

# MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission  
From: Chris Munz-Pritchard, City Planner and Neighborhood Service Director  
Date: September 9, 2019  
Re: **Item # 6a** Informational item

---

Summary of Request	
<b>Informational Item:</b>	Garage
<b>Location:</b>	145 Prairie Street Tax ID /CL 00010
<b>Current Land Use:</b>	Single family home with detached garage
<b>Proposed Land Use:</b>	Same, but with an additional detached garage
<b>Current Zoning:</b>	R-3 Multifamily Residence
<b>Proposed Zoning:</b>	No change.

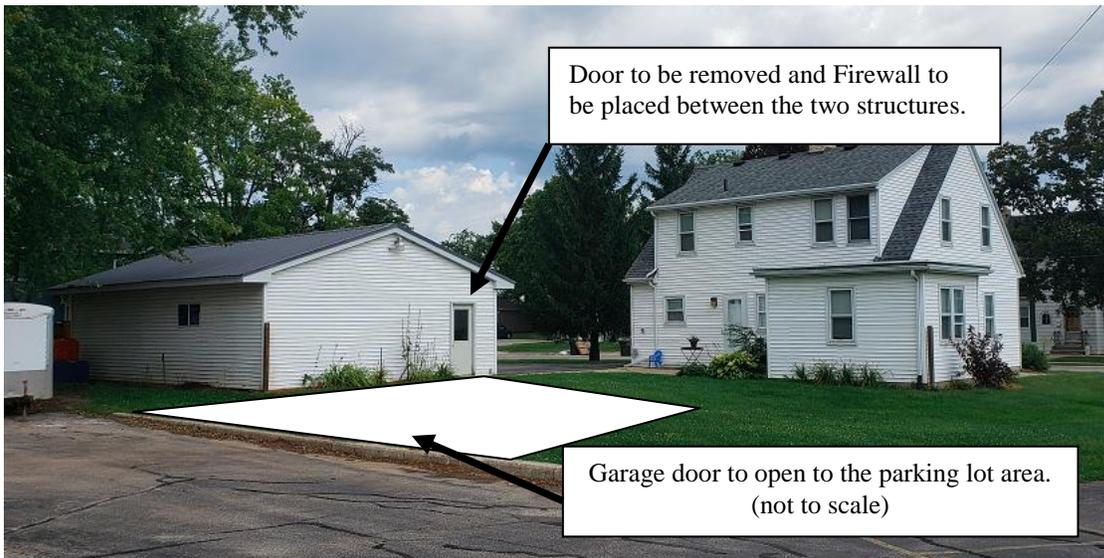
The site is currently the First United Methodist Church. It contains a church building, 3 residence buildings and a garage. All buildings reside on tax ID /CL 00010 (blue below). The homes and garage are currently used by Bethel House of Whitewater Inc.



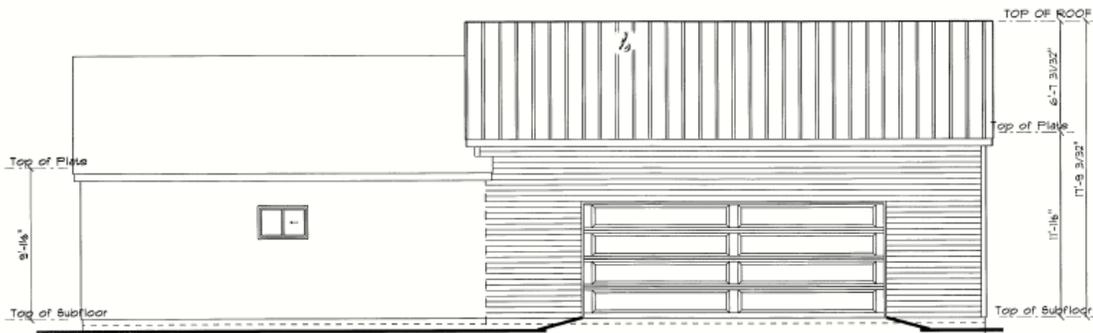
**Description of the Proposal:**

This proposal involves constructing a detached garage for storage at the church (accessory building). Per 19.09.080 Building, accessory. "Accessory building" means a building or portion of building used for a purpose customarily incident to the permitted principal use of the lot, and located on the same lot as the principal use.

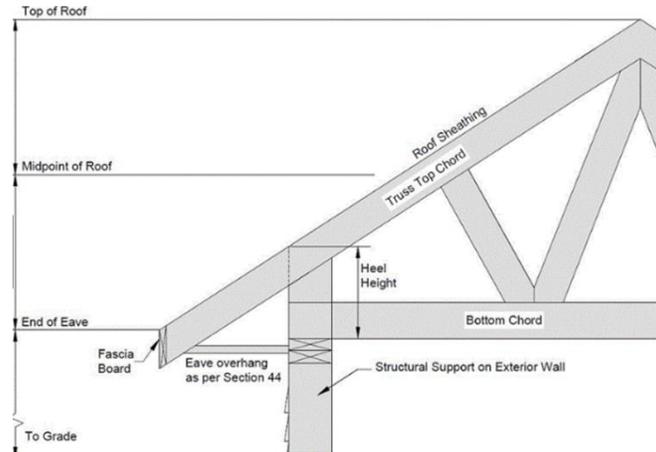
The garage will be added to an existing garage but access will not be granted to the existing garage. The side (man) door of the existing garage will be removed and firewall will be placed between the two garages making them two separate spaces. The access of the new garage will only be from the parking lot side (facing west), the old garage will only have access from the home side (facing east).



It will be 30 feet in length, 24 feet in width. This is a total of 720 sq. ft, which is under the 800 sq. ft conditional use permit requirement.



Per city code 19.09.100 - "Building height" means the vertical distance measured from the main elevation of the finished lot grade along the street yard face of the structure to the mid-point between the eave and highest point of the roof, not including ornamental features or architectural projections. Per code, the accessory structures shall not exceed 15 feet in height.



The proposed building is under 18 feet tall at the top of the roof. Per the “Building height”, the building cannot be taller than 15 feet at the midpoint of the roof. The midpoint of the roof measure roughly 14.37 feet.

**In the event that these two separate structures remove any part of the wall that adjoins them, the owner will first need to obtain an approved Conditional Use Permit (CUP).**