

October 25, 2018 BOA PUBLIC HEARING STAFF REPORT

Appeal 3695. Appeal by Nicolas Morales for a variance from minimum required setback to a Class D Highway as provided by Section 10.17(4)(b) & 10.16(5)(b)2. , Dane County Code of Ordinances, to permit proposed detached residential garage at 329 Rethke Ave being Lot 1, Block 8, Elisha L Gallagher Plat 1st Addition, Section 5, Town of Blooming Grove.

OWNER: Nicolas Morales

LOCATION: 329 Rethke Ave, Town of Blooming Grove.

ZONING DISTRICT: R-3 Residential

COMMUNICATIONS: Town of Blooming Grove: 9/14/18 Acknowledgement

Facts of the Case:

Existing:

- Single family residence on a 5400 square foot R-3 Residential zoned lot providing no off-street parking.

Proposed

- Applicant proposes a 24' x 24' detached residential accessory building to be used as a garage.

Zoning Notes:

- The required setback from a primary structure on a corner lot with a lot width less than 60 feet is 12 feet from the right-of-way line of the highway, however for buildings with garage access along the long side of the lot the required setback is 20 feet.
- The garage access provision (20 foot side yard) was adopted and became effective on October 29, 1976.
- In August of 1998 the zoning ordinance was amended to require off-street parking for a single family residence in the R-3 Residential zoning district, requiring 2 spaces per dwelling unit.
- The design standards of off-street parking spaces requires stalls to be 8 feet wide by at least 17 feet long for 90-degree spaces and 9 feet wide by 23 feet long for angle parking.
-

History

- No other zoning information was found for this parcel.
- No zoning violation history found.
- Variance 3644 granted in 2013 for property at 401 Rethke Ave for very similar request (minutes included in packet).

VARIANCES REQUESTED: Purpose: Construction of a detached residential garage

Setback from Road Variance:

Minimum setback from right-of-way required: 20 feet.

Proposed Setback: From front lot line: 11 feet.

VARIANCE NEEDED: 9 feet.