

Hello,

This is my letter of intent to file an application for a conditional use permit. The permit will be used to expand the garage at my home located at 2021 E Johnson St. The permit application is due by June 19th in order to be scheduled for review at the August 7, 2013 Plan Commission hearing. I am requesting permission to expand my garage from its current 22 X 20 footprint to a 44 X 20 footprint.

The proposed new garage design will carefully incorporate styling that does not alter the existing curb appeal of the property. The expansion will be added directly behind and will be incorporated into the existing structure as one building. The expansion, therefore, will not be viewable from the street.

The conditional use permit is required because the proposed additional garage space will bring the total new garage area to a size larger than the 576 sq ft allowed in TR districts and because the total proposed garage footprint will be greater than 10% of the squared lot size (15%). However, the total lot coverage area including the house, driveway and total proposed garage space will be 50% of the lot size, which is less than the maximum 65% allowed by ordinance. Furthermore, open space on the lot will be 1957 sq ft, which is in excess of the required 750 Sq ft for this district.

The garage will be used for storage of my personal vehicles. The garage will not be used for any commercial purposes. I have attached a picture of the current garage along with elevation drawings of my proposed expansion, and a site plan. If you have any questions or concerns please feel free to call me at 608-577-5338.

Thank you,

Reid Wilson