

Board of Adjustment

June 17, 2020

6:30 PM

ELECTRONIC MEETING

This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:

- 1) *You can call in to: +1 669 900 9128; Webinar ID # 853 8071 9590*
- 2) *You can log in via your computer. Please visit the City's website here to link to the meeting: <https://www.louisvilleco.gov/government/board-of-adjustment>*

The Board of Adjustment will accommodate public comments during the meeting. Anyone may also email comments to the board prior to the meeting at planning@louisvilleco.gov.

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - May 20, 2020
5. Public Comment on Items Not on the Agenda
6. Regular :
 - **104 Rose Street – Variance Request** - Request for a variance from the Residential-Low zone district standards to allow:
 - i. Front Setback of 18'-9" where 25'-0" is required;
 - ii. Rear Setback of 7'-0" where 25'-0" is required;
 - iii. Side Setback of 5'-2" where 7'-0" is required;
 - iv. Lot Coverage of 40% where a maximum of 30% is allowed.
 - **Case VAR-0302-2020 – Public Hearing**
 - v. Applicant: Kevin and Chelsea Blanchard
 - vi. Case Manager: Lisa Ritchie
 1. Open Public Hearing
 2. Opening Statement by Chair
 3. Public Notice and Application Certification
 4. Disclosures
 5. Staff Presentation and Questions of staff
 6. Applicant Presentation and Questions of applicant
 7. Public Comment

8. Applicant discussion of public comment, if any
9. Closing statement by staff and applicant and Final questions by board
10. Close public hearing and Board discussion and action

7. Business Items Tentatively scheduled for the meeting on July 15, 2020:

- None

8. Adjourn

9. Staff Comments

10. Board Comments

11. Discussion Items for Next Meeting July 15, 2020

- None

12. Adjourn

***Board of Adjustment
Meeting Minutes
May 20, 2020
Electronic Meeting
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 Karen Cooper James Stuart Mark Koepke Jonathan Mihaly
Board Members Absent:	John Ewy
Staff Members Present:	Lisa Ritchie, Senior Planner Harry Brennan, Planner Elizabeth Schettler, Senior Administrative Assistant

Approval of Agenda:

Stuart moves and **Leedy** seconds a motion to approve the May 20, 2020 agenda as prepared by Staff. Motion passes by voice vote.

Approval of Minutes:

Mihaly moves and **Cooper** seconds a motion to approve the February 19, 2020 minutes. Motion passes by voice vote with the condition to change the misspelled last name of Board Member Jonathan Mihaly.

Public Comments on Items not on the Agenda:

None heard.

Regular Business:

- **701 Grant Avenue (Case # VAR-0275-2020):** Request for a variance from the Old Town Overlay and preservation zoning incentives to allow:
 - Maximum Floor Area of 3,819 sf, exceeding the landmark incentive standard of 3,000 sf by 819 sf

- Maximum Lot Coverage of 2,978 sf, exceeding the landmark incentive standard of 2,700 sf by 278 sf
- A Rear Setback of 0', encroaching 25' into the setback standard of 25'
- A Side Setback of 2', encroaching 3' into the setback standard of 5'

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, five (5) of the six (6) votes would need to be affirmative.

Ritchie verifies the application to be heard this evening is complete, and was mailed to surrounding property owners on May 4, 2020, published in the Boulder Daily Camera on May 3, 2020, and the property was posted on May 4, 2020.

Koepke moves and **Mihaly** 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. Cooper informs the board that she did visit the site.

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, summarizes the applicant's proposal, and presents staff's analysis of the six variance criteria.

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:

Stuart asks if landmarking make the requirements different.

Ritchie says staff is evaluating under the landmark standards on the condition that the landmark is approved. If it is not approved, the applicant would have to have this application re-posted and go through another public hearing.

Stuart asks if landmarking is more stringent or more relaxed.

Ritchie says landmarking standards under zoning is an incentive to the applicant. An applicant can also get a preservation bonus that incentivizes property owners to do preservation work on the property.

Stuart asks what does the city gets in exchange for landmarking.

Ritchie says that the city gets to preserve historic buildings and that then gives more value to the City of Louisville. She then informs the board about the historic preservation process and how it benefits the City.

Mihaly asks staff if they will go more into detail of the proposed new square footage.

Ritchie says that the FAR includes first and second floor. The overall mass of the building is increasing but the FAR is not increasing at the same level. In the interior space of the existing church, there is a second level they are removing. The applicants are losing FAR in a place that you do not see mass.

Mihaly asks that when looking at the existing floor plan, is that the surface part?

Ritchie says yes, that is the surface part but she wants the applicant to go more into depth about it.

Applicant Presentation:

Stephen Barsch, Barsch Design
743 W. 6th Ave - Denver, CO 80204

Barsch begins by discussing the applicant's intent behind purchasing the property and the complications they have met throughout the design process. He then talks about the existing floor plan and informs the board of what the applicant's proposed floor plan will look like.

Barsch discusses the existing additions on the property and how the applicant wants to use the existing foundation and approach the property as a remodel instead of a scrape. In the original design, for the existing footprint of the garage, the applicants wanted to use foundation and just fill in the dirt and create a slab for parking, but this brought forward an issue with Public Works because of the alley and the curb cut going into Pine St.

Barsch ends with saying that the applicants want their design to be a collaborative effort with the neighbors and then he discusses different ways in the design that could accommodate the neighbors.

Board Questions of Applicant:

Mihaly asks if they are filling in part of the basement to pour the parking pad for the garage.

Barsch says that was part of the original proposal. Once the city engineer said they could not approach the garage from Pine Street and could only do it through the alley way, they decided to tear down that part of the structure and rebuild it so they could use the drive way.

Mihaly asks what is happening to the existing basement underneath the deck that is being removed. Is that portion being filled in?

Barsch says yes, that portion will be filled in.

Cooper asks why their design is to move the back wall of the garage and possibly block the neighbors light.

Barsch says there is not enough room to make that turning radius from the alley. Normally there is a five foot setback that would give enough turning radius to get into a door. If doors are put right on the alley, there is no way to turn a vehicle in this narrow of an alley.

Cooper states that the issue the neighbors is that there is more building on the side of neighbor's house and it is encroaching on the neighbor's property.

Ritchie shows a photo of the existing condition and discusses a new design proposal of the rooflines that would not lower it and could help the impact on neighbors. The code says that if you have access directly from an alley into a garage, you need 20 ft of width. Because the alley is only 15 ft wide, the applicant would have to pull the rear building wall in an additional 5 ft in order to provide the turning radius into the garage directly from the alley.

Cooper says if the city did not approve an access right off the street right into the garage, is there a way to go back to the city based on the neighbors concerned.

Ritchie explains staffs rational behind the decision. This is very close to a school access point, it is heavily used by pedestrians, and it is a bus route. Staff is trying to prioritize pedestrians and bicyclists impact to safety with curb cuts and adding additional access points along Pine Street. Pine Street has been designated as a heavy pedestrian accessed road into downtown and the additional access point will bring more safety to this street.

Mihaly says he is trying to visualize how turning into the garage would work from the street.

Ritchie says the intent is to keep the vehicular movement within the alley portion of the sidewalk, but agrees that the movement is probably an awkward one from a driving perspective. As a user, this is not ideal and staff recognizes that, but the applicant has accommodated it into their design well and this is the proposal that they have agreed that they can live with.

Public Comment in Favor:

None heard.

Public Comment Against:

Mona Newton, 708 Grant Ave

Newton believes it is important for the board members to visit the site. She is afraid that the proposed design will overshadow the neighboring houses and change the character of the neighborhood. The entryway for the garage is also concerning to her.

David Lewis, 708 Grant Ave

Lewis believes the scale of size is too big and inappropriate. There is an effort to maintain the old structure, but the back end of the building is going to be torn off and rebuilt. He does not think it is the job of the board to find a solution for this property. He is not opposed to a variance in general, but thinks the applicant should go back to the drawing board for this design.

Michael Deborski, 601 Pine St

Deborski has seen the proposed floor plan from the applicant but he did not see the elevations. The elevations shown is what started his concerns and believes it is out of proportion from the lot. He agrees with the other neighbors that the structure is too large for the lot. He thinks the applicant should modify their plans and remove the second story on the garage, which would help sun exposure for the neighbors. He lastly discusses drainage issues and he wishes to see what the drainage plan will be for this property.

Cate Lowman

Lowman says that when she realized the height of the building and the side of the house would be going out into the alley, it was despairing how much light the neighbors would be losing. She further discusses her concerns of losing sun exposure and how this will affect her backyard with the applicant's proposed design. She also mentions that she thinks the building looks like it is a multi-use building and that it does not seem to fit the character of Old Town. She brings up problems that can arise when having a

structure too close to a neighbor such as foundation issues. She supports having the garage entrance from Pine Street.

Cooper asks Lowman that with the building so close to the property line, would a drainage issue be a concern to you since this property has had this problem in the past.

Lowman says she is not sure about underground draining issues, but water does come from her alley and rush into her backyard frequently. It has not been a significant problem though.

Ritchie mentions that the applicant could discuss in more detail the method of construction and how they propose to combat these kinds of issues such as the impact to neighbors.

Lowman ends by asking the board to consider a continuance of this application so the neighbors can work more with the applicants.

Anne Weise, 728 Grant Ave

Weise says she appreciates that the applicant is going through the historic preservation process but agrees that the scale of the addition is too big. She then asks if there is a requirement for two cars needing to be parked across the street.

Ritchie says under the zoning code, any new builds are required to offer two off-street parking spaces.

Weise asks if this could be waived by the board.

Ritchie says if the applicant requested that waiver, it would an available variance request.

Summary and request by Staff and Applicant:

Barsch says that the hardship on the lot is the position of the church and its footprint. In speaking to general new builds, the applicants feel it is comparable to what a regular new build would be on any lot. Given the hardship of preserving the church though, it is limiting to the design. He reiterates that they will be providing a sewer and drainage plan. They are also open to changing the garage design and believe that entering and exiting onto Pine Street is the applicant's ideal scenario.

Ritchie says that staff can continue the conversation of the driveway but she is not confident that staff's decision will change on that topic. If there is a continuance on the application though, staff is open to addressing this subject again.

Cooper asks how high the ceiling height is in the basement.

Barsch says that currently the basement's ceiling height is approximately 84 inches.

Koepke asks if there is anything that could be done to mitigate and comfort the neighbor regarding the loss of light.

Barsch says that he has a few ideas such as lowering the old gable wall and looking at the footprint of the garage. They are willing to re-evaluate this subject to accommodate for the neighbors' concerns.

Discussion by Board:

Stuart says that it seems clear that the board will want to do a continuance on this application. If there is no continuance for this, he says his vote would be a no because it is important to him that the neighbors are behind the proposed design and it seems they are not in favor of this design. He mentions that the character of the neighborhood is best understood by the neighbors since they live in the area and because the neighbors have expressed reservations regarding this topic, this is concerning for him. He wants the applicant to work with the neighbors and address the concerns that have been mentioned. Regarding criteria five and six, he does not think the applicant is meeting those either criteria with the proposed design. He does think the structure looks too big for the neighborhood, but mentions that that concern is not related to any of the criteria.

Mihaly asks what the correct procedure is to see where the other board members are at with their vote.

Ritchie says they can do a straw poll to see where the board members are leaning towards for their vote.

Mihaly says he is leaning towards voting no. Regarding criteria three and five, he does not see either of these being met. He agrees with Stuart in that the neighbor's feedback matters in his vote such as the addressed burdens being put on them, and he is concerned about the design being in alignment with the character of the neighborhood. He mentions that he would be more inclined to allow the variance if the applicants were just using the existing foot print and structure. He thinks most of the square footage is new or added on to the structure for the second floor. He also mentions that he believes it may be safer to allow direct access from Pine Street.

Cooper says that she thinks criteria two and five are not met by the applicant. She points out that normally residential buildings have a backyard, but that there is not really a backyard for this property. This would be a tight space on the property and it seems to encroach on the back portion, which is unusual. She mentions that being able to park the cars on Pine Street seem to solve some of these issues and be favorable for the neighbors. She says she would vote no if she had to vote during this meeting but would like to do a continuance.

Leedy asks the applicant what they think of going forward with a continuance on the application.

The applicant says they appreciate the board members comments and would like to move forward with a continuance.

Ritchie mentions that if the board votes for a continuance, they have to move the application to a date certain so the application will be under the same public notice. Staff may re-notice this application if the design changes drastically though. She then asks the applicants if they would be ready for the June meeting or would need more time to address the changes they need to make.

Barsch tells staff that he is confident the application could be moved to the June meeting.

Leedy asks staff that if the board votes for a continuance, are the board members allowed to drive by the site.

Ritchie says that the city attorney discourages site visits but staff believes that in certain circumstances it can be beneficial. She mentions that she will reach out to the board members later to provide further direction on this matter.

Leedy says that will be helpful.

Cooper mentions that she thinks it is necessary to visit the sites and will be visiting sites for all future variance applications. She thinks it is especially necessary for this particular application.

Leedy moves and **Mihaly** seconds a motion to continue the 701 Grant Ave variance application to the June 17th meeting. Motion passes by voice vote.

Discussion Items:

None heard.

Business Items tentatively scheduled for June 17, 2020:

- 104 Rose Variance

Staff Comments:

None heard.

Board Comments:

The board asks staff if they should assume the June meeting will be conducted electronically.

Ritchie says that City Council will give more guidance on this subject at their May 26th meeting but it is probable that the June meeting will be electronic.

Discussion Items for June 17, 2020 Meeting:

None heard.

Adjourn:
Meeting adjourns at 8:35 PM.

DRAFT

CITY OF LOUISVILLE
BOARD OF ADJUSTMENT
STAFF REPORT
June 17, 2020

APPLICANT: Kevin and Chelsea Blanchard

OWNER: Kevin and Chelsea Blanchard

STAFF PLANNER: Lisa Ritchie, Senior Planner

LOCATION: 104 Rose Street, Lot 7, Block 2, Bella Vista

ZONING: Residential Low Density (RL)

REQUEST: **Case #VAR-0302-2020** – Request for a variance from the Residential-Low zone district standards to allow:

1. Front Setback of 18'-9" where 25'-0" is required;
2. Rear Setback of 7'-0" where 25'-0" is required;
3. Side Setback of 5'-2" where 7'-0" is required;
4. Lot Coverage of 40% where a maximum of 30% is allowed.



SUMMARY:

The applicant requests a variance from the Residential-Low zone district standards to allow reconstruction of an existing nonconforming front porch, and an addition that connects the existing home and detached garage.

1. Front Setback of **18'-9"** where **25'-0"** is required;
2. Rear Setback of **7'-0"** where **25'-0"** is required;
3. Side Setback of **5'-2"** where **7'-0"** is required;
4. Lot Coverage of **40%** where a maximum of **30%** is allowed.

BACKGROUND:

The 7,350 sf property is located in the Bella Vista subdivision, platted in 1957. The home was constructed in 1963. Staff was not able to verify the date of construction for the detached garage, but it appears in aerial imagery as far back as 2002. The existing home and porch are 981 sf and the detached garage is 730 sf, resulting in a lot coverage of 23.3%. The front porch is non-conforming with respect to the front setback at 18'-9". The remainder of the structures are conforming with respect to lot coverage and setbacks.

104 Rose Street – front elevation looking northeast



104 Rose Street – front elevation looking southeast

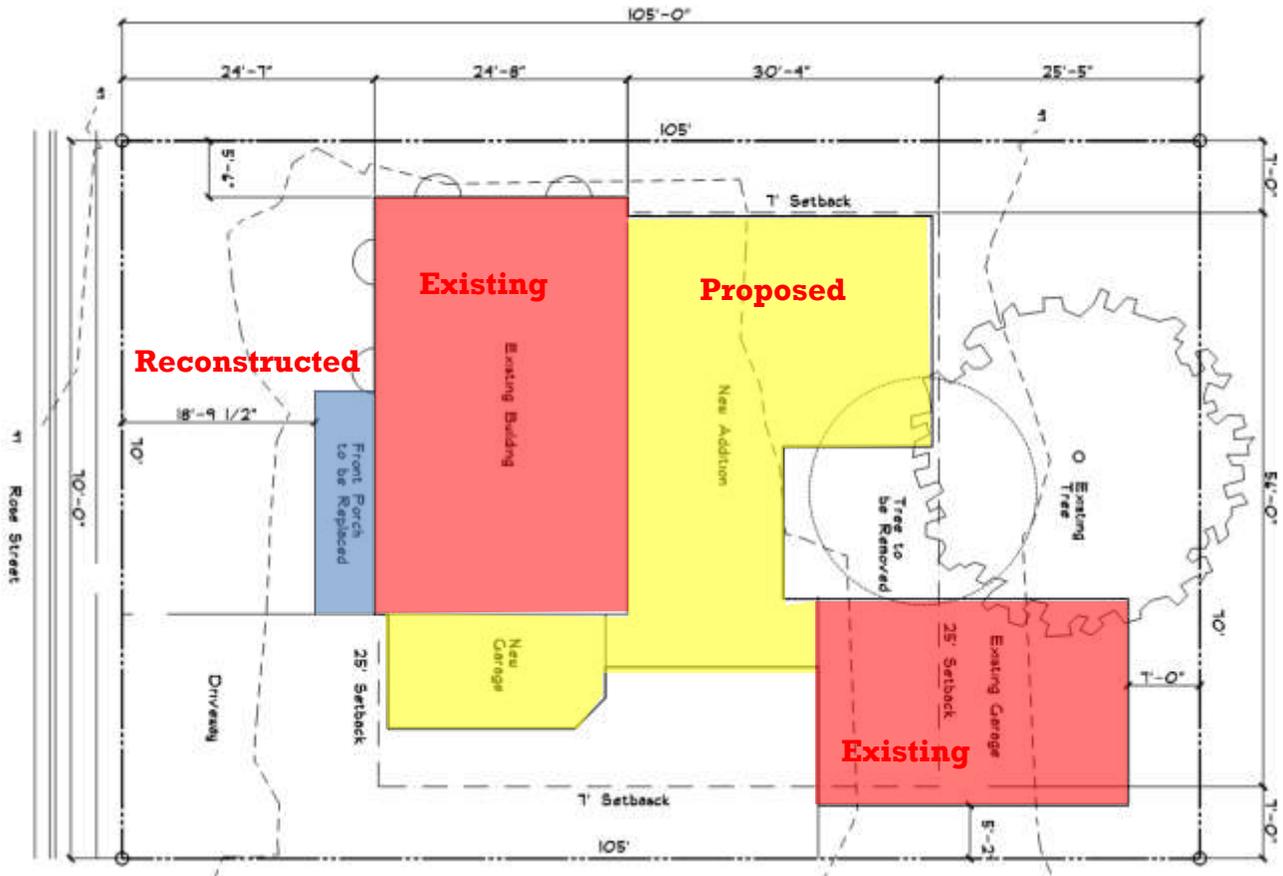


PROPOSAL:

The applicant desires to do a major remodel to the entire home to add additional living space on the first floor. The plans include a reconstruction of the existing nonconforming front porch to the same 18'-9" setback and a 1,045 sf addition that connects the detached garage to the existing structure. The addition is located entirely within allowed setbacks, but because it connects the detached garage, it results in requests for the side and rear setbacks for a principal structure, whereas currently the detached garage is subject to accessory setbacks. The addition also necessitates the request for a lot coverage variance. The table below summarizes the requests.

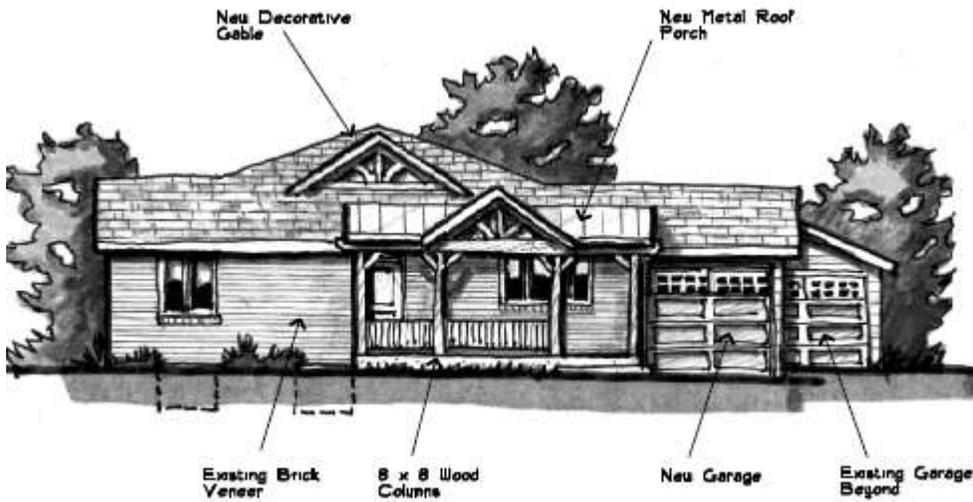
Standard	Requirement	Existing	Proposed
Front Setback	25'-0" Min.	18'-9"	18'-9"
Rear Setback	25'-0" Min.- home 10'-0" - garage	55'-9" – home 7'-0" - garage	7'-0" - home
South Side Setback	7'-0" Min. – home 5'-0" - garage	23'-10" – home 5'-2" - garage	5'-2" - home
North Side Setback	7'-0" Min. - home	5'-6 - home	5'-6" - existing 7'-0" - addition
Maximum Lot Coverage	2,205 sf (30%)	1,711 sf (23%)	2,996 sf (40%)

Site Plan

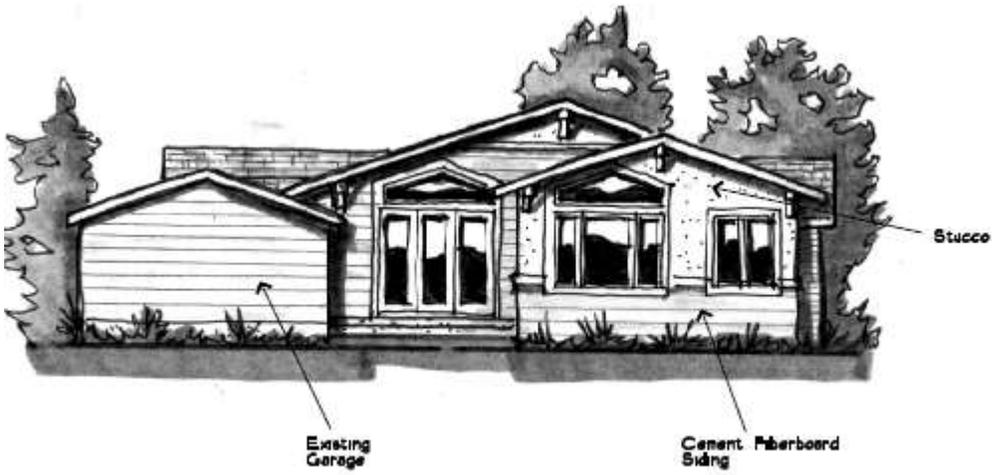


Proposed Elevations

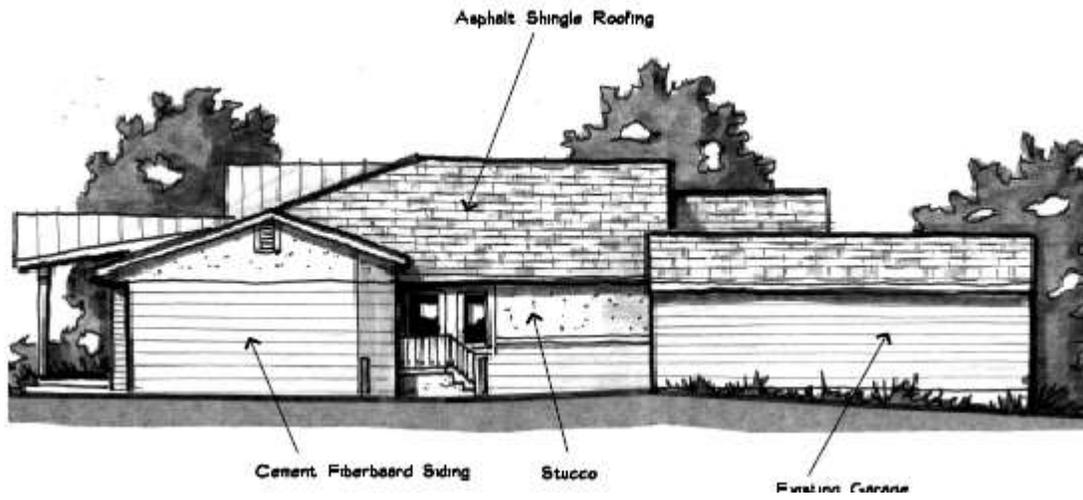
Front



Rear



South Side



North Side



Surrounding area
Front Setbacks



Due to the age of construction, surveys are not available for properties within this area to verify existing conditions with certainty. Recent aerial imagery and data from the Boulder County Assessor is used for comparisons.

Front setbacks along Rose Street appear consistently nonconforming, although with slight variations up to a few feet. The red line shows the existing front porch on 104 Rose St compared to the other properties to the north and south. With this request, the applicants are requesting reconstruction of the front porch to match the existing 18'-9" setback, where 25'-0" is required.

Side and Rear Setbacks

The area likely includes properties with encroachments into side yard setbacks for both principal and possibly accessory structures viewed in this image. It appears all structures along Rose Street meet rear principal setbacks.

Lot Coverage

The following data was obtained from the Boulder County Assessor for comparison of lot sizes for the Bella Vista subdivision:

- Total number of lots: 61
- Average Lot Size: 7,961 sf
- Lot Size Range: 6,827 sf – 12,791 sf

For the eleven lots in the image above along Rose Street, the average lot coverage is 20.9% with a range between 12.7% - 26.5%.

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. For the purposes of this report, staff is evaluating the front setback request separately from the side and rear setback and lot coverage requests, as the scopes of work can be considered independently.

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 lot is a conforming lot within the RL zone district. This district has a minimum lot size of 7,000 sf, and this lot is 7,350 sf. The district also has a minimum lot width of 70 ft, which this lot meets at 70 ft. Staff finds most relevant the fact that the maximum lot coverage in the neighborhood is 30%, the average along Rose Street is 20.9% and the maximum in the range is 26.5%, while the proposal is for a lot coverage of 40%, well above allowed and existing conditions in the neighborhood. Staff finds there are no unique circumstances with regard to lot size, configuration or limitation on lot coverage on this property. Staff notes that the existing front porch is nonconforming with regard to the front setback, and that it appears most of the properties along Rose Street also encroach into the front setback, therefore this could be considered a unique condition with regard to the front porch. However, considering the totality of all aspects of the application, there is not a unique condition related to the lot. **Staff finds the proposal does not meet 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 there is not a unique circumstance related to lot size that warrants consideration of the lot coverage request. Staff believes that throughout the RL zone district, the setback encroachments found on the properties on Rose Street are not typical, and do not exist throughout the entirety of the Bella Vista subdivision or the RL zone district, therefore portions of the request meet this criterion. However, the totality of the application does not meet this criterion. **Staff finds the proposal does not meet 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 property can reasonably be developed in conformity with the provisions of Title 17 with respect to lot coverage and the side and rear setback portions of the application. The RL zone district allows 35 ft in height for a principal structure, which could accommodate a second floor addition to the existing structure to provide the desired expansion to the home. Additionally, the applicant could not attach the addition to the

detached garage and keep it entirely within principal structure setbacks. Staff finds the request for reconstruction of the front porch is reasonable due to the existing nonconforming status and the front setbacks of neighboring properties. However, in totality this application does not meet this criterion. **Staff finds the proposal does not meet this criterion.**

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

Staff finds that although the applicant is not responsible for the construction or design of the home and garage, there is no demonstrated hardship. **Staff finds the proposal does not meet 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 will alter the essential character of the neighborhood, as it will result in a lot coverage of 40%, when the maximum allowed by zoning is 30% and largest lot coverage currently existing along Rose Street at 26.5%. Staff notes that the proposal for the front elevation of the home is not visibly larger than what exists currently. The detached garage is currently in place, and the addition connecting this to the principal structure is necessitating the side and rear setback requests. The neighbors to the north and south have included letters of support for this request. **Staff finds the proposal does not meet 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.*

Staff finds that the proposal is not the minimum variance that will provide relief. Staff believes there are reasonable alternatives, such as an unenclosed breezeway connecting the garage to the home that provides shelter from weather that removes the need for the side and rear setback requests. The lot coverage could be reduced to meet the RL zone district standard of 30% and still allow additional development on the property. **Staff finds the proposal does not meet this criterion.**

PUBLIC COMMENTS:

To date, staff received four letters of support from surrounding neighbors and one letter opposing the application from a property owner across the street. These comments are included as attachments.

STAFF RECOMMENDATION:

Staff finds the proposal does not meet the applicable variance criteria in Section 17.48.110 of the LMC, and therefore, recommends denial 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 materials
2. Site Plan and Elevation
3. Public Comments

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Same as below
 Contact: _____
 Address: _____
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

OWNER INFORMATION

Firm: _____
 Contact: Kevin + Chelsea Blanchard
 Address: 104 Rose St
Louisville, CO 80027
 Mailing Address: 104 Rose St
Louisville, CO 80027
 Telephone: 303 883 8738 (Kevin) / 720 352 3572 (Chelsea)
 Fax: _____
 Email: KCBlanchardTeam@gmail.com

REPRESENTATIVE INFORMATION

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

PROPERTY INFORMATION

Common Address: 104 Rose St
 Legal Description: Lot 7 Blk 2
 Subdivision Bella Vista
 Area: 7,350 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: 1,285 SF addition to a single family brick ranch. Square footage includes garages. Addition includes master bed, dining room, mud room, + 1 car garage.

Current zoning: RL Proposed zoning: RL

SIGNATURES & DATE

Applicant: _____
 Print: _____ 4-23-20
 Owner: Kevin Blanchard
 Print: Chelsea Blanchard, Kevin Blanchard
 Representative: _____
 Print: _____

CITY STAFF USE ONLY

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

Tolleson Architects

ARCHITECTURE ILLUSTRATION



May 4, 2020

Blanchard Residence
104 Rose Street
Lot 7, Block 2
Bella Vista
Louisville, CO. 80027

Lot Area: 7350 SF

Allowed Lot Coverage 30% (2205 SF)

Existing Lot Coverage Area:

Main Level Floor Plan	981 SF
Detached Garage	730 SF
Total	1711 SF (23.3%)

Proposed New Lot Coverage Area:

Main Level Addition	1045 SF
Attached Garage	240 SF

Total Proposed Lot Coverage Area:

2996 SF (40.1%)

Minimum front yard setback for a principle building:	25'
Minimum side yard setback from interior lot line	
For principle uses:	7'
Minimum rear yard setback for principle uses	25'

104 Rose Street is the current home of Kevin & Chelsea Blanchard and their family of three children. The existing home appears to have been constructed in the 60's or 70's, is a one level brick structure, in a simple rectangular floor plan, with a full basement and a detached garage in the rear of the property. The main level floor plan consists of a combined Living and Dining area, Kitchen, two small bedrooms and a single bath.

The existing home sits 5'-6" from the North Side Yard property line and has an existing front porch approximately 18'-9 1/2" from the West Front Yard property line.

The existing detached garage sits 7' from the East Rear Yard property line and 5'-2" from the South Side Yard property line.

The Blanchard's enjoy their address and would like to remain there, however the existing home is entirely inadequate and outdated for the current needs of a modern family of five.

Therefore the Blanchard's would like to expand their home to provide for their current needs and growing family. They would also like to update the look of their home to a more contemporary and pleasing design. They would like for the existing home and detached garage to remain in their current location. No new proposed building additions will infringe on the building setbacks. However, the Blanchard's would like to replace the existing front porch in its current location, and make it wider. The location of the current Front Porch infringes into the Front Yard setback.

The existing front porch is a simple unusable shed structure supported by three 4x4 posts, which contributes to the dated look of the existing home. The Blanchard's would like to replace the existing porch with a slightly larger new one to make the space more useable with a gable element to give a more inviting sense of arrival, more substantial column supports to increase the sense of stability, and a low railing for a better sense of enclosure. The new structure will not encroach on the setbacks any more than the existing structure currently does. We are asking for a variance to allow the new porch to occupy the same infringement on the building setback as the existing porch, which is a front yard setback of 18'-9" instead of the 25' required.

The existing detached garage only accommodates one car and one must navigate from the garage to the home outside in inclement weather. The Blanchard's are a working couple with two cars. Therefore they would like to attach the existing garage to the home with a mud/utility room and construct a new attached one car garage on the South side of the home so they can enclose both cars and get from the cars to the home without going outside. We are asking for a variance to allow the existing garage to remain where it currently is located, with a rear yard setback of 7' instead of the 25' required and a side yard setback of 5'-2" instead of the 7' required.

As mentioned above the existing home has only two small bedrooms and one bath on the main level, which is hardly adequate for a modern family of five. The existing combined living and dining area are awkwardly arranged and insufficient for the Blanchard's current needs. Therefore the Blanchard's would like to add a new master bedroom, master bath and dining room to their home on the main level. We are asking for a variance to allow the new home to have lot coverage of 40.1% instead of the 30% required. We are also asking for a variance to allow the existing home to remain where it is with a side yard setback of 5'-6" instead of the 7' required.

Under Section 17.48.110, the Board of Adjustment has the power to hear and decide variances if all of the following criteria are met:

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

Note: The home, porch and garage were built in violation of the current building setback requirements, and, prior to the purchase of the home by the Blanchard's.

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

Note: The existing detached garage is a unique structure in this neighborhood.

3. That because of such physical circumstances or conditions the property cannot reasonably be developed in conformity with the provisions of this title.

Note: Because so much floor area is utilized in the detached garage, and because the existing home is so dysfunctional, the property cannot reasonably be developed or improved in conformity without significant demolition and relocation of existing structures.

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

Note: The fact that the home, porch and garage were built in violation of the current building setback requirements previous to the purchase of the home by the Blanchard's.

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.

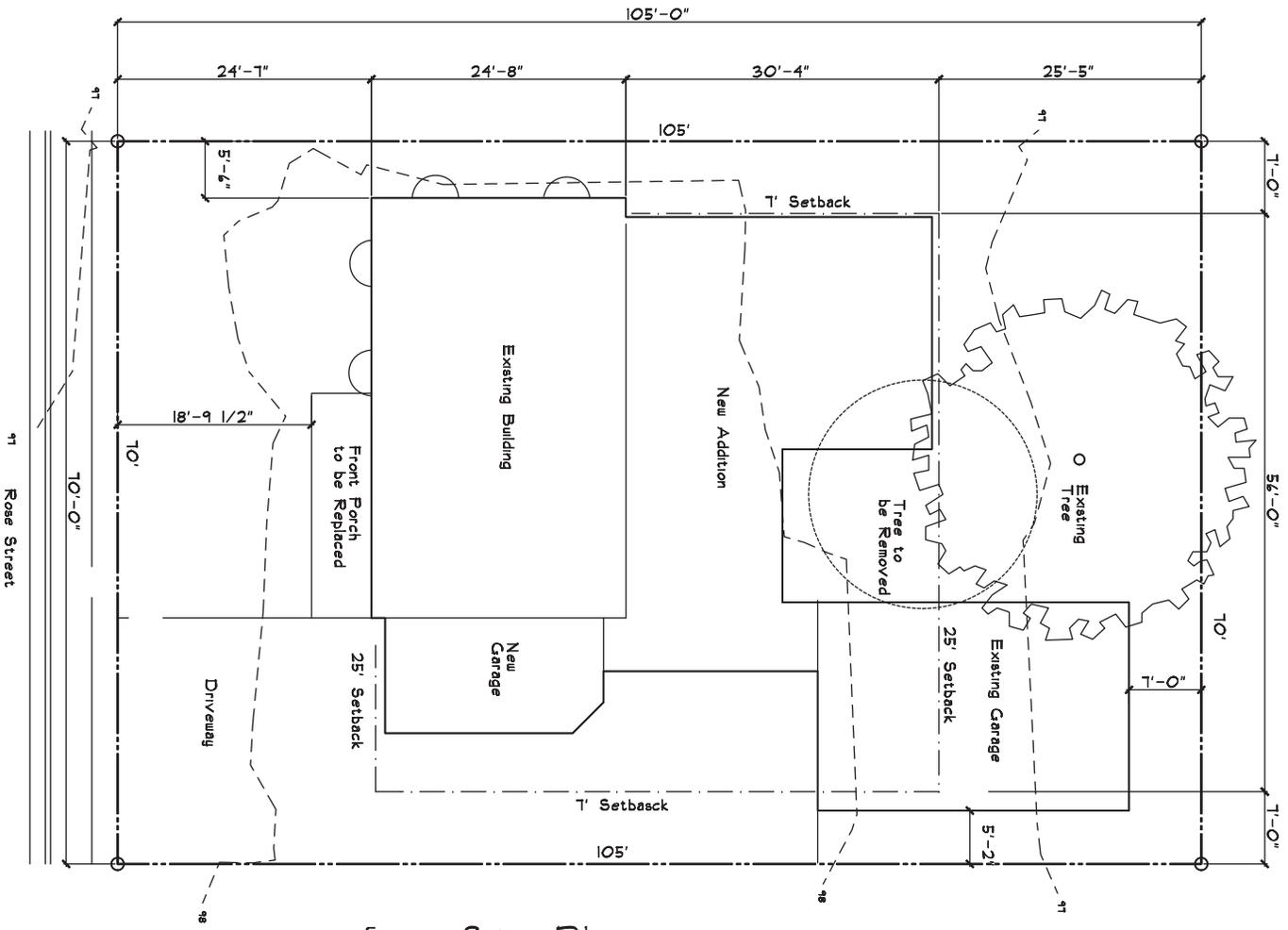
Note: The proposed addition only changes the existing building footprint significantly in the rear of the property where it will not be seen from the street and the new front porch will only add positive character to the neighborhood.

6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions on this title, which are in question.

Note: The setback variances are only for existing infringements, which have existed for many years. The lot coverage variance is the minimum required to add a reasonable master bedroom & bath, dining, mudroom/utility room and a one-car garage to create a viable floor plan for today's real estate market.

Sincerely,

Tom Tolleson NCARB
Tolleson Architects
Phone: 303-506-1904

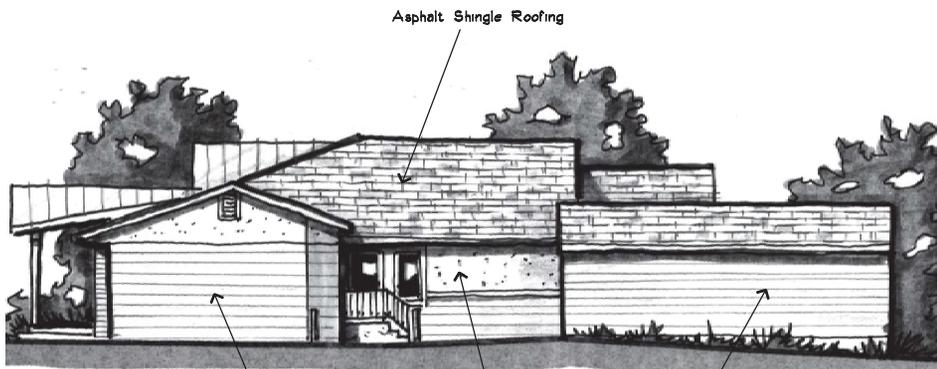


Site Plan

Scale: 1/8" = 1'-0"

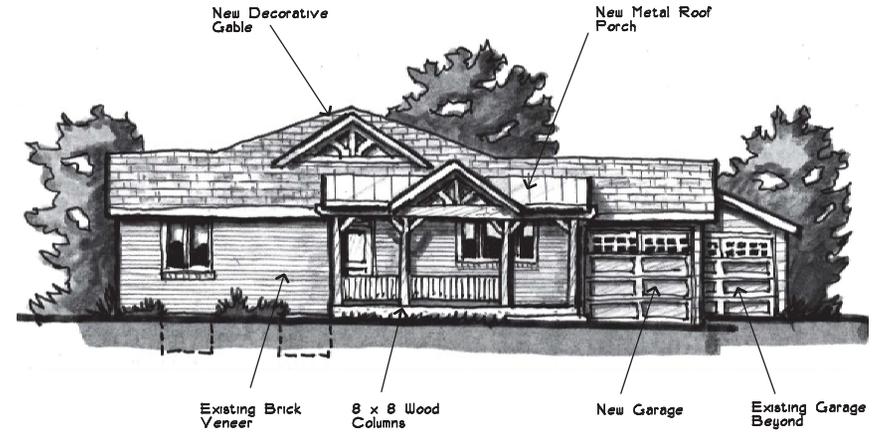
SITE PLAN

Tolleson Architects		BLANCHARD RESIDENCE 104 Rose Street Louisville, CO. 80021
303-401-8115		
118 Hanging Star Lane		
Georgetown, TX. 78633		
Drawn	4-2-2020	
Revised		
Sheet		



South Elevation

Scale: 1/8" = 1'-0"



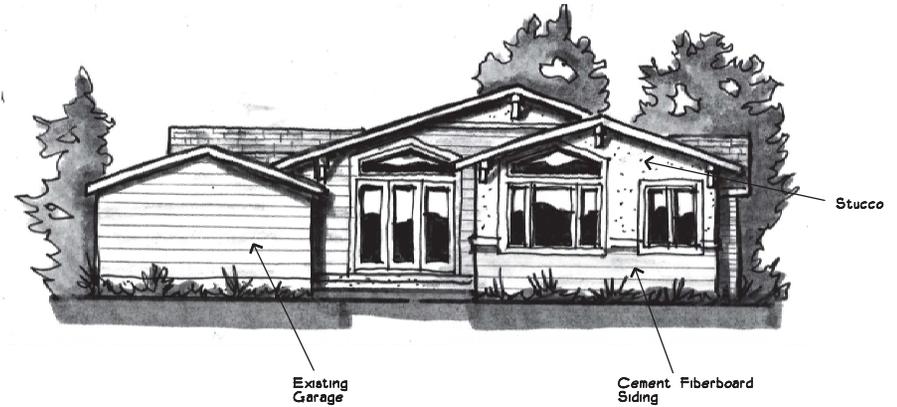
West Elevation

Scale: 1/8" = 1'-0"



North Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"

Tolleson Architects		BLANCHARD RESIDENCE 104 Rose Street Louisville, CO. 80021
303-401-8115		
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Georgetown, TX. 78633		
Drawn	4-2-2020	
Revised		
Sheet		

ELEVATIONS

Lisa Ritchie

From: Chelsea Blanchard <kcblanchardfam@gmail.com>
Sent: Wednesday, June 10, 2020 1:02 PM
To: Lisa Ritchie
Subject: Fwd: Letter for house plans

Hi Lisa,

Here is a neighbor letter from the neighbors next door to us who would be the most impacted by our plans. Please see her email below.

Additionally, we have informed our surrounding neighbors of the letter the city received from Becky at 105 Rose Street and we may be getting more letters in favor of our request as well as a larger turnout at the meeting than we initially anticipated.

Chelsea Blanchard, MSP, CCC-SLP
Specialist in Fluency

This e-mail message and any documents attached to it are confidential and may contain information that is protected from disclosure by various federal and state laws, including the HIPAA privacy rule (45 C.F.R., Part 164). This information is intended to be used solely by the entity or individual to whom this message is addressed. If you are not the intended recipient, be advised that any use, dissemination, forwarding, printing, or copying of this message without the sender's written permission is strictly prohibited and may be unlawful. Accordingly, if you have received this message in error, please notify the sender immediately by return e-mail or call (720) 352-3572, and then delete this message."

Begin forwarded message:

From: Tanya K <bouldertlc@hotmail.com>
Date: June 10, 2020 at 12:55:43 PM MDT
To: "ccblanch2013@gmail.com" <ccblanch2013@gmail.com>
Subject: Letter for house plans

To Whom It May Concern,

We are the owners of 106 Rose Street Louisville, CO 80027. We have reviewed the expansion plans submitted by the owners of 104 Rose St Louisville, CO and are in agreement with the plans. We strongly feel that they should be allowed to add on to the back of their house as it would allow them to expand while keeping the original look of the street as all of the homes are one level.

Thank you
Tanya and Onnig Kouyoumdjian

Lisa Ritchie

From: BeeBop Smith <rosebucket4u@yahoo.com>
Sent: Sunday, June 7, 2020 10:53 AM
To: Planning
Subject: 104 Rose Street Variance - Public Meeting June 17, 2020

RE: Public Notice of Hearing to be held on June 17 regarding variance request at 104 Rose St.

To Planning Commission:

This is a simple request - just do your job. Not that you are not already doing that - just that I want to stand behind you, and encourage you to uphold our Municipal Code.

My husband and I have lived at 105 Rose Street in Louisville for 34 years (he is a Louisville native) and we have seen lots of changes in our little 'hood. We always welcome the newcomers and encourage friendship with a free-flowing get-along attitude. We realize that young families today will not be satisfied with a house that was built in the 1960s, and thus we accept the fact that they would want to do some remodeling.

However, regardless of the fact that I signed the Blanchards' petition, I respectfully request that they be held accountable to the City's setbacks as described in our Municipal Code. I truly believe that every family should be allowed to have the home of their dreams, and encourage them to make that dream come true. But, if that dream home does not fit in the neighborhood they are in, then perhaps they should move somewhere else that would accommodate their aspirations.

Again, I appreciate the job that you do to keep us all adhering on the same set of standards.

Thank you for taking time to consider my input.

Becky Harney
105 Rose St., Louisville

Dear City of Louisville Board,

My wife and I both grew up in Louisville, I attended Louisville Elementary School and Louisville Middle School myself, and we'd love nothing more than for our three children to grow up just blocks away from where we grew up. Our neighborhood is quaint and close-knit. We have a true community here and, while we've grown from being a couple to a family of five over the past seven years, our home and neighborhood continue to be exactly where we want to be. Unfortunately, raising three children in less than 1,000sqft has become a challenge and one that will only become more difficult as our kids enter their middle school and high school years.

In order to maintain the character and feel of our neighborhood, it is our preference to create an addition to our home that would stay a single-level rather than keeping our current footprint and then going up to a second story. Currently, there are no homes on our street that are two stories high. In order to create the space we'd need for our family while staying a single-level home, we'd need to surpass the 30% maximum for our house footprint. Additionally, we'd like to make our layout as functional as possible, which would include attaching our current garage to our house via a mudroom. Lastly, we'd like to create a charming porch and this would impact the 25' setback as our home currently rests at the 25' setback without any porch.

We hope you will approve our plans and we look forward to continuing to watch our family grow in the home and neighborhood we fell in love with.

Kindest Regards,

Kevin and Chelsea Blanchard

We have shown our proposed plans to our surrounding neighborhoods and their signatures show that they are in favor of our proposal.

Pam Foster
MICHAEL AND Pam FOSTER *Mimi WFB* 4-20-2020
Name (print/sign) Date
107 Rose Street

Becky HARDY
Paul Hardy Paul Hardy Becky Hardy 4-20-2020
Name (print/sign) Date
105 Rose Street

Home is vacant with sale pending
Name (print/sign) Date
106 Rose Street

Ron & Pattie Varra *Ron & Pattie Varra* 4-19-2020
Name (print/sign) Date
102 Rose Street