



**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: 1318 Rutledge Street

Name of Owner: Shelley Gaylord

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 608-628-4317 Evening Phone: \_\_\_\_\_

Email Address: glebhscont@charter.net

Name of Applicant (Owner's Representative): Larry Tatt

Address of Applicant: 6 Fuller Drive  
Madison Wis 53704

Daytime Phone: 513-2967 Evening Phone: 241-2967

Email Address: larry@tzoofmadison.com

Description of Requested Variance: Side yard variance

(See reverse side for more instructions)

**FOR OFFICE USE ONLY**

Amount Paid: \$300  
Receipt: 158141  
Filing Date: 9-11-14  
Received By: DM  
Parcel Number: 0710-073-0321-8  
Zoning District: TR-C4 H.S.-TL  
Alder District: C-Remmel

Hearing Date: 10/2/14  
Published Date: 9/25/14  
Appeal Number: 100214-3  
GQ: THIRD LAK HST. DISTRICT  
Code Section(s): 28.045 (2)

## Application Requirements

COPIES - (1) SET  
11x17 OR SMALLER

**Please provide the following Information** (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input checked="" type="checkbox"/>	<b>Site plan</b> , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <ul style="list-style-type: none"><li><input type="checkbox"/> Lot lines</li><li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li><li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li><li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li><li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li><li><input type="checkbox"/> North arrow</li></ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> from all relevant directions showing <b>existing</b> and <b>proposed views</b> , with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	<b>Interior floor plan of existing and proposed structure</b> , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input type="checkbox"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input type="checkbox"/>	<b>CHECK HERE.</b> 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: \_\_\_\_\_

\_\_\_\_\_  
(Do not write below this line/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: \_\_\_\_\_

9/12/14

Attn Matt Tucker Re 1318 Rutledge St.

## 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 lot is very narrow and location of window does not allow any easy set back of the entry which is required.

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.

The public will not be harmed and making this improvement is not contrary to intent of regulations. It maintains rear entry, existing traffic patterns & corrects poor condition of the current unheated entry

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.

The improvement maintain's flow of interior rooms and does not bring home any closer to the side property line.

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.

The existing entry has been in existence for many years is in very poor condition, unheated, and needs to be replaced

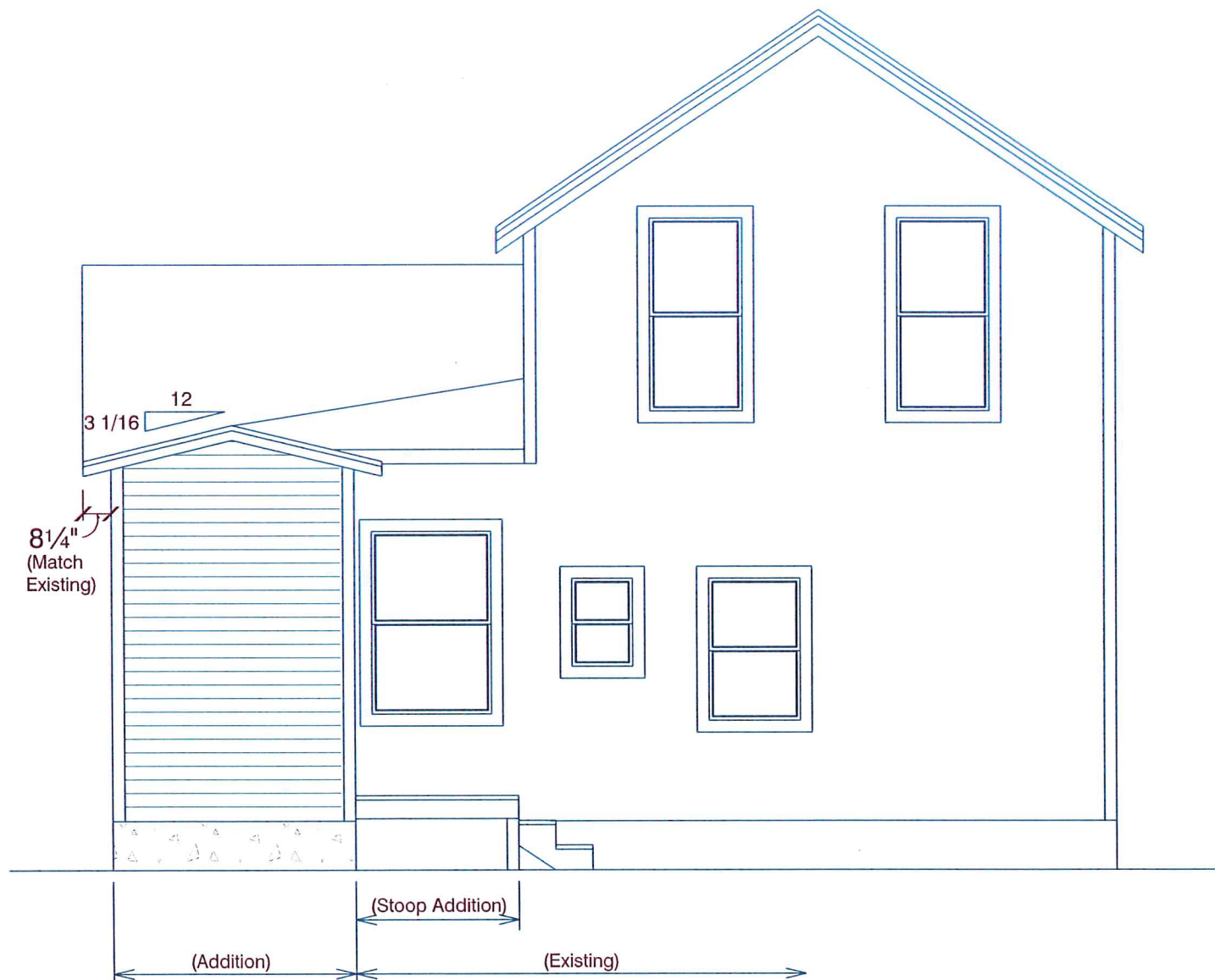
5. The proposed variance shall not create substantial detriment to adjacent property.

This will maintain current side yard setback and can only be seen from the side or rear yards. Maintains or improves current finishes of exterior

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

This has been reviewed by Landmarks commission and see attached staff comments. (Will be added by Matt Tucker,





**PROPOSED REAR ELEVATION**



**EXISTING REAR ELEVATION**

1318 RUTLEDGE STREET MADISON, WI 53703



LUMBER COMPANY

1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: 1/4"=1'-0"

Date: 08-28-14

**PROPOSED & EXISTING  
ELEVATIONS**

DRAWN  
BY: Brian K. &  
Chris D.

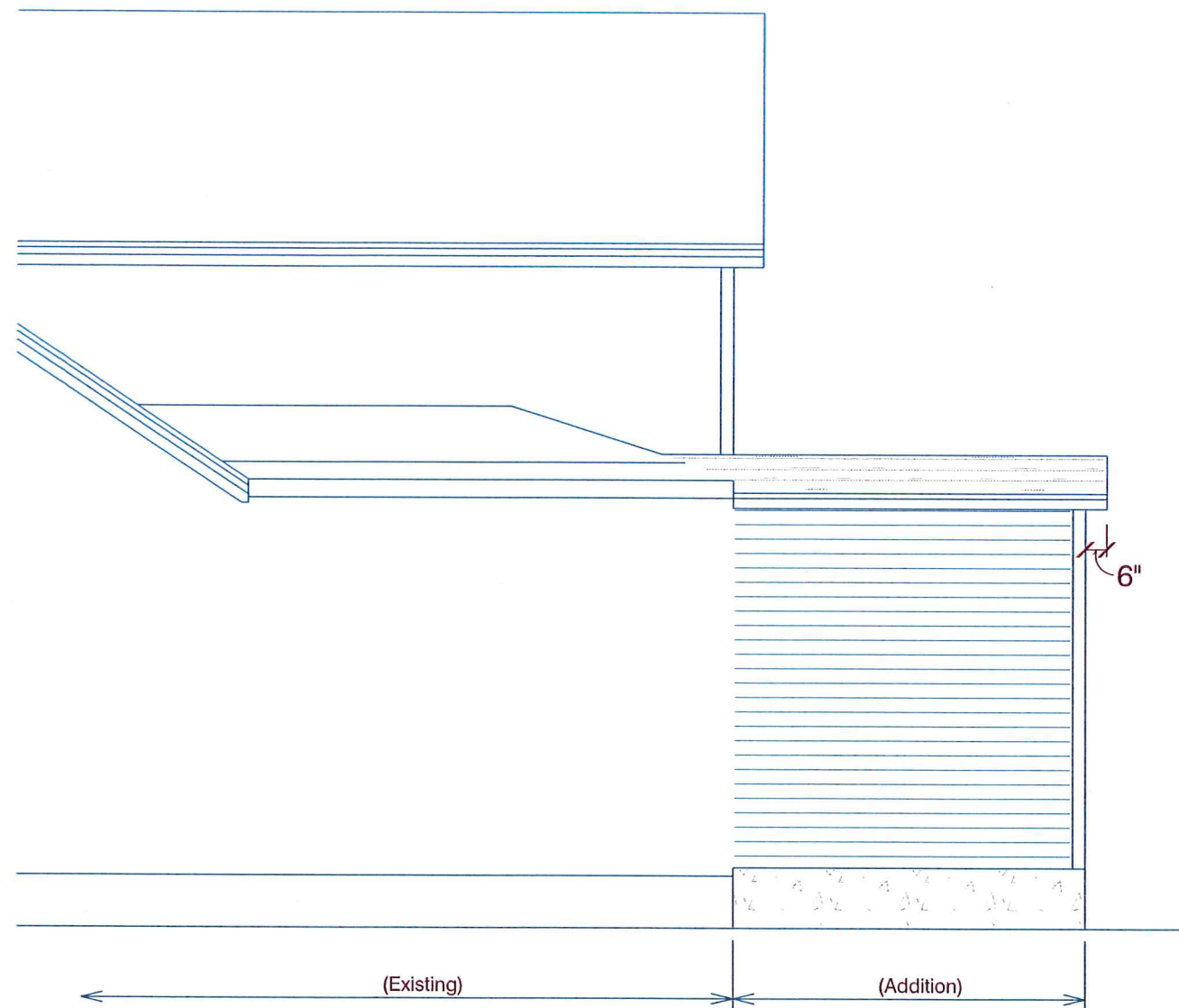
**SHELLEY GAYLORD**

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND  
CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL  
DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

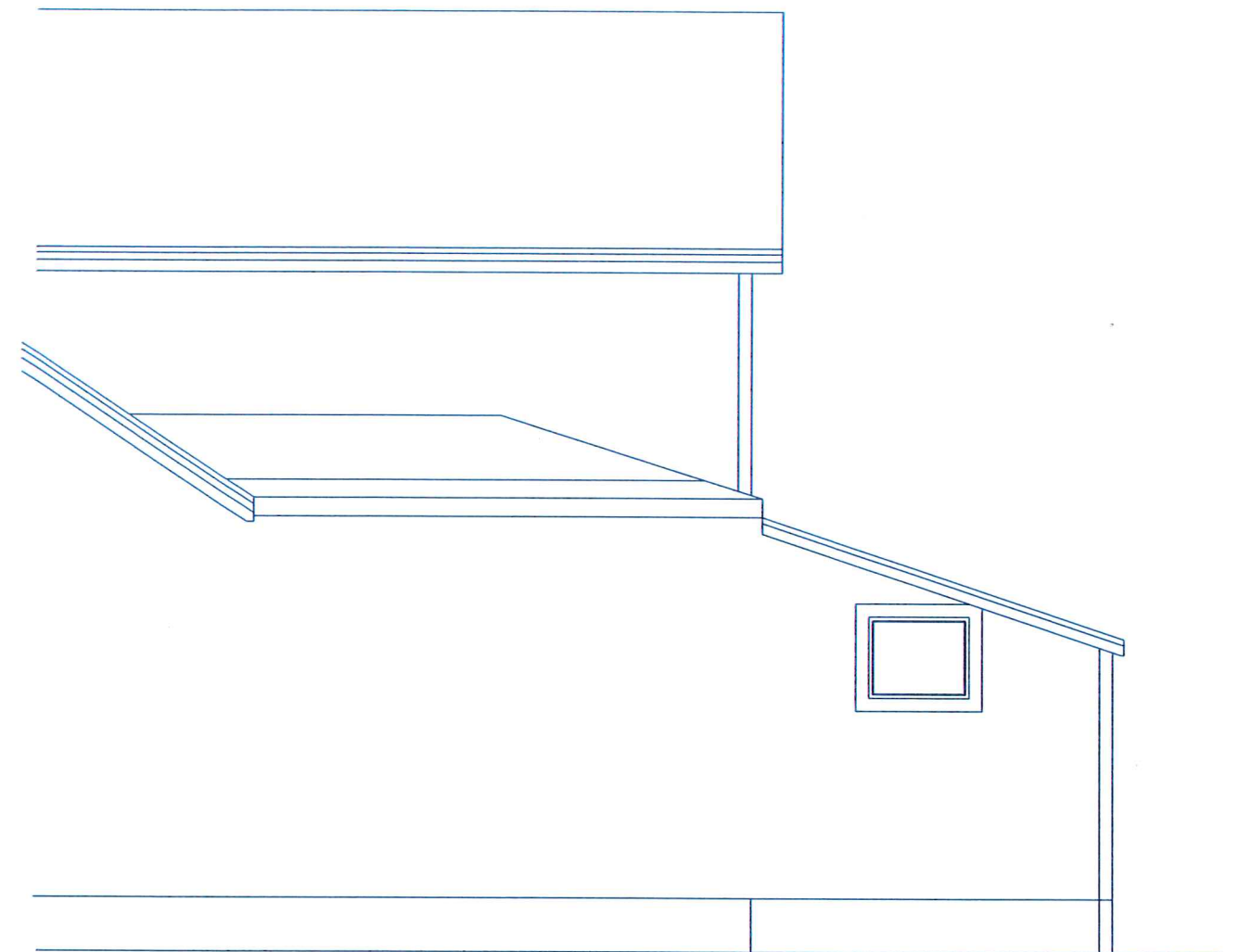
DRAWING NUMBER:

**1 OF 5**

As Shown




PROPOSED RIGHT ELEVATION

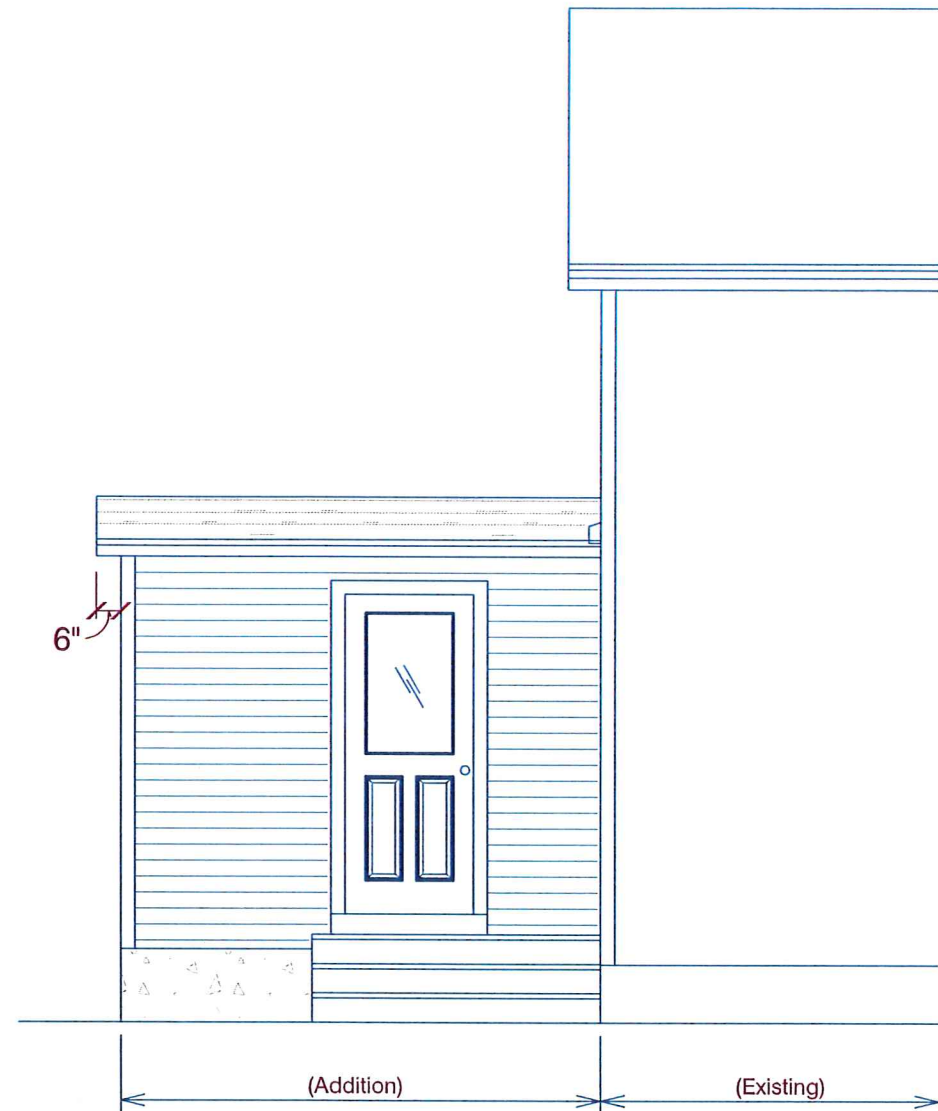


EXISTING RIGHT ELEVATION

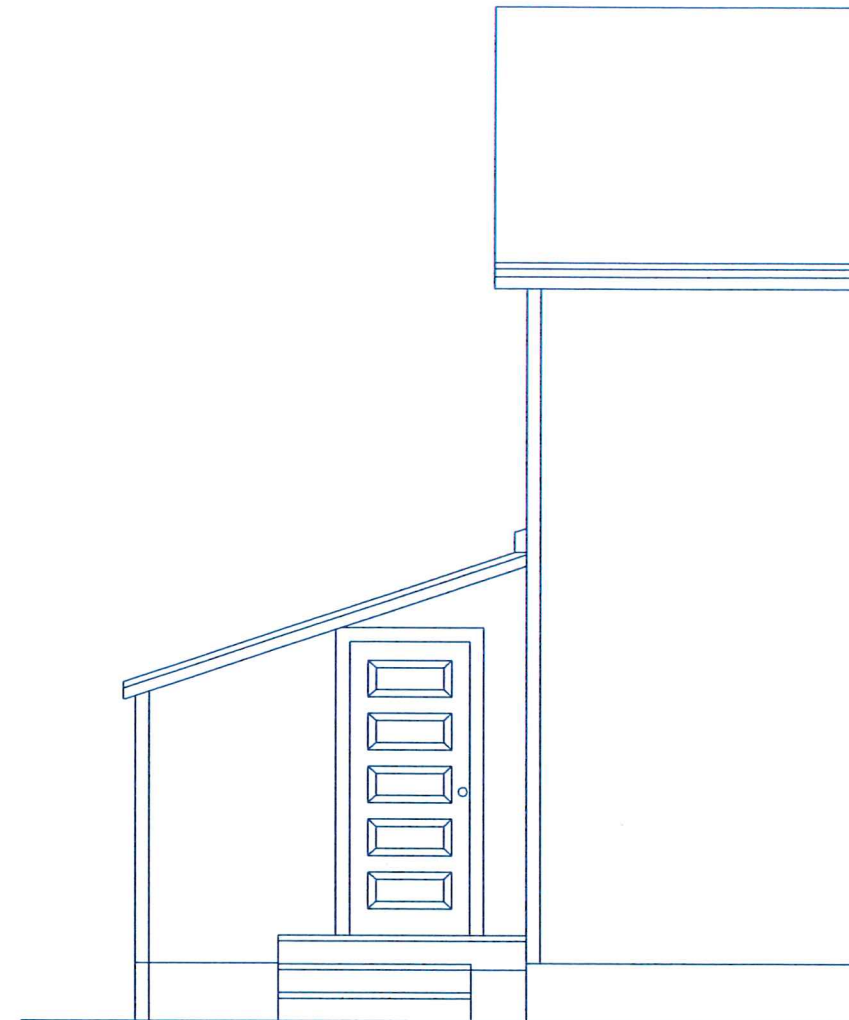
1318 RUTLEDGE STREET MADISON, WI 53703

		LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53704	
Scale:	1/4"=1'-0"	<b>PROPOSED &amp; EXISTING ELEVATIONS</b>	DRAWN BY: <b>Brian K. &amp; Chris D.</b>
Date:	08-28-14		
<b>SHELLEY GAYLORD</b>			
<small>ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.</small>			DRAWING NUMBER: <b>2 OF 5</b>

As Shown



PROPOSED LEFT ELEVATION



EXISTING LEFT ELEVATION

1318 RUTLEDGE STREET MADISON, WI 53703



LUMBER COMPANY

1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: 1/4"=1'-0"

Date: 08-28-14

**PROPOSED & EXISTING  
ELEVATIONS**

DRAWN  
BY: Brian K. &  
Chris D.

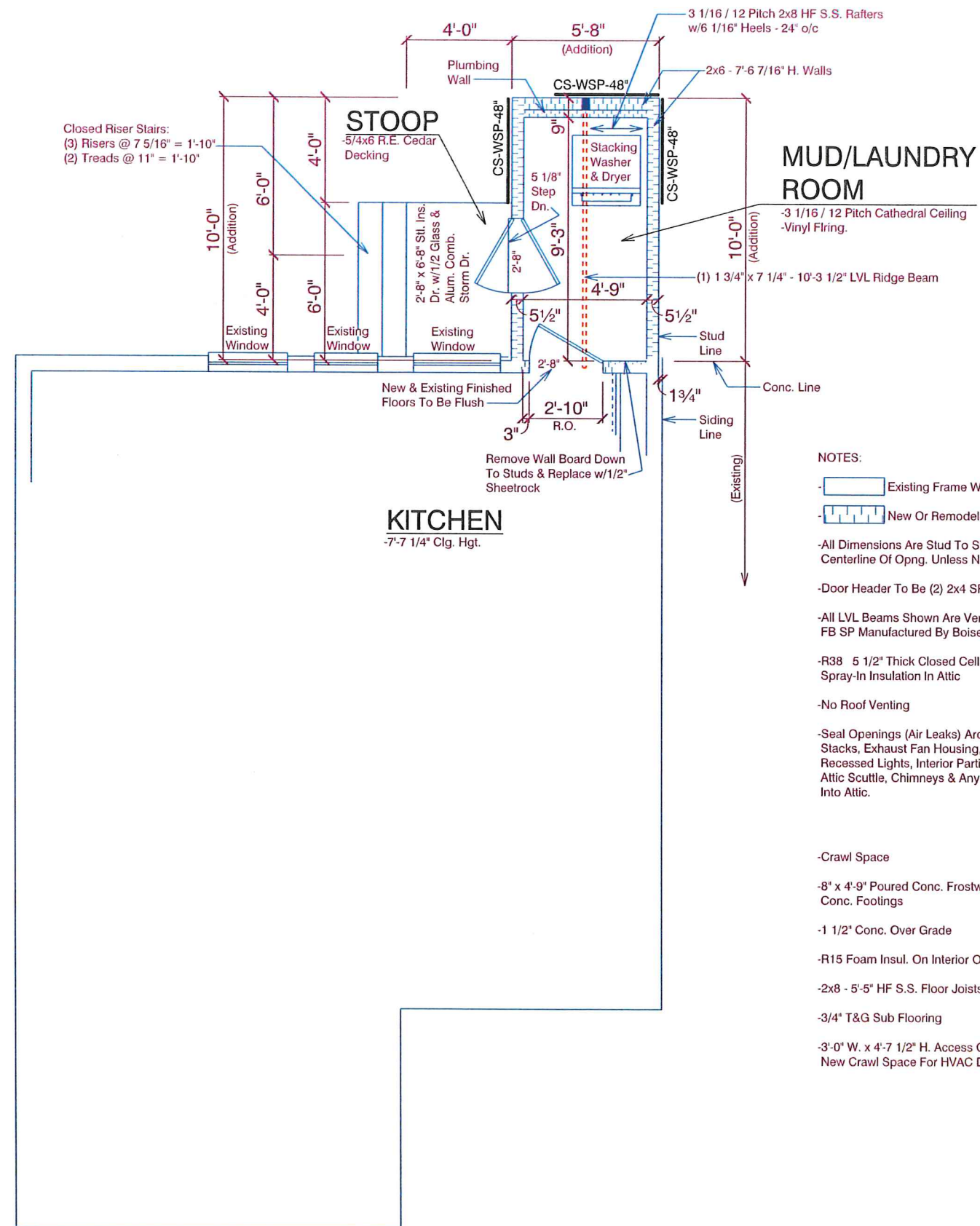
**SHELLEY GAYLORD**

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DRAWING NUMBER:  
**3 OF 5**

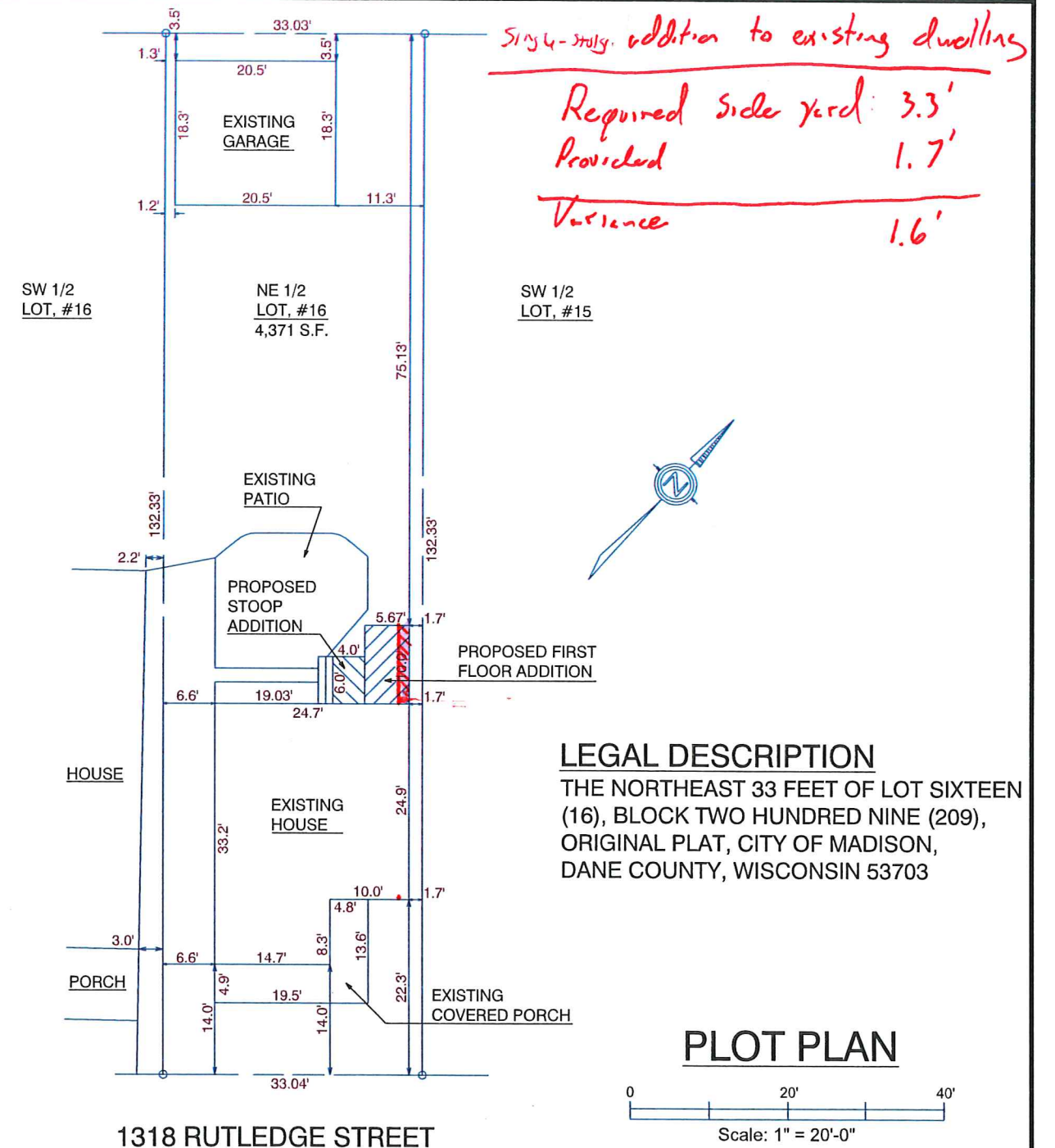
As Shown





**PROPOSED FIRST FLOOR PLAN**

Scale: 3/16" = 1'-0"



1318 RUTLEDGE STREET MADISON, WI 53703



LUMBER COMPANY

1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: As Shown

Date: 08-28-14

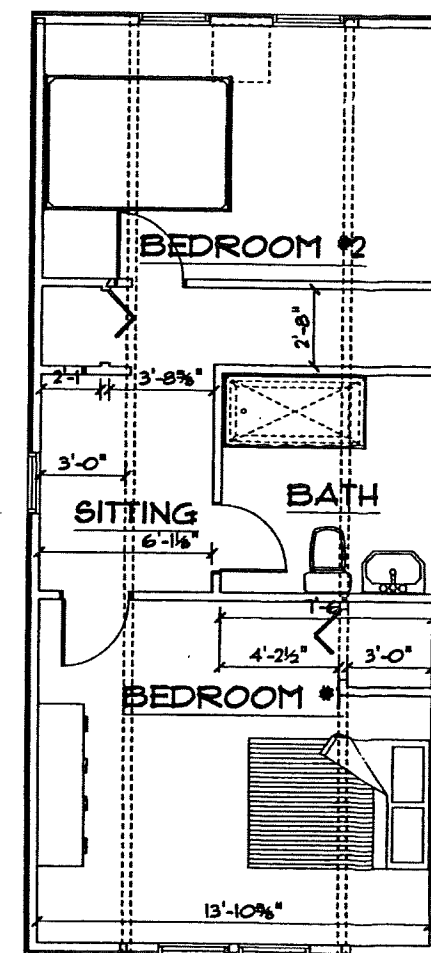
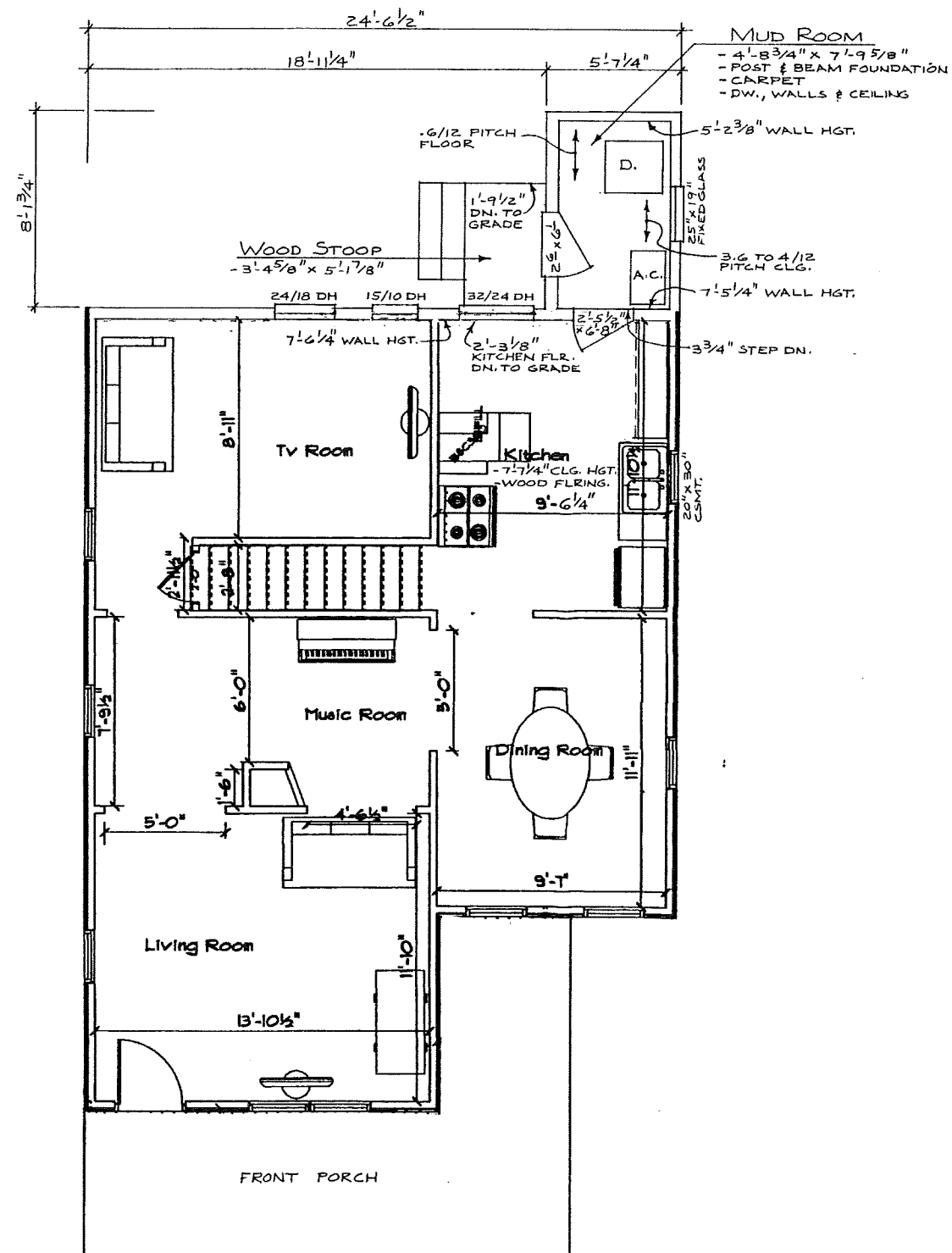
**PLOT PLAN & PROPOSED FIRST FLOOR PLAN**

DRAWN BY: Brian K. & Chris D.


**SHELLEY GAYLORD**

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

DRAWING NUMBER:  
**4 OF 5**



1318 RUTLEDGE STREET MADISON, WI 53703

		<b>LUMBER COMPANY</b> 1801 E. WASHINGTON AVE. MADISON, WI 53704	
Scale:	EXISTING FIRST & SECOND FLOOR PLANS	DRAWN BY:	Brian K. & Chris D.
Order:			
SHELLEY GAYLORD			
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.		DRAWING NUMBER: <b>5 OF 5</b>	