



**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: 1805 RUTLEDGE ST
MADISON, WI 53704-5542

Name of Owner: _____

Address of Owner (if different than above): _____

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Name of Applicant (Owner's Representative): ELIZABETH CWIK, AIA BWZ ARCHITECTS

Address of Applicant: 100 S. BALDWIN ST., SUITE 306
MADISON, WISCONSIN 53703

Daytime Phone: (608) 316-6106 Evening Phone: (608) 215-7650

Email Address: ecwik@bwzarchitects.com

Description of Requested Variance: THE OWNERS WISH TO BUILD A SECOND STORY ADDITION ABOVE THE
EXISTING ONE-STORY PORTION OF THE HOUSE AT 1805 RUTLEDGE AVE.
THE REQUIRED SIDE YARD SET BACK IS 3.8' (10% OF THE 38' LOT WIDTH)
AT THE EAST PROPERTY LINE. THE HOUSE IS SET BACK 3'-0".
THIS CONDITION IS TYPICAL IN THE 1800 BLOCK OF RUTLEDGE ST
(SEE SHEET C-1).

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid: \$300.00
Receipt: 107809-0002
Filing Date: 2-18-21
Received By: NJK
Parcel Number: 071007109111
Zoning District: TR-C3
Alder District: #6 RUMMEL

Hearing Date: 3-18-21
Published Date: 3-11-21
Appeal Number: LNDVAR-2021-00004
GQ: _____
Code Section(s): 28.044(2)

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 properties at both 1801 and 1805 Rutledge St. are set back 3'-0" from their eastern property lines. Based on the City of Madison Parcel Map, this appears to be a unique feature common to the lots on this particular block in the TR-C3 district.

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.

With the exception of the side yard setback, the proposed second floor addition satisfies all regulations in the zoning code.

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.

Strict compliance with the letter of the ordinance would require the addition to be set back .8' from the existing wall of the Sunroom below creating an awkward condition requiring a small intermediate roof.

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.

We did not subdivide or build this house and thus did not create the hardship. We have lived here for 20 years and intend to remain for the long haul. This small addition will allow us to use our current deck year round and allow for us to accomodate aging parents as well as growing children. The scale of the addition is minor: adding a 10'x12' addition to a 9'x12' bedroom. For perspective the existing bedroom allows for a queen sized bed, two small nightstands, and little else

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

This proposed project meets that standard in that 1) the project is below maximum allowable height and 2) has been designed with high transom window on the east side to respect the privacy of our neighbors.

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

The proposed project design and size will be consistent with other homes in the neighborhood. At 120 sq.ft. the addition will raise the size of the home to 1412 sq.ft. finished space, well within the average of the neighborhood. For example, the six homes east of ours are either similar in size to the expanded square footage of our home, or larger. Additionally, the work is entirely located in the back of the house.

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 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 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: Helen Sarakinos **Date:** 02/17/2021

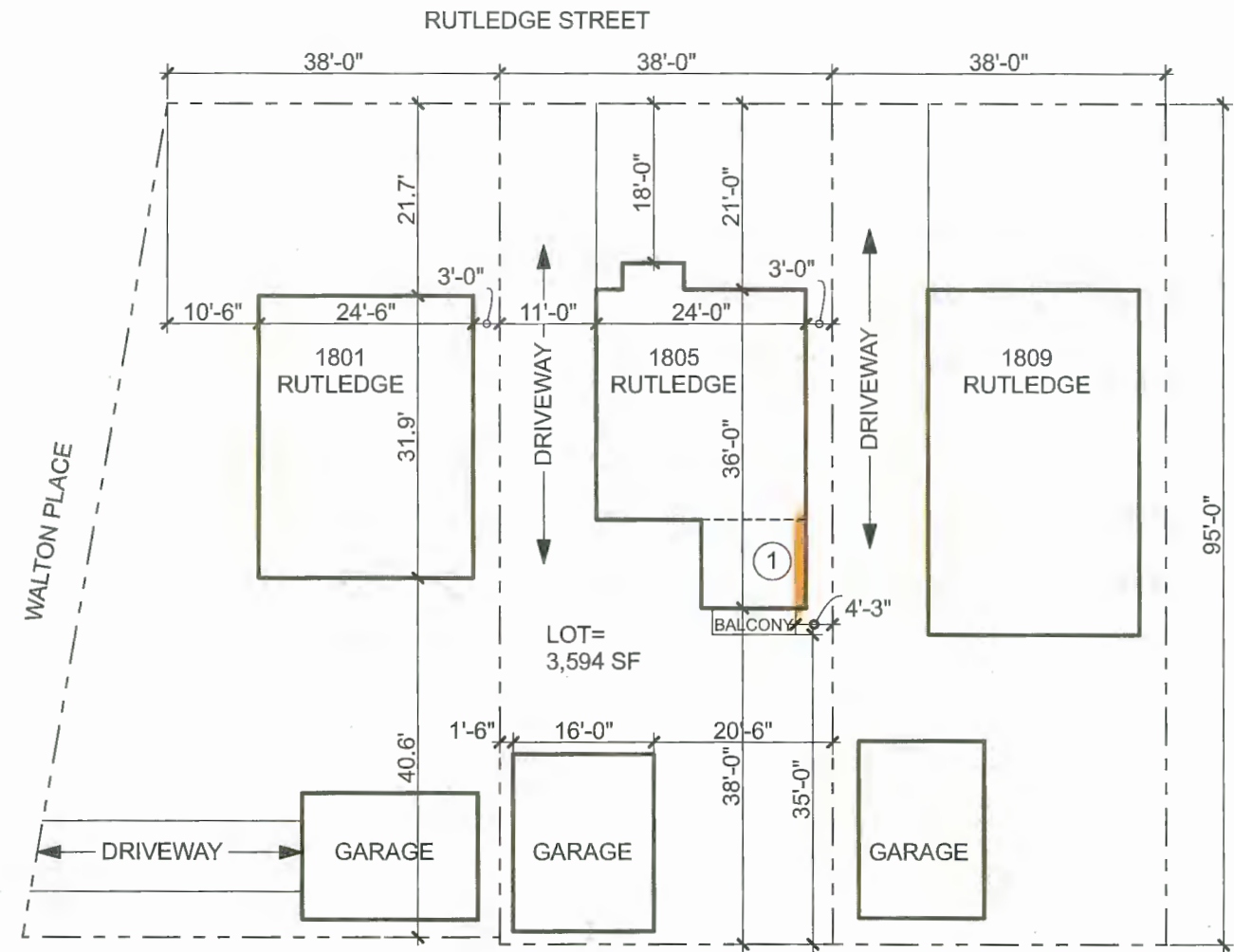
------(For Office Use Only)-----

<u>DECISION</u>		
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: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved		
Zoning Board of Appeals Chair:		Date:

2-story Single-Family Dwelling
 2nd story Addition at rear
 side yard

3.8' Required
 3.0' Provided

0.8' Variance.



① PROPOSED SECOND STORY
 ADDITION ABOVE EXISTING FIRST
 FLOOR SUNROOM SHOWN SHADED

ARCH SITE PLAN

SCALE: 1" = 20'



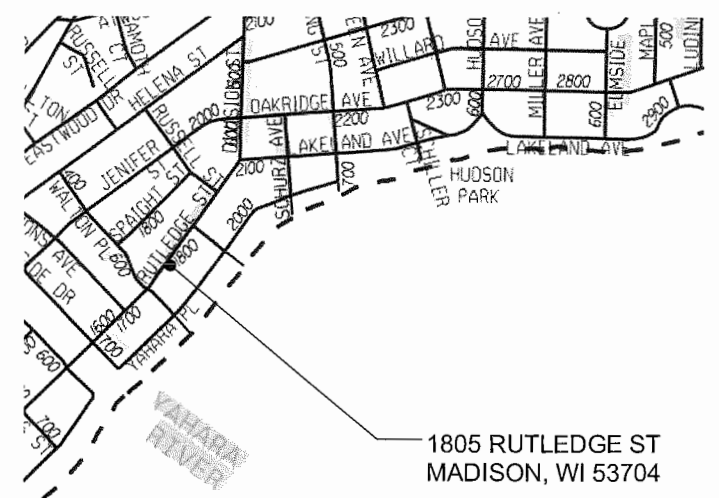
SARAKINOS / VANDER ZANDEN RESIDENCE
1805 RUTLEDGE ST
 MADISON, WISCONSIN 53704

PROJECT NO: 2012
 DATE: 2/18/21
 DRAWING NAME:
 ARCHITECTURAL
 SITE PLAN



1805 RUTLEDGE ST

ADDITION AND REMODELING



ZONING DISTRICT TR-C3
 LOT SIZE: 3,594 SF

SHEET INDEX	
G-0	TITLE SHEET
C-1	SITE PLANS
L-1	ACHITECTURAL SITE PLAN
A1-0	EXISTING PLANS
A1-1	PROPOSED PLANS
A2-0	EXISTING ELEVATIONS
A2-1	EXTERIOR ELEVATIONS

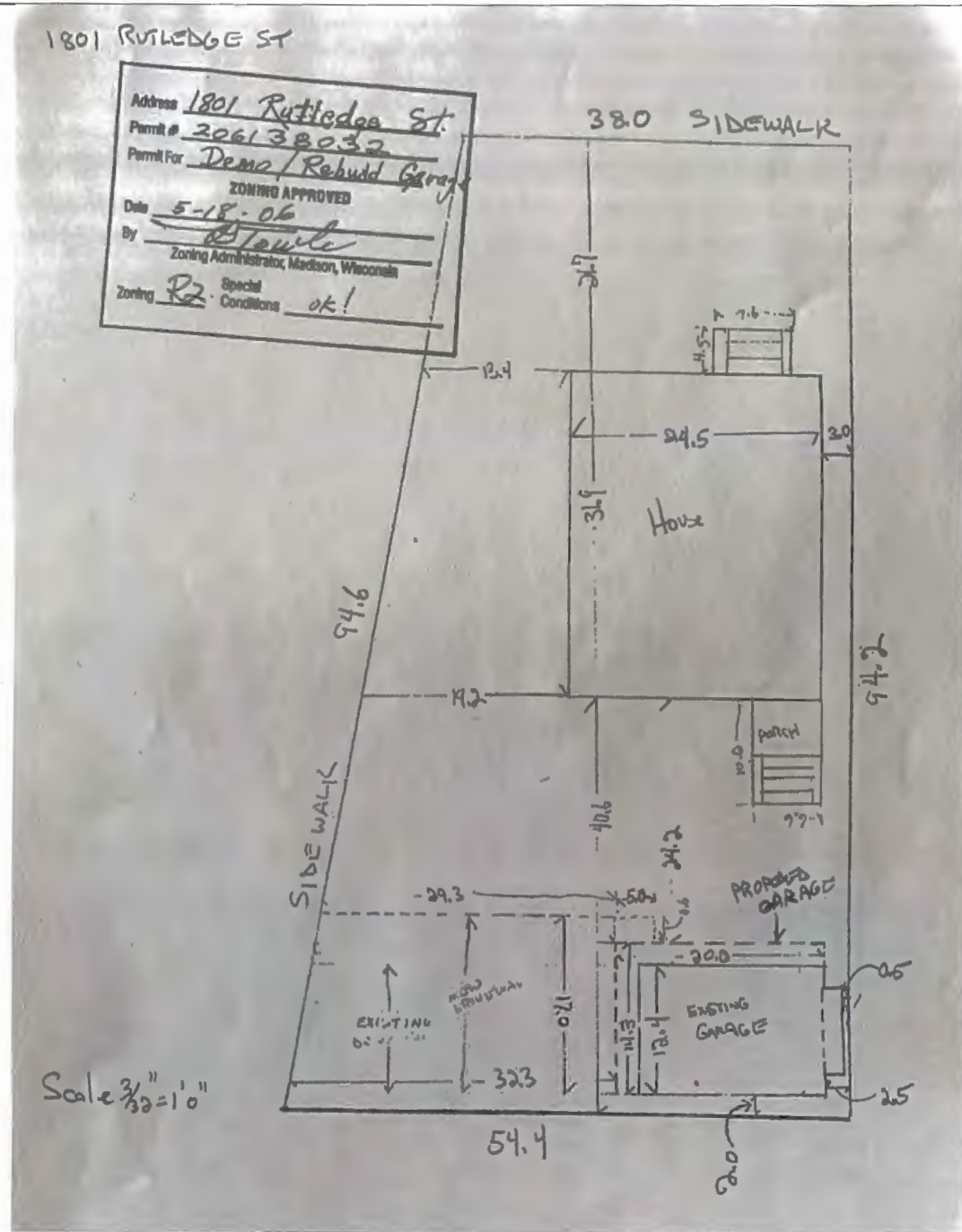
LOCATION MAP
 NOT TO SCALE



SARAKINOS / VANDER ZANDEN RESIDENCE
1805 RUTLEDGE ST
 MADISON, WISCONSIN 53704

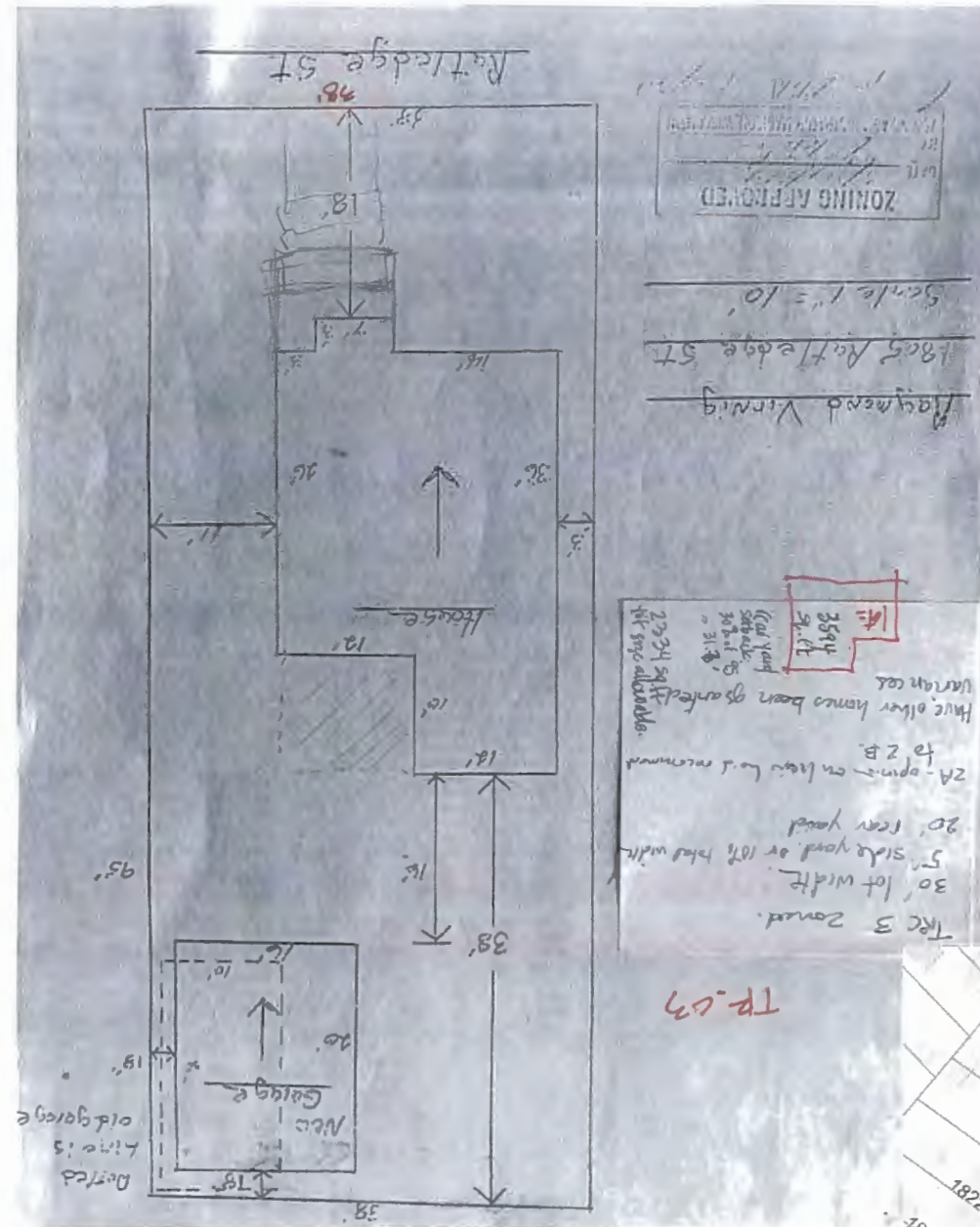
PROJECT NO: 2012
 DATE: 2/18/21
 DRAWING NAME:
 TITLE SHEET

G-0



1801 RUTLEDGE AVE

NOT TO SCALE



1805 RUTLEDGE AVE

NOT TO SCALE



RUTLEDGE 1800 BLOCK

SCALE: 1" = 10'

SARAKINOS / VANDER ZANDEN RESIDENCE

1805 RUTLEDGE ST
MADISON, WISCONSIN 53704

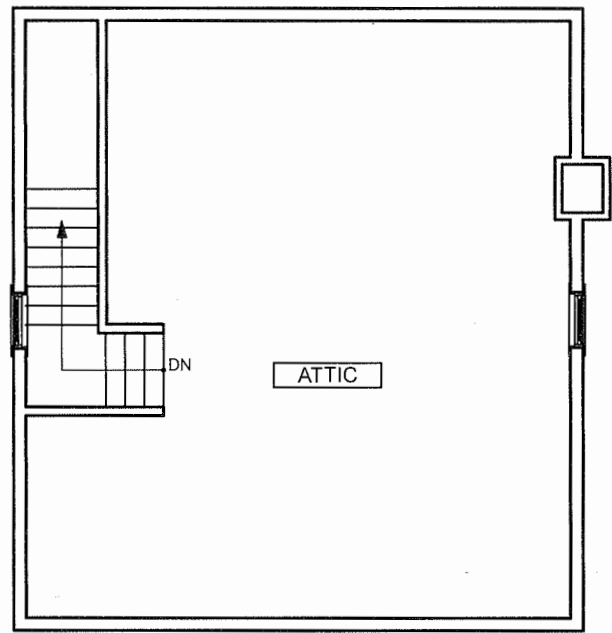
PROJECT NO: 2012

DATE: 2/18/21

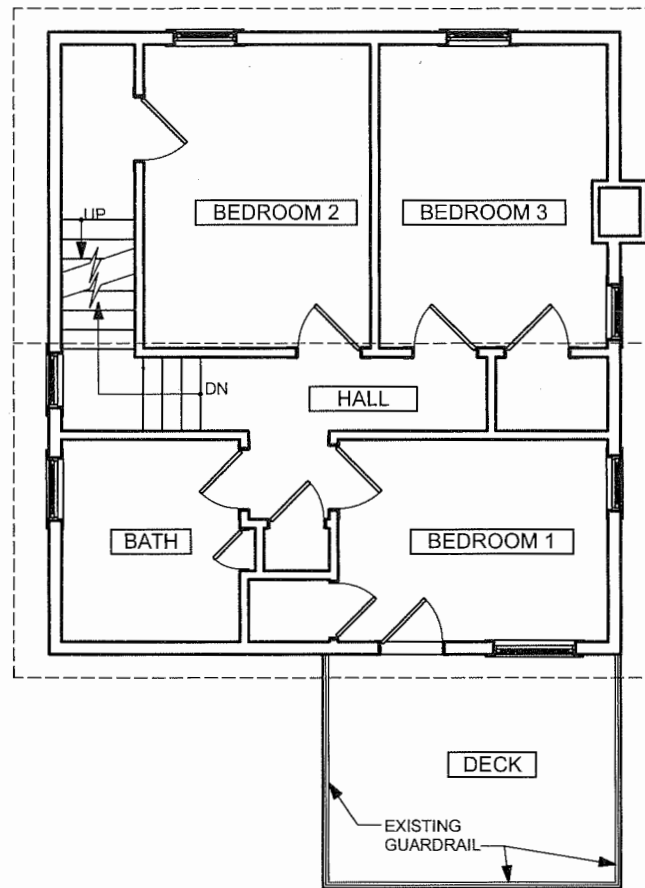
DRAWING NAME:

SITE PLANS

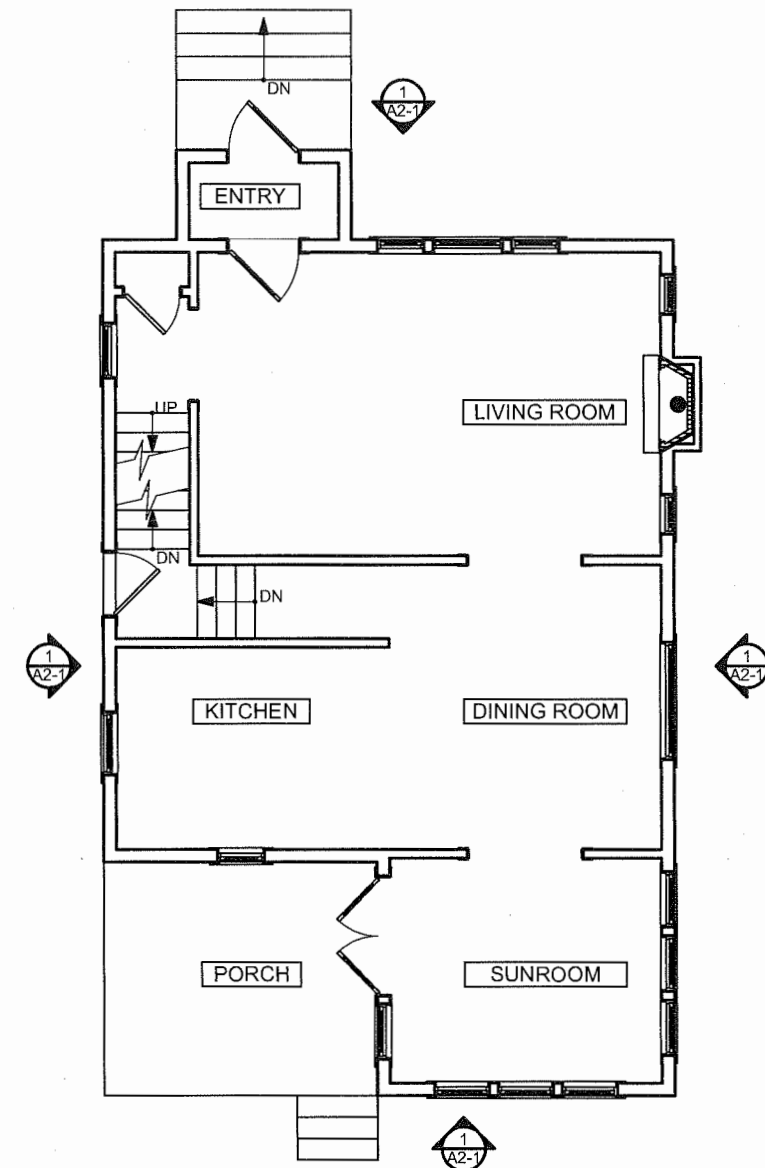
C-1



3 EXISTING ATTIC
SCALE: 1/8" = 1'-0"



2 EXIST'G 2ND FLR
SCALE: 1/8" = 1'-0"



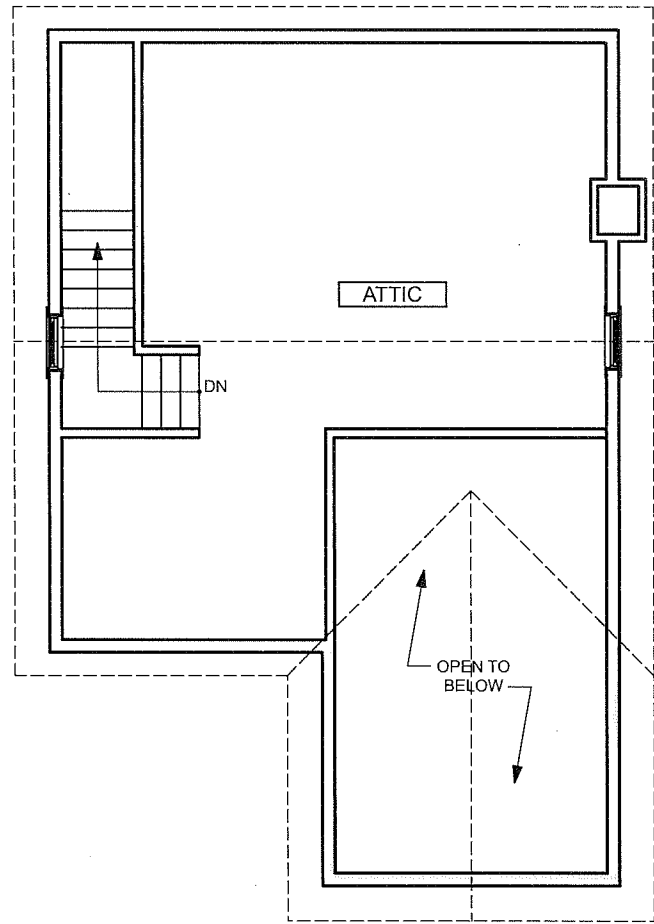
1 EXIST'G FIRST FLOOR
SCALE: 1/8" = 1'-0"



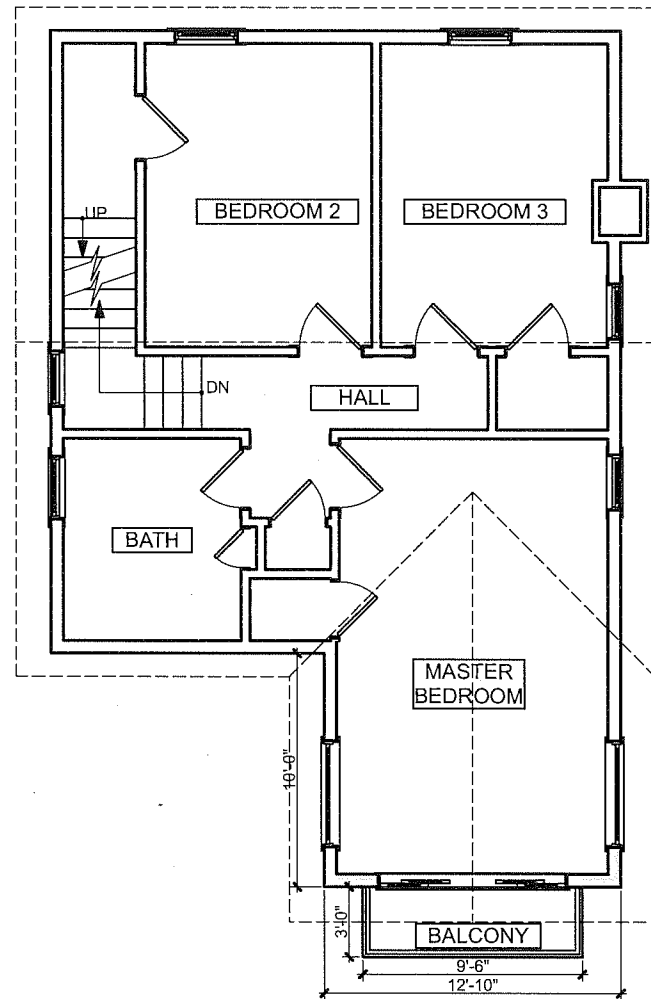
SARAKINOS / VANDER ZANDEN RESIDENCE
1805 RUTLEDGE ST
MADISON, WISCONSIN 53704

PROJECT NO: 2012
DATE: 2/18/21
DRAWING NAME:
EXISTING PLANS

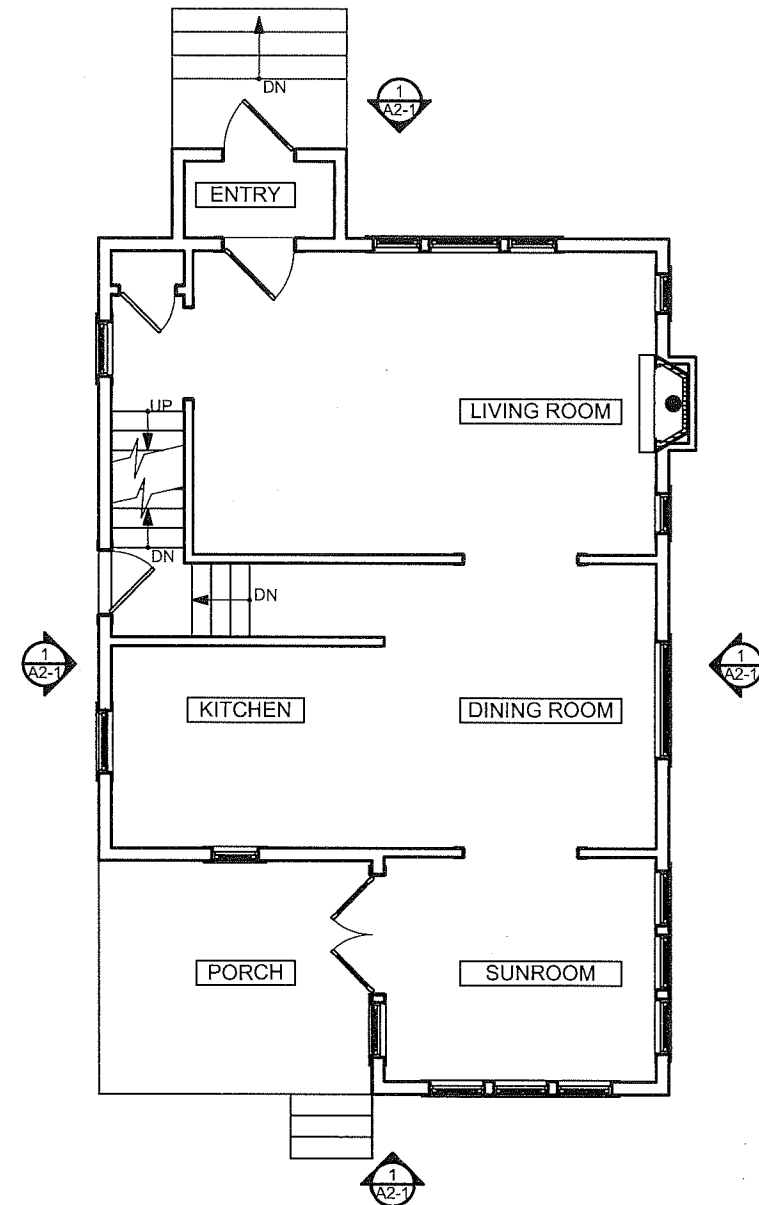
A1-0



3 ATTIC
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
SCALE: 1/8" = 1'-0"



SARAKINOS / VANDER ZANDEN RESIDENCE
1805 RUTLEDGE ST
MADISON, WISCONSIN 53704

PROJECT NO: 2012
DATE: 2/18/21
DRAWING NAME:
PROPOSED PLANS

A1-1



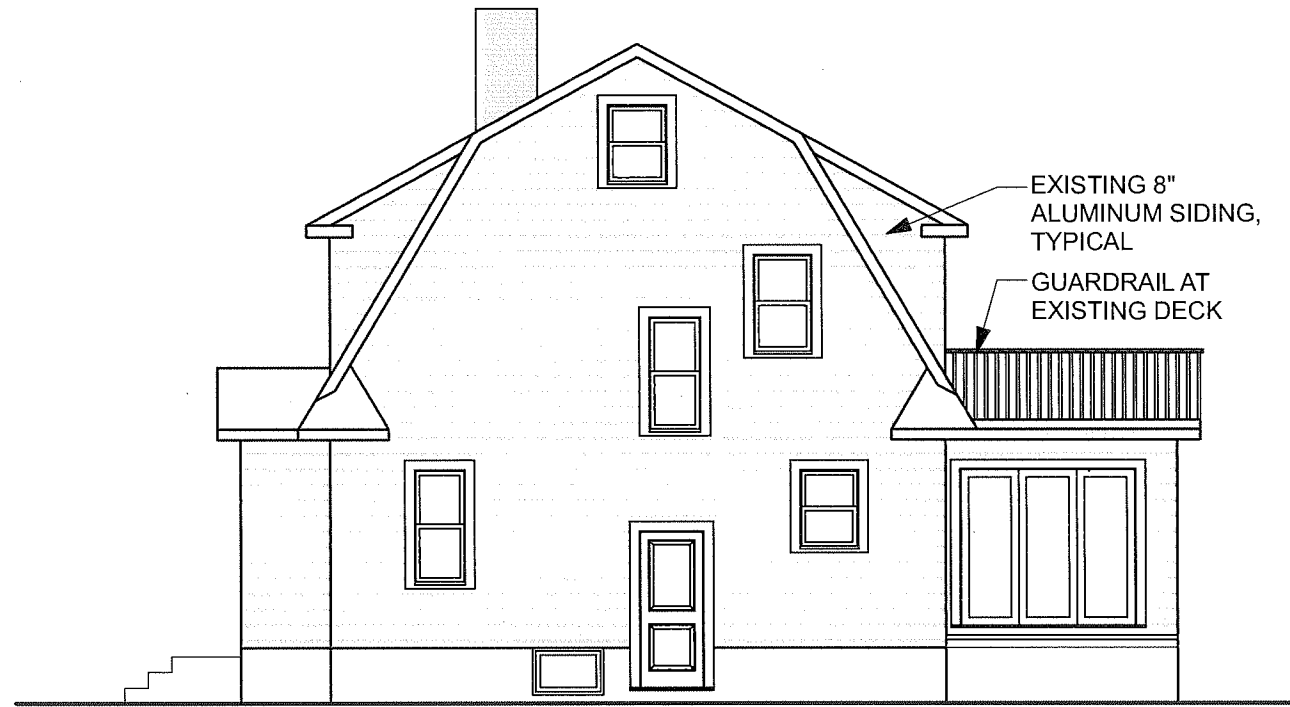
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

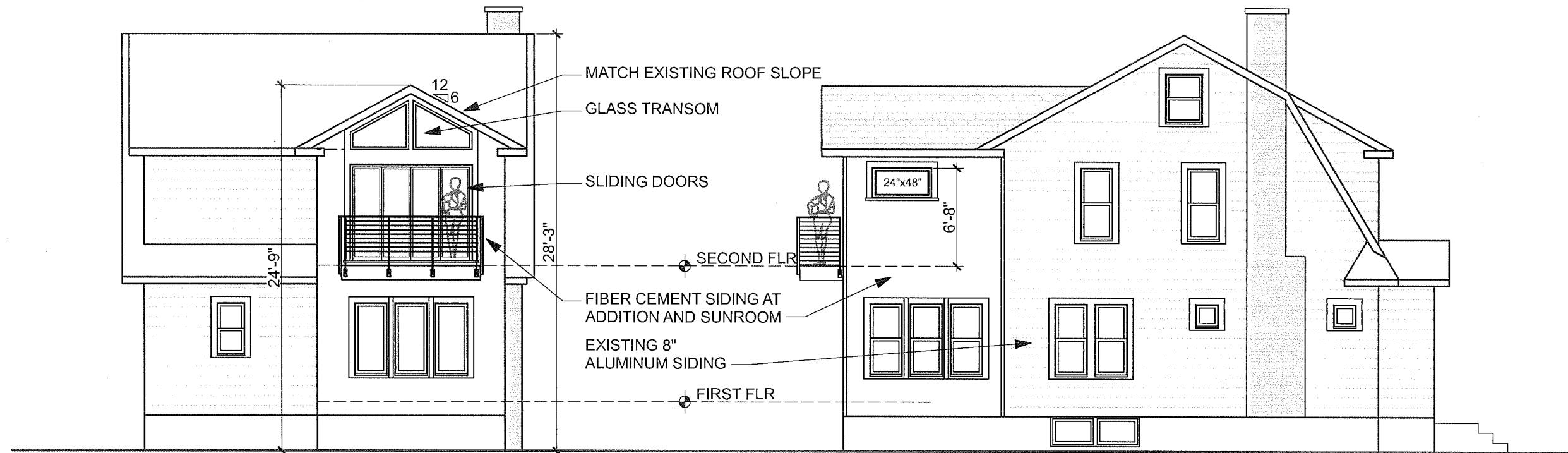


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SARAKINOS / VANDER ZANDEN RESIDENCE
1805 RUTLEDGE ST
MADISON, WISCONSIN 53704

PROJECT NO: 2012
DATE: 2/18/21
DRAWING NAME:
EXISTING
ELEVATIONS

A2-0



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SARAKINOS / VANDER ZANDEN RESIDENCE
1805 RUTLEDGE ST
MADISON, WISCONSIN 53704

PROJECT NO: 2012
DATE: 2/18/21
DRAWING NAME:
EXTERIOR
ELEVATIONS

A2-1