



CITY OF MADISON  
ZONING BOARD OF APPEALS  
VARIANCE APPLICATION

\$500

~~\$300~~ Filing Fee

Type or print legibly using blue or black ink.

Address of Subject Property: 2137 OAKRIDGE, MADISON WI 53704

Name of Owner: CHRISTINA & MIKE KING

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

Daytime Phone: 847-769-5354 Evening Phone: SAME

Email Address: CHRISTINKING.WORKS@gmail.com  
MIKEKING101@gmail.com

Name of Applicant (Owner's Representative): KEN ADAMS - ADAMS DESIGN CONSTRUCTION

Address of Applicant: 4231F ARADSY COURT

Daytime Phone: 608-438-5560 Evening Phone: SAME

Email Address: KEN@adamsdesign.com

Description of Requested Variance:

35 SQ FT OF WEST SIDE OF PROPOSED DORMER - 1.5' BACK FROM  
SIDEWALL (SEE PAGE OF PLANS FOR VISUAL)

See reverse side for more instructions.

OFFICE USE ONLY	
Amount Paid: <u>\$500.00</u>	Hearing Date: <u>12-15-22</u>
Receipt: <u>129369-0002</u>	Published Date: <u>12-08-22</u>
Filing Date: <u>11-17-22</u>	Appeal Number: <u>INDVAR 2022-00013</u>
Received By: <u>NJK</u>	GO
Parcel Number: <u>071007104046</u>	Code Section(s): <u>28.043(2)</u>
Zoning District: <u>TR-C2</u>	
Alder District: <u>15 - FOSTER</u>	

**Response to 6 Standards for Variance for 2137 Oakridge, Madison Proposed 2nd floor shed dormer addition**

**1: There are conditions unique to the property that do not apply generally to other properties:**

The home at 2137 Oakridge Ave was constructed in the early 1920's when setback requirements were minimal. Property width is 44' and the original home 3' from the side property line. Owners Christina and Mike King are planning a renovation to add an accessible bath, new kitchen, and legal 1st floor entry. To avoid the need for variance in this area, the proposed 1st floor addition has been set back 1.5' from the west wall at the side yard.

The 2nd floor portion is to add code compliant bedroom doorways, and legal and safe egress. Current access is substandard. Current side yard setback regulations create a practical difficulty in adding the proposed 2nd floor addition. Due to the location of the original structure on the property, it is not feasible to expand the home to include these code compliances which don't currently exist without the addition in its current proposed form. *We are requesting a roughly 35 sq' area at the w side of the shed dormer for a 1.5' variance*

**2: The variance is not contrary to the spirit, purpose, & intent of the regulations in the zoning district and is not contrary to the public interest:**

The 2nd floor shed dormer is flush with the side of the existing home, and presence minimal bulk within the setback  
**\*\*Note:\*\* See West Side elevation Pg. 4\*\***

Granting this variance will allow renovation to take place in a manner that is harmonious with other renovations and upgrades in established neighborhoods in the city of Madison. Therefore granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district.

**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:**

Compliance with the strict letter of the ordinance would be unnecessarily burdensome. For example, on the narrow lot at 2137 Oakridge, moving the addition over would cause the loss of a useable driveway. Downsizing it to meet setback requirements is unfeasible, as it makes the 2nd floor bedroom 6.4' wide. It's unreasonable to create a project that that reduces usefulness, is unflattering, and not compatible with the immediate neighborhood.

**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 Property at 2137 Oakridge is substandard by modern standards. The original structure was built in this location, prior to the development of current setback rules and violates those rules. The ordinance creates difficulty in adding a modest addition to the existing house.

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

Granting the variance would have no effect on any adjoining properties. 2133 Oakridge, the adjoining property to the west, has a driveway separating the homes and is set back approximately 11' from the property line. The proposed 2nd floor addition at 2137 Oakridge is actually at a lower elevation than 2133 Oakridge. There will be no substantial detriment, no loss of light, no significant loss of view for either neighboring properties.

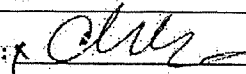
**6: The proposed variance shall be compatible with the character of the immediate neighborhood.**

2137 Oakridge blends in with the neighborhood, having been built when the neighborhood was created. The additions on the 1st and 2nd floor will have siding, windows and trim that blends with the original neighborhood. The scale of the 1st floor and 2nd floor additions are harmonious with the original structure and designed to look like they've been there from the beginning.

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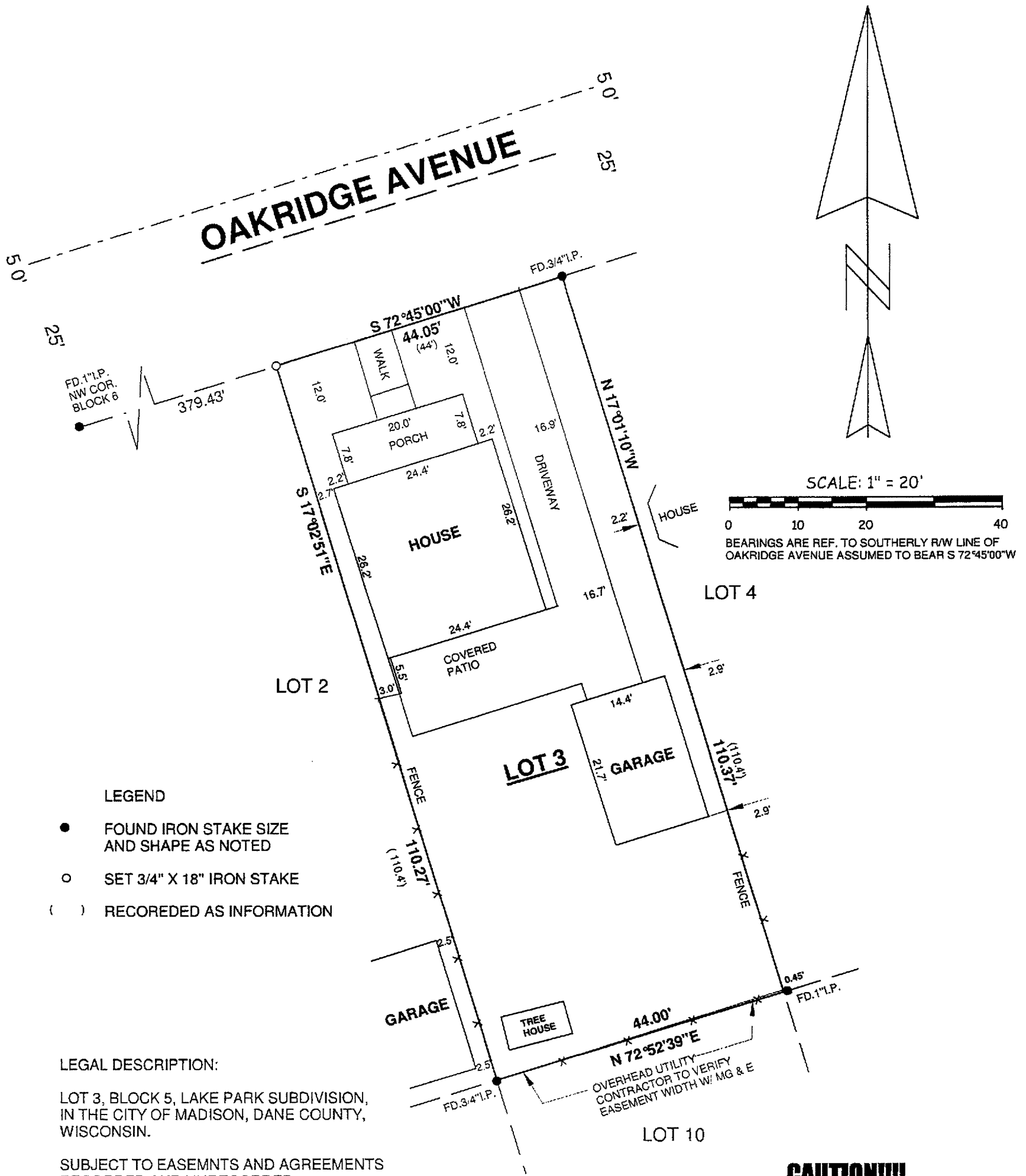
## Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

<input checked="" type="checkbox"/>	<b>Pre-application meeting with staff:</b> Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input checked="" type="checkbox"/>	<b>Site plan, drawn to scale.</b> We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Lot lines.</li> <li><input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.</li> <li><input type="checkbox"/> Approximate location of structures on properties next 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 from all directions showing existing and proposed.</b> Show the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	<b>Interior floor plan of existing and proposed structure, if required.</b> Most additions and expansions will require floor plans.
<input checked="" type="checkbox"/>	<b>Front yard variance requests.</b> Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	<b>Lakefront setback variance requests.</b> Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	<b>Variance requests involving slope, grade, or trees. Show:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Approximate location and amount of slope.</li> <li><input type="checkbox"/> Direction of drainage.</li> <li><input type="checkbox"/> Location, species and size of trees.</li> </ul>
<input checked="" type="checkbox"/>	<b>Email digital copies of all plans and drawings to:</b> zoning@cityofmadison.com.
<input type="checkbox"/>	<b>CHECK HERE.</b> I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge that any statements implied as fact require evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.
<b>Property Owner's Signature:</b> 	<b>Date:</b> 11/16/22

(Office Use Only)

<b>DECISION</b>
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (does) (does not) meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.
<b>The Zoning Board of Appeals:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
<b>Zoning Board of Appeals Chair:</b> _____ <span style="float: right;"><b>Date:</b> _____</span>



**LEGEND**

- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
- SET 3/4" X 18" IRON STAKE
- ( ) RECORDED AS INFORMATION

**LEGAL DESCRIPTION:**

LOT 3, BLOCK 5, LAKE PARK SUBDIVISION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SUBJECT TO EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

**SURVEYOR'S CERTIFICATE:**

I, Mark Steven Gerhardt, Professional Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.


Date: September 16, 2022

Mark Steven Gerhardt,  
Professional Land Surveyor, S-1983

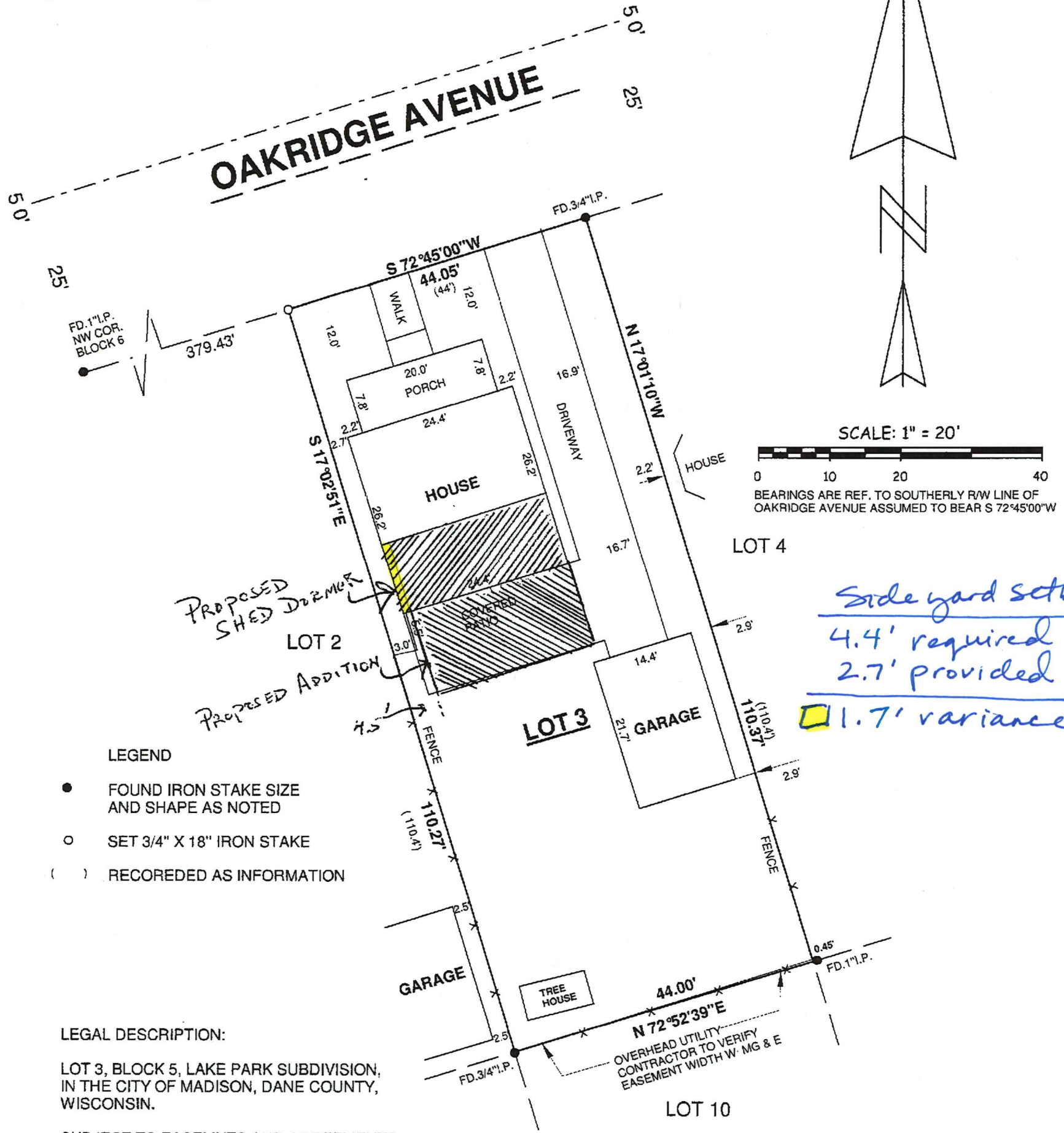
**CAUTION!!!!**  
**CONTACT DIGGER'S HOTLINE**  
**1-800-242-8511**  
**BEFORE ANY CONSTRUCTION**

PREPARED FOR:  
ADAMS DESIGN CONSTRUCTION, LTD  
PO BOX 7727  
MADISON, WI. 53707-7727



 <b>BADGER SURVEYING AND MAPPING SERVICE</b> 7828 TOWN SITE ROAD, WINCHESTER, WISCONSIN 54557, 608-244- 2010		
SCALE	1" = 20'	APPROVED BY:
DATE	9-16-22	<b>M. S. GERHARDT</b>
		DRAWN BY
		<b>M.S.G.</b>
		REVISED
<b>PLAT OF SURVEY</b>		
		DRAWING NUMBER
		<b>22G - 28</b>

Second story addition to existing two-story single family house



Side yard setback  
4.4' required  
2.7' provided  
1.7' variance

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DATE 9-16-22		REVISED
<b>PLAT OF SURVEY</b>		
		DRAWING NUMBER <b>22G - 28</b>



Front (North) Elevation of Existing and with Proposed Rear Additions  
Does Not Change  
1/4" = 1'

Owners: Christina & Mike King  
2137 Oakridge Madison, WI 53704

Adams Design Construction, Ltd  
PO Box 7727  
Madison, WI 53707-7727

Proposed addition and remodel

DRAWN BY: Ken Adams DATE: Nov 10, 2022

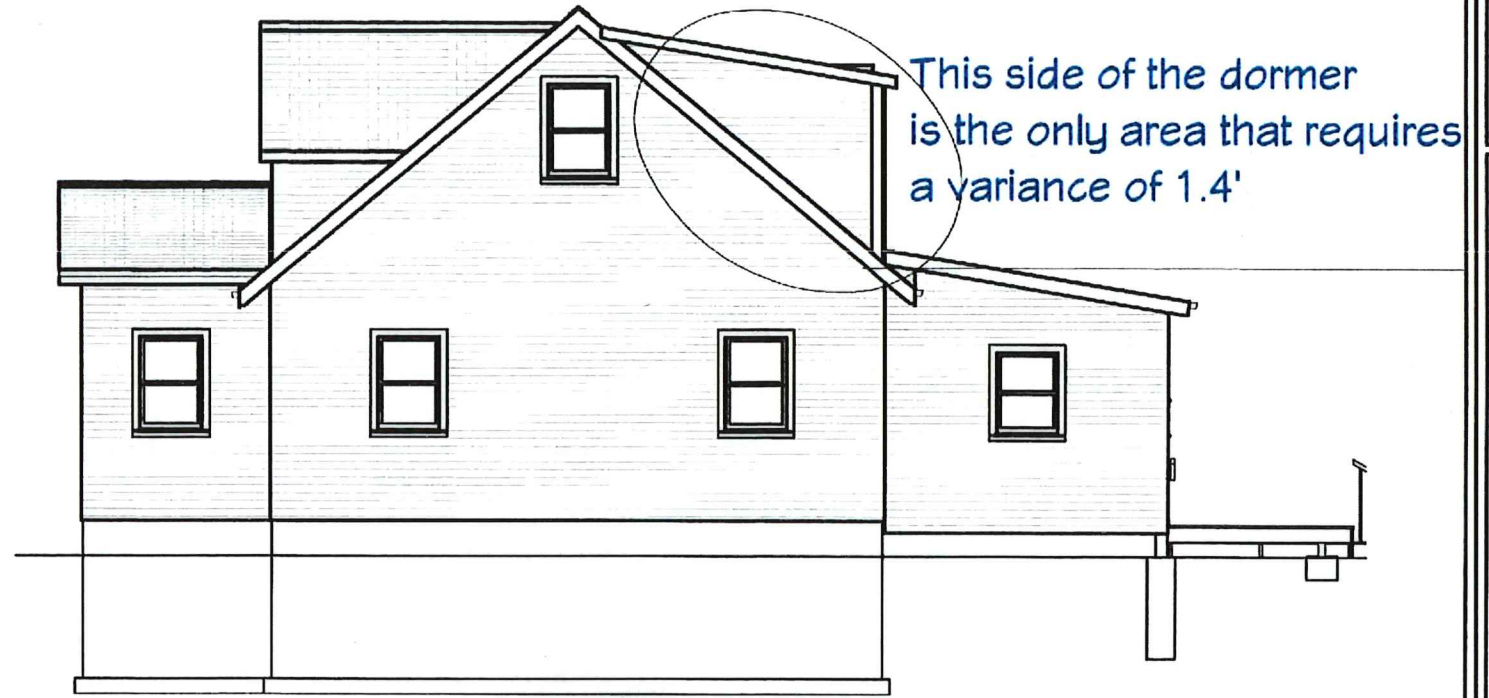
SHEET NUMBER

7

REVISION #:



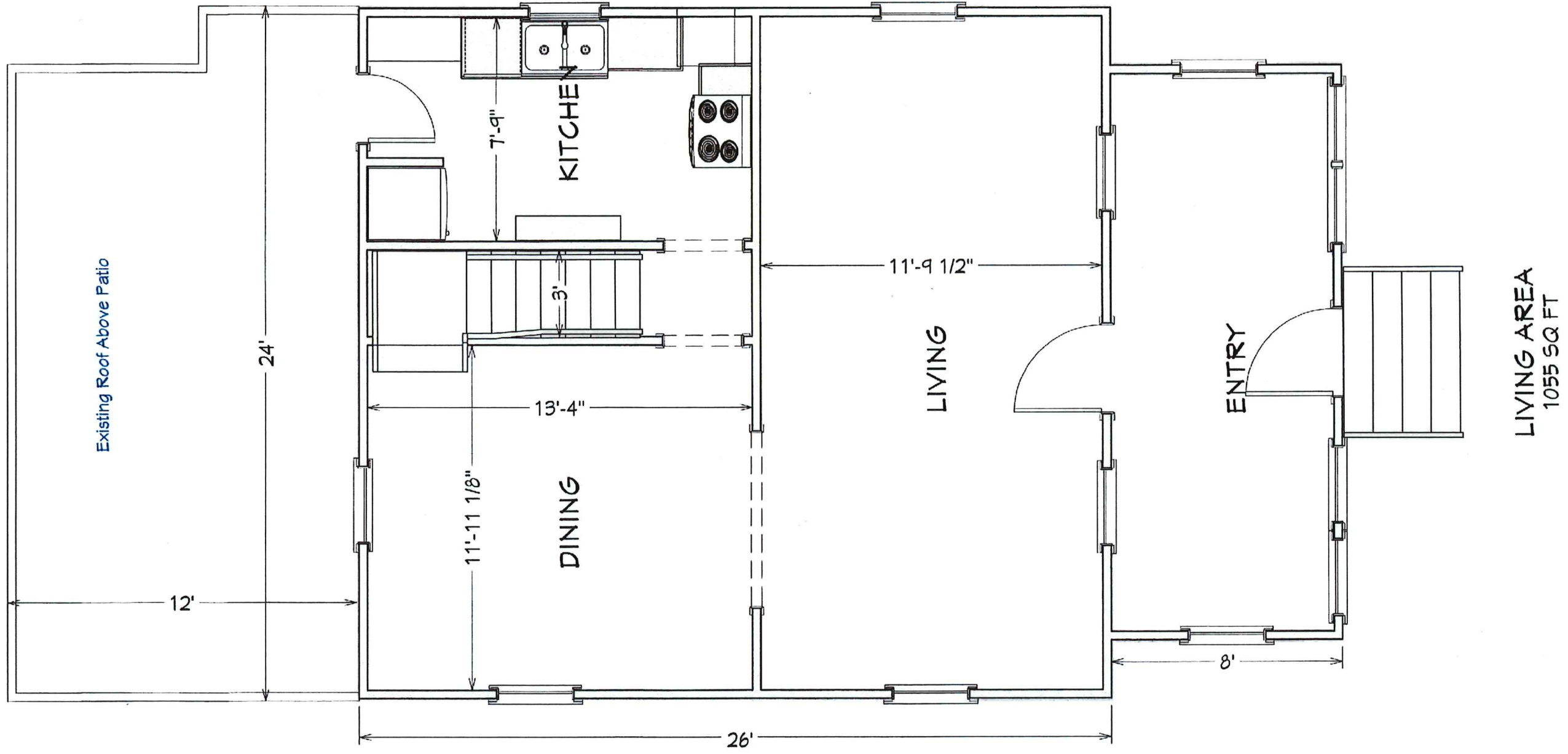
West Elevation  
As-Built  
1/8" = 1'



West Elevation  
Proposed shed dormer & kitchen addition  
1/8" = 1'



East Elevation  
Proposed shed dormer & kitchen addition  
1/8" = 1'



Existing 1st Floor  
 1/4" = 1'

790 sq ft living space

LIVING AREA  
 1055 SQ FT

Adams Design Construction, Ltd  
 PO Box 7727  
 Madison, WI 53707-7727

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 2137 Oakridge Madison, WI 53704

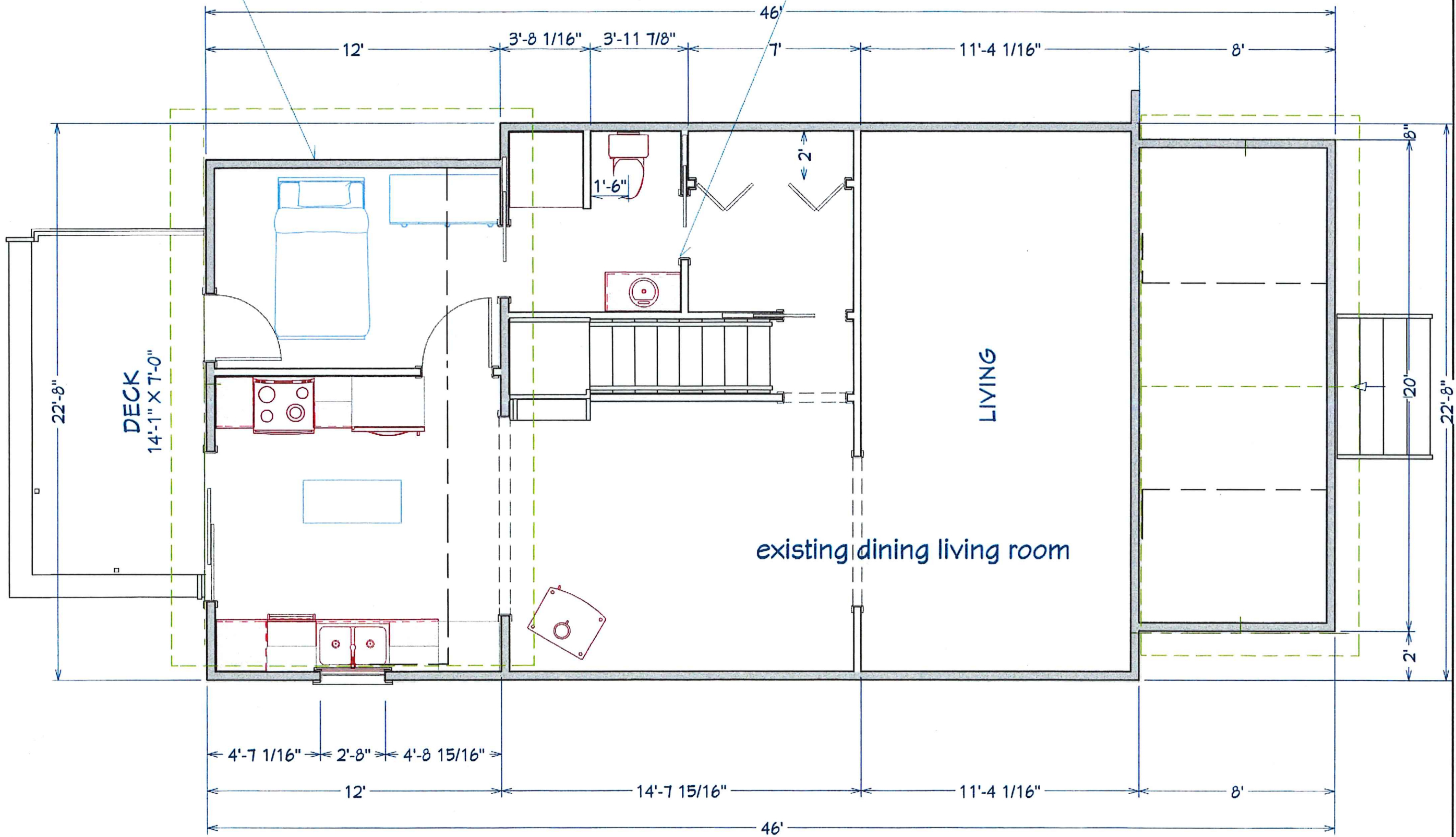
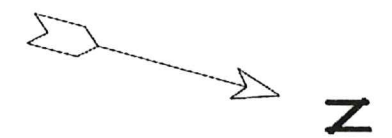
Proposed addition and remodel  
 DRAWN BY: Ken Adams DATE: Nov 10, 2022

SHEET NUMBER  
**9**  
 REVISION #:



# Proposed 1st Floor Kitchen and Bedroom addition

Remove existing Kitchen.  
Fabricate a new bath suite



1/4" = 1'

1072 sq ft living space

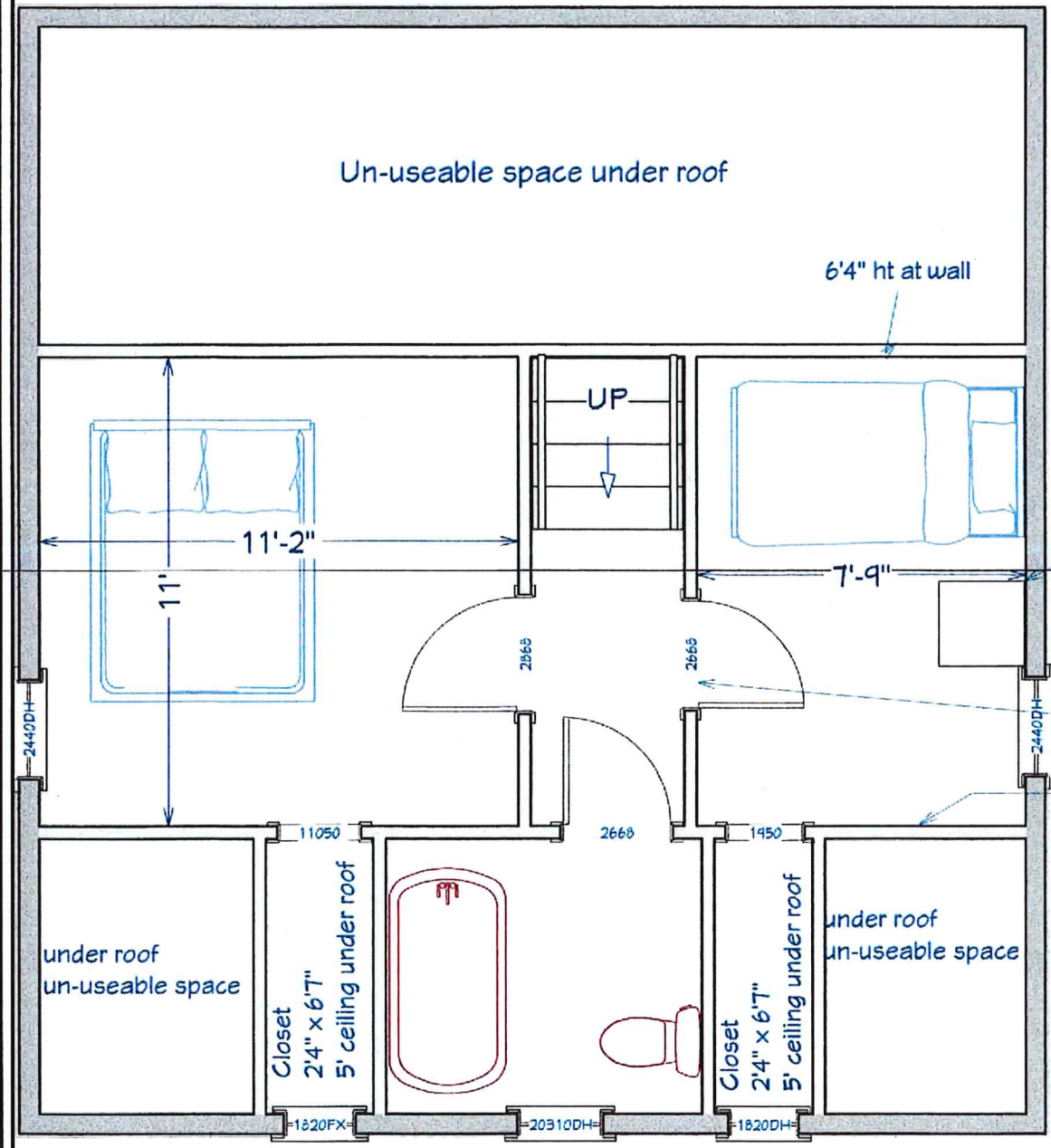
SHEET NUMBER  
**10**  
REVISION #

Proposed addition and remodel  
DRAWN BY: Ken Adams  
DATE: Nov 10, 2022

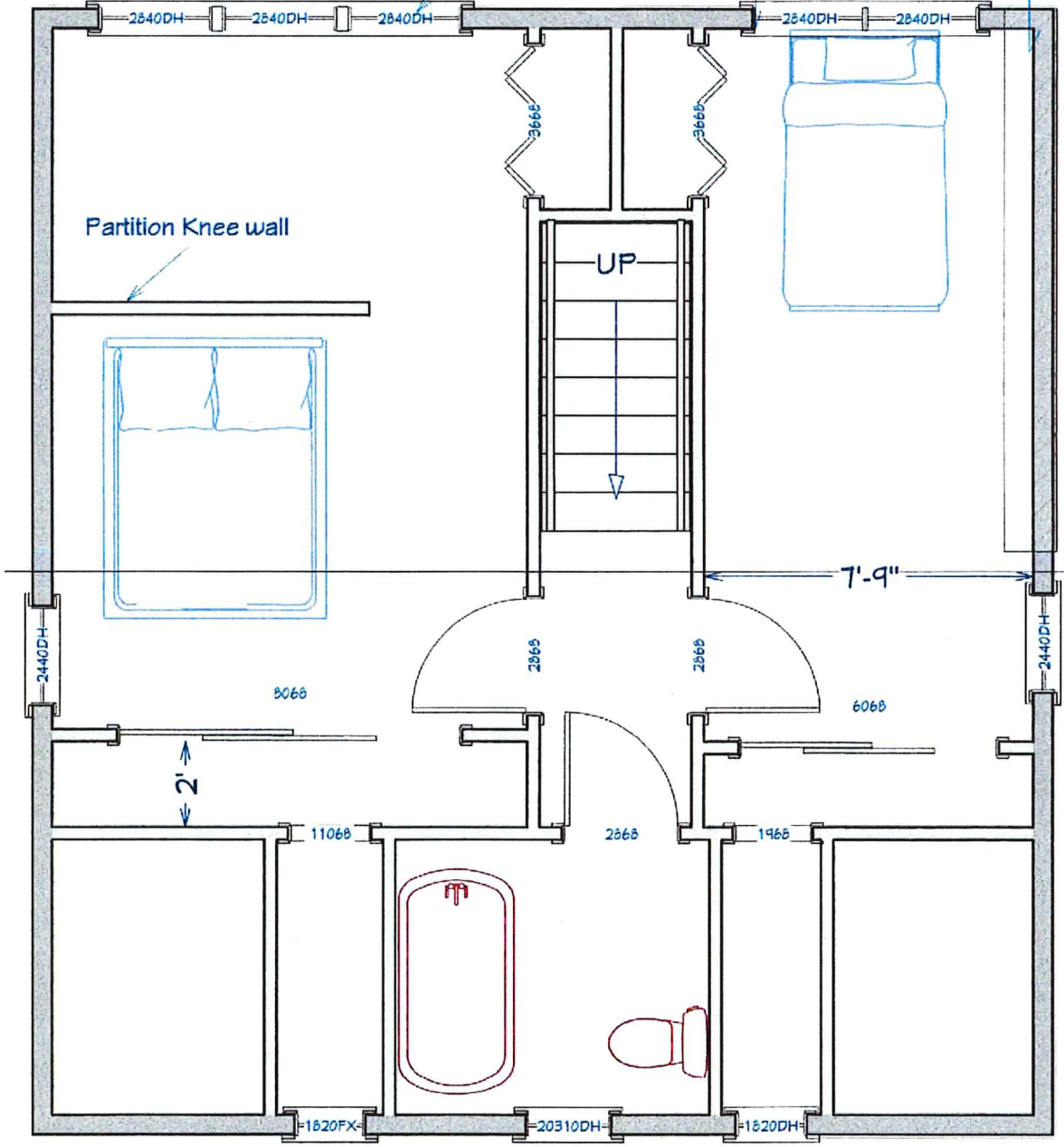
Owners: Christina & Mike King  
2137 Oakridge Madison, WI 53704

Adams Design Construction, Ltd  
PO Box 7727  
Madison, WI 53707-7727

Build dormer even with side wall  
VARIANCE REQUIRED FOR APPROX.  
35 SQ FT OF SIDE DORMER  
Bedroom is 7'9" wide



Existing 2nd floor  
280sq ft living space



2nd floor proposed modifications  
470 sq ft living space

