

**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: 2926 LAKE LAND AVE.

Name of Owner: SABINE DROSTE

Address of Owner (if different than above): —

Daytime Phone: — Evening Phone: —

Email Address: —

Name of Applicant (Owner's Representative): JAMES WIDDER

Address of Applicant: 2616 INDUSTRIAL DR.
EDGE CONSTRUCTION

Daytime Phone: 608 515-9439 Evening Phone: —

Email Address: jim@edge-remodel.com

Description of Requested Variance: FRONT YARD SETBACK TO PERMIT
GROUND FLOOR BATHROOM AND RELOCATED
ENTRY WITH ADA COMPLIANT ACCESS

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300 —</u>	Hearing Date: <u>12/20/2018</u>
Receipt: <u>0855-0005</u>	Published Date: <u>12/13/2018</u>
Filing Date: <u>11-26-18</u>	Appeal Number: <u>LNOVAR-</u>
Received By: <u>JEM</u>	GQ: <u>OK</u>
Parcel Number: <u>0710-053-3202-9</u>	Code Section(s): <u>28.043 (2) - Dwelling, other</u>
Zoning District: <u>TR-C2</u>	<u>28.132 (1) - Porch, open</u>
Alder District: <u>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.

EXISTING HOUSE HAS NO GROUND FLOOR BATHROOM. LIMITED FLOOR PLAN PRECLUDES ALL OTHER OPTIONS BUT TO RELOCATE FRONT DOOR TO FRONT YARD.

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.

YES, NEW ENTRY PORCH AND VESTIBULE IS IN KEEPING WITH CHARACTER OF NEIGHBORHOOD AND PRESENTS A UNIFORM APPEARANCE

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. IT WOULD LIMIT THE ADDITION OF NEW BATH

THE ONLY LOCATION FOR NEW ENTRY TRIGGERED BY NEW BATH LOCATION IN EXIST ENTRY VESTIBULE IS TOWARDS FRONT YARD

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 DIFFICULTY IS THE LIMITED FRONT YARD SETBACK OF 19.3' TO PERMIT NEW ENTRY PORCH AND VESTIBULE

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

THE NEW ENTRY PORCH ADDITION ENHANCES THE IMMEDIATE NEIGHBORHOOD AND IS IN KEEPING WITH THE OVERALL CHARACTER

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

OPEN FRONT PORCHES ARE A COMMON ELEMENT OF THIS STRETCH OF LAKELAND AVENUE

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

☒	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
☒	Site plan, drawn to scale. A registered survey is recommended, but not required. Show the following: ☐ Lot lines ☐ Existing and proposed structures, with dimensions and setback distances to all property lines ☐ Approximate location of structures on neighboring properties adjacent to variance ☐ Major landscape elements, fencing, retaining walls or other relevant site features ☐ Scale (1" = 20' or 1' = 30' preferred) ☐ North arrow
☒	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
☒	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).
☒	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.
☐	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.
☐	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
☒	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
☒	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
☒	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
☒	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: _____

11/20/2018

----- (For Office Use Only) -----

DECISION

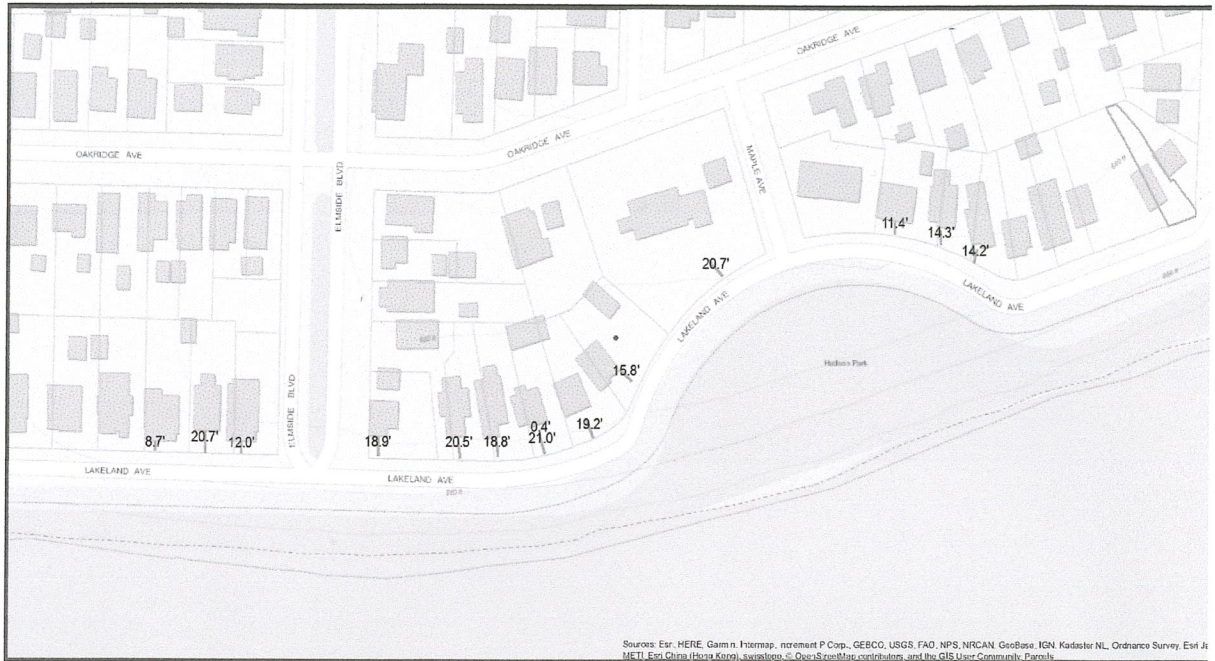
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair: _____

Date: _____

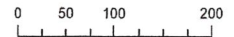
AVERAGE SETBACK CALCULATIONS



November 12, 2018

☐ Tax Parcels

1 inch = 80 feet



AVERAGE SETBACK CALCULATION

address	setback (ft)
2906 LAKELAND AVE	20 *
2910 LAKELAND AVE	20.5
2914 LAKELAND AVE	18.8
2918 LAKELAND AVE	21.0
2922 LAKELAND AVE	19.2
2926 LAKELAND AVE	15.8
2930 LAKELAND AVE	20 *

AVERAGE FRONTYARD SETBACK	19.3
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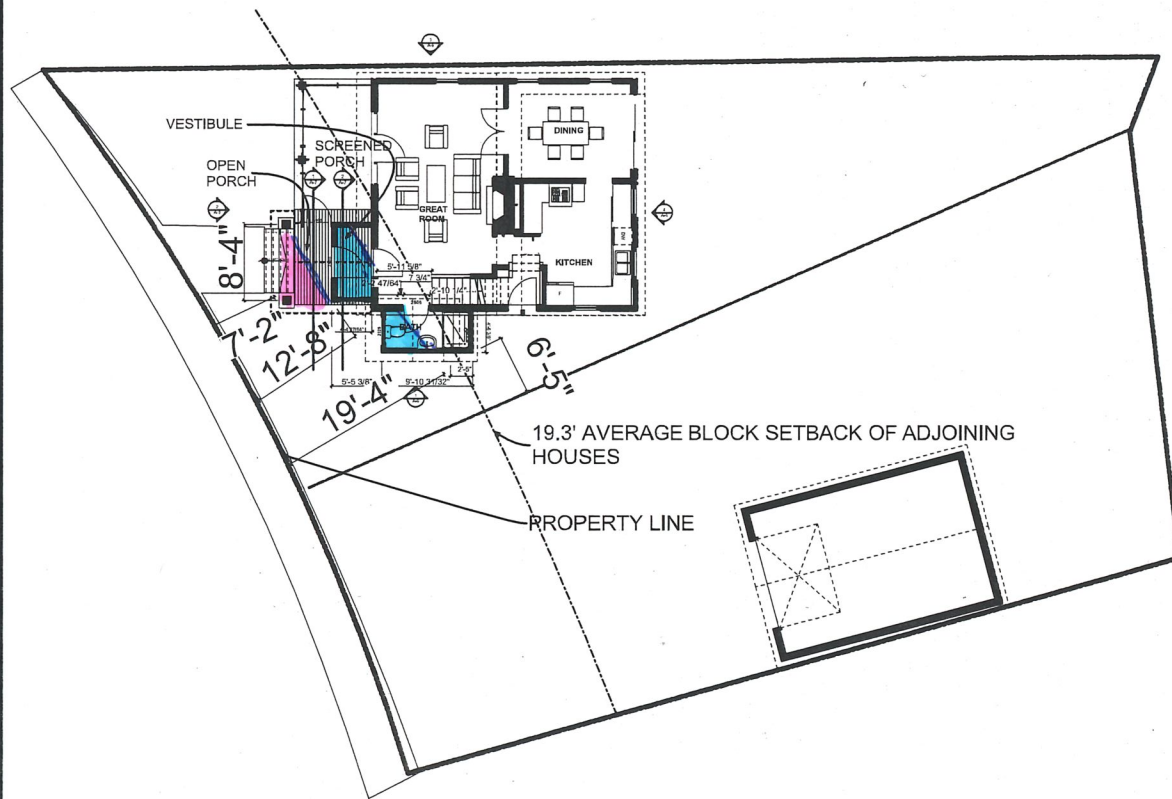
Two - story Single - Family Home
1st story Dwelling additions and open porch
Front yard setback

Dwelling Additions

19.33' Required
12.66' Provided
6.67' VARIANCE

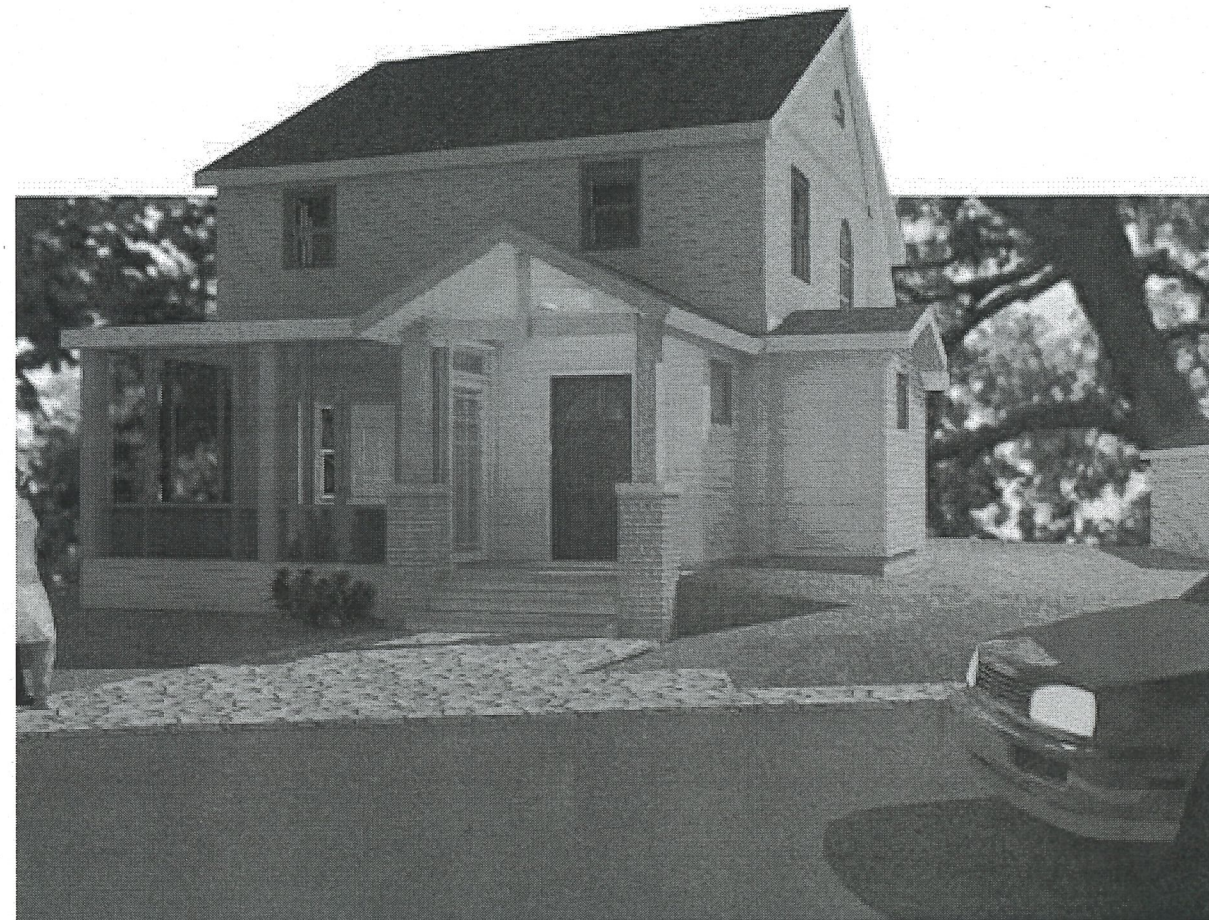
Open Front Porch

12.33' Required
7.16' Provided
5.17' VARIANCE



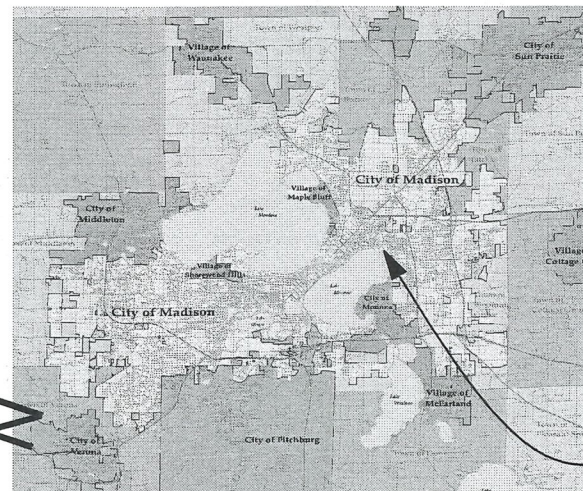
SITE PLAN

SCALE: 1" = 20'



VIEW FROM LAKELAND AVE

PROJECT LOCATION



LOCATION

SHEET INDEX

ID	Name
A-1	TITLE SHEET
A-2	BASEMENT PLAN
A-2	DEMOLITION PLAN
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	ELEVATIONS
A-7	BUILDING SECTION

**EDGE
CONSTRUCTION**
2616 INDUSTRIAL
DR
MONONA, WI 53713

**DROSTE
RESIDENCE
ADDITION**

2926 LAKELAND AVE
MADISON, WISC

PROJECT NO: #Pln

DATE: 12/7/2018

DRAWN BY: #CAD

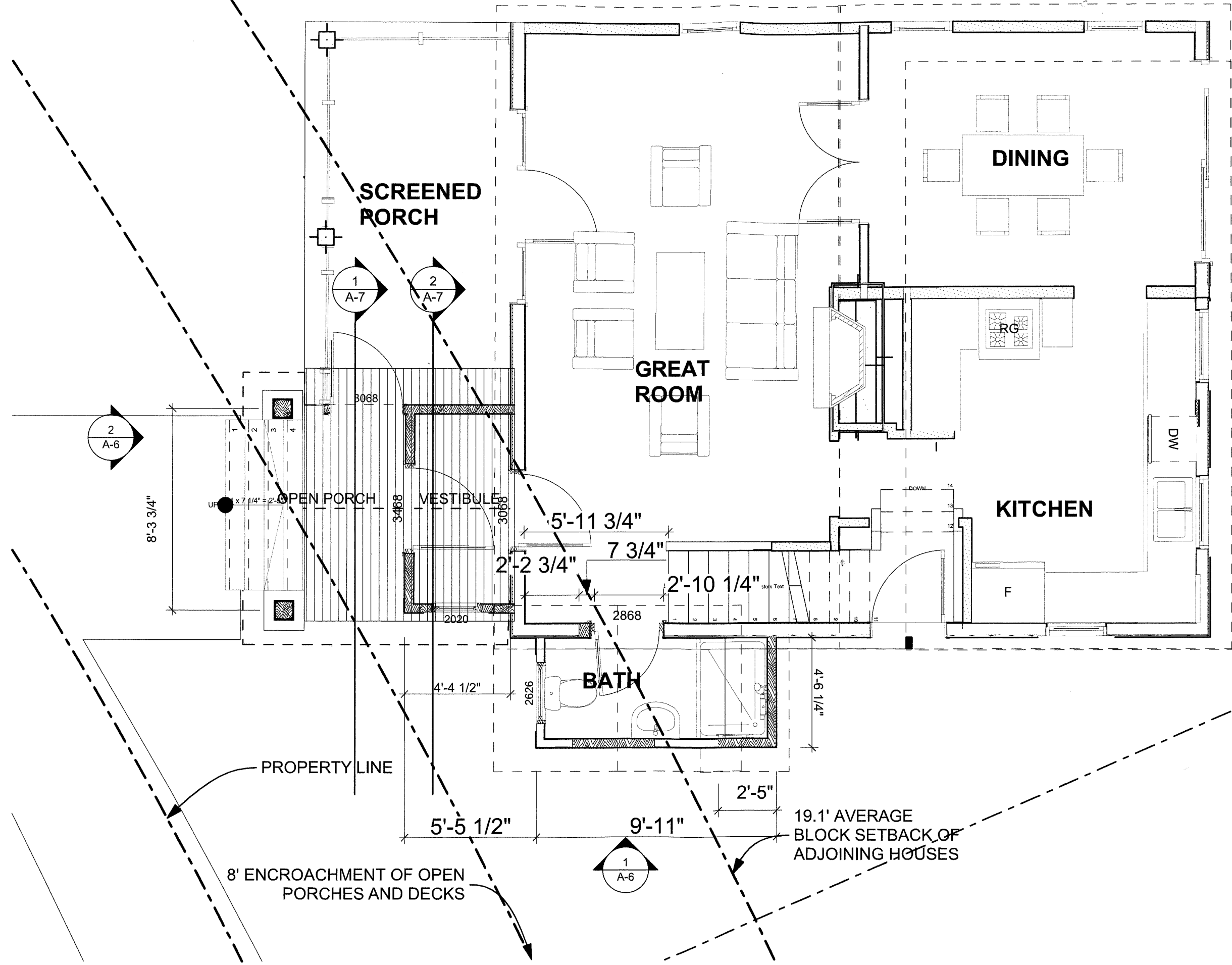
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TITLE SHEET

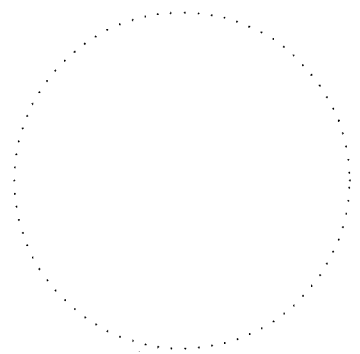
A-1

SHEET 1 OF 7

T:\Edge Construction Team Site - Documents\Client Projects\Droste\Current Drawings\JULY 2018\DROSTE MODEL UPDATED OPTION 1-shed look.



**EDGE
CONSTRUCTION**
2616 INDUSTRIAL
DR
MONONA, WI 53713



**DROSTE
RESIDENCE
ADDITION**

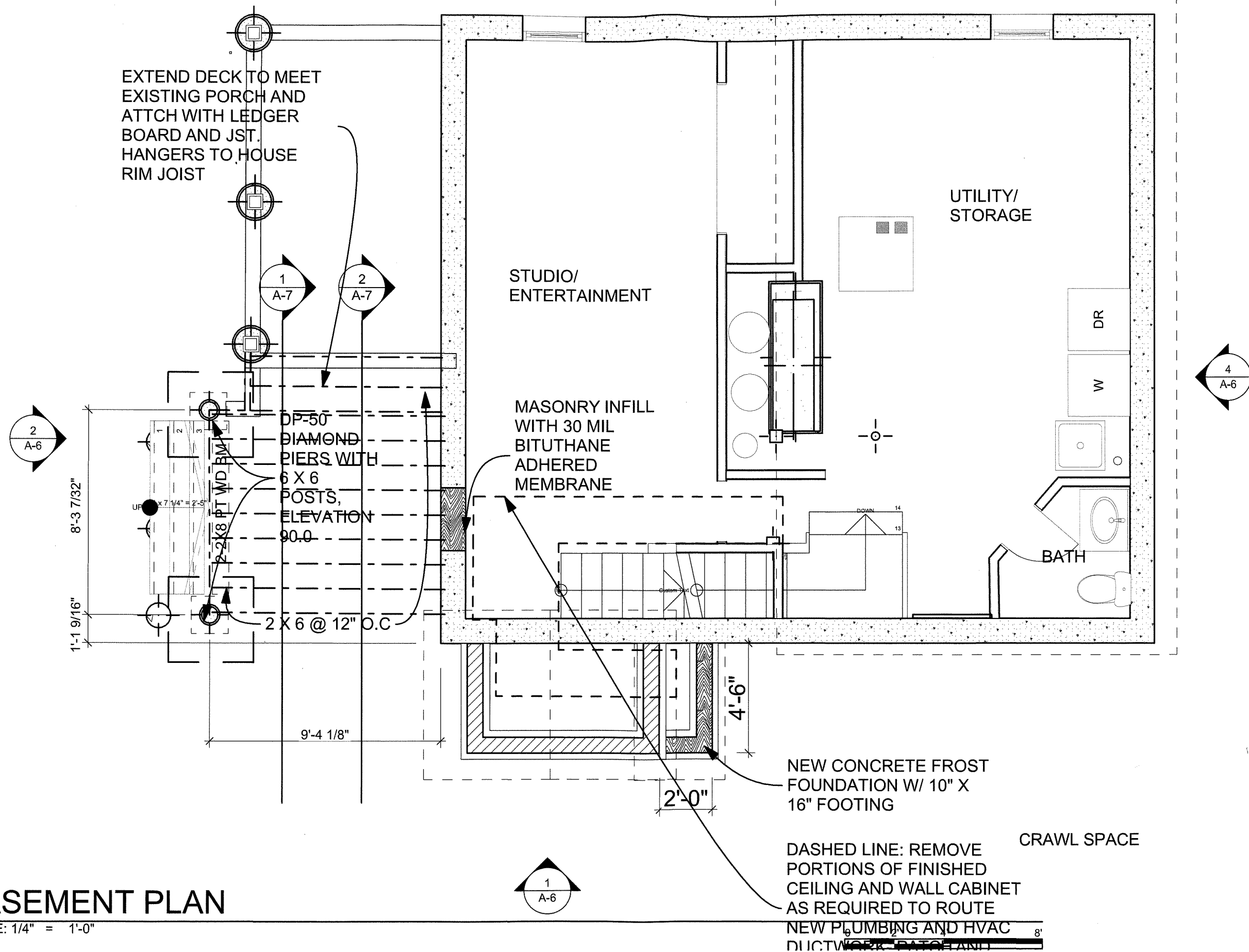
2926 LAKELAND AVE
MADISON, WISC

PROJECT NO: #Pln
DATE: 11/26/2018
DRAWN BY: #CAD
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**FIRST FLOOR
PLAN**

A-4

T:\Edge Construction Team Site - Documents\Client Projects\Droste\CURRENT DRAWINGS JULY 2018\DROSTE MODEL UPDATED OPTION 1-shed look.



BASEMENT PLAN

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

EDGE
CONSTRUCTION
2616 INDUSTRIAL
DR
MONONA, WI 53713

DROSTE RESIDENCE ADDITION

2926 LAKELAND AVE
MADISON, WISC

PROJECT NO: #Pln

DATE: 11/8/2018

DRAWN BY: #CAD

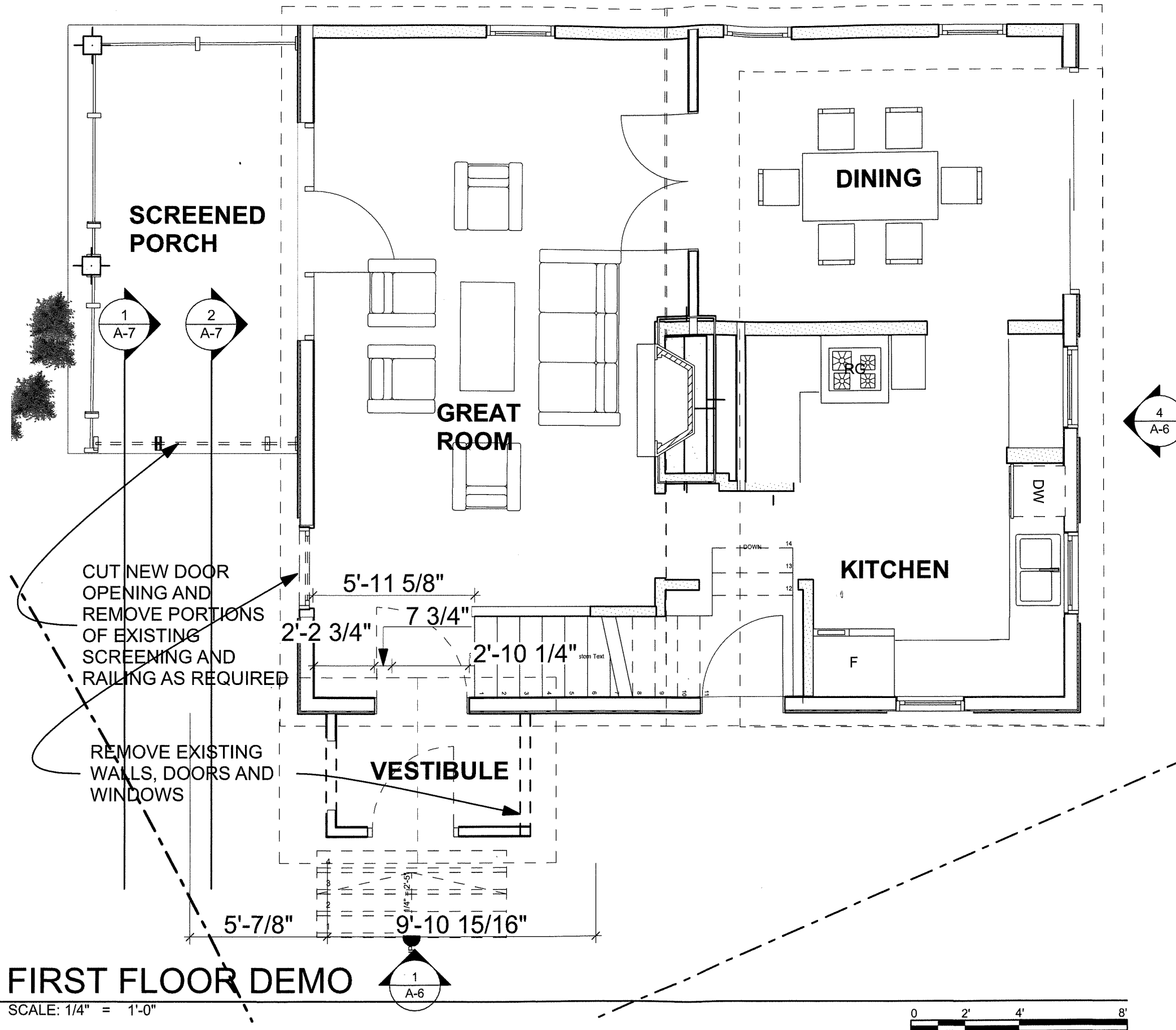
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BASEMENT PLAN

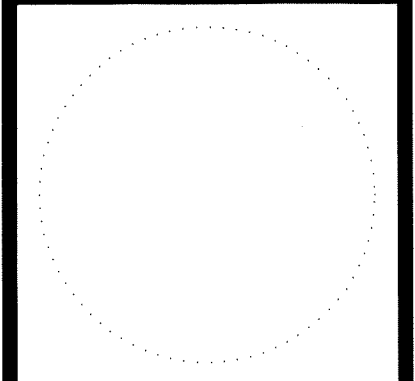
A-2

SHEET 2 OF 7

T:\Edge Construction Team Site - Documents\Client Projects\Droste\CURRENT DRAWINGS JULY 2018\DROSTE MODEL UPDATED OPTION 1-shed look.



**EDGE
CONSTRUCTION**
2616 INDUSTRIAL
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MONONA, WI 53713



**DROSTE
RESIDENCE
ADDITION**

2926 LAKELAND AVE
MADISON, WISC

PROJECT NO: #Pln

DATE: 11/8/2018

DRAWN BY: #CAD

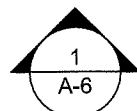
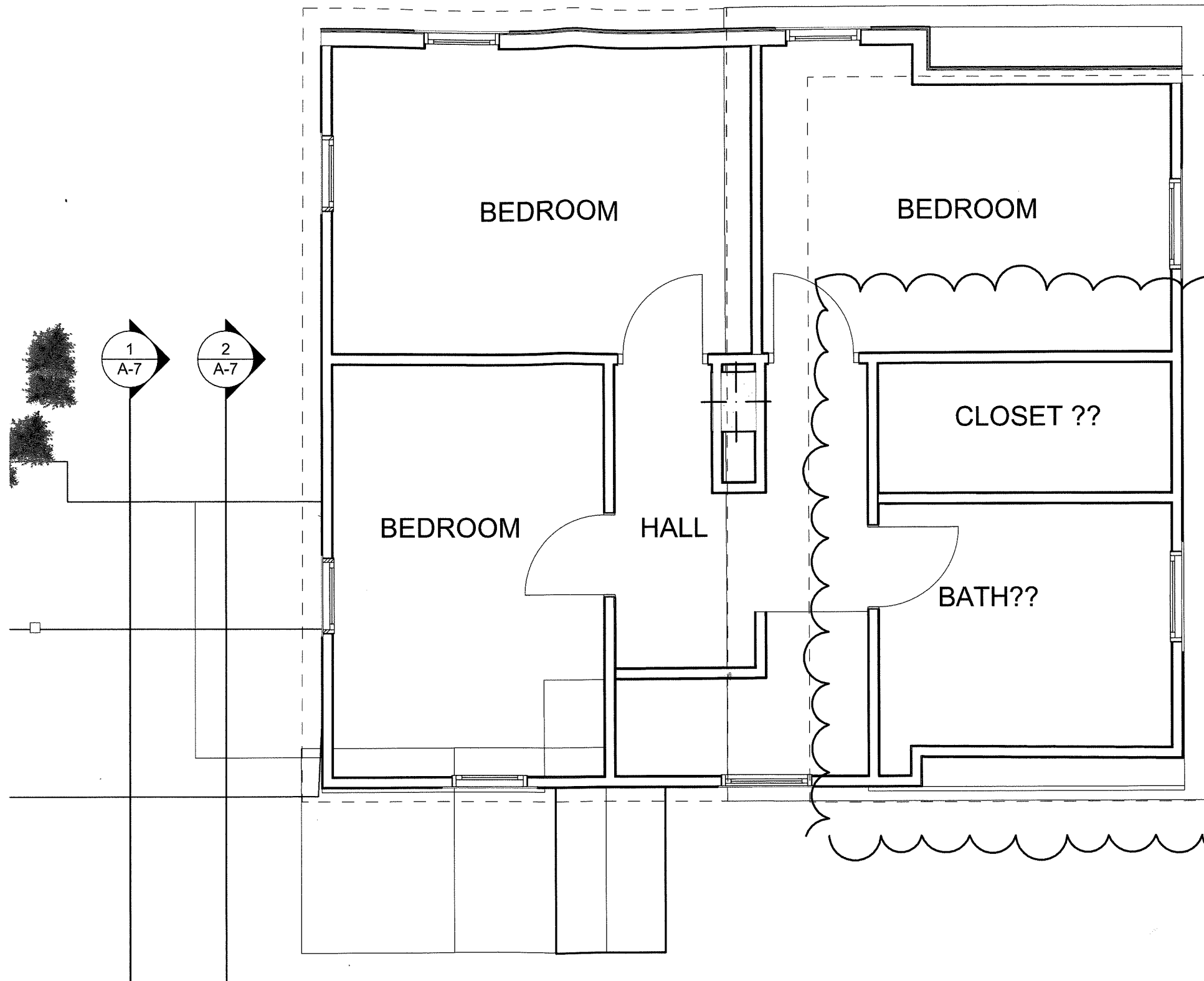
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**DEMOLITION
PLAN**

A-2

SHEET 3 OF 7

T:\Edge Construction Team Site - Documents\Client Projects\Droste\Current Drawings\JULY 2018\DROSTE MODEL UPDATED OPTION 1-shed look.



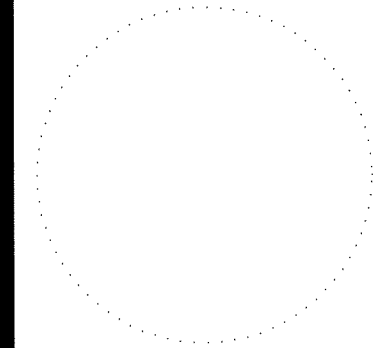
1

SECOND FLOOR

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



**EDGE
CONSTRUCTION**
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DROSTE RESIDENCE ADDITION

2926 LAKELAND AVE
MADISON, WISC

PROJECT NO: #PIn

DATE: 11/8/2018

DRAWN BY: #CAD

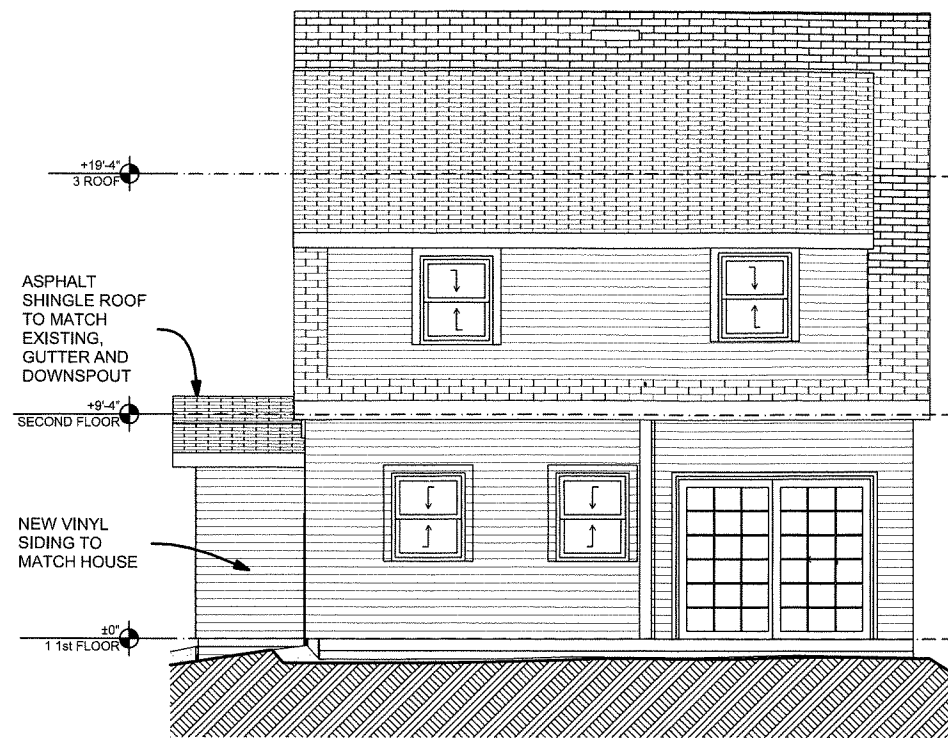
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SECOND FLOOR PLAN

A-5

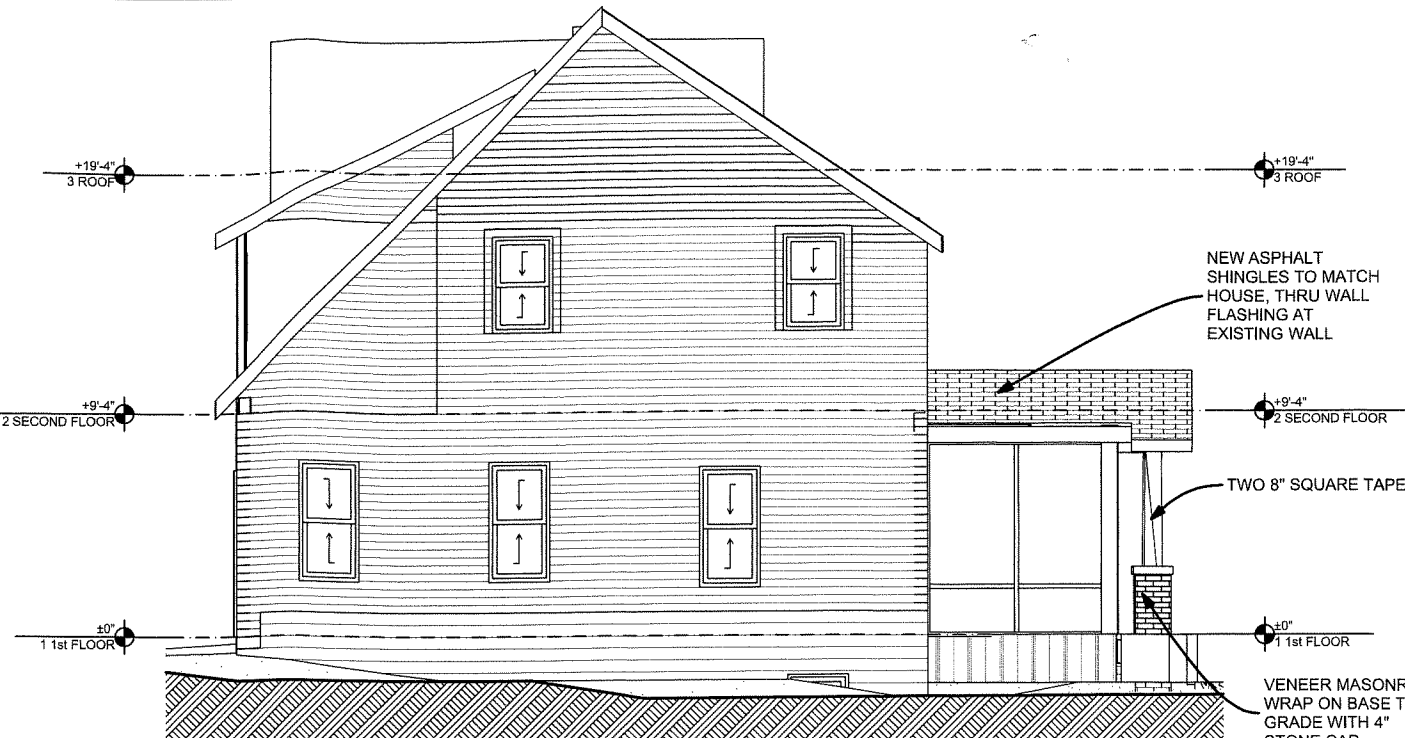
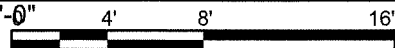
SHEET 5 OF 7

T:\Edge Construction Team Site - Documents\Client Projects\Droste\CURRENT DRAWINGS\JULY 2018\DROSTE MODEL UPDATED OPTION 1-shed look.



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



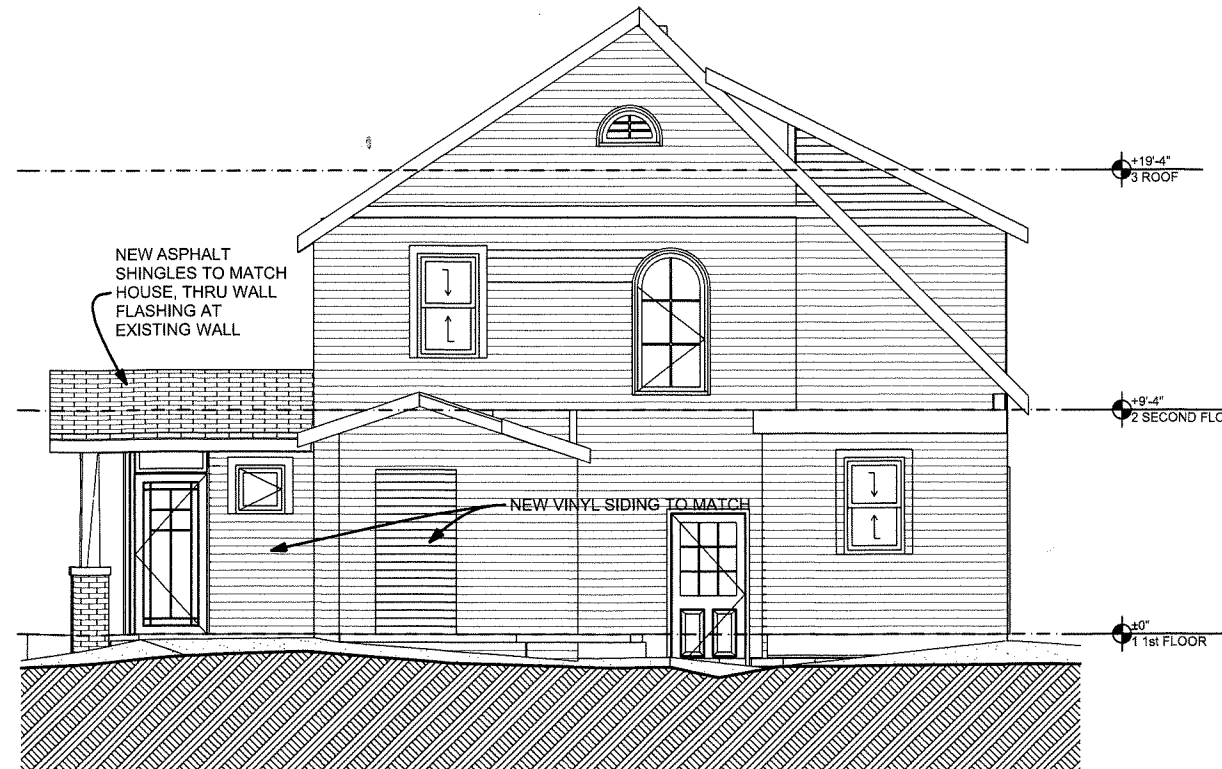
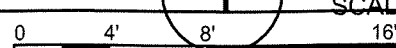
3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



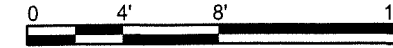
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



EDGE
CONSTRUCTION
2616 INDUSTRIAL
DR
MONONA, WI 53713

DROSTE RESIDENCE ADDITION

2926 LAKELAND AVE
MADISON, WISC

PROJECT NO: #Pln

DATE: 11/8/2018

DRAWN BY: #CAD

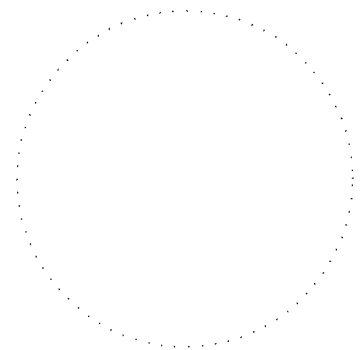
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ELEVATIONS

A-6

SHEET 6 OF 7

**EDGE
CONSTRUCTION**
2616 INDUSTRIAL
DR
MONONA, WI 53713



**DROSTE
RESIDENCE
ADDITION**

2926 LAKELAND AVE
MADISON, WISC

PROJECT NO: #Pln

DATE: 11/8/2018

DRAWN BY: #CAD

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**BUILDING
SECTION**

A-7

SHEET 7 OF 7

WALL SYSTEM

- * 1/2" Painted Gyp.bd wall finish
- * 2 x 4 wall studs @ 16"O.C.
- * 2" Polyurethane spray foam R=14
- * 1/2" Plywood sheathing
- * tyvec wind barrier
- * triple 4 vinyl siding to match house

ROOF SYSTEM

- 1.1.1. Rafters- 2 x 6 x 10 #2 SPF
- 1.1.2. 1/2" x 4' x 8' CDX plywood
- 1.1.3. 30 mil Ice and water shield-
- 1.1.4. 235# asphalt shingles
- 1.1.5. 26 GA x 12" roof flashing
- 1.1.6. 26GA white drip edge
- 1.1.7. 1 x 8 WHITE METAL WRAPPED FACIA
- 1.1.8. 3/8" x 4' x 8' BEADBOARD CEILING
- 1.1.9. aluminum gutter and downpouts

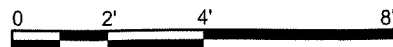
FLOOR SYSTEM

- * Thin set tile flooring
- * 3/4" T&G subfloor
- * 2 x 8 wood joists @12"O.C.
- * fiberglas batt R=23
- * Plywood soffit closure under vestibule only

1" X 6" COMPOSITE DECKING

BUILDING SECTION AT VESTIBULE

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



1

BUILDING SECTION AT OPEN PORCH

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

