

ZONING ADMINISTRATOR'S REPORT
VARIANCE APPLICATION
1318 Rutledge Street

Zoning: TR-C4

Owner: Shelley Gaylord

Technical Information:

Applicant Lot Size: 33' w x 132' d **Minimum Lot Width:** 40'

Applicant Lot Area: 4,356 sq. ft. **Minimum Lot Area:** 4,000 sq. ft.

Madison General Ordinance Section Requiring Variance: 28.045(2)

Project Description: Two-story single-family home. Remove dilapidated single-story rear entrance/mudroom/laundry addition; reconstruct single-story rear entrance/mudroom/laundry addition in same location.

Zoning Ordinance Requirement: 3.3'

Provided Setback: 1.7'

Requested Variance: **1.6'**

Comments Relative to Standards:

1. Conditions unique to the property: The lot is narrower than minimum requirements and exceeds lot area. This lot arrangement is common for the area, and often results in long/deep homes in narrow lots. The general orientation of the building directs the placement of the addition to the proposed location.
2. Zoning district's purpose and intent: The regulation being requested to be varied is the *side yard setback*. In consideration of this request, the *side yard setback* is intended to provide minimum buffering between buildings, generally resulting in space in between the building bulk constructed on lots, to mitigate potential adverse impact and also to afford access to the backyard area, around the side of a structure. The proposed addition appears to result in development consistent with the purpose and intent of the TR-C4 district.
3. Aspects of the request making compliance with the zoning code burdensome: See comment #1 above. The existing floor plan and window placement leaves a relatively small area for the addition to be placed, while still meeting building code requirements. Also, the existing window placement at the rear of the home limits the ability to provide more setback for the addition without eliminating or significantly modifying existing window openings.

4. Difficulty/hardship: The home was constructed in 1864 and purchased by the current owner in July 2001. See comments #1 and #3 above.
5. The proposed variance shall not create substantial detriment to adjacent property: The proposed addition maintains the status quo relative to the existing setback of the existing structure; however, the proposed addition does include a roof design more in keeping with the existing home and is therefore slightly taller (bulk increase). The request does not appear to have discernible adverse impact on the neighboring structures or uses beyond what currently exists.
6. Characteristics of the neighborhood: The general area is characterized by two-story or three-story houses of varying size on generally uniform/similar lots. Most homes appear larger than the subject property, some of which contain multiple dwelling units. Many principal structures in the area project deeper than the home and addition on subject property. The style and design of the addition is generally in keeping with design of the home, and is typical for the area.

Other Comments:

At its September 15th 2014 meeting, the Madison Landmarks Commission issued a *Certificate of Appropriateness* for this project.

Staff Recommendation: It appears standards have been met, therefore staff recommends **approval** of the variance request, subject to further testimony and new information provided during the public hearing.