



**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: 226 DUNNING STREET

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): JIM GUECK / GUECK ARCHITECTS

Address of Applicant: 417 VIRGINIA TERRACE
MADISON, WI 53726

Daytime Phone: (608) 251-2551 Evening Phone: (same)

Email Address: glueckarch@sbcglobal.net

Description of Requested Variance: DEMOLISH EXISTING 10'-3" x 20'-3" GARAGE AND REPLACE IT WITH A 16' x 22' GARAGE. REQUESTING A SIDE YARD SETBACK VARIANCE TO ALLOW GARAGE TO BE BUILT WITH SAME SIDE SETBACK AS THE EXISTING GARAGE (1'-5") WE WILL INCREASE THE REAR SETBACK FROM THE EXISTING 2'-6" SETBACK TO THE REQUIRED 3' SETBACK. THERE IS A MATURE MAPLE THAT RESTRICTS THE DRIVEWAY LOCATION (SHOWN ON THE SITE PLAN).

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: <u>6-17-21</u>
Receipt: <u>109719-0035</u>	Published Date: <u>6-18-21</u>
Filing Date: <u>5-26-2021</u>	Appeal Number: <u>ENOVAR-2021-0009</u>
Received By: <u>JDP</u>	GQI: <u>OK</u>
Parcel Number: <u>0710-064-1016-3</u>	Code Section(s): <u>2P TR (e) (3)</u>
Zoning District: <u>TR-VI</u>	
Alder District: <u>G, Brian Benford</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.

THE EXISTING SUBSTANTIAL-SIZED TREE NEAR THE DRIVEWAY AND
GARAGE LOCATION CREATE A UNIQUE CONDITION.

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.

WE WOULD BE PERMITTED TO BUILD A 12'-3" X 22'-3" GARAGE WITH THE SAME
1'-5" SIDE SETBACK BASED ON 28.131(1)(g). THE PROPOSED GARAGE WILL NOT
HAVE A SUBSTANTIAL INCREASED IMPACT OVER THE ALLOWABLE GARAGE.

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 3' SIDE SETBACK WOULD REQUIRE REMOVAL OF
THE TREE AS IT WOULD BLOCK THE DRIVEWAY. (SEE ALTERNATE
SITE PLAN.)

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.

THIS TREE WAS PLANTED YEARS AGO. WE BOUGHT THE PROPERTY
IN FEBRUARY 2021.

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

SEE (2.) ABOVE.

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

THE GARAGE IS IN KEEPING GENERALLY WITH OTHER GARAGES
IN THE IMMEDIATE NEIGHBORHOOD.

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".)

<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: <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 checked="" type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
<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).
<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 checked="" 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 checked="" 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"/>	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
<input checked="" type="checkbox"/>	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.
<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: 5/19/2021 5/20/2021
Henry A. Detering Martha L. Detering
----- (For Office Use Only) -----

DECISION

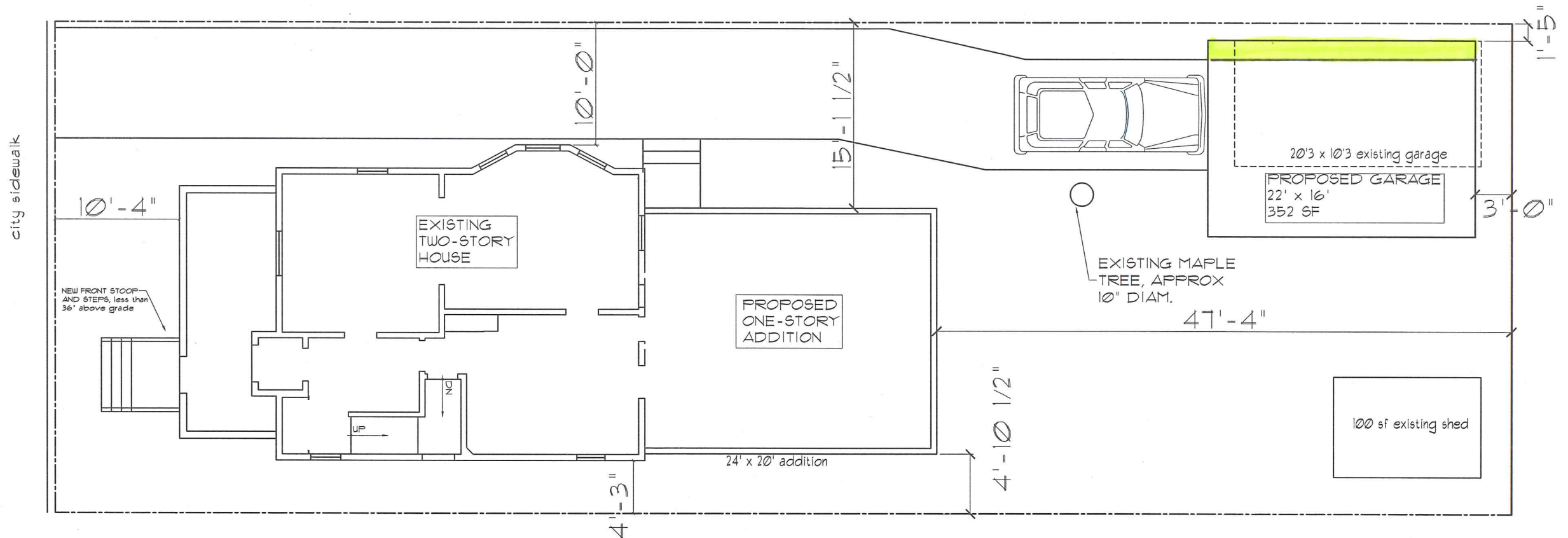
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

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

Zoning Board of Appeals Chair:

Date:

DUNNING STREET



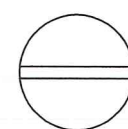
Detached Accessory Structure (garage)

Lot Line Setback

3'-0" Required

1'-5" Provided

1'-7" Variance



SITE PLAN

0 2 4 6 8 feet



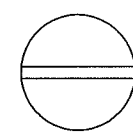
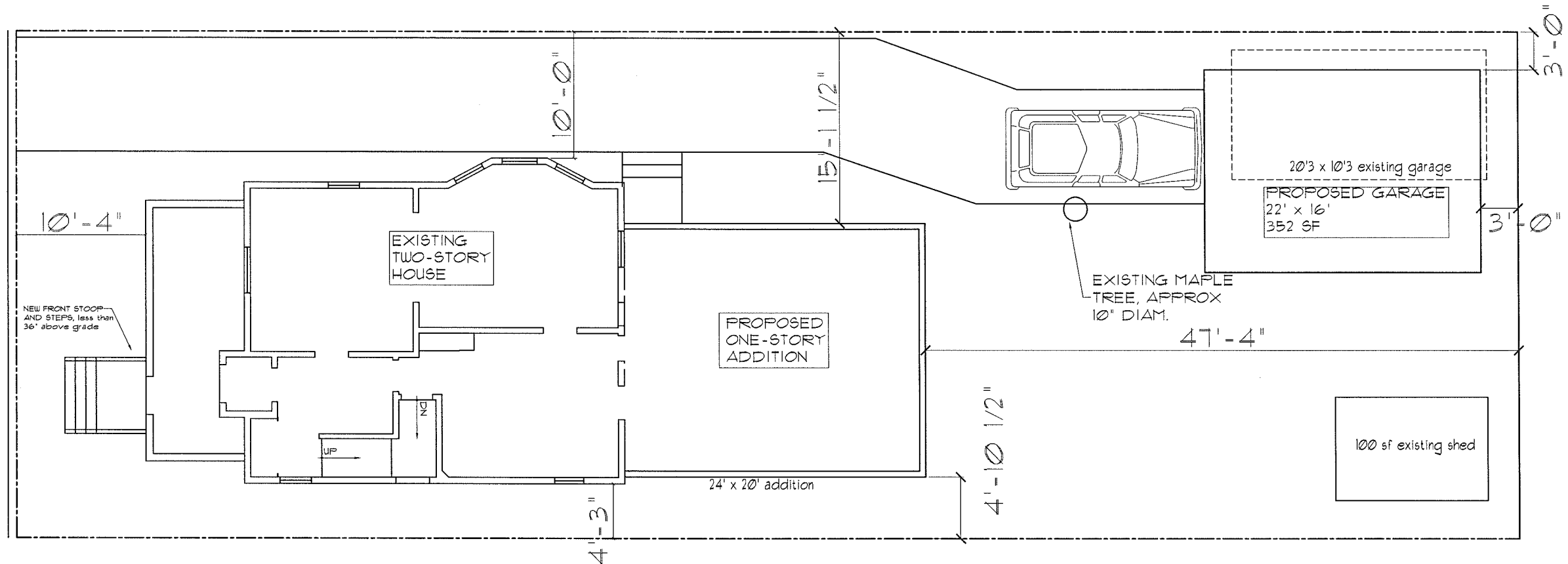
PROPOSED PLAN FOR ZONING
VARIANCE FOR GARAGE SIDE SETBACK

SITE PLAN IS APPROXIMATE AND IS NOT A SURVEY

5/20/21	SINGLE-FAMILY RESIDENCE GARAGE VARIANCE 226 DUNNING STREET MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	2106 #1 OF 4
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DUNNING STREET

city sidewalk



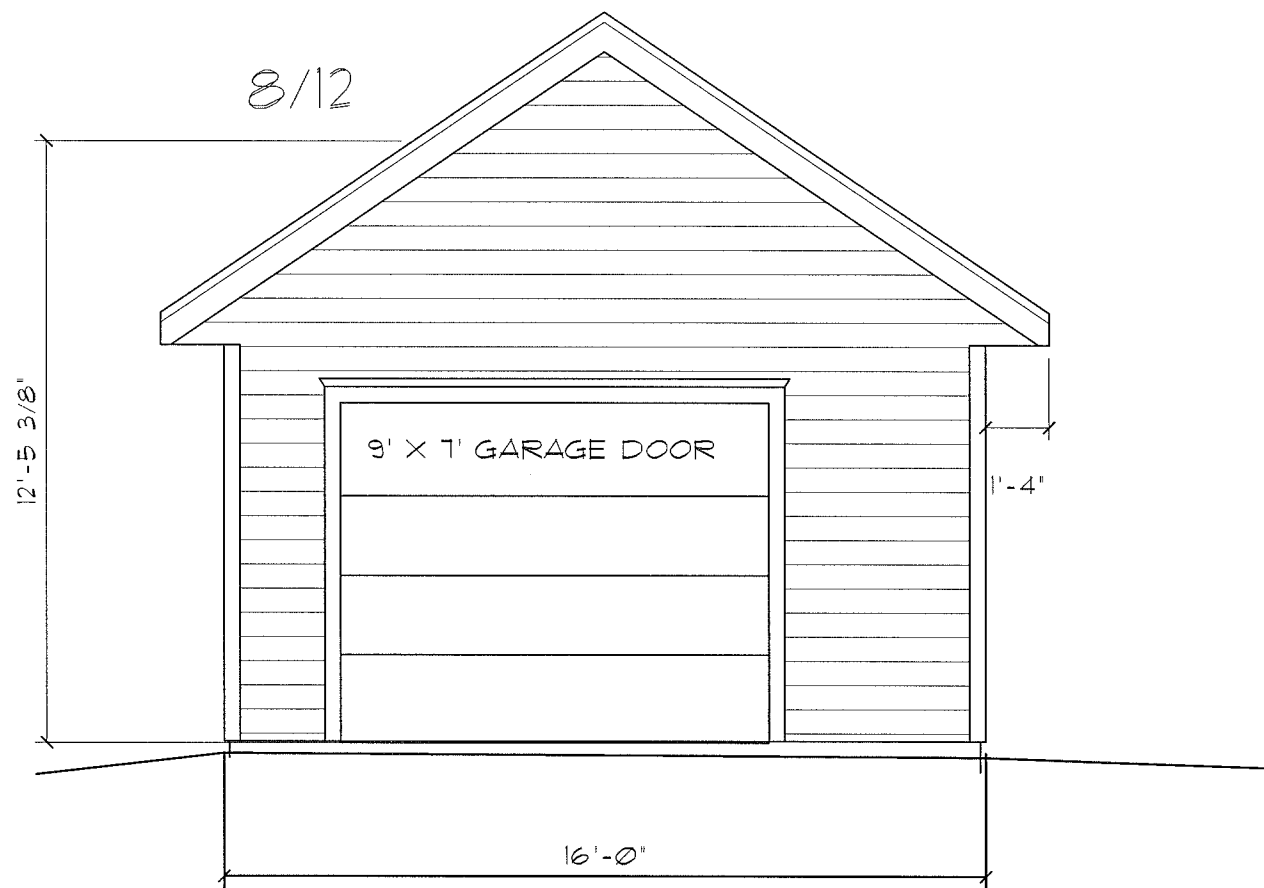
SITE PLAN

0 2 4 6 8 feet

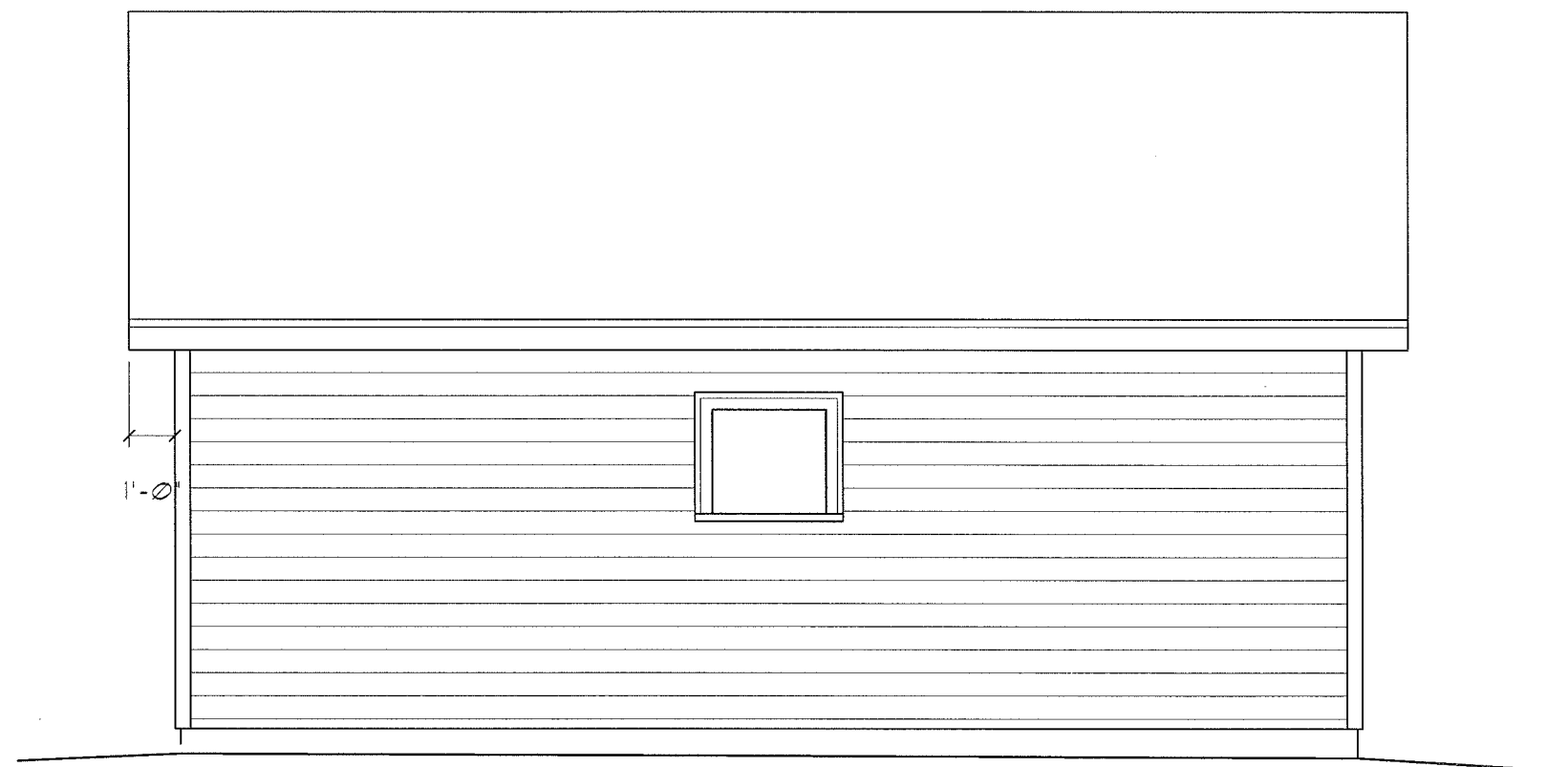
ALTERNATE PLAN SHOWING ISSUE - NOT THE PROPOSED PLAN!

SITE PLAN IS APPROXIMATE AND IS NOT A SURVEY

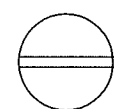
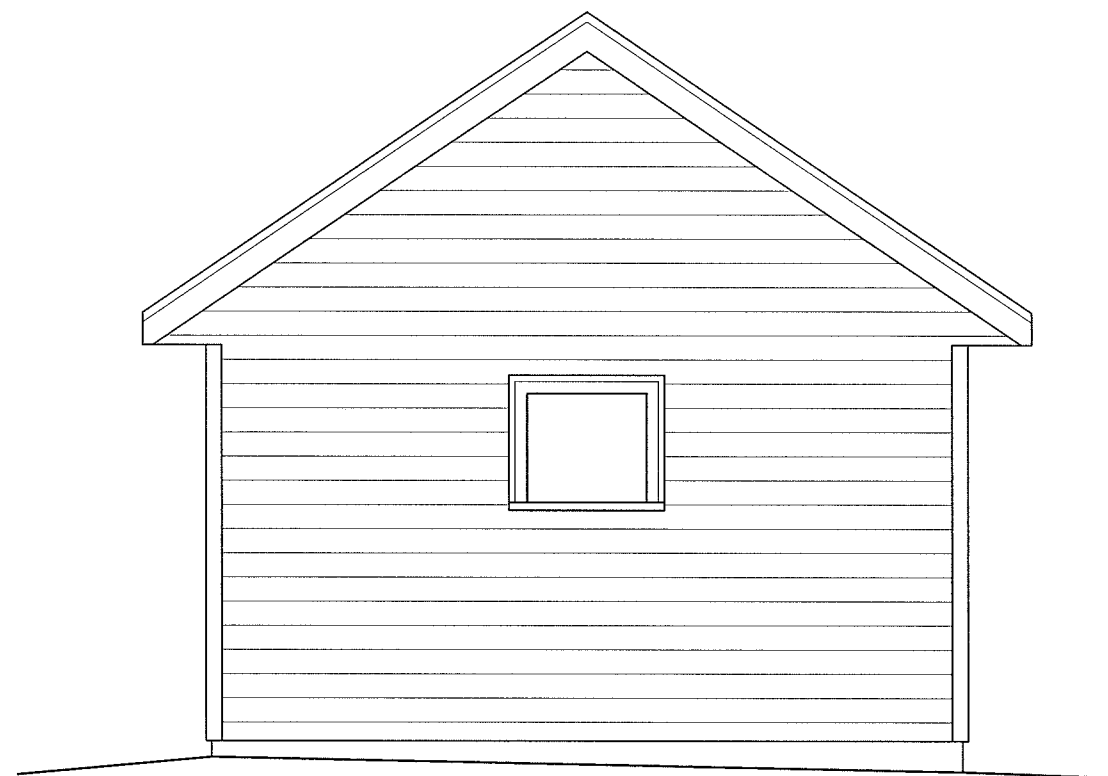
5/20/21	SINGLE-FAMILY RESIDENCE GARAGE VARIANCE 226 DUNNING STREET MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	2106 #2 OF 4
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FRONT ELEVATION
SCALE 1/4" = 1'-0"

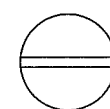
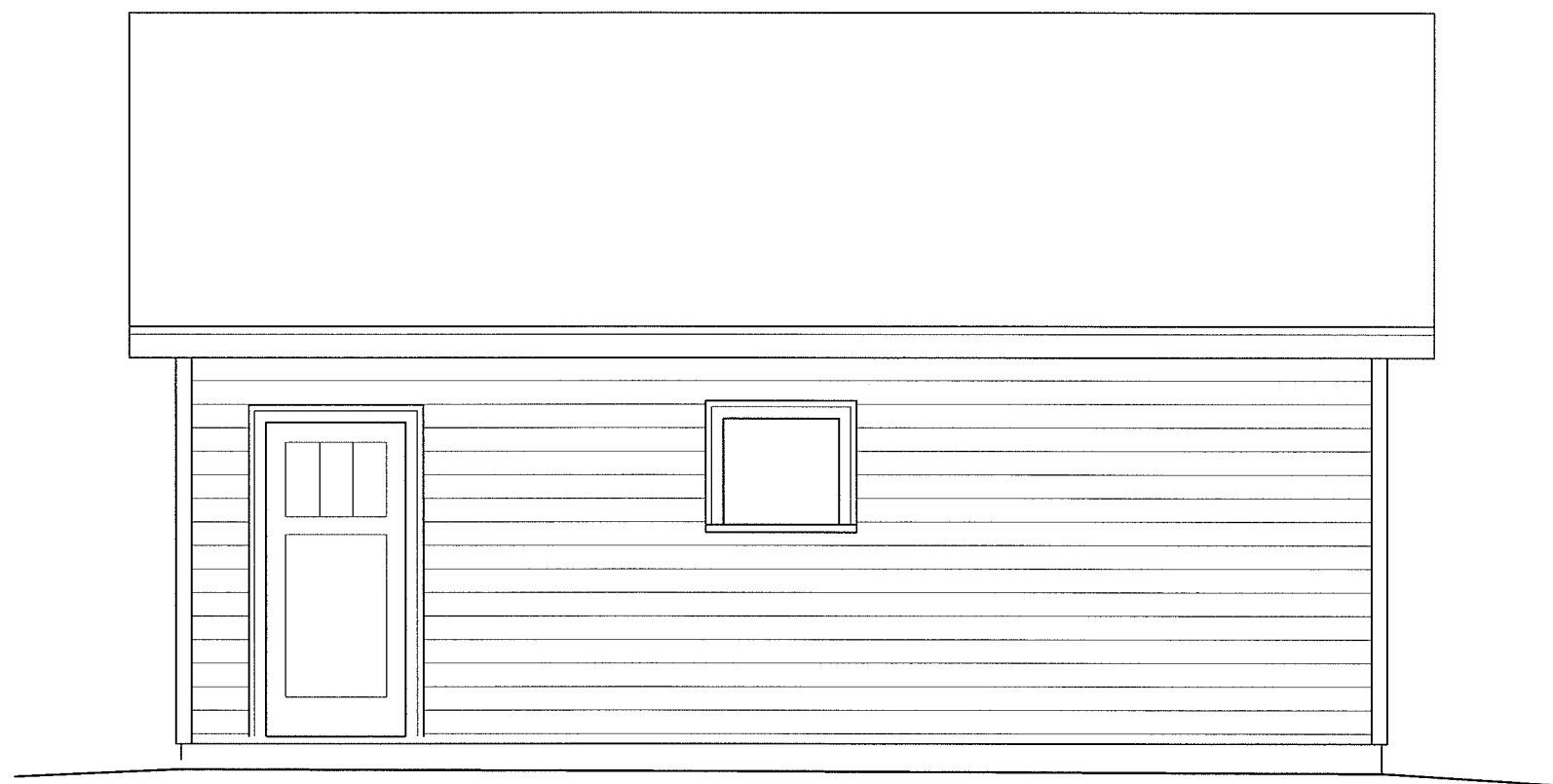


LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

5/20/21

SINGLE-FAMILY RESIDENCE
GARAGE VARIANCE
226 DUNNING STREET
MADISON, WISCONSIN

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

2106

#4
OF
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