



**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: 1335 1/2 Williamson St. Madison, WI

Name of Owner: Robert Matzat

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

Daytime Phone: 608-255-9874 Evening Phone: \_\_\_\_\_

Email Address: robert.matzat@mac.com

Name of Applicant (Owner's Representative): Adam Hebgen

Address of Applicant: 4915 Farwell St McFarland, WI 53558

Daytime Phone: 608-838-8318 Evening Phone: \_\_\_\_\_

Email Address: ahebgen@washaconstruction.com

Description of Requested Variance: I am requesting a 1'-0" side yard variance to obtain a minimal width of access to the house as well as some storage area for shoes and coats.

*(See reverse side for more instructions)*

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: _____
Receipt: <u>7128-0006</u>	Published Date: _____
Filing Date: <u>8/20/15</u>	Appeal Number: _____
Received By: <u>JCH</u>	GO: <u>7 LND</u>
Parcel Number: <u>0710-1072-2408-4</u>	Code Section(s): <u>28.065 (3)</u>
Zoning District: <u>FSS / H STL</u>	
Alder District: <u>6 - Marilyn Ramm</u>	

## 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"/>	<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 checked="" 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 checked="" type="checkbox"/> Lot lines</li><li><input checked="" type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li><li><input checked="" type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li><li><input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li><li><input checked="" type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li><li><input checked="" type="checkbox"/> North arrow</li></ul>
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" 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: \_\_\_\_\_

*Ad Help*

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

*8-20-15*

----- (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: \_\_\_\_\_

## 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 existing property is a substandard lot, there is no frontage , it is very narrow & not  
located on a street.

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 side yard where the variance request is proposed there is no direct adjacent  
home.

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.

There is a limited space of parking for the owners so an addition off the front would  
alter the existing parking lot layout. There is no closets in the emidiate interior of the home  
and there is no way of putting one in the addition and leave access to the home in the  
existing setback allowed space.

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 existing lot is very narrow and the owners are proposing encroaching over the  
setback only what is necessary to have an adequate space for coats and boots  
upon accessing the home from the exterior.

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

The space adjacent to the proposed addition is a existing easement and there isn't  
a home located directly across either.

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

The design and location of the proposed entrence meets the characteristics of the  
neighborhood. This would be a very aesthetically pleasing improvemnt over the  
existing conditions not to mention safer as well.

PLAT OF SURVEY

DRAWN PAS	DATE 08/16/07	THE SOUTHEASTERLY 51 FEET OF THE NE 1/2 OF LOT 6, BLOCK 211, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN
APPROVED PAS	DATE	
SCALE 1" = 20'	SHEET 1 OF 1	PROJECT NO. 070710-MATZAT

BEARINGS ARE BASED ON THE NORTHWESTERLY  
PLATTED BOUNDARY LINE OF BLOCK 211, ORIGINAL  
PLAT COMPUTED TO BEAR N 45°00'59" E, AS  
BASED ON FOUND MONUMENTS, AND SURVEYS ON  
RECORD.



LEGEND

- 3/4" x 18" SOLID IRON ROD SET
  - SOLID IRON ROD FOUND (SIZE NOTED)
  - ⊙ IRON PIPE FOUND (SIZE NOTED)
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.

DESCRIPTION:

Commencing at the Northeasterly most corner of Lot 6, Block 211, Original Plat, thence S 45°02'53" E, along the northeasterly platted boundary line of lot 6, 81.36 feet to the point of beginning of this description; thence continue S 45°02'53" E, along said northeasterly platted boundary line of lot 6, 51.23 feet; thence S 44°56'07" W, along the southeasterly most platted boundary line of said Lot 6, 33.07 feet; thence N 45°02'38" W, 51.25 feet; thence N 44°58'55" E, 33.07 feet to the point of beginning.

Said Parcel contains 1,694 Square Feet, 0.04 Acres.

PREPARED FOR:  
ROBERT MATZAT  
1335.5 WILLIAMSON STREET  
MADISON, WI 53703  
PREPARED BY:  
ISTHMUS SURVEYING LLC  
2146 PARKRIDGE AVENUE  
MADISON, WI 53704

NOTE:

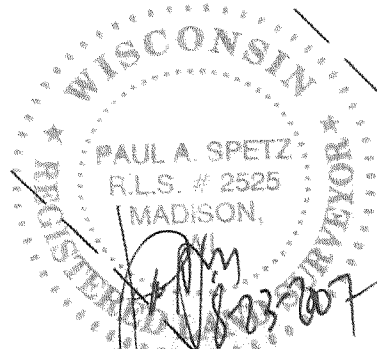
- BUILDING DIMENSIONS AND ASSOCIATED OFFSET DISTANCES WERE MEASURED ALONG THE OUTSIDE OF THE SIDING.
- 'ORIGINAL PLAT' ALSO KNOWN AS 'FARWELL'S REPLAT'

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries and any or all of the following if they exist: visible structures, apparent easements, roadways and visible encroachments. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto for a period of One (1) year.

Dated this 23rd day of August 2007

Signed : Paul A. Spetz  
Paul A. Spetz, R.L.S. 2525





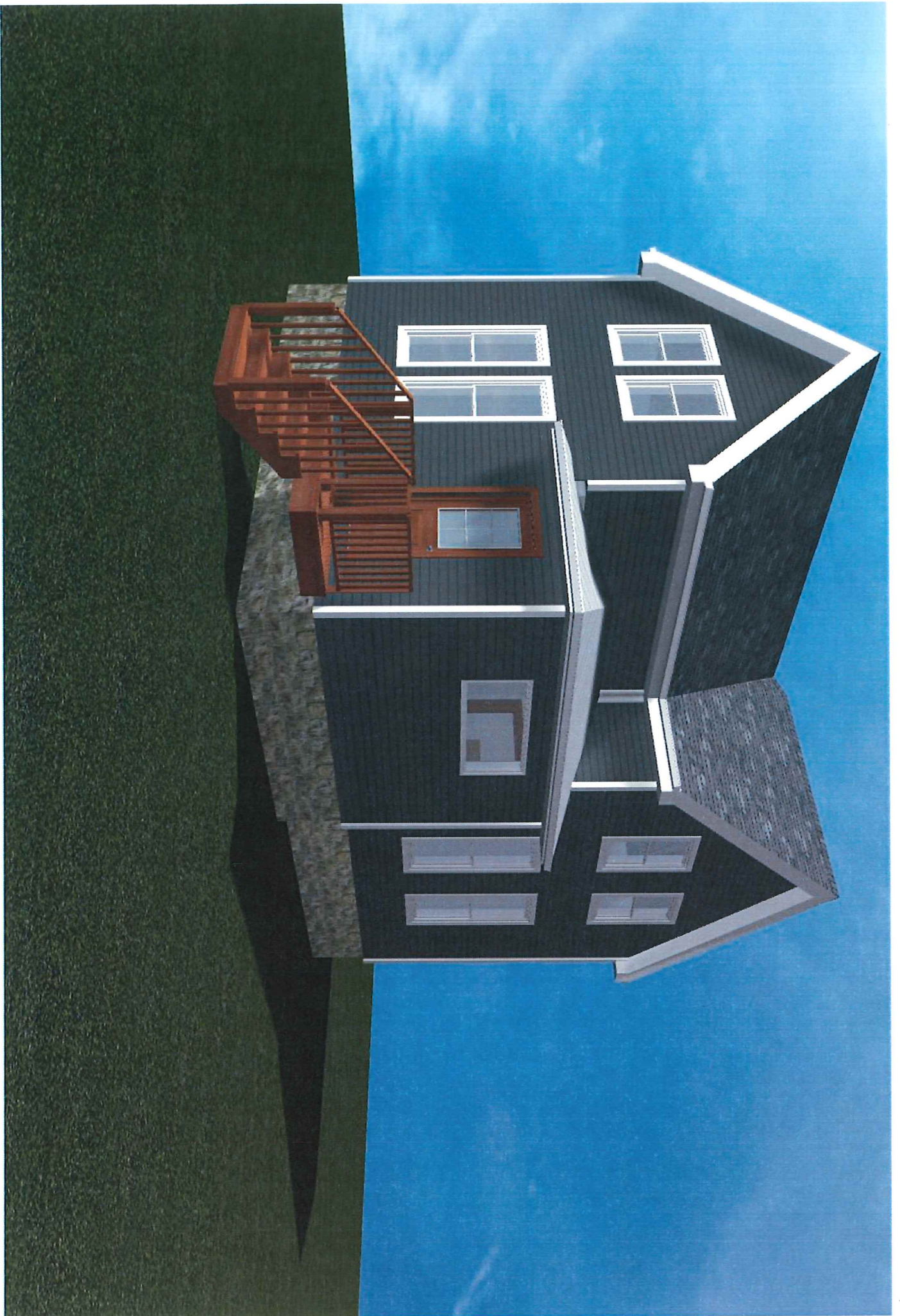
2-story Single-family home  
Construct 1st Story Entrance Addition  
Side Yard

SCALE 1:10

3'-4" ± Required  
2'-4" Provided

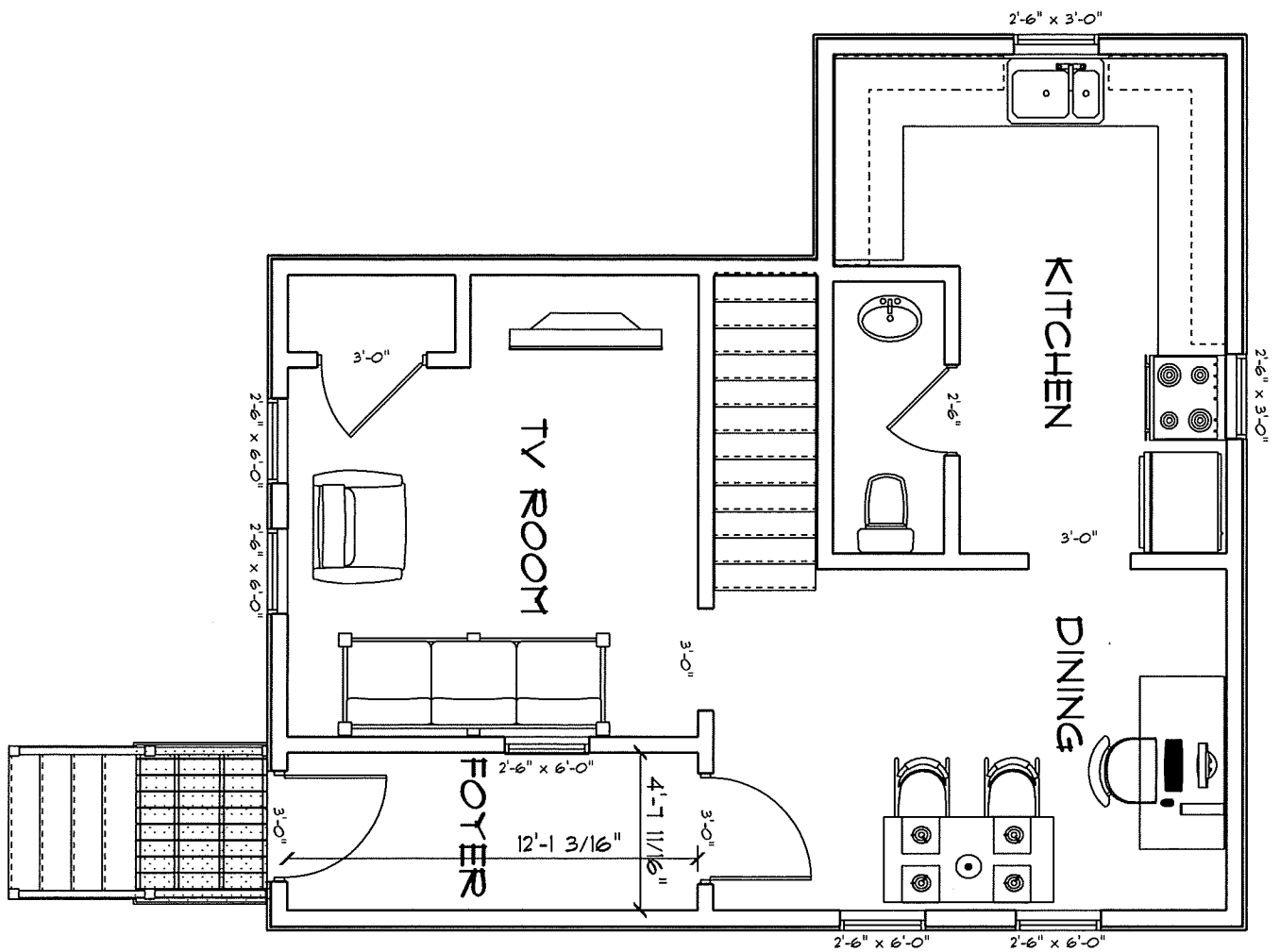
1'-0" ± Variance











## Washa Construction

4915 Farwell St  
McFarland  
Wisconsin 53558  
PHONE: (608) 838-8318  
FAX: (608) 838-0758  
ahebgen@washaconstruction.com

**MATZAT ALTERATION**  
**1335 1/2 Williamson ST**  
**Madison, WI 53703**

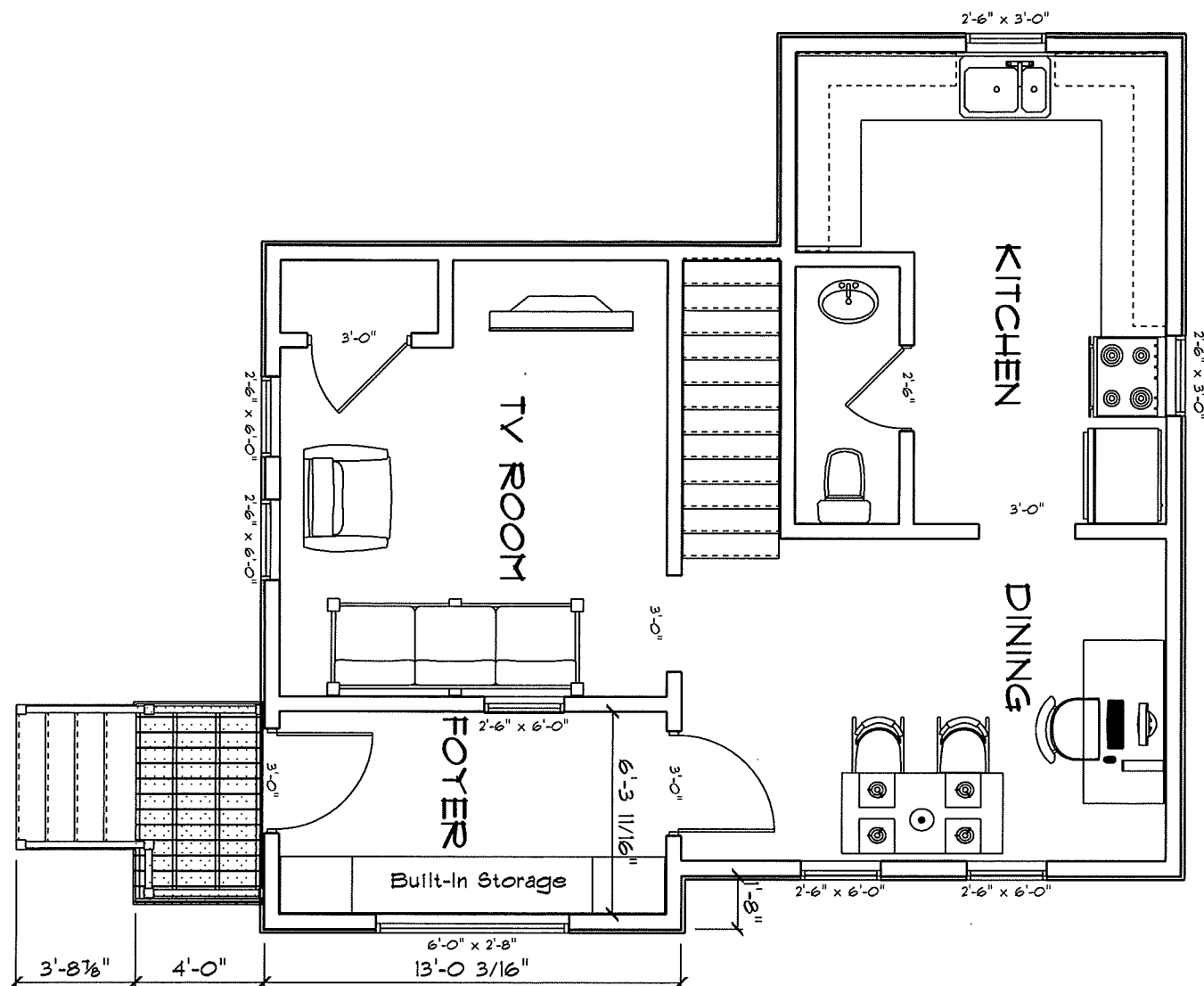
**EXISTING FLOOR PLAN**

DRAWN BY: Adam Hebgen  
SCALE: 3/16" = 1'-0"  
DATE: 8-20-15

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**MATZAT ALTERATION**  
**1335 1/2 Williamson ST**  
**Madison, WI 53703**

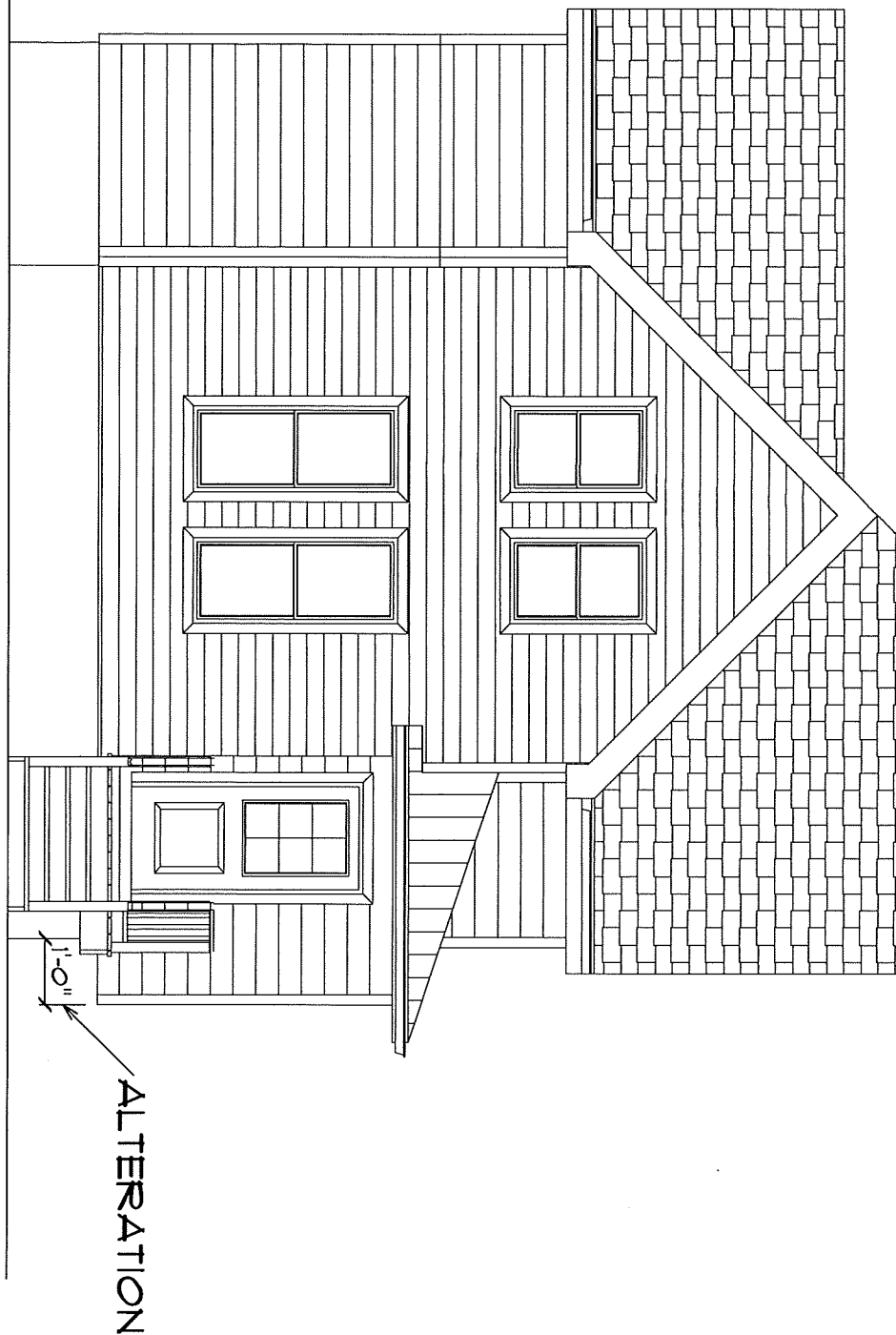
**PROPOSED FLOOR PLAN**

DRAWN BY: Adam Hebgen  
SCALE: 3/16" = 1'-0"  
DATE: 8-20-15

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FRONT ELEVATION



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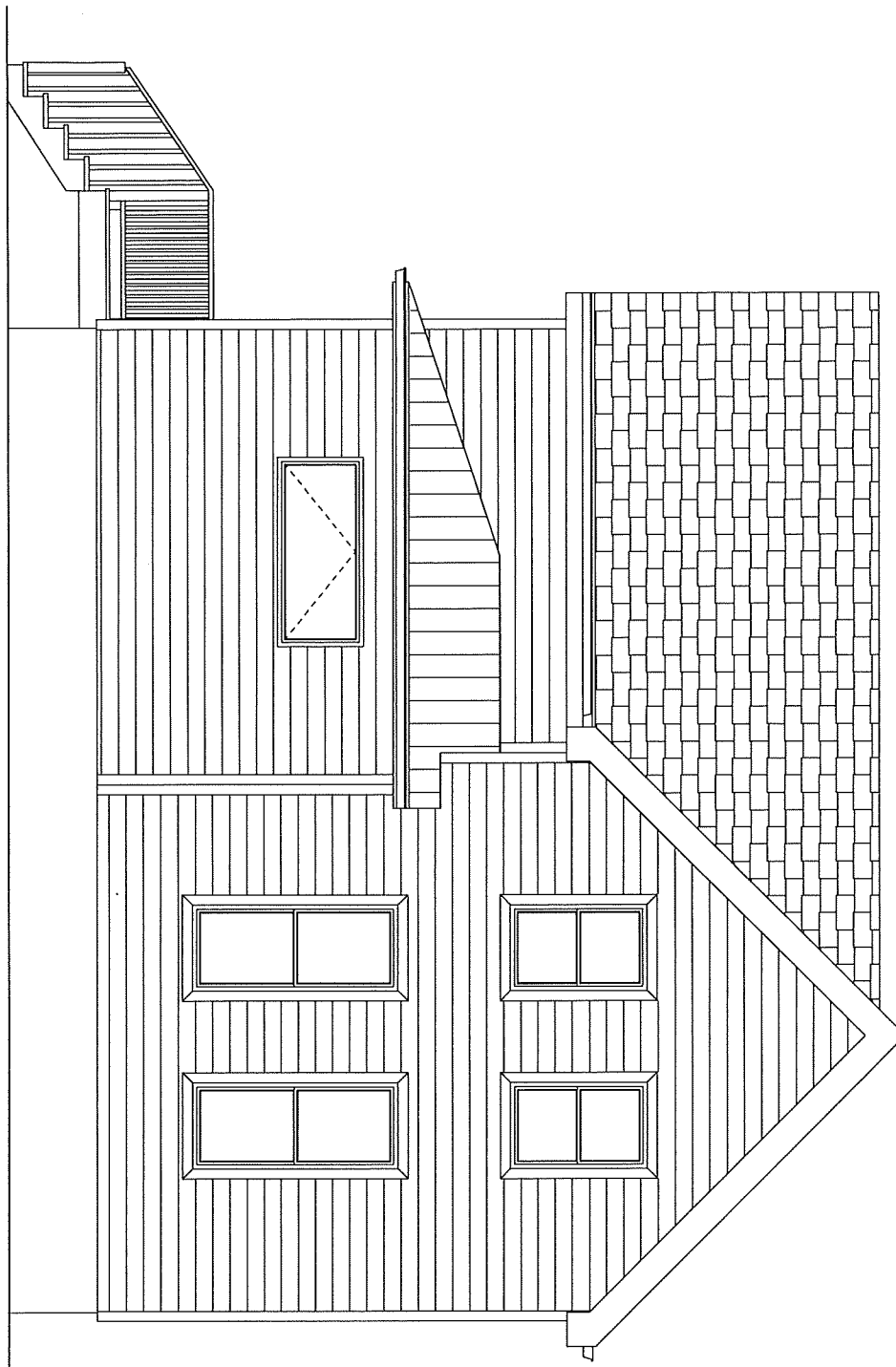
MATZAT ALTERATION  
1335 1/2 Williamson ST  
Madison, WI 53703

FRONT ELEVATION

DRAWN BY: Adam Hebgen  
SCALE: 3/16" = 1'-0"  
DATE: 8-20-15

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**MATZAT ALTERATION**  
**1335 1/2 Williamson ST**  
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**RIGHT ELEVATION**

DRAWN BY: Adam Hebggen

SCALE: 3/16" = 1'-0"

DATE: 8-20-15

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