

Board of Adjustment

Agenda

July 17, 2013

City Hall, Council Chambers

749 Main Street

6:30 PM

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Public Comments on Items Not on the Agenda
- V. Regular Business
 - **500 S. Eisenhower Dr. (Manuel Escamilla):** A variance request to allow for a 23' rear yard setback where a 25' rear yard setback is required. If approved, the variance will allow the construction of a deck to extend 2 feet into the rear yard setback. 500 Eisenhower Dr; Lot 1, Block 2, Ponderosa Subdivision. Case No. 13-026-VA.
 - Applicant and Representative: GL Custom Builders (Gabe Casas)
 - Owner: Manuel Escamilla
 - Case Manager: Gavin McMillan, Planner III
 - ✓ Open Public Hearing
 - ✓ Opening Statement by Chair
 - ✓ Public Notice and Application Certification
 - ✓ Disclosures
 - ✓ Staff Presentation and Questions of staff
 - ✓ Applicant Presentation and Questions of applicant
 - ✓ Public Comment
 - ✓ Applicant discussion of public comment, if any
 - ✓ Closing statement by staff and applicant and Final questions by board
 - ✓ Close public hearing and Board discussion and action
- **505 Sunset Drive (Susannah Vandyke):** A variance request to cover 23.58% of a lot in the Residential Estate (RE) Zone District where 20% lot coverage is the maximum permitted. 505 Sunset Dr; Lot 6, Block 4, Scenic Heights Subdivision. Case No. 13-027-VA.
 - Applicant, Owner and Representative: Susannah Vandyke
 - Case Manager: Gavin McMillan, Planner III
- ✓ Open Public Hearing
- ✓ Opening Statement by Chair
- ✓ Public Notice and Application Certification
- ✓ Disclosures
- ✓ Staff Presentation and Questions of staff
- ✓ Applicant Presentation and Questions of applicant
- ✓ Public Comment

City of Louisville

Department of Planning and Building Safety

749 Main Street Louisville CO 80027

303.335.4592 (phone) 303.335.4550 (fax) www.louisvilleco.gov

- ✓ Applicant discussion of public comment, if any
- ✓ Closing statement by staff and applicant and Final questions by board
- ✓ Close public hearing and Board discussion and action

VI. Discussion Items

- Follow-up to City Council Study Session held on July 9, 2013

VII. Business Items tentatively scheduled for August 21, 2013

- The August BOA hearing is set for Wednesday, August 21, 2013. The submittal deadline for an application to be heard at the August hearing is Friday, July 26, 2013. The board will be notified via email as to the status of a meeting on August 2, 2013. If an application is received the meeting packets would be distributed on Friday, August 16, 2013.

VIII. Staff Comments

IX. Board Comments

X. Discussion Items for Next Meeting August 21, 2013

XI. Adjourn

CITY OF LOUISVILLE
BOARD OF ADJUSTMENT
STAFF REPORT
July 17, 2013

APPLICANT: GL Custom Builders, Inc., Gabe Casas

OWNER: Manuel Escamilla

STAFF PLANNER: Gavin McMillan, AICP, Planner III

LOCATION: 500 Eisenhower Dr., Lot 1, Block 2, Ponderosa Subdivision

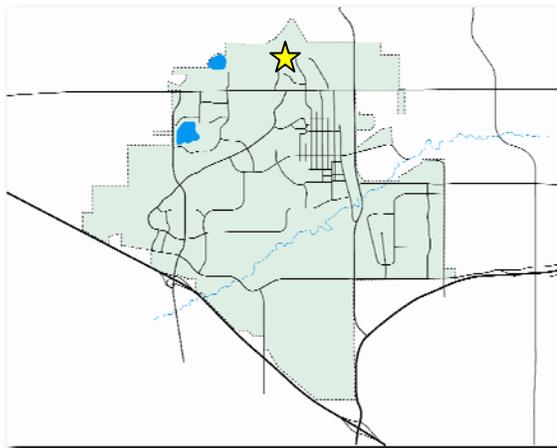
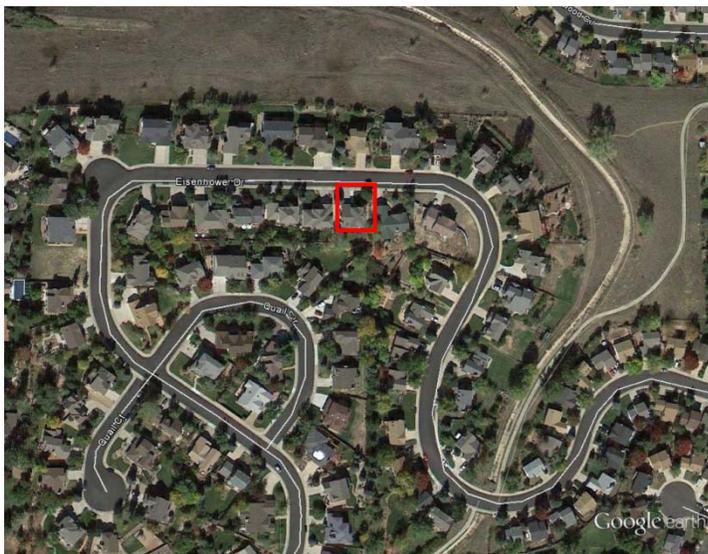
ZONING: Residential Low Density (R-L).

REQUEST: **Case #13-026-VA** – Approval of a variance from Section 17.12.040 of the Louisville Municipal Code (LMC) to allow for a 23 foot rear yard setback where a 25 foot rear yard setback is required.

BACKGROUND:

The applicant, Gabe Casas of GL Custom Builders, requests a variance from the rear yard setback requirement to permit the construction of a deck addition on the south side of the home located at 500 Eisenhower Dr. The subject property is Lot 1, Block 2 of the Ponderosa Subdivision. The property contains a two story single family home with a finished basement and attached garage. According to the Boulder County Assessor, the single family home is 2,805 square feet and the garage is 440 square feet. The subject lot slopes from front (north) to back (south).

500 W. Eisenhower



The Ponderosa Subdivision is not governed by a Planned Unit Development (PUD). The property is zoned Residential Low Density (RL). The setbacks in the RL zone district are defined in the following table;

Table 1: RL Zone District Setbacks

Setback	Requirement
Front	25 feet
Side	7 feet
Rear	25 feet

The original home at 500 Eisenhower was constructed in 1990. The improvement location certificate (ILC) included as an attachment to this report shows the footprint of the home as it existed at that time. The home was constructed with a 120 square foot second story deck on the south side of the house that was located in violation of the rear setback requirement, 23 feet from the southern property line. The original deck was 8 feet wide and was permitted to be constructed in this location when the home was originally built.

The existing deck is in need of repair, and the applicant has proposed to fix the deteriorating portion, and expand it with a covered extension. The proposed extension would align with the existing deck, and would therefore be located 23 feet from the rear (southern) property line. The RL zone district requires a 25 foot setback from the rear property line. The proposed deck addition would encroach two feet into the rear setback and requires approval of a variance.

REVIEW CRITERIA:

The BOA has authority to hear and decide, grant or deny this application for a variance to the Residential Low Density zone district under the powers granted the BOA in Section 17.48.110 of the LMC. The BOA may grant a variance only if it makes findings that all of the criteria, as established under Section 17.48.110.B.1-6, have been satisfied, insofar as applicable:

The applicant has provided a written analysis of the variance criteria, which has been included in the BOA packet materials. Following is a staff review and analysis of the variance criteria.

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.*

The subject property slopes considerably from the front to the back of the lot. The slope of the lot prohibits the construction of a flat ground floor deck area. Staff finds that the topography of this portion of the lot is a unique physical circumstance peculiar to the affected property. **Staff finds this criterion has been met.**

2. *That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.*

The lots on the either side of the applicant's section of Eisenhower Drive have similar topography to the applicant's property and there are other lots in the Ponderosa subdivision that have similar topographical conditions; however, the slope of the applicants lot is not a condition that exists throughout the subdivision. The majority of the homes in the subdivision are built on flatter lots. **Staff finds this criterion has been met.**

- 3. That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of Title 17 of the Louisville Municipal Code.*

Due to the slope of the lot, the main entrance to the home from Eisenhower Drive is on the second story. The existing deck is accessed from the second story where the kitchen and living space are located. The 8 foot wide, 120 square foot deck was originally built on the second story to provide main floor access to outdoor space. Staff finds it is reasonable for a home to have access to outdoor living space on the same floor as the kitchen. The existing eight foot wide deck does not provide sufficient space for outdoor gathering. The extension of the existing deck would provide for a reasonable outdoor gathering space adjacent to the main living area of the house. **Staff finds this criterion has been met.**

- 4. That such unnecessary hardship has not been created by the applicant.*

The steep topography of the lot and the location of the existing deck in the rear setback were not created by the applicant. **Staff finds this criterion has been met.**

- 5. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.*

The deck extension will not impair the appropriate use or development of adjacent property. The eastern portion of the deck is set back approximately 17 feet from the property line where the municipal code would permit it to be 7 feet from the property line. The proposed deck is located approximately 90 feet from the home to the south. **Staff finds this criterion has been met.**

- 6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of Title 17 of the Louisville Municipal Code that is in question.*

The applicant has requested a variance to allow for a deck located within the required setback on the rear of the property. Staff finds the addition of the deck that encroaches 2 feet into the rear setback is the minimum modification possible to enable the applicant to construct a functional outdoor living space adjacent to the main floor of the house. The encroachment into the rear setback is minimal and does not encroach any further into the setback than the existing previously permitted deck does. **Staff finds this criterion has been met.**

PUBLIC COMMENTS:

Public notice was mailed to all property owners within 500 feet of the subject property. At the time of this report's creation, staff had not received any public comment. If comments are received prior to the hearing, that information will be presented at the hearing.

STAFF COMMENTS AND BOARD ACTION:

Staff finds all applicable variance criteria in Section 17.48.110 of the LMC have been met and therefore recommends approval of the variance request.

The Board may approve (with or without condition or modification), deny, or continue the application to a future meeting for additional consideration. The Board may also request additional information if they feel it is needed for their proper consideration of the variance application. The Board will need to make a determination based on the application as it has been submitted. If the Board desires the applicant to make changes to the application that would affect the extent of the variance requested, staff recommends the Board continue the hearing to a later date.

The Board needs to find all six variance criteria, insofar as applicable, have been met in order to grant approval of a variance. If the Board wishes to deny the variance request, staff recommends passing a motion denying the variance indicating which criteria for approval have not been met. If the Board determines that the variance meets all of the applicable criteria for approval, staff recommends passing a motion approving the variance request.

ATTACHMENTS

1. Applicant Information
2. Site Plan and Elevations

PUBLIC NOTICE
CITY OF LOUISVILLE
BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN A PUBLIC HEARING WILL BE HELD BEFORE THE LOUISVILLE BOARD OF ADJUSTMENT TO CONSIDER A VARIANCE REQUEST TO ALL FOR A 23' REAR YARD SETBACK WHERE A 25' REAR YARD SETBACK IS REQUIRED. IF APPROVED, THE VARIANCE WILL ALLOW THE CONSTRUCTION OF A DECK TO EXTEND 2 FEET INTO THE REAR YARD SETBACK.

APPLICATION NAME: 500 S. EISENHOWER DR. (MANUEL ESCAMILLA)

LOCATION: 500 S. EISENHOWER DR; L1, B2, PONDEROSA

CASE NUMBER: 13-026-VA

DATE: WEDNESDAY, JULY 17, 2013

TIME: 6:30 PM

PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
749 MAIN STREET
LOUISVILLE, CO 80027

E-MAIL: PLANNING@LOUISVILLECO.GOV

PUBLISHED IN THE DAILY CAMERA SUNDAY, JULY 7, 2013

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, JULY 5, 2013 AND THE PROPERTY WAS POSTED ON FRIDAY, JULY 5, 2013)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THE MEETING TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

LAND USE APPLICATION

CASE NO. 13-026-VA

APPLICANT INFORMATION

Firm: GL Custom Builders, Inc
 Contact: Gabe Casas
 Address: 8430 N. 107th St
Longmont, CO 80504
 Mailing Address: P.O. Box 1924
Longmont, CO 80502
 Telephone: 303-651-6351
 Fax: 303-651-0140
 Email: info@glcustombuilders.com

OWNER INFORMATION

Firm: _____
 Contact: Manuel Escamilla
 Address: 500 S. Eisenhower Dr.
Louisville, CO 80027
 Mailing Address: 500 S. Eisenhower Dr
Louisville, CO 80027
 Telephone: 303-492-1968
 Fax: _____
 Email: manuel.escamilla@colorado.edu

REPRESENTATIVE INFORMATION

Firm: _____
 Contact: _____
 Address: _____
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

PROPERTY INFORMATION

Common Address: 500 S Eisenhower Dr
 Legal Description: Lot 1 Blk 2
 Subdivision Crystal Estates
 Area: 7000 Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right, 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: Construction of deck
that will protrude into
rear setback 2ft.

Current zoning: _____ Proposed zoning: _____

SIGNATURES & DATE

Applicant: GL Custom Builders, Inc.
 Print: _____
 Owner: [Signature] 6-16-13
 Print: Manuel Escamilla
 Representative: _____
 Print: _____

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

G.L Custom Builders, Inc
P.O. Box 1924
Longmont, CO 80502
303-651-6391

To Whom It May Concern:

6/17/13

This letter is being written in regards to the property located at 500 Eisenhower in Louisville, CO. The home owner is requesting a variance to encroach in to the rear property setback with a new covered deck. The current rear setback of the property is 25 ft. There currently is an existing deck that has been in place since the residence was built and protrudes into the rear setback 2 ft. The home owner has contracted our firm to construct a new covered deck and rebuild the existing deck as it has begun to deteriorate both structurally and aesthetically. The new deck will not protrude into the current 25 ft setback any further than what the existing deck does now.

The applicant and homeowner feel that all criteria required by the Board of Adjustment are met for the variance to be granted for construction of the new deck.

1. The lot is unique in the fact that it is shallower than the majority of the lots in the neighborhood.
2. It is evident by surveying the properties adjacent and near this property that the lot is significantly shallower than most in the neighborhood.
3. The new deck that is being proposed will be constructed to the same width/depth that the existing deck is. If constructed any narrower it could not be used functionally with outdoor furniture and grilling appliances and as how the homeowner has become accustomed to since the home was purchased from the original homebuilder.
4. No hardship of any kind has been created by applicant or homeowner.
5. If the variance is granted the essential character of the neighborhood will not be altered whatsoever. Since the new deck is going to be constructed to the same width/depth as the existing deck there will be no adverse affect on any of the adjacent properties and it will also take existing stairway and landing out of current setback area and move them to the side where the new covered deck is being built, which is aesthetically more appealing.
6. By reducing the rear setbacks of this property by only 2ft, this is a minimal variance and is the least modification to zoning codes possible.

Please feel free to bring any questions or concerns to my attention.

Sincerely,

Gabe Casas
Vice President
info @glcustombuilders.com

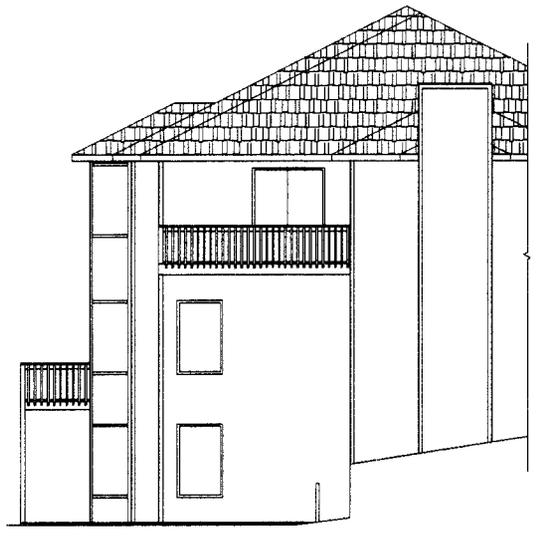
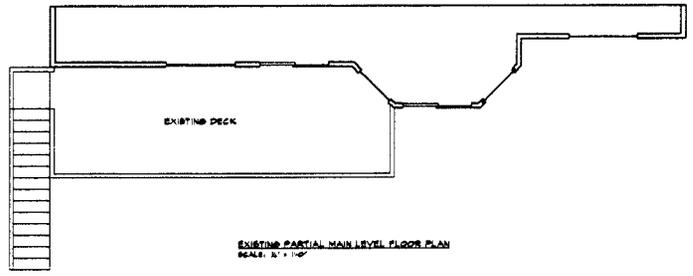
EXISTING CONSTRUCTION

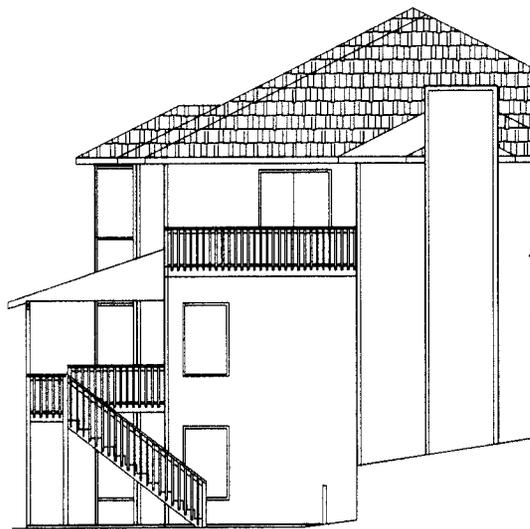
SL CUSTOM BUILDERS
 DECK ADDITION
 500 EISENHOWER STREET
 LOUISVILLE, COLORADO

PROJECT NUMBER	
DATE 5/22/18	
REVISIONS	
#1	DATE 1
#2	DATE 2
#3	DATE 3

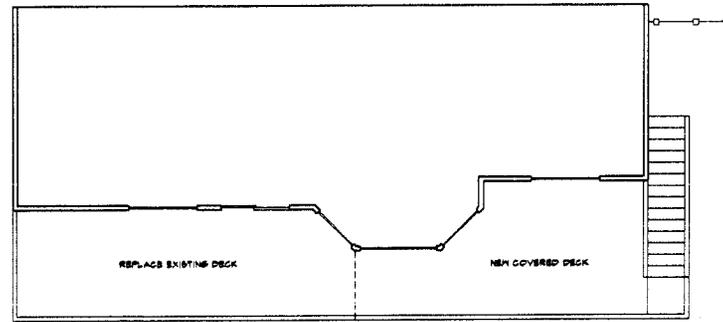
DRAWING NOT VALID
 IF SEAL IS NOT SET

AI





PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED PARTIAL MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

DCP
DAVID COOPER ARCHITECTS
1000 14TH AVENUE
BOULDER, CO 80502

PROPOSED CONSTRUCTION

6L CUSTOM BUILDERS
DECK ADDITION
500 EISENHOWER STREET
LOUISVILLE, COLORADO

PROJECT NUMBER
DATE 8/28/08

REVISIONS
DATE DATE DATE
1 2 3

PRINTING NOT VALID
IF SEAL IS NOT BROKEN

A2

CITY OF LOUISVILLE
BOARD OF ADJUSTMENT
STAFF REPORT
July 17, 2013

APPLICANT: Susannah Vandyke

OWNER: Same

STAFF PLANNER: Gavin McMillan, AICP, Planner III

LOCATION: 505 Sunset Dr., Lot 6, Block 4, Scenic Heights Subdivision

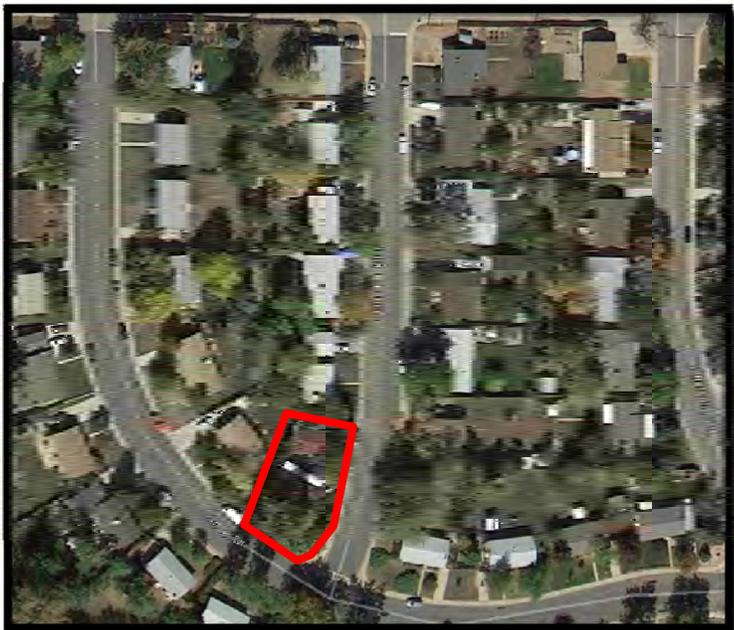
ZONING: Residential Estate (R-E)

REQUEST: **Case #12-016-VA** – Approval of a variance from Section 17.12.040 of the Louisville Municipal Code (LMC) to allow an addition to an existing home, creating a lot coverage of 23.58% where 20% is the maximum permitted.

SUMMARY OF PROPOSAL:

The applicant, Susannah Vandyke, requests a variance from the maximum lot coverage requirement to allow an addition to the rear of the house at 505 Sunset Drive. The 8,318 square foot lot currently contains a 980 square foot, three bedroom, one bathroom, single-family house with an unfinished basement, and a 400 square foot detached garage. The current structures on the lot have a footprint of 1,380 square feet resulting in an existing lot coverage of 16.6% (1,380 SF footprint / 8,318 SF lot).

505 Sunset Drive



The applicant is seeking to build an addition on the north side of the existing house. The footprint of the proposed addition is 582 square feet, and would increase the total lot coverage to 23.58% (1,962 square feet). The subject property is zoned Residential Estate (RE), which allows a maximum lot coverage of 20%. The proposed improvements exceed the maximum lot coverage permitted under the zoning code by 3.58%, and approval of a variance from the requirements of the Municipal Code is required before building permits can be issued.

BACKGROUND:

The existing home at 505 Sunset Drive was built in 1970 in the Scenic Heights Subdivision which was originally platted in 1959. The applicant's lot is 8,318 square feet and the lots in the Scenic Heights Subdivision range from approximately 6,500 square feet to 23,000 square feet. The majority of the lots in the subdivision are between 7,000 and 8,000 square feet.

In 1977, after the home at 505 Sunset Drive was built, the LMC was amended to add a Residential Estate (RE) zone district and establish yard and bulk requirements including minimum lot size and maximum lot coverage. A minimum lot size of 12,000 square feet and a maximum lot coverage of 20% were established by the LMC in the RE zone district. The properties in the Scenic Heights subdivision were subsequently zoned RE, even though the majority of the lots in the subdivision did not meet the minimum lot size requirement of 12,000 square feet. This problem is not unique to the Scenic Heights Subdivision. There are numerous subdivisions in the City which are zoned RE, but have lots which do not meet the minimum lot size.

A more appropriate zone district for this subdivision appears to be Residential Low Density (RL). The minimum lot size in RL districts is 7,000 square feet and the maximum lot coverage allowed is 30%. The areas of the City that do not fit the current RE zone may need to be rezoned at some point. A rezoning of this magnitude, however, will be very time-consuming and will require significant support from the public and City officials. At this point, the best option for the applicant is to seek a variance instead of a rezoning.

REVIEW CRITERIA:

The BOA has authority to hear and decide, grant or deny this application for a variance from Section 17.12.040 of the LMC by the powers granted the BOA in Section 17.48.110 of the LMC. The BOA may grant a variance only if it makes findings that all of the criteria, as established under Section 17.48.110.B.1-6, have been satisfied, insofar as applicable:

The applicant has provided a written analysis of the variance criteria, which has been included in the BOA packet materials. Following is a staff review and analysis of the variance criteria.

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.*

The unique physical circumstance in this case is that the lot is 3,682 square feet smaller than the minimum allowed lot size in the zone district. Generally, in the LMC, as minimum

lot sizes get smaller, maximum lot coverage allowances increase. In this case, the maximum lot coverage is mismatched to the lot size. **Staff finds this criterion has been met.**

- 2. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.*

Section 17.48.110 of the LMC states a variance may only be granted if all criteria, “insofar as applicable,” are met. In this case, where the majority of the lots in the subdivision are smaller than the minimum lot size, the unusual circumstance by definition exists throughout the neighborhood. Staff has determined that applying this criterion to applications of this sort is not appropriate. **Staff finds this criterion is not applicable.**

- 3. That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of Title 17 of the Louisville Municipal Code.*

The current zoning would only allow a 283 square foot expansion of the building’s footprint. This includes decks above 30 inches in height and covered porches, as well as additions. The proposed addition is not overly large, and includes adding a bathroom, pantry, and living and dining space to a modest 957 square foot home. The RE zone district lot coverage requirement would not enable this reasonable expansion to occur. **Staff finds this criterion has been met.**

- 4. That such unnecessary hardship has not been created by the applicant.*

The existing house was built in 1970 with little to no room for expansion under the maximum lot coverage restriction introduced in 1977. The applicant did not create the unnecessary hardship. **Staff finds this criterion has been met.**

- 5. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.*

The variance will not alter the character of the neighborhood, but instead allow for a modest expansion of a smaller home. This variance will not affect the development potential of adjacent property. If the variance is granted, the area will remain a low-density single-family neighborhood. **Staff finds this criterion has been met.**

- 6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of Title 17 of the Louisville Municipal Code that is in question.*

The requested variance would allow only the proposed addition and no expansion of the building footprint beyond that. The additional square footage requested is modest, and the requested lot coverage is still below that allowed in the RL zone district. **Staff finds this criterion has been met.**

PUBLIC COMMENTS:

Public notice was mailed to all property owners within 500 feet of the subject property. At the time of this report's creation, staff had not received any public comment. If comments are received prior to the hearing, that information will be presented at the hearing.

STAFF COMMENTS AND BOARD ACTION:

Staff finds all applicable variance criteria in Section 17.48.110 of the LMC have been met and therefore recommends approval of the variance request.

The Board may approve (with or without condition or modification), deny, or continue the application to a future meeting for additional consideration. The Board may also request additional information if they feel it is needed for their proper consideration of the variance application. The Board will need to make a determination based on the application as it has been submitted. If the Board desires the applicant to make changes to the application that would affect the extent of the variance requested, staff recommends the Board continue the hearing to a later date.

The Board needs to find all six variance criteria, insofar as applicable, have been met in order to grant approval of a variance. If the Board wishes to deny the variance request, staff recommends passing a motion denying the variance indicating which criteria for approval have not been met. If the Board determines that the variance meets all of the applicable criteria for approval, staff recommends passing a motion approving the variance request.

ATTACHMENT

- 1. Applicant Information
- 2. Site Plan

PUBLIC HEARING NOTICE
Request for Re-zoning
CITY OF LOUISVILLE, CITY HALL, 749 MAIN STREET
DATE: July 17, 2008 TIME: 4:30 PM
REQUEST: To rezone 2302 E. 10th St
in the "R-2 Zone District" from
RT-10 District to the maximum
permitted
FOR INFORMATION CONTACT: 303-335-4592
LOUISVILLE PLANNING DIVISION

PUBLIC NOTICE
CITY OF LOUISVILLE
BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN A PUBLIC HEARING WILL BE HELD BEFORE THE LOUISVILLE BOARD OF ADJUSTMENT TO CONSIDER A VARIANCE REQUEST TO COVER 23.58% OF A LOT IN THE RESIDENTIAL ESTATE (RE) ZONE DISTRICT WHERE 20% LOT COVERAGE IS THE MAXIMUM PERMITTED

APPLICATION NAME: 505 SUNSET DRIVE (SUSANNAH AND TODD VANDYKE)
LOCATION: 505 SUNSET DRIVE; B4, L6, SCENIC HEIGHTS
CASE NUMBER: 13-0270VA
DATE: WEDNESDAY, JULY 17, 2013
TIME: 6:30 PM
PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
749 MAIN STREET
LOUISVILLE, CO 80027
E-MAIL: PLANNING@LOUISVILLECO.GOV

PUBLISHED IN THE DAILY CAMERA SUNDAY, JULY 7, 2013

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, JULY 5, 2013 AND THE PROPERTY WAS POSTED ON FRIDAY, JULY 5, 2013)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THE MEETING TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: _____

Contact: Susannah Vandyke

Address: 505 Sunset Dr
Louisville CO 80027

Mailing Address: _____

Telephone: 303-666-0646

Fax: _____

Email: Susannahvandyke@comcast.net

OWNER INFORMATION

Firm: _____

Contact: Same

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

REPRESENTATIVE INFORMATION

Firm: _____

Contact: Same

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

PROPERTY INFORMATION

Common Address: 505 Sunset Dr

Legal Description: Lot 6 Blk 4

Subdivision Scenic Heights

Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: To build a 500sqft addition to the back of the house - 5ft from the garage and in keeping w the east side easement, that would exceed the 20'20 foot print while remaining in the character of the high brook, ranch style houses

Current zoning: _____ Proposed zoning: _____

SIGNATURES & DATE

Applicant: Susannah Vandyke

Print: Susannah Vandyke

Owner: Todd + Susannah Vandyke

Print: Todd + Susannah Vandyke

Representative: Susannah Vandyke

Print: Susannah Vandyke

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

Zoning Variance Request

- 1. Condition peculiar to our lot: the lot is already non conforming to the zoning, RE, assuming 12000sq ft of space and we have approx. 8000. Consequently there is a hardship.**
- 2. This point isn't really applicable since many of the lots don't conform to the zoning description.**
- 3. The circumstances of the zoning allows a second story but we are getting older and feel it is a safety issue for us and want to live on one floor. Our basement is unfinished and just used for storage and laundry. Radon and mold in basements is not ideal.**
- 4. We did not create the hardship, the house is already situated outside the 30 ft easement on the street side.**
- 5. Granting the variance will not alter the character of the neighborhood. Building the addition on the back of the house will be in keeping with the small ranch house style that exists in the development and will not impede on use of adjacent property.**
- 6. If the variance is granted we will be asking for the minimum modification of the provisions. We only ask to add a second bathroom, closet and a den, an increase of approx. 500 sq ft. We are not asking to build outside the 5ft easement to the garage nor the 30ft easement on the street side.**

Susannah and Todd Vandyke

505 Sunset Dr.

Louisville CO 80027

To Whom it may concern,

**We are requesting a variance to our property at 505 Sunset Dr.
for an addition of approximately 500 sq. ft.**

We have been there for 27 years and love Louisville and want to stay.

We have 980 sq. ft. and one bathroom. My husband retired in 2012.

We have an unfinished basement that is used for storage and laundry.

**We don't want to finish it. We also don't want a second story as we
are getting older and see stairs as a potential hazard for the future.**

**We see adding an addition to the back of the house as a positive step
in the quality of our lives. It would also be in keeping with the
character of our neighborhood which is small ranch style houses.**

**We are asking for the variance to move past the 20% footprint for a
more comfortable home. We would still be within the 5 ft. distance
from the garage and the 30 ft. easement from the street.**

We sincerely hope you will grant our variance.

Respectfully submitted,

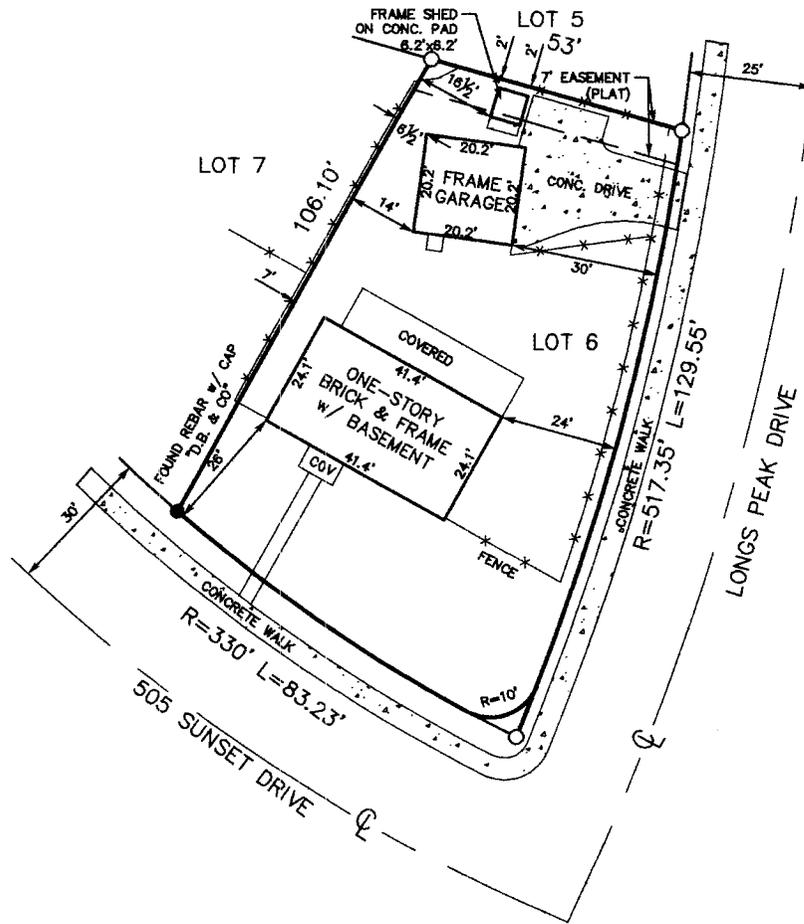
Susannah and Todd Vandyke

LEGAL DESCRIPTION
(provided by Client)

Lot 6, Block 4,
SCENIC HEIGHTS SUBDIVISION,
County of Boulder,
State of Colorado.



Flatirons, Inc.
Surveying, Engineering & Geomatics
3825 IRIS AVE, Ste 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com



Notes:

- 1—THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2—AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.
- 3—THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
- 4—THE FRAME SHED AND CONCRETE DRIVE EXTEND INTO THE NORTHERLY EASEMENT AS SHOWN HEREON.

John B. Guyton
John B. Guyton, Colorado L.S. #16406

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement location certificate was prepared for SUSANNAH VANDYKE, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, JUNE 10, 2013, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. The use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of Flatirons, Inc. is prohibited. This certificate is only valid for 90 days from the signature date. It is not a Land Survey Plat as defined by C.R.S. 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S. 38-51-102(9). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons, Inc. and John B. Guyton will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

Flatirons No. 13-81,798
Drawn By: W. BECKETT

Title Co. No.

Borrower:

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505 SUNSET
LOUISVILLE, CO

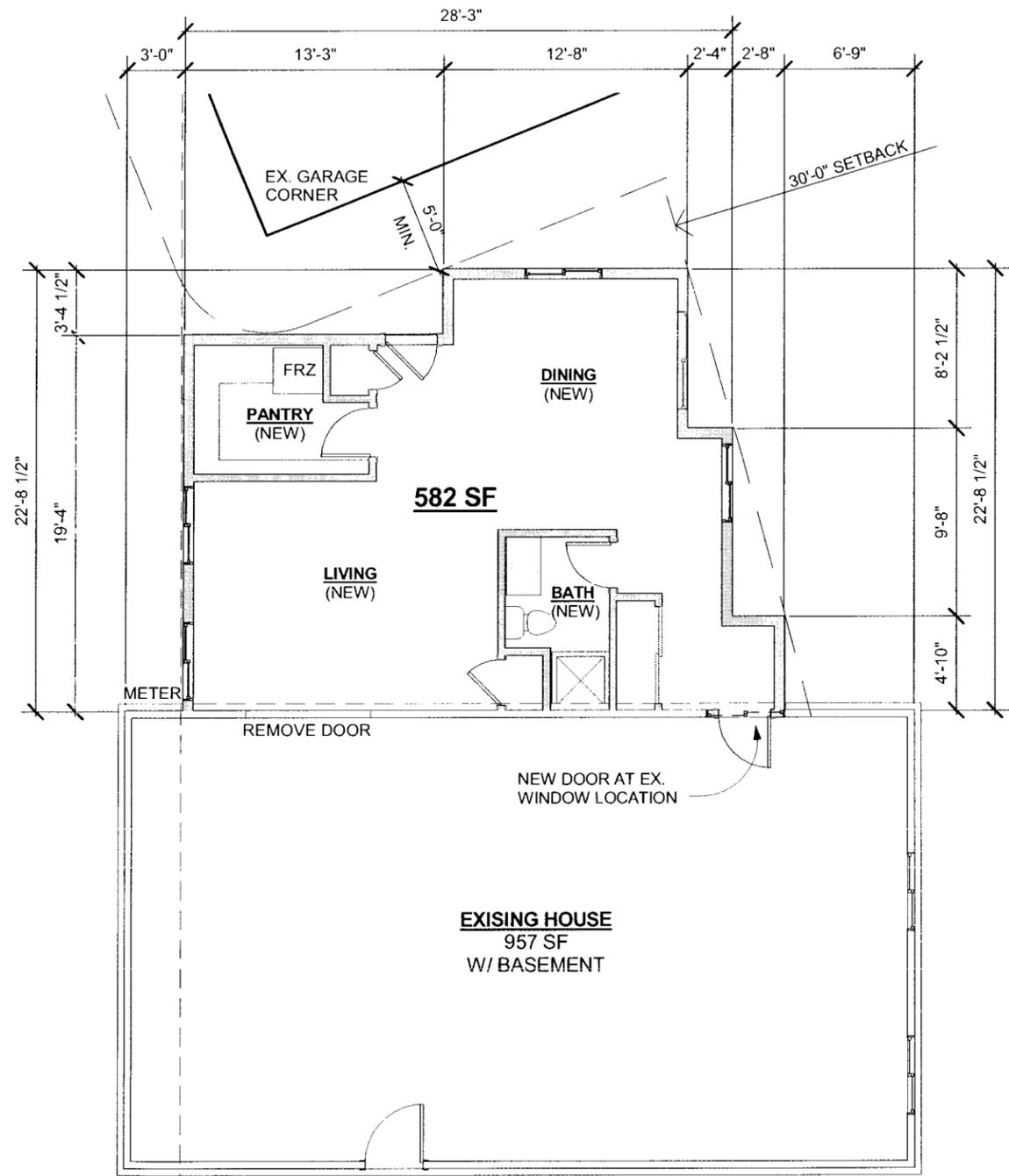
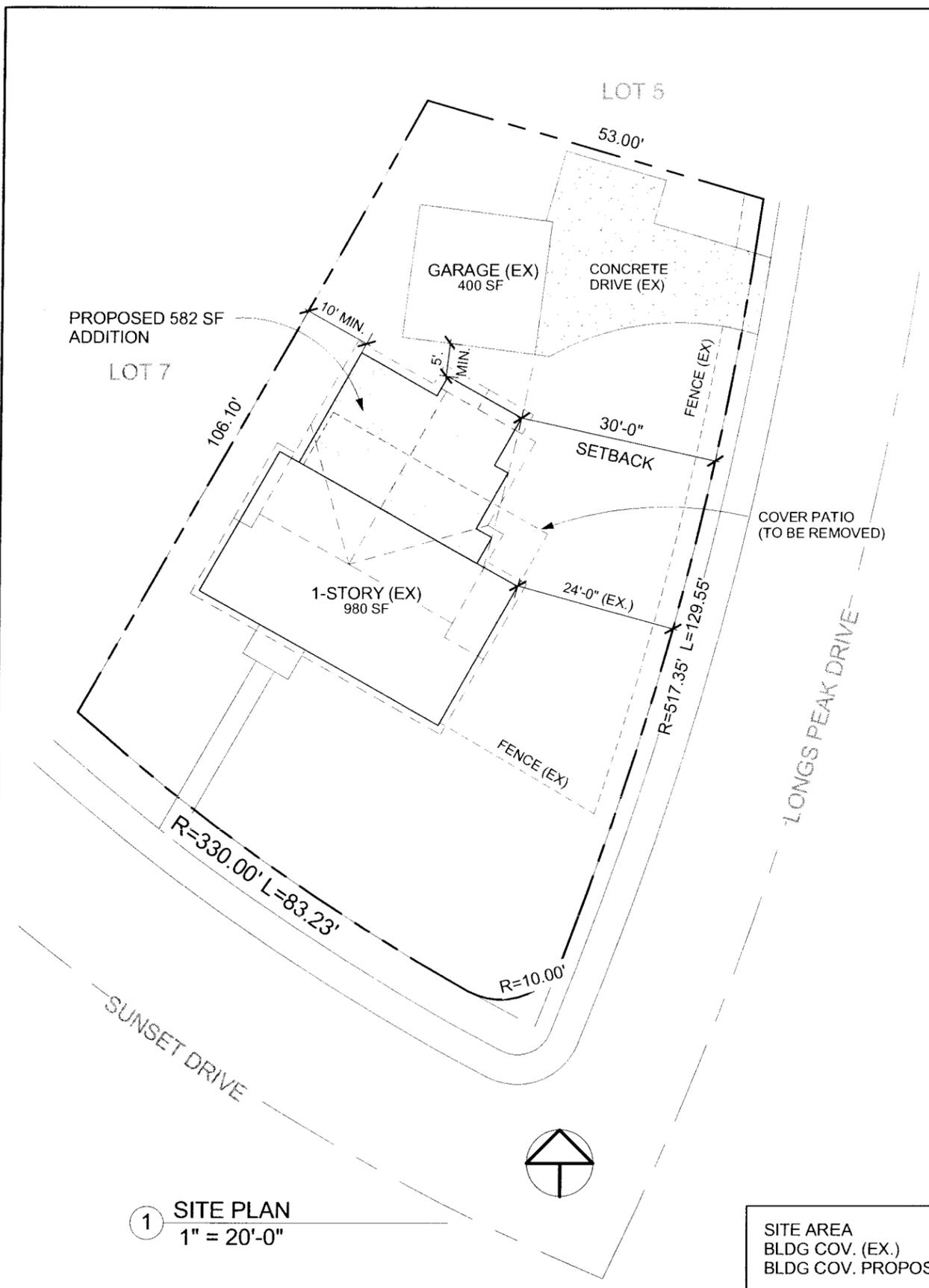
OWNER:
VAN DYKE
RESIDENCE

PREPARED BY:
Mike Derengowski
6595 W. 46th Ave
Wheat Ridge, CO 80033
phone 303.931.4461

SHEET NO.

C1

ISSUE DATE:



1 SITE PLAN
1" = 20'-0"

SITE AREA	8,318 SF
BLDG COV. (EX.)	1,380 SF (16.60%)
BLDG COV. PROPOSED	1,962 SF (23.58%)

2 MAIN FLOOR PLAN
1/8" = 1'-0"

OWNER:
VAN DYKE
RESIDENCE

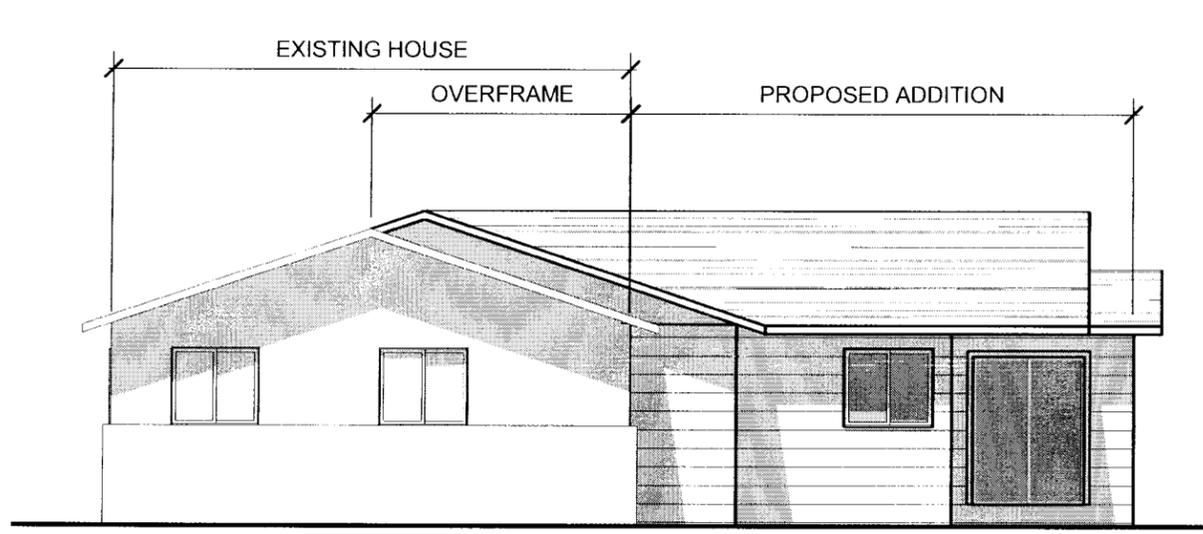
PREPARED BY:
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Wheat Ridge, CO 80033
phone 303.931.4461

SHEET NO.

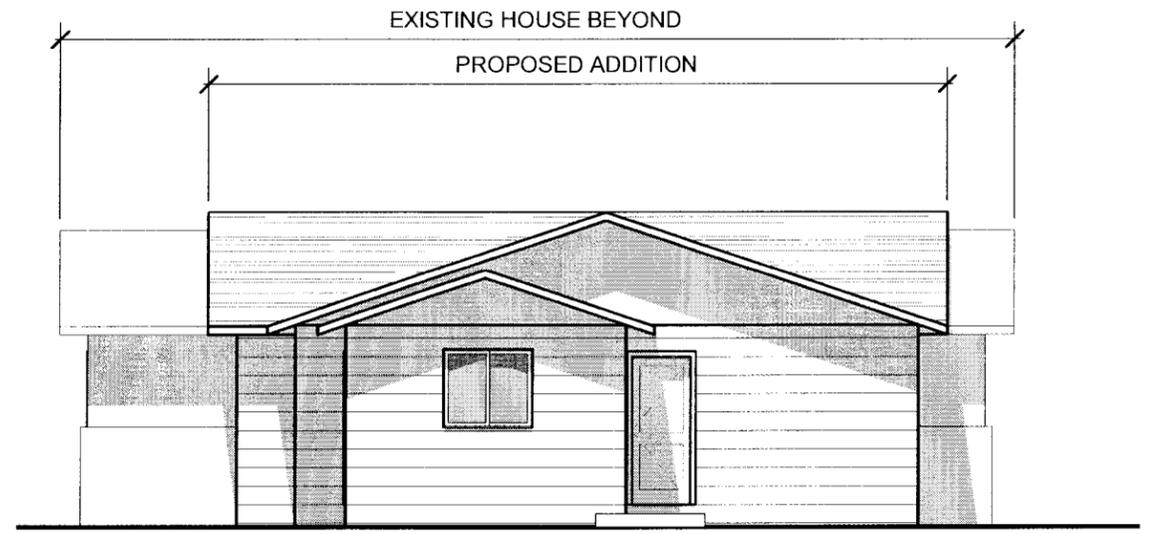
C2

ISSUE DATE:

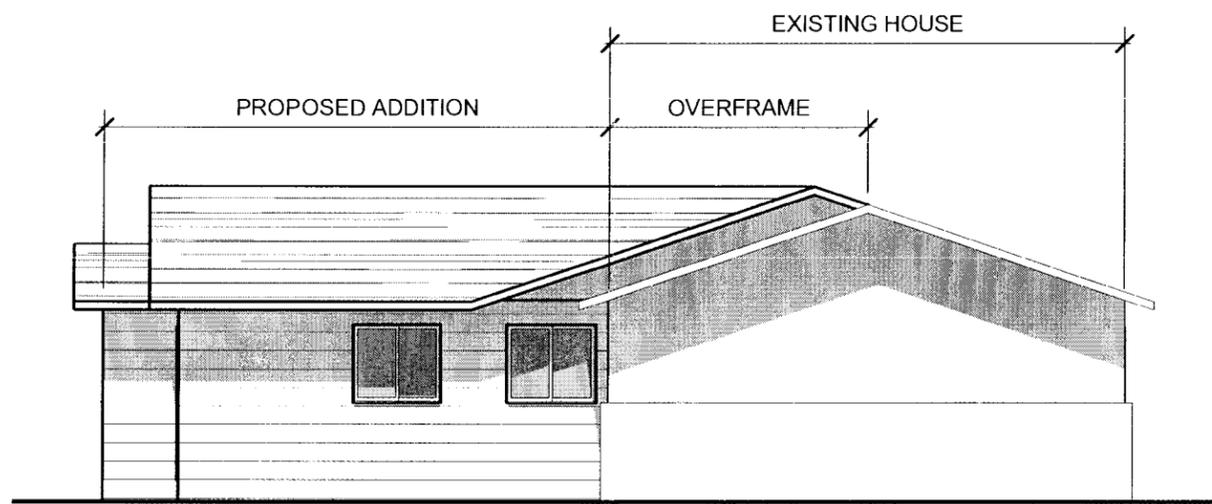
6-18-2013



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"