



**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: 3101 GRANDVIEW BLVD.

Name of Owner: BEJE TRUST, Kim A. EGAN

Address of Owner (if different than above): _____

Daytime Phone: 608-516-0233 Evening Phone: _____

Email Address: kimegan@gmail.com

Name of Applicant (Owner's Representative): Kim A. EGAN

Address of Applicant: 'same'

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: SEEKING APPROVAL OF SCREEN FENCING
INSTALLED ON NORTH SIDE OF PROPERTY.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$ 300
Receipt: 5480-0009
Filing Date: 7/11/15
Received By: SK
Parcel Number: 0609-041-0106-5
Zoning District: SR-C1
Alder District: 14-Sheri Carter

Hearing Date: 7/23/15
Published Date: 7/16/15
Appeal Number: LNDVAR-2015-00010
GQ: OK
Code Section(s): 28.142(1)(a)1.

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 SLOPE AND TOPOGRAPHY ALONG THE NORTH SIDE
OF THE PROPERTY VARY CREATING A 3' DROP
IN ELEVATION.

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 REGULATIONS ALLOW FOR "TALLER" SCREENED FENCING
IN AREAS WHERE SLOPE AND RETAINING WALLS ~~IMPACTS~~
IMPACTS PROPERTY LINE VARIANCES

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.

SCREENING REGULATIONS ALLOW FOR ADJUSTED
MEASUREMENT WHERE A SLOPED OR RETAINING
WALL EXISTS.

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.

IN THIS CASE, THE ADJUSTED GRADE/HEIGHT RESTRICTIONS WITHIN THE
REGULATIONS, DO NOT ADEQUATELY ALLOW SUFFICIENT 6' SCREENING.
THE REGULATION SEEMS TO BE DESIGNED TO ALLOW COMPLETE YARD SCREENING ACCOMMODATION.

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

NO. NEIGHBORING AND NEARBY PROPERTY OWNERS WERE INVITED
TO EXPRESS ANY CONCERNS AND OPINIONS BEFORE THE FENCE WAS BUILT.
THEY ALL HAD NO CONCERNS THEN, NONE HAVE EXPRESSED OTHERWISE.

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

THE SCREENED FENCING IS ARCHITECTUALLY INTEGRATED
WITH OUR HOME. OTHER NEIGHBORHOOD HARDWOOD
FENCING EXISTS.

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 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 type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input 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: _____

K. A. J.

6/30/2015

----- (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: _____

3101 GRANDVIEW BOULEVARD

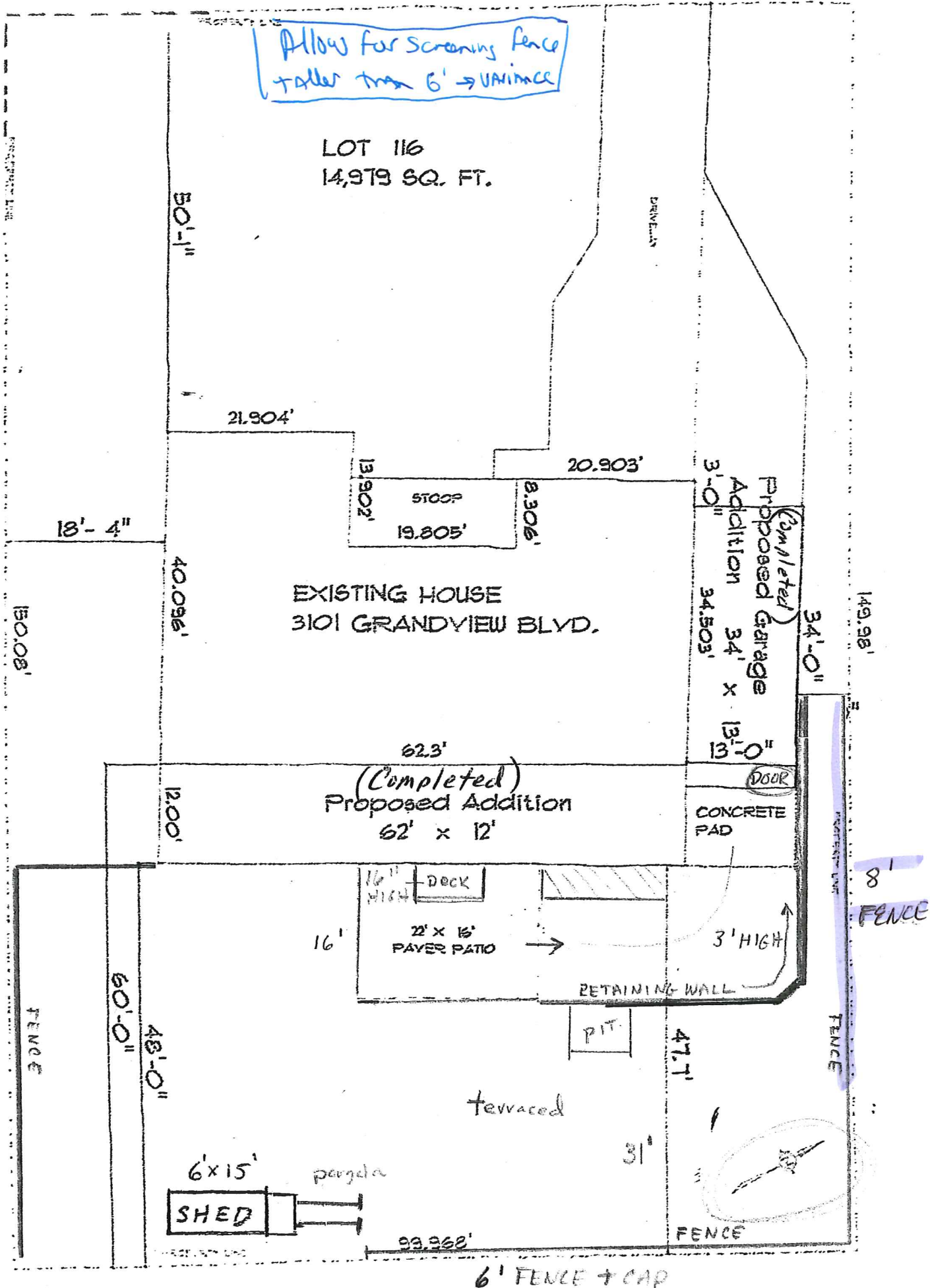
SITE PLAN

89.72'

Allow for screening fence
taller than 6' → UTAHANCE

LOT 116
14,979 SQ. FT.

Scale
1" =
15 feet

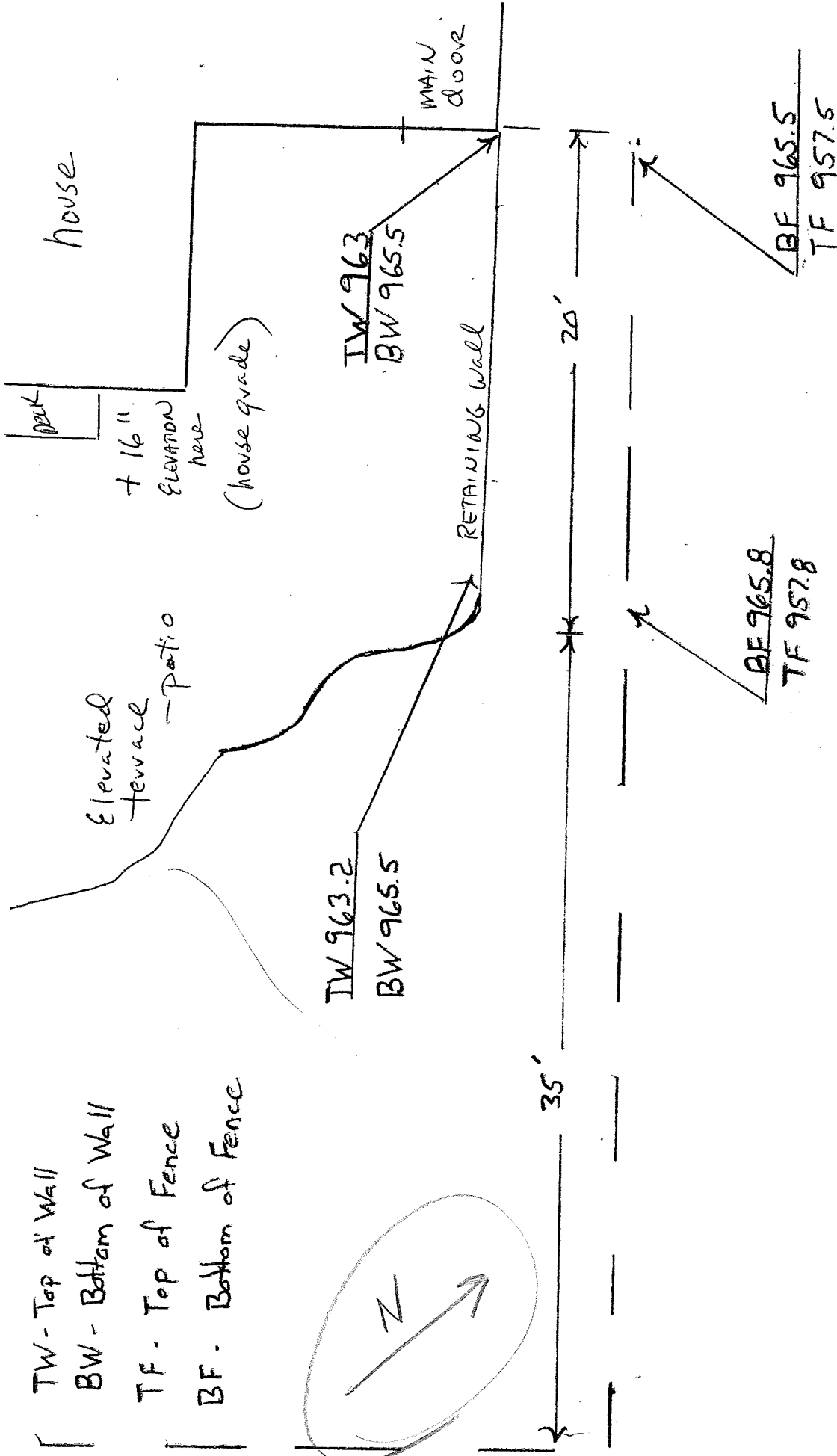
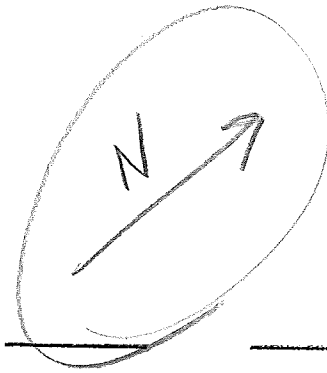


TW - Top of Wall

BW - Bottom of Wall

TF - Top of Fence

BF - Bottom of Fence



Egan Residence
BEJE TRUST

3101 GARDVIEW
BLVD.

By: P. N. Macle
LANDSCAPING

6/19/15

ELEVATIONS



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

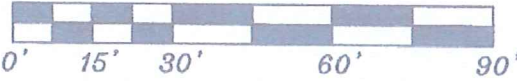
NOA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY

SCALE 1" = 30'



PREPARED FOR:

KIM EGAN
4837 ENCHANTED VALLEY ROAD
MIDDLETON, WI. 53562

DESCRIPTION:

LOT 116, POST ROAD ADDITION TO ARBOR HILLS,
LOCATED IN THE NW 1/4 OF THE NE 1/4,
SECTION 4, T6N, R9E, CITY OF MADISON, DANE
COUNTY, WISCONSIN.

LOT 115

(S 61°31'30" E 150')
S 61°34'09" E 149.98'

GRANDVIEW BOULEVARD
N 28°28'30" E 99.72'
POST ROAD
ARBOR HILLS

CONCRETE DRIVE
STOOP
HOUSE

LOT 116
14,979 SQ. FT.
0.34 ACRES

LEGEND

- = FOUND 1" PIPE
- ⊗ = FOUND 1-1/4" REBAR
- ⊗ = FOUND 3/4" PIPE
- (#) = RECORDED AS
- = UTILITY POLE

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

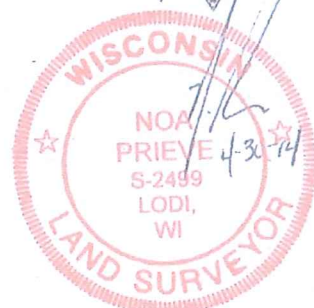
SURVEYOR'S CERTIFICATE:

This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date April 30th, 2014

Noa T. Prieve S-2499
Registered Land Surveyor - Owner



JOB NO: 14W-140

BEARINGS REFERENCED TO SOUTHEAST
RIGHT OF WAY LINE OF GRANDVIEW
BOULEVARD. LINE TO BEAR N 28°28'30" E

LOT 271
LOT 270
PELHAM ADD. TO
ARBOR HILLS

