

**M E M O R A N D U M**

To: City of Whitewater Plan and Architectural Review Commission

From: Benjamin Kloskey, Neighborhood Services Intern

Date: April 10, 2023

Re: **Item # 5:** Public hearing regarding consideration of a Conditional Use Permit for a proposed Garage at 647 W. Harper St., Parcel #/A274400001 for Lisa K. and Bryan D. Sokolik.

<b>Summary of Request</b>	
<b>Requested Approvals:</b>	Conditional Use Permit (CUP) for a new garage to be constructed.
<b>Location:</b>	647 W. Harper St. (Tax Key:/A274400001)
<b>Current Land Use:</b>	Residence
<b>Proposed Land Use:</b>	Residence
<b>Current Zoning:</b>	R-3 Multi-Family Residence
<b>Proposed Zoning:</b>	Same
<b>Future Land Use, Comprehensive Plan:</b>	Single Family Residential

**Description of the Proposal:**

Bryan and Lisa Sokolik own the property at 647 W. Harper St. (/A274400001). The Sokoliks submitted a CUP application to construct a new, detached garage on the west side of their home.

The CUP is needed because city code states that detached structures may not exceed 800 sq. ft. in size. The proposed structure is set to be 1,620 sq. ft.

The Sokoliks turned in an extensive plan for their new garage. The structure is going to be 30’x54’, but will comply with city code in other aspects. The structures will be 200’ from the property line/right of way, 10’ from the existing home on the property, 14’11.5” tall, and at least 50’ from the closest adjacent property.

Primarily, this garage is going to be used as storage for the Sokolik’s boat, personal items, and other vehicles. They included 3D imagery of their proposed garage.

No additional access driveways will be required, as the garage will be accessed via the existing driveway. The stormwater utility will be minimally affected, in terms of drainage and runoff, due to parcel size and placement of the structure. No other utilities should be affected in any capacity.

The Sokoliks attached a letter from their neighbor, Ms. Karen Boyer, who is in support of this construction

project. Brian Bark, from Morton Buildings (the contractor for this construction), stated via email that the proposed structure has no intended commercial uses.

### **PLANNER'S RECOMMENDATIONS**

The city recommends the Plan and Architectural Review Commission approve the Sokolik's Conditional Use Permit application, subject to the following conditions:

1. The property is to remain residential and not be committed to any commercial uses.
2. Applicant must maintain the structure in accordance with city code chapter 14.
3. The structure must not obstruct stormwater run-off/drainage.
4. Any additional conditions added by the PARC.

**SUGGESTED FINDINGS TO BE MADE BY THE PLAN COMMISSION**

Conditional Use Permits are required to be reviewed in relation to a set of standard criteria presented in the Zoning Ordinance (Section 19.66.050). See the following page for suggested findings:

<b>Analysis of Proposed Conditional Use Permit for: 156 W. Whitewater St. (Tax Key:/OT 00129)</b>		
<i>Conditional Use Permit Review Standards per Section 19.66.050:</i>		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	All regulations are complied with or will be. No concern from the city.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	All regulations are complied with or will be. No concern from the city.
3. The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance or through variance.	Yes	All regulations are complied with or will be. No concern from the city.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	All regulations are complied with or will be. No concern from the city.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	All regulations are complied with or will be. No concern from the city.