

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 26, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1425 Chandler St

Present Zoning District: R4A

Proposed Use: Demolish house and build a new single family home

Conditional Use: 28.04(22) demo of a principal building requires Plan Com 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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	7,875 sq. ft.
Lot width	50'	52.5'
Usable open space	500 sq. ft.	adequate
Front yard	25'	29'
Side yards	6' each side	6.5' and 15.95'
Rear yard	35'	adequate
Building height	2 stories/35'	2 stories

Site Design	Required	Proposed
Number parking stalls	2	2

Other Critical Zoning Items	
Urban Design	No
Historic District	National Register of Historic Places
Landmark building	No
Flood plain	No
Utility easements	None shown

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