

PROJECT NARRATIVE:

I am requesting a Reasonable Use Exception (RUE) to construct a 2,500 square foot detached garage/shop with no living quarters, bathroom or plumbing, on a parcel that has been designated CAO Prairie/Buffer as follows:

		CAO Prairie	Prairie Buffer	Restoration	Enhancement
CAO Prairie/Buffer	Proposed shop footprint	1,988 sq ft	512 sq ft	1,743 sq ft	1,157 sq ft
	Proposed Driveway		400 sq ft		
Total		2,900 sq ft		2,900 sq ft	

Further details can be reviewed in the Prairie Mitigation Plan prepared by Heidy Barnett, Sr. Biologist, West Fork Environmental. As stated in this report, I, the Applicant, had begun preparing the 50x50 area about one year ago, in preparation for this project and was unaware this was not to be done. This is why I engaged West Fork Environmental to put together a plan that would allow this project to come to fruition.

The property is located in a developed area which includes eight homes on our block and other residential properties on all sides of our parcel. The property is currently developed with a single-family residence with septic and driveway a detached garage and 2 storage sheds, with mowed and watered yard.