

Kushner's Zoning Appeal — Addendum 3/9/22

We appreciate the Board's willingness to further consider our appeal for a zoning variance, pending modification of our original plan.

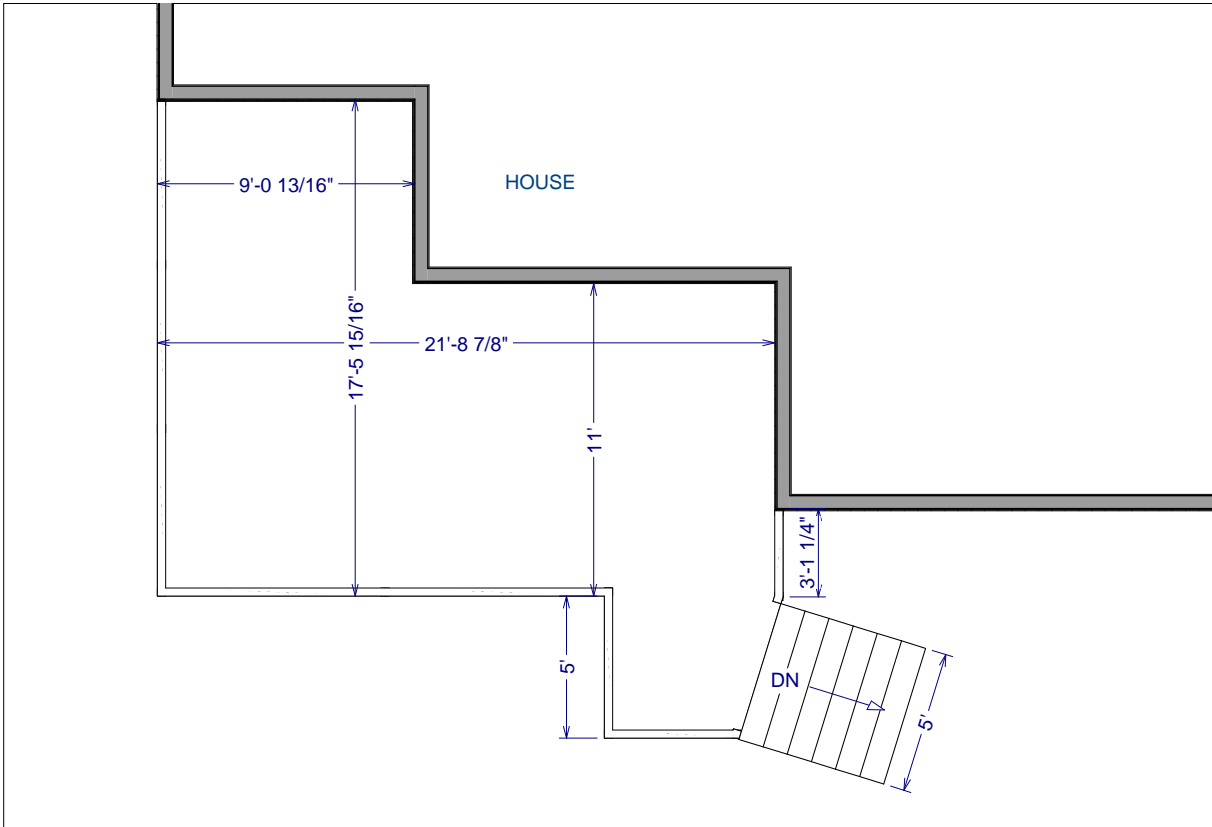
When the Board initially reviewed our plans, it was suggested we consider modifying them by shortening the porch by approximately 4 feet in the east-west direction. This would put the corner of the deck that is closest to the back lot line 19 feet from the lot line. We were asked to consult our architect/designer to see if that was feasible with respect to roof lines and other construction issues. We have been told it is feasible and the attached drawing and site plans labeled Plan A show how this would look.

However, we feel shortening the eastern end of the deck this much makes the porch considerably less functional with respect to how we plan to use it, than another alternative plan represented by attached drawing and site plan labeled Plan B. Our issue with the plan suggested by the Board (Plan A) is that the "L" configuration leave a significant part of the porch too small to be useful for anything other than being a blind area roughly 6 by 9 feet. Our initial intention was to put a table and chairs in the eastern end of the original plan. The modification of the original plan that we would like the Board to consider, has us just removing a 4 ft 3 inch triangle from the northeast corner of the original plan. This would have the setback exactly the same as on the plan suggested by the Board (Plan A) but comes much closer to our original desires. Our architect/designer says this is also feasible to build

We would be grateful if the Board approves our request.

Sincerely,
Burt and Dale Kushner

Plan A as suggested by the Board



	<p>PROJECT DESCRIPTION: KUSHNER PORCH OPT A FLOOR DIMENSION</p>	<p>PROJECT ADDRESS: 3416 BLACK HAWK DR MADISON, WI 53705</p>	<p>DRAWINGS PROVIDED BY: ARTISAN DECK & DESIGN MURPHY SULLIVAN</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>DATE: 3/9/2022</p>
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Plan A as suggested by the Board

Attachment A

CHENEY - LAND SURVEYORS - MADISON

SINCE 1952 -

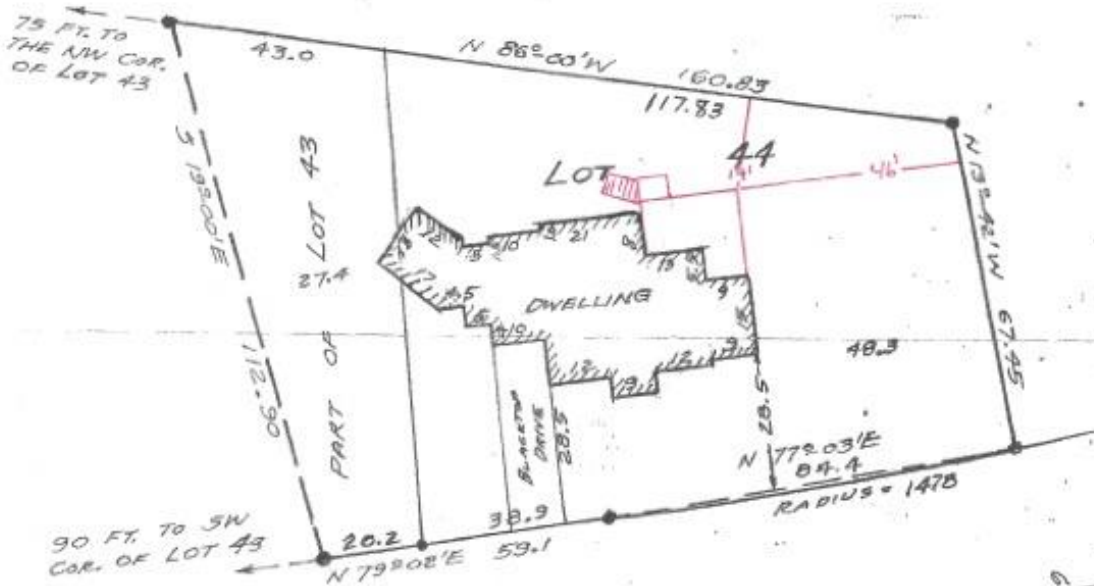
SURVEY MAP

Prepared for : Burton Kushner
3416 Blackhawk Dr
Madison, WI 53705



LEGAL DESCRIPTION

All of Lot 44 and Lot 43 Except the following: Commencing at the SW Corner of said lot; thence NEly 90 ft., thence Nly to a point 75 ft. East of the NW Corner, thence to the NW Corner, thence Sly d (the West Line to the Point of Beginning All in the plat of Shorewood Hills First Addition, Village of Shorewood Hills, Dane Co., WI.



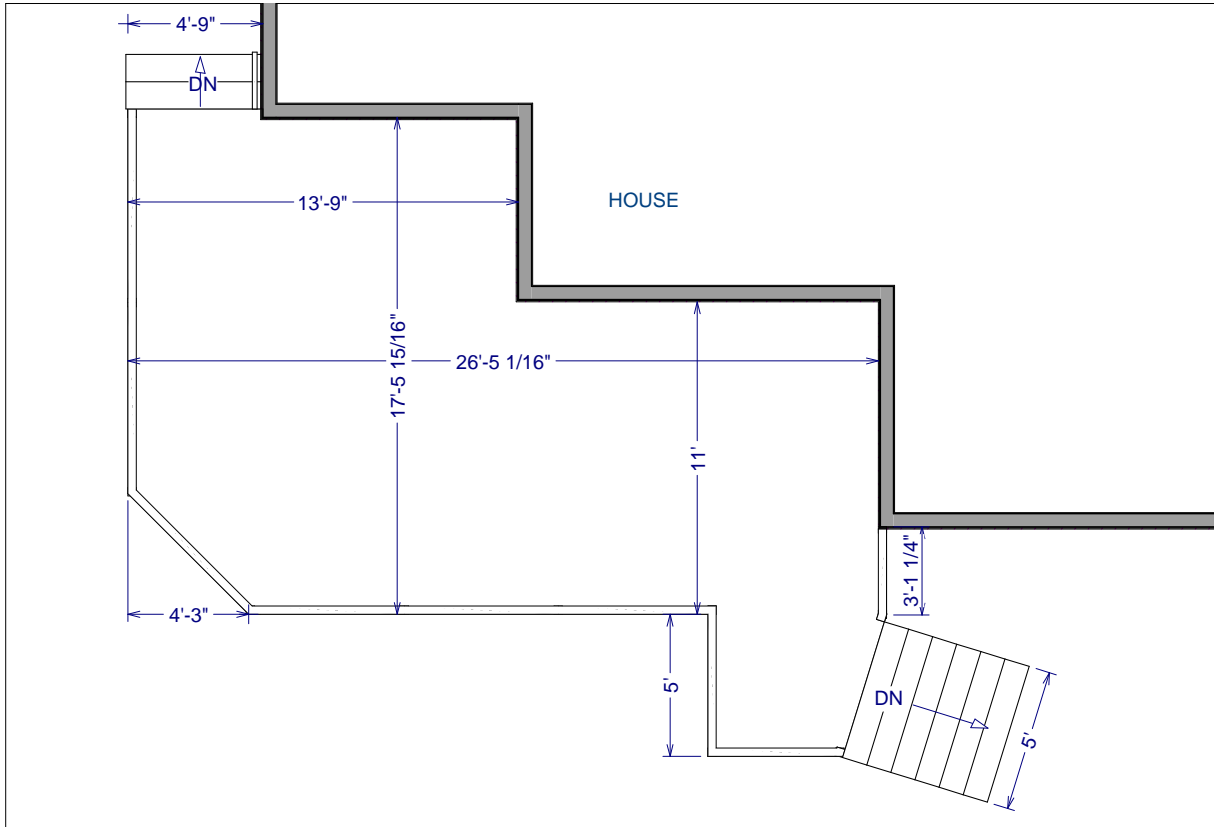
BLACKHAWK TRAIL

LEGEND

• Denotes iron stake found



Plan B to be considered by the Board



	<p>PROJECT DESCRIPTION: KUSHNER PORCH OPT B FLOOR DIMENSION</p>	<p>PROJECT ADDRESS: 3416 BLACK HAWK DR. MADISON, WI 53705</p>	<p>DRAWINGS PROVIDED BY: ARTISAN DECK & DESIGN MURPHY SULLIVAN</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>DATE: 3/9/2022</p>
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Plan B to be considered by the Board

ATTACHMENT A

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SINCE 1952 -

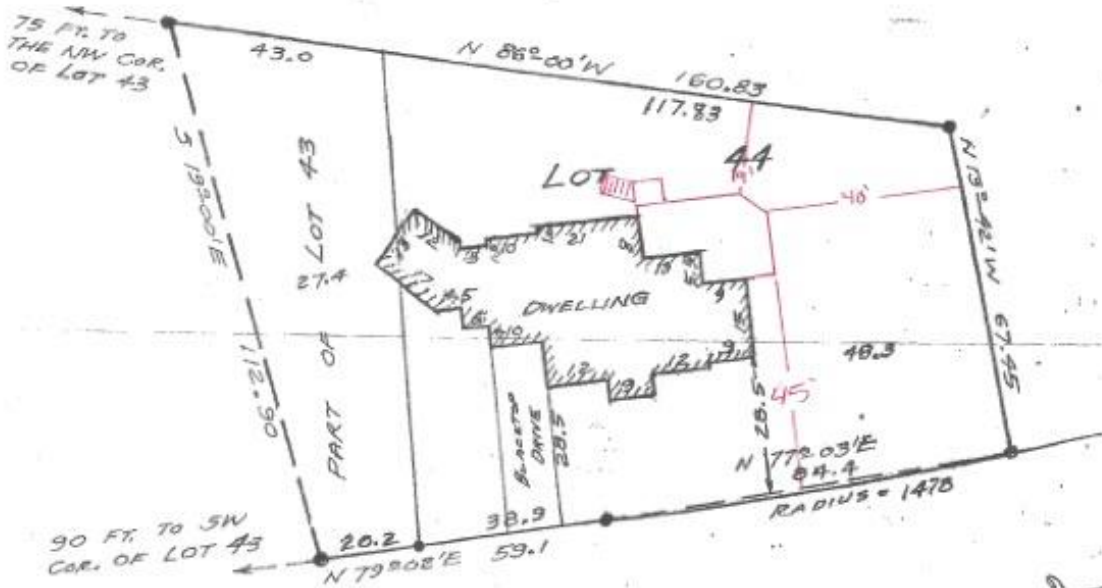
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