



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: 2838 Hoard St.

Name of Owner: Agnes Berenyi and Michelle Llanas

Address of Owner (if different than above): 136 Ohio Avenue
Madison, WI 53704

Daytime Phone: 608.577.4396 Evening Phone: 608.444.0594

Email Address: miche@thewidercircle.org

Name of Applicant (Owner's Representative): Michelle Llanas

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

We seek to build a ramp, replace an existing vestibule, and relocate entry stairs for the ground floor entrance of a 3-unit building. The ramp will provide universal access for a disabled, elderly occupant, and the requested variance would allow replacement of a vestibule, built by the previous owner with substandard, dangerous methods and without any building permits.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300
Receipt: 002656-0001
Filing Date: 4/3/15
Received By: [Signature]
Parcel Number: 0710-052-0418-7
Zoning District: TR-C4
Alder District: 12-Palm

Hearing Date: 4/23/15
Published Date: 4/16/15
Appeal Number: [Redacted]
GQ: OK!
Code Section(s): 28.045 (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.

2838 Hoard St, is a reverse corner lot built to 1950's zoning standards. The previous owner, now deceased, built an entry vestibule in the last ten years without obtaining permits and without regard for building and zoning codes.

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 requested variance is in keeping with the spirit, purpose, and intent of zoning regulations and is not contrary to the public interest. The owners will receive no economic gain, while tenants shall receive improved access, safety, and comfort with the entry changes covered by the proposed variance.

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.

We seek to build a ramp and replace a vestibule for a disabled, elderly occupant. Location of ramp would cover the existing stairs, and the proposed change moves the entry stairs in direct line with the unit's front door. The vestibule was chosen over an open porch design to address safety and comfort issues, as the front entry opens onto the living room.

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 building met zoning regulations from the 1950's, but does not meet today's standards. The variance request would allow universal access to unit 1 of the building. The existing, non-permitted vestibule covers a section of the living room picture window, and its substandard construction permits rainwater to enter to the point that mold and mushrooms grow inside the vestibule. The requested variance would allow us to address these defects.

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

No sight lines would be changed by the proposed variance. An unsightly, dangerous vestibule will be replaced with an appealing, well constructed one. There is no impedance of the adjacent neighboring residence, with approximately 50ft of separation between the two.

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

The building has had a vestibule at the location for 7-10 years, and is a part of the neighborhood. Residences in the immediate vicinity include vestibules, enclosed porches, open porches and open stoops. The proposed variance is in keeping with those types of entryways.

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
<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: _____

Date: _____

4-2-15

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

DECISION

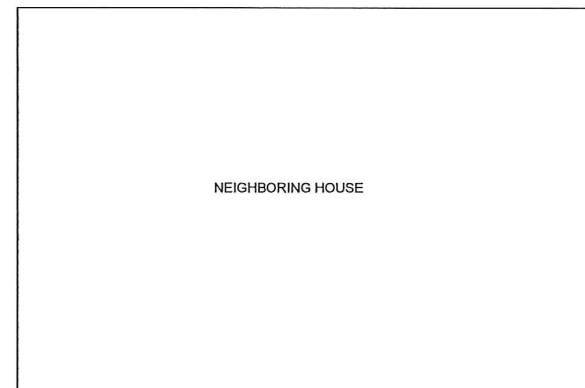
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(is) (is not)** in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

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

Zoning Board of Appeals Chair: _____

Date: _____

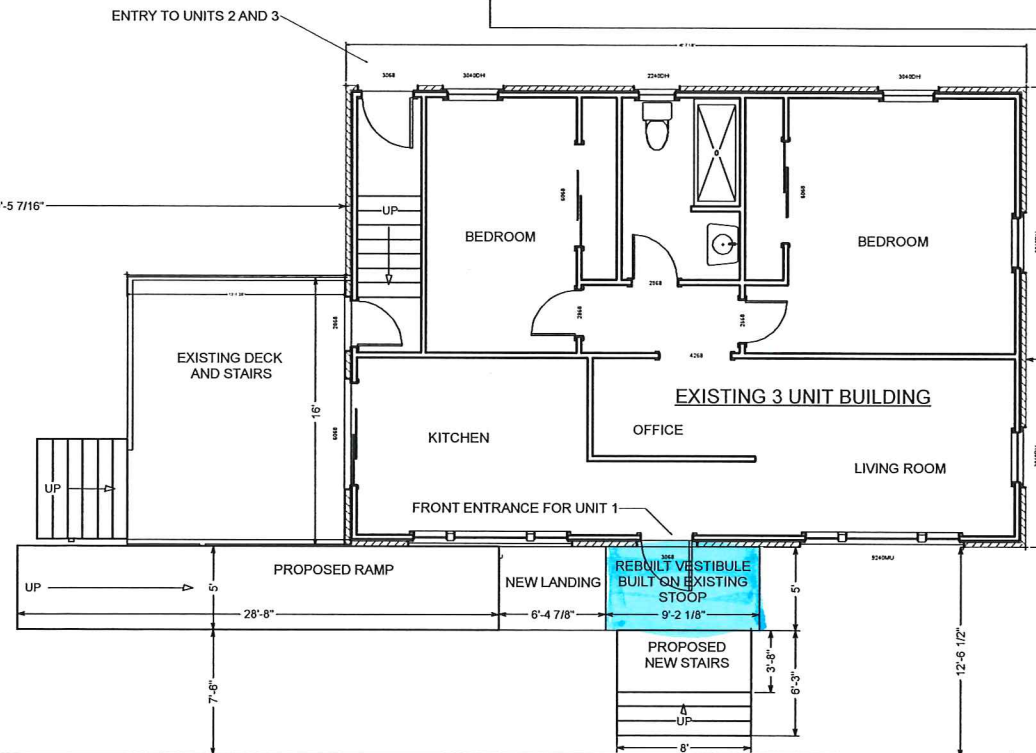
Two-Story Tree Family building
Single-story Entry vestibule
Reverse-corner side yard
12'-0" Required
7'-6" Provided
4'-6" Variance



NEIGHBORING HOUSE

N01°50'44"E

EXISTING DRIVEWAY



S89°51'27"E

105'-1"

EXISTING DRIVEWAY

39'-5 7/16"

BEDROOM

BEDROOM

EXISTING DECK
AND STAIRS

EXISTING 3 UNIT BUILDING

KITCHEN

OFFICE

LIVING ROOM

FRONT ENTRANCE FOR UNIT 1

PROPOSED RAMP

NEW LANDING

REBUILT VESTIBULE
BUILT ON EXISTING
STOOP

PROPOSED
NEW STAIRS

60'-7 7/16"

25'-0 7/16"

SIDEWALK

N89°51'29"W

HOARD STREET

S02°25'00"W

OAK STREET

DATE

BY

NO. DESCRIPTION

SHEET TITLE:

PROJECT DESCRIPTION:

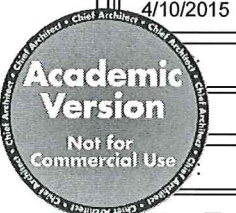
HOARD STREET
RAMP

DRAWINGS PROVIDED BY:

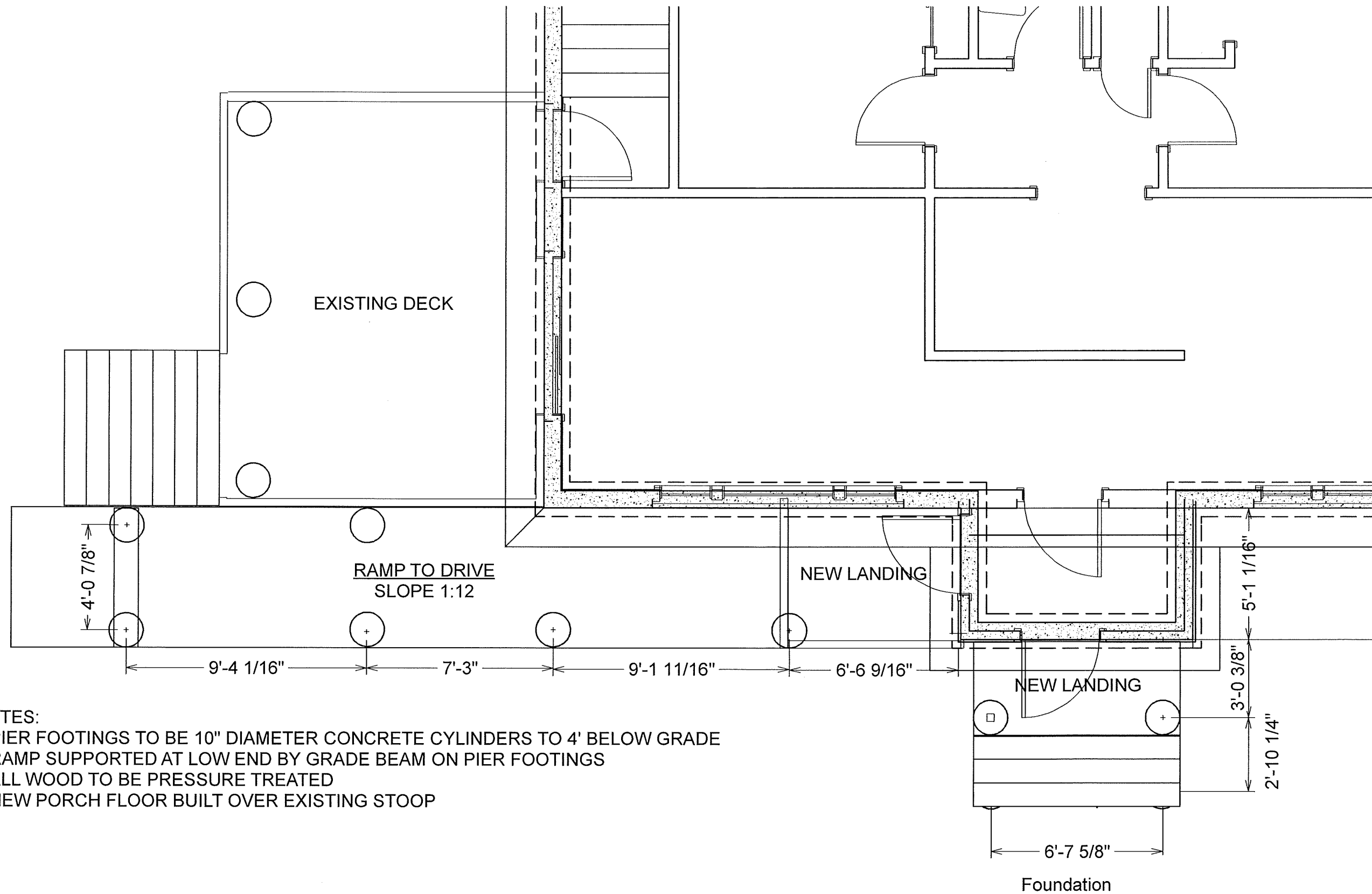
ALLIE BERENYI

DATE:

4/10/2015



A-5



NOTES:

- 1 PIER FOOTINGS TO BE 10" DIAMETER CONCRETE CYLINDERS TO 4' BELOW GRADE
- 2 RAMP SUPPORTED AT LOW END BY GRADE BEAM ON PIER FOOTINGS
- 3 ALL WOOD TO BE PRESSURE TREATED
- 4 NEW PORCH FLOOR BUILT OVER EXISTING STOOP

NO.	DESCRIPTION	BY	DATE

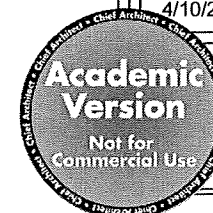
SHEET TITLE:

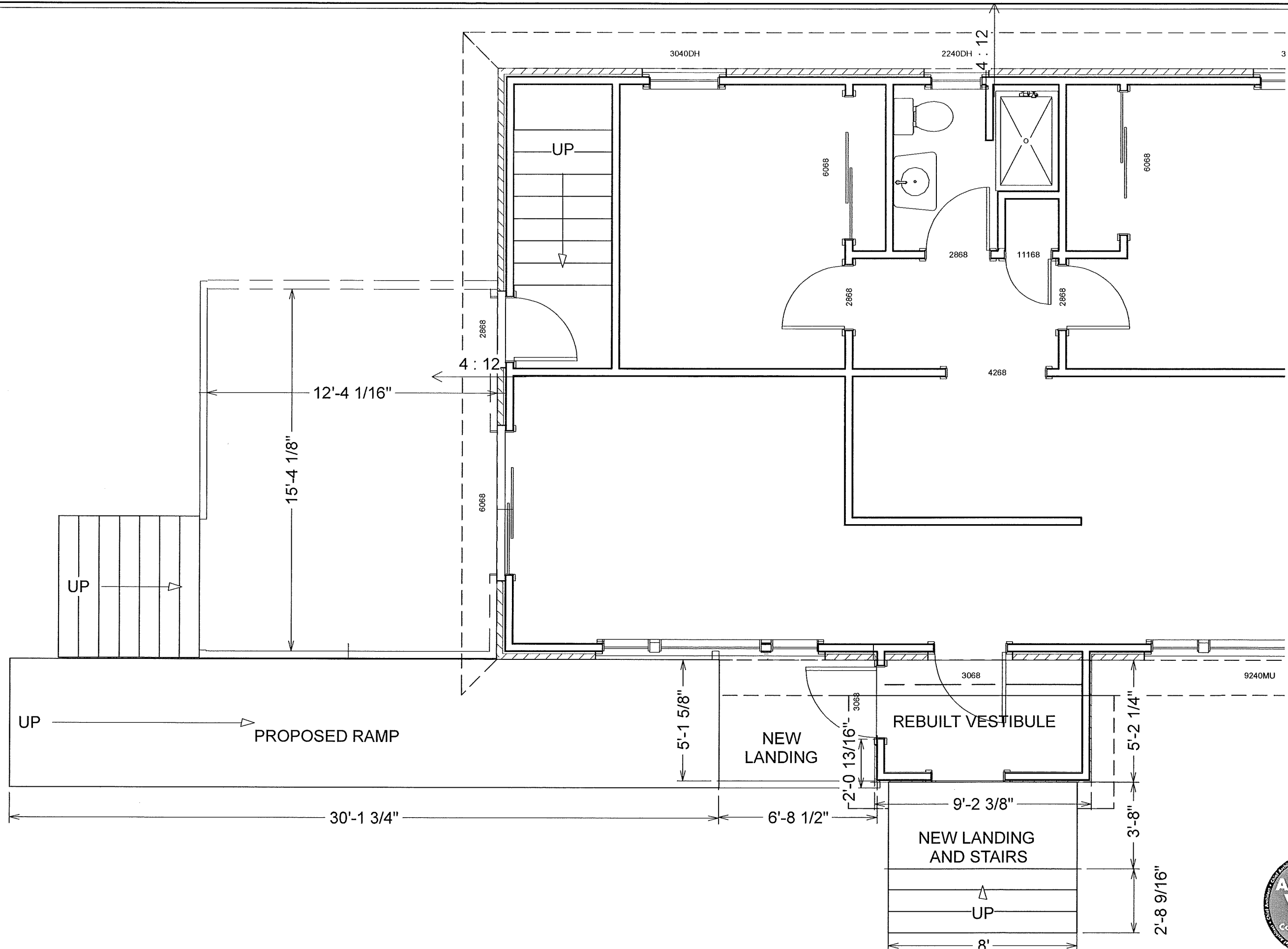
PROJECT DESCRIPTION:
2838 HOARD STREET
RAMP

DRAWINGS PROVIDED BY:
ALLIE BERENYI

DATE:

4/10/2015





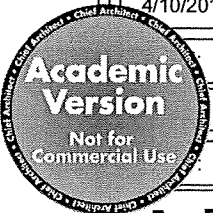
NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:	
2838 HOARD STREET RAMP	

DRAWINGS PROVIDED BY:	
ALLIE BERENYI	

DATE:	
4/10/2015	

SHEET TITLE:	
2838 HOARD STREET RAMP	



PT LEDGER BOARDS ATTACHED TO
HOUSE W/ 1/2" GALVANIZED
THROUGH BOLTS, FLASHED TO
PREVENT WATER DAMAG

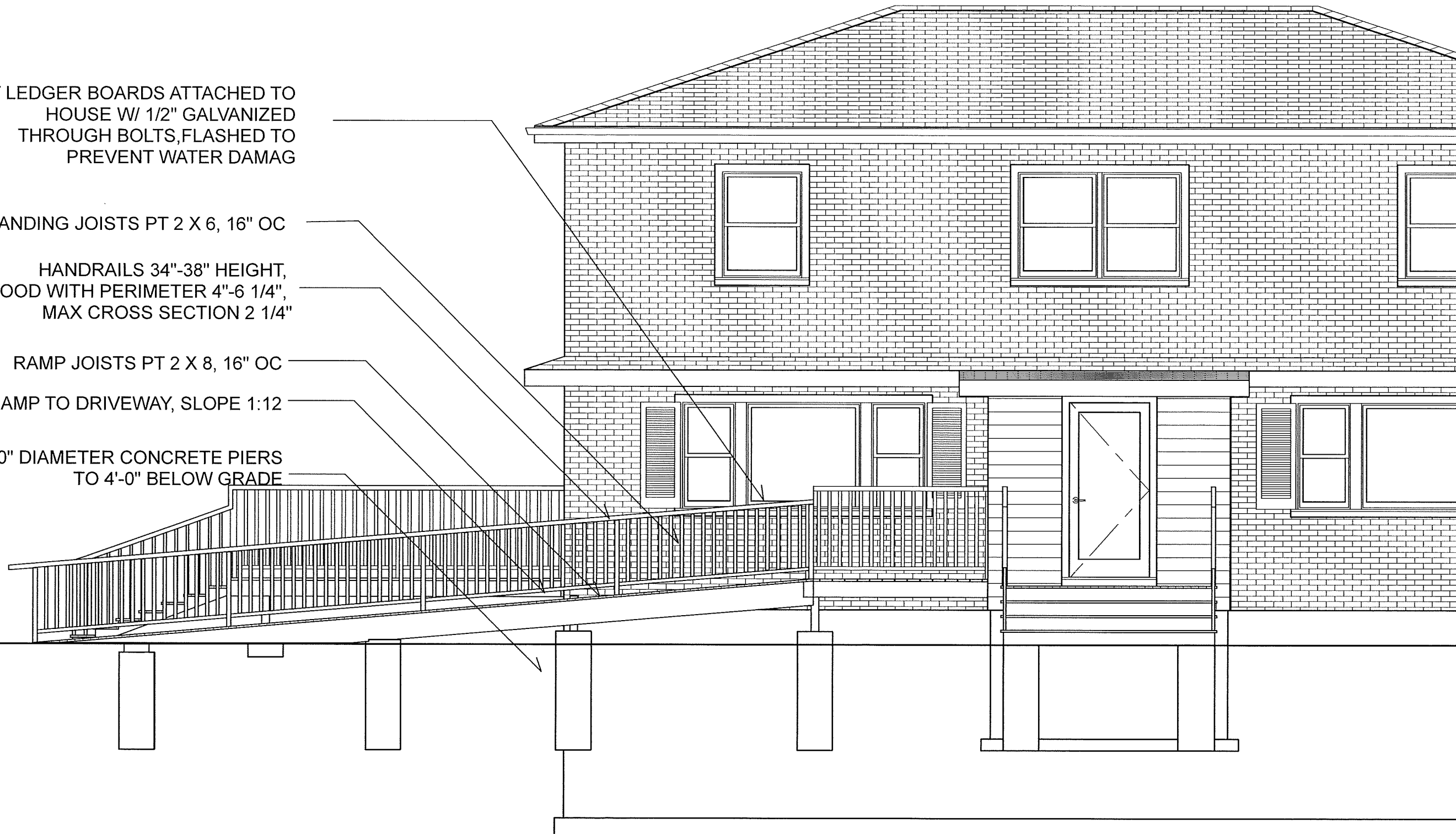
LANDING JOISTS PT 2 X 6, 16" OC

HANDRAILS 34"-38" HEIGHT,
PT WOOD WITH PERIMETER 4"-6 1/4",
MAX CROSS SECTION 2 1/4"

RAMP JOISTS PT 2 X 8, 16" OC

RAMP TO DRIVEWAY, SLOPE 1:12

10" DIAMETER CONCRETE PIERS
TO 4'-0" BELOW GRADE



SOUTH ELEVATION-WITH ENCLOSED VESTIBULE

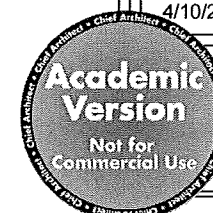
NO.	DESCRIPTION	BY	DATE

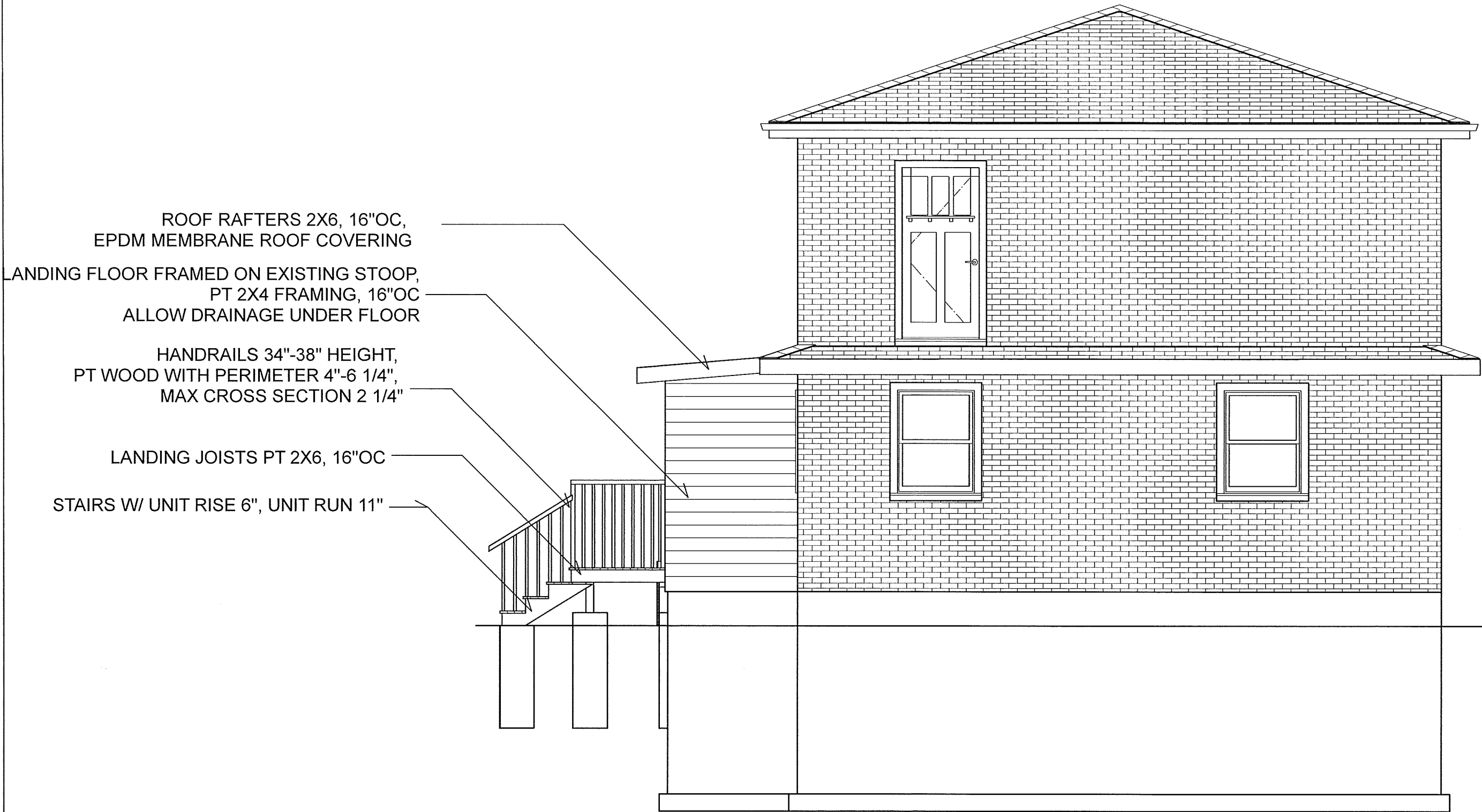
SHEET TITLE:

PROJECT DESCRIPTION:
HOARD STREET
RAMP

DRAWINGS PROVIDED BY:
ALLIE BERENYI

DATE:
4/10/2015





ROOF RAFTERS 2X6, 16"OC,
EPDM MEMBRANE ROOF COVERING

LANDING FLOOR FRAMED ON EXISTING STOOP,
PT 2X4 FRAMING, 16"OC
ALLOW DRAINAGE UNDER FLOOR

HANDRAILS 34"-38" HEIGHT,
PT WOOD WITH PERIMETER 4"-6 1/4",
MAX CROSS SECTION 2 1/4"

LANDING JOISTS PT 2X6, 16"OC

STAIRS W/ UNIT RISE 6", UNIT RUN 11"

EAST ELEVATION

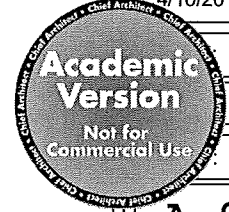
NO.				DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
HOARD STREET
RAMP

DRAWINGS PROVIDED BY:
ALLIE BERENYI

DATE:
4/10/2015





WEST ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
HOARD STREET
RAMP

DRAWINGS PROVIDED BY:
ALLIE BERENYI

DATE:
4/10/2015

