

Board of Adjustment Agenda

**August 21, 2019
City Hall, Council Chambers
749 Main Street
6:30 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - June 13, 2019
- V. Public Comments on Items Not on the Agenda
- VI. Regular :
 - **327 W. Sycamore Lane – Variance Request** - Request for a variance from the Sundance PUD to allow an addition above an existing non-conforming garage with a side setback of 1.6' feet and 0' feet. **Case VAR-0231-2019 – Public Hearing**
 - Applicant: Sobo Homes
 - Case Manager: Harry Brennan
 - ✓ 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
- VII. Business Items tentatively scheduled for September 18, 2019
- VIII. Staff Comments
- IX. Board Comments
- X. Discussion Items for Next Meeting September 18, 2019
- XI. Adjourn

Board of Adjustment Meeting Minutes

June 19, 2019

City Hall, Council Chambers

749 Main Street

6:30 PM

Call to Order: Leedy calls the meeting to order at 6:30 PM.

Roll Call is taken and the following members are present:

Board Members Present:	Chair Jessica Leedy Vice Chair Alison Gorsevski James Stuart John Ewy
Board Members Absent:	Peter Briggs Rob Levinson
Staff Members Present:	Lisa Ritchie, Senior Planner Elizabeth Schettler, Senior Administrative Assistant

Approval of Agenda:

Stuart moves and **Gorsevski** seconds a motion to approve the June 19, 2019 agenda as prepared by Staff. Motion passes by voice vote.

Approval of Minutes:

Gorsevski moves **Stuart** seconds a motion to approve the May 15, 2019 minutes. **Ewy** abstains from voting since he was not present at the May meeting. Motion passes by voice vote.

Public Comments on Items not on the Agenda:

None heard.

Regular Business:

- **821 McKinley Avenue – Variance Request** - Request for a variance from Section 17.16.120 of the Louisville Municipal Code (LMC) Old Town Overlay maximum lot coverage standard of 30% to allow a patio cover resulting in a lot coverage of 32.1% **Case VAR-0209-2019 – Public Hearing**
Applicant: Stewart Architecture for Scott Berger

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

- **439 Walnut Lane – Variance Request** - Request for a variance from the Fischer Farms PUD to allow a patio cover with a roof pitch less than 6:12 **Case VAR-0215-2019 – Public Hearing**

Applicant: Mosaic Outdoor Living for Heather and James Kilcoyne

821 McKinley Avenue – Variance Request – Case VAR-0209-2019:

Leedy reviews the procedures for the meeting; opens the public hearing; and states there are six criteria which must be met for the board to approve a variance request.

Leedy states that for the requested variance to be approved, all four (4) votes would need to be affirmative.

Leedy then states that copies of the criteria are located on the table next to entryway. He asks for verification of proper public notice.

Ritchie verifies the application to be heard this evening is complete, and was mailed to surrounding property owners on May 31, 2019, published in the Boulder Daily Camera on June 2, 2019, and the property was posted on May 31, 2019.

Stuart moves and **Gorsevski** seconds a motion that all requirements have been satisfied and the application submitted by the applicants has been properly filed. Motion passes by unanimous voice vote.

Leedy asks if anyone at the hearing has any objections to the hearing procedures he described and asks if there were any other preliminary matters that needed to be taken care of. None are heard.

Conflict of Interest and Disclosure:

Leedy asks for disclosures from the board members for any site visits, ex parte communications, and any conflicts of interest or required disclosures on the application.

All Board members indicate they did not have any ex parte communications or any conflicts of interest for the application.

Leedy asks the applicants if they are ready to proceed with the hearing. The applicant(s) indicated they are ready to proceed with the hearing.

Staff Report of Facts and Issues:

Ritchie reviews the location of the property, notes the lot coverages and lot sizes on the property and in the neighborhood and summarizes the proposal.

Staff Recommendations:

Staff finds that all six criteria in Municipal code Section 17.48.110 are not met and recommends the Board of Adjustment denial of the variance request.

Board Questions of Staff:

Leedy asks what the difference is between a pergola and a porch.

Ritchie says that a pergola is subject to setbacks and does not apply to lot coverage or floor area ratio.

Leedy says that Staff gives a pergola and a covered patio example. Would the pergola's design be approved by the Planning Department without the Board's approval, and asks if the covered portion is what is to be determined tonight.

Ritchie says Leedy is correct for both of her questions.

Gorsevski asks if lot coverage in regards to covered porches is staff's interpretation of the code.

Ritchie says that covered porches clearly fall under lot coverages.

Applicant Presentation:

Applicant: Scott Berger, homeowner, 821 McKinley Ave

Berger and his wife built the house at 821 McKinley Ave. In regards to the covered patio, they want to be protected from the weather and utilize that outdoor space all year around. They initially tried covering the patio with a canvas but it was taken down from the numerous hail storms Louisville's received lately. Their three adjacent neighbors have 32%, 32.5%, and 30.8% lot coverages and compared to what they are requesting, which is 32.1%, he feels it is a very reasonable request in regards to their neighbors lot coverage.

Peter Stewart, homeowner's architect, 1132 Jefferson Ave

Peter Stewart mentions to the board that this neighborhood's lot coverage varies between 30 and 35%. Berger's property, 840 McKinley, has a 32% lot coverage with a lot size of 7,000 square feet. He agrees with staff's calculations of this property's lot coverage, but believes that the board exists to look past the calculations. The configuration of the house has a lot of impact on this variance request. Stuart mentions that the covered patio will not be visible from the street and that it is open and not enclosed. It will not increase the building height or encroach on any setbacks. Most importantly, it has no negative impact to the neighborhood and is consistent with the character of the neighborhood.

Board Questions of Applicant:

Gorsevski asks the owner why the shape of house was designed like a C?

Berger says that they wanted to feel covered and wrapped around the house. He adds that there will be minimal impact towards the neighbors and that the neighbors are not opposed to this design.

Leedy asks staff when the lot coverage code was adopted.

Ritchie says that it was adopted in 1997, which was the same regulation as when the house was built.

Public Comment in Favor:

None heard.

Public Comment Against:

None heard.

Summary and request by Staff and Applicant:

None heard.

Closed Public Hearing and discussion by Board:

Stuart tells the board that staff is required to follow the lot coverage rules exactly, but the board follows the interpretation of the six criteria. Stuart says he decides by going by the interpretation of the criteria and that he has a different view of how the six criteria are applied in regards to this case.

Criteria 1: The unanticipated shape of the house makes the property unique.

Criteria 2: No other houses nearby are C shaped.

Criteria 3: Unanticipated weather and the shape of house makes the property easier to develop with a solid roof.

Criteria 4: The applicant did not intend that the shape of the house would become a problem.

Criteria 5: The covered patio is hidden so it will not change the character of the neighborhood.

Criteria 6: The additional lot coverage is a minimum request.

Therefore, all six criteria are met for Stuart.

Ewy says the problem for him is that the original owner designed and built the house knowing that they were building it to the total lot coverage allowed.

Gorsevski has a hard time knowing that the board constrained with interpreting the six criteria.

Stuart says that in the past the board has decided that some of the criteria does not apply to the variance case.

Ewy says his other concern is if the board approves the application, down the road the homeowner or any future homeowner could enclose the patio, creating a way to increase the size of the house.

Ritchie mentions to the board that they could add a condition to the variance's approval saying that the patio could not be enclosed in the future.

Stuart says that he likes staff's recommendation on the condition and asks if the homeowner's would be okay with that condition. The homeowner's say the condition would be fine.

Ewy says he would be comfortable with adding that condition to the approval.

Ritchie says that from staff's position the condition added for the approval seems appropriate and reasonable to the criteria being evaluated.

Stuart points out that the lot coverage is so minimal and small that he does not see why it should not pass.

Ewy mentions that if the lot coverage requirements were not a part of the equation this variance request would easily pass by the board.

Leedy agrees with Stuart conclusions. She does mention that she agrees a condition must be made with the approval that specifies that the covered porch cannot be later enclosed.

Leedy asks for the dimensions of the proposed patio.

Peter Stewart says it will be 16 feet wide and 14 feet deep.

James Stuart tells the board that they should remember that the approval of the request would make the citizens happy and that it is not hurting anybody.

Gorsevski asks the board to help her understand how the applicant passes criteria four.

Stuart says the homeowner did not create the C shape intentionally. To his understanding of criteria four, it must be done deliberately.

Gorsevski asks how the board addresses the hardship criteria.

Stuart says the patio is subject to unpredictable weather such as hail storms and snow that is not a hardship the owners have put on themselves.

Leedy mentions that she does not see a big difference between the pergola and covered patio in practicality and use.

Motion is made by **Stuart** to approve a patio cover resulting in a lot coverage of 32.1% with the condition that the covered patio cannot be made to be enclosed in the future. Motion is seconded by **Ewy**. Roll call vote.

Name	Vote
Jessica Leedy	Yes
Alison Gorsevski	Yes
James Stuart	Yes
John Ewy	Yes
Motion passed/failed:	Pass

Motion passes 4-0.

439 Walnut Lane – Variance Request – Case VAR-0215-2019:

Leedy reviews the procedures for the meeting; opens the public hearing; and states there are six criteria which must be met for the board to approve a variance request.

Leedy states that for the requested variance to be approved, all four (4) votes would need to be affirmative.

Leedy then states that copies of the criteria are located on the table next to entryway. He asks for verification of proper public notice.

Ritchie verifies the application to be heard this evening is complete, and was mailed to surrounding property owners on May 31, 2019, published in the Boulder Daily Camera on June 2, 2019, and the property was posted on May 31, 2019.

Stuart moves and **Gorsevski** seconds a motion that all requirements have been satisfied and the application submitted by the applicants has been properly filed. Motion passes by unanimous voice vote.

Leedy asks if anyone at the hearing has any objections to the hearing procedures he described and asks if there were any other preliminary matters that needed to be taken care of. None are heard.

Conflict of Interest and Disclosure:

Leedy asks for disclosures from the board members for any site visits, ex parte communications, and any conflicts of interest or required disclosures on the application.

All Board members indicate they did not have any ex parte communications or any conflicts of interest for the application.

Leedy asks the applicants if they are ready to proceed with the hearing. The applicant(s) indicated they are ready to proceed with the hearing.

Staff Report of Facts and Issues:

Ritchie reviews the location of the property, notes the roof pitches on the property and within the surrounding neighborhood and summarizes the proposal.

Staff Recommendations:

Staff finds that all six criteria in Municipal code Section 17.48.110 are met and recommends the Board of Adjustment approval of the variance request.

Board Questions of Staff:

None heard.

Applicant Presentation:

Applicant: Andy Hashman, Mosaic Outdoor Living, 133 McCaslin Blvd

Hashman says the design is to exactly match the pitch of the existing roof lines. With pictures, he shows the board the other neighbors with a 4:12 pitch and the applicant's house with a 4:12 pitch. The architect that designed the house and helped develop the PUD did not follow their own rules in regarding the roof. He informs the board that many other neighbors are considering doing the same as the applicant.

Board Questions of Applicant:

Ewy asks if the 4:12 pitch is only for the dormers and entry ways.

Hashman says the entire lower level's roof pitches are all 4:12.

Stuart mentions that what is proposed looks nicer than a flat roof.

Public Comment in Favor:

None heard.

Public Comment Against:

None heard.

Summary and request by Staff and Applicant:

None heard.

Closed Public Hearing and discussion by Board:

Stuart says he agrees with staff's finding of the six criteria.

Ewy agrees with staff's recommendation and says that a flat roof would look worse than what is proposed.

Gorsevski agrees with staff's report and recommendation.

Leedy also agrees with staff's report and recommendation.

Motion is made by **Stuart** to approve a patio cover with a roof pitch less than 6:12.

Motion is seconded by **Gorsevski**. Roll call vote.

Name	Vote
Jessica Leedy	Yes
Alison Gorsevski	Yes
James Stuart	Yes
John Ewy	Yes
Motion passed/failed:	Pass

Motion passes 4-0.

Discussion Items:

None heard.

Business Items tentatively scheduled for July 17, 2019:

None heard.

Staff Comments:

None heard.

Board Comments:

None heard.

Discussion Items for July 17, 2019 Meeting:

None heard.

Adjourn:

Gorsevski moves and **Ewy** seconds a motion to adjourn the meeting. Motion passes unanimously by voice vote. Meeting adjourns at 7:52 PM.

CITY OF LOUISVILLE
BOARD OF ADJUSTMENT
STAFF REPORT
August 14, 2019

APPLICANT: Sobo Homes

OWNER: Amy and Charles Danforth

STAFF PLANNER: Harry Brennan, Planner II

LOCATION: 327 W. Sycamore Lane; Lot 92 & Strip 9.04 ft. X 2.20 ft. of Lot 91 Per Rec 590381 11/30/83 Sundance Split From ID 86183, Sundance

ZONING: Residential Estate (RE)

REQUEST: **Case #VAR-0231-2019** – Request for a variance from the Sundance PUD to allow an addition above an existing non-conforming garage with a side setback of 1.6' feet and 0' feet.



SUMMARY:

The applicant requests a variance from the Sundance PUD requirement for a 5'-foot side yard setback to construct a 223 square foot addition on top of the existing non-conforming garage. The side property line has a notch near the existing garage, which results in two side setback measurements for this application. The existing garage is set back 1.6' feet, and 0' feet from the side property lines, already encroaching into the 5'-foot minimum setback. While the proposed addition would create more non-conforming building mass in the side setback, the building footprint remains the same along the east property lines. Sec. 17.36.020 of the Louisville Municipal Code discusses additions to non-conforming structures, and states that while additions are permitted, they cannot result in a violation of the zoning requirements, thus, necessitating the variance request.

BACKGROUND:

The property is located in the Sundance subdivision and Sundance PUD, both of which the City approved in 1981. The developer constructed the existing home and garage in 1983. At that time, the garage did not conform with the 5'-foot minimum side yard setback along the east property line, as required by the PUD. Similar non-conforming side setbacks are common in the neighborhood, likely because the developer originally planned and platted the Sundance subdivision based on a conceptual design for paired duplexes. Because of this, lots in the Sundance subdivision occur in a paired, L-shape configuration. A subsequent revision to the PUD reflected the shift to standalone single-family dwellings, but this revision did not alter the previously platted lot lines and many of the detached homes were constructed encroaching into the setbacks.

Existing Conditions – 327 W. Sycamore Lane

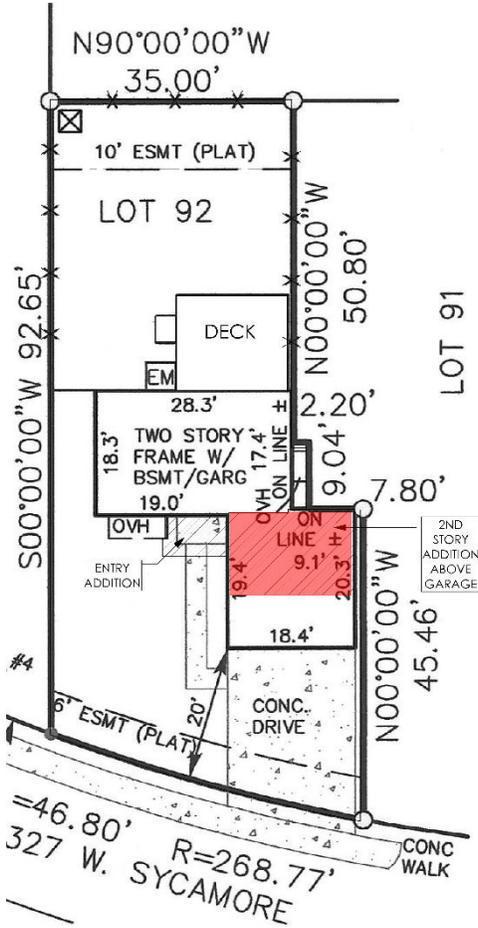




PROPOSAL:

The applicant desires to add square footage above the garage in order to add a bathroom and closet space for the master bedroom. The narrative from the applicant states this placement for the addition is economical and aesthetically beneficial, as it uses existing foundations and does not expand the building footprint. There is also precedent in the neighborhood for an addition over a garage. The location of this addition is also the most logical place considering the intended use for the space.

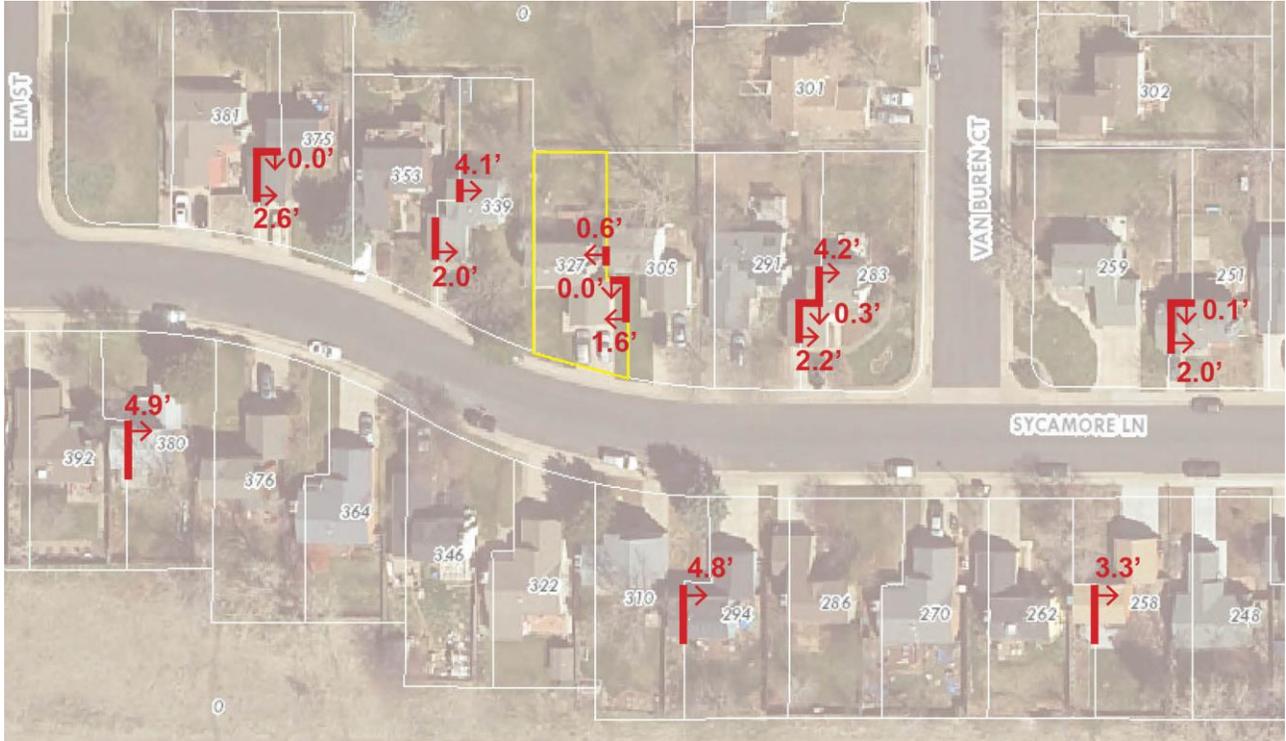
Proposed Elevations



VISUAL RENDERING
SCALE: NO SCALE

Comparison Area – Side Setbacks on Sycamore Lane

The following image shows 327 Sycamore and neighboring properties along Sycamore Lane. The red lines represent locations in the neighborhood where there are non-conforming side setbacks, to provide a visual comparison of neighborhood conditions. The red arrows indicate surveyed setback measurements.



Staff found no documentation of variance approvals for these other homes with non-conforming side setbacks. However, these non-conformities have been present since the original construction of the Sundance subdivision. It is possible that the developer and City at that time considered the internal lot line between the paired lot to not have a 5-foot setback based on the original intent for duplex lots. However, staff finds that the current PUD is unambiguous on the side-yard setback requirement and a variance is required unless the PUD is amended to recognize an alternative setback standard.

Within the applicant's narrative is reference to the property at 463 W. Sycamore Court, which represents a similar case nearby. In 2012, it appears the City issued a building permit to allow a second story addition above a garage within a non-conforming side setback in a similar manner to this case. Staff did not locate a variance request to allow this addition. However, as noted above, a variance is required to allow an addition within a setback.

REVIEW CRITERIA:

The BOA has authority to grant or deny a variance request based on the review criteria found in Municipal Code Sections 17.48.110.B.1-6. Following is staff's analysis of the criteria with recommended findings on each.

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.*

Staff finds that the irregular shape and overall narrowness encumbers the interior side yard of this property, and is a unique physical circumstance. The configuration of the existing house and garage, as originally constructed, complicate conformance with minimum setbacks. Staff believes when the original homes were constructed, staff at the time may have allowed the developer to build these homes within the side setbacks based on the rationale that these homes were originally designed to be paired. **Staff finds the proposal meets this criterion.**

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

Staff finds that the construction of homes within the side setbacks is a unique circumstance to the Sundance subdivision. While staff finds that other homes throughout the Sundance subdivision have similar conditions with respect to lot shape and non-conforming interior side setbacks, this condition is unique when compared to other subdivisions in RE districts (including Sundance 2 PUD). **Staff finds the proposal meets this criterion.**

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.*

Staff finds that the physical circumstances of this property hinder the applicant's ability to make reasonable expansions in conformity with the provisions of Title 17 of the LMC. The location of the desired improvements to the home related to the existing interior improvements results in a conflict with the non-conforming side setbacks, Staff finds that the request allows reasonable development. **Staff finds the proposal meets this criterion.**

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

The original developer constructed the existing house and garage in 1983. The PUD approved in 1981 established minimum setbacks. The City zoned the property RE when it annexed the Sundance subdivision. At the time of original construction, this property was already non-conforming with the minimum side setback as established in the PUD. The current owner purchased this property in 2007 and is not responsible for these standards or the current setback encroachments on the property. **Staff finds the proposal meets this criterion**

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.*

Staff finds that the proposal would not alter the essential character of the neighborhood by allowing a 12'-4" foot by 18'-1" foot addition above the existing garage. As the architect has designed it, the addition is set back from the front wall of the garage, which lessens its visual impact. As mentioned above, there is precedent in the neighborhood for additions above garages, at least one of which was built to the front wall of the garage. Staff finds this addition will not substantially or permanently impair the appropriate use or development of adjacent property. **Staff finds the proposal meets this criterion.**

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 addition above the garage does not enlarge the building footprint. The addition is also set back roughly 6'-feet from the front wall of the garage. Staff finds that the requested design is reasonable and is the least modification possible to add onto 327 Sycamore in a way that provides meaningful square footage. **Staff finds the proposal meets this criterion.**

PUBLIC COMMENTS:

To date, three comments supporting the request have been received from neighboring properties and are included as attachments.

STAFF RECOMMENDATION:

Staff finds the proposal meets all applicable variance criteria in Section 17.48.110 of the LMC, and therefore, recommends approval of the variance request.

BOARD ACTION:

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. In approving an application, the Board must find that all six variance criteria, insofar as applicable, have been met. The Board should adopt specific findings for each review criterion in support of any motion.

ATTACHMENTS:

1. Application
2. Sundance PUD
3. Public Comments

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Sobo Homes

Contact: Mike D'onofrio, Angela McCabe

Address: 2150 Pearl Street

Mailing Address: 2150 Pearl Street

Telephone: 720-381-0945

Fax: _____

Email: Angela@sobohomes.com, Mike@sobohome.com

OWNER INFORMATION

Firm: _____

Contact: Amy and Charles Dantforth

Address: 327 W. Sycamore Lane
Louisville, CO 80027

Mailing Address: 327 W. Sycamore Lane
Louisville, CO 80027

Telephone: 303-554-9582

Fax: _____

Email: Amydantforth@gmail.com

REPRESENTATIVE INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

PROPERTY INFORMATION

Common Address: _____

Legal Description: Lot _____ Blk _____
 Subdivision _____

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: Addition (223 sq. ft) onto existing garage. Addition to include new master bathroom and closet. All new exterior siding, replace windows.

Current zoning: _____ Proposed zoning: _____

SIGNATURES & DATE

Applicant: Angela McCabe 7/8/19

Print: Angela McCabe

Owner: Amy Dantforth

Print: Amy Dantforth

Representative: _____

Print: _____

CITY STAFF USE ONLY

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

Request for Variance

Property Address:

327 W. Sycamore Ln.
Louisville, CO 80027

Description of Variance Request:

The variance requested is to build an addition above an existing non-conforming garage. The proposed addition and existing garage's east side do not conform to the 5' sideyard setback. There is also a jog in the east property line. Part of the variance request is also to stack the addition's north wall on the garage's existing north wall.

Response to Each Criteria:

1. Unique physical circumstances peculiar to the affected property. This property is different from most of the rest of the homes in the neighborhood in that the east side of the main house and attached garage are very close to the east property line. Upon studying the included ILC, you will see the east property line has a jog in it. The house 'spoons' the property line and the jog. The property is also abnormally narrow. These characteristics contribute to the non-conforming nature of the garage.
2. The unusual circumstances do not exist throughout the neighborhood. In general, there aren't many neighboring houses that hug the property line in the way 327 W. Sycamore does. Many neighborhood houses are within 5' sideyard setback, but 327 W. Sycamore is one of the few which has a wall so close to the property line.
3. Property cannot reasonably be developed in conformity with Louisville zoning code. The obvious place to add square footage to this type of home in the most thrifty manner is above the garage. An addition above the garage:
 - o Utilizes the existing garage foundation.
 - o Is by far the most economical and aesthetic solution.
 - o Does not add any building coverage to the small lot.
 - o Is very common in the neighborhood. Many property owners have done this. In fact, there are recent precedents of additions just like this occurring on top of non-conforming garages. For example, 463 W. Sycamore Ct. has a large addition above the garage which is non-conforming; the edge of the garage is within the 5' sideyard setback, and the back (NE) corner is close to/on the property line.Furthermore, it's sensible to stack the addition on existing walls. From a structural perspective it's simpler, and from an architectural standpoint, an addition above the garage would look far more natural if it matches the width of the garage (and will better fit in with the character of the neighborhood).
4. Hardship has not been created by the applicant. The property owners inherited this hardship when they purchased the property in 2007. There haven't been any changes to the existing building envelope since the home was originally built.

5. *The variance will not alter the essential character of the neighborhood or permanently impair the adjacent property.* This variance, if granted, will be very much in keeping with the existing neighborhood. As mentioned, there are many similar additions above the garages in the Sundance neighborhood. This addition would not impair or change the use or development of the east neighbor because the addition simply stacks on the existing garage walls. There's no increase in building coverage, and the addition doesn't stick out past the existing structure.
6. *This variance is the minimum variance that will afford relief and is the least modification possible.* The purpose of the addition is to add a bathroom and a master closet for a growing family and the proposed solution is quite modest. Note that the front (south) edge of the addition is well back from the existing front of the garage. Several existing additions over the garage stretch to stack over the front garage door or very close. The design of this addition is meant to minimize the impact of the addition and stay in keeping with the character of the neighborhood.

Respectfully submitted,

Sobo Homes
Design and Build

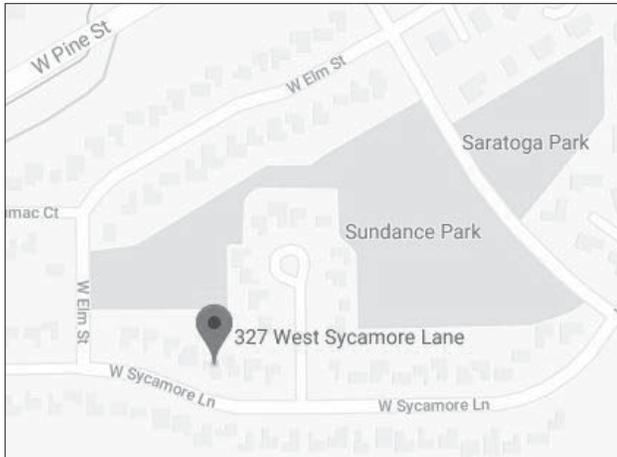
PROJECT INFORMATION:
 -ADDRESS: 327 W. SYCAMORE
 LOUISVILLE, CO 80027

- PROJECT SUMMARY:**
- ADDITION (223 sqft.) ONTO EXISTING GARAGE.
 - ADDITION TO INCLUDE NEW MASTER BATHROOM AND CLOSET .
 - ALL NEW EXTERIOR SIDING.
 - REPLACE WINDOWS.
 - KITCHEN REMODEL

FLOOR AREA:
 -EXISTING: 1053 sqft.
 -MAIN LEVEL ENTRY: 54 sqft.
 -UPPER LEVEL MASTER BATHROOM AND CLOSET: 223 sqft.
 -NEW TOTAL: 1330 sqft.

BUILDING COVERAGE:
 • NO CHANGES

PRESCRIPTIVE ENERGY CODE (2018 IECC):



LOCATION MAP

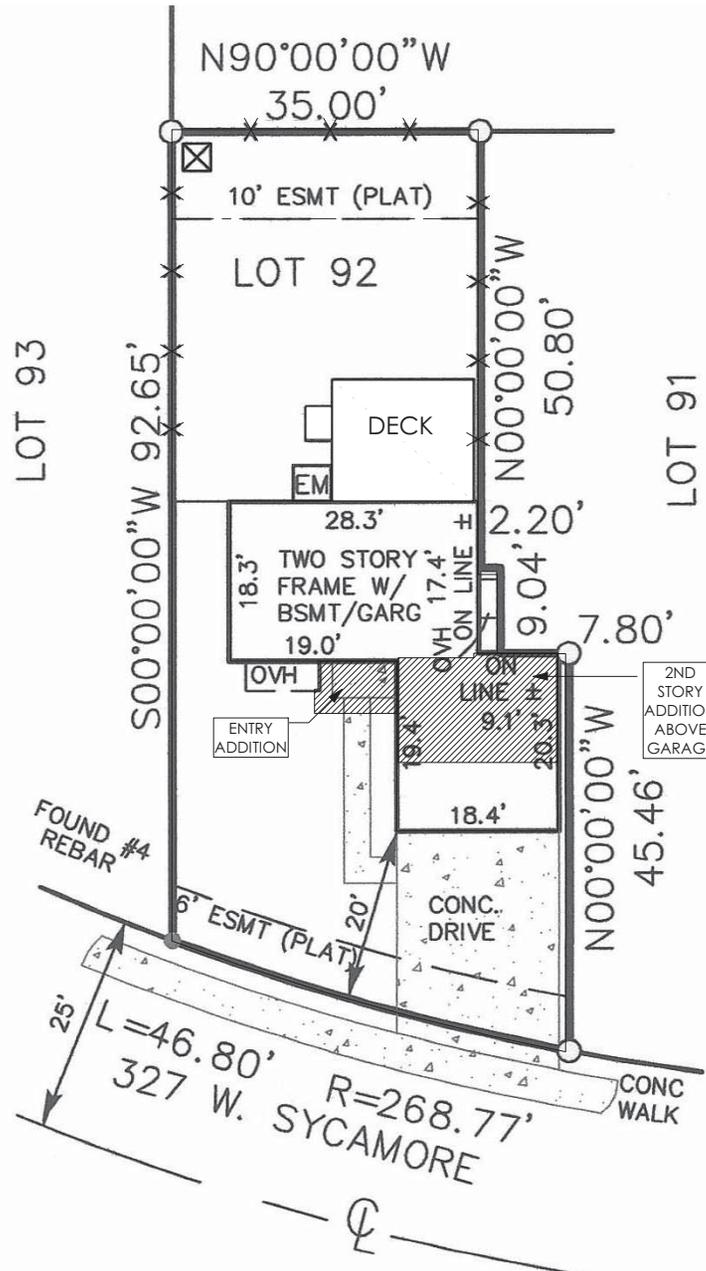
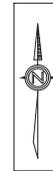
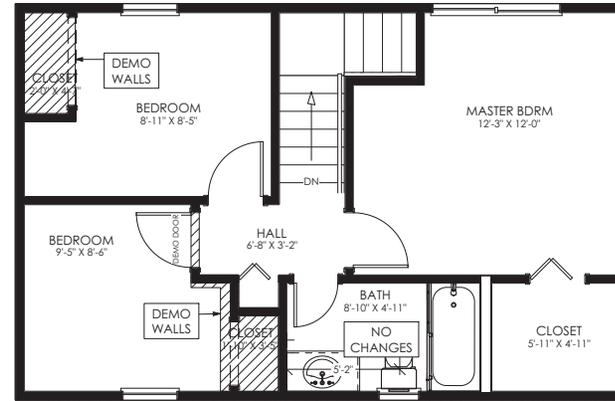
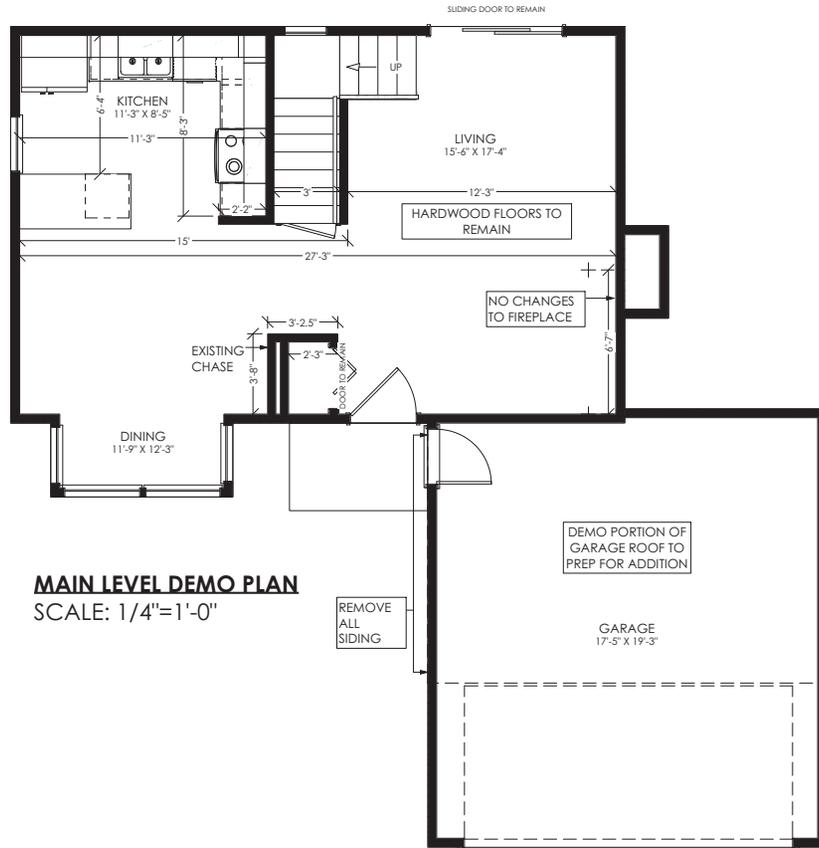


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Label	Title
A1	SITE PLAN
A2	AS-BUILT/DEMO PLAN
A3	NEW FLOOR PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
MEP	MEP

Revision Table	
Number	Date



SPECIFICATION INFORMATION:

INCLUSIONS:

- SOFT STRIP KITCHEN DEMOLITION: REMOVE ALL FIXTURES, TRIM, CABINETS FROM KITCHEN AND AFFECTED REMODEL AREA.
- REMOVE ALL CARPET AT STAIRS TO UPPER LEVEL.
- REMOVE ALL MAIN AND UPPER LEVEL WINDOWS. REMOVE INTERIOR WINDOW SILLS.
- DEMO PORTION OF GARAGE ROOF TO PREP FOR ADDITION.
- DEMO REAR DECK AND UNDERLYING OLD SLAB PATIO.
- REMOVE EXTERIOR TRIM. INCLUDES OUTSIDE CORNERS, WINDOW TRIM, BANDS, SOFFITS AND FASCIAS. (SIDING PANELS TO REMAIN).
- CONTROL CUT/CORE FOUNDATION WALL. DEMO SECTION OF EXISTING FOUNDATION WALL TO CREATE ACCESS BETWEEN BASEMENT AND NEW CRAWL SPACE.
- REMOVE GARAGE DOOR, OPENER, AND TRACKS COMPLETE.

INCLUSIONS:

- INTERIOR REMODEL FOR MOVING DOORS/WALLS AT UPPER HALL BEDROOM/LINEN.
- CREATE NEW WINDOW RO IN EXISTING KITCHEN NORTH WALL.
- INCLUDES ALL STRUCTURAL WORK, POSTING, ETC. AS NEEDED.
- NEW UPPER LEVEL MASTER ADDITION: FLOOR SYSTEM, WALLS, ROOF STRUCTURE.
- NEW FRONT ENTRY ADDITION: FLOOR SYSTEM, WALLS, ROOF STRUCTURE.
- R-6 ZIPWALL INSULATED WALL SHEATHING AT ALL NEW EXTERIOR WALLS AND RIM JOIST. INCLUDES UNDERNEATH MASTER ADDITION FLOOR JOISTS OVER GARAGE.
- AT ALL EXPOSED SUBFLOOR AREAS: SCREW DOWN EXISTING 1/2" SUBFLOOR WITH 1-5/8" DECK SCREWS TO MITIGATE FUTURE SQUEAKING.

Revision Table	
Number	Date

Danforth Addition/Remodel

327 W. Sycamore Lane
 Louisville, CO 80027

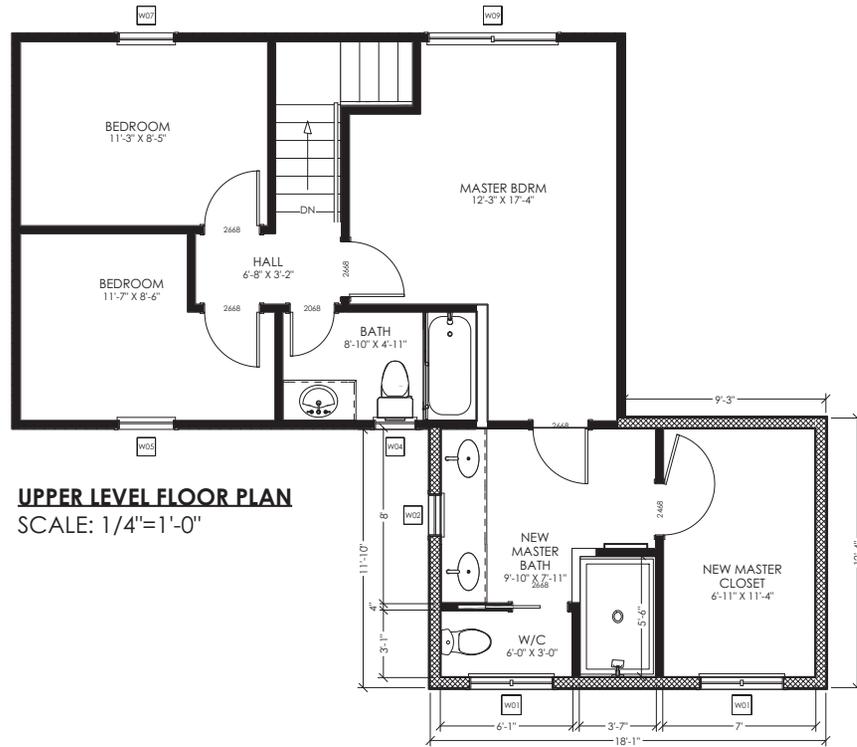
DATE: 7/3/2019

Revision Table	
Number	Date

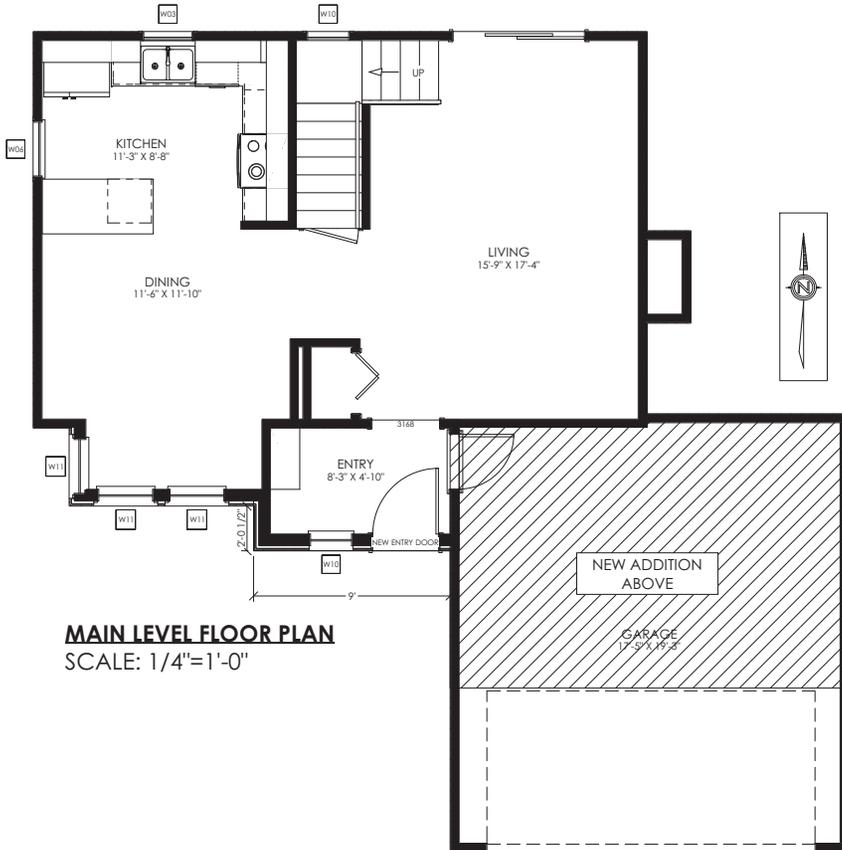
Danforth Addition/Remodel
327 W. Sycamore Lane
Louisville, CO 80027

DATE: 7/3/2019

NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	TEMPERED
W01	DOUBLE CASEMENT	2	2	46"	36"		
W02	DOUBLE HUNG	1	2	23"	47"		
W03	SINGLE CASEMENT	1	1	28"	42"		
W04	DOUBLE HUNG	1	2	23"	47"		YES
W05	SINGLE CASEMENT	1	2	31"	47"		
W06	DOUBLE HUNG	1	1	31"	72"		
W07	SINGLE CASEMENT	1	2	31"	72"	YES	
W09	DOUBLE CASEMENT	1	2	71"	48"	YES	
W10	DOUBLE HUNG	2	1	24"	48"		
W11	DOUBLE HUNG	3	1	31"	47"		



UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



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

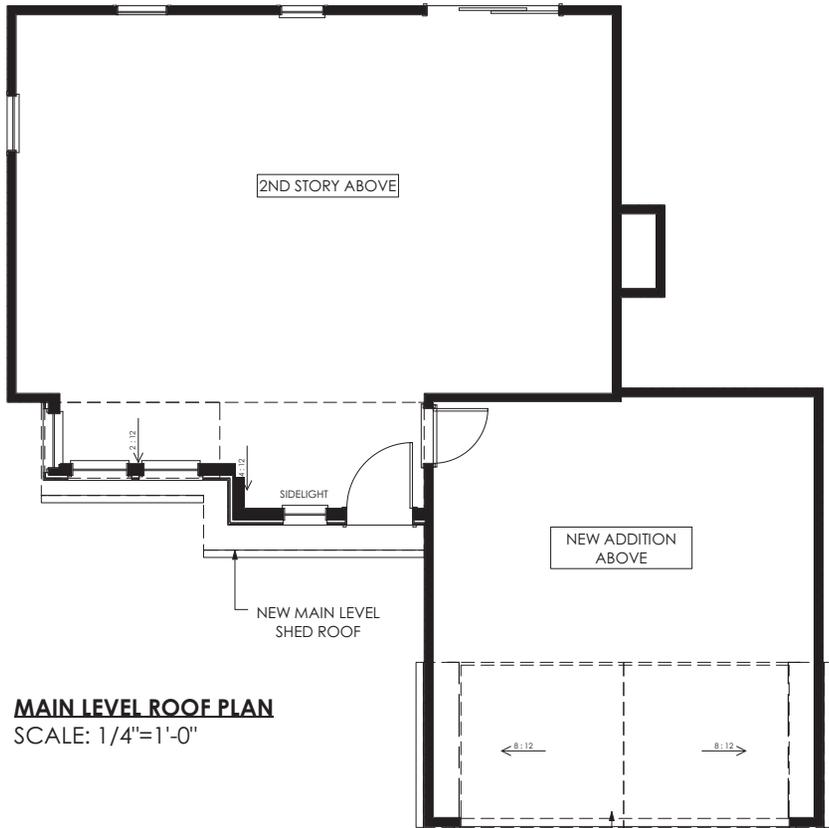


VISUAL RENDERING
SCALE: NO SCALE

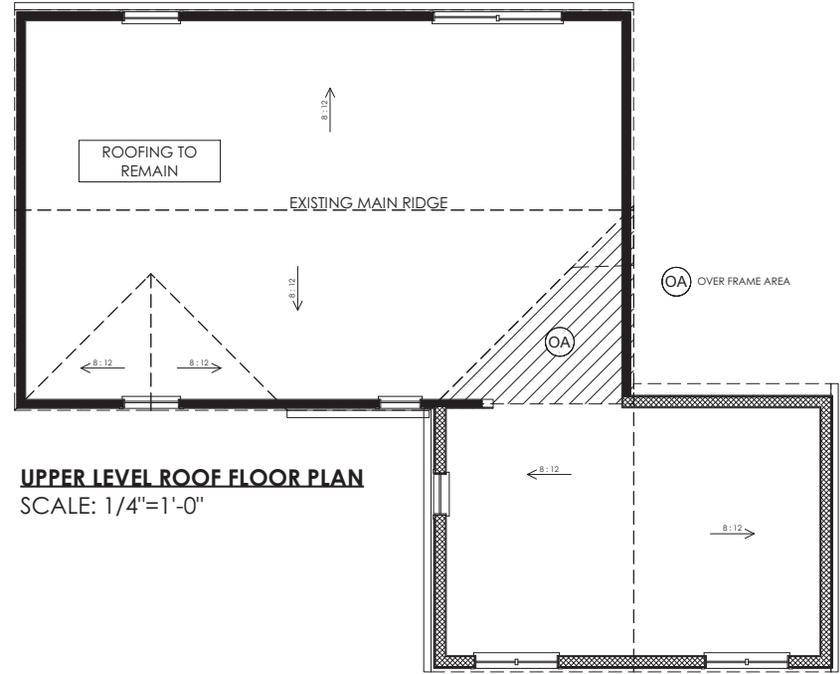
Revision Table	
Number	Date

Danforth Addition/Remodel
 327 W. Sycamore Lane
 Louisville, CO 80027

DATE: 7/3/2019



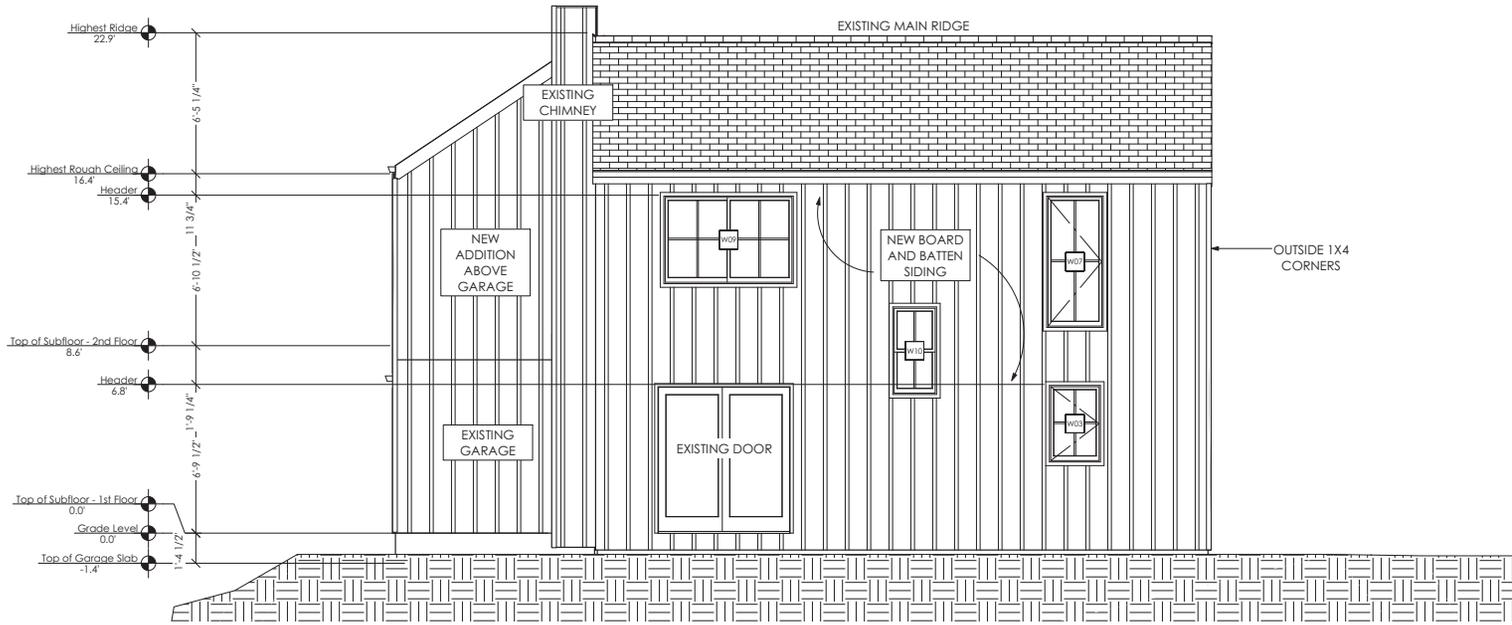
MAIN LEVEL ROOF PLAN
 SCALE: 1/4"=1'-0"



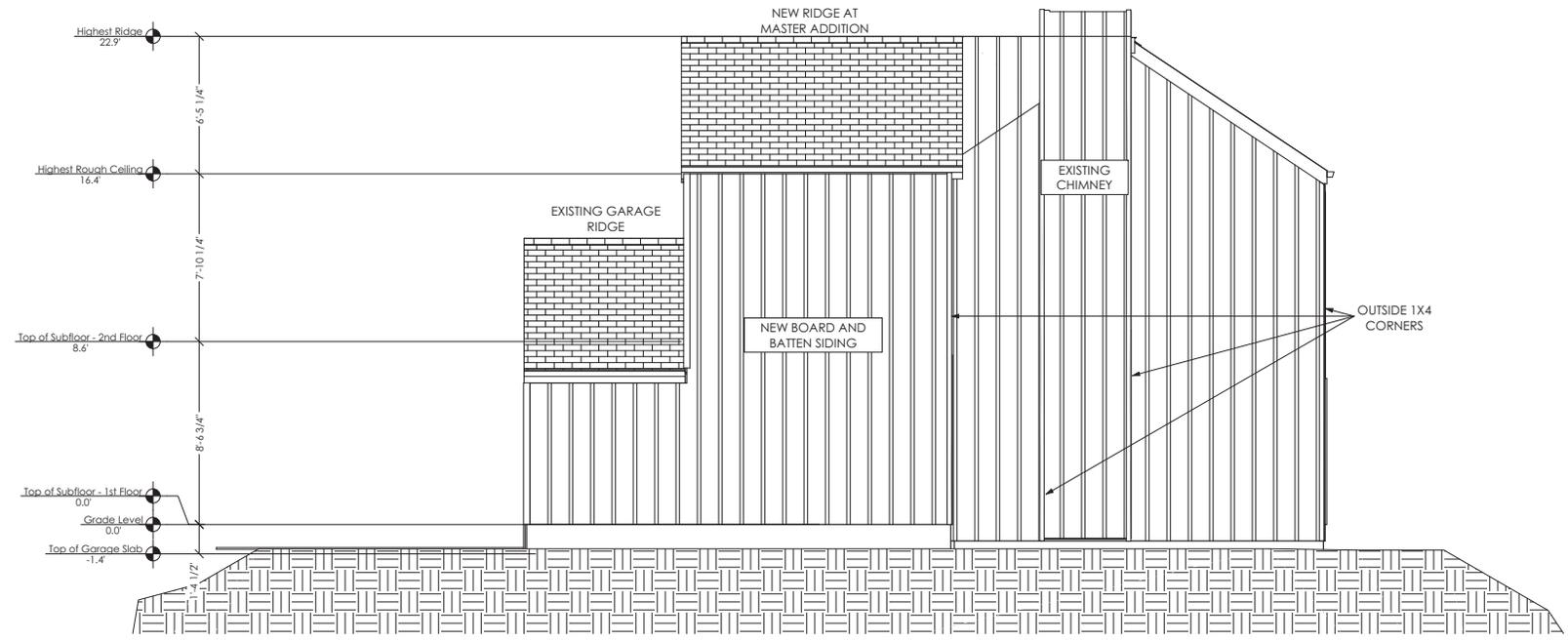
UPPER LEVEL ROOF FLOOR PLAN
 SCALE: 1/4"=1'-0"

INCLUSIONS:

- NEW ASPHALT SHINGLE ROOF ON GARAGE COMPLETE.
- NEW ASPHALT SHINGLE ROOF FOR UPPER MASTER SUITE ADDITION. INCLUDES TIE-IN OF ADDITION.
- NEW ASPHALT SHINGLE ROOF FOR MAIN LEVEL ENTRY.
- NEW SHINGLES TO MATCH AS CLOSE AS POSSIBLE.
- HEADWALL FLASHING, OTHER FLASHING AS NEEDED.
- NEW GUTTERS AND DOWNSPOUTS FOR ENTIRE HOUSE, NEW AND OLD.



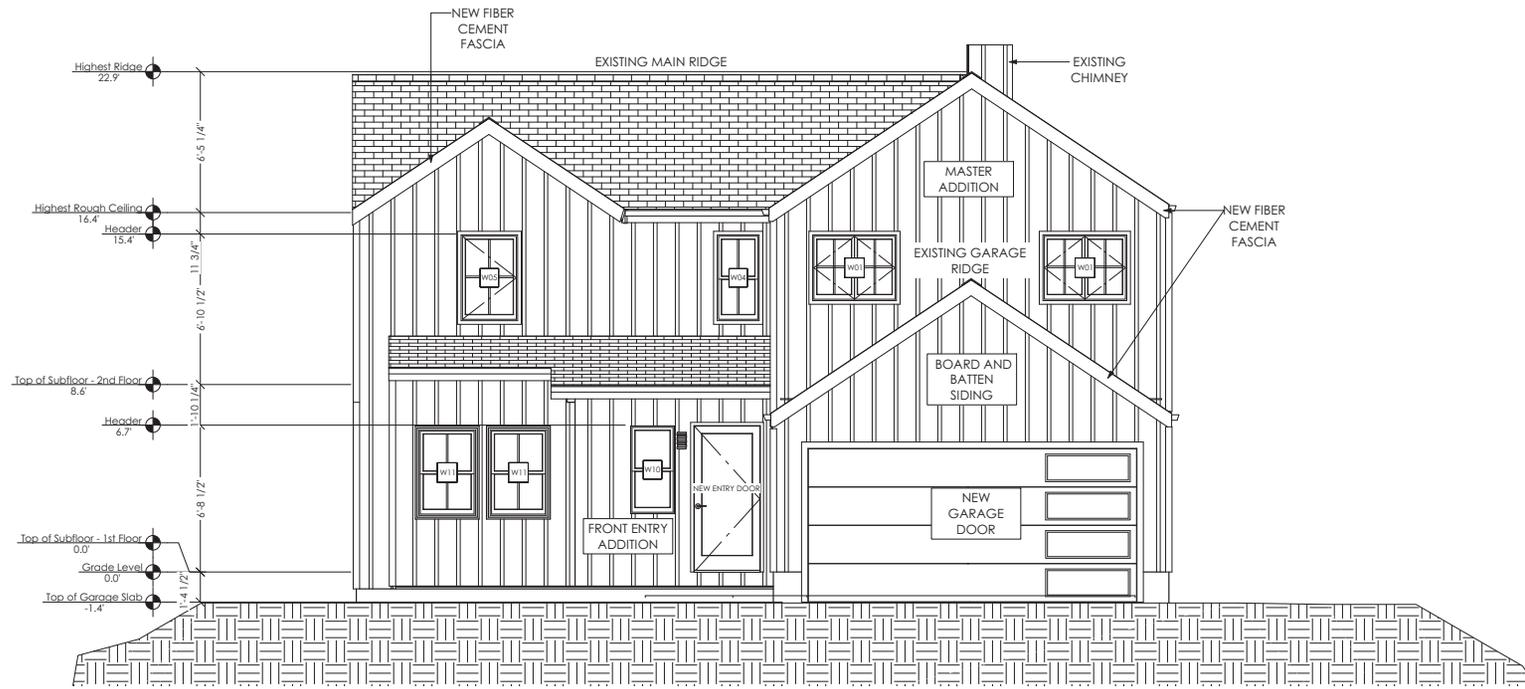
NORTH ELEVATION



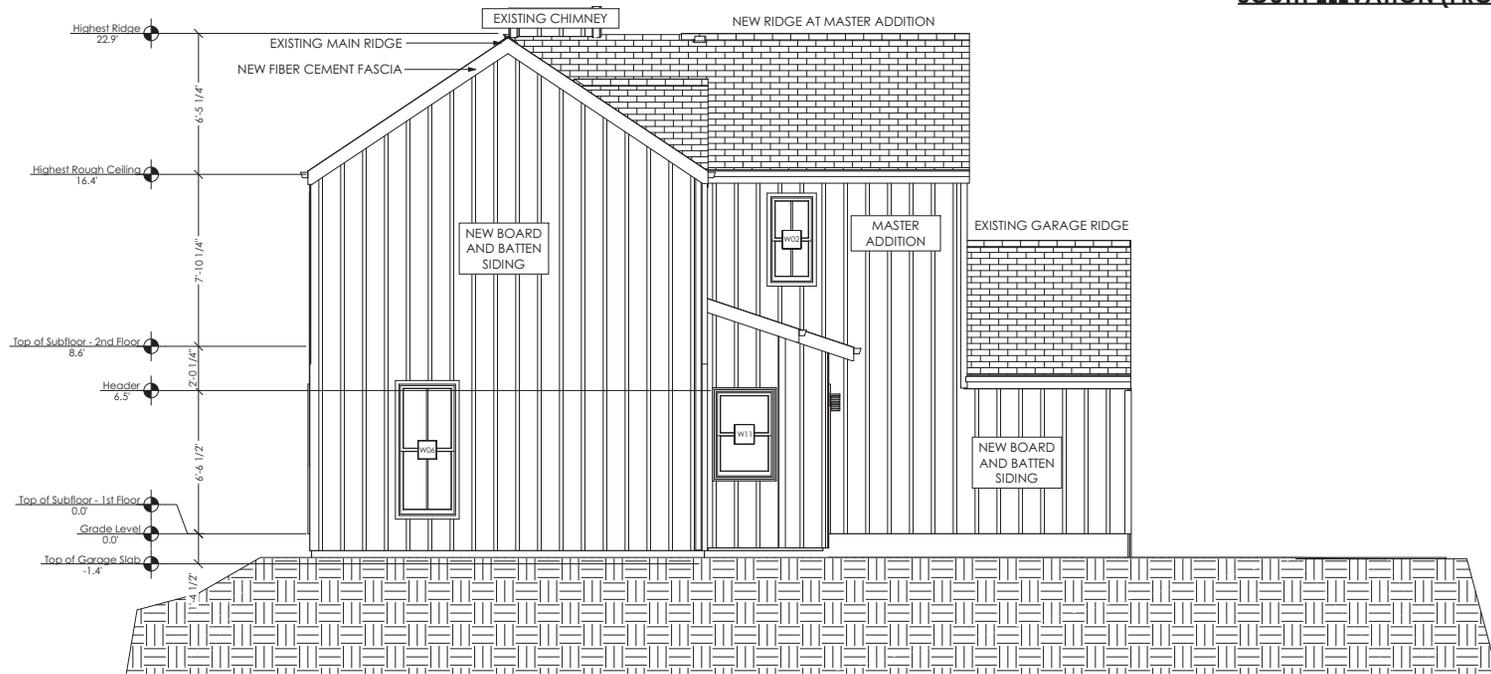
EAST ELEVATION

Revision Table	
Number	Date

DATE: 7/3/2019



SOUTH ELEVATION (FRONT)



WEST ELEVATION

Revision Table	
Number	Date

Danforth Addition/Remodel
 327 W. Sycamore Lane
 Louisville, CO 80027

DATE: 7/3/2019

IN WITNESS WHEREOF MUSTAIN ENTERPRISES, INC. HAS CAUSED ITS NAME TO BE
HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO
AFFIXED, ATTESTED BY ITS SECRETARY THIS _____ DAY OF OCTOBER, 1981.

Thomas E. Hoyt Eve Canfield
THOMAS E. HOYT, PRESIDENT EVE CANFIELD, ASSISTANT SECRETARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
OCTOBER, 1981 BY THOMAS E. HOYT AS PRESIDENT AND EVE CANFIELD AS ASST.
SECRETARY OF MUSTAIN ENTERPRISES, INC., A COLORADO CORPORATION,
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 9/4/84

[Signature]
PUBLIC NOTARY

PLANNING COMMISSION CERTIFICATE
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE
THIS _____ DAY OF September, 1981 BY RESOLUTION NO. 19

Eugene A. DeBevoise D. W. Jensen
EUGENE A. DEBEVOISE, CHAIRMAN D. W. JENSEN, SECRETARY

CITY COUNCIL APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE THIS _____ DAY OF
September, 1981 BY RESOLUTION NO. 21

Lawrence H. Gearing Chris M. Rudock
LAWRENCE H. GEARING, MAYOR CHRIS M. RUDOCK, CITY CLERK

COUNTY CLERK'S RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF DULLES) ss
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN
MY OFFICE AT 12:27 O'CLOCK P.M. THIS 21ST DAY OF
December, 1981 AND IS RECORDED IN RLM 1192
RECEPTION NO. 428156

Bruce Lafer Charlotte Hovatt
DEPUTY RECORDER

FEES: \$20.00
PLAN FILE P-12 P-17 36 #37

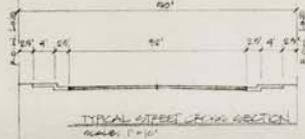
Sundance

FINAL PUD · Sheet 2 of 2

McStain Enterprises, Inc.



SOLAR DUPLEX-PATIO HOMES
CONCEPTUAL DESIGN



UNPLATED

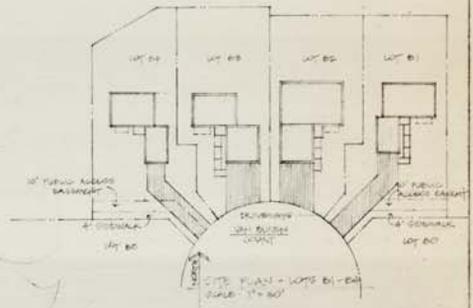
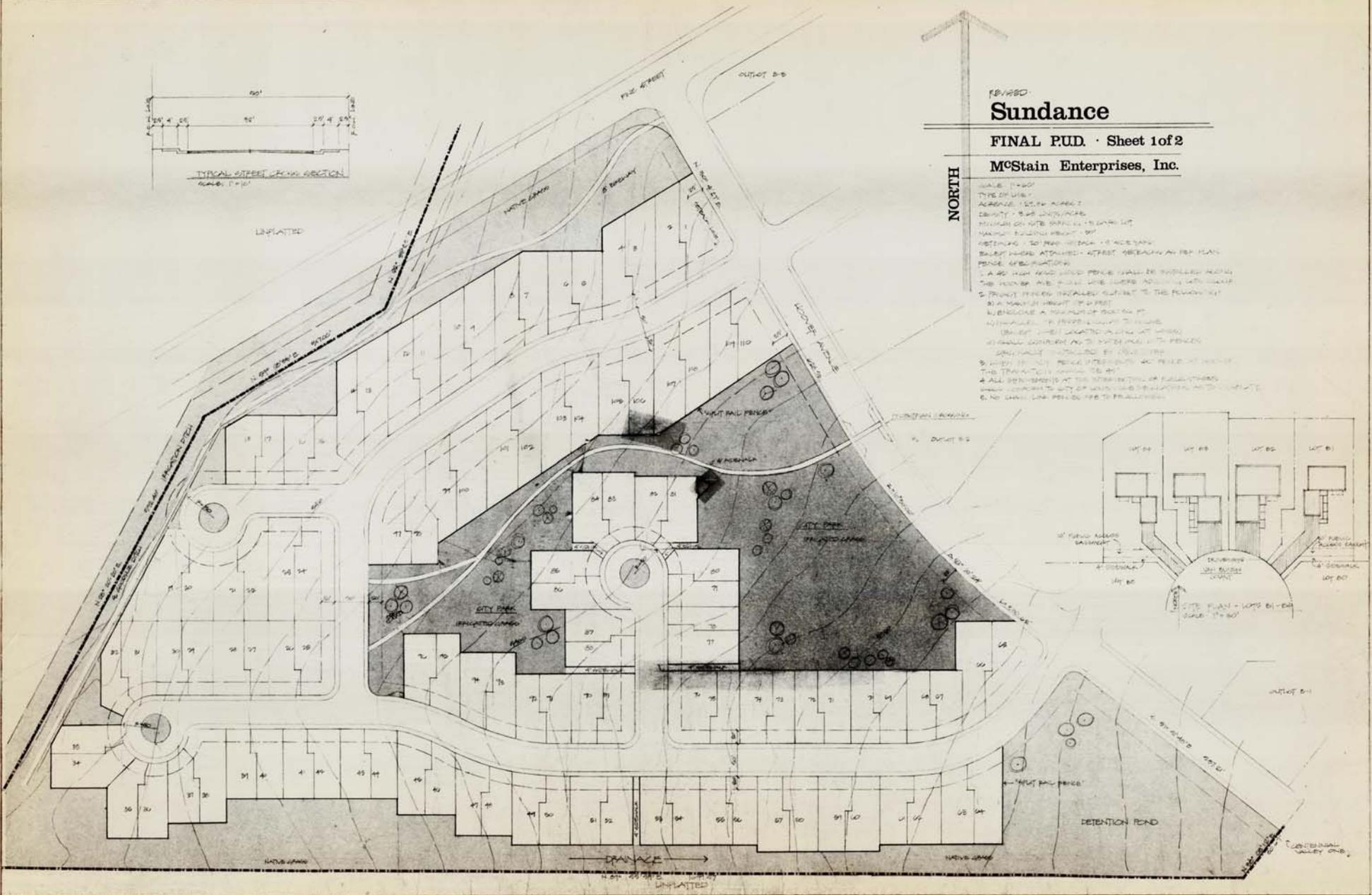
REVISION
Sundance

FINAL P.U.D. · Sheet 1 of 2

McStain Enterprises, Inc.

NORTH

- SCALE: 1" = 40'
 TYPE OF USE: RESIDENTIAL
 DENSITY: 12 UNITS/ACRE
 PROGRAM: CONCRETE VERTICAL CURB CUT
 MAXIMUM BUILDING HEIGHT: 30'
 DISTANCE TO NEARBY WETLAND: 10 FEET
 SUBJECT: 100' WIDE STREET OBSERVATION FOR PLANT PERIOD OBSERVATIONS
 1. A 40" HIGH WOOD POST AND RAIL FENCE SHALL BE INSTALLED ALONG THE FRONT AND REAR LOT LINES ADJACENT TO THE STREET.
 2. FRONT FENCES SHALL BE CALLED OUT TO THE PROPERTY BY A MINIMUM HEIGHT OF 3 FEET.
 3. FENCES SHALL BE CALLED OUT TO THE PROPERTY BY A MINIMUM HEIGHT OF 3 FEET.
 4. ALL FENCES SHALL BE CALLED OUT TO THE PROPERTY BY A MINIMUM HEIGHT OF 3 FEET.
 5. ALL FENCES SHALL BE CALLED OUT TO THE PROPERTY BY A MINIMUM HEIGHT OF 3 FEET.
 6. NO CHAIN LINK FENCES ARE TO BE ALLOWED.



DRAINAGE
UNPLATED

Date: 8/4/19

From: E. D. Mills

Address: 294 W Sycamore Ln
Louisville

To:
Louisville Planning & Zoning
Urban Planning Dept
749 Main St
Louisville, CO 80027

To Whom It May Concern,

As an adjacent or nearby property owner, I have reviewed Charles and Amy Danforth's application for a Variance for the addition above their garage. Mr. Nelson has shared with me details of the project, and I approve of the location of this added space, on the property line, in variance from the usual five foot side lot line setback.

Sincerely,



Date: 8-4-19

From: Todd Nelson

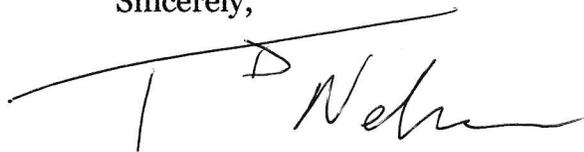
Address: 310 W. Sycamore Cr.

To:
Louisville Planning & Zoning
Urban Planning Dept
749 Main St
Louisville, CO 80027

To Whom It May Concern,

As an adjacent or nearby property owner, I have reviewed Charles and Amy Danforth's application for a Variance for the addition above their garage. Mr. Nelson has shared with me details of the project, and I approve of the location of this added space, on the property line, in variance from the usual five foot side lot line setback.

Sincerely,

A handwritten signature in black ink that reads "Todd D. Nelson". The signature is written in a cursive style with a long horizontal line extending to the left.

Todd D. Nelson

Date: 8-4-19

From: JOHN THOMSEN

Address: 339 W. 57th/CLAMORIS AVE.

To:
Louisville Planning & Zoning
Urban Planning Dept
749 Main St
Louisville, CO 80027

To Whom It May Concern,

As an adjacent or nearby property owner, I have reviewed Charles and Amy Danforth's application for a Variance for the addition above their garage. Mr. Nelson has shared with me details of the project, and I approve of the location of this added space, on the property line, in variance from the usual five foot side lot line setback.

Sincerely,

