

FEES

\$50.00
COMM \$490.00
Priority - Double above

PETITION FOR VARIANCE APPLICATION

City of Madison Building
Inspection Division
215 Martin Luther King Jr Blvd
Suite 017 Madison, WI 53703
(608) 266-4568

Amount Paid 490.00

Name of Owner Michelle Brant	Project Description New Kitchen build out Weston Place	Agent, architect, or engineering firm Strang Architecture,
Company (if applies) N/A		No. & Street 811 E Washington Ave
No. & Street 625 N Segoe Rd #409	Tenant name (if any) N/A	City, State, Zip Code Madison WI 53703
City, State, Zip Code Madison WI	Building Address Weston Place	Phone 608-276-9200
Phone 646-789-2079	625 N Sogoe Madison WI	Name of Contact Person Thomas Zalewski
e-mail N/A		e-mail TZalewski@strang-inc.com

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

ANSI A117.1 Section 1004.12.1.2

ANSI

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

Cabinets installed to accomodate existing plumbing in floor that was installed during construction 12 yrs ago.

3. 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:

The 12" cabinets are removeable, there are no appliances in that cabinet wall. The counter top has seams on both ends of that cabinet run so that can be removed easily without disturbing the other counter tops.

Position statement attached.

Note: Please attach any pictures, plans, or required position statements.

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.

Michelle Brant

Print name of owner

, being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of owner 	Subscribed and sworn to before me this date: 11/25/19
Notary public * Lisa D Johnson Lisa D Johnson	My commission expires: January 23, 2021

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

* I ALLOW LISA JOHNSON TO NOTARIZE MY NAME MB

Scott Lewis

Subject:

FW: Weston Place Unit 409

Attachments:

unit 409 kitchen.pdf

We are asking for a variance for the kitchen in unit 409 at Weston Place. I am informed that the final inspection did not pass on that kitchen because of the clearance between the cabinets/counters being 2-3 inches below the 60" minimum for U shaped kitchens. The kitchen has 60" from face of cabinet to face of cabinet, but cabinet doors and countertop encroach. I have attached the kitchen plans for that unit along with some ADA type B unit illustrations. I know you are fully aware of all the different ADA code requirements but I am going to present a perspective that I hope you can agree with.

A type B kitchen requires 40" clearance for a galley style kitchen with a wall at the end of the cabinet runs. This kitchen has 58" clearance and my understanding is that it did not pass because there are 12" cabinets at the end of the galley. There are no appliances on the end wall. If the cabinet face on that wall was simply a decorative wall this kitchen would far exceed ADA code. All the appliances and fixtures have the required clearances with or without the end wall cabinets. In other words if the end wall cabinets were decorative and not operable it would meet code. The cabinets are really a bonus to the small galley kitchen but don't effect the functionality of an ADA approved kitchen layout. In fact for a person in a wheel chair, these end wall cabinets would add easily accessible space to use and I believe this makes it a more functional kitchen for wheelchair access. All the illustrations for U shape kitchens I have seen show 24" deep cabinets and appliances on the end wall. This kitchen has neither.

In addition to this, the 12" cabinets and counter at the end would be removable (there is a seam at each end of the 12" counter). I am certain that anyone whether using a wheelchair or not would prefer those cabinets to remain there, however by simply removing the countertop and cabinets, the kitchen would meet the code. The intent of the ADA code is to provide as much accessible space as possible to a person in a wheelchair and I believe that is what this kitchen does.

We ask that you approve a variance for this kitchen layout under the premise that it meets the spirit and intent of the ADA code, and in fact far exceeds it by 18". Your consideration of this matter is greatly appreciated.

Thank you
Scott Lewis
CMI Management, LLC
Hilldale Condos, LL
608-256-4200
scott@cmimanagement.net

AGENT
PLEASE NOTIFY

1004.12.1.2 U-shaped kitchens

In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.

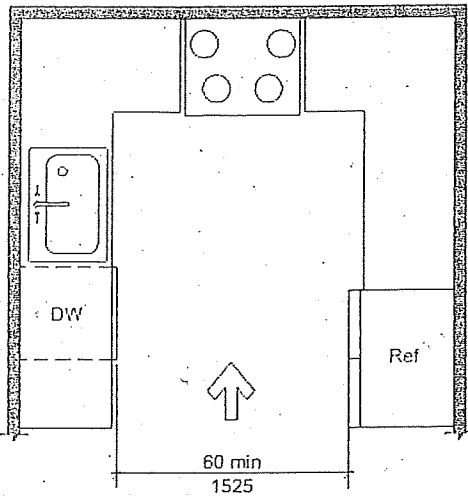


FIGURE 1004.12.1.2
U-SHAPED KITCHEN CLEARANCE IN TYPE B UNITS

1004.12.1.1 Minimum clearance

Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum.

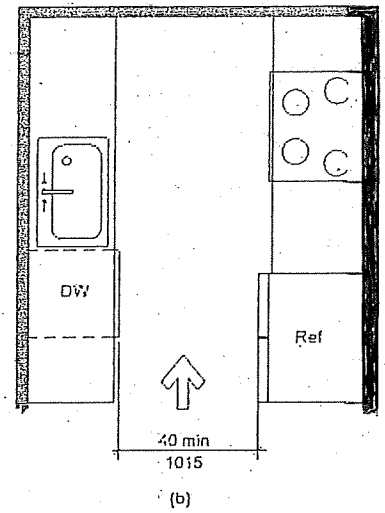
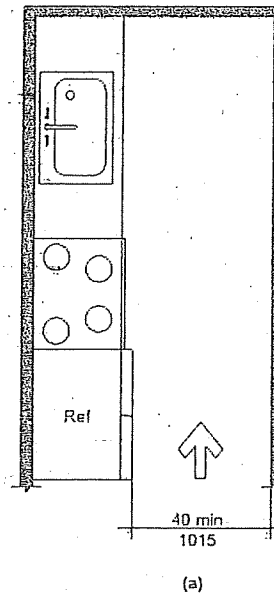


FIGURE 1004.12.1.1
MINIMUM KITCHEN CLEARANCE IN TYPE B UNITS

