



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: 230 Dunning Street, Madison WI 53704

Name of Owner: Ian Gurfield & Susan Detering

Address of Owner (if different than above): _____

Daytime Phone: 617-512-2271

Evening Phone: 608-395-3221

Email Address: igurfield@gmail.com, susandetering@gmail.com

Name of Applicant (Owner's Representative): Ian Gurfield & Susan Detering

Address of Applicant: (same as above)

Daytime Phone: _____

Evening Phone: _____

Email Address: _____

Description of Requested Variance: _____

A front yard variance is requested to change the use of the existing open porch which lies within the 20 ft. front setback. Proposed improvement is to enclose and insulate the space creating an air-lock entry to the house, and incorporate the area into living space. The project will improve the flow and storage in the small house without changing the footprint, or character of the house. Several houses in the immediate and surrounding neighborhoods have similar updates and this project is in fitting with the character of the neighborhood. Setback average for street is 13.1' (see attached drawing). Requesting a variance of 1'1" to enclose porch.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300

Receipt: 158128

Filing Date: 9-11-14

Received By: DM

Parcel Number: 0710-064-1015-S

Zoning District: TR-VI

Alder District: 6 Rumrill

Hearing Date: 10/2/14

Published Date: 9/25/14

Appeal Number: 100214-1

GQ: _____

Code Section(s): 28.047(2)

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.

The home is in a neighborhood of 80-100 year old homes that sit near the edge of narrow city lots.

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.

The proposed project is designed to enhance the appearance and character of the home, and increase the functionality of the home for its increasing number of occupants. The project will nominally change the appearance of the home and will be in fitting style with surrounding homes.

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 with the ordinance prevents conversion of the porch into usable living space. The open porch is currently under-utilized as a living area due to frigid winters and mosquito summers. The open structure is not usable for secure or dry storage. Strict compliance with current zoning does not permit us to make use of the 138 square feet included in the existing footprint of our home.

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.

Because the ordinance post-dates the construction of the homes in the neighborhood, nearly all of which sit outside the current setbacks, the terms of the ordinance are preventing improvement to an existing structure.

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

There are no proposed changes to the footprint or character of the house. No features of the house will be changed that would alter existing sight-lines from neighbors' properties.

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

Only 6 out of 21 houses on our block retain their original open porches. The alterations to our porch would remain in the character of the neighborhood with double hung windows and matching trim, vinyl siding color to approximate the color of the existing asphalt shingle.

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 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 <i>Drawing #1</i>
<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") <i>Drawings 2, 3, 4</i>
<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") <i>Drawings 5+6</i>
<input checked="" 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. <i>Drawing 7</i>
<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: 9/1/14

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

DECISION

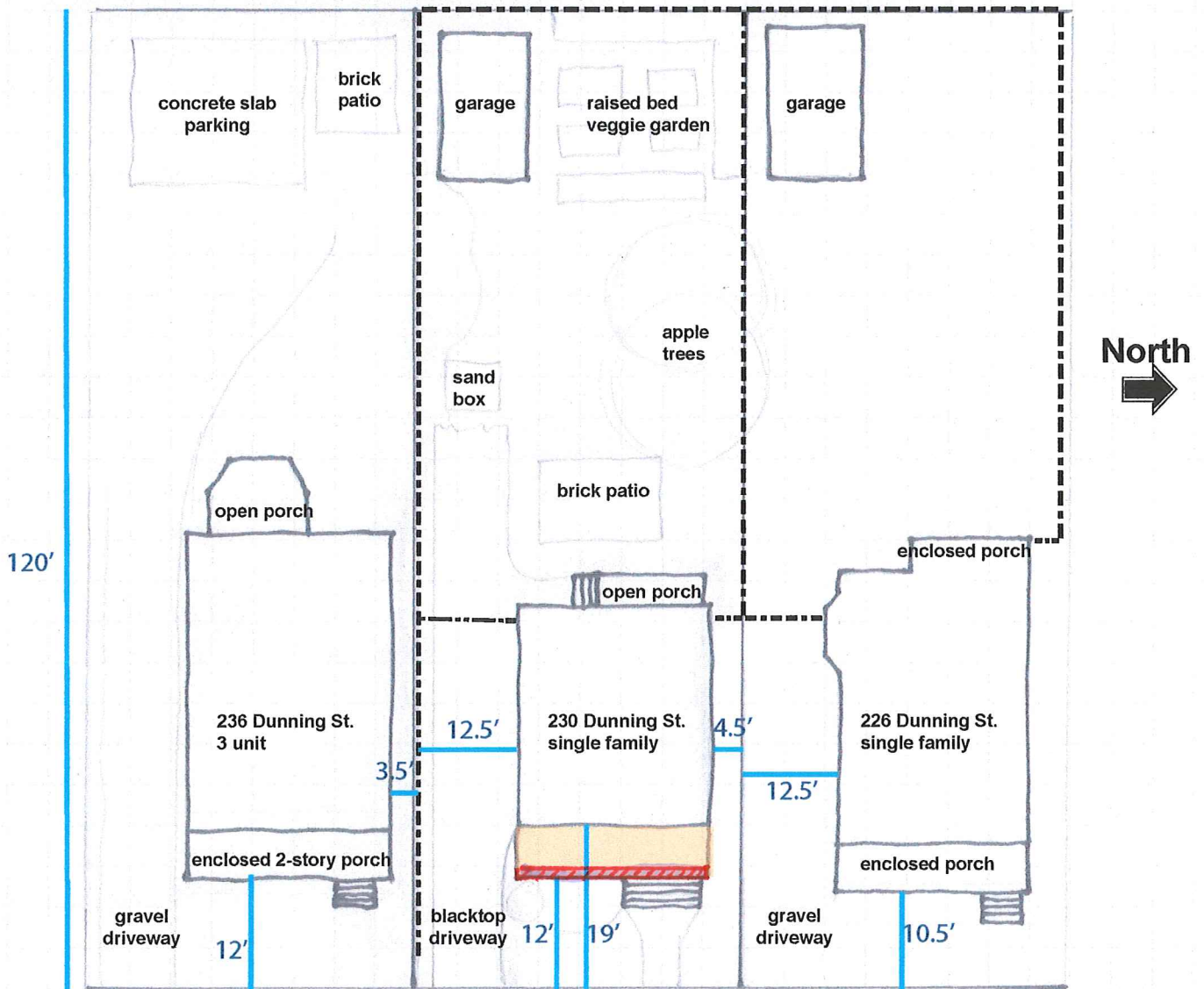
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(is) (is not)** in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

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

Zoning Board of Appeals Chair: _____

Date: _____

Site Plan for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering



2-STORY Single Family Home

Enclosed front porch

Required Front Yard: 13.1'*

Provided: 12'

Variance: 1.1'

Fencing -----
 Open porch that is requesting variance
 measurement line —————
 measurement 12'

* Setback Amuse

230 Dunning Street, Madison WI 53704

scale: 1" = 20'

date: 9/1/14

drawn by: Susan Detering

drawing 1 of 7

Front Elevation for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering



**Proposed
Enclosed Porch Illustration**



Existing Open Porch

230 Dunning Street, Madison WI 53704

date: 9/1/14

drawn by: Susan Detering

drawing 2 of 7

Left Elevation for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering



Proposed Enclosed Porch Illustration



Existing Open Porch

230 Dunning Street, Madison WI 53704

date: 9/1/14

drawn by: Susan Detering

drawing 3 of 7

Right Elevation for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering



Proposed Enclosed Porch Illustration



Existing Open Porch

230 Dunning Street, Madison WI 53704

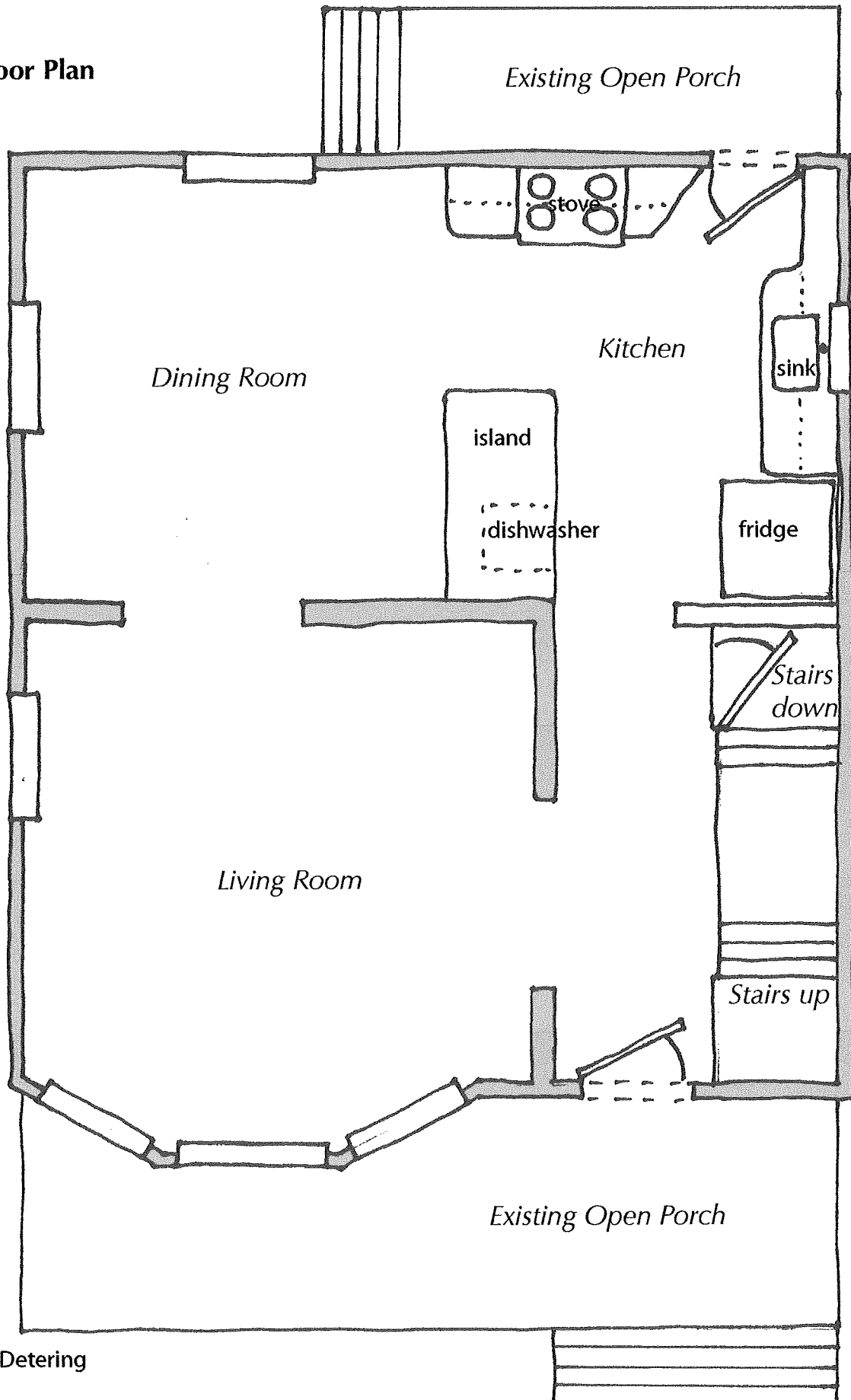
date: 9/1/14

drawn by: Susan Detering

drawing 4 of 7

Floor Plan for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering

Exisiting Floor Plan



scale: 1/4" = 1'

date: 9/1/14

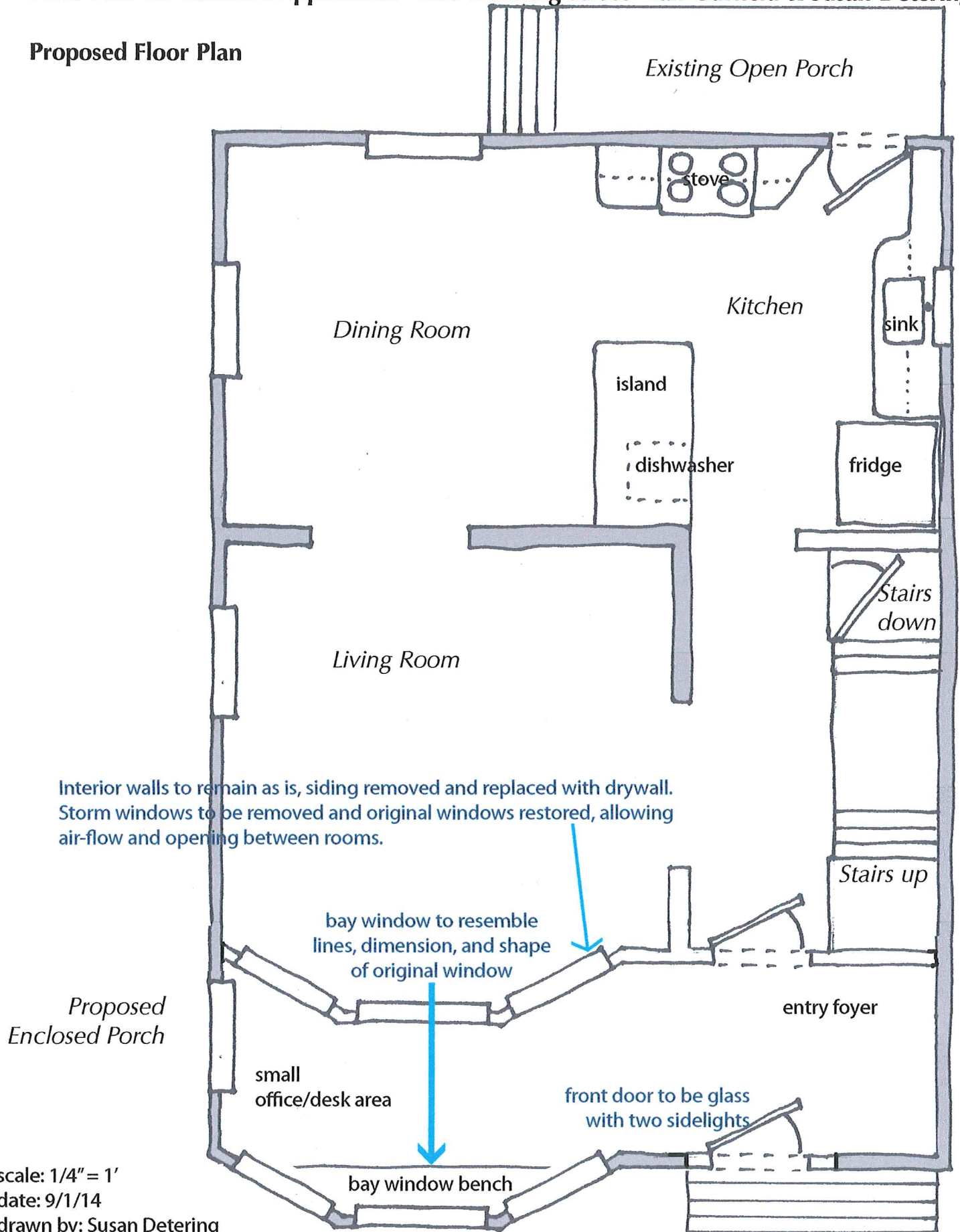
drawn by: Susan Detering

drawing 5 of 7

230 Dunning Street, Madison WI 53704

Floor Plan for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering

Proposed Floor Plan



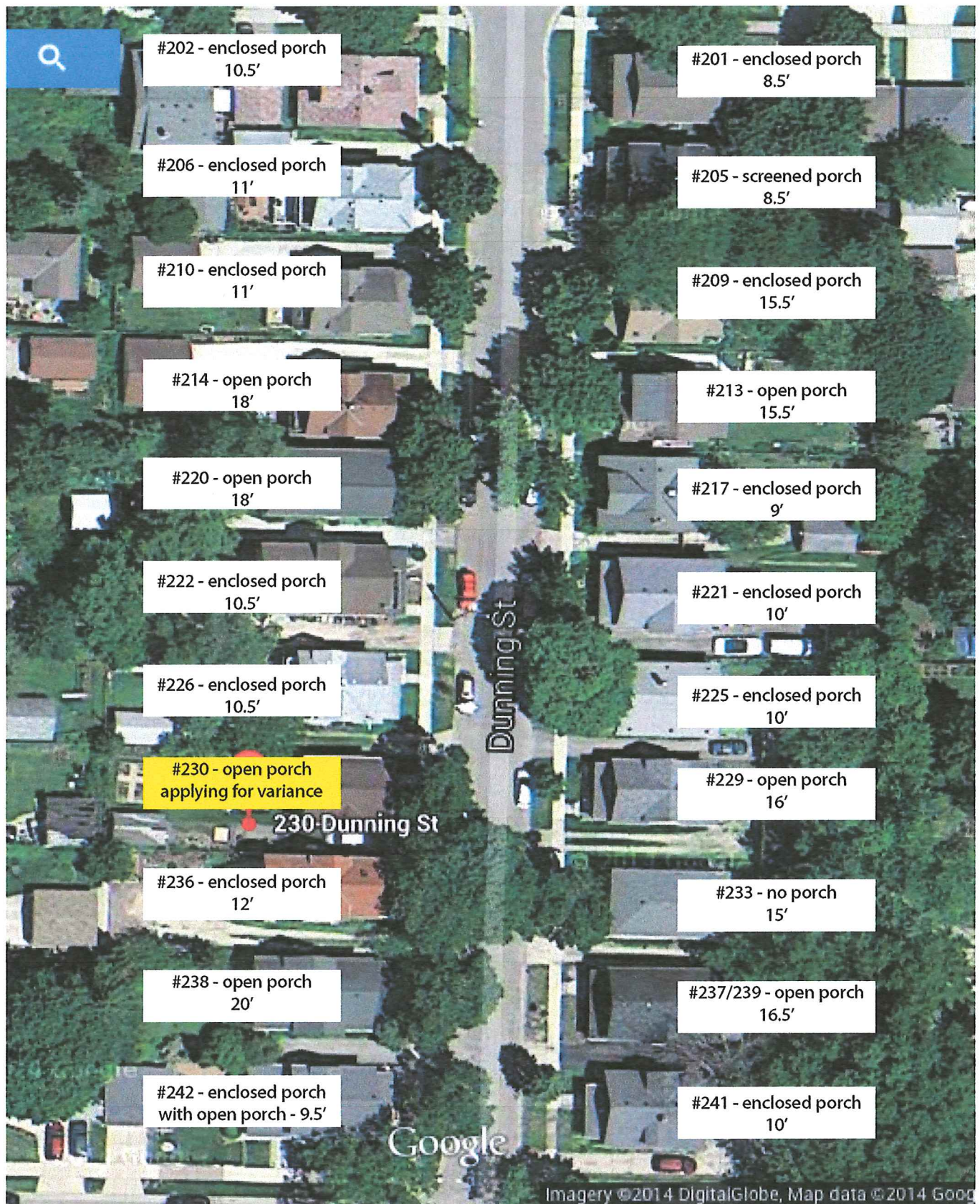
scale: 1/4" = 1'

date: 9/1/14

drawn by: Susan Detering
drawing 6 of 7

230 Dunning Street, Madison WI 53704

Front Yard Variance for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering



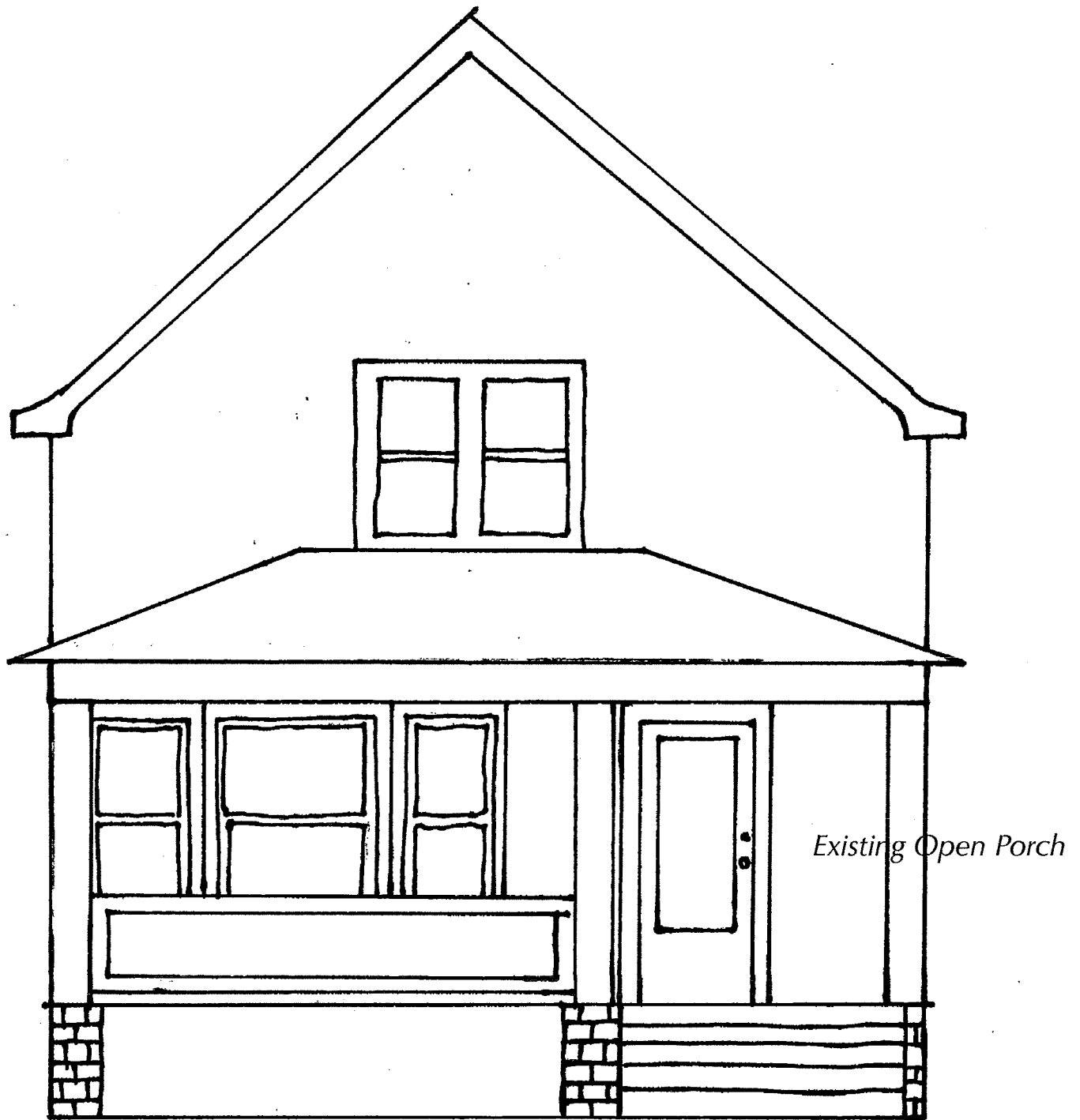
date: 9/1/14

drawn by: Susan Detering

image from Google Maps

drawing 7 of 7

230 Dunning Street, Madison WI 53704



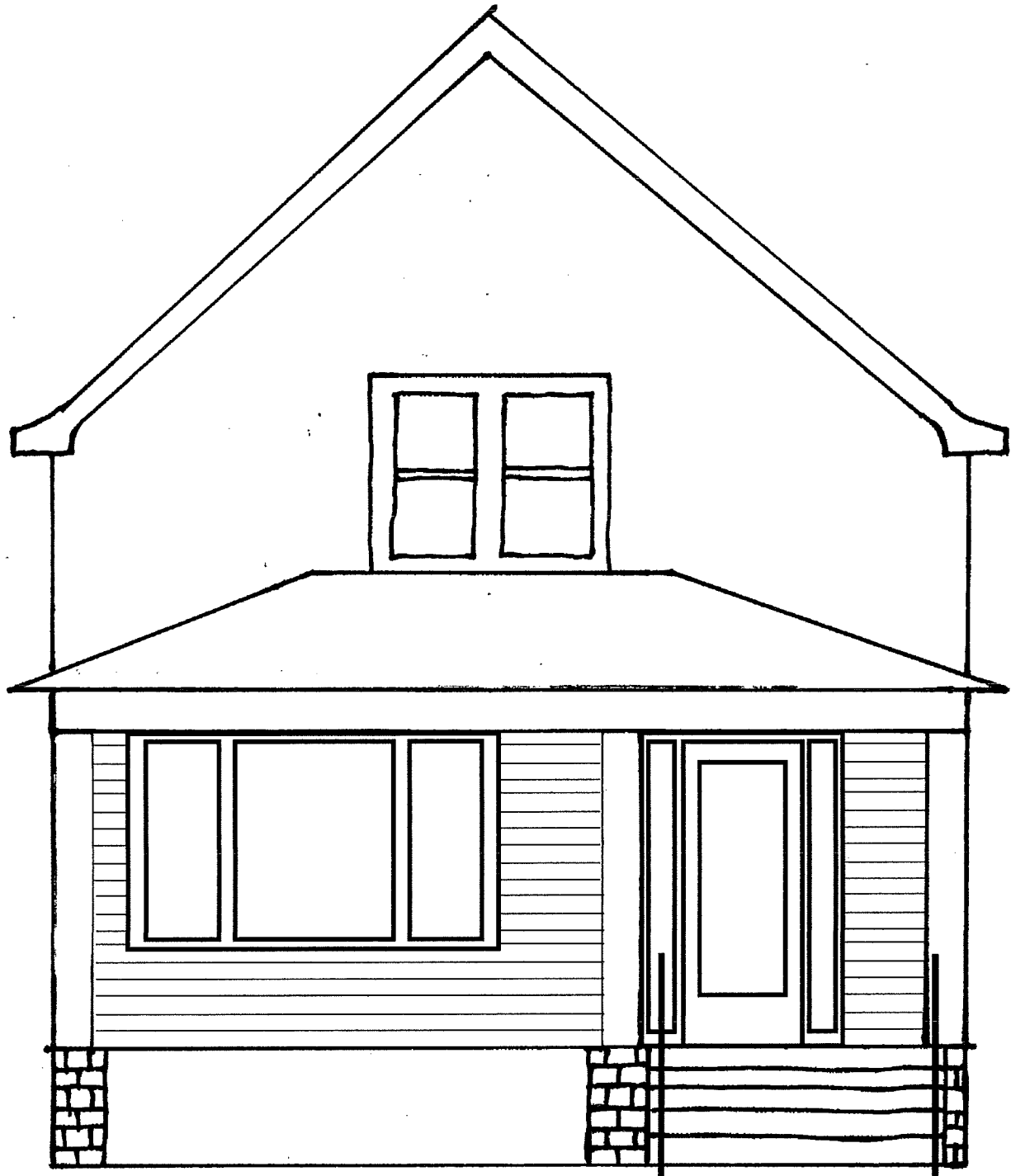
scale: 1/4" = 1'

date: 9/1/14

drawn by: Susan Detering

drawing 2b of 7

230 Dunning Street, Madison WI 53704



Proposed Enclosed Porch

scale: 1/4" = 1'

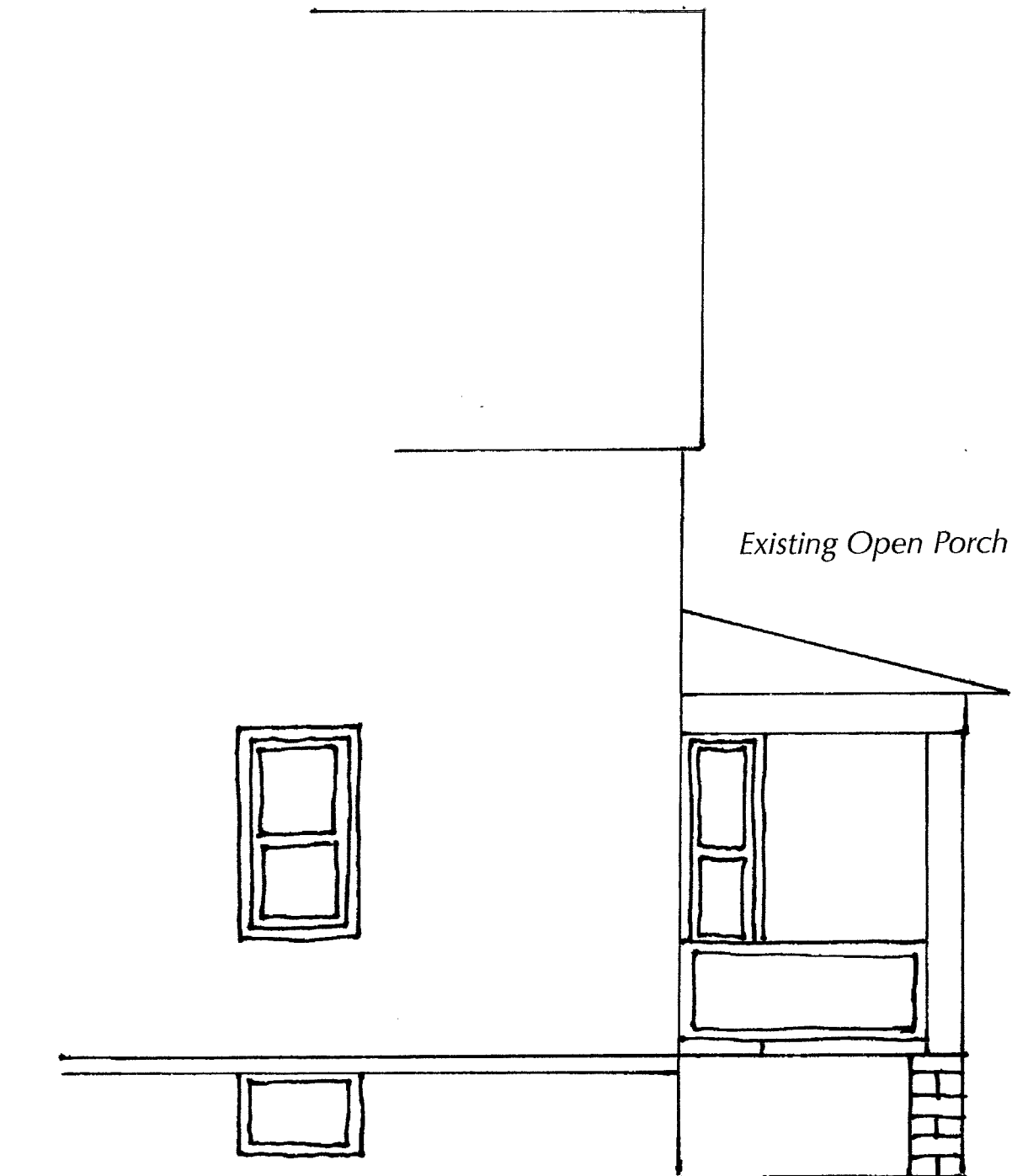
date: 9/1/14

drawn by: Susan Detering

drawing 2c of 7

230 Dunning Street, Madison WI 53704

Left Elevation for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering



scale: 1/4" = 1'

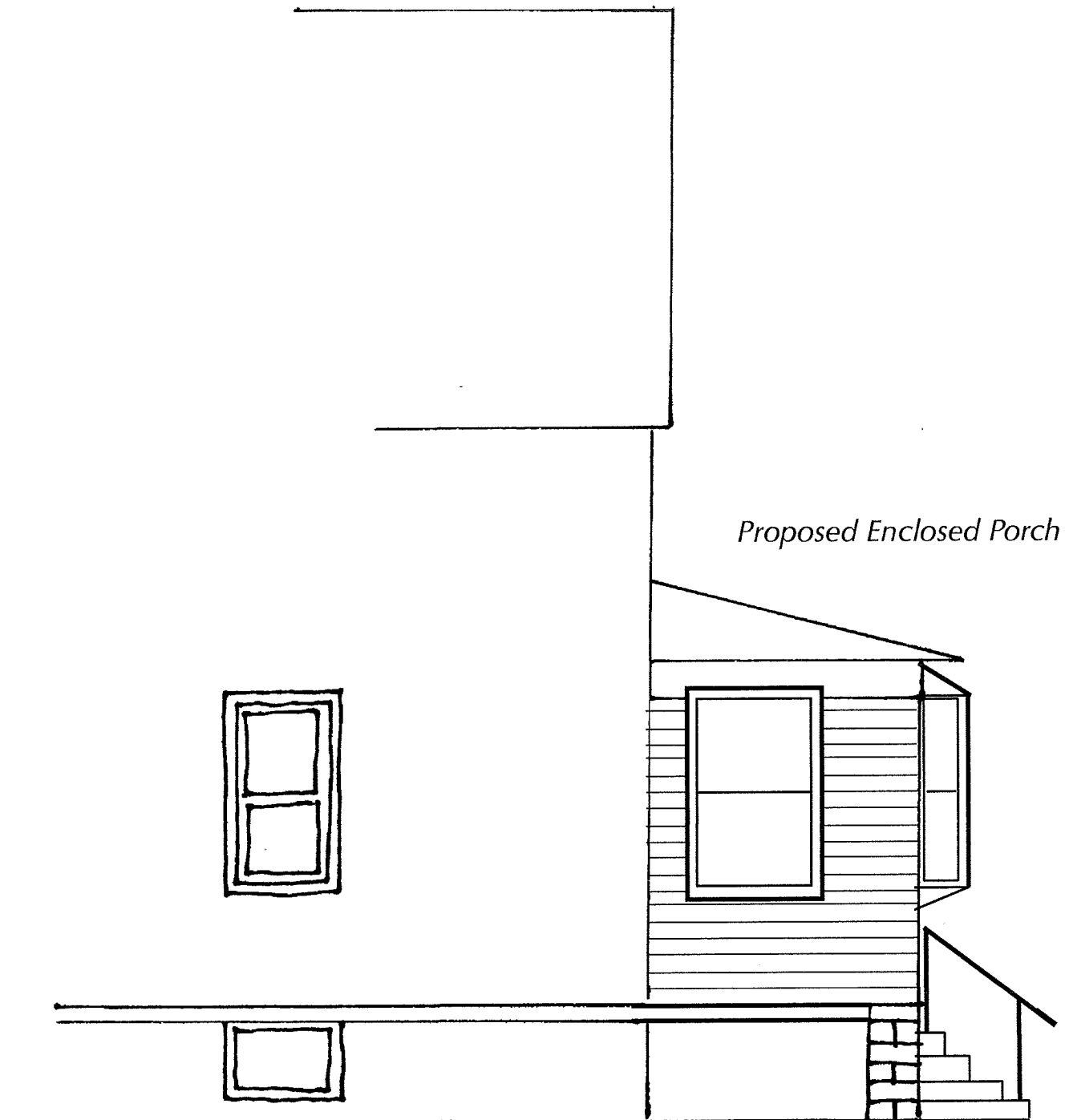
date: 9/1/14

drawn by: Susan Detering

drawing 3b of 7

230 Dunning Street, Madison WI 53704

Left Elevation for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering



scale: 1/4" = 1'

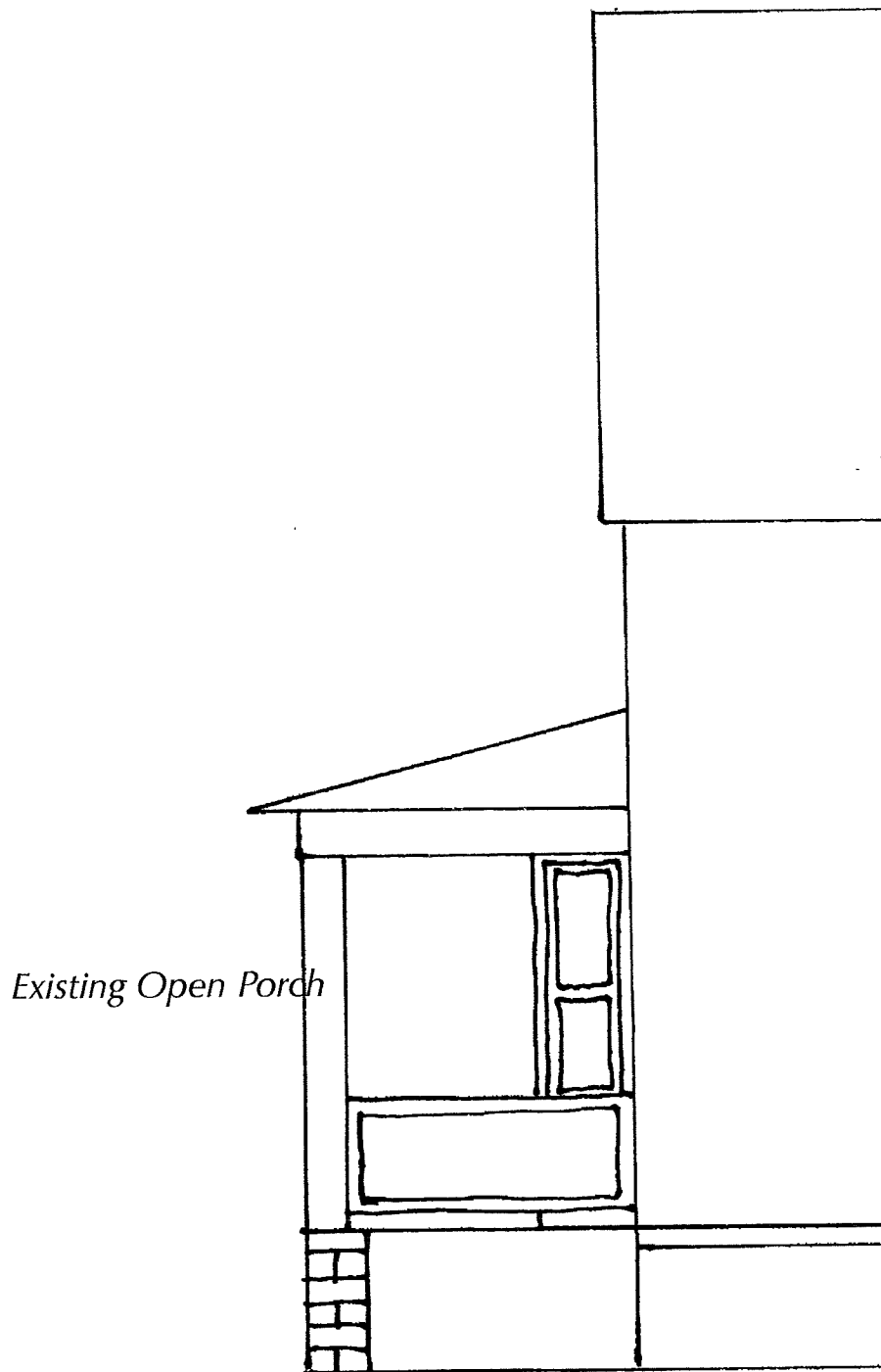
date: 9/1/14

drawn by: Susan Detering

drawing 3c of 7

230 Dunning Street, Madison WI 53704

Right Elevation for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering



scale: 1/4" = 1'

date: 9/1/14

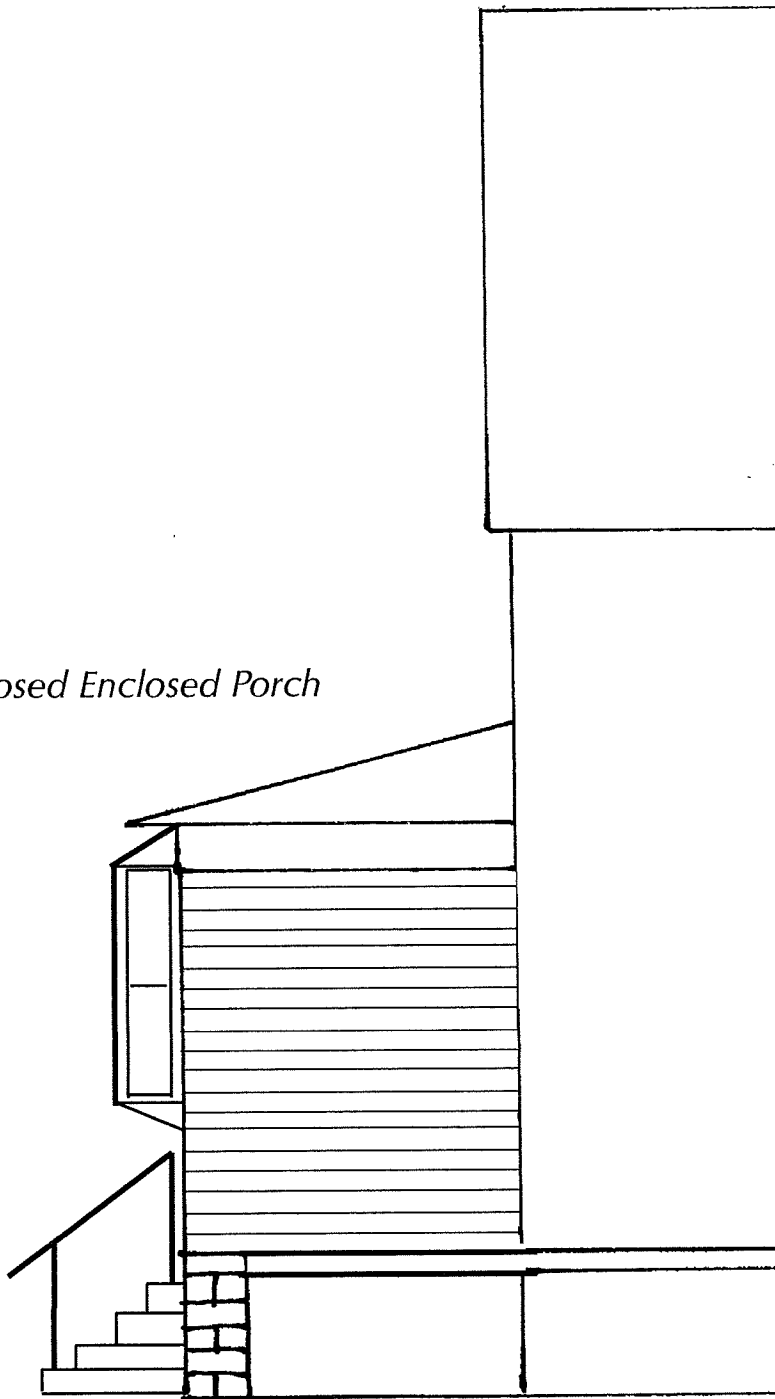
drawn by: Susan Detering

drawing 4b of 7

230 Dunning Street, Madison WI 53704

Right Elevation for Variance Application - 230 Dunning Street - Ian Gurfield & Susan Detering

Proposed Enclosed Porch



scale: 1/4" = 1'

date: 9/1/14

drawn by: Susan Detering

drawing 4c of 7

230 Dunning Street, Madison WI 53704