



**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: 4016 Hiawatha

Name of Owner: Brian Fick and Kristina Stadler

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

Daytime Phone: Brian: 698-7594 Kristina: 332-9292 Evening Phone: 233-9165

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

Name of Applicant (Owner's Representative): Todd Barnett, Architect Barnett Architecture LLC

Address of Applicant: 118 North Breese Terrace Suite I Madison WI 53726

Daytime Phone: O: 233-4538 L: 709-6448 Evening Phone: \_\_\_\_\_

Email Address: todd@barnettarchitecture.com

Description of Requested Variance:

No. 1 North Side Yard Variance: Construction one-story tall fin at north-west corner of garage.

No. 2 North Side Yard Variance: Build wood deck on existing roof deck for nominal 6" bulk change for 2'-3" path (roof deck is existing - request to simply build a wood deck (and required railing)

No. 3 South Side Yard Variance to rebuild/relocate chimney.

No. 4 South Side Yard Variance for "thickened" second floor wall 6" from existing wall plane.

*(See reverse side for more instructions)*

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>9/24/15</u>
Receipt: <u>6199-0005</u>	Published Date: <u>8/20/15</u>
Filing Date: <u>7/23/15</u>	Appeal Number: <u>LNPVAR-2015-00013</u>
Received By: <u>SLK</u>	GQ: <u>OK</u>
Parcel Number: <u>0709-294-2815-4</u>	Code Section(s): <u>2B. 042(2)</u>
Zoning District: <u>TR-C1</u>	
Alder District: <u>10 - Cheeks</u>	

## 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 house is existing and its location relative to the side yard property lines inboard of current zoning requirements but allowed non-conforming. Changes proposed, including completing the existing roof deck, rebuilding the chimney and introducing an features with the proposed design will create an issue.

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 variance is for an addition which would provide for similar uses to other homes in the neighborhood and in that respect in the spirit, purpose and intent of the zoning district.

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.

If the variance is not granted, the options would be burdensome. The existing roof deck portion of the variance, for example, would require rebuilding the entire roof deck to avoid the 6" +/- bulk change in height for the nominal 2'-3" "path" which would be in violation. If the chimney can not be rebuilt (a footprint no larger than what is existing is proposed) it would need to be located within the existing building footprint which would be very difficult and problematic.

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 zoning code was written before the house and neighborhood was essentially built. If the house was built from "scratch" a design could be crafted to suit the current code (rather than working with an existing condition).

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

The plans were prepared in such a way to (by not extending to the full depth of the setback allowed for the house addition) to limit the impact. Additionally, the owner has spoken to the immediate neighbors and has their support for the project (letters of support to be provided).

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

The scale and massing will be in keeping with the immediate neighborhood. Although the neighborhood is known for its Tudor architecture, there are many examples of varied architectural styles (many which are noted in The Nakoma Neighborhood: A Walking Tour). Additionally, the proposed addition and renovation will be done in a comprehensive manner in that it will read as built at one time rather than piecemeal.

## 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 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 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 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 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: X

Date: 7/23/15

----- (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

*Withdrawn by Applicant, #1, #3, #7. (mt)*  
*at meeting.*

*Deferred to 11/5 meeting*

Zoning Board of Appeals Chair:

Date:



SCALE: 1"=10'-0"





Barnett Architecture

118 NORTH BREESE TERRACE  
SUITE I  
MADISON, WISCONSIN 53726  
608.233.4538  
barnettarchitecture.com

DESIGN STUDIES  
FOR  
FICK-STADLER  
RESIDENCE

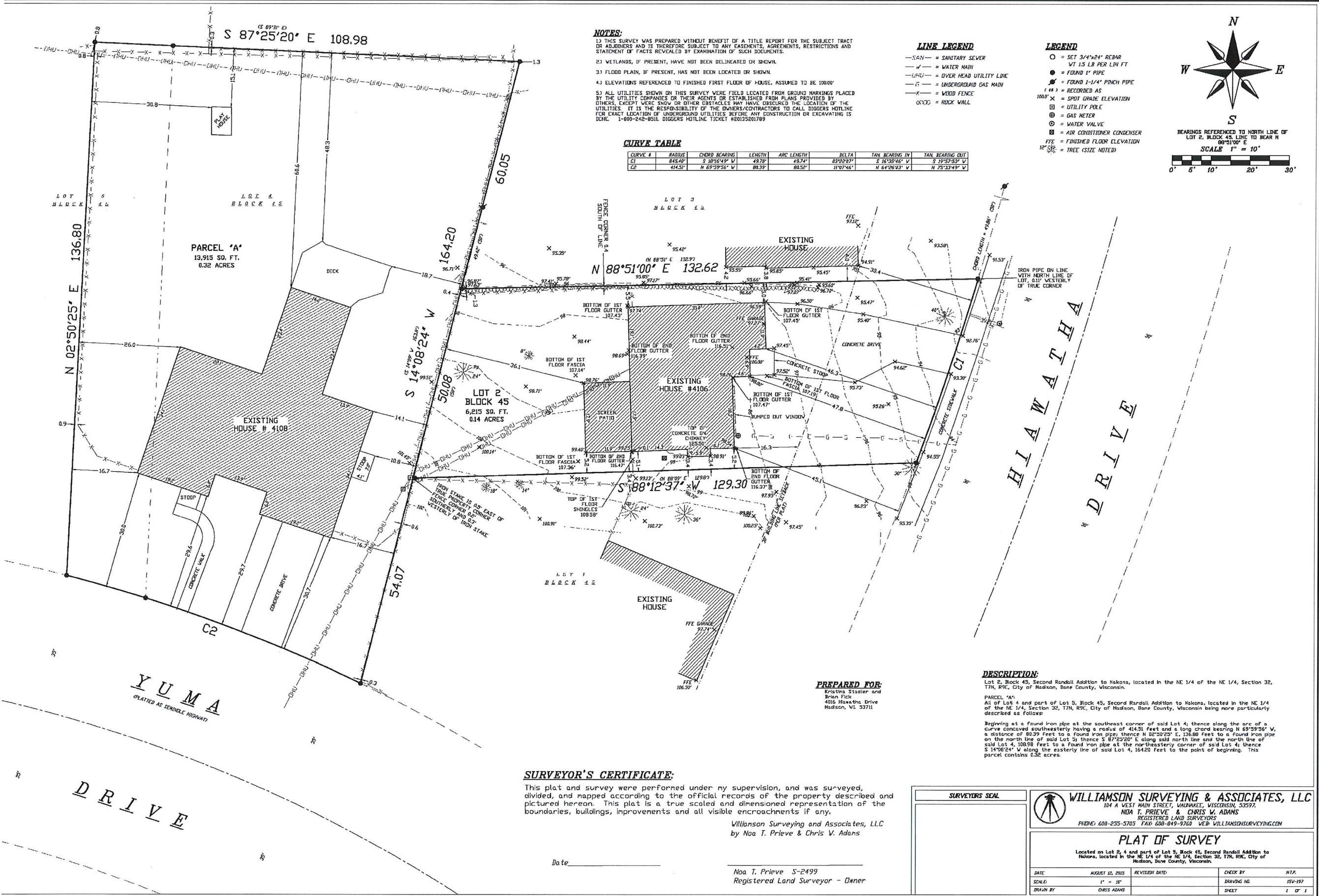
4016 HIAWATHA DRIVE  
MADISON, WI 53711

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWING ISSUE DATES  
9-8-2015

1.1

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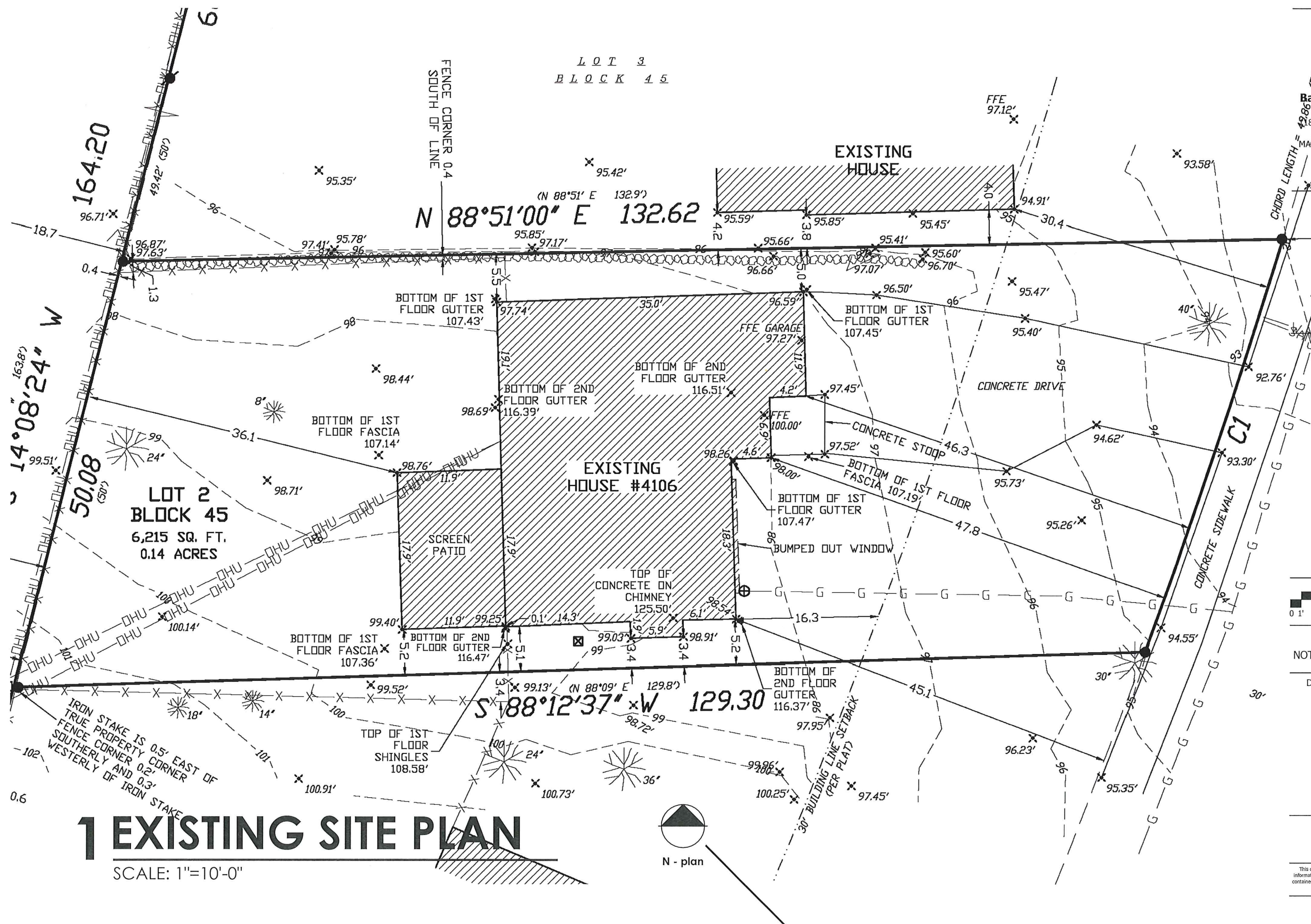


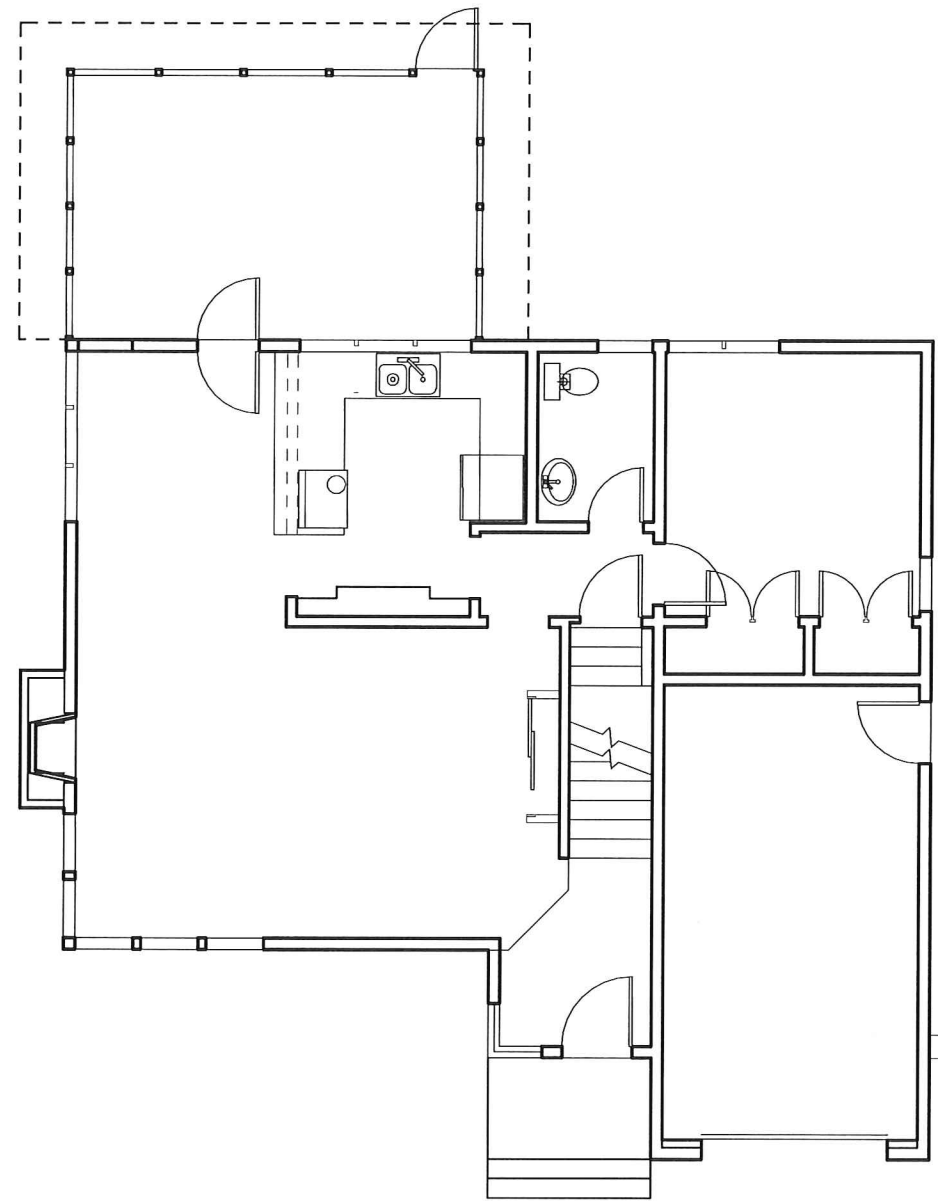
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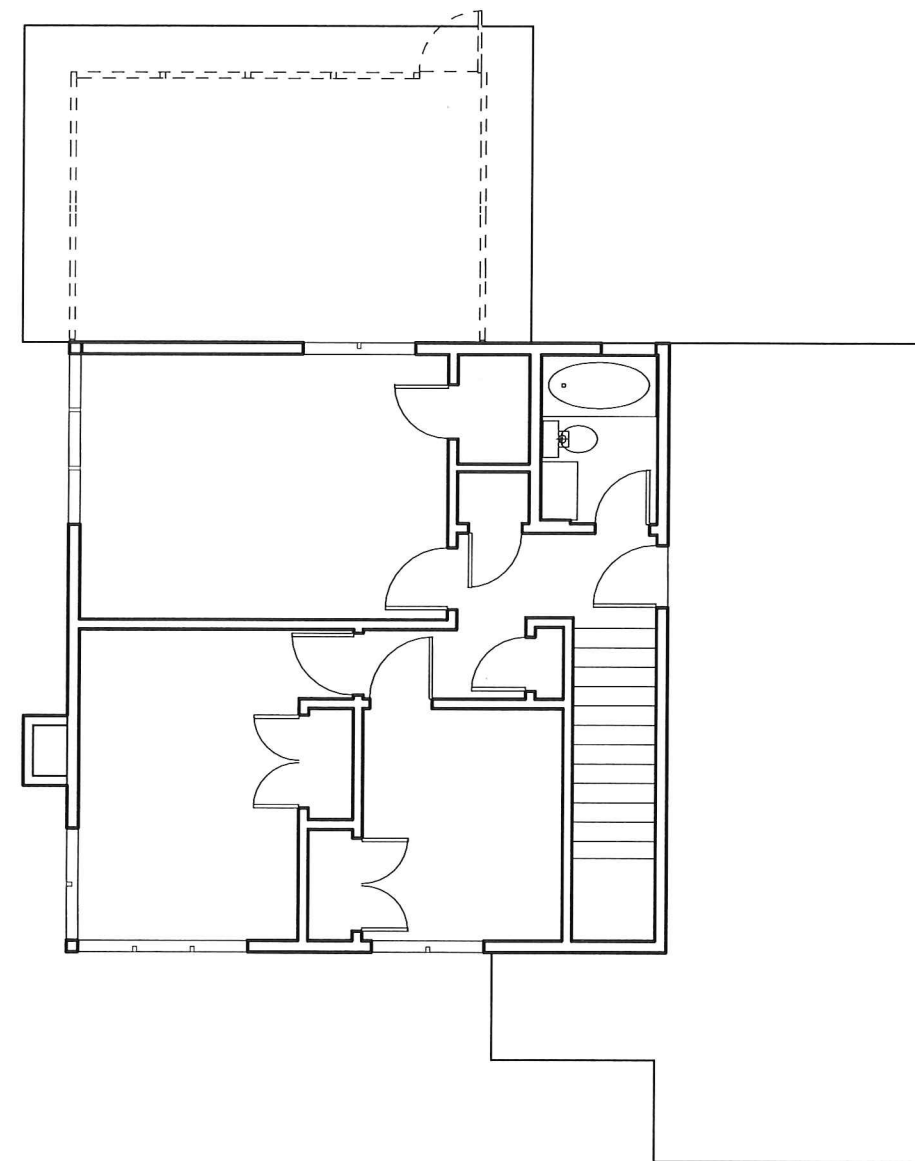
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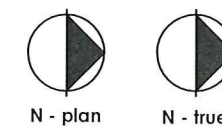




**1 FIRST FLOOR - EXISTING**  
SCALE: 1/8"=1'-0"



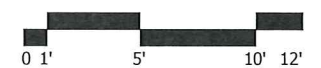
**1 SECOND FLOOR - EXISTING**  
SCALE: 1/8"=1'-0"



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ADDITION AND RENOVATION  
TO:

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**1 EAST ELEVATION**



**2 NORTH ELEVATION**

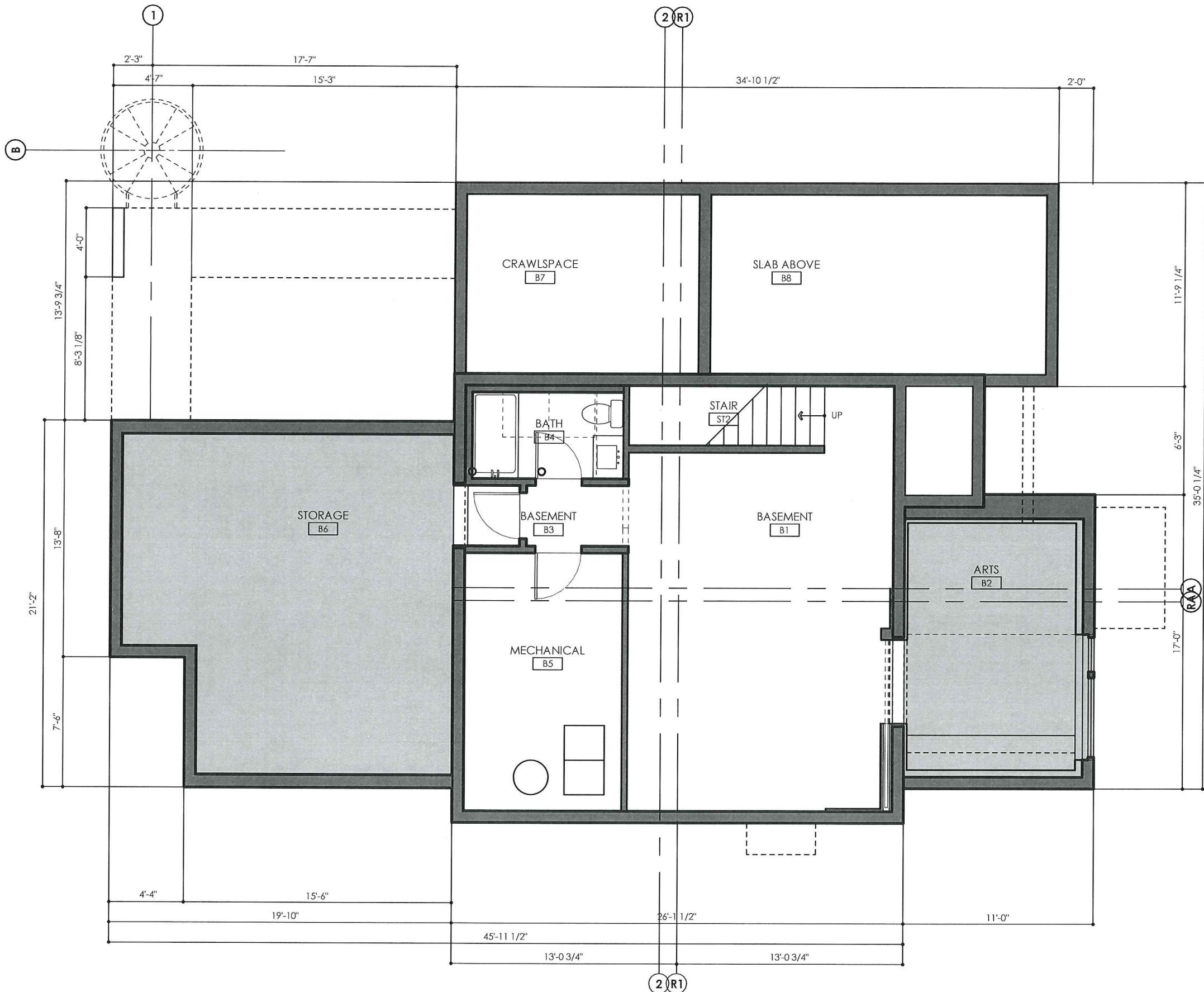


**3 WEST ELEVATION**



**4 SOUTH ELEVATION**

**EXISTING ELEVATIONS**

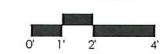


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9-7-2015

# 1 BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

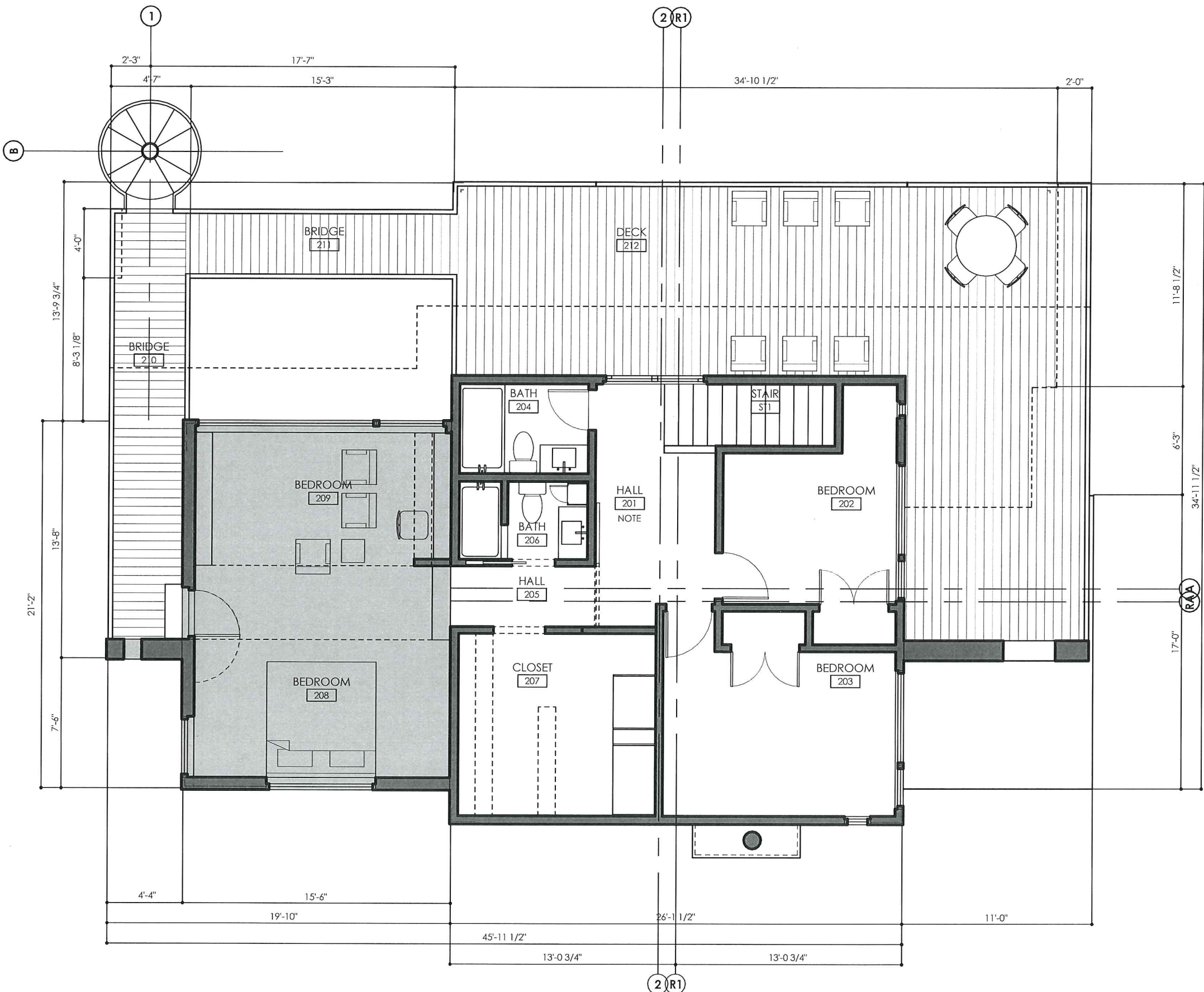


## 3.1









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# 1 SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"





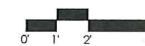
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**1 EAST ELEVATION**

SCALE: 1/4"=1'-0"

**5.1**





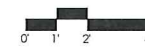
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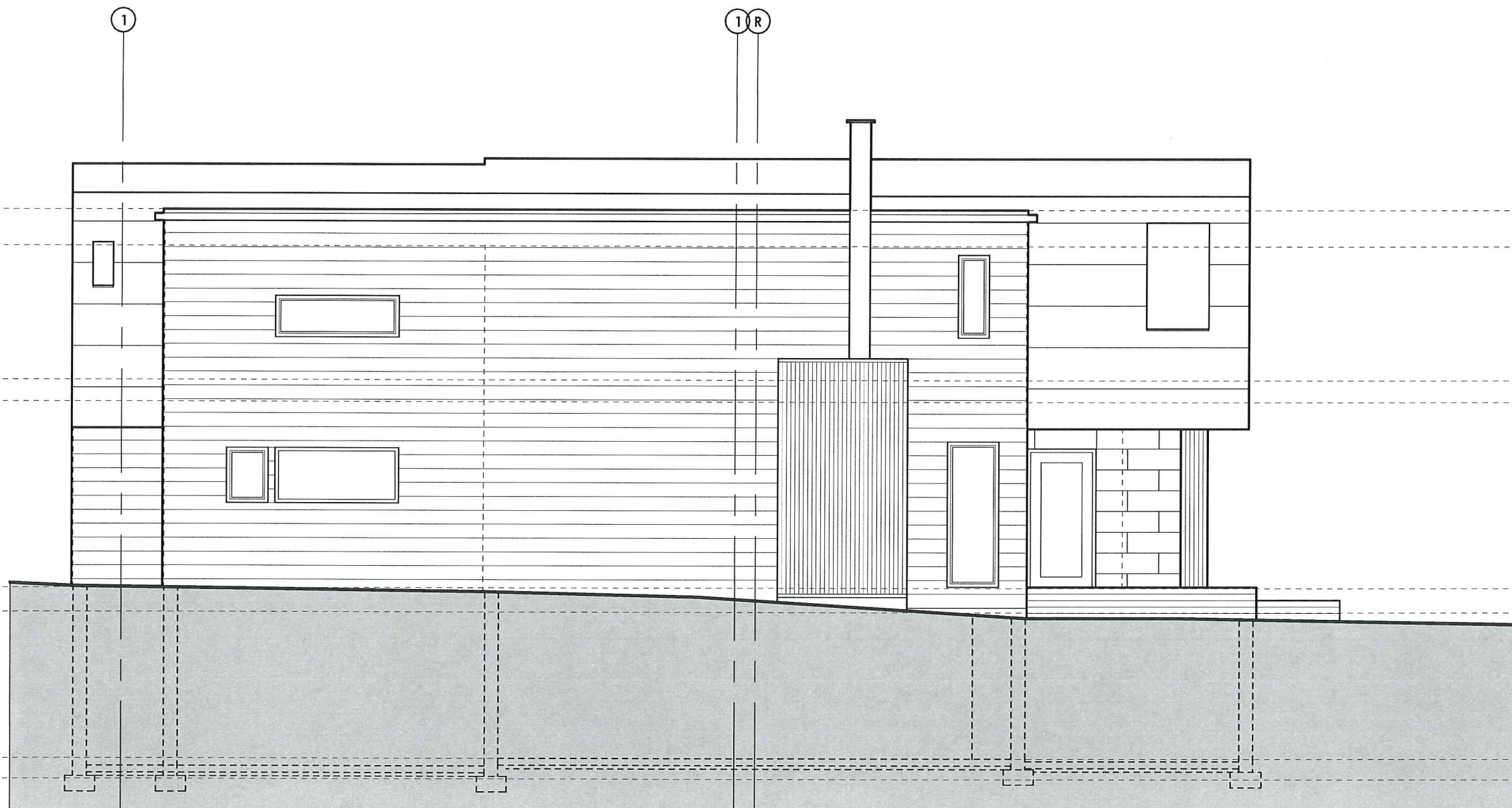
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**1 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

**5.2**





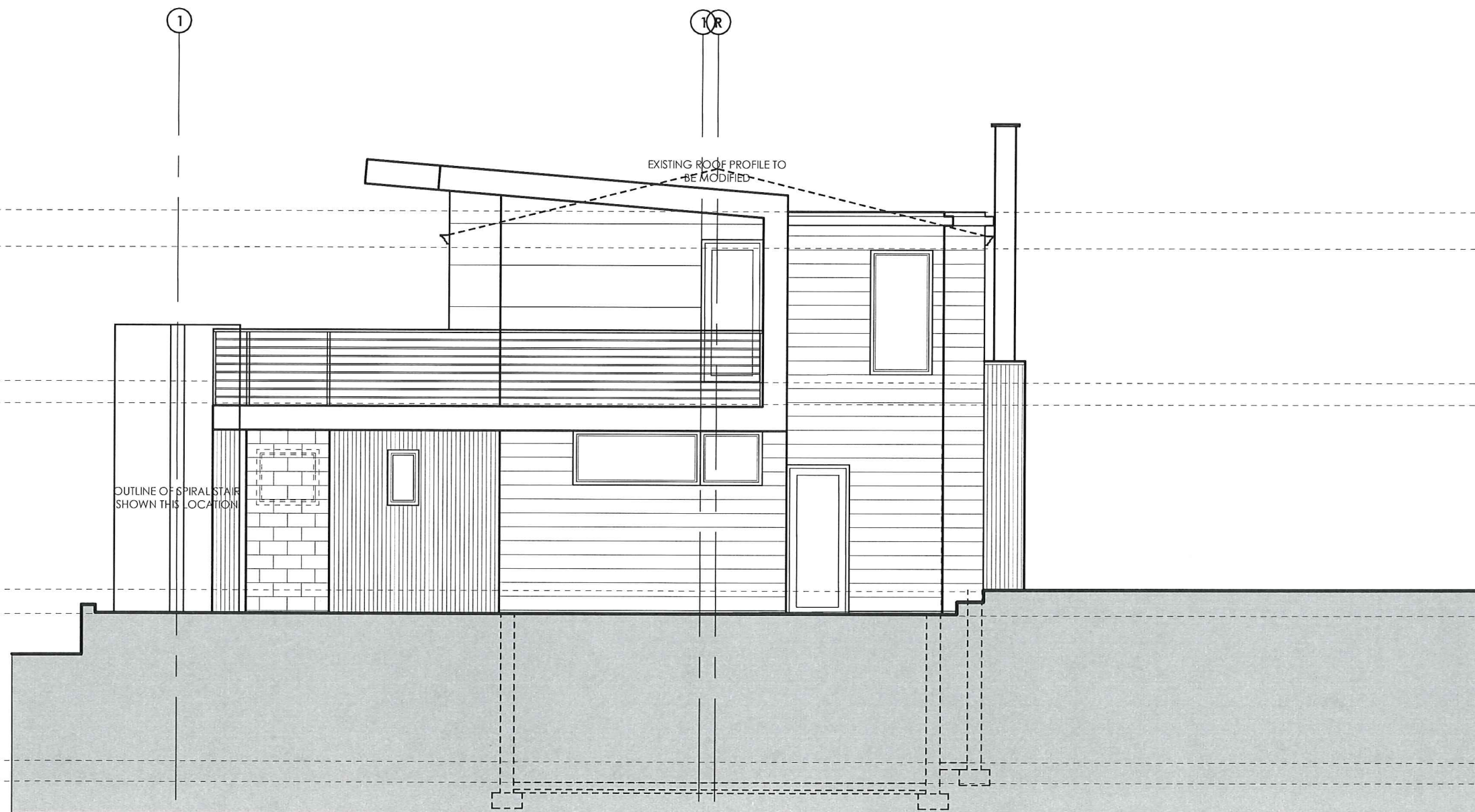
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**1 WEST ELEVATION**

SCALE: 1/4"=1'-0"

**5.3**



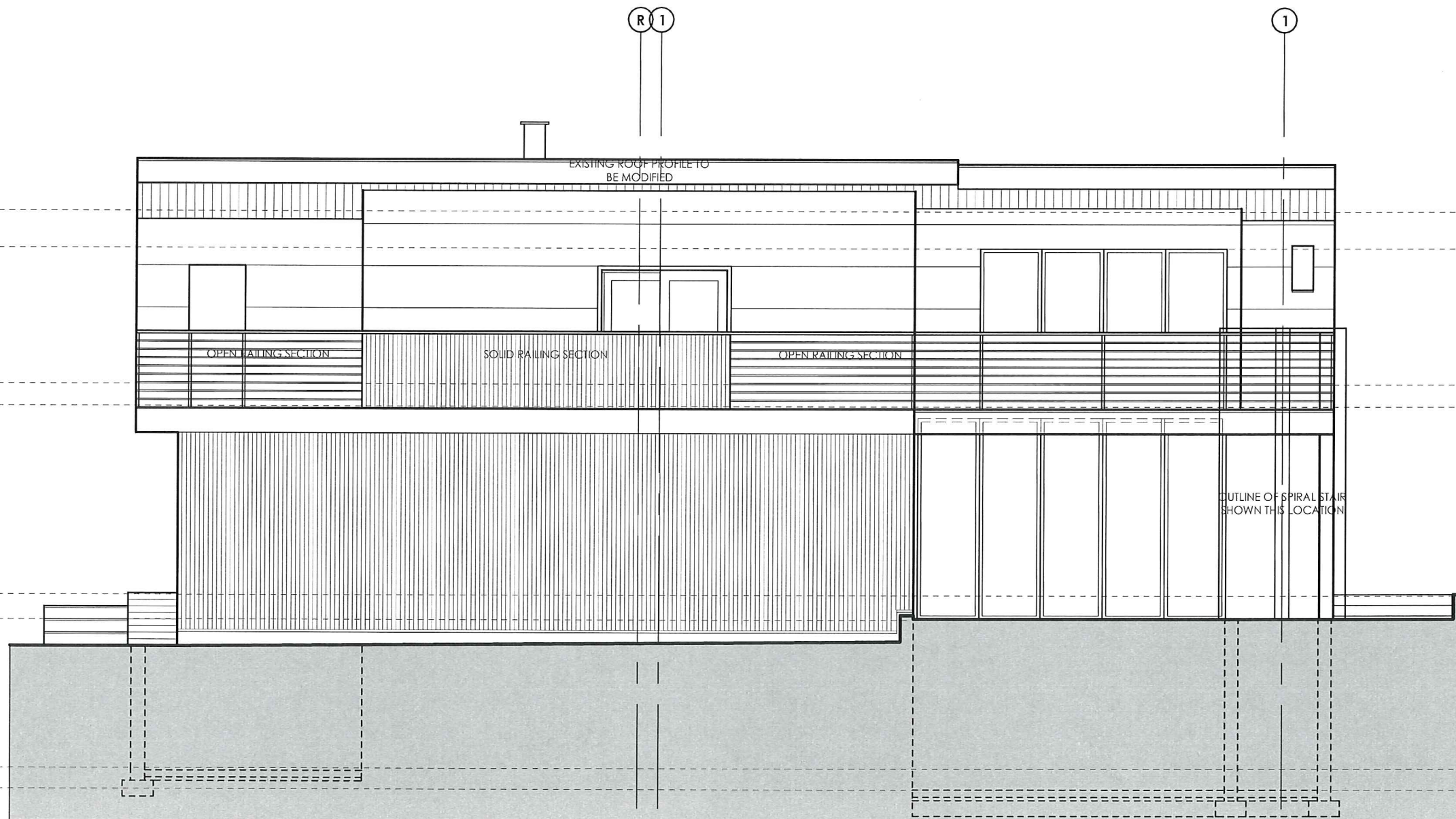
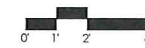
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**1 NORTH ELEVATION**  
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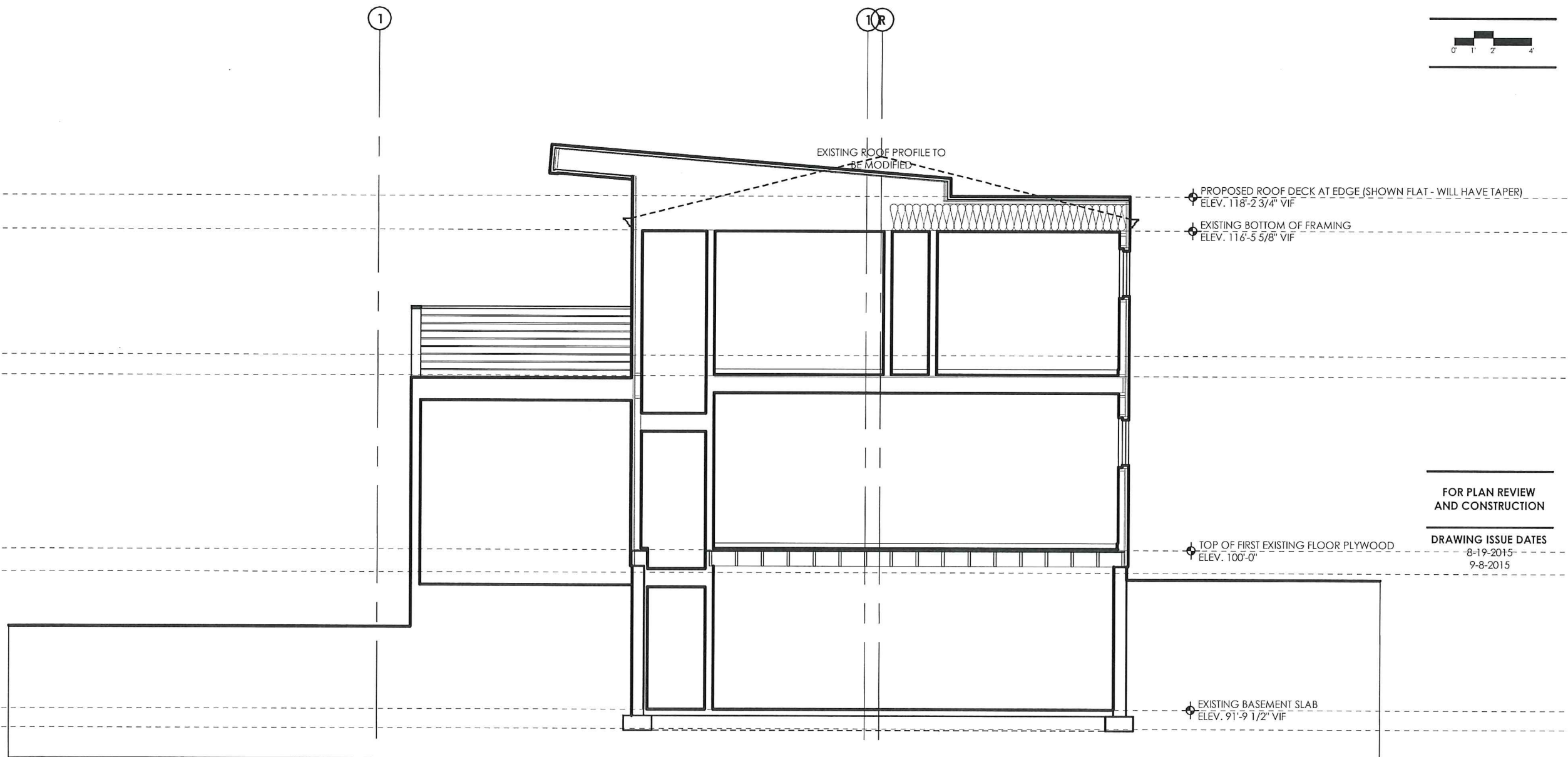
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# 1 SECTION THROUGH EXISTING HOUSE LOOKING EAST

SCALE: 1/4"=1'-0"

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5.5