



ZBA Approval
October 19, 2017



City of Monona
5211 Schluter Road
Monona, WI 53716
Phone: (608) 222-2525
Fax: (608) 222-9225
www.mymonona.com

**TO: The Zoning Board of Appeals
City of Monona, Dane County, Wisconsin**

Name and Address of Application: Ryan Schultz (OpeningDesign) on behalf of Nichole & Patrick Depula
312 W. Lakeside St; Madison, WI 53715

Phone Numbers:

Home: 773.426.6456 Work: 773.426.6456 Cell: 773.426.6456

FAX No. _____ E-Mail Address: ryan@openingdesign.com

Address of Property: 1304 Baskerville Ave.; Monona, WI 53716

Lot: _____ Block: _____ Plat: Parcel Number - 258/0710-191-1880-9

Present Use of Property: Single Family Residence

Proposed Use of Property: Single Family Residence

Zoning Classification: Single Family Residence

Owner's Name and Address, if other than shown above: Nichole & Patrick Depula

1304 Baskerville Ave.; Monona, WI 53716

Has a previous appeal or application been made with respect to this property? Yes No
If "yes", state nature of previous appeal or application.

REQUEST FOR VARIANCE

Attach separate sheet explaining:

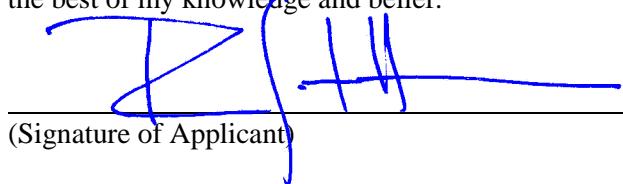
1. Variance requested;
2. What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted;
3. Why variance requested is not contrary to the public interest and will not endanger public safety and welfare;
4. Why variance requested will be in accord with the spirit of the zoning ordinance;
5. How the variance, if granted, will cause substantial justice to be done.

(over)

Each application must be accompanied by a copy of plat or plat of survey with the following information:

1. The location, boundaries, dimension, elevations, and size of property;
2. Accessory structures and utility easements;
3. Streets and other public ways;
4. Driveways and existing highway access restrictions;
5. All abutting properties;
6. Proposed detailed building plans and elevations;
7. Requested change or addition;
8. Must accompany nine (9) sets of blue prints and nine (9) copies of the application.

I swear that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



(Signature of Applicant)

08/08/2017

(Date)

* A \$250 non-refundable filing fee is required with each application.

To:

City of Monona Zoning Board of Appeal
5211 Schluter Road
Monona, WI 53716



ZBA Approval October 19, 2017

From:

Architect:
OpeningDesign
Ryan Schultz
312 W. Lakeside St
Madison, WI 53715

Dear Monona Zoning Board of Appeals,

The owners (Nichole & Patrick DePula) are requesting a zoning variance on the required 7ft side yard setback (Sec. 13-1-80)(d)(4)(b) on their current residence at 1304 Baskerville Ave.

They propose to construct a single wide garage on the west side of their existing home. Due to the narrow lot conditions, they are requesting a reduction of the side yard setback from 7ft to 5ft. With a 2ft proposed roof overhang, the edge of the soffit to the property line would be 3ft.

At 14'-6", the dimension from the existing west wall of the residence to the 7ft side yard setback, would be too narrow to accommodate a single wide car garage. At this wide, even without single loaded storage along one side of the garage, opening a typical car door would be restricted. Moving the garage wall an additional 2ft to the west would allow for a more functional garage.

It is speculated, (as illustrated on the vicinity map on sheet A000) that due to a large majority of garages along Baskerville Ave that encroach beyond this 7ft side yard setback, (most likely due to the typically narrow, substandard lot dimensions) that no harm would be inflicted on the public interest.

Also, in an effort to address some of the virtues of a 'New Urbanism' development, by recessing the garage door back behind a carport canopy, and along with the addition of a proposed front porch, the owners hope to provide a more pedestrian friendly curb appeal.

To view an animation of the proposed project: <http://openingdesign.com/depula.html>

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "R. Schultz".

Ryan Schultz
OpeningDesign

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BUILDING & SITE PLANS
CONDITIONALLY**APPROVED**

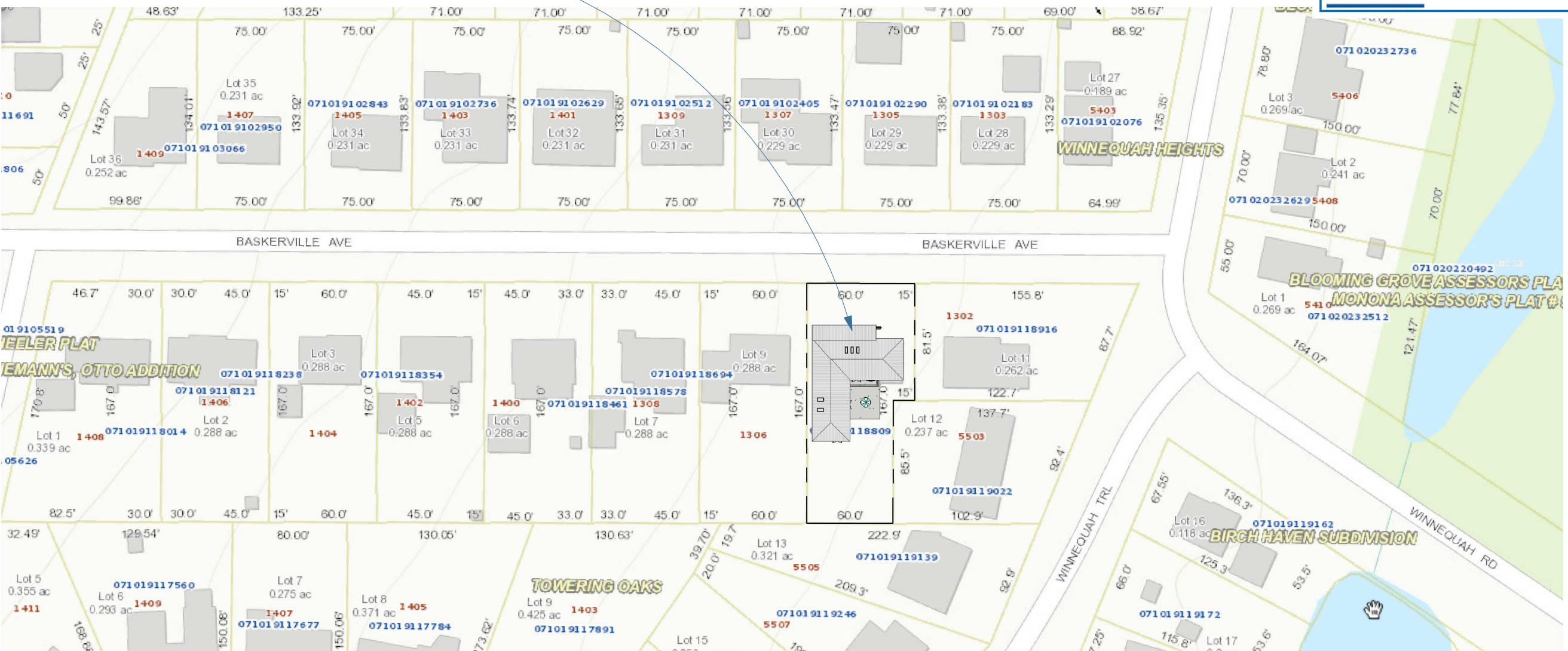
ZONING DEPARTMENT

10/24/2017

Sonja Kneisel
Signature

Date

1304 Baskerville Ave. | Monona, WI 53716



3A Vicinity Site Plan
1" = 80'-0"



Architect: OpeningDesign
312 W Lakeside Street | Madison, WI 53715
ryan@openingdesign.com | 773.425.6456

Depula Residence
1304 Baskerville Ave, Monona, WI 53716
VICINITY SITE PLAN - (A000)

Date	Description
10.19.2017	Zoning Board of Appeals Meeting

ZBA Approval October 19, 2017



BUILDING & SITE PLANS CONDITIONALLY

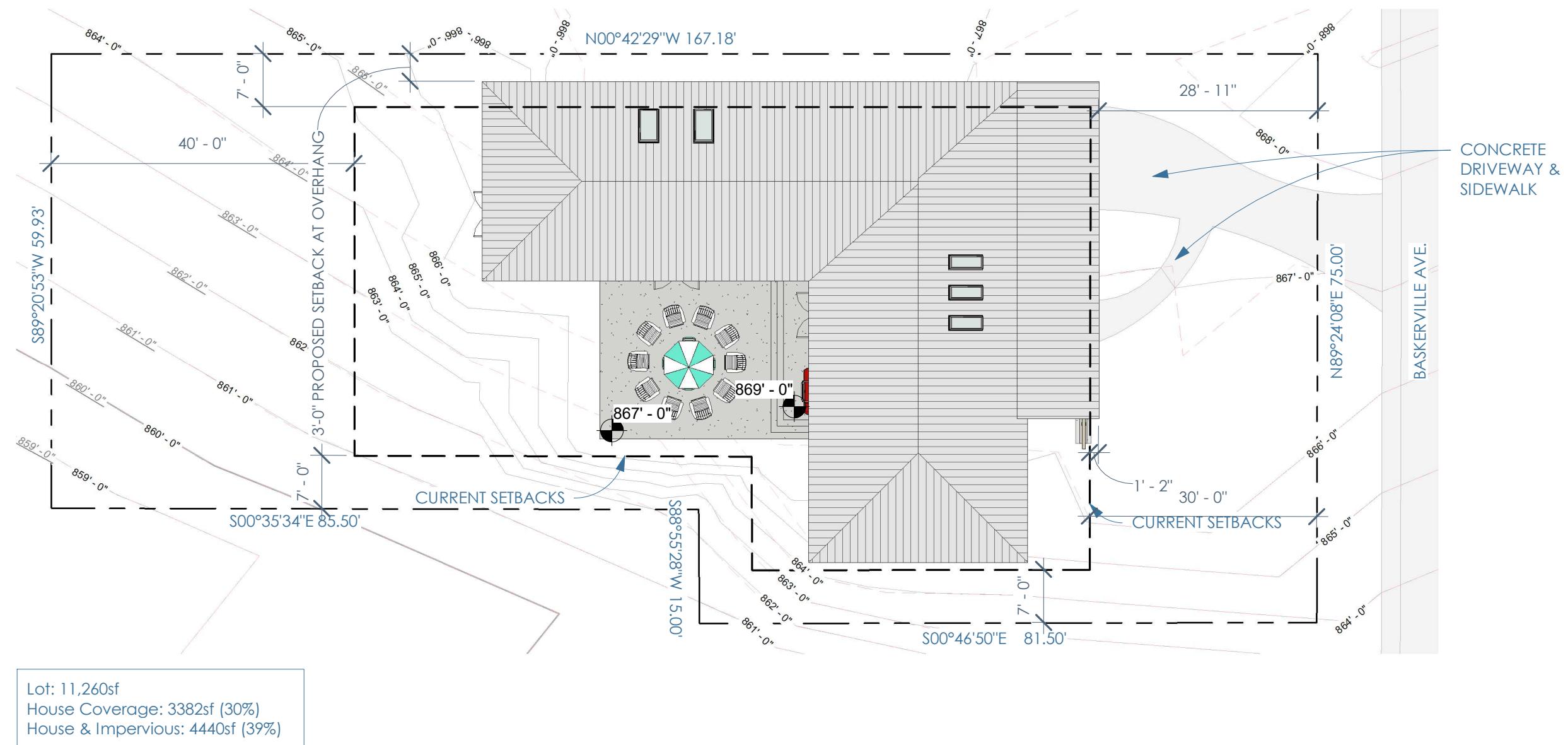
APPROVED

ZONING DEPARTMENT

Sonja Kressel
Signature

10/24/2017

Date



Lot: 11,260sf
House Coverage: 3382sf (30%)
House & Impervious: 4440sf (39%)

Date	Description
0.19.2017	Zoning Board of Appeals Meeting

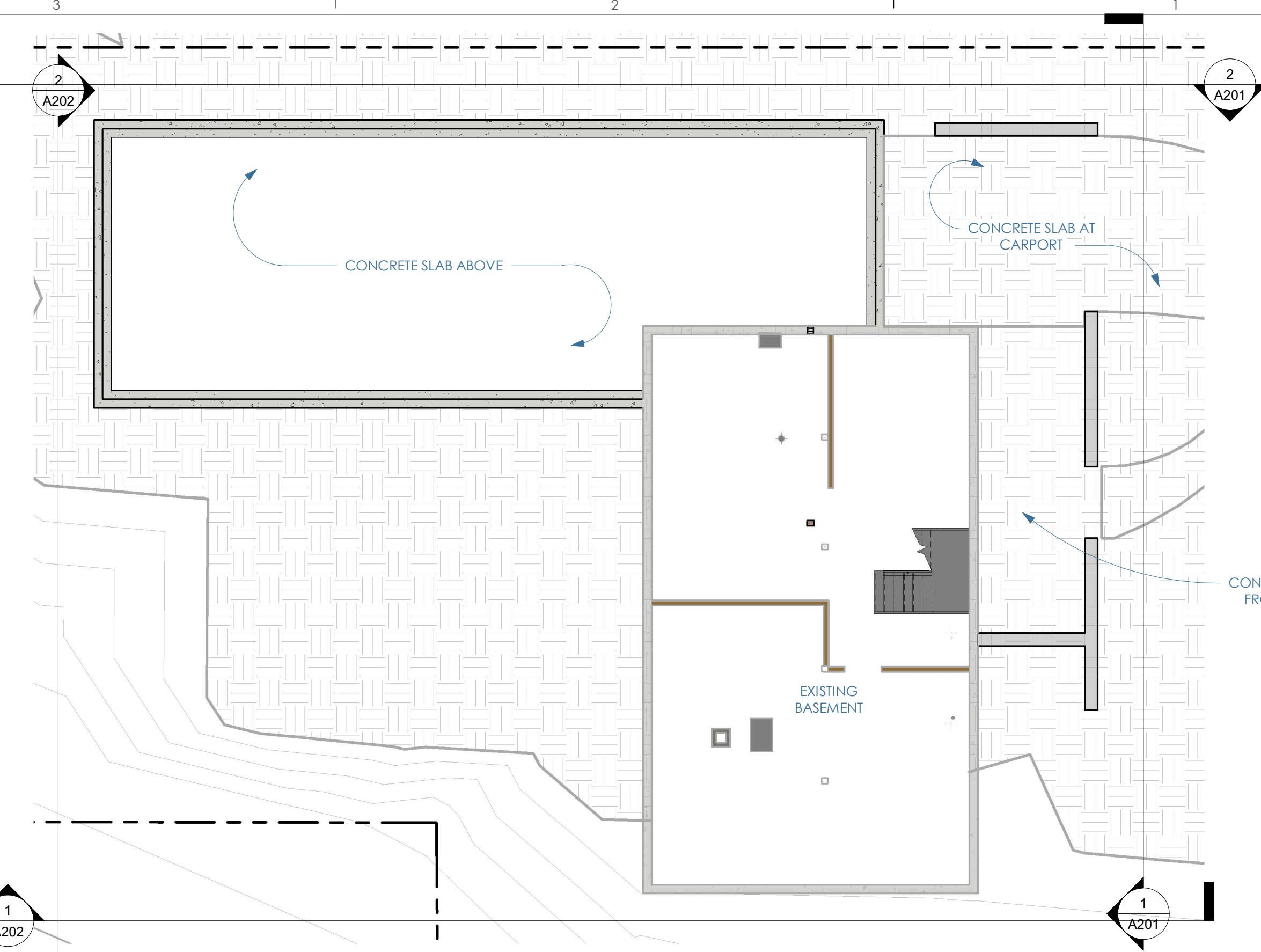
Architect: OpeningDesign
312 W Lakeside Street | Madison, WI 53715
ryan@openingdesign.com | 773.425.6456

1304 Baskerville Ave. | Monona, WI 53716
Depula Residence
SITE PLAN - (A001)



d°

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ryan@openingdesign.com | 773.425.6456



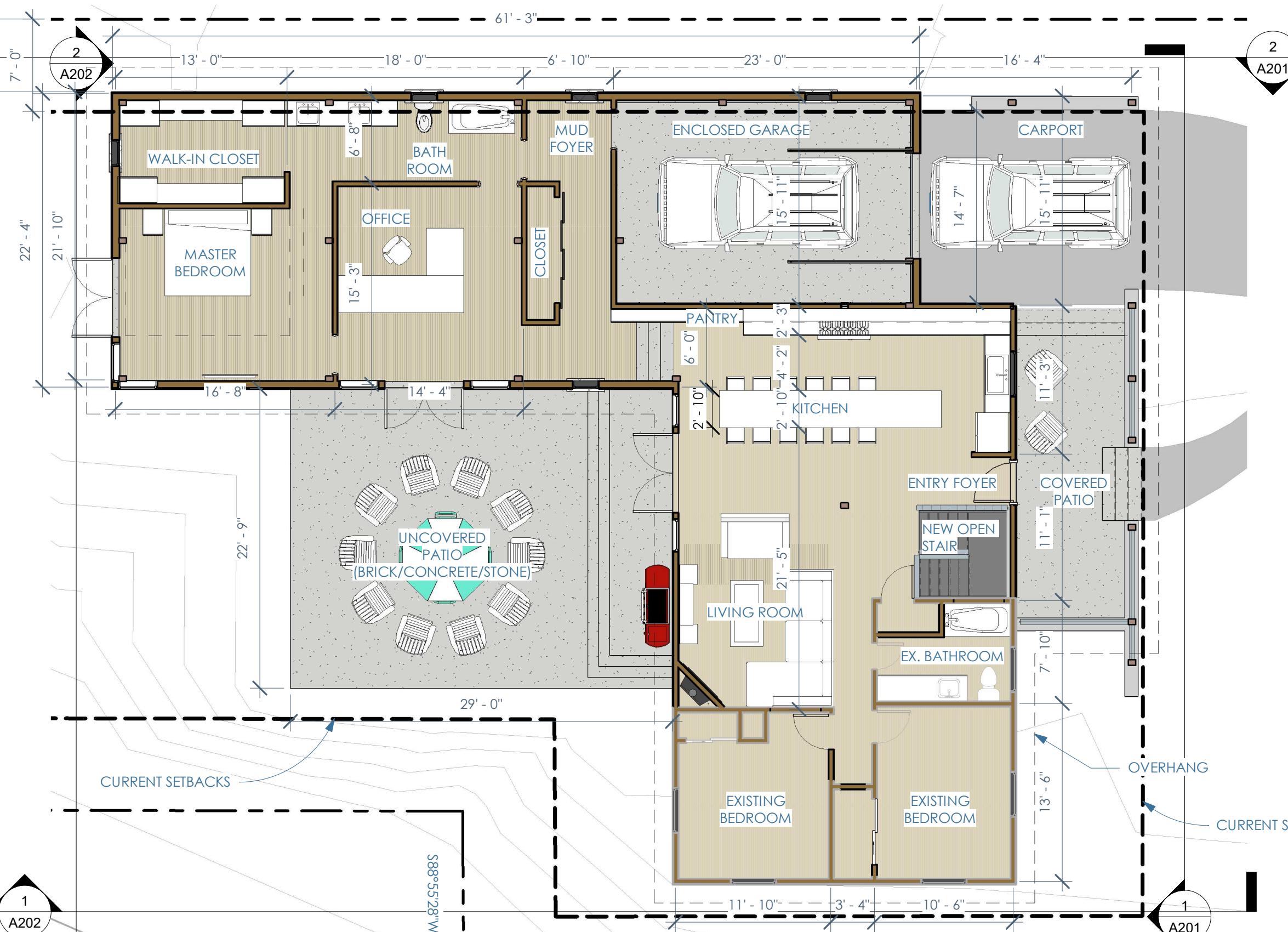
Depula Residence
1304 Baskerville Ave., Monona, WI 53716
BASEMENT FLOOR PLAN - (A100)

Date	Description
10.19.2017	Zoning Board of Appeals Meeting

3 | I | 2 | I | 1

N00°42'29"W 167.18'

5'-0" PROPOSED SETBACK



BUILDING & SITE PLANS
CONDITIONALLY
APPROVED

ZONING DEPARTMENT

10/24/2017
Sonya Kuehne
Signature

Date



Architect: OpeningDesign

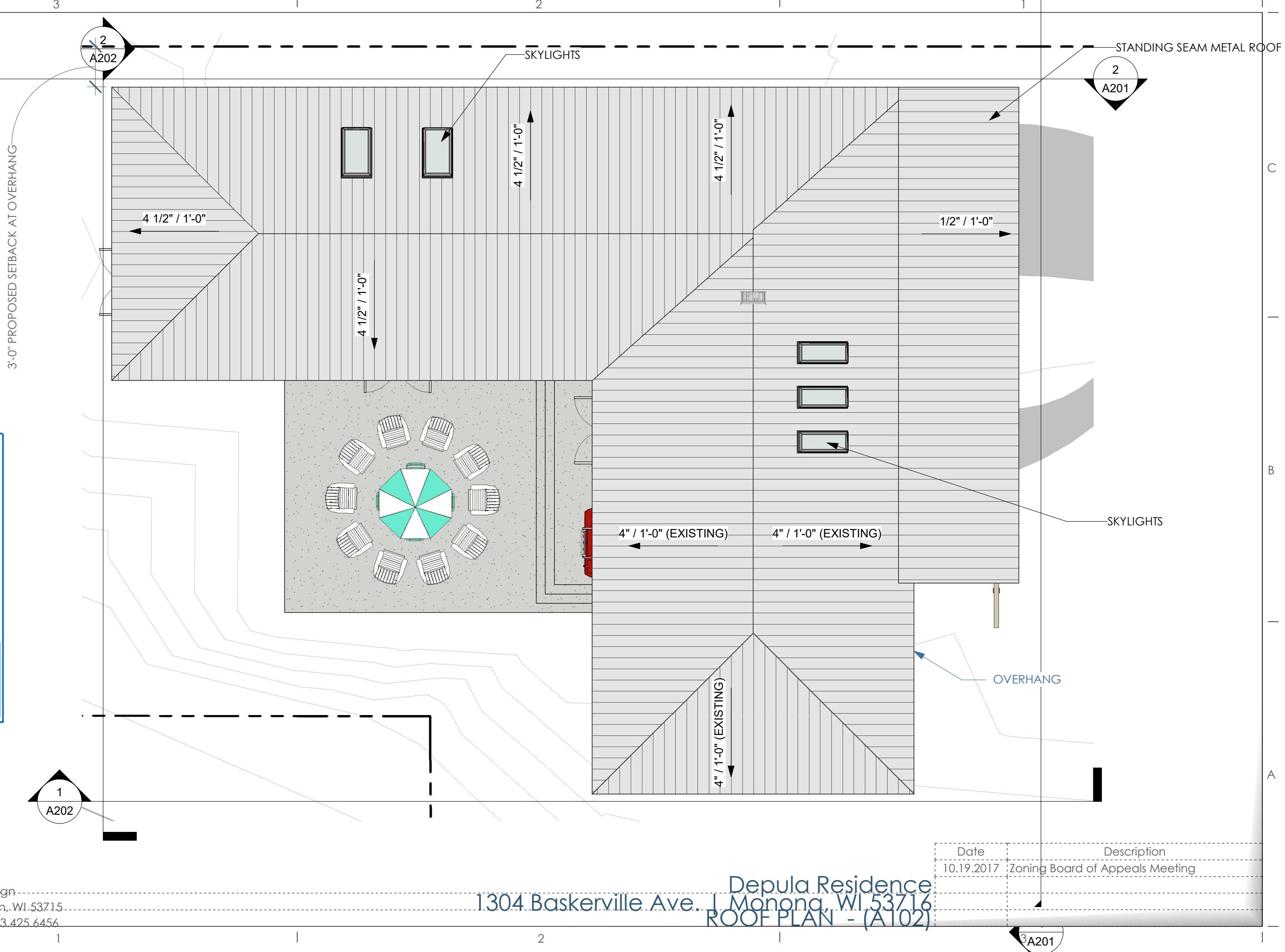
312 W. Lakeside Street | Madison, WI 53715
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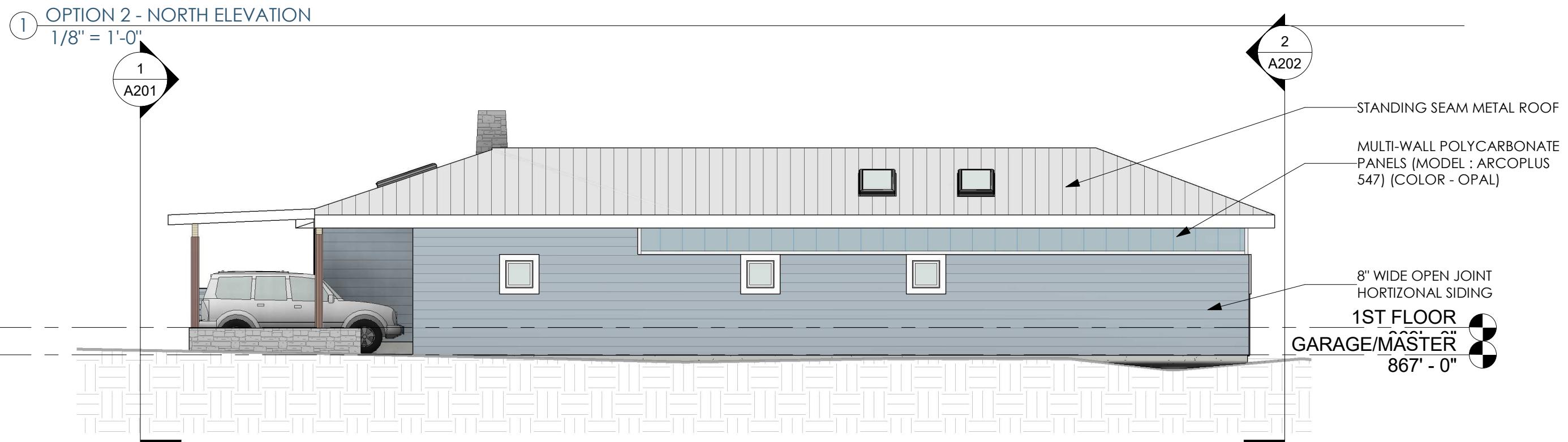
Depula Residence
1304 Baskerville Ave. | Monona, WI 53716
1ST FLOOR PLAN - (A101)

Date	Description
10.19.2017	Zoning Board of Appeals Meeting



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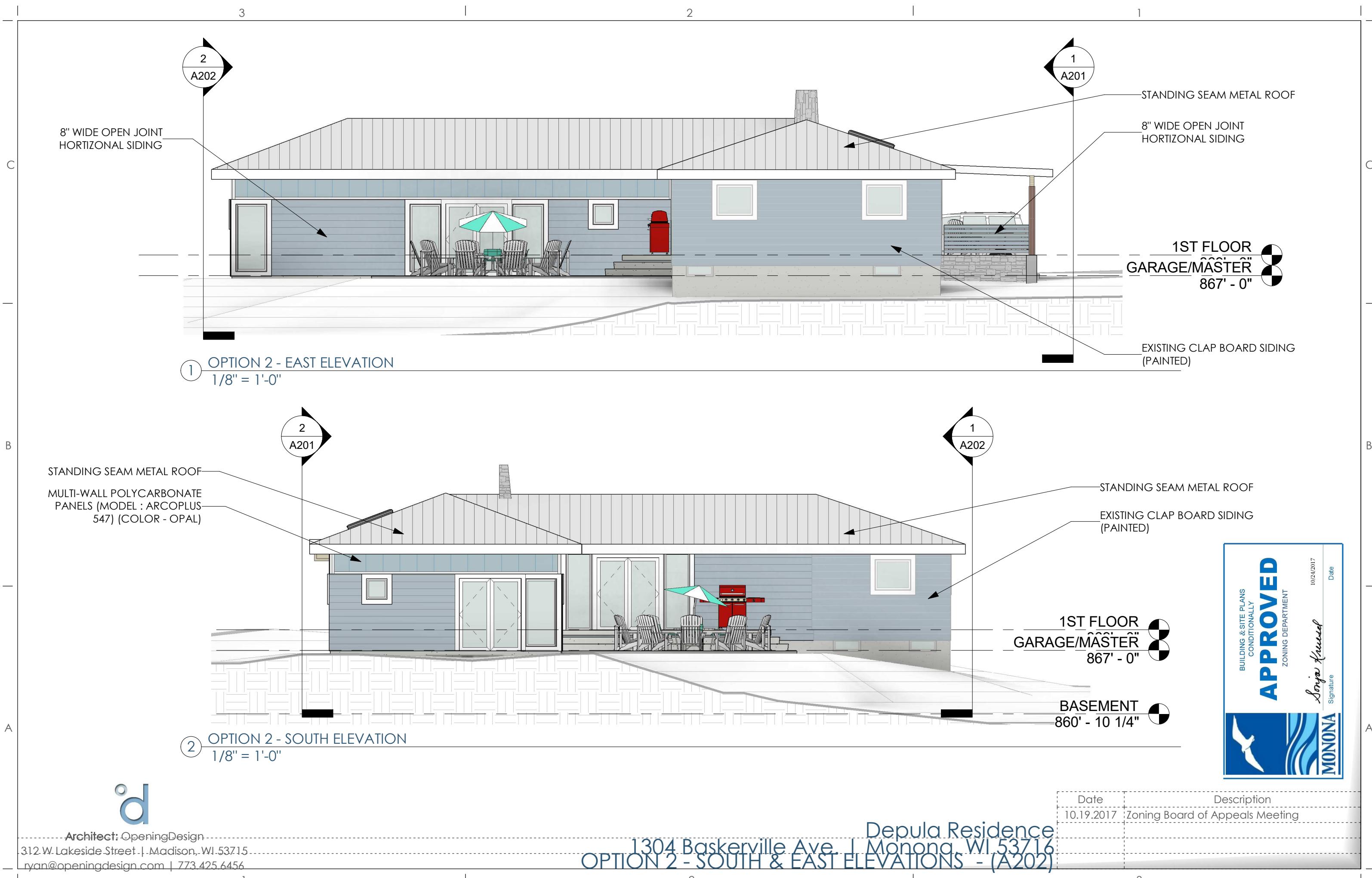




2 A201

OPTION 2 - WEST ELEVATION
1/8" = 1'-0"







3B Rendering - Looking SSW



3A Rendering - Looking South



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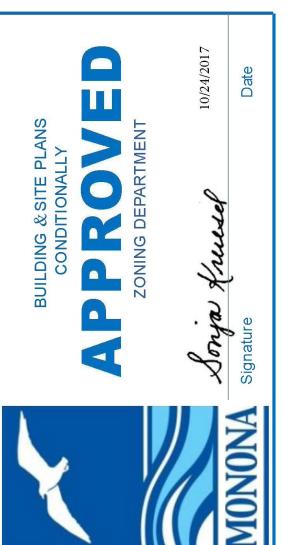


2B Rendering - Looking SSE



2A Rendering - Looking SE

Depula Residence
1304 Baskerville Ave | Monona, WI 53716
RENDERINGS - (A300)



Date	Description

Date _____

Description _____

BASKERVILLE AVENUE

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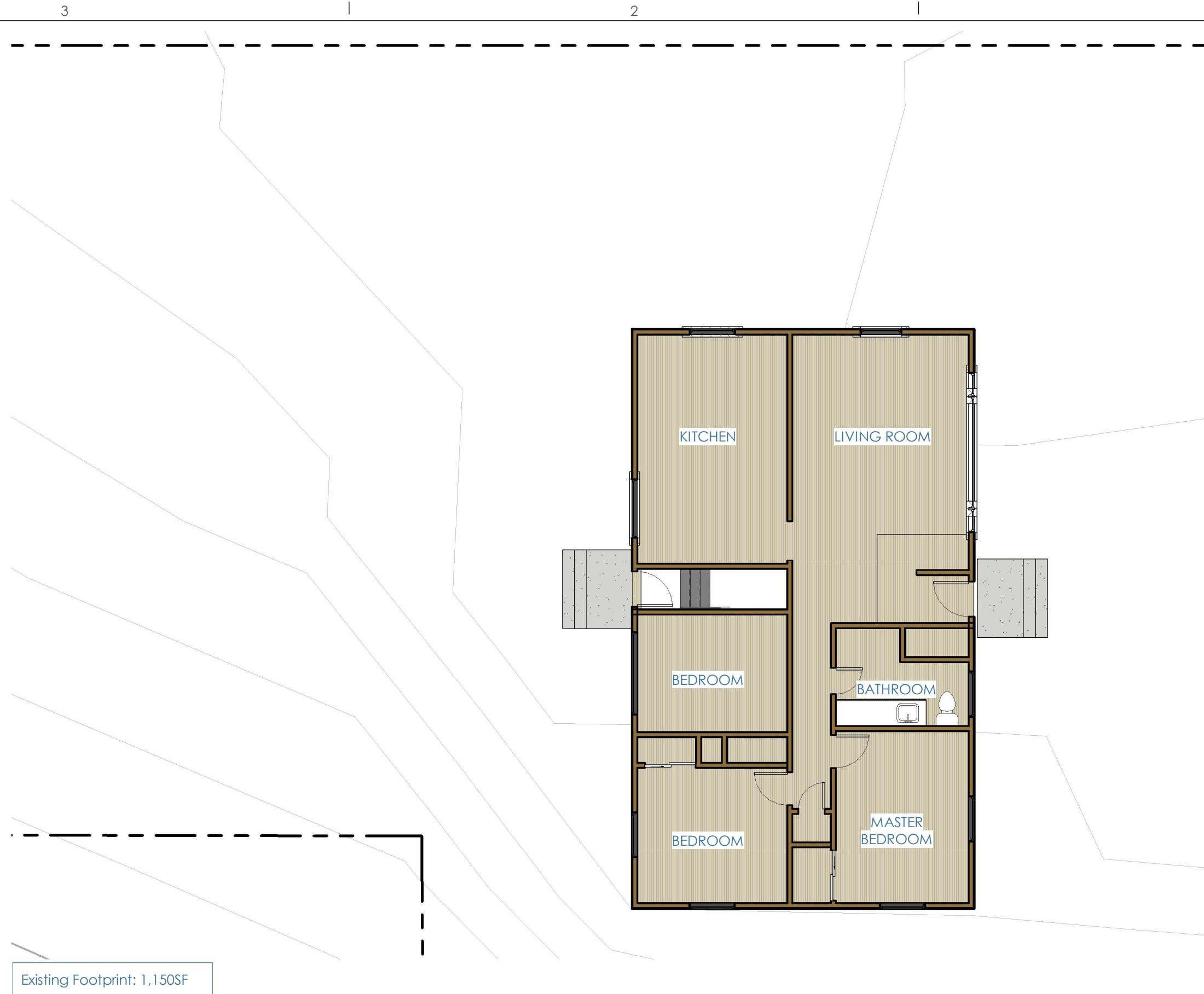
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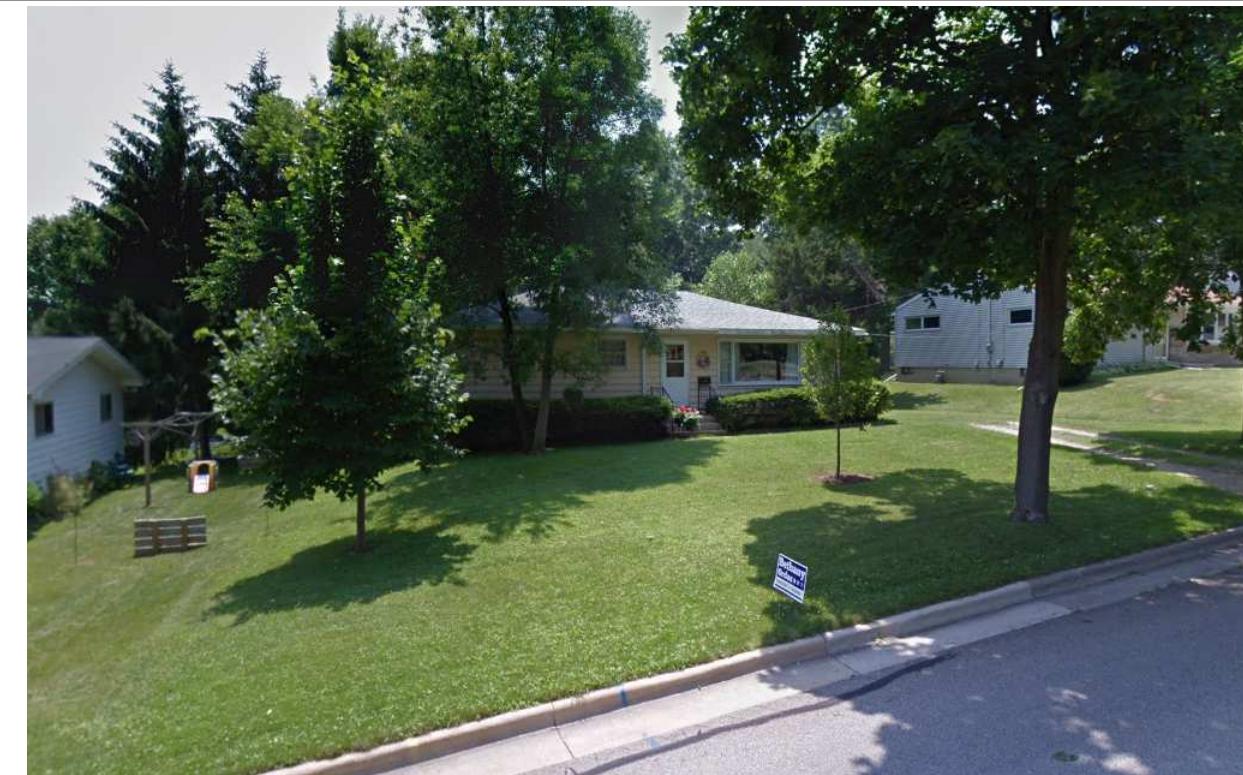
Depula Residence
1304 Baskerville Ave, Monona, WI 53716
EXISTING FLOOR PLAN - (EX2)

Architect: OpeningDesign
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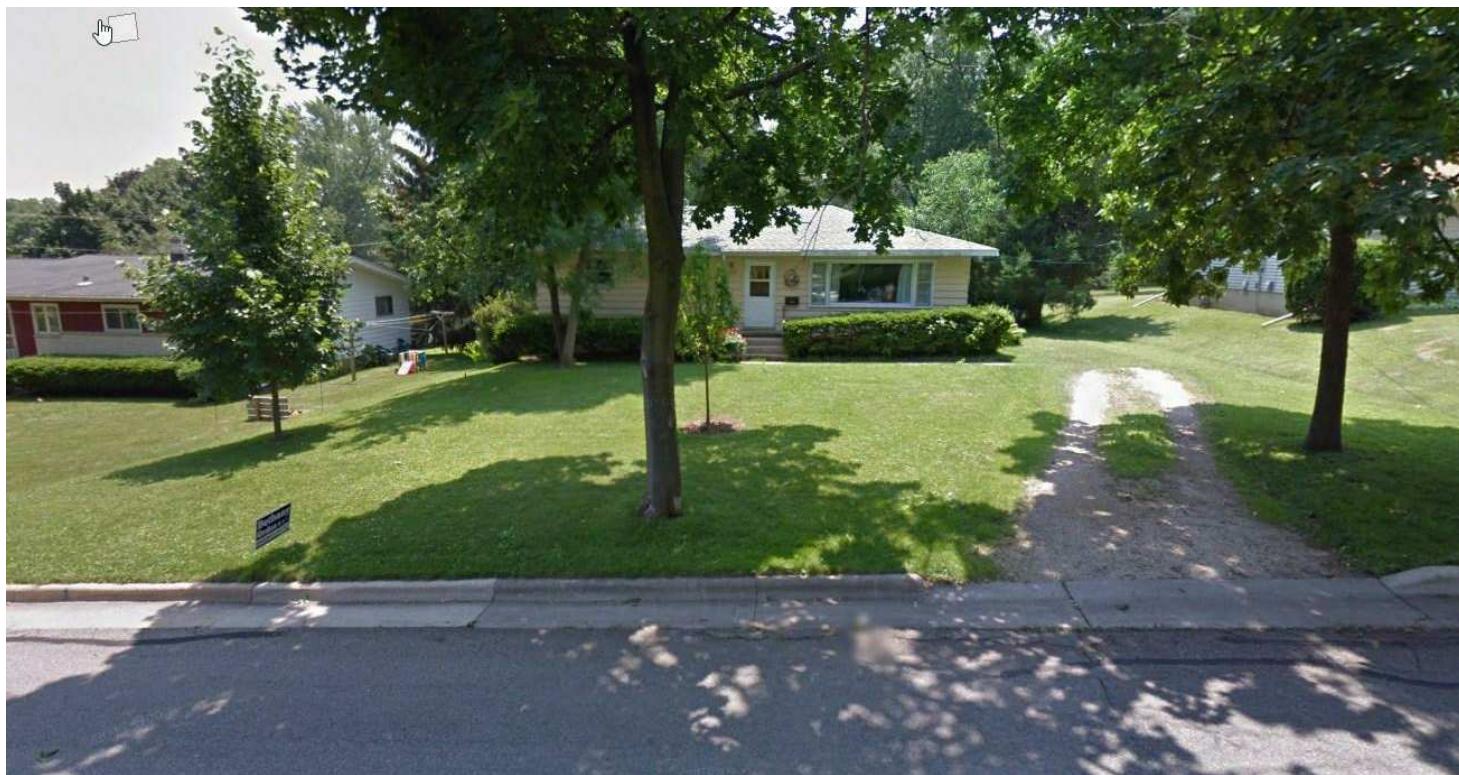
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3B Existing Photo - Looking SW



2B Existing Photo - Looking SSW



3A Existing Photo - Looking S



Architect: OpeningDesign

312 W. Lakeside Street | Madison, WI 53715

ryan@openingdesign.com | 773.425.6456



2A Existing Photo - Looking SE

Depula Residence
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PHOTOS - (EX3)

Date	Description
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