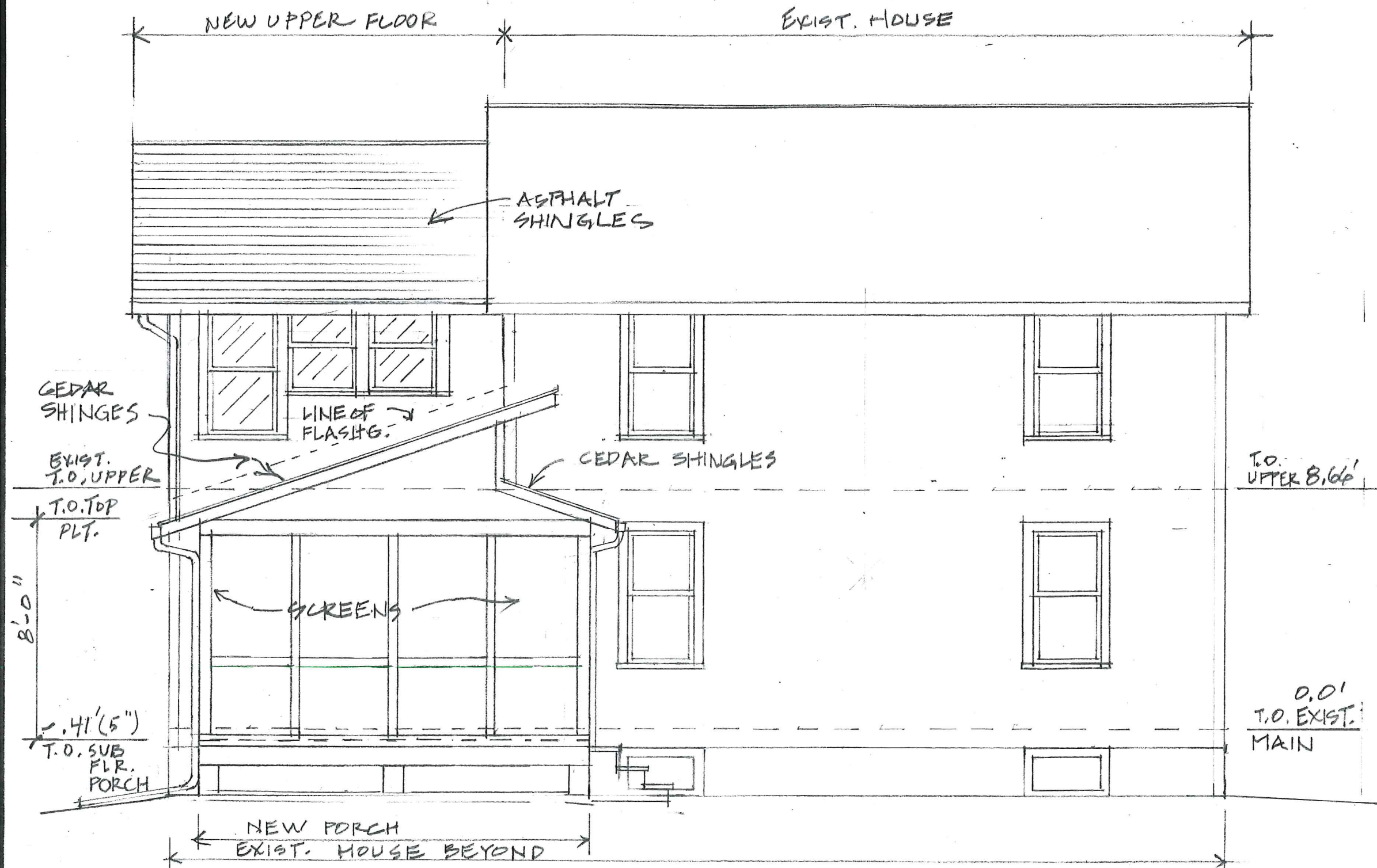
2
A-1

Existing
NORTH ELEVATION

1/4" = 1'-0"



| | | | |
|---------------------------|--------------|---------------------|-----|
| DRAWING TITLE | ISSUE DATE: | DRW BY: MTL | A-1 |
| ELEVATIONS | JULY 1, 2014 | SCALE: AS INDICATED | |
| 1949 E. MAIN MADISON, WI. | REVISIONS: | PRJ # 1404 | |
| PAT BROWN RESIDENCE | | | |



1
A-2

EAST ELEVATION

Proposed

1/4" = 1'-0"



DRAWING TITLE

ELEVATIONS

1949 E. MAIN MADISON, WI.
PAT BROWN RESIDENCE

ISSUE DATE:

JULY 1, 2014

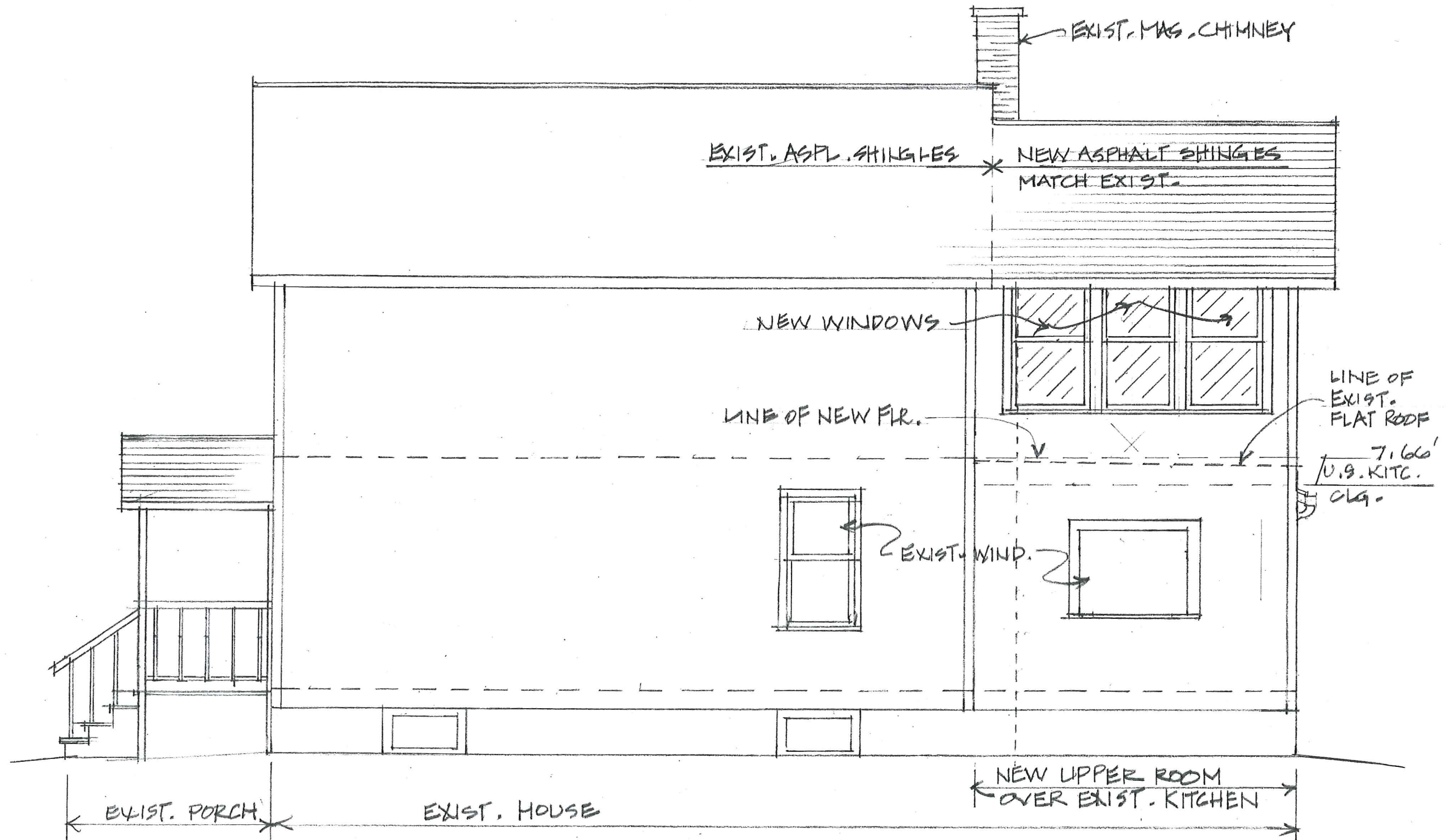
REVISIONS:

DRW BY: MTL

SCALE: AS
INDICATED

PRJ # 1404

A-2



1
A-3 WEST ELEVATION
Proposed 1/4"=1'-0"



| | | | |
|---------------------------|--------------|---------------------|-----|
| DRAWING TITLE | ISSUE DATE: | DRW BY: MTL | A-3 |
| ELEVATIONS | JULY 1, 2014 | SCALE: AS INDICATED | |
| 1949 E. MAIN MADISON, WI. | REVISIONS: | PRJ # 1404 | |
| PAT BROWN RESIDENCE | | | |



Proposed
1 NORTH ELEVATION REAR
A-4
1/4" = 1'-0"

| | | | |
|---------------------------|--------------|---------------------|-----|
| DRAWING TITLE | ISSUE DATE: | DRW BY: MTL | A-4 |
| ELEVATIONS | JULY 1, 2014 | SCALE: AS INDICATED | |
| 1949 E. MAIN MADISON, WI. | REVISIONS: | | |
| PAT BROWN RESIDENCE | | PRJ # 1404 | |