



**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: 2210 Fox Avenue

Name of Owner: Hank Kuehling & Janet O'Neill

Address of Owner (if different than above): _____

Daytime Phone: 608.251.5393 ^{Cell} Evening Phone: 608.772.4265

Email Address: hankkuehling@gmail.com

Name of Applicant (Owner's Representative): Same as above

Address of Applicant: _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance: Variance to the side-yard setback requirement of 6 feet, because the existing house and screen porch, and the proposed screen porch, are approximately 5'6" from the side lot line.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: <u>8/13/15</u>
Receipt: <u>6113-0002</u>	Published Date: <u>8/6/15</u>
Filing Date: <u>7/21/15</u>	Appeal Number: <u>LNDVAR-2015-00012</u>
Received By: <u>JLK</u>	GQ: <u>ok</u>
Parcel Number: <u>0709-214-1616-5</u>	Code Section(s): <u>28.043 (2)</u>
Zoning District: <u>TR-C2</u>	
Alder District: <u>13 Sara Estrich</u>	

1. The location of the house, as it was being built in 1927, was shifted slightly toward the northeast side of the relatively small lot to accommodate a narrow driveway on the opposite side of the house, and consequently doesn't meet the currently required setback of 6 feet by about 6 inches. The existing screen porch, along with its supporting structure, was built to line up with this same side of the house well before we bought the house 18 ½ years ago. The proposed screen porch would use that same supporting structure and have the same footprint and will not be any closer to the lot line and the neighbors' garage than the current porch.
2. The proposed screen porch will not change the relationship of the house and screen porch to the lot line on that side of the house. If the spirit, purpose, and intent of the ordinance is to avoid creating a new encroachment on an adjacent lot and building, this proposal is in alignment with the ordinance and the public interest.
3. Using the existing supporting structure of the current screen porch will make this home improvement affordable. Complying with the ordinance without a variance would necessitate reconfiguring the joists on the NE side and moving the supporting posts and concrete pillars, adding several thousand dollars to the project costs, all to move the screen porch wall 6 inches.
4. The hardship is created by a current ordinance that applies to an old house and fairly old screen porch, a far different situation than, for example, a property owner wanting to build a new house or addition that would not meet setback requirements.
5. No detriment is anticipated to the adjacent property because the new screen porch will occupy the same footprint as the existing one. The proposed gable roofline will be approximately 2 feet higher than the current flat roof, although it will be more aesthetically pleasing and appropriate, matching the brown shingles and gable rooflines of the attached house, than is the existing bright green corrugated fiberglass roof.
6. The proposed variance will be compatible with the character of the immediate neighborhood because the encroachment on the setback requirement will be the same as it is currently and will be among other setback infringements not uncommon in this ninety-year old neighborhood.

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 checked="" type="checkbox"/> Lot lines<input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines<input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance<input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features<input checked="" type="checkbox"/> Scale (1" = 20' or 1" = 30' preferred)<input checked="" 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 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:

Nathan A. Bushling

Date:

07/21/15

----- (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:



FRONT ELEVATION

*Existing
elevations*

KUELING: SCREEN PORCH
FRONT ELEV
2210 FOX AVE
MADISON, WI 53711
7/15/15
SCALE: 3/16" = 1'





LEFT ELEVATION

KUELING: SCREEN PORCH
 LEFT ELEV
 2210 FOX AVE
 MADISON, WI 53711
 7/15/15
 SCALE: 3/16" = 1'



RIGHT ELEVATION

KUELING: SCREEN PORCH
 RIGHT ELEV
 2210 FOX AVE
 MADISON, WI 53711
 7/15/15
 SCALE: 3/16" = 1'



LEFT ELEVATION - NEW SCREEN PORCH

KUELING: SCREEN PORCH
 NEW LEFT ELEV
 2210 FOX AVE
 MADISON, WI 53711
 7/15/15
 SCALE: 3/16" = 1'



REAR ELEVATION - NEW SCREEN PORCH

KUELING: SCREEN PORCH
 NEW REAR ELEV
 2210 FOX AVE
 MADISON, WI 53711
 7/15/15
 SCALE: 3/16" = 1'



RIGHT ELEVATION - NEW SCREEN PORCH

KUELING: SCREEN PORCH
 NEW RIGHT ELEV
 2210 FOX AVE
 MADISON, WI 53711
 7/15/15
 SCALE: 3/16" = 1'