

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 21, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 110 Virginia Ter.

**Present Zoning District:** R-2

**Proposed Use:** 12' x 18' (216 s.f.) addition to existing 12' x 48' garage (576 s.f.) totalling 792 s.f.)

**Conditional Use:** 28.04(5)(b)7 Detached garages over 576 square feet in an R-2 district require conditional use approval.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. The final plan shall be drawn to scale.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	11,135 sq. ft.
Lot width	50'	85'
Usable open space	1,000 sq. ft.	5,703 sq. ft.
Front yard	30'	29' existing house
Side yards	3' detached garage	3' (1)
Rear yard	3' detached garage	3' (1)
Building height	15' detached garage	15' average mean of roof

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	1

<b>Other Critical Zoning Items</b>	
Historic District	No – National Register of Historic Places
Utility easements	None shown

With the above conditions, the proposed project **does** comply with all of the above requirements.