

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 20, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1729 Heim Avenue

Present Zoning District: R-1

Proposed Use: Requesting approval to allow one employee for professional office in a home.

Conditional Use: 28.04(26)(b)

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. Provide 30' of rear yard from the rear wall to the property line. Note: A roof overhang can project 3' into the required rear yard.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	19,125 sq. ft.
Lot width	65'	110' University Ave
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	40'
Side yards	7'	adequate
Rear yard	30'	(1)
Building height	2 stories/35'	2 stories

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Historic District	No
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.