



**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: 113 Bascom Place

Name of Owner: Mary Morgan and Daniel Fallon

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 608-572-9496 Evening Phone: 608-572-9496

Email Address: mary.morgan@hotmail.com and dffallon@gmail.com

Name of Applicant (Owner's Representative): \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Description of Requested Variance: \_\_\_\_\_

Driveway/parking pad widening.

*(See reverse side for more instructions)*

**FOR OFFICE USE ONLY**

Amount Paid: \$ 300

Receipt: 2699-0010

Filing Date: 4/6/15

Received By: SK

Parcel Number: 0709-222-2802-7

Zoning District: TR-C2

Alder District: 5-Shiva Bidar-Sieff

Hearing Date: \_\_\_\_\_

Published Date: \_\_\_\_\_

Appeal Number: \_\_\_\_\_

GQ: HIS-UT

Code Section(s): 25.152 (Portions, no setbacks)

25.141 (8)(c) Residential Parking

Setbacks

## 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.  
113 Bascom Place is the original carriage house for the Bradley House at 106 N Prospect.

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A parking pad was added on Bascom St at some point, but the existing condition is inadequate.

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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.  
Providing more room will help the inadequacy of the current parking pad. The new width will not  
add a second parking space; it will only make the current space more useable. It will also  
provide a solution for the location of the garbage cans.

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.  
The current parking pad solution was possibly built when the homeowner did not have a car, or when cars were smaller. Since the city is currently redoing Bascom Place and Bascom Street, it seemed like the right time to work to make the driveway more functional. One tree stump will need to be removed, but the retaining wall on the east side of the house will not need to be changed at all.

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 is a pre-existing condition that we are trying to make modern.

5. The proposed variance shall not create substantial detriment to adjacent property.  
There are no detriments. It actually probably makes the driveway safer because drivers will be able to see better backing out, and will be able to access the house more safely as well.

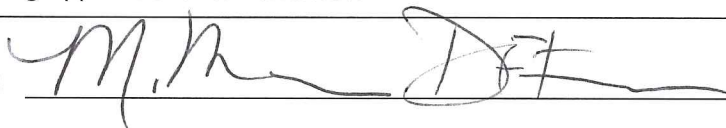
6. The proposed variance shall be compatible with the character of the immediate neighborhood.  
This will not be out of character, but since the property is so unique, we can't point to similar examples.

## 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"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input type="checkbox"/>	<b>Site plan</b> , 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"><li><input type="checkbox"/> Lot lines</li><li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li><li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li><li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li><li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li><li><input type="checkbox"/> North arrow</li></ul>
<input type="checkbox"/>	<b>Elevations</b> 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"/>	<b>Interior floor plan of existing and proposed structure</b> , 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"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input type="checkbox"/>	<b>CHECK HERE.</b> 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:

4/6/15

----- (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

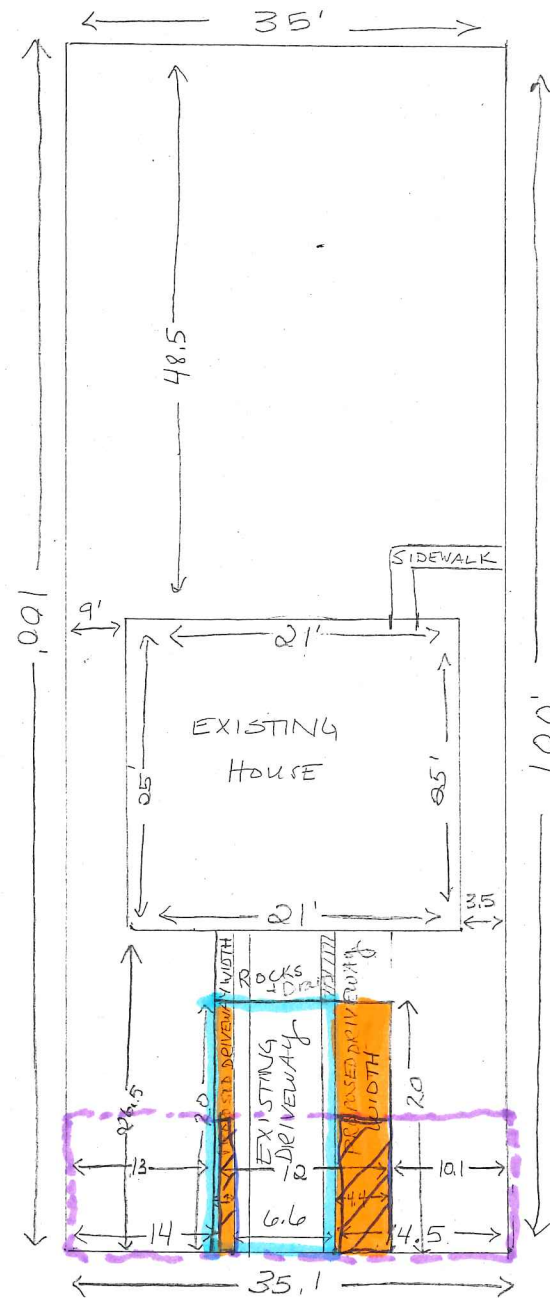
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Conditionally Approved

Zoning Board of Appeals Chair:

Date:

# Site Plan for Zoning Approval for 113 Bascom Place - Driveway Widening (Owners: Mary Morgan and Daniel Fallon)

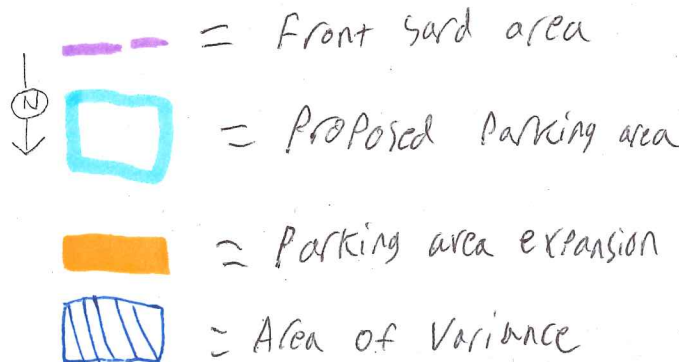


Bascom Pl

Property Address  
113 Bascom Place

Bascom St

Scale  
1 inch = 16 Feet

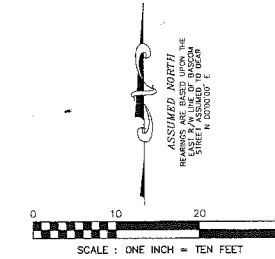
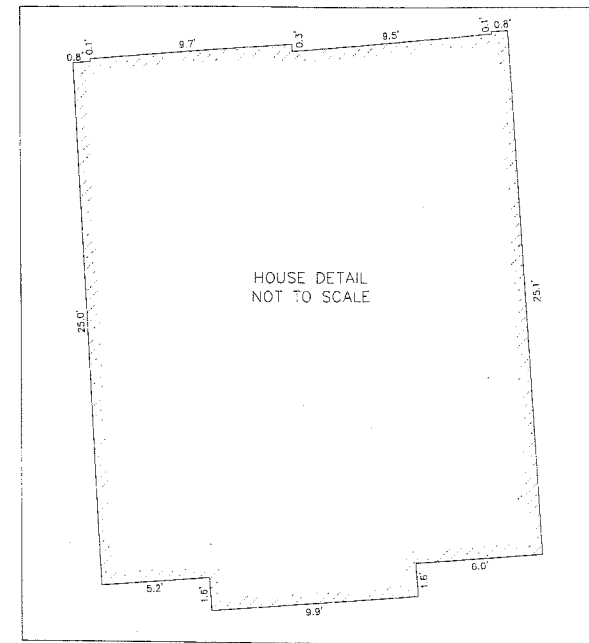
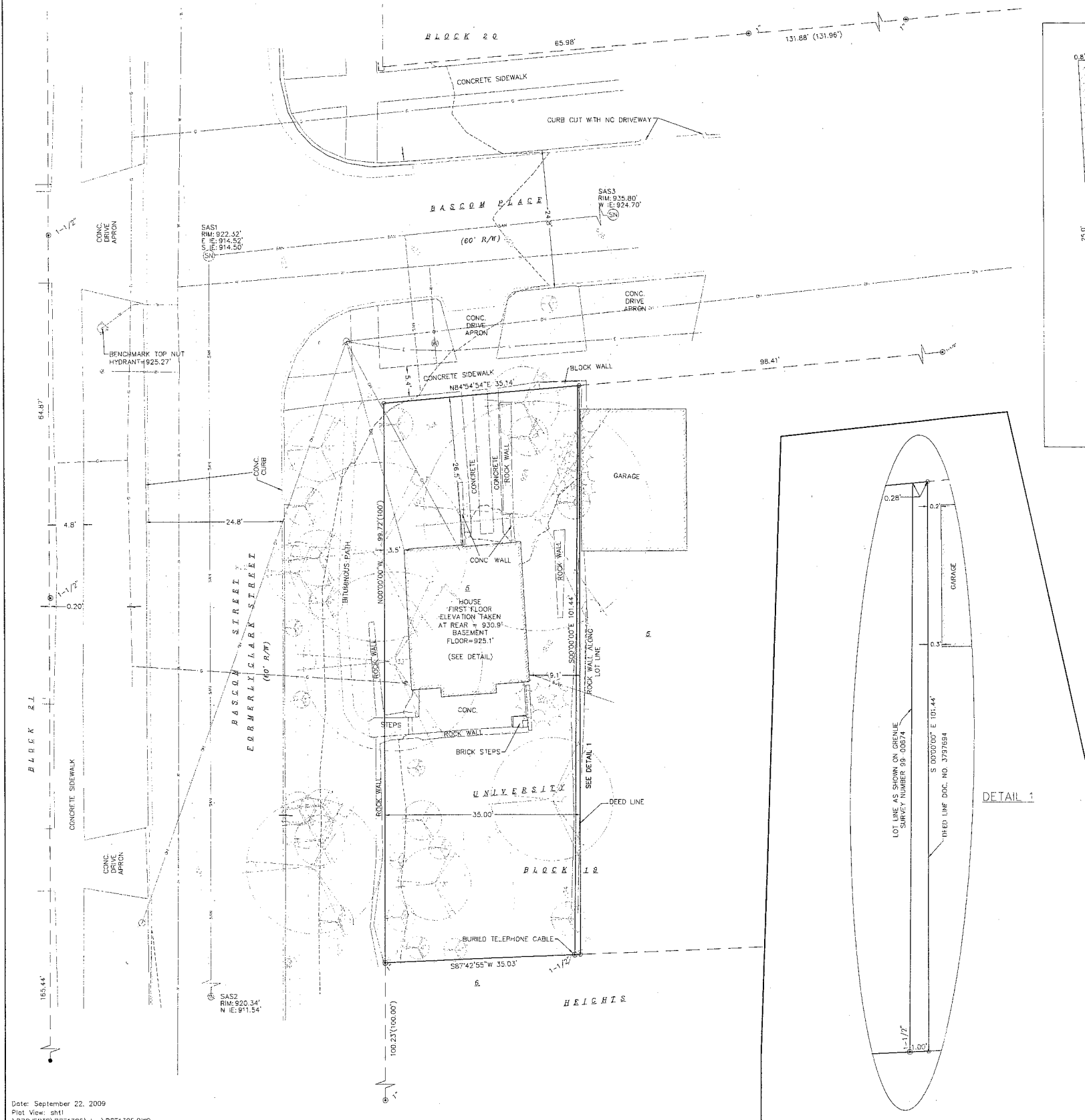


2-story single-family home  
with front yard parking area

\* Variance to allow for expansion  
of existing nonconforming front  
yard parking area.

# TOPOGRAPHIC AND BOUNDARY SURVEY

THE WEST 35 FEET OF LOT 5, BLOCK 19, UNIVERSITY HEIGHTS, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 17, AS DOCUMENT NUMBER 197136, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND	
⊙	IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
●	3/4" SOLID IRON ROD FOUND
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.
•	SET MAG NAIL
•	GAS VALVE
⊕	FIRE HYDRANT
•	WATER VALVE
—	IGN
⊕	UTILITY POLE
—	GUY WIRE
⊕	SANITARY MANHOLE
—	OVERHEAD ELECTRIC
—	GAS LINE
—	WATER LINE
—	SANITARY SEWER
—	CONFERIOUS TREE SIZE NOTED
—	DECIDUOUS TREE SIZE NOTED
—	INDICATES RECORDED AS
—	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

## NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this boundary survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: September 8, 2009
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20093604611, 20093604697 and 20093604739; additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
- 8) Total parcel area = 3520 square feet
- 9) Elevations are based upon NAVD83 datum. The City of Madison tie sheet for the top of Brass Cap Monument at the center of Section 22-07-09 has an elevation of 877.47.

DESCRIPTION FURNISHED: DOC. NO. 3797694

THE WEST 35 FEET OF LOT 5, BLOCK 19, UNIVERSITY HEIGHTS, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor, No. 2658, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E-27), and the map hereon is correct to the best of my knowledge and belief.

Dated this 22nd day of September, 2009.

Signed: Frank J. Lapacek, R.L.S. No. 2658



SURVEYED FOR :  
Susan Thering  
113 Bascom Place  
Madison, WI 53726

SURVEYED BY :

**Burse**  
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SHEET 1 OF 1