



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: 4205 Mandan Crescent Madison WI 53711

Name of Owner: Jim & Rachel Yeck

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): Melissa Destree

Address of Applicant: 222 West Washington Ave Suite 310 Madison, WI 53703

Daytime Phone: 608.268.1499 Evening Phone: _____

Email Address: meilssa@destreearchitects.com

Description of Requested Variance:

Our variance request is related to the unique non-rectilinear lot orientation of the site, orientation of the home and the updated zoning requirement of the rear yard set-back. This perfect storm is creating a hardship and inconsistency with the existing built conditions versus the allowable buildable area.

The goal of the project is to build a master bedroom for aging in place, upgrade a narrow kitchen and connect the existing screen porch with a 36" wide door for accessibility. The zoning challenge and variance request is to allow a 2 square foot portion of the kitchen addition to enter the rear yard set-back. This additional space is required to allow for the 36" wide door. Due to the angle of the set-back and the newer zoning code requirements, we are requesting a variance to resolve this 2 sf angular offset as it relates to the non-rectilinear lot. All other zoning requirements are being met with this project.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300
Receipt: 087858-0002
Filing Date: 2/8/19
Received By: RP
Parcel Number: 0709-321-1602-7
Zoning District: TR-C1
Alder District: 10 - Cheeks

Hearing Date: 3/21/19
Published Date: 3/14/19
Appeal Number: _____
GQ: OK
Code Section(s): Z8.042.12

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 site has a non-rectilinear lot orientation and the existing house sits near the rear property line. The updated zoning requirement of the rear yard set-back is creating a unique hardship and inconsistency with the existing built conditions versus the allowable built area. We are requesting the variance to infill space between an existing family room and the existing screen porch.

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 request is in the spirit of the zoning code intent. The request to infill space between an existing family room and the existing screen porch to allow access to the existing screen porch. The area is in the rear of the lot and not visible by the public.

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.

Due to the non-rectilinear orientation of the site and the angle the home sits on the site, the new interpretation of the rear-yard set back is limiting the owner's ability to install an accessible door to the existing screen porch.

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.

Due to the unique non-rectilinear orientation of the site and the angle the home sits on the site, the new zoning code interpretation creates a rear-yard set back that is limiting the buildable area. Previously this would have been a buildable area.

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

The variance does not create detriment to the adjacent properties; the area considered falls between portions of the existing house.

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

The design of the addition and scale of the home is consistent with the neighborhood.

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

[Handwritten Signature]

Date:

Feb. 1, 2019

----- (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:

ARCHITECT:
DESTREE DESIGN ARCHITECTS, INC.
222 WEST WASHINGTON AVE. SUITE 310
MADISON, WI 53703
PH: 608.268.1499
FAX: 608.268.1498
WWW.DESTREEARCHITECTS.COM

OWNER:
JIM & RACHEL YECK
4205 MANDAN CRESCENT
MADISON WI 53711

SHEET INDEX:

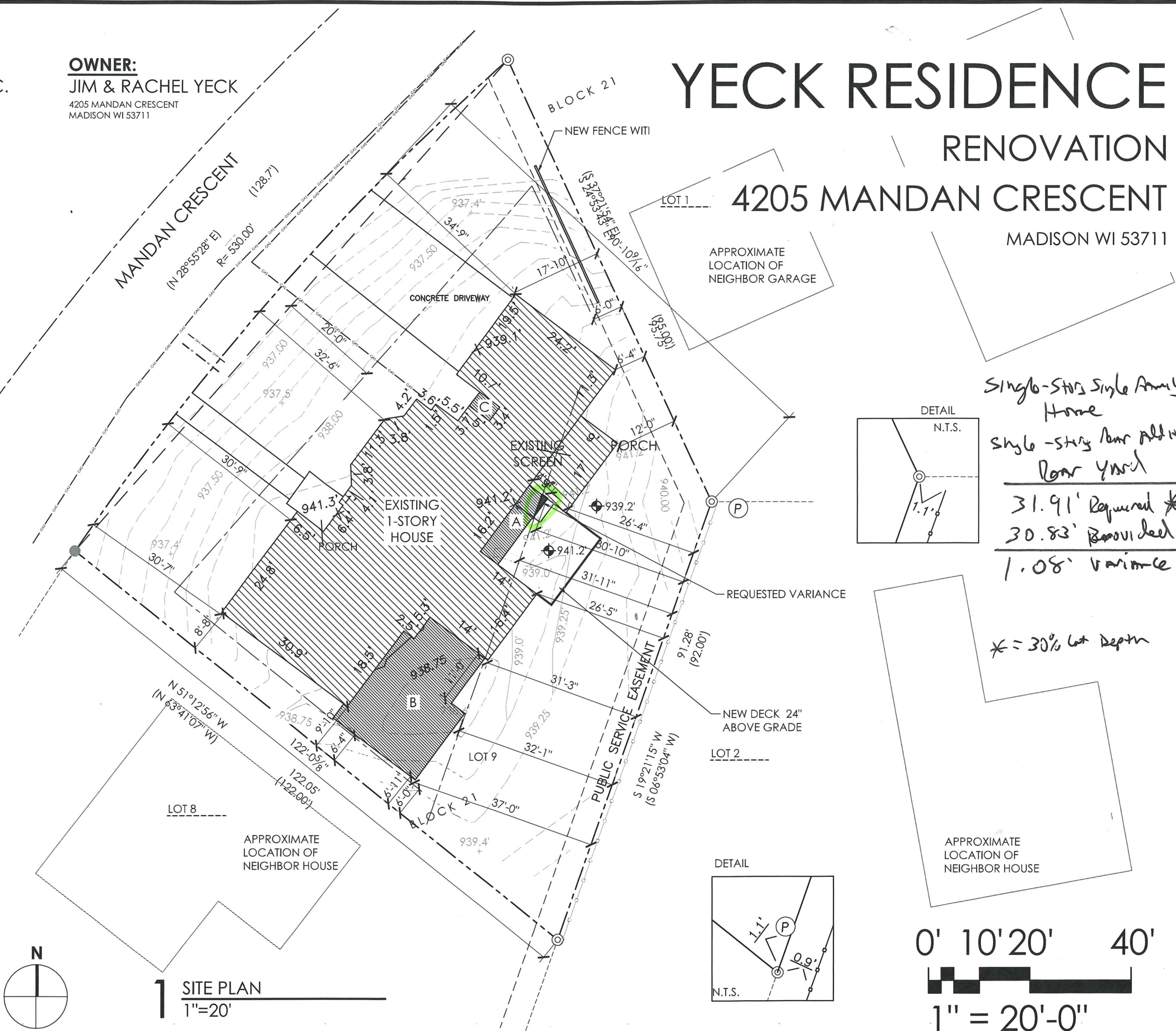
TITLE	
T000	COVER & SITE PLAN
ARCHITECTURAL	
A000	1ST FLOOR PLAN DEMO
A100	BASEMENT PLAN
A101	1ST FLOOR PLAN NEW
A103	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A700	INTERIOR ELEVATIONS

SQUARE FOOTAGES

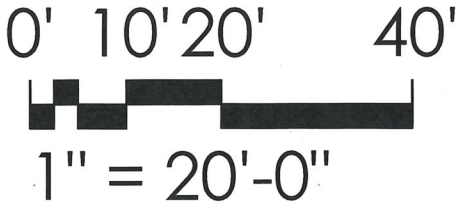
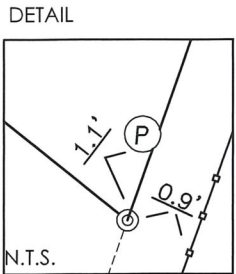
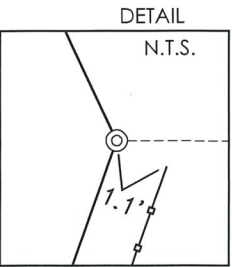
EXISTING BUILDING FOOTPRINT = 2718 SF
ADDITION A FOOTPRINT = 72 SF
ADDITION B FOOTPRINT = 482 SF
ADDITION C FOOTPRINT = 18 SF

LOT AREA = 11230 SF
BUILDABLE AREA 50% = 5615 SF
PROPOSED BUILDING FOOTPRINT = 3290 SF

- A = 1 STORY KITCHEN ADDITION**
VARIANCE REQUESTED
- B = 1 STORY MASTER SUITE ADDITION**
- C = 1 STORY MUDROOM ADDITION**



YECK RESIDENCE
RENOVATION
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MADISON WI 53711



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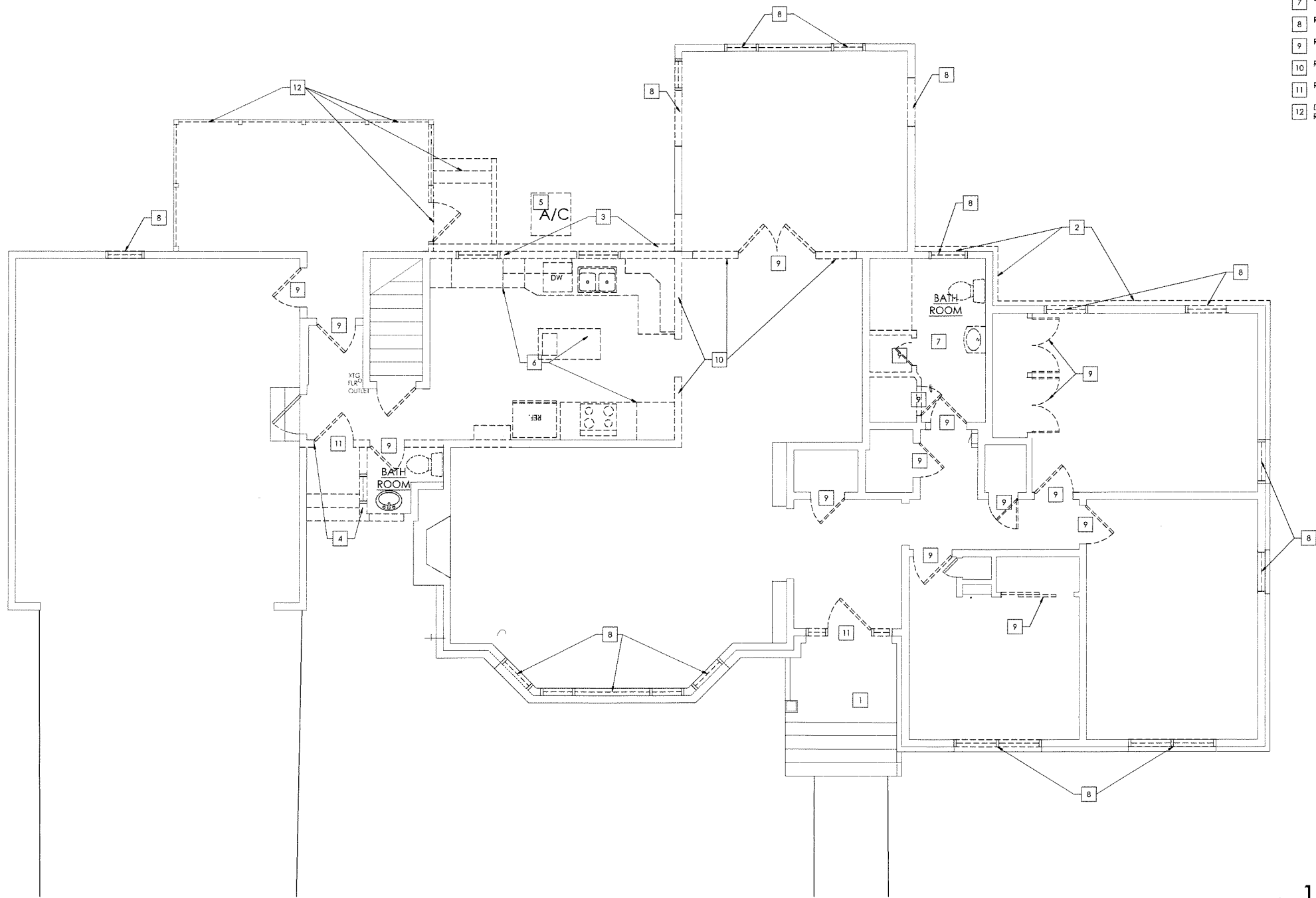
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ISSUANCES:
12/14/18
12/28/18
01/08/19
01/17/19

PROJECT #: 000000.00
SHEET NUMBER

T000



GENERAL NOTES

1. G.C. TO VERIFY XTC CONDITIONS
2. G.C. TO VERIFY ALL WINDOW OPENINGS & COORDINATE FINAL SIZING
3. 1 FLOOR @ ADDITION SPACES TO ALIGN WITH XTC 1ST FLOOR
4. ALL WINDOWS TO BE REPLACED WITH NEW MARVIN CONTEMPORARY CASEMENT & AWNING WINDOWS
5. ALL INTERIOR DOORS TO BE REPLACED
6. ALL NEW INTERIOR TRIM TO MATCH XTC

KEYNOTES

- 1 NEW FRONT PORCH DECKING IRONWOODS IPE
- 2 REMOVE BRICK @ MASTER ADDITION
- 3 REMOVE EXTERIOR WALL @ KITCHEN ADDITION
- 4 REMOVE EXTERIOR WALL @ MUDROOM ENTRANCE; REMOVE POWDER ROOM FIXTURES & DEMO INTERIOR WALLS
- 5 RELOCATE A/C & UTILITY CONNECTIONS
- 6 REMOVE KITCHEN CABINETS
- 7 DEMO XTC BATH WALLS & PLUMBING FIXTURES
- 8 REPLACE ALL EXTERIOR WINDOWS
- 9 REPLACE ALL INTERIOR DOORS
- 10 REMOVE INTERIOR WALLS @ NEW KITCHEN
- 11 REPLACE EXTERIOR DOORS
- 12 DEMO SCREEN PORCH SCREENS, DOOR AND STOOP; STRUCTURE TO REMAIN

1 1ST FLOOR DEMO PLAN
1/4" = 1'-0"



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Design Development
Phase:
This drawing is not for
construction.

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END OF REPORT

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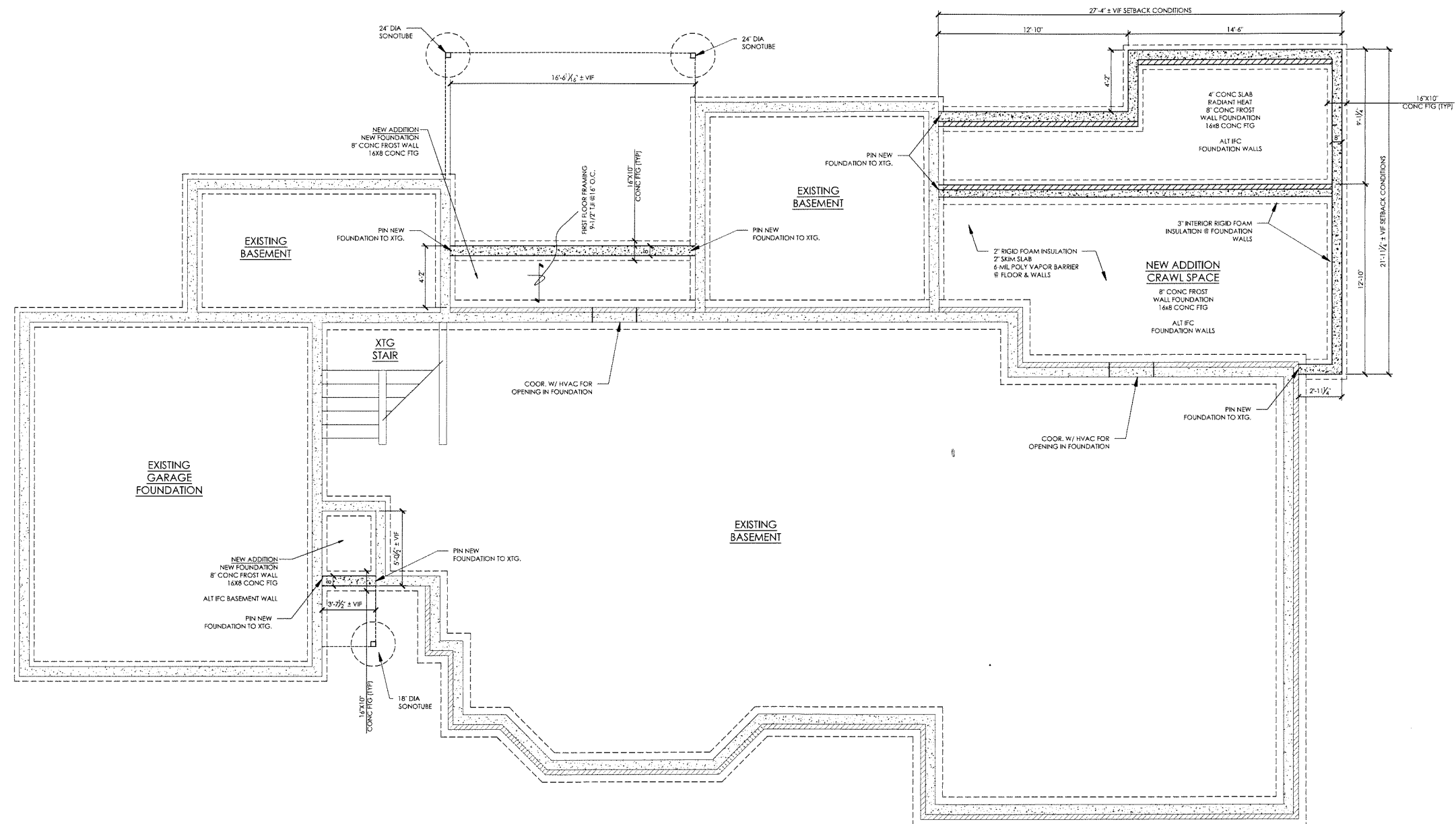
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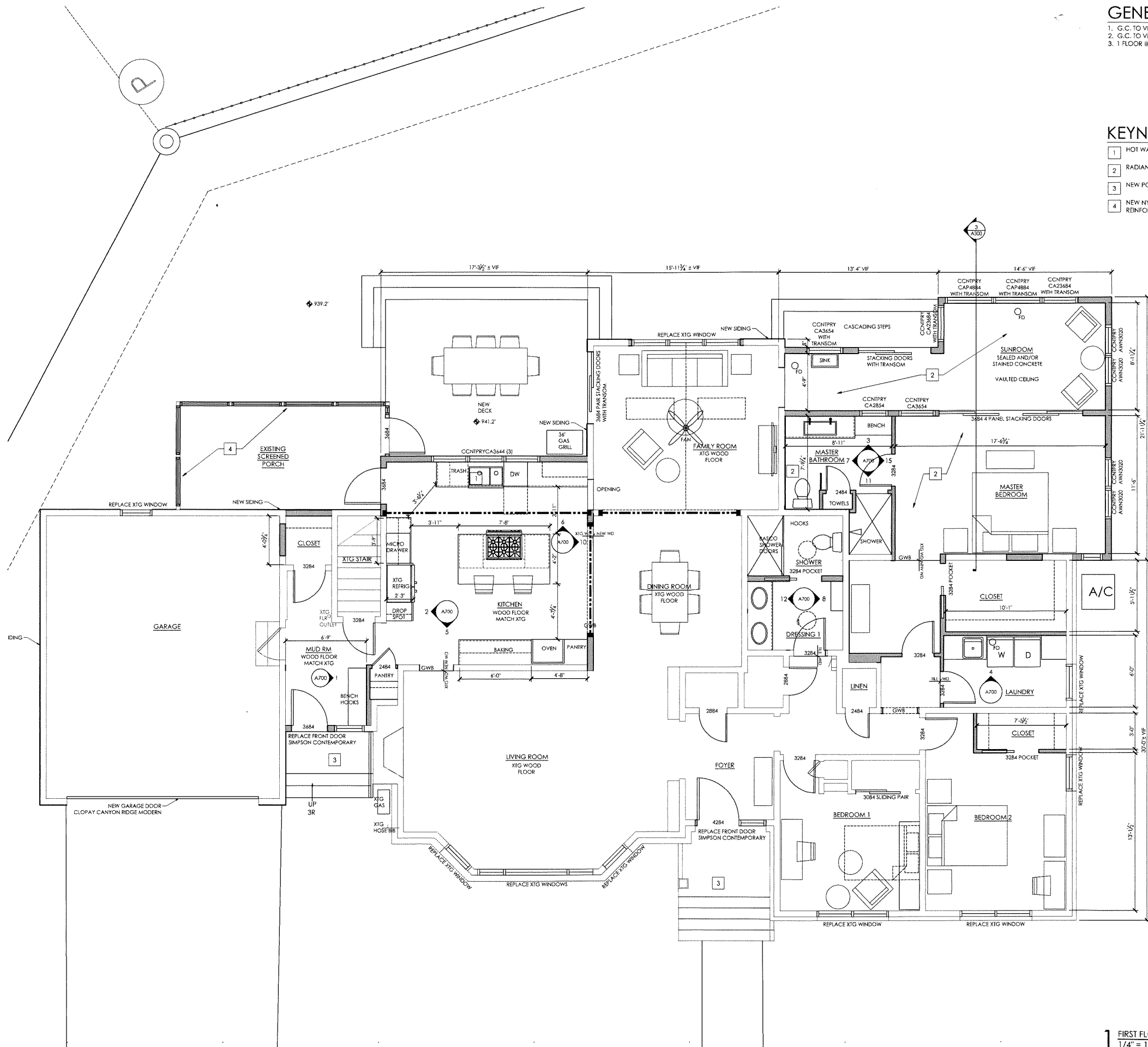
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1 BASEMENT PLAN
1/4" = 1'-0"

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GENERAL NOTES

1. G.C. TO VERIFY XTG CONDITIONS
2. G.C. TO VERIFY ALL WINDOW OPENINGS & COORDINATE FINAL SIZING
3. 1 FLOOR @ ADDITION SPACES TO ALIGN WITH XTG 1ST FLOOR

KEYNOTES

- 1 HOT WATER TAP @ SINK
- 2 RADIANT FLOOR HEAT @ SUNROOM AND MASTER SUITE
- 3 NEW PORCH DECKING - IPE, IRONWOODS OR ZURI DECKING
- 4 NEW NYLON OR METAL SCREENS, XTG STRUCTURE TO REMAIN WITH REINFORCEMENT

1 FIRST FLOOR PLAN
1/4" = 1'-0"



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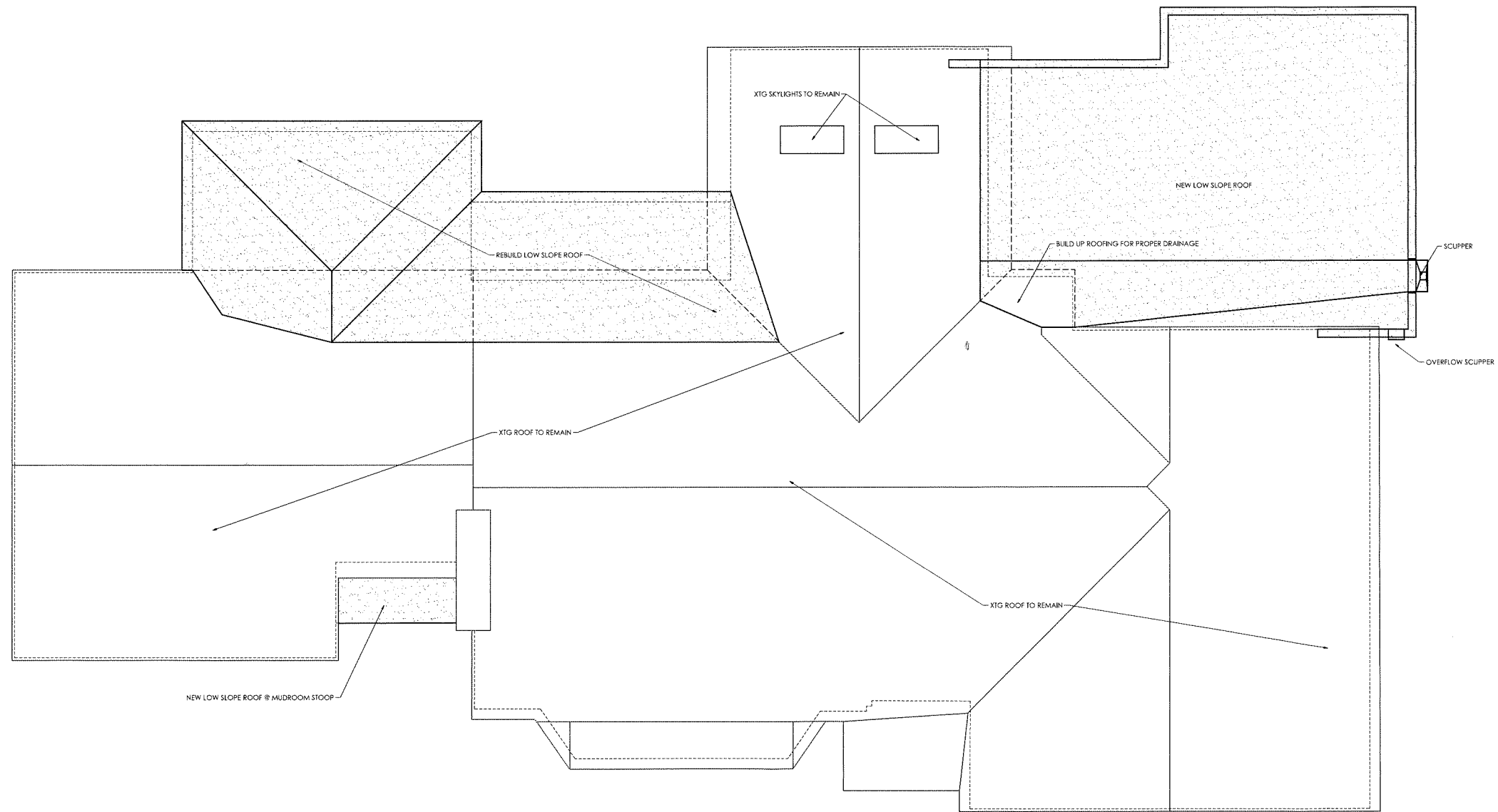
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A101



1 ROOF PLAN
1/4" = 1'-0"



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Design Development
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This drawing is not for
construction.

PROJECT #: —
SHEET NUMBER

A103

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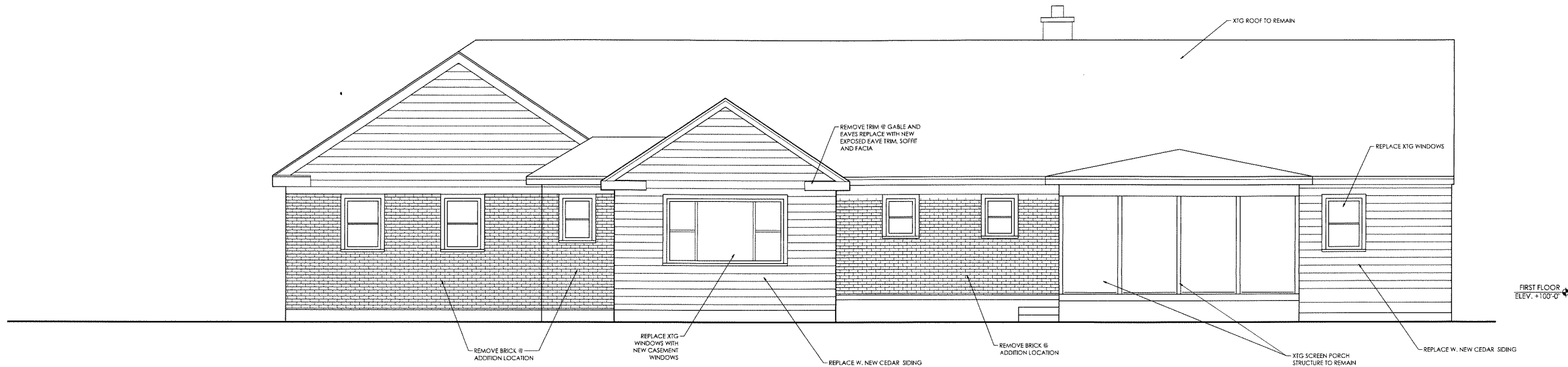
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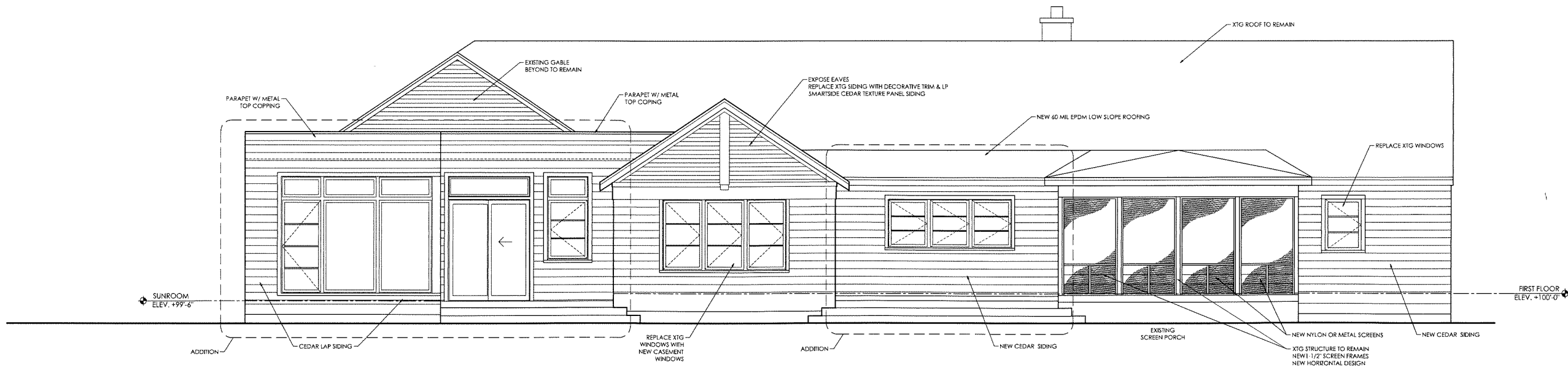
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A300



2 EXISTING REAR ELEVATION
1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

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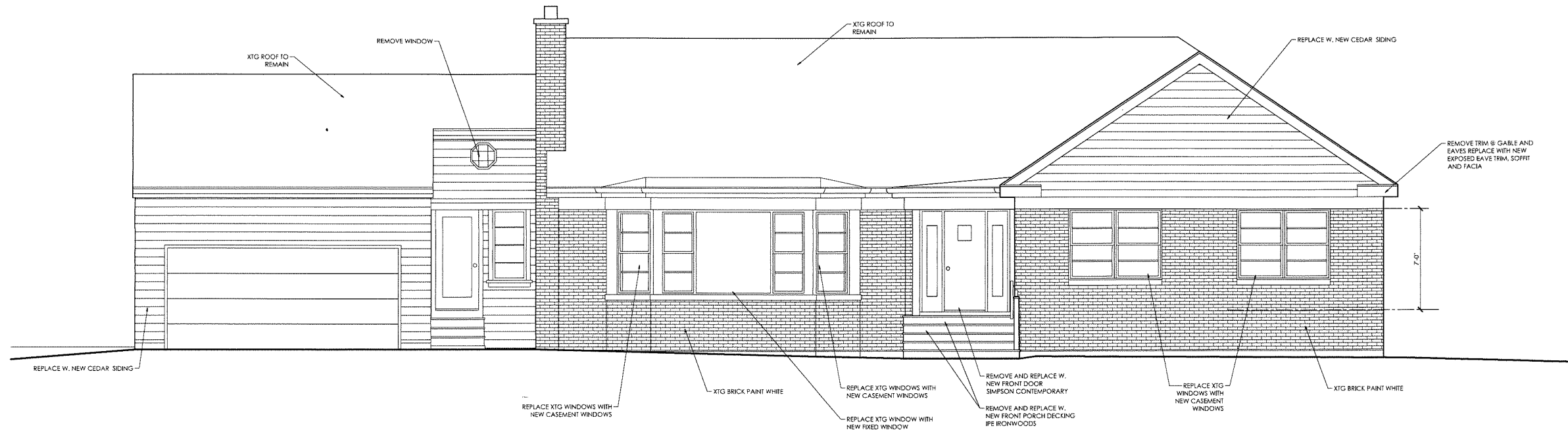
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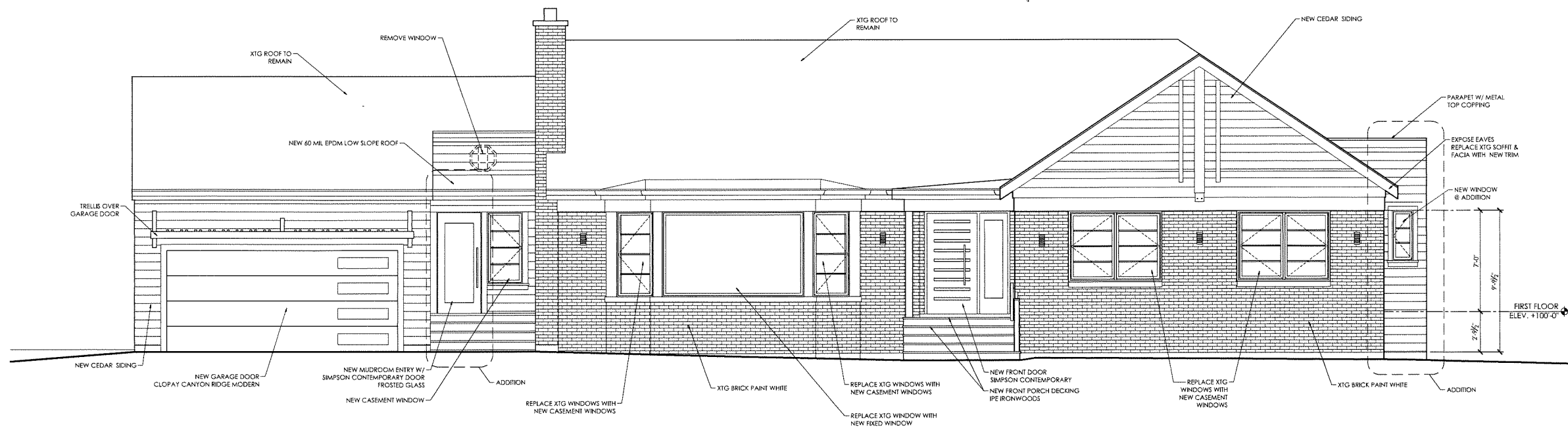
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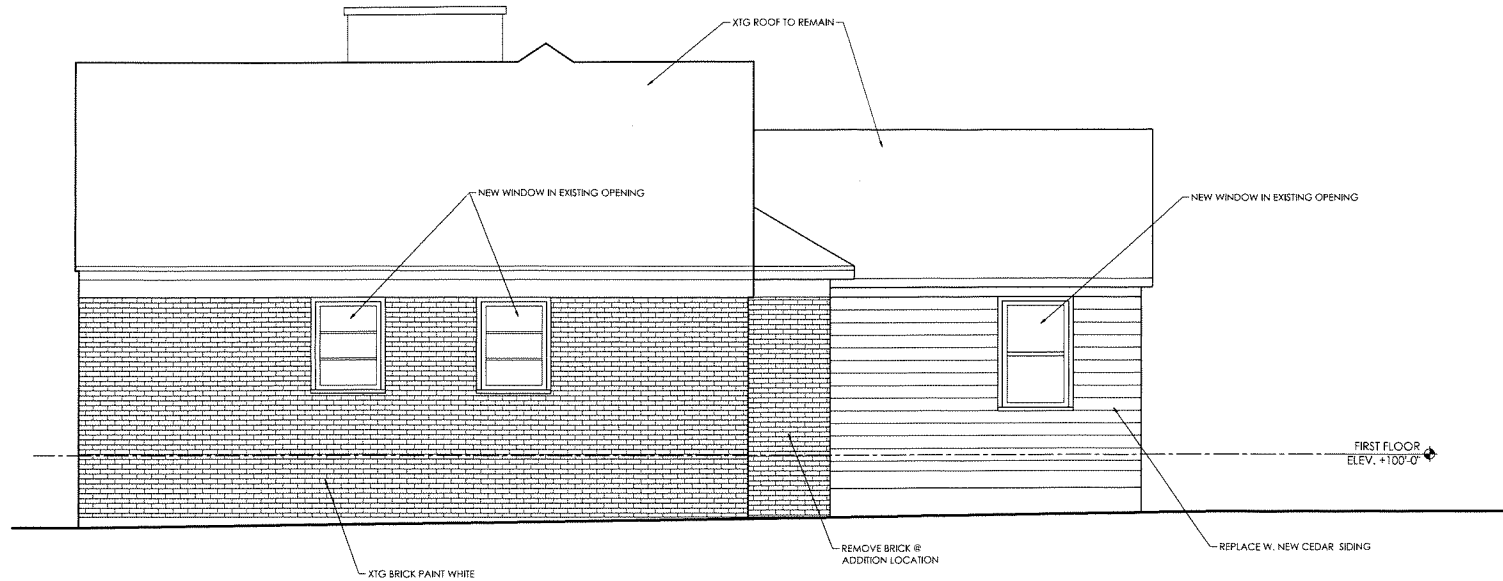
2 EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"



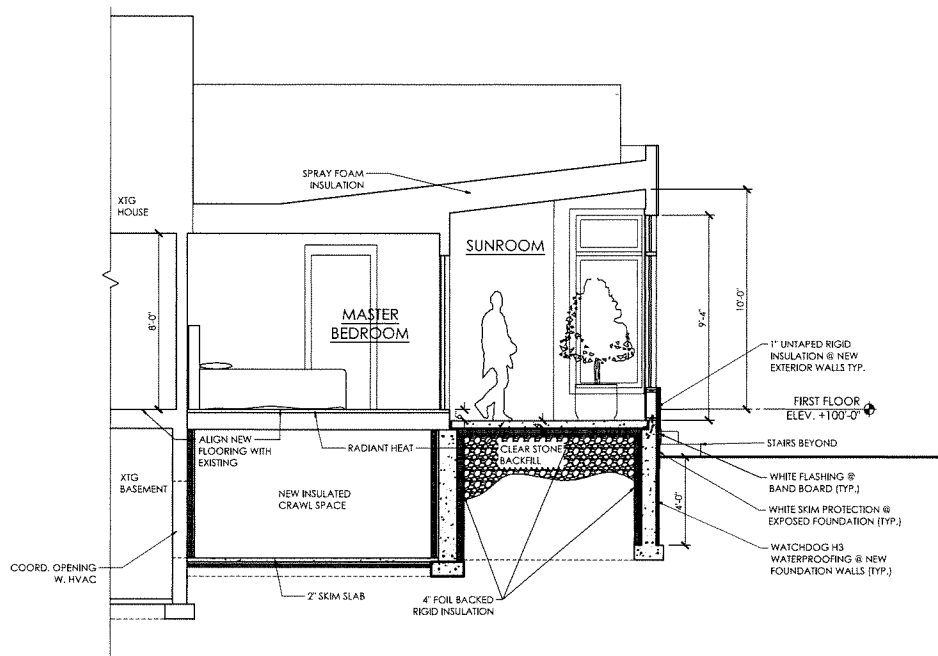
1 PROPOSED EXTERIOR ELEVATION
1/4" = 1'-0"



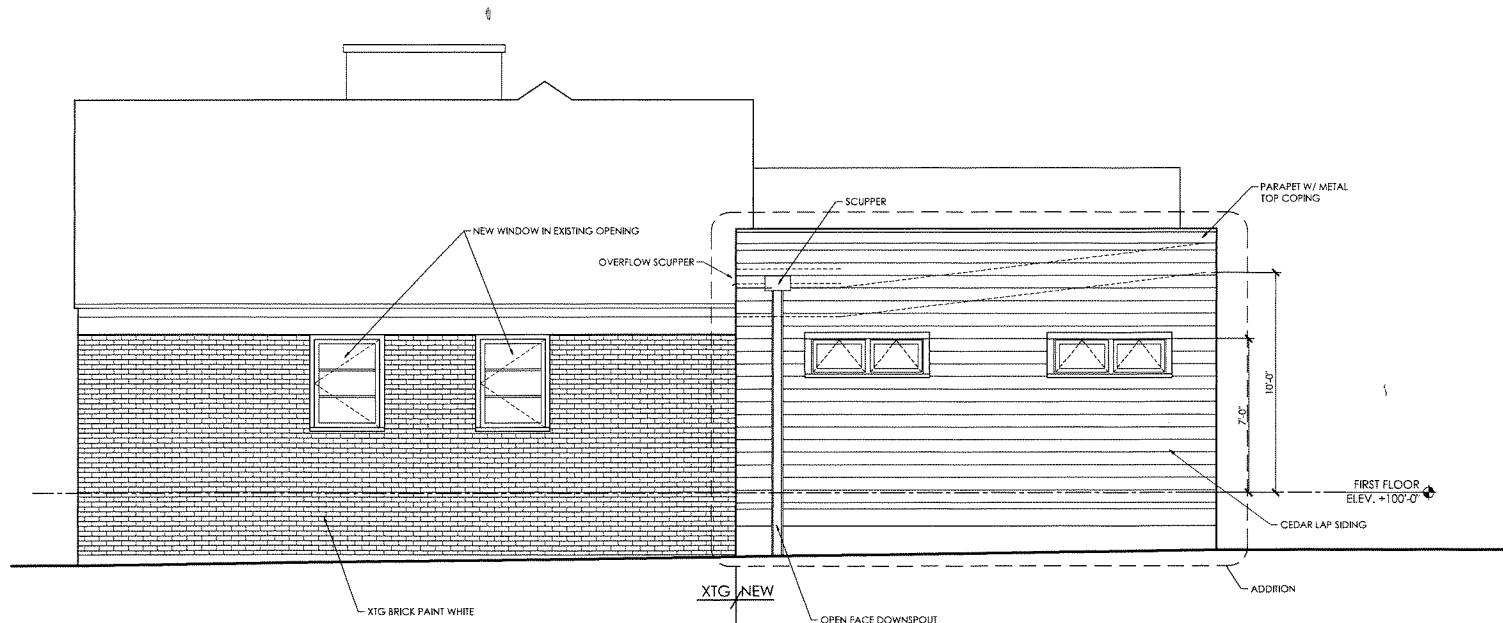
4 EXISTING HOUSE AT MASTER SUITE ADDITION



2 EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"



3 SUNROOM SECTION DIAGRAM.
1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION
1/4" = 1'-0"



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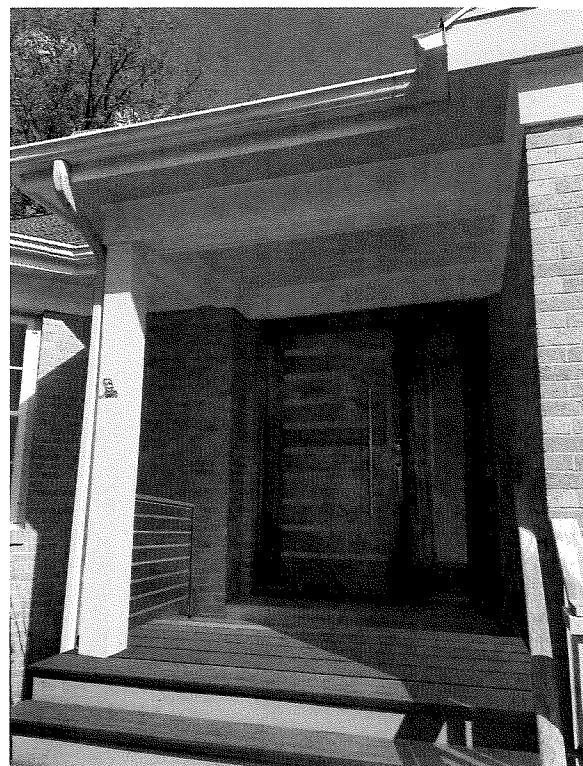
A302



2 PROPOSED HOUSE STREET VIEW



4 EXISTING SCREEN PORCH



3 PROPOSED FRONT PORCH



1 EXISTING HOUSE STREET VIEW


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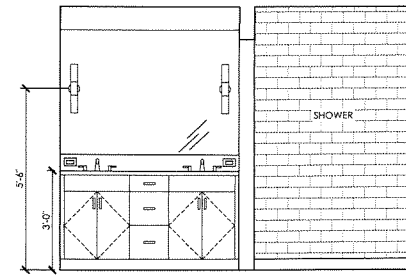
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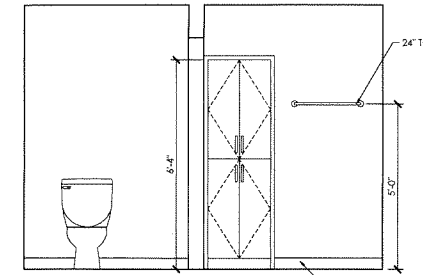
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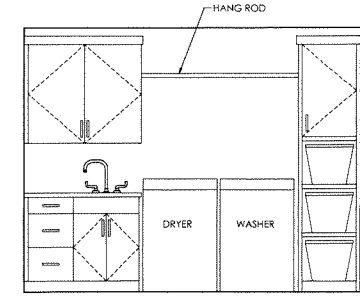
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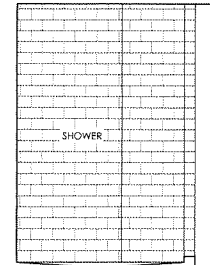
12 BATH ONE
3/8" = 1'-0"



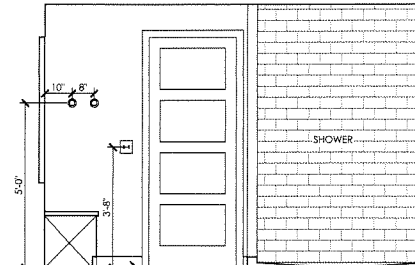
8 BATH ONE
3/8" = 1'-0"



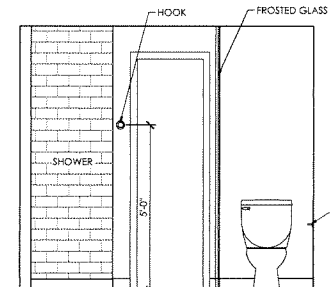
4 LAUNDRY
3/8" = 1'-0"



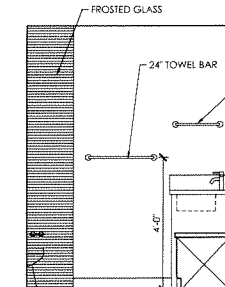
19 MASTER SHOWER
3/8" = 1'-0"



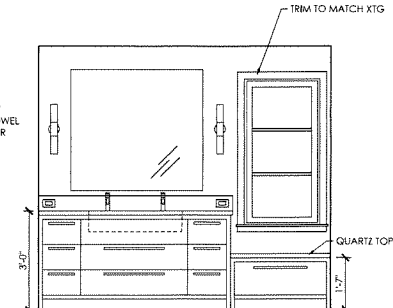
15 MASTER BATH
3/8" = 1'-0"



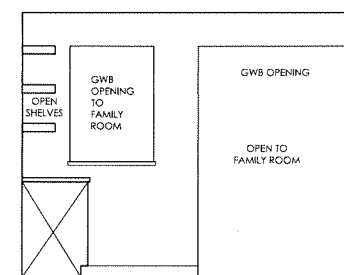
11 MASTER BATH
3/8" = 1'-0"



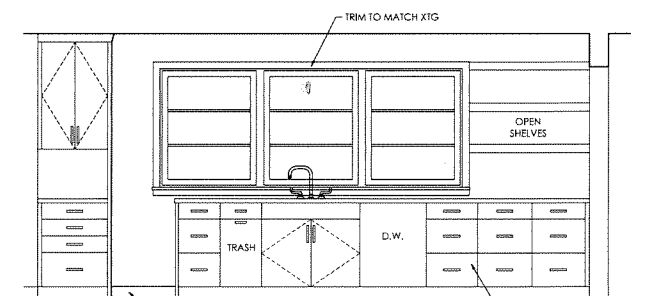
7 MASTER BATH
3/8" = 1'-0"



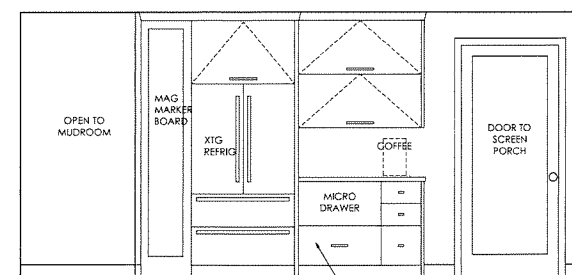
3 MASTER BATH
3/8" = 1'-0"



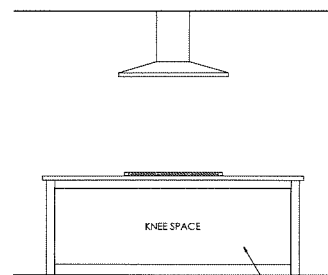
10 KITCHEN
3/8" = 1'-0"



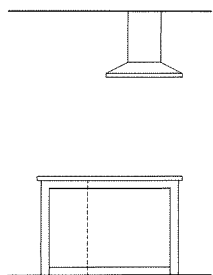
6 KITCHEN
3/8" = 1'-0"



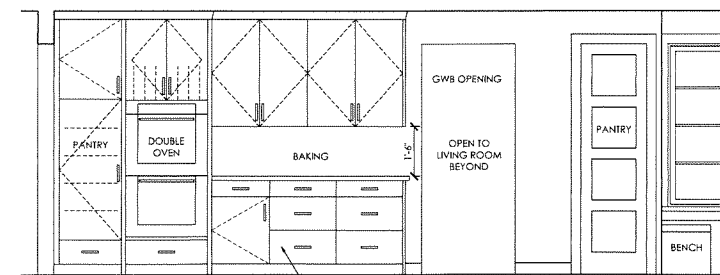
2 KITCHEN
3/8" = 1'-0"



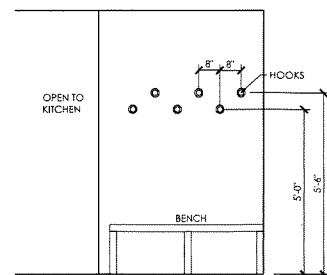
9 KITCHEN ISLAND
3/8" = 1'-0"



5 KITCHEN
3/8" = 1'-0"



1 MUDROOM
3/8" = 1'-0"



ISSUANCES:

12/14/18
12/28/18
01/08/19
01/17/19

Design Development
Phase:
This drawing is not for
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PROJECT #: —
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A700