

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 26, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 620 University Ave.

Present Zoning District: C-2

Proposed Use: Rooftop Terrace for Johnny O's Bar

Conditional Use: 28.09(3)(d)32 Outdoor eating areas are a conditional use.

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. Obtain a rear yard variance for the stairway enclosure in the rear of the building.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	11,893 sq. ft.
Lot width	50'	87.78'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	30'	10' (Var. required)
Floor area ratio	3.0	less than 2.0
Building height	---	2 stories

Site Design	Required	Proposed
Number parking stalls	0 (Central Business District)	0

Other Critical Zoning Items	
Urban Design	No
Barrier free (ILHR 69)	Yes

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