

## **November 19, 2015 BOA PUBLIC HEARING STAFF REPORT**

**Appeal 3672** Appeal by Timothy & Karen Klongland for a variance from minimum required setback from a Class E Highway as provided by Section 10.17(5)(b), Dane County Code of Ordinances, to permit proposed storage building on an existing foundation at 1042 Taylor Ln being Lot 1 CSM 3373, in the NW ¼ of the NE ¼, Section 17, Town of Dunkirk.

OWNER: timothy & Karen Klongland

LOCATION: 1042 Taylor Ln

ZONING DISTRICT: R-2 Residential (Petition 1114)

COMMUNICATIONS: Town of Dunkirk: Acknowledgement recommendation of approval 09/14/2015

### **Facts of the Case:**

#### **Existing:**

- Property is used as the primary residence for the owners and contains a concrete slab in the location of a former tobacco shed.
- Septic drain field located south of house.
- Well located between house and concrete slab, and has a well easement to property to the south.

#### **Proposed**

- Owners are proposing to construct a new cold storage building within the footprint of the existing concrete slab, but smaller than the previous building so as to be more conforming with zoning requirements.

### **Zoning Notes:**

- Required front setbacks from both Westchester Cir and Gilrust Ave is 30 feet.
- Proposed building conforms to all zoning requirements except setback to Westchester Cir.

### **History**

- Permit 33577 issued in 1981 for residence, tobacco shed existed at that time.
- Violation History: No violation history found.

### **VARIANCES REQUESTED: Purpose: Allow construction of a residential accessory building**

Minimum setback from right-of-way required: 30 feet.

Actual Setback: From front lot line: 16 feet.

**VARIANCE NEEDED: 14 feet.**