

Zoning change notice:

Dear Door Creek Resident,

As you know last November (2012) the Neighborhood Association amended our covenants to allow a homeowner to construct an outbuilding/shed on their lot. This change required a vote of the entire neighborhood and passed with 78% (of all returned votes) voting in favor.

The Board of Directors worked with the city to insure they understood what was required to obtain a building permit. It was discovered that the city has two different zoning codes for the homes in our neighborhood and the changes that were made to the Door Creek Declaration of Conditions, Covenants, and Restrictions in November can't be allowed for everyone due to the different zoning rules.

Some houses are zoned with the City's standard residential zoning of SR-C2, other houses are zoned PD. To find out how your house is zoned please refer to the City's website. If your house is in the SR-C2 zoning you can submit your request for an outbuilding. When it is approved by the ACC the city will grant you a permit, if your house is zoned PD the city will not grant you a permit even if your request is approved by the ACC.

In order to be fair to everyone the City required the Board of Directors to amend the Zoning text for all houses listed in the PD zoning. The city drafted the proposed zoning text. It was based on the City's standard zoning requirements, and our amended covenants. The Board of Directors approved the zoning text and submitted the zoning change request to the city.

On April 10 2013, the city accepted our application. It will be presented to the Planning Commission on May 20th 2013 at 6:00 p.m. Room 201 of the City-County Building at 210 Martin Luther King Jr. BLVD. This change was discussed at our annual meeting on April 13th 2013. This is the official notice from the Board of directors. The city will also post notice of the change.

If you have any questions please feel free to contact us. Our contact info can be found here:

http://www.doorcreekhoa.com/contact_list

Other helpful links:

City Assessor (determine your zoning).

<http://www.cityofmadison.com/assessor/property/index.cfm>

Approved zoning change:

<http://www.doorcreekhoa.com/files/document/503566>

Outbuilding amendment:

<http://www.doorcreekhoa.com/files/document/495637>

Our Neighborhood website:

<http://www.doorcreekhoa.com/>

Thank you,
Door Creek Board of Directors

