

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: 22 S. Carroll Street			
Name of Owner: Park Hotel, Inc.			
Address of Owner (if different than above): 401 S. Carroll Street, Madison, WI 53703			
Daytime Phone: 608-285-8090 Evening Phone:			
Email Address: sue@mullinsgroup.com			
Name of Applicant (Owner's Representative): Melissa Destree Address of Applicant: 222 W. Washington Ave #310, Madison, WI 53703			
Address of Applicant.			
Daytime Phone: 608-268-1499 Evening Phone: 608-345-3233			
Email Address: melissa@destreearchitects.com			
Description of Requested Variance:			
Request to extend 9th floor, as part of a significant exterior renovation, along Main street. A Small			
portion of the volume is within the 6 story height limit.			
(See reverse side for more instructions)			
FOR OFFICE USE ONLY			
Amount Paid: 1500 Hearing Date: 12-4-14			
Receipt: 160245 Published Date: 11-27-14 Appeal Number: 12.64/4-03			
Received By: Appeal Number: 1204/4-03 GQ:			
Parcel Number: 0709-231-1601-2 Code Section(s): 28.071(2)(a) Zoning District:			
Alder District: 4- Verveer			

Standards for Variance

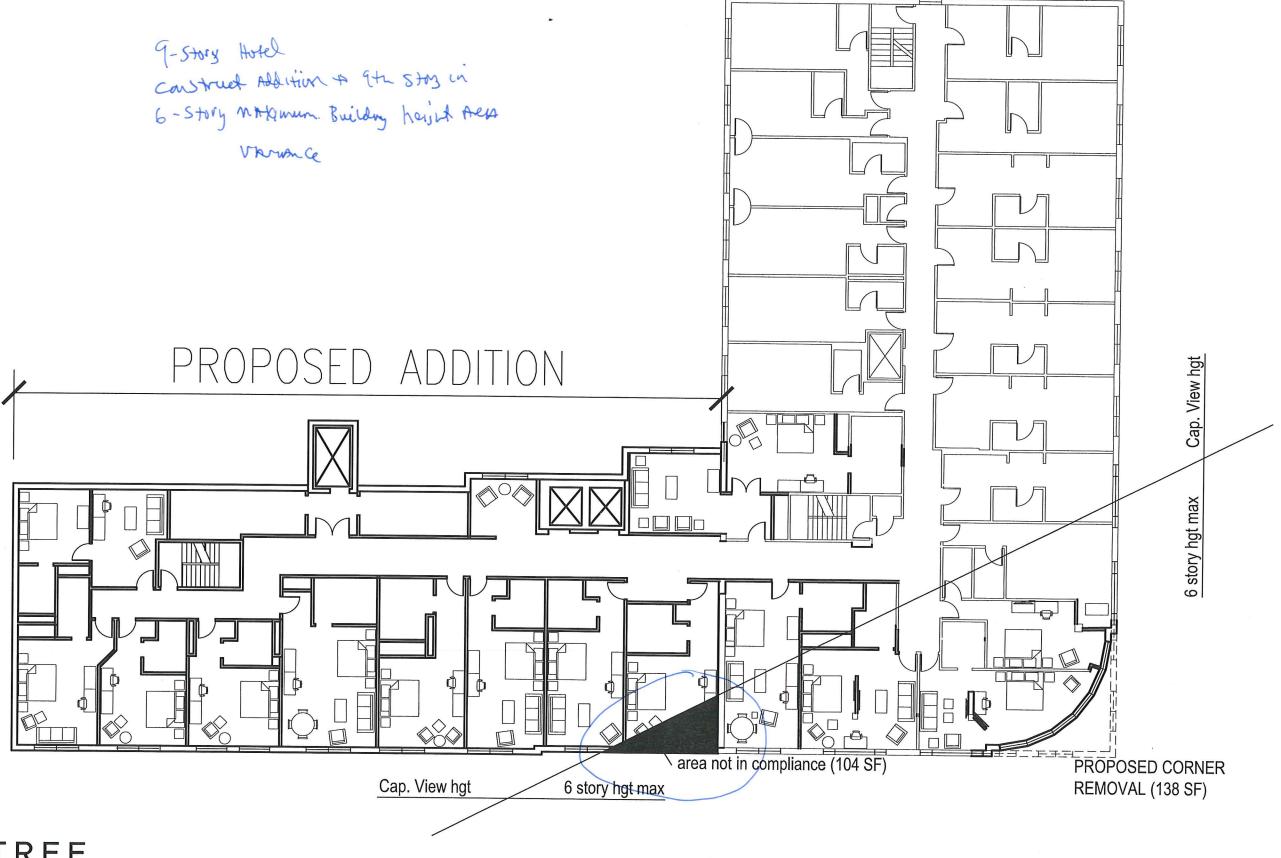
The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:

1.	There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.
	The property is an existing building with portions of the structure in both the 6 story height limit
	and the Capitol view corridor. This corner lot is bisected with an angular access. The building
	massing was approved under previous zoning ordinances.
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 public interest of limiting view will not be impacted by this request. The property owner
	has taken this into consideration and proposes curving the existing ninth floor to improve the
	view corridor while completing this major exterior renovation.
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.
	An angular wall must be created to comply with the zoning. This will carve out a 104sf notch,
	defining the non-compliant area. This notch will increase the exterior wall and will create an
	unpleasant modulation to the exterior massing
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.
	This existing building was compliant under the previous zoning, the 104sf notch is creating an
	unnecessary burden and is possibly an unpleasant modulation for the public to view.
5.	The proposed variance shall not create substantial detriment to adjacent property. This does not create detriment to the adjacent properties. If the architectural irregularity is
	constructed per current zoning, that will be noticed.
6.	The proposed variance shall be compatible with the character of the immediate neighborhood. Yes it will. Our design will meet the Downtown Design Guidelines and be compatible with the
	massings of adjacent properties.

Application Requirements

Please provide the following Information (Please note any boxes left uncheck below could result in a processing delay or the Board's denial of your application):

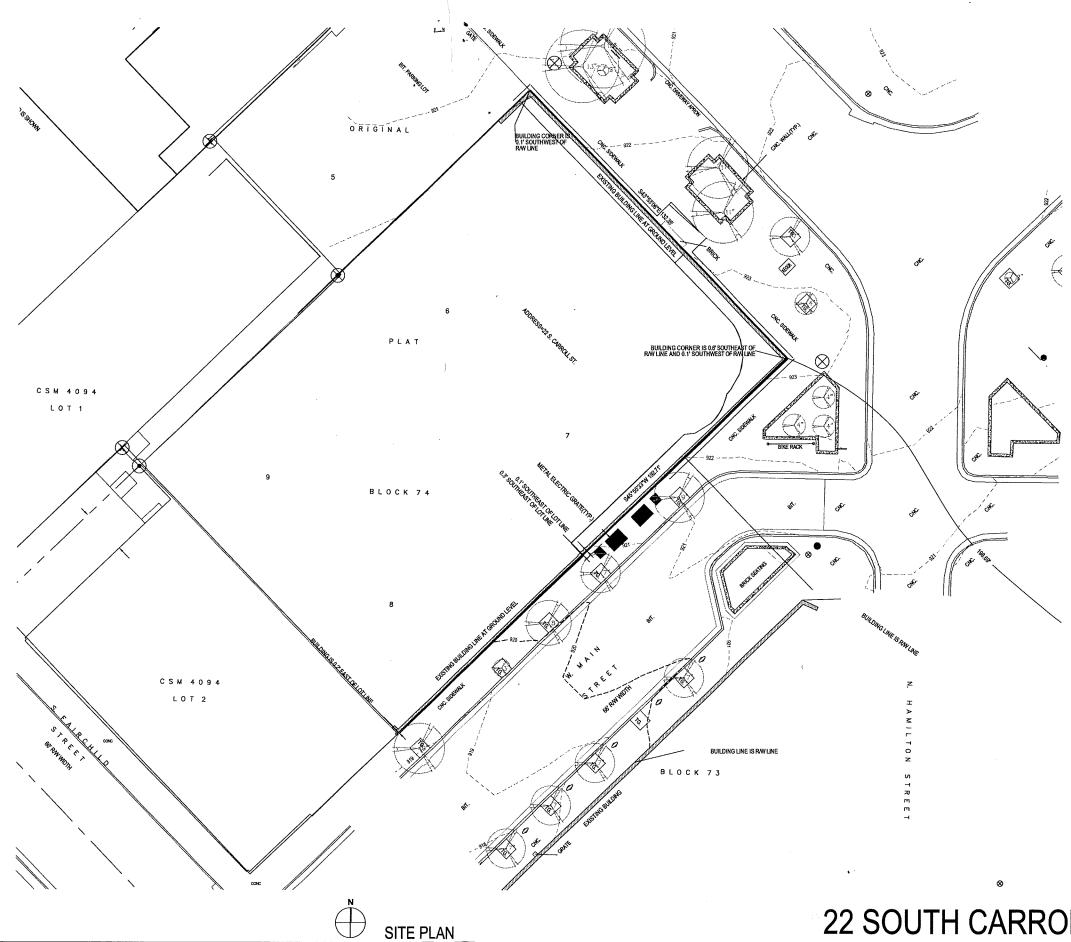
	Pre-application meeting with staff : Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.		
	Site plan, drawn to 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"): Lot lines Existing and proposed structures, with dimensions and setback distances to all property lines Approximate location of structures on neighboring properties adjacent to variance Major landscape elements, fencing, retaining walls or other relevant site features Scale (1" = 20' or 1' = 30' preferred) North arrow		
	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 $11'' \times 17''$)		
	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 $11'' \times 17''$)		
	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.		
	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.		
	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.		
	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.		
	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: Rnolly MM Date: 1/13/14 (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			
The Zoning Board of Appeals: Approved Denied Conditionally Approved			
Zoning Board of Appeals Chair:			
Date:	Date:		



DESTREE architecture & design

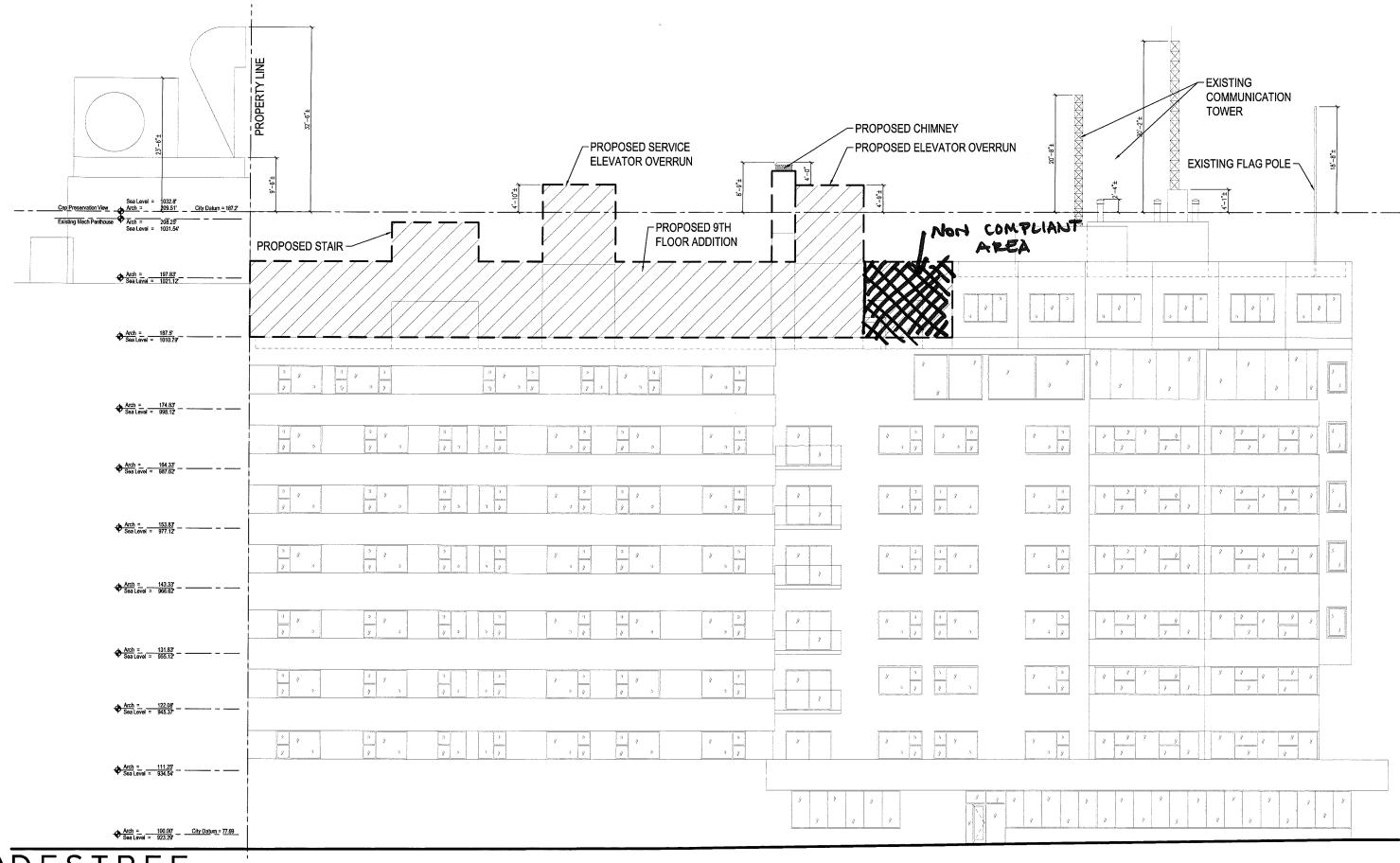
9TH FLOOR PLAN

22 SOUTH CARROLL STREET ZONING VARIANCE APPLICATION





22 SOUTH CARROLL STREET ZONING VARIANCE APPLICATION





22 SOUTH CARROLL STREET















