

VILLAGE OF COTTAGE GROVE
REQUEST FOR ZONING VARIANCE

APPLICANT: Becky Cardarella

APPLICANT ADDRESS: 401 School Rd.
Cottage Grove

TELEPHONE: 608-235-3774

EMAIL ADDRESS: contractor: jim@renovation-advocate.com

PROJECT LOCATION: Jim Edwards 608-669-1976
401 School Rd.

DESCRIPTION OF REQUESTED VARIANCE:

TURN EXISTING DECK INTO A SCREENED IN
PORCH, SAME SIZE, SAME LOCATION ON HOUSE.

APPLICATION SUBMITTAL REQUIREMENTS:

1. Fee of \$350. Projects requiring engineering review will require an additional \$250 deposit toward review fees.
2. Provide any additional site plans or images necessary to convey the nature of the request.

9-5-20
Date

Becky Cardarella
Applicant Signature

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For office use only:

Date Received:
Zoning Board of Appeals Meeting Date:



Jim Edwards <jim.homeadvocate@gmail.com>

variance

Erin Ruth <eruth@village.cottage-grove.wi.us>
To: Jim Edwards <jim@renovation-advocate.com>

Fri, Sep 4, 2020 at 12:14 PM

Hi Jim,

I did a quick analysis on the 401 School Road lot.

In the previous variance request we reviewed, which was for a similar type of setback violation, we performed an objective analysis to attempt to determine how unique the shape of the lot was.

One way to do that is simply by comparing the ratio of the depth to width of the lot. Our subdivision ordinance suggests that a depth to width ratio of 2:1 is preferable, though in actual practice these ratios may vary.

401 School Road is 115' deep and 96' wide at its widest point for a ratio of 1.2 to 1.

The lot directly to the west has a ratio of 1.5 to 1, the lots to the north have a ratio of 1.3 to 1, and the typical lots on the west side of the block have a ratio of 1.6 to 1.

So one could argue that the 401 School Road lot is unique from the others on the block in the degree to which it varies from the 'preferred' 2 to 1 ratio and that this unique scenario contributes to a hardship that requires a variance.

Given that data I would be comfortable recommending a variance if the owner chooses to pursue one.

Hopefully that is helpful.

Erin Ruth, AICP

Director of Planning & Development

Village of Cottage Grove

221 E. Cottage Grove Road

Cottage Grove, WI 53527

608.839.4704

Receipt No: 7.004120

Sep 9, 2020

REBECCA CARDARELLA

Previous Balance:	.00
GEN FUND LICENSES & PERMITS	
ZONING PERMITS & FEES	350.00
ZONING VARIANCE	

Total:	-----	350.00
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CHECK		
Check No: 2707	350.00	
Payor:		
REBECCA CARDARELLA		
Total Applied:	-----	350.00

Change Tendered:	-----	.00
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09/09/2020 12:48 PM

VILLAGE OF COTTAGE GROVE
 210 PROGRESS DRIVE SUITE 2
 COTTAGE GROVE WI 53527 608-839-5813