



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: 3205 James Street

Name of Owner: Elizabeth Lucht and James Merett

Address of Owner (if different than above): _____

Daytime Phone: 608-334-9179 Evening Phone: same

Email Address: _____

Name of Applicant (Owner's Representative): Elizabeth Lucht and James Merett

Address of Applicant: same

Daytime Phone: same Evening Phone: same

Email Address: same

Description of Requested Variance: _____

A front yard variance is requested to allow conversion of the existing uninsulated screened-in porch that lies within the existing 20 foot setback. Proposed improvement would: 1) allow extension of the existing living space into the area, serving as a mud room/foyer with expanded storage space, including a large coat closet; 2) allow for rebuilding of a smaller screen porch and entryway into the house.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>5/25/17</u>
Receipt: <u>029762-0002</u>	Published Date: <u>5-18-17</u>
Filing Date: <u>5/4/17</u>	Appeal Number: _____
Received By: <u>[Signature]</u>	GQ: <u>25A</u>
Parcel Number: <u>0716-654-1603-9</u>	Code Section(s): <u>28.047 (2)</u>
Zoning District: <u>TR-V1</u>	_____
Alder District: <u>OK 6-Rummel</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.

There are four properties on the south side of the 3200 block of James. Two face James Street, while the two properties on the east half of the block have addresses on South Fair Oaks Avenue. Because these are considered through lots, the owners are required to obtain a variance even though the proposed construction does not change the existing footprint.

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 proposed project is due to enhance the functionality of the house, adding much-needed closet space in an older home. It will be completed in a manner consistent with the current appearance of the home and the other homes in the neighborhood.

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.

Compliance with the ordinance would prevent adding functionality to the home in the form of increased storage space. The ordinance does not allow us to make use of the square footage of the porch as living space that can be utilized year-round.

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.

Because the ordinance post-dates construction of the home in 1920, compliance with it prevents improvement to the existing structure in the street-facing area of the home.

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

The existing footprint of the house will not be altered. No proposed changes will affect neighbors' existing sight lines or encroach onto neighboring lots. The current structure is in need of repair, and the proposed renovation will result in a more aesthetically pleasing entrance and facade.

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

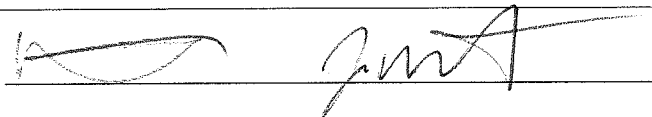
The proposed remodel would be completed in keeping with the home's character with double hung windows, matching trim, and cedar shake shingle siding painted to match the remainder of the house.

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 checked="" 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 checked="" 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:



Date:

5/31/17

----- (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:

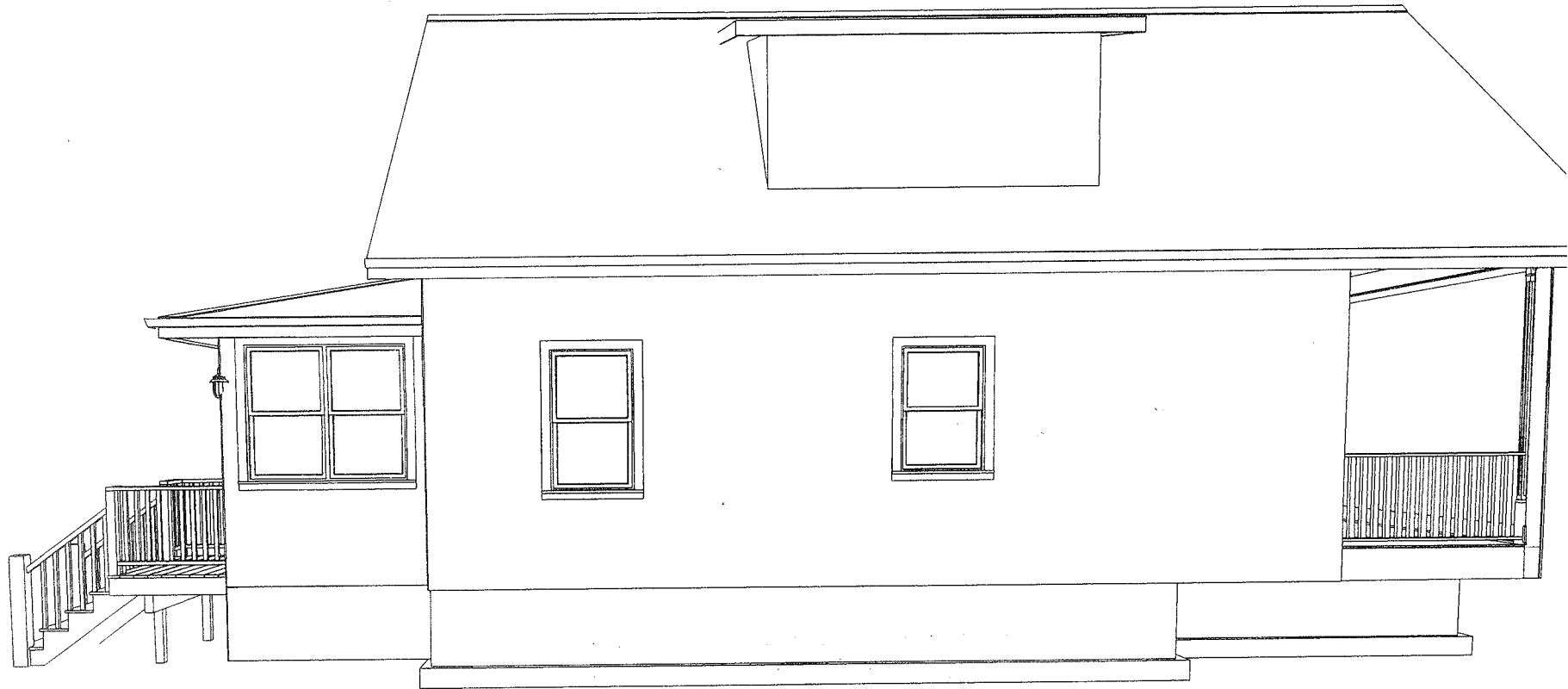
3205 JAMES STREET
MADISON, WISCONSIN
MAY 1, 2017
BETH LUCHT and JAMES MERETT
ENCLOSED PORCH ALTERATIONS
NORTH ELEVATION



PAINTED CEDAR SHAKE SIDING TO MATCH EXISTING
STUCCO FOUNDATION SKIRTING
T&G BEADBOARD SOFFIT TO MATCH EXISTING
IPE WOOD DECK and STAIRS
CEDAR RAILINGS
MARVIN DBL HUNG WINDOWS
5/4x4.5" PAINTED WOOD CASINGS TO MATCH EXISTING

3205 JAMES STREET
MADISON, WISCONSIN
MAY 1, 2017
BETH LUCHT and JAMES MERETT

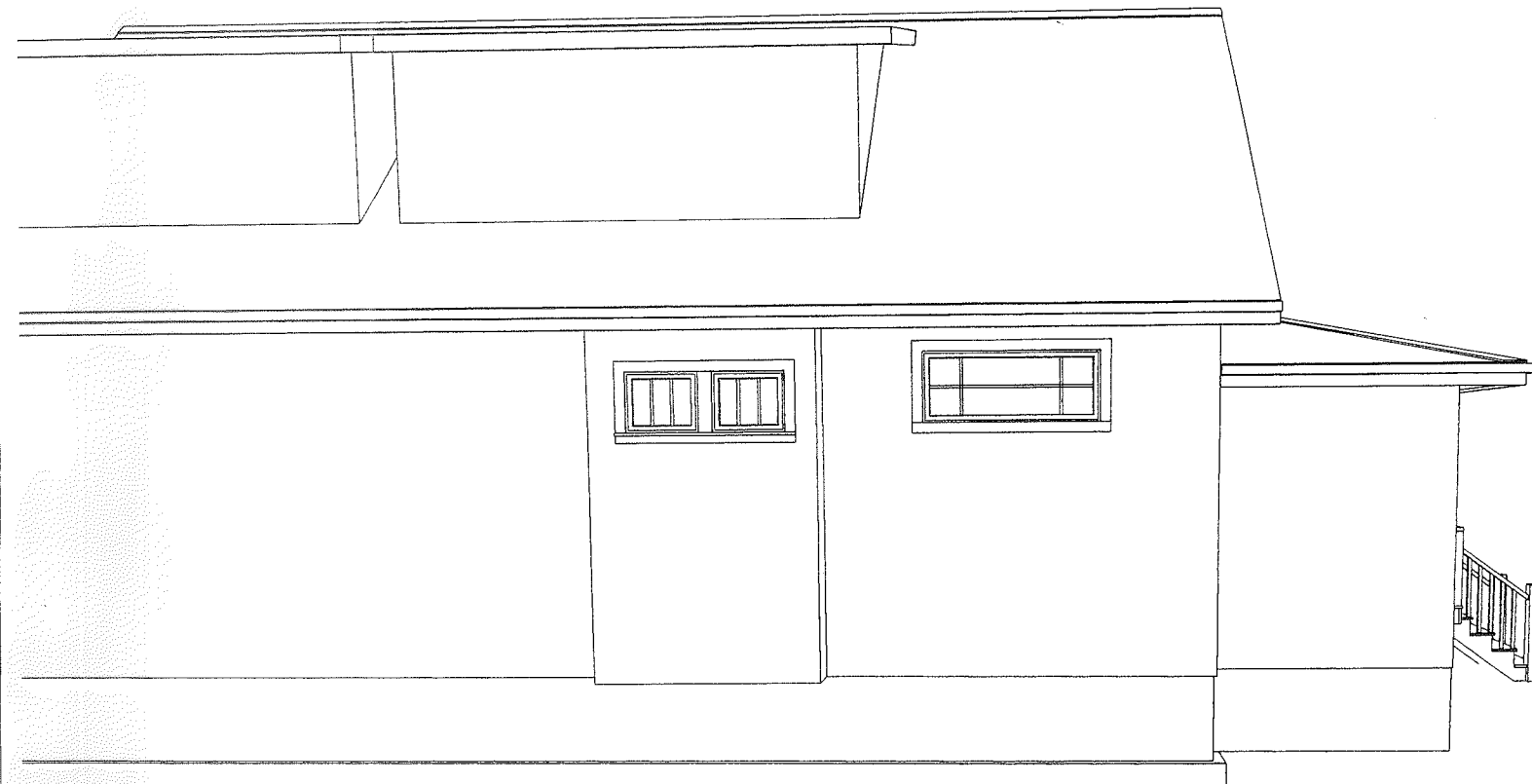
ENCLOSED PORCH ALTERATIONS
WEST ELEVATION

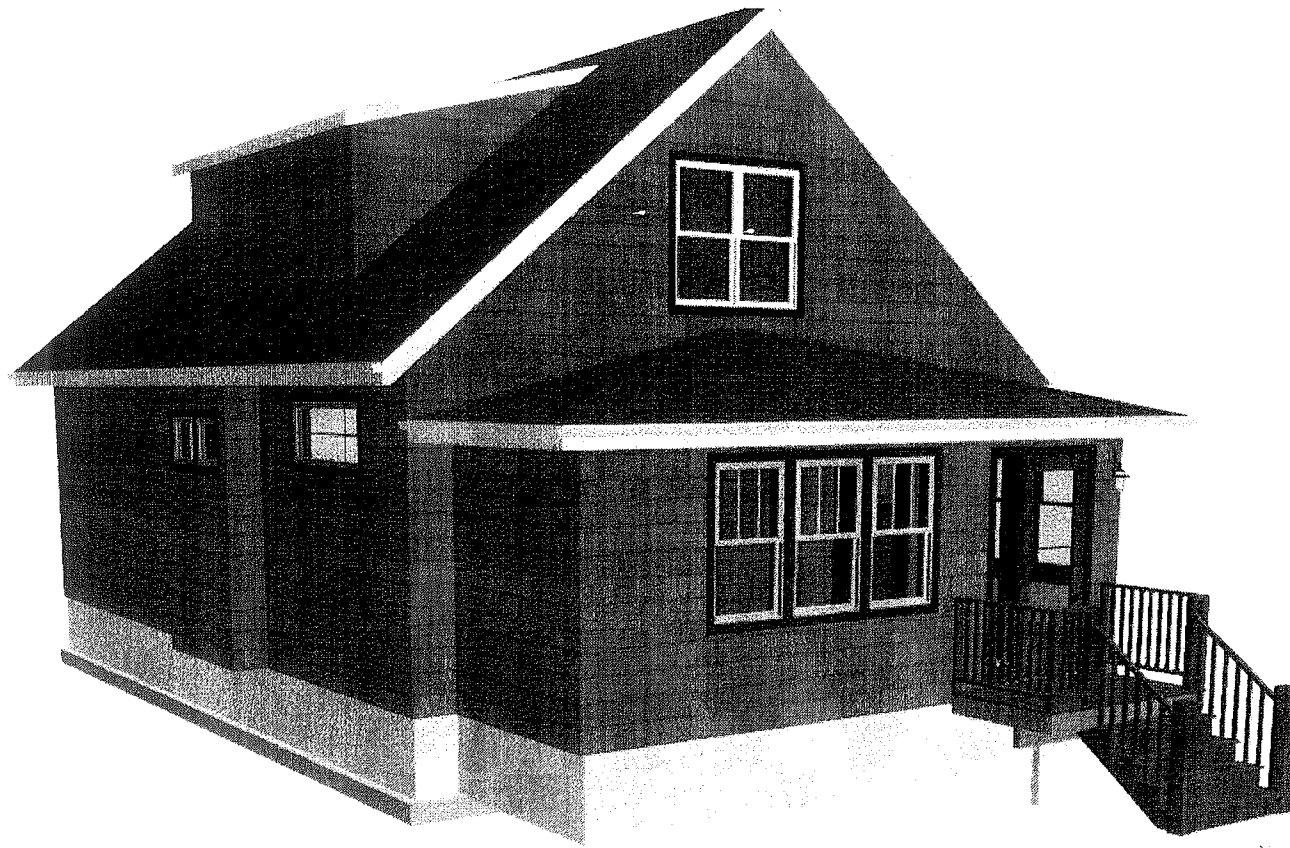


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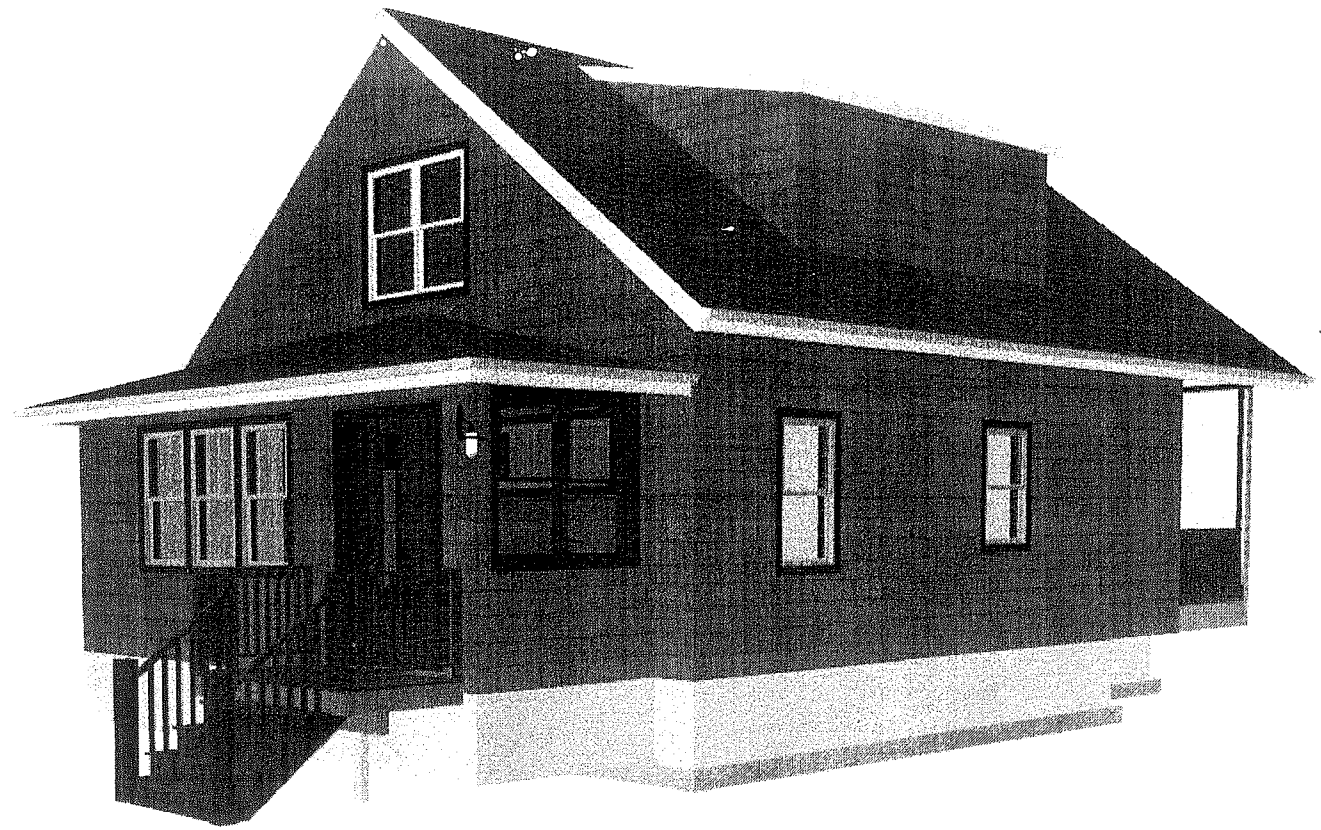
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MAY 1, 2017
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ENCLOSED PORCH ALTERATIONS
EAST ELEVATION

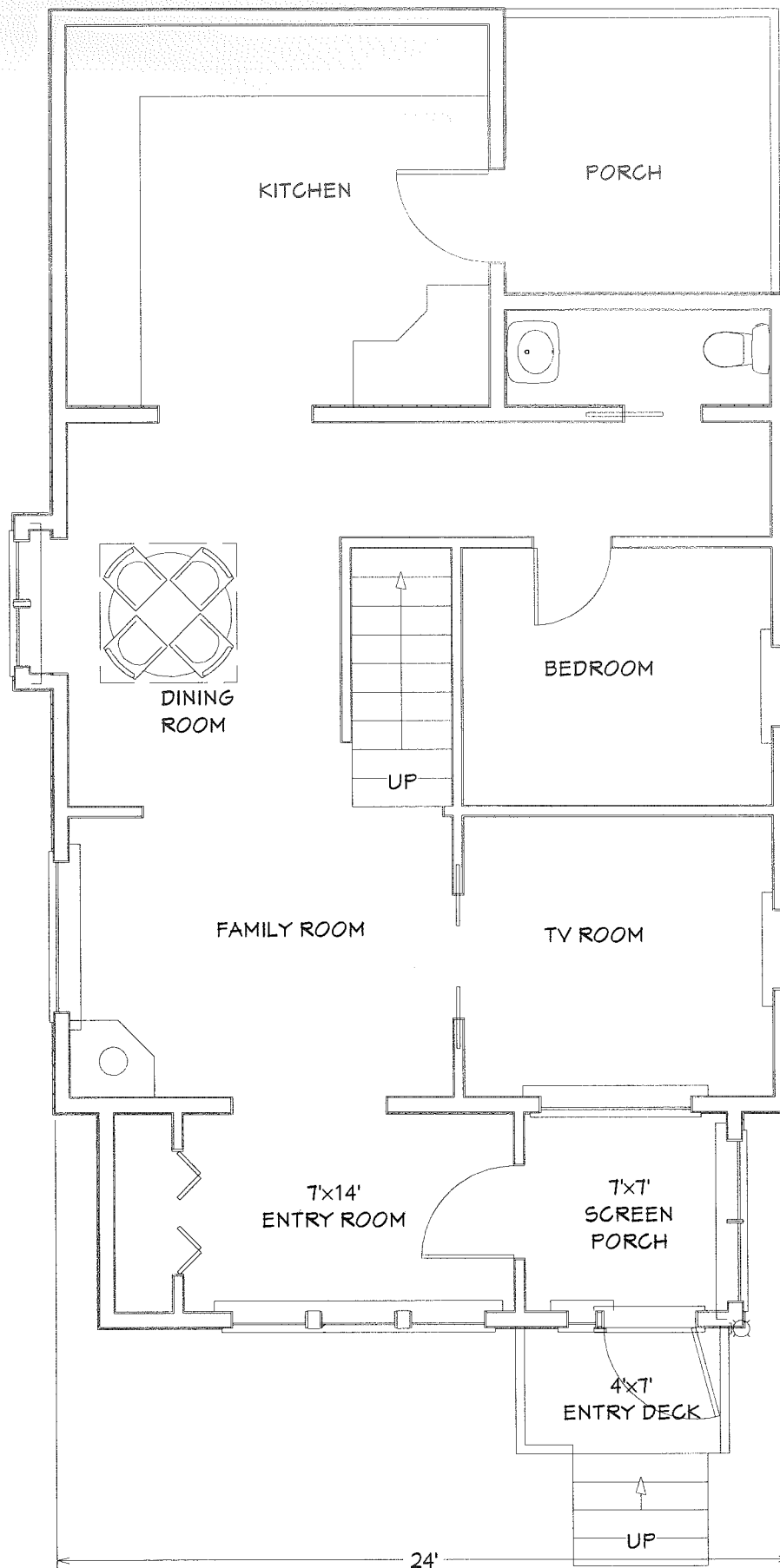




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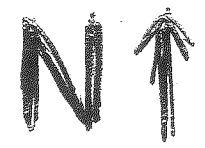


3205 JAMES STREET
MADISON, WISCONSIN
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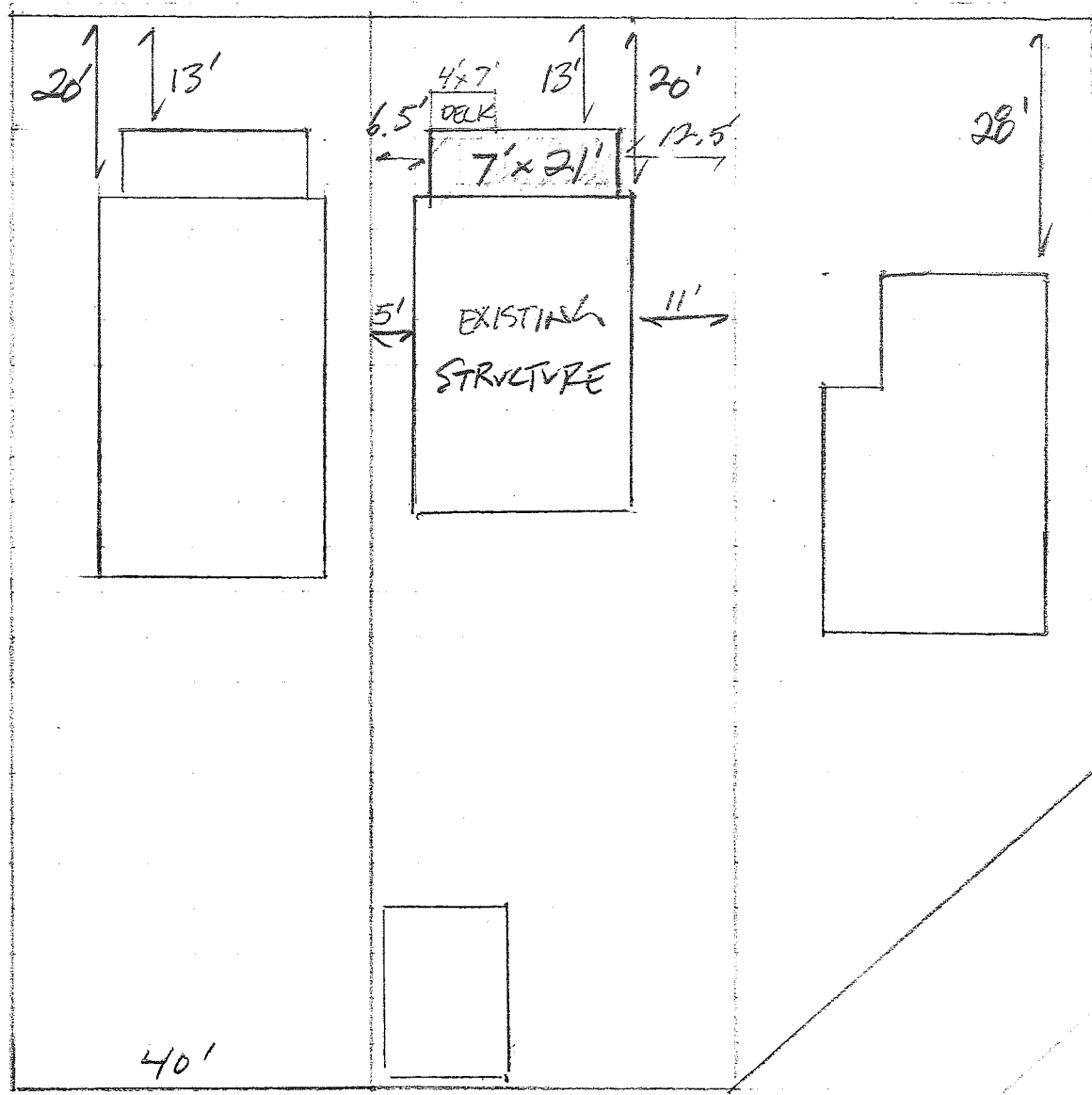


1:20

JAMES ST



BRYAN ST



120'

40'

3201
JAMES ST
CORNER LOT

3205
JAMES ST.

86
FAIROAKS
THRU LOT