

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 3, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4750 Bellingrath Street

Present Zoning District: R2T

Proposed Use: Reconfigure two platted lots creating a small outlot of land owned by the adjacent lot that was mistakenly included with this plat.

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	5,000 sq. ft.	9,001 sq. ft. & 11,325 sq. ft.
Lot width	44'	71.4' & 53.22' +
Usable open space	800 sq. ft.	adequate
Front yard	15'	adequate
Side yards	5'	adequate
Rear yard	20'	adequate
Building height	2 stories/35'	adequate

Site Design	Required	Proposed
Number parking stalls	1	adequate

Other Critical Zoning Items	
Flood plain	No
Utility easements	Yes

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