VARIANCE FEES

MGO \$50.00 COMM \$490.00 Priority – Double above

PETITION FOR VARIANCE APPLICATION

City of Madison Building Inspection Division

215 Martin Luther King Jr. Blvd. Madison, WI 53703 (608) 266-4568

Amount Paid	\$490.00	2-4-16

Name of Owner	Project Description	Agent, architect, or engineering firm
Neil C. Halleen	Modification to basement tenant's main entrance due to addition to neighboring building (502 N. Frances	Iconica
Company (if applies) Halleen Management LLC	Street/610 State Street) adjacent to the property line	No. & Street 901 Deming Way
No. & Street 502 N. EauClaire Ave.	Tenant name (if any) City Bar	City, State, Zip Code Madison, WI 53717
City, State, Zip Code Madison, WI 53705	Building Address 636 State Street Madison, WI 53703	Phone 608-664-3555
Phone 608-257-0111		Name of Contact Person Jenny Dechant
e-mail nh@opitzrealty.com		e-mail jenny.dechant@iconicacreates.com

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)

IBC 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8

Per IBC Table 705.8, openings 0 to less than 3 feet are Not Permitted.

Nonconforming condition: The existing main entrance door to the City Bar tenant space at the basement level is on the property line.

2. The rule being petitioned cannot be entirely satisfied because:

The opening is an existing condition

 The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:

This petition proposes to remove the existing non-conforming wood framed entrance structure and to construct a 2-hour rated stairway enclosure for the entrance to the basement City Bar tenant space at 636 State Street.

1. The stairway enclosure will provide a safe, fire rated path of ingress/egress from the basement tenant space to a public way.

The City Bar basement level entrance door will remain in the existing condition and exit at the property line.

The 2-hour rated stainway enclosure will provide an exit through a new street level door at the public sidewalk on State Street.

The stairway enclosure will be located within the area of an existing ingress/egress access easement on the adjacent property at 502 N. Frances Street (Document No. 810325)

2. The stairway enclosure will function as a Fire Barrier separation between the City Bar entrance and proposed retail tenant addition to 502 N. Frances Street.

The 2-hour rated stairway enclosure will be constructed of rated concrete masonry block walls and a rated steel and concrete ceiling assembly. 2-hour construction assemblies exceed the hour ratings required for the proposed addition's Type IB construction classification per IBC Tables 601 and 602

2-hour construction assemblies meet the required hour ratings for construction of a Fire Barrier per IBC Section 707

VERIFICATION BY OWNER – PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

Neil C. Halleen	, being duly sworn, I state as petitioner that I have read the foregoing	
Print name of owner		,
petition, that I believe it to be true, and I	have significant ownership right	ts in the subject building or project.
a		
Signature of owner	636 State Street LCC	Subscribed and sworn to before me this
Metadallan	managing member	date: February 3, 2016
Notary public	3 1	My commission expires:
Charlotte & Danza	th	Debruary 7, 2016
NOTE: ONITY VALUE OF ANOTHER	D COMMEDCIAL CODE	ADE DECLUSED DE DE MODA DE LOS

NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.



City of Madison Fire Department Position Statement

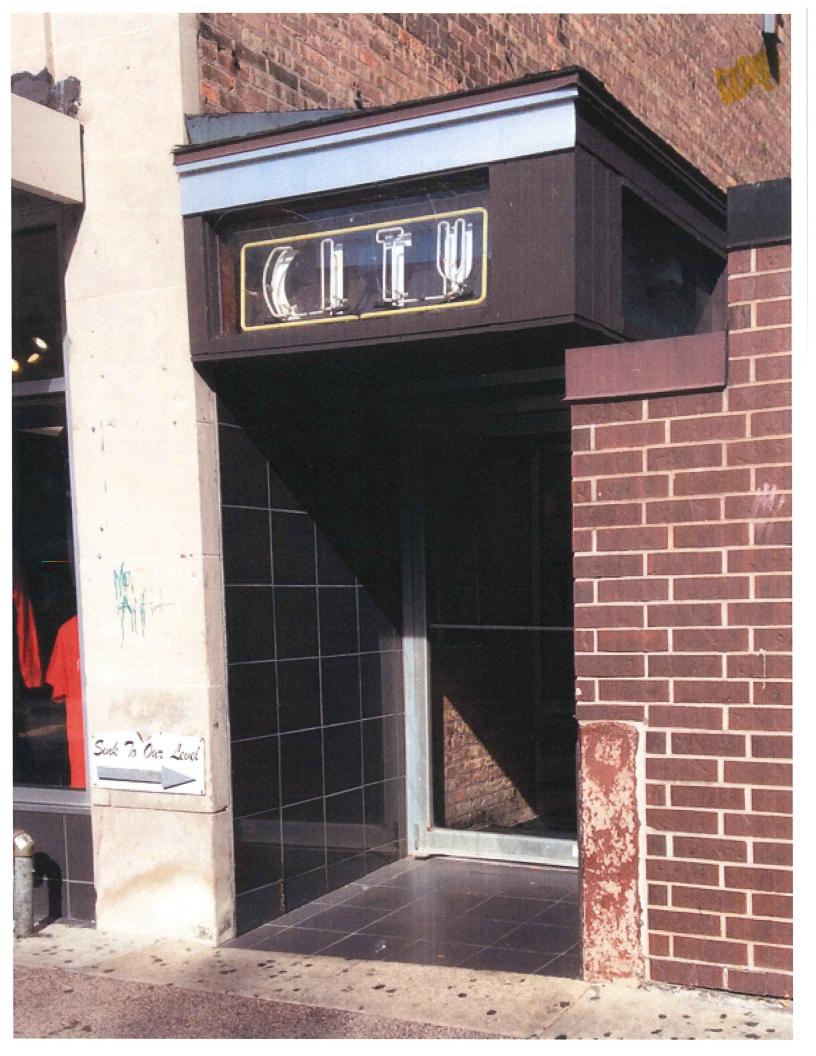
Owner: Neil C Halleen Halleen Management LLC	Project Name: 636 State basement tenant exit across property line	Contact: Jenny Dechant
Address: 502 N Eau Claire Ave Madison, WI 53705	Building Location: 636 State Street with impact on 610 State Street	Address: 901 Deming Way Madison, WI 53717
Owner Phone: 608-257-0111 Email: nh@opitzrealty.com	Building Occupancy or Use: Group A-2 Assembly	Phone: 608-664-3555 Email: jenny.dechant@iconicacreates.com

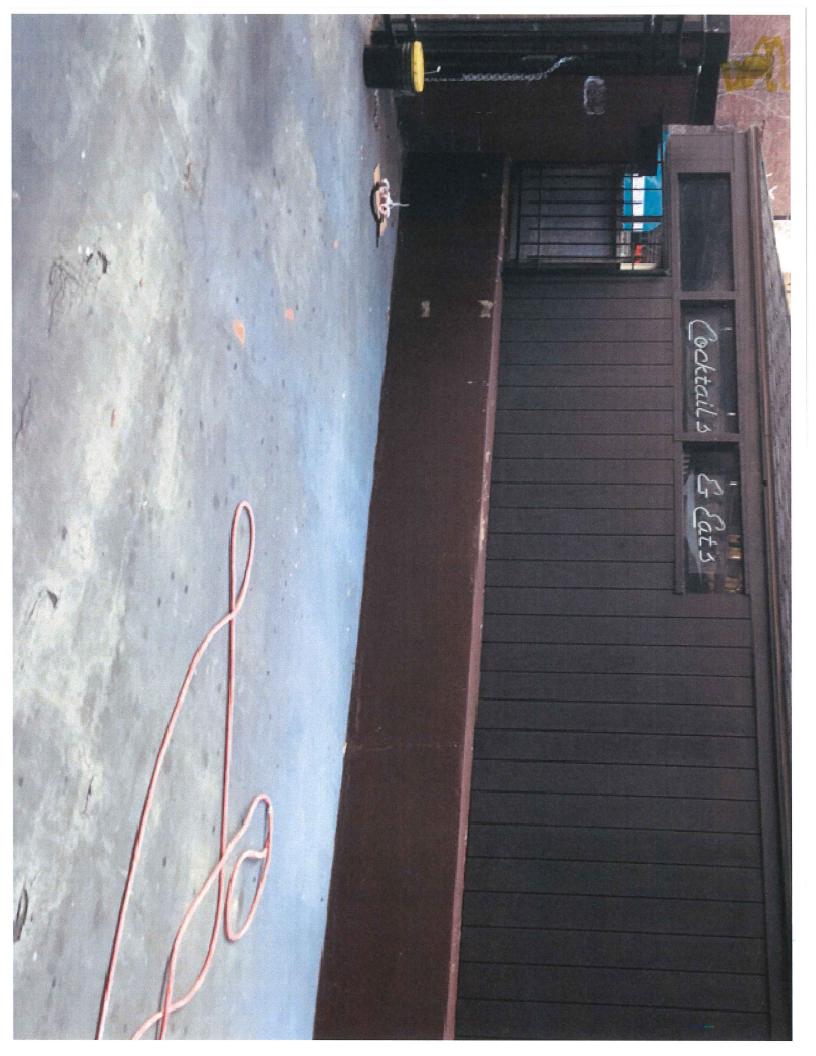
Rule Being Petitioned: IBC 705.8.1 Allowable area of openings

have read th	e application for variance and	recommend: (check	k appropriate box)
☐ Approval	X Conditional Approval	□ Denial	□ No Comment

- The existing condition is an exterior stair on the 610 State Street property that leads to the basement of the building
 on the 636 State Street property. The exterior stair was covered by a wood structure at some point. This
 entrance serves as the main entrance to an assembly occupancy tenant space.
- The owner of 610 State Street is proposing a building addition which would be limited based on the existing opening on the basement stair. The basement opening is the existing non-conforming element.
- The owner of 610 State proposes to remove the wood structure which would have created a class of construction issue and build a 2-hr exit enclosure around the existing exterior stair to provide better exiting and provide separation/protection of the existing door opening to the new addition.
- Any future redevelopment of the 636 State Street site will require revisiting the door opening and this petition for variance.
- The basement door shall comply with the appropriate fire rated for a stair enclosure and shall be closed and latched at all times except as otherwise permitted by code.
- The stair enclosure shall not be used for queuing any patrons to the tenant space.
- Any increase in the existing capacity of the assembly occupancy shall require the installation of an automatic fire sprinkler system.

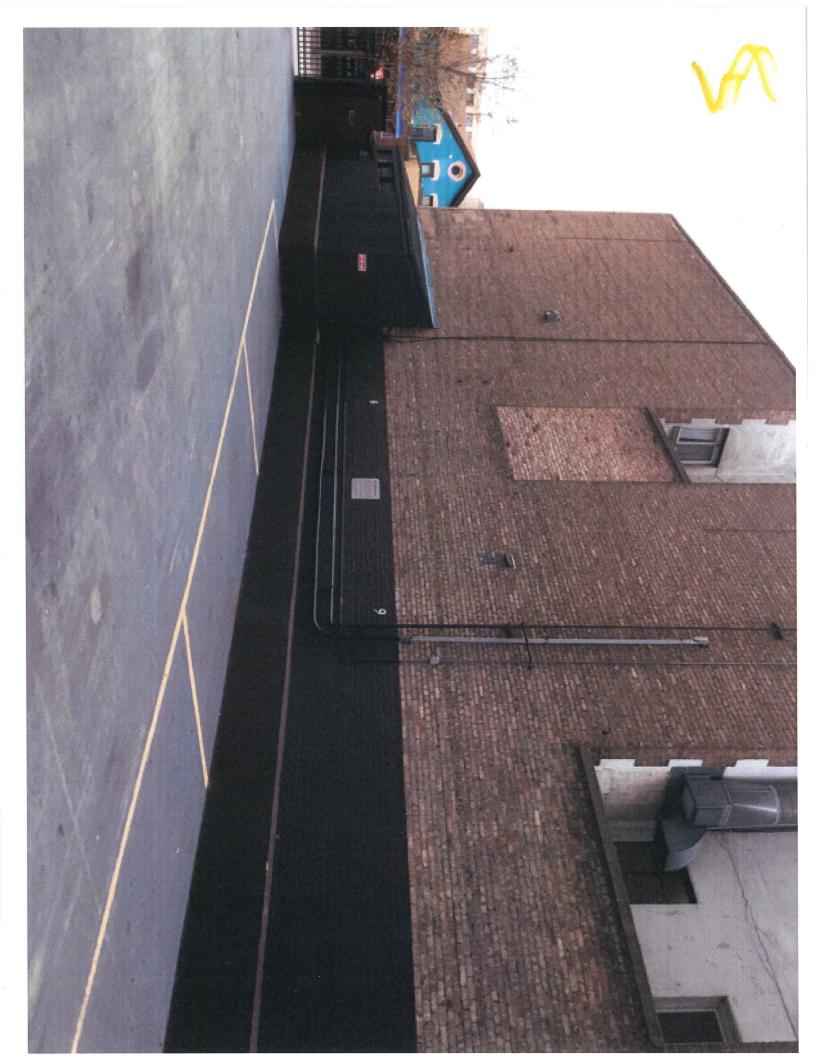
Name of Fire Chief or Designee (type or print) Bill Sullivan, Fire Protection Engineer	
City of Madison Fire Department	Telephone Number 608-261-9658
Signature of Fire Chief of Designee	Date Signed February 5, 2016











Transmittal



Towers Addition

20150790

Date:

February 3, 2016

To:

City of Madison

Building Inspection Division 215 Martin Luther King Jr. Blvd.

Room LL-100

Madison, WI 53703

From:

Jenny Dechant, Project Architect

Direct Line: 608-664-3555

Office Fax: 608-664-3535

jenny.dechant@iconicacreates.com

Subject:

Petition for Variance

We are sending you via hand delivery:

Quantity	Description
1	Petition Application
1	Check #094535 for \$490.00
11	Full Size Plan Set
1	Existing Condition Photos

cc: File 20150790 - 16