



Exception to Driveway Length: Walz

Planning & Zoning Committee • May 7, 2024

<u>Property Owner(s):</u>	Robert and Viveca Walz Revocable Trust; c/o Robert Walz
<u>Property Location:</u>	Located in the Southwest Quarter of the Northeast Quarter of Section 26, Town 12 North, Range 8 East
<u>Town:</u>	Caledonia
<u>Parcel(s) Affected:</u>	807
<u>Site Address:</u>	W10230 Rowley Road

Background:

Robert Walz of the Robert and Viveca Walz Revocable Trust, owner, requests the Planning and Zoning Committee review and approve an exception to the maximum driveway length for residential driveways. Section 12.140.05(1) d. of the Columbia County Zoning Code states that, "...No private residential driveway shall exceed a length of 1,000 feet as measured from the principal structure on the parcel to the point of access to a public road, unless otherwise approved by the Planning and Zoning Committee following a recommendation or approval of a Certified Survey Map by the town board of the affected town...".

The property owner is proposing to construct a single-family residence on the property. The current parcel, 807, fronts on Rowley Road. Rowley Road runs along the southern boundary of the property. The driveway is proposed to be approximately 1,100' in length to reach the location of the single-family residence. The owner has identified this location to be best suited for a single-family home due to bedrock depth and drainage patterns on the property.

Town Board Action:

The Caledonia Town Board met April 10, 2024 and recommended approval of the rezoning associated with this request. The request for rezoning also included the requirement for a driveway exception.