



**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: 2703 Oakridge Ave., Madison, WI 53704

Name of Owner: Audrey Gasch & Eric Kelley

Address of Owner (if different than above): _____

Daytime Phone: 608-469-1206 Evening Phone: 608-442-0484

Email Address: agasc@wisc.edu

Name of Applicant (Owner's Representative): Michael Gasch Artisan Remodeling, LLC

Address of Applicant: 1649 Sunfield St.
Madison, WI 53704

Daytime Phone: 608-469-7276 Evening Phone: 608-469-7276

Email Address: mike.g@artisanremod.com

Description of Requested Variance: I am requesting to add an awning over an existing concrete stoop on the north side of the building. The awning will match the style of the home & be no larger than the stoop, which reaches 4' out from the house & is 2' from the sidewalk edge.

(See reverse side for more instructions)



FOR OFFICE USE ONLY

Amount Paid: \$300-
Receipt: 143576
Filing Date: 6/7/13
Received By: ESK
Parcel Number: 0710-053-3206-1
Zoning District: TR-C3
Alder District: 6-Rumel

Hearing Date: 6/27/13
Published Date: 6/20/13
Appeal Number: 062013-3
GQ: OK
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.

This property is very close to the sidewalk on the North side (Oakridge Ave.). It has a front stoop with no protection from the elements or eve runoff.

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.

This enhances the safety of this entryway as well as add a positive aesthetic element to the home & neighborhood.

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.

This is a north facing area that really needs an awning for safe entrance. This awning would be no larger than the existing concrete stoop.

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 required side setback is 8'. The existing home is 6' from the sidewalk. The existing stoop is 4' out from the home. The awning will not be larger than the existing stoop.

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

The awning is over an existing stoop & will cover only the stoop. The awning & stoop would face the street.

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

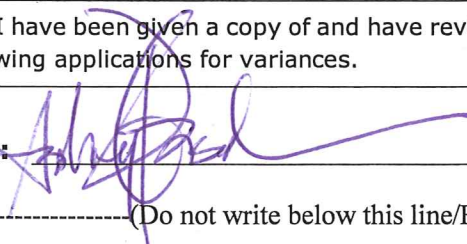
This is a Colonial home. The proposed awning is meant to match the Colonial detail around the front door.

Application Requirements

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"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input checked="" type="checkbox"/>	Site plan , 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"> <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). (Maximum size for all drawings is 11" x 17")
<input 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). (Maximum size for all drawings is 11" x 17")
<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"/>	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: _____



Date: 6.5.2013

----- (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: _____

□ = 3' x 3'

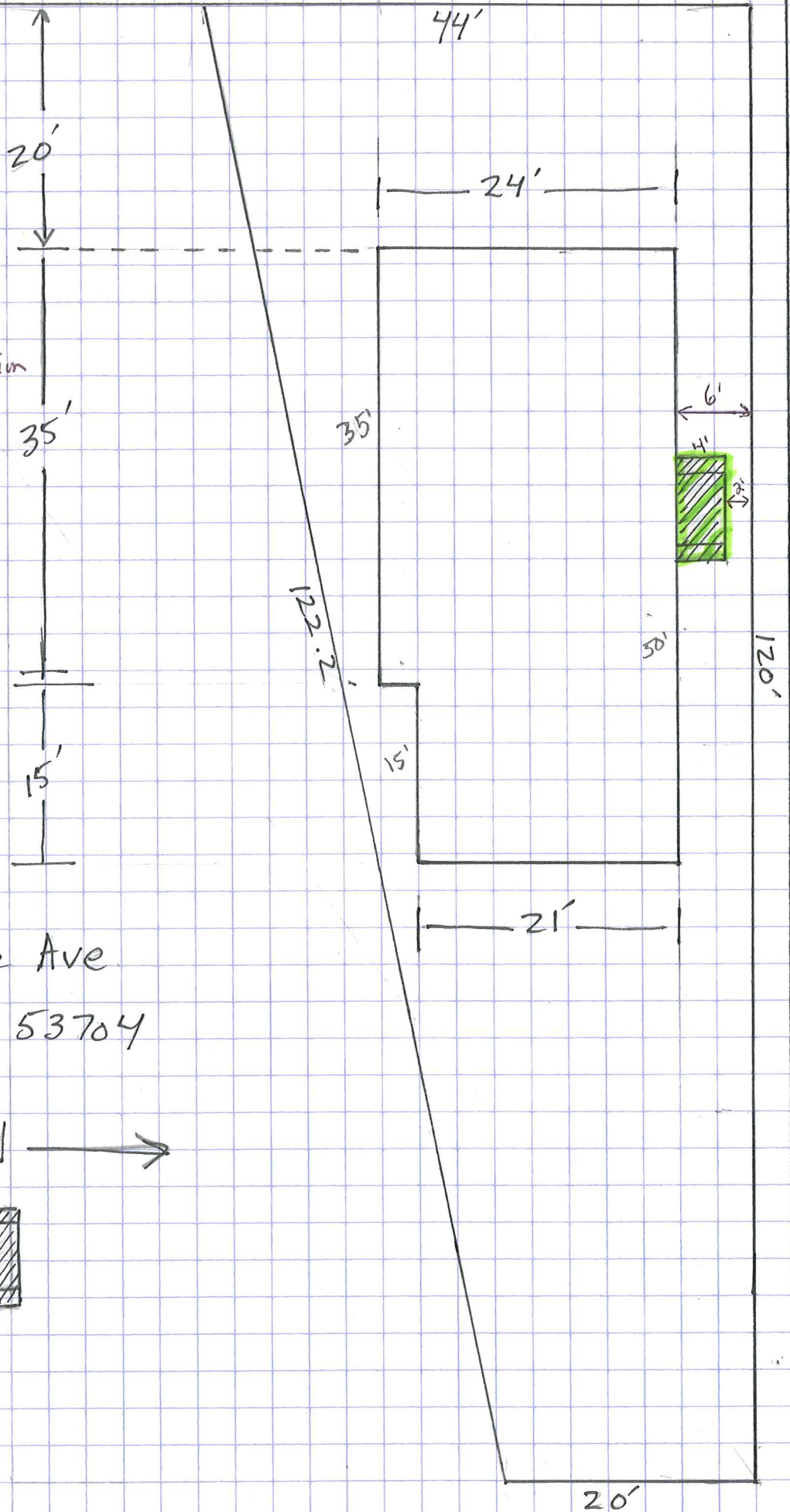
2-Story Single-Family Home
1st Story Roof/Canopy Addition

Reverse-corner Side Yard

8.0' Required

2.0' Provided

6.0' Variance



Oakridge Ave.

2703 Oakridge Ave
Madison, WI 53704



awning over
concrete
stoop =



From: Michael Gasch <mikeg@gaschdesign.com>
Subject: **Photo from May 30, 2013**
To: mikeg@artisanremod.com
▶ 1 Attachment, 175 KB



2703 Oakridge Ave

From: Michael Gasch <mikeg@gaschdesign.com>

Subject: **Photo from May 30, 2013**

To: mikeg@artisanremod.com

1 Attachment, 173 KB

→ email

Mike Gasch
Artisan Remodeling, LLC

cell #

608-469-7276

