



**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: 3358 Ridgeway Ave

Name of Owner: Bill & Nina Dvorak

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

Daytime Phone: 608-244-5497 Evening Phone: 608-244-5497

Email Address: dxerak@aol.com

Name of Applicant (Owner's Representative): Champion of Madison

Address of Applicant: 5321 Vogt Rd  
Madison WI 53718

Daytime Phone: 608-838-6400 Evening Phone: 608-239-9574  
*Cell*

Email Address: madison\_prmgr@championfactorydirect.com

Description of Requested Variance: side yard variance set back

The existing screen porch set to close to lot  
line. The screen porch size is 7.8'x18'. We  
our asking for 2'x20' variance.

(See reverse side for more instructions)

**FOR OFFICE USE ONLY**

Amount Paid: 300-  
Receipt: 145188  
Filing Date: 7/22/13  
Received By: MWT/gjp  
Parcel Number: 0810 2324-0913-9  
Zoning District: TR-C1  
Alder District: 12-PALM

Hearing Date: 8/8/13  
Published Date: 8/11/13  
Appeal Number: 080813-3  
GQ: ok!  
Code Section(s): 28.042

## 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.

Grover Street was not put in

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.

It would look more like rest of house

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 existing screen room is 5.6' from side setback.

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 old screen porch is only 7.8' x 18', so the new sunroom could only be 5.8' wide. ~~More pitch~~ on roof for draining.

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

No, the old screen porch have leak roof, a door upstairs go nowhere. Replace door up stair with window.

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

The sun room would bleed into the house

# 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):

- 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.**

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- 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"):
  - Lot lines
  - Existing and proposed structures, with dimensions and setback distances to all property lines
  - Approximate location of structures on neighboring properties adjacent to variance
  - Major landscape elements, fencing, retaining walls or other relevant site features
  - Scale (1" = 20' or 1' = 30' preferred)
  - North arrow

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- 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")

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- 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")

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- 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.

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- 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.

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- Variance requests specifically involving slope, grade, or trees.** Approximate location and amount of slope, direction of drainage, location, species and size of trees.

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- CHECK HERE.** I acknowledge any statements implied as fact require supporting evidence.

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- 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:** \_\_\_\_\_ *[Handwritten Signature]* \_\_\_\_\_ **Date:** 7-22-13

----- (Do not write below this line/For Office Use Only) -----

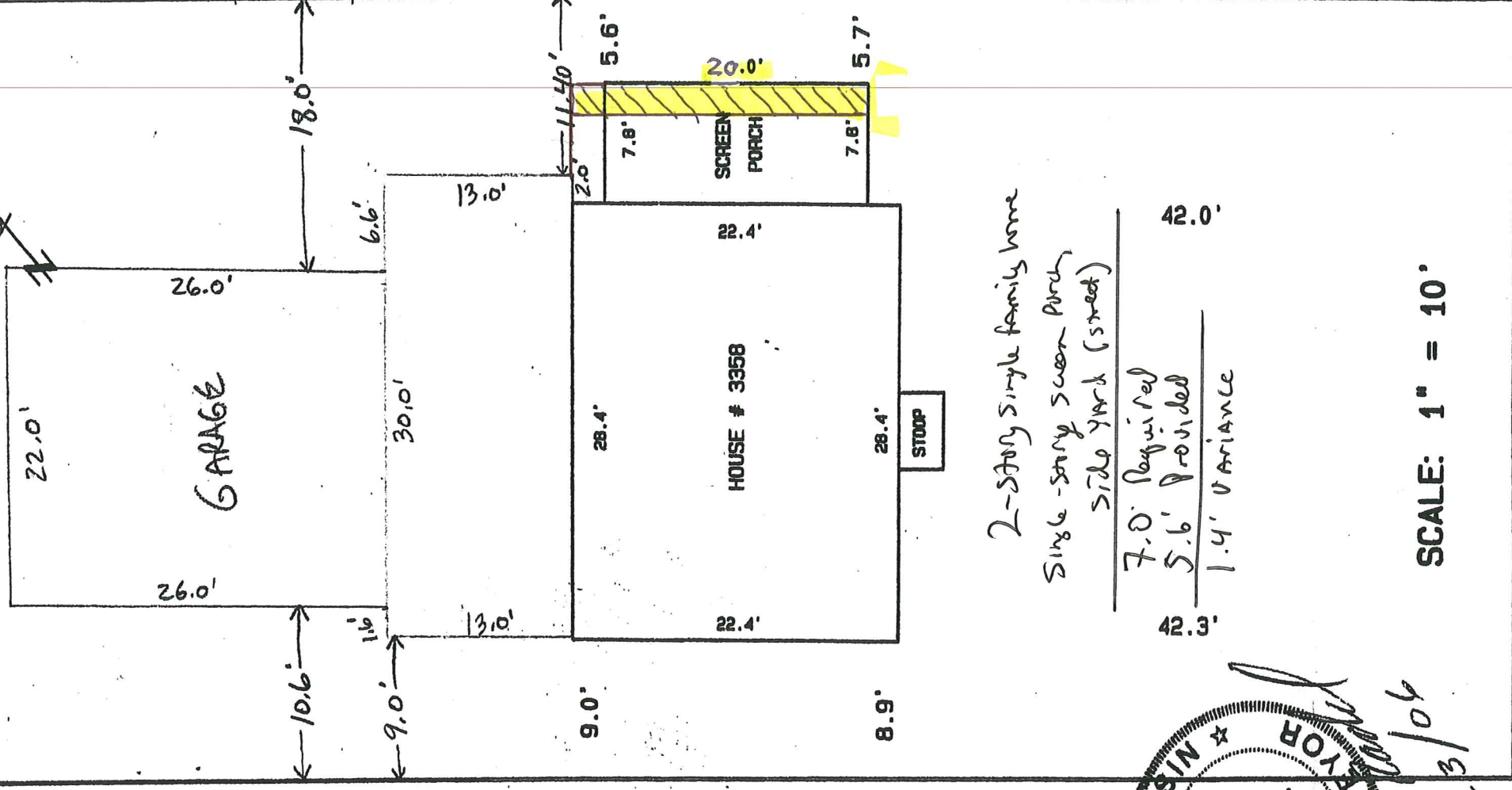
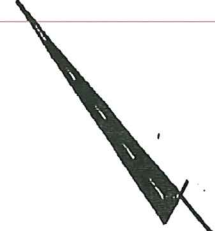
## **DECISION**

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:** \_\_\_\_\_

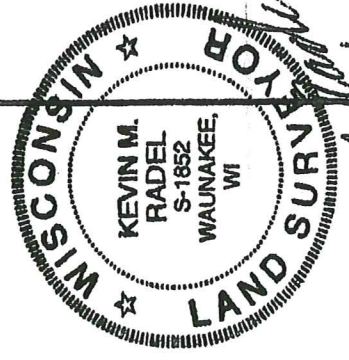
*ALTERED*  
**BUILDING LOCATION  
 DETAIL**



*2-story single family home  
 Single-story screen porch,  
 side yard (street)*

7.0' Required	42.0'
5.6' Provided	
<hr/>	
1.4' VARIANCE	

*3'6"  
 7'  
 10'6"*

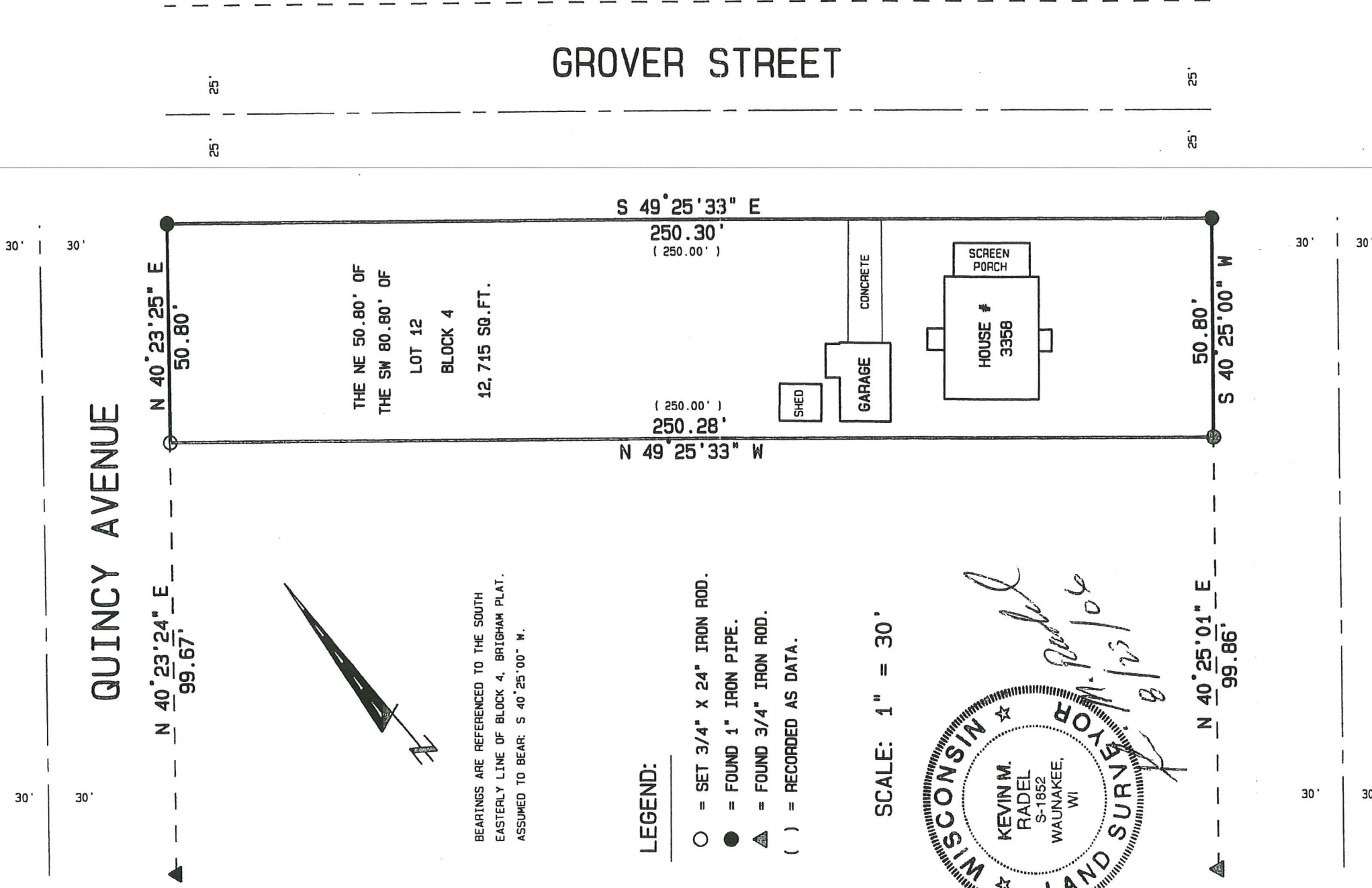


*K. M. Radel  
 3/10/06*

**SCALE: 1" = 10'**

**RIDGEWAY AVENUE**

# PLAT OF SURVEY



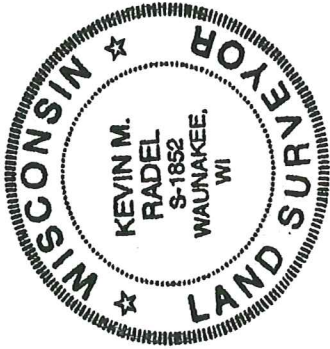
# PLAT OF SURVEY

SURVEYED FOR:

Hodson Construction, LLC  
6666 Odana Rd. # 251  
Madison, WI 53719

DESCRIPTION: ( Vol. 636, P. 83, Doc. 902775 )

The Northeast 50.80 feet of the Southwest 80.80 feet  
of Lot 12, Block 4, Brigham Plat, in the City of Madison,  
Dane County, Wisconsin.



NOTES:

The disturbance of a survey stake by anyone is in violation of  
Section 236.32 of Wisconsin Statutes.  
Wetlands if present have not been delineated.  
This survey is subject to any and all easements and agreements  
both recorded and unrecorded.

SURVEYOR'S CERTIFICATE:

I, Kevin M. Radel, Wisconsin Registered Land Surveyor S-1852, do hereby certify that by the order of those listed hereon, I have surveyed,  
monumented and mapped the above described lands.

I do further certify that this is a true and correct representation of the boundaries of the lands surveyed, including any features shown hereon, and  
that I have fully complied with the Administrative Code No. 7.01 in surveying and mapping the same to the best of my knowledge and belief.

*Kevin M. Radel*

Kevin M. Radel

Registered Land Surveyor S-1852

Dated: *Aug. 23, 2006*

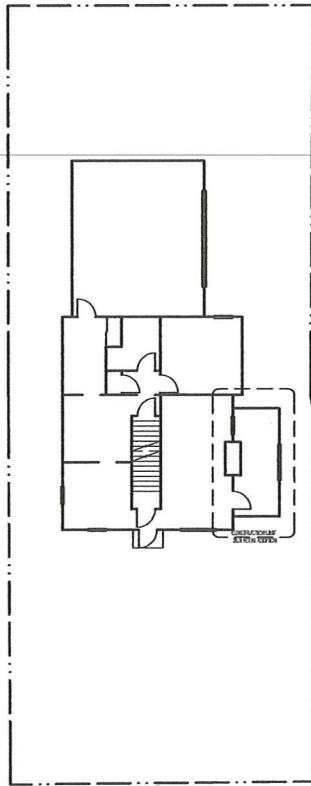
PREPARED BY

**ARROW Land Surveying**

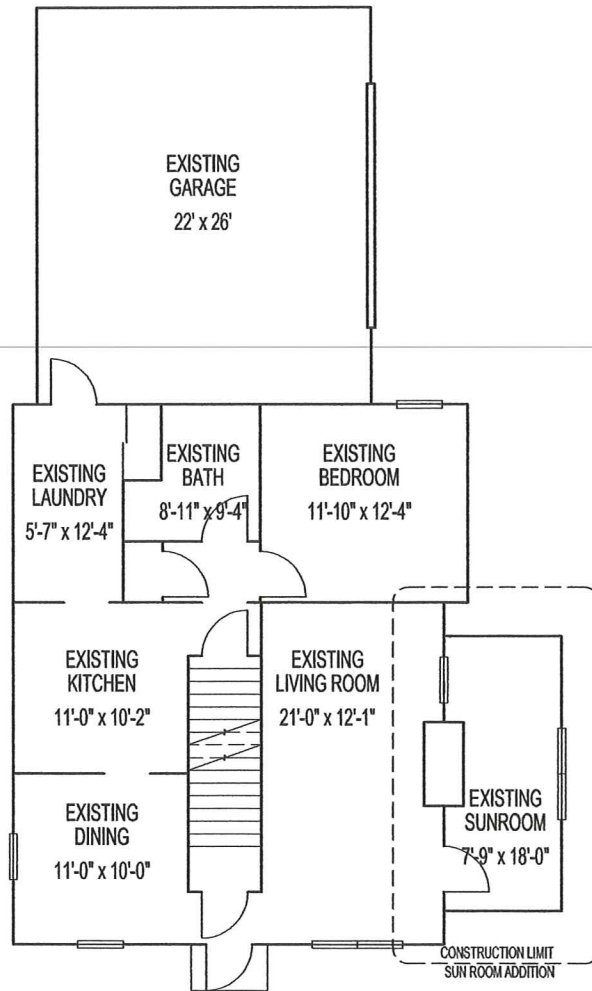
A Division of Radel and Associates, Inc.  
7340 Darlin Court, Unit 12  
Dane, WI 53529  
Tel: (608) 849-8116

Job No. *06R-139*

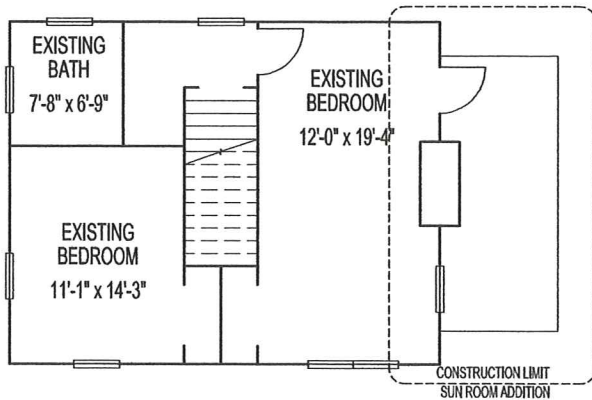
*PAGE 3 OF 3*



**SITE PLAN - EXISTING**  
SCALE: 1/16" = 1'-0"



**1st FLOOR PLAN - EXISTING**  
SCALE: 1/8" = 1'-0"



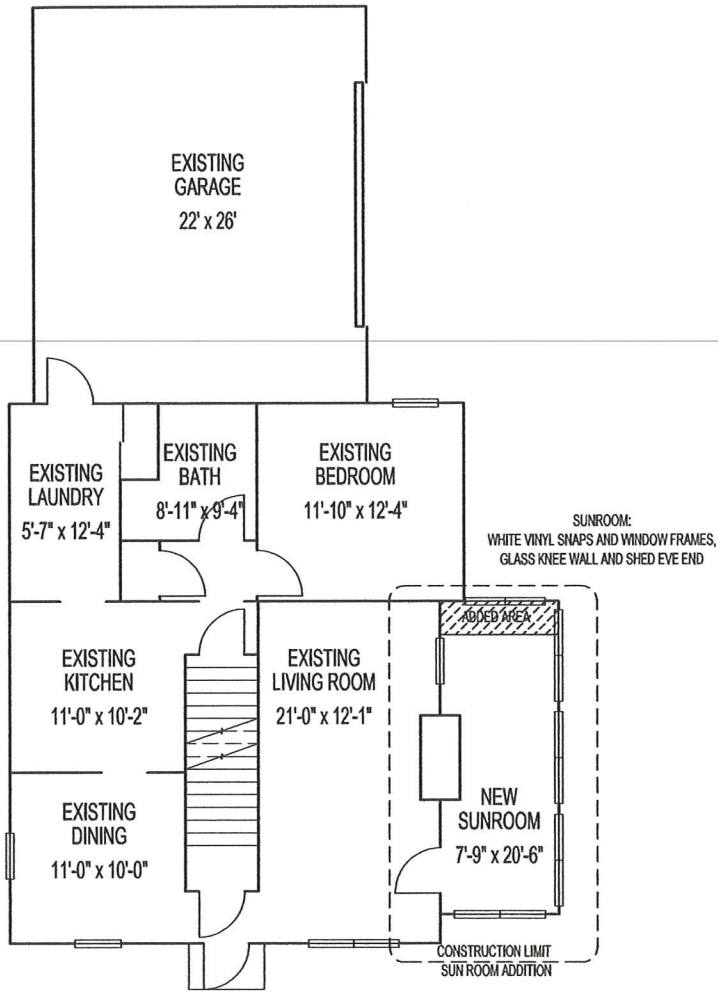
**2nd FLOOR PLAN - EXISTING**  
SCALE: 1/8" = 1'-0"



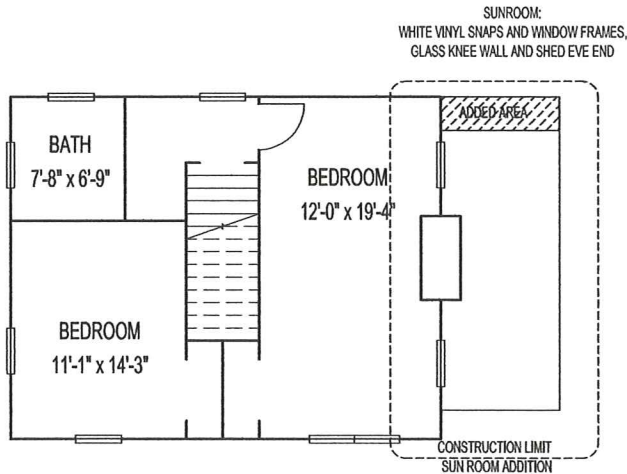
<b>CONTACTS</b>		PROJECT NAME:  EXISTING CONDITIONS: SITE PLAN, FIRST FLOOR PLAN SECOND FLOOR PLAN	PROJECT ADDRESS:	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>NOV</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td></td> <td>07-19-2013</td> <td>L. SPILL</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	NOV	DATE	BY		07-19-2013	L. SPILL																						<b>SITE PLAN &amp; EXISTING FLOOR PLANS</b>  PROJECT NO.: SCALE: 1/8" = 1'-0" PAGE: DATE:	<b>A100</b>  NOT FOR CONSTRUCTION, DIMENSIONS ARE APPROX.
REV	DATE				BY	NOV	DATE	BY																												
	07-19-2013	L. SPILL																																		
<b>DRAFTING</b> Jeffrey Sprull 6 Shea Court Madison, WI 53717 (608) 831-6202	<b>CLIENT</b> CHAMPION WINDOWS Steve Flatter 5321 Vogels Rd Madison, WI 53718 (608) 838-6400																																			



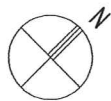




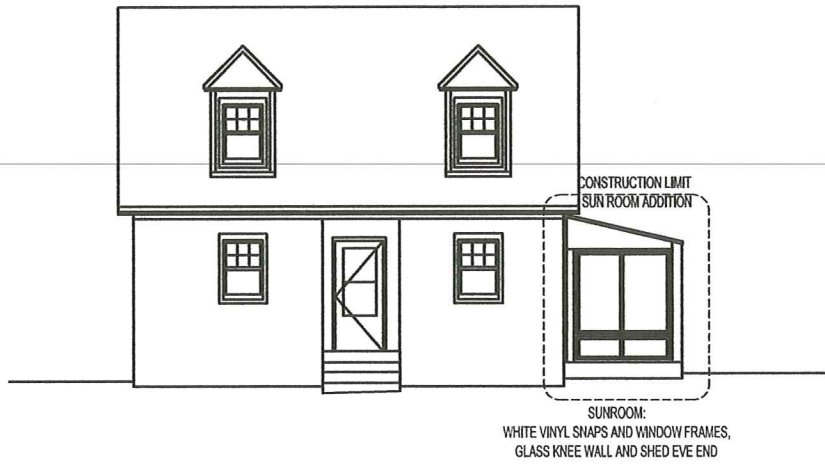
1st FLOOR PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



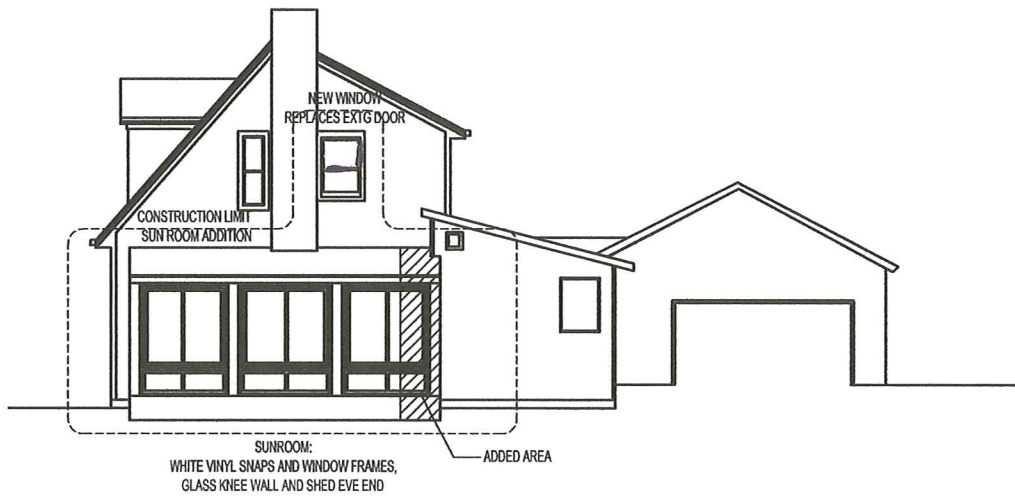
2nd FLOOR PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



<b>CONTACTS</b>		PROJECT NAME: <b>FIRST AND SECOND FLOOR PLANS PROPOSED</b>	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>2-9-2012</td> <td>L. SPALL</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DATE	BY	CHKD	DATE	BY	2-9-2012	L. SPALL																			<b>PROPOSED FLOOR PLANS</b>  PROJECT NO: SCALE: 1/8" = 1'-0" PAPER: SIZE:	<b>A200</b>  NOT FOR CONSTRUCTION, DIMENSIONS ARE APPROX.
DATE	BY		CHKD	DATE	BY																												
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FRONT ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

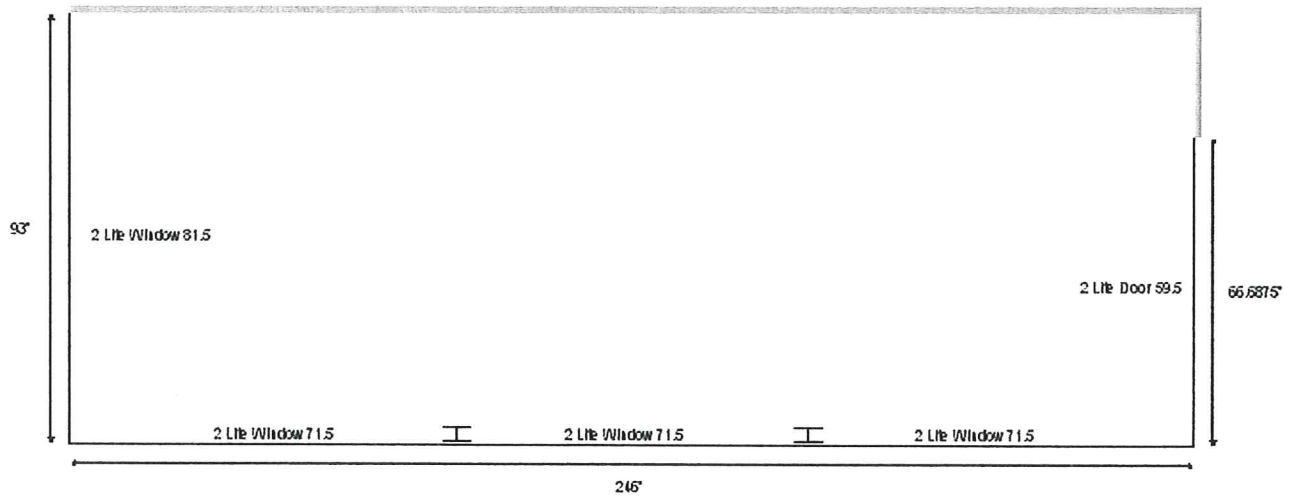


SIDE - PROPOSED  
SCALE: 1/8" = 1'-0"

CONTACTS		PROJECT NAME:  PROJECT ADDRESS:	ELEVATIONS PROPOSED	ELEVATIONS						A400  NOT FOR CONSTRUCTION, DIMENSIONS ARE APPROX.	
DRAFTING	CLIENT			TRK#	DATE	BY	CHK#	DATE	BY		
Jeffrey Spruill 6 Shea Court Madison, WI 53717 (608) 831-6202	CHAMPION WINDOWS Steve Flatter 5321 Vogels Rd Madison, WI 53718 (608) 838-6400				02-19-2013	J. SPRUILL					PROJECT NO. SCALE: 1/8" = 1'-0" PAGE DATE

ORDER NO: 356  
ITEM: 1  
DATE: 07/01/13

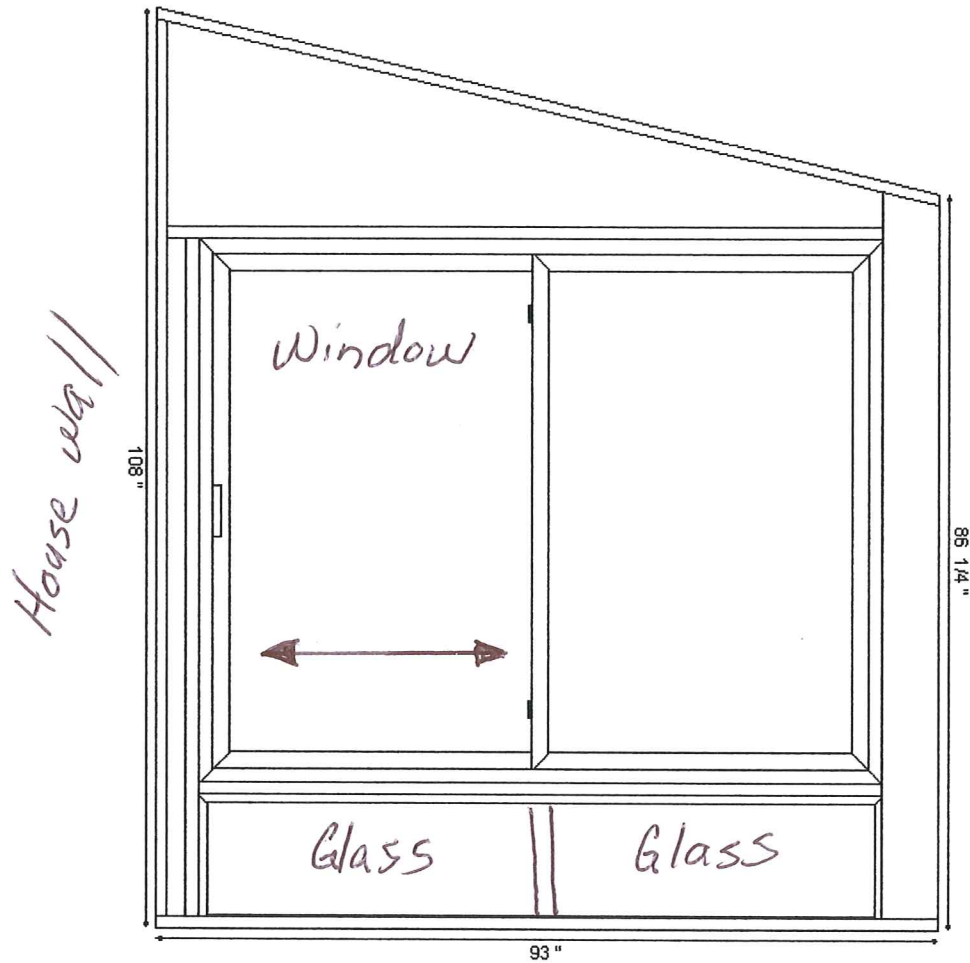
## Floor Plan



### Dimensions

Attachment Height: 108 "  
B Wall Height: 86.25 "  
B Wall Width: 246 "  
A Wall Width: 93 "  
C Wall Width: 66.6875 "  
Roof Overhang: 6 "

## A Wall



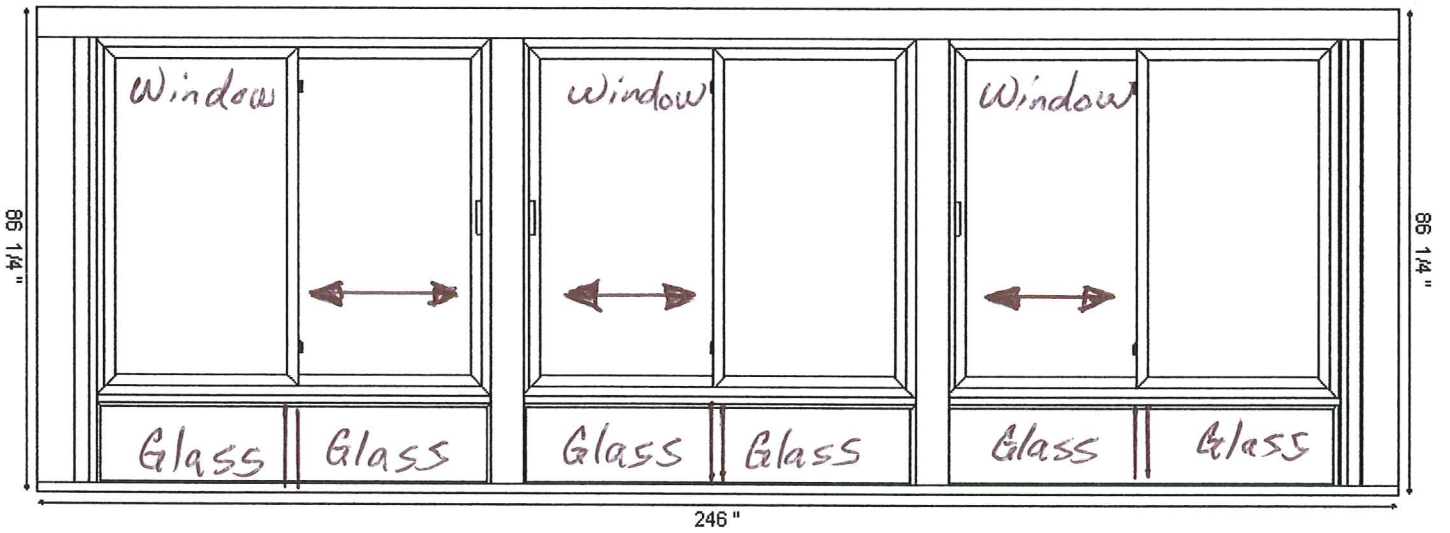
### Dimensions

Attachment Height: 108 "  
 B Wall Height: 86.25 "  
 A Wall Width: 93 "  
 Roof Overhang: 6 "

### Layout

0.625" (BASE PLATE) + 3.6875" (Foam) + 0.625" (WINDOW PLATE) + 81.5" (2 Lite Window) + 6.5625" (Corner Post)

## B Wall



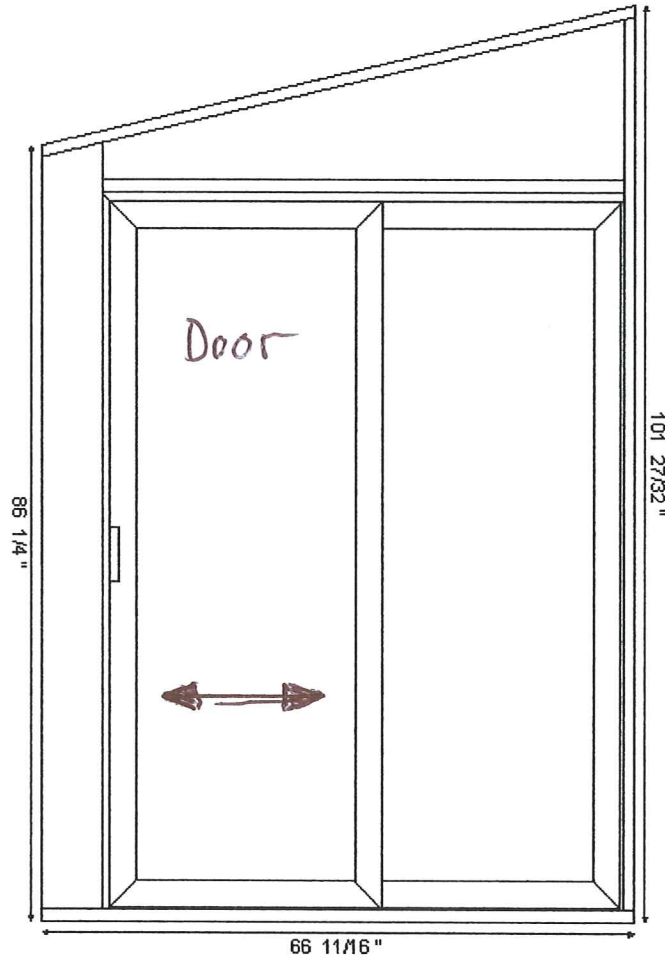
### Dimensions

Attachment Height: 108 "  
 B Wall Height: 86.25 "  
 B Wall Width: 246 "  
 Roof Overhang: 6 "

### Layout

6.5625" (Corner Post) + 3.5" (Foam) + 0.625" (WINDOW PLATE) + 71.5" (2 Lite Window) + 5.0625"  
 (Wall Mullion) + 71.5" (2 Lite Window) + 5.0625" (Wall Mullion) + 71.5" (2 Lite Window) + 0.625"  
 (WINDOW PLATE) + 3.5" (Foam) + 6.5625" (Corner Post)

## C Wall



### Dimensions

Attachment Height: 108 "  
B Wall Height: 86.25 "  
C Wall Width: 66.6875 "  
Roof Overhang: 6 "

### Layout

6.5625" (Corner Post) + 59.5" (2 Lite Door) + 0.625" (BASE PLATE)