# CITY OF MADISON
# INTERDEPARTMENTAL
## CORRESPONDENCE

**Date:**   September 3, 2005

**To:**        Plan Commission

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

**Subject:**   **4802 Major Avenue**

**Present Zoning District:**    R-2

**Proposed Use:**       **Demolish single family home to build a new single family home**

**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.       Modify the proposed house plan to meet the ordinance for the R-2 side yard setbacks. As shown, the left side yard requirement is 6' 8" (including an 8" side yard penalty). The right side yard requirement is 9' (including a 3' side yard penalty).   Note: When a house is deeper from front to back than 40' within 18' of a side lot line, the side yard requirement is increased by 2" for each foot that the building exceeds 40' in depth.  The 44' deep house plus the 14' deck that is more than 3' above grade add up to 58' of depth minus the 40', equals 18' times 2";  so there is a 3' side yard penalty on the right side.   Meet with zoning staff to assist you in meeting this requirement.

*ZONING CRITERIA*

| Bulk Requirements | Required | Proposed |
|---|---|---|
| Lot Area | 6,000 sq. ft. | 7,920 sq. ft. |
| Lot width | 50' | 60' |
| Usable open space | 1,000 sq. ft. | 2,360 sq. ft. + |
| Front yard | 30' | 33' |
| Side yards | 6' 8" left side, 9' right side | 7' left, 7' right    (1) |
| Rear yard | 40' house, 34' open deck | 63' house, 49' deck |
| Building height | 2 stories/35' | 1 story/15' av. |

| Site Design | Required | Proposed |
|---|---|---|
| Number parking stalls | 1 | 2 |

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| Other Critical Zoning Items | |
|---|---|
| Urban Design | No |
| Historic District | No |
| Landmark building | No |
| Flood plain | No |
| Utility easements | No |
| Water front development | No |
| Adjacent to park | No |
| Barrier free (ILHR 69) | No |

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