



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved ZONING BOARD OF APPEALS

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Thursday, October 2, 2014

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-110 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

Basford, chair, called the meeting to order at 5:00 pm and explained the appeals process.

**Staff Present:** Matt Tucker and Chrissy Thiele

**Present:** 5 - John W. Schlaefer; Diane L. Milligan; Susan M. Bulgrin; Michael A. Basford and Winn S. Collins

**Excused:** 2 - Dina M. Corigliano and Frederick E. Zimmermann

### APPROVAL OF MINUTES

A motion was made by Schlaefer to approve the August 14, 2014, minutes, seconded by Bulgrin, with a correction to the Disclosures and Recusals. The motion passed by voice vote/other, with Collins abstaining.

### DISCLOSURES AND RECUSALS

Schlaefer recused himself from item 3, stating that the applicant was a family friend.

### PETITION FOR VARIANCE OR APPEALS

1. [35590](#) Ian Gurfield & Susan Detering, owners of property located at 230 Dunning Street, request a front yard variance to enclose their front porch on their two-story single family home.  
Ald. District #6 Rummel

**Attachments:** [230 Dunning St.pdf](#)  
[230 Dunning St. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 13.1' front yard setback average, while enclosing an existing open porch would provide a 12' setback. Therefore, the owners are requesting a 1.1' front yard variance. Property is zoned TR-V1.

Ian Gurfield explained to board members that he and his wife would like to enclose the front porch to provide more living space for their small home. He added that almost half the homes on the block already have enclosed front porches and the setback is also fairly common. They are also planning to improve the façade of the front porch with nicer siding. The footprint of the porch will remain the same and they will not alter the foundation or the roof. Gurfield also explained to board members that they plan to install a closet by the entrance, reducing the visibility that is currently there with the open porch.

Tucker informed board members that the bay window, as well as the steps and entrance platform to the enclosed porch, are allowed projections into the setback.

Schlaefer motioned to approve the variance request, seconded by Milligan.

Board members debated whether or not there was any uniqueness to the property, with some indicating that as there are more homes with enclosed porches than open, open porches have become unique. Some also argued that the construction of the porch predates the ordinance. It would be burdensome to make the owner reduce the porch by one foot as the structure already exists and the porch doesn't project beyond neighboring homes. They agreed that the conversion would fit with the neighborhood and debated whether there was any detrimental impact to the neighborhood and surrounding properties.

The motion to approve the variance passed (3-2) by voice vote/other.

**Ayes:** 3 - John W. Schlaefer; Susan M. Bulgrin and Michael A. Basford

**Noes:** 2 - Diane L. Milligan and Winn S. Collins

**Excused:** 1 - Dina M. Corigliano and Frederick E. Zimmermann

2. [35591](#)

Margarethe Butzen, owner of property located at 401 Morningside Avenue, requests a front yard and side yard variance to construct a parking space on her property. Ald. District #15 Ahrens

**Attachments:** [401 Morningside Ave.pdf](#)  
[401 Morningside Ave. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 20.25' front yard setback average and a 6' side yard setback, while construction of a parking stall would provide a 14' front yard setback and 2' side yard setback. Therefore, the owner is requesting a 6.25' front yard variance and a 4' side yard variance. Property is zoned SR-C2.

Margarethe Butzen explained to board members her house was built with a tuck under garage that would have been accessible from Drexel Avenue. However, that portion of the street was never constructed and the previous owners fenced in the back yard and built a shed in the rear yard, now making the garage inaccessible. She therefore has to park on the street, making it difficult in the winter. She is asking for an off street parking space with a little room to maneuver around it. Butzen pointed out to board members that the stoop to the side door is part of the foundation of the house and cannot be altered. Her property drops off around that point as well, preventing her from making the driveway longer. She also explained that people use the undeveloped right-of-way to access Maher Avenue, so she is hoping that the parking space will deter people from driving on her part of the property.

Basford noted Doris Brendler, Robert Butzen, and William Brendler registered in support of the variance request.

Milligan motioned to approve the variance request, seconded by Collins.

Board members agreed that the shape of the lot, as well as being a corner lot next to an undeveloped road, is unique to the property, as well as creates a

hardship. They agreed it would take significant regarding and a lot of paving to lead to a legal parking space in the rear yard. They thought there would be little adverse impact to the neighboring properties and would fit in with the neighborhood.

The motion to approve the variance passed (5-0) by voice vote/other.

Schlaefer left the meeting at 5:50 pm.

**Present:** 4 - Diane L. Milligan; Susan M. Bulgrin; Michael A. Basford and Winn S. Collins

**Excused:** 3 - John W. Schlaefer; Dina M. Corigliano and Frederick E. Zimmermann

3. [35592](#)

Shelley Gaylord, owner of property located at 1318 Rutledge Street, requests a side yard variance to construct a single story addition to the rear of her two-story single family home.

Ald. District #6 Rummel

**Attachments:** [1318 Rutledge St.pdf](#)  
[1318 Rutledge St. Staff Report.pdf](#)

Tucker introduced the project as having a zoning code requirement of 3.3' side yard setback, while the reconstruction of the rear entrance and laundry addition would provide a 1.7' setback. Therefore, the owner is requesting a 1.6' side yard variance. Property is zoned TR-C4. He also noted that this project has received a certificate of appropriateness from the Landmarks Commission.

Shelly Gaylord explained to board members that the current entrance and laundry facility is falling down and currently unheated. She would like to reconstruct it so that it has a proper concrete foundation, as well as be able to heat it. She would also like to increase its space a little bit so she can fit a stacking washer and dryer in there and gain a little storage space, which her 1860's house lacks. The new addition would project a little further into her back yard, but the distance would remain the same to her neighbor's house. The addition would also be a little taller, to accomodate the stacking washer and dryer and to use asphalt shingles for the roof. Gaylord added that there is a kitchen window next to the addition and didn't want to shift the addition over as she didn't want to impede on her main source of natural light for the kitchen.

Basford noted Larry Taff registered in support of the variance request.

Milligan motioned to approve the variance request, seconded by Bulgrin.

Board members determined that this property is much narrower in comparison to the other properties on the block, making it unique for the property but also creating the hardship. They agreed that the reconstruction of the addition was minimal and would have little if any negative impact on the surrounding properties. Board members also agreed that it is consistent with the characteristics of the neighborhood.

The motion to approve the variance passed (4-0) by voice vote/other.

## DISCUSSION ITEMS

4. [08598](#)

Communications and Announcements

Tucker announced the October 23 meeting has been cancelled.

**ADJOURNMENT**

Meeting adjourned at 6:03 pm.

**Matt Tucker  
City of Madison  
Zoning Board of Appeals, (608) 266-4569  
Wisconsin State Journal, September 25, 2014**