

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 30, 2007

**To:** Plan Commission

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

**Subject:** 1110-1112 E Gorham St., Demo

**Present Zoning District:** R-3

**Proposed Use:** Demo fire damaged two unit building to rebuild a new two unit

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Commission 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 site plan shall be drawn to scale at 1" = 20'. Show all four property lines with dimensions. (Note: the front property line is usually 6-8" from the sidewalk toward the house.)
2. The driveway curb opening shall be narrowed to provide 5' minimum from the adjacent property where it enters the lot to allow the curb radius to be in front of your property. Questions regarding the curb opening shall be addressed to City Engineering.
3. The second parking stall shall lead to a stall outside of the required front yard. The second parking stall shall be 18' deep beyond the required front yard. (Note: The required front yard can be the average setback of the house on each side. If the adjacent house is more than 25' setback we would count the setback as 25' for that house.) Provide the setback of the adjacent houses (the one on each side) on the final plan.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	15,600 (7,800 per unit with lot area penalties)	3,696 ( grandfathered-destroyed by fire)
Lot width	50'	44' (existing)
Usable open space	1,500 sq. ft.	1,244 sq. ft. (existing)
Front yard	25' or av. house on each side	14' 4" (existing)
Side yards	8' left (drive), 6' 7.5" right	10' 4" left, 8' right
Rear yard	35'	25' (existing)
Building height	2 stories/35'	2 stories

1110 & 1112 E Gorham St

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	4	2 (2 stalls are grandfathered)

<b>Other Critical Zoning Items</b>	None
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With the above conditions, the proposed project **does** comply with all of the above requirements.