

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 7, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **42 Merlham Dr.**

Present Zoning District: R-2

Proposed Use: Demolition of a single family home to construct 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. The public sidewalk should not be shown on your lot, since it is in the right-of-way. Show the front setback from the property line.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	8,082 sq. ft.
Lot width	50'	60'
Usable open space	1,000 sq. ft.	adequate
Front yard	30'	32'
Side yards	7' 8" left, 8' right	10' each side
Rear yard	40'	46'
Building height	2 stories/35'	2 stories/30' to peak

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Flood plain	No

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