

# Board of Adjustment

## Agenda

April 17, 2024

City Hall, Council Chambers

749 Main Street

6:30 PM

*Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.*

- You can call in to + 1 346 248 7799  
Webinar ID # 810 7350 9524, Passcode: 969190
- You can log in via your computer. Please visit the City's website here to link to the meeting: [www.louisvilleco.gov/boa](http://www.louisvilleco.gov/boa)

*The Board will take public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at [Planning@LouisvilleCO.gov](mailto:Planning@LouisvilleCO.gov).*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – None
5. Public Comments on Items Not on the Agenda
  - a) **900 Eldorado Lane – Variance Request** – A variance request for a 6.4-foot rear setback where 15 feet is required and a 10.2-foot front setback where 18 feet is required for a new single-family home.  
**VAR-000503-2024 – Public Hearing**
    - Applicant/Owner: Antoinette Cabral and Philip Isaac Oaks
    - Case Manager: Rob Zuccaro

---

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or [MeredythM@LouisvilleCO.gov](mailto:MeredythM@LouisvilleCO.gov). A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

- ✓ 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
- ✓ Board discussion
- ✓ Board action

- b) **530 Lafayette Street – Variance Request** – A request for a variance for a side setback of 4.7 feet where 7 feet is required for a single-family home in the Old Town Overlay Zone District.

**VAR-000504-2024 – Public Hearing**

- Applicant/Owner: Peter Stewart, Stewart Architecture & Gerald and Rita Albright, owners
- Case Manager: Amelia Brackett Hogstad
  - ✓ 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
  - ✓ Board discussion
  - ✓ Board action

6. Staff Comments
7. Board Comments
8. Items Tentatively Scheduled for May Meeting (None)
9. Adjourn

**CITY OF LOUISVILLE**  
**BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
**April 17, 2024**

**APPLICANT/OWNER:** Antoinette Cabral and Philip Isaac Oaks

**STAFF PLANNER:** Rob Zuccaro, Community Development Director

**LOCATION:** 900 Eldorado Lane  
Lot 1, Cornerstone Subdivision

**ZONING:** Planned Community Zone District-Residential (PCZD-R)

**REQUEST:** **Case #VAR-0503-2024** – A variance request for a 6.4-foot rear setback where 15 feet is required and 10.2-foot front setback where 18 feet is required for a new single-family home.



**SUMMARY:**

The applicant requests approval of a 6.4-foot rear setback where 15 feet is required and a 10.2-foot front setback where 18 feet is required for a new home located at 900 Eldorado Lane. The homeowners lost their home in the Marshall Fire and are rebuilding.

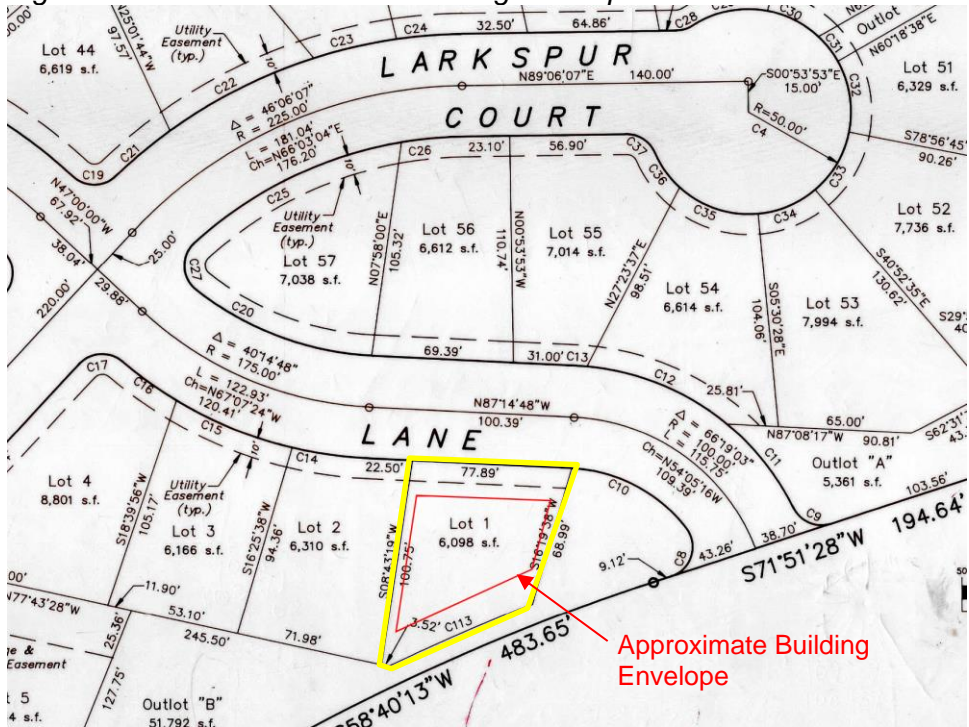
**BACKGROUND:**

The subject property is within the Cornerstone Subdivision and Planned Unit Development (PUD), which the City approved in 1990 (see Attachment Nos 2 and 3). The Cornerstone neighborhood is zoned Planned Community Zone District (PCZD) and is part of the Centennial Valley General Development Plan (GDP) (see Attachment No. 4). The Centennial Valley GDP established a range of commercial, institutional, multifamily, and single family uses surrounding the McCaslin Boulevard corridor. The Cornerstone Subdivision is a single-family neighborhood with lot sizes ranging between 6,098 square feet and 10,764 square feet and an average lot size of 7,197 square feet. The following are the minimum building setbacks:

Front Setback:	18 ft.
Rear Setback:	15 ft.
Interior Side Setback:	5 ft.
Side Yard Adjacent to Street	18 ft.
Rear Yard Adjacent to Street	18 ft.

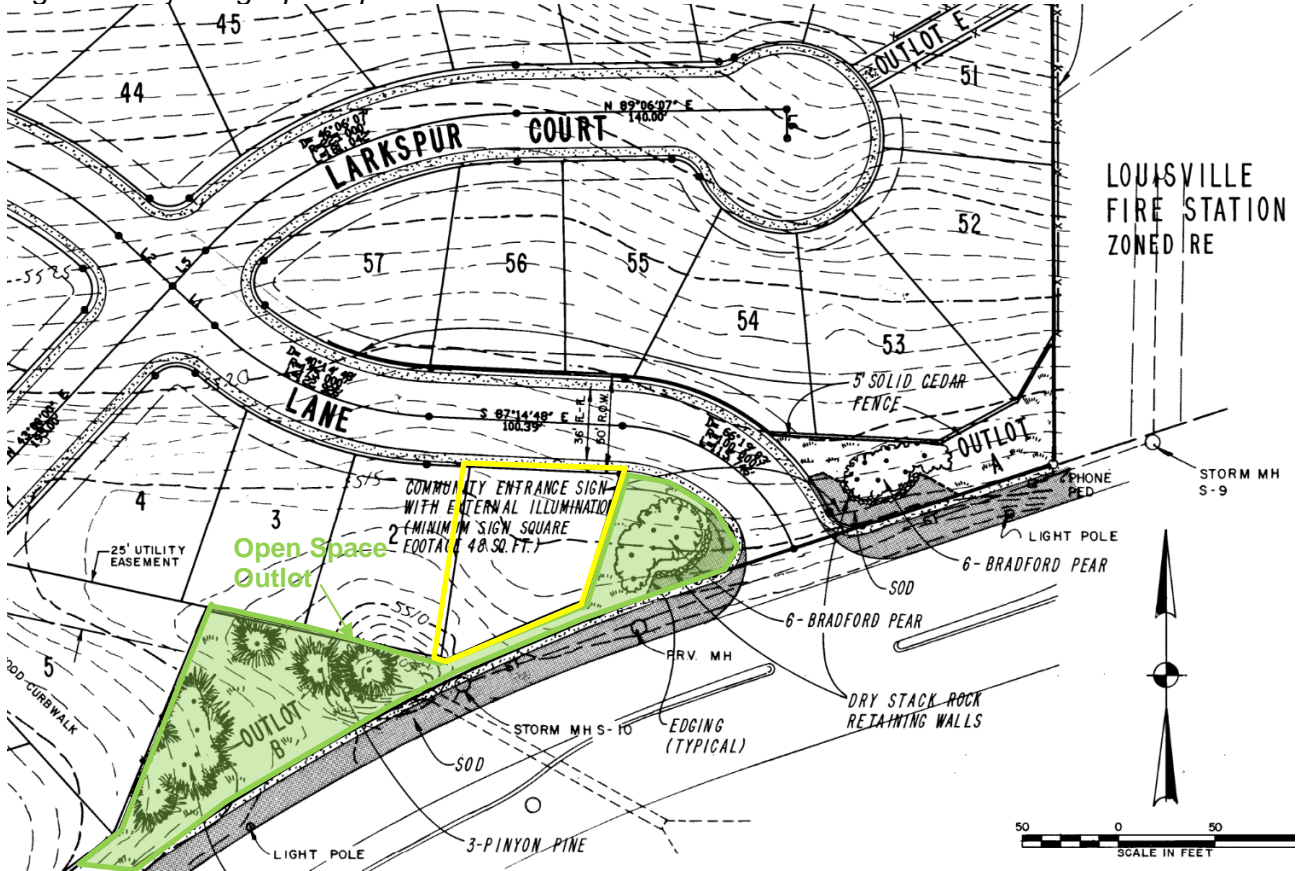
The original house, built in 1992, was destroyed by the Marshall Fire in 2021. The subject lot at 900 Eldorado Lane is the smallest lot in the subdivision, and also has among the shortest side yard length in the subdivision on the eastern boundary of the lot at 68.99 ft. Most side property boundary lengths in the subdivision are at least 90 ft. in length, with many over 100 ft. in length. The short side yard length on the east side of the subject property results in a shallow and non-rectangular building envelope when the minimum building setbacks are applied.

Figure 1: Subdivision Plat and Building Envelop



To the south and east of the subject property is an open space outlet that was dedicated to the City and the Via Appia right of way. Across Via Appia to the south is City property, including the City Arboretum, skate park, Police Station and undeveloped public land around the Police Station.

Figure 2: Adjoining Open Space Outline



**PROPOSAL:**

The proposal includes constructing a deck at the rear of the property that would encroach 8.6 feet into the 15-foot rear setback. The encroachment is an approximately 83-square foot triangular section of the deck and a portion of the staircase. The proposal also includes placing the home towards the front of the lot so that a section of the garage and front porch encroach up to 7.8 feet into the 18-foot front setback. The placement of the home in this location allows for a larger back yard and deck. The encroaching section of the front porch is approximately 121 square feet and the encroaching section of the garage is approximately 25 square feet.

Figure 3: Areas of Encroachment

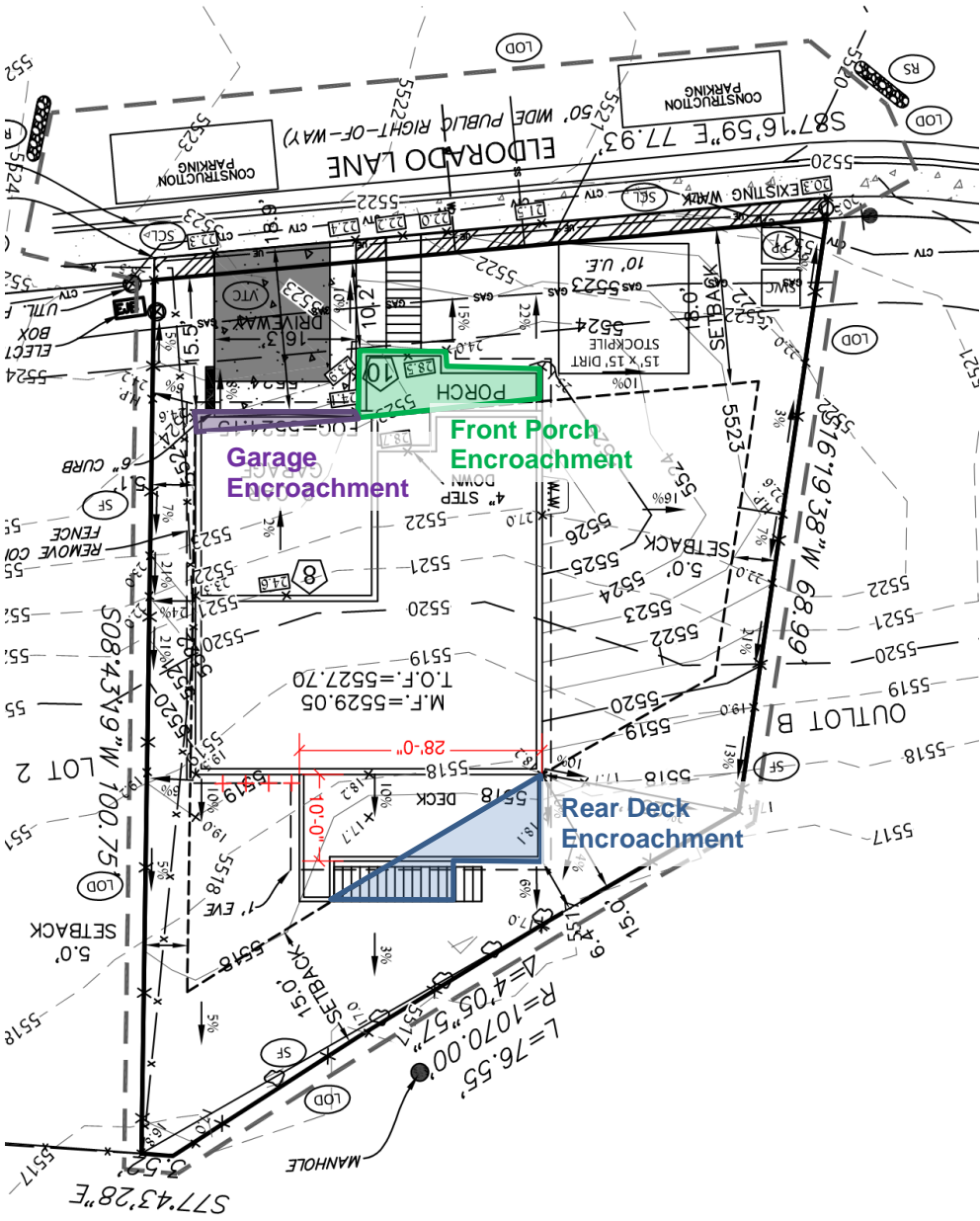
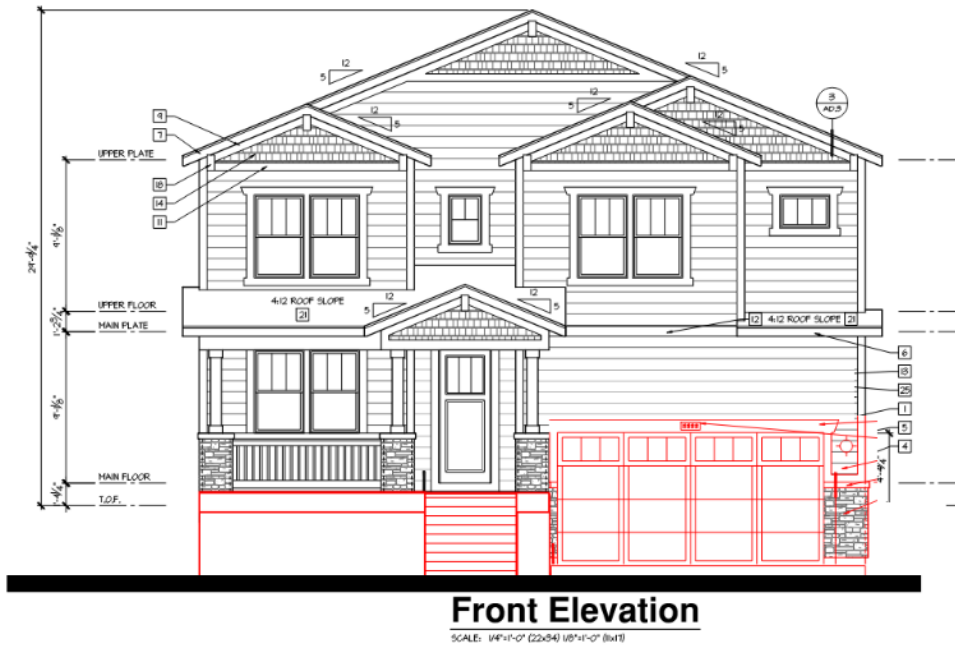
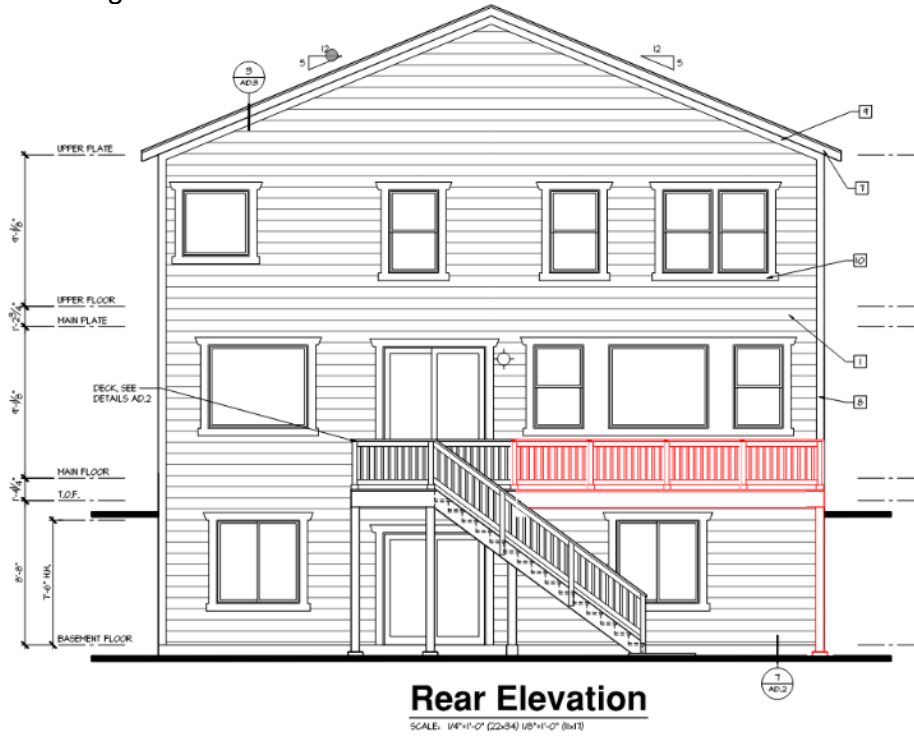
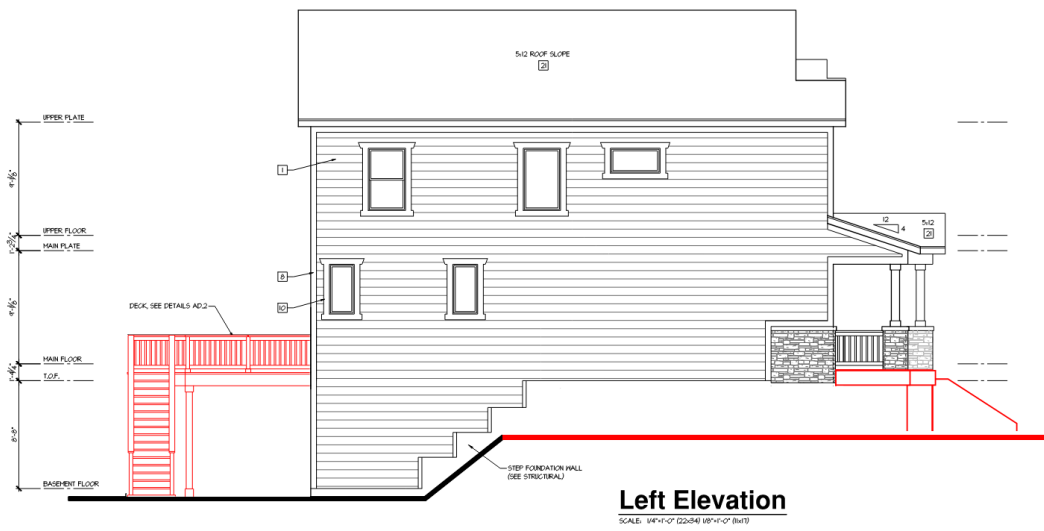
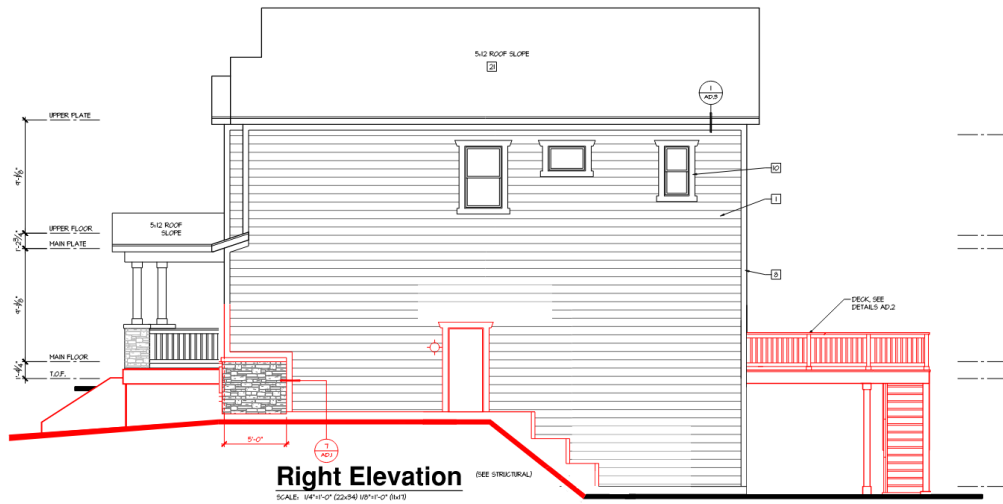


Figure 4: Building Elevations





**Elevation - A**



## REVIEW CRITERIA:

The Board of Adjustment 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. The following are 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.*

The subject property is the smallest has the shortest side property boundary in the subdivision. This results in an irregular and shallow lot and building envelop. **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 subject property is unique in the subdivision. Most lot side boundaries are a minimum of 90 feet long and range over 100 feet in length. Most lots also are more rectangular in shape, providing more standard and larger building envelopes that make the design and placement of a standard home on the lot more feasible. **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 shallowness and irregularity of the lot limit the ability to place a reasonably designed home on the property. The home design being proposed is a standard production home offered by the home builder. In addition, if the short east side property line were the same length of the west line (100.75 feet), the proposed home and deck would fit within the allowed building envelop. **Staff finds the proposal meets this criterion.**

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

Staff finds that the geometry of the lot boundaries was established with the Cornerstone Subdivision approval and resulting the irregular and shallow building envelop that results in the hardship. **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 proposed home is similar in size and dimension as many of the other homes being rebuilt in the Cornerstone neighborhood. Any visual impact from the encroachment of the deck at the rear of the lot will be mitigated by the adjoining open space outlot. The encroaching porch in the front setback is a covered but open deck,

thus, the massing of the encroachment will be minimal. The portion of the encroaching garage is also limited to approximately 25 square feet. Letters of support from surrounding property owners are included in Attachment No. 5. No opposition letters have been received. **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.*

Staff finds that the proposed variance would allow the construction of a customary and standard production home consistent in design and size with other homes being rebuilt in the neighborhood. **Staff finds the proposal meets this criterion.**

**PUBLIC COMMENTS:**

Comments received to date are included as Attachment 5.

**STAFF RECOMMENDATION:**

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

**BOARD ACTION:**

If the Board determines that the application is eligible for rehearing, 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. Cornerstone Subdivision
3. Cornerstone Planned Unit Development
4. Centennial Valley General Development Plan
5. Public Comment

## Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

### Property Information

Common Address(es): \_\_\_\_\_

Legal Description:

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Lot Area: \_\_\_\_\_ Sq. Ft. or \_\_\_\_\_ Acres

#### LAND USE PROCESS (check all that apply)

- Annexation
- Concept Plan
- Easement Vacation
- Oil and Gas
- General Development Plan (GDP)
  - Amendment
  - New GDP
- Planned Unit Development (PUD)
  - Amendment
  - Preliminary
  - New PUD
- Rezoning
- Special Review Use (SRU)
  - Amendment
  - New SRU
- Subdivision
  - Final or Replat
  - Preliminary Plat
- Temporary Use Permit
- Variance
- Vested Property Right
- Wireless Facility
- Other: \_\_\_\_\_

#### PROJECT DESCRIPTION:

### Property Owner Information

Name: \_\_\_\_\_ Entity (if applicable) \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Application Representative Information


Name: \_\_\_\_\_ Entity (if applicable) \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.



Signature\*

Print Name

Date

\*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application

March 15, 2024

Rob Zuccaro  
749 Main Street  
Louisville, CO 80027  
Ph: 303.666.6565  
Email: rzuccaro@louisvilleco.gov

City of Louisville  
Planning Department

Re: 900 Eldorado Lane

To Whom It May Concern:

I hereby authorize Jenna Sobieray, Abby Noyes and Bobby Esposito of Homebound Technologies, to act and sign on my behalf in all matters obtaining to the board of adjustment variance from the City of Louisville Planning Department.

The authorization shall continue until the department is notified that said authorization is canceled.

Sincerely,

*Antoinette Cabral*

Antoinette Cabral

03 / 19 / 2024

*Philip Isaac Oaks*

Philip Isaac Oaks

03 / 19 / 2024

# Signature Certificate

Reference number: YXNJF-QUEEY-59LG6-PKM8Q

## Signer

## Timestamp

## Signature

### Antoinette Cabral

Email: antoinettecabral@gmail.com

Shared via link

Sent:

15 Mar 2024 16:05:59 UTC

Viewed:

19 Mar 2024 16:25:06 UTC

Signed:

19 Mar 2024 16:25:26 UTC

*Antoinette Cabral*

IP address: 73.243.176.34

Location: Carbondale, United States

### Philip Isaac Oaks

Email: pioaks@gmail.com

Shared via link

Sent:

15 Mar 2024 16:05:59 UTC

Viewed:

19 Mar 2024 21:06:12 UTC

Signed:

19 Mar 2024 21:07:21 UTC

*Philip Isaac Oaks*

IP address: 73.243.176.34

Location: Carbondale, United States

Document completed by all parties on:

19 Mar 2024 21:07:21 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



Rob Zuccaro  
City of Louisville, Planning Department  
Variance Request - Board of Adjustment

Re: 900 Eldorado Lane

**Description:**

The property at 900 Eldorado Lane presents unique challenges to rebuild their home due to the irregular shape and neighborhood setbacks, particularly the 15' rear setback. This limitation is further compounded by the topography of the property. Unlike previous custom-designed homes in the neighborhood, this property cannot afford the luxury of custom architecture due to cost constraints. Despite our best efforts to create efficient and compact floor plans, we still find ourselves overlapping the setback regulations. Additionally, the irregular grade conditions make a simple on grade patio unfeasible, necessitating the need for a deck off the rear of the home. Given these constraints and the disparity with neighboring properties, we are recommending a variance on the standard setback guidelines is warranted to ensure the property's appeal and functionality align with the neighborhood's character.

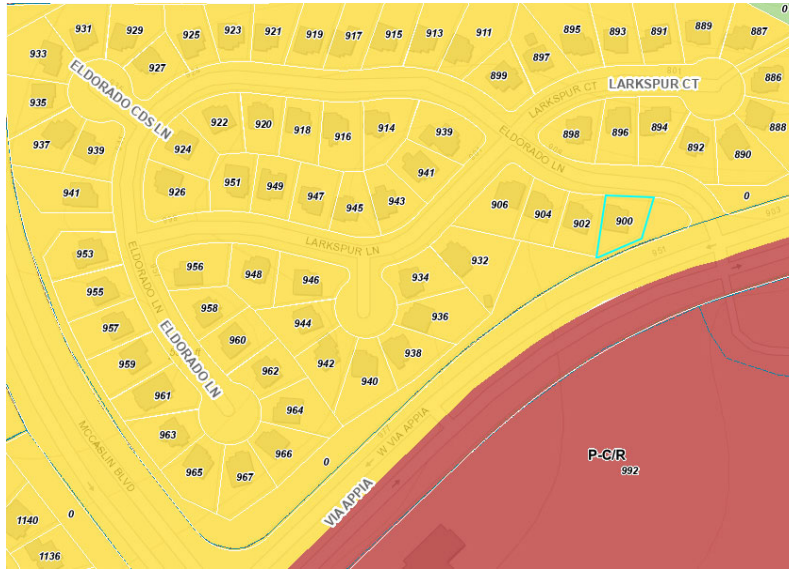
**Criteria:**

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;

*900 Eldorado has an irregular trapezoid shape with steep topographical grades from the front to the back of the lot.*

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

*900 Eldorado is the one of the smallest parcels within the Cornerstone Subdivision that is also a corner lot not allowing for a standard square home footprint. See the property lines highlighted in the image below for the location and shape of the lot.*



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

*Due to the small lot and irregular shape the homeowners are very limited in options to rebuild their home. The 15' rear setback is also restricting the home placement. This lot has about 40 feet of open space along the back property line. Therefore if this home encroaches into the rear setback it will not impact any neighbors behind the lot.*

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

*This homeowner, who lost their home in the Marshall fire, faces limited options for rebuilding. Despite opting for a compact plan, the building footprint still encroaches on setbacks both in the front and rear, as depicted in the attached site plan. To maximize backyard space and minimize encroachment into the rear setback, the building footprint is positioned towards the front of the lot.*

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;

*This home elevation is similar to many other homes already built in this neighborhood. The rear deck would not impact any of the neighbors or adjacent properties and keeps the essential character of the Cornerstone Subdivision. The*

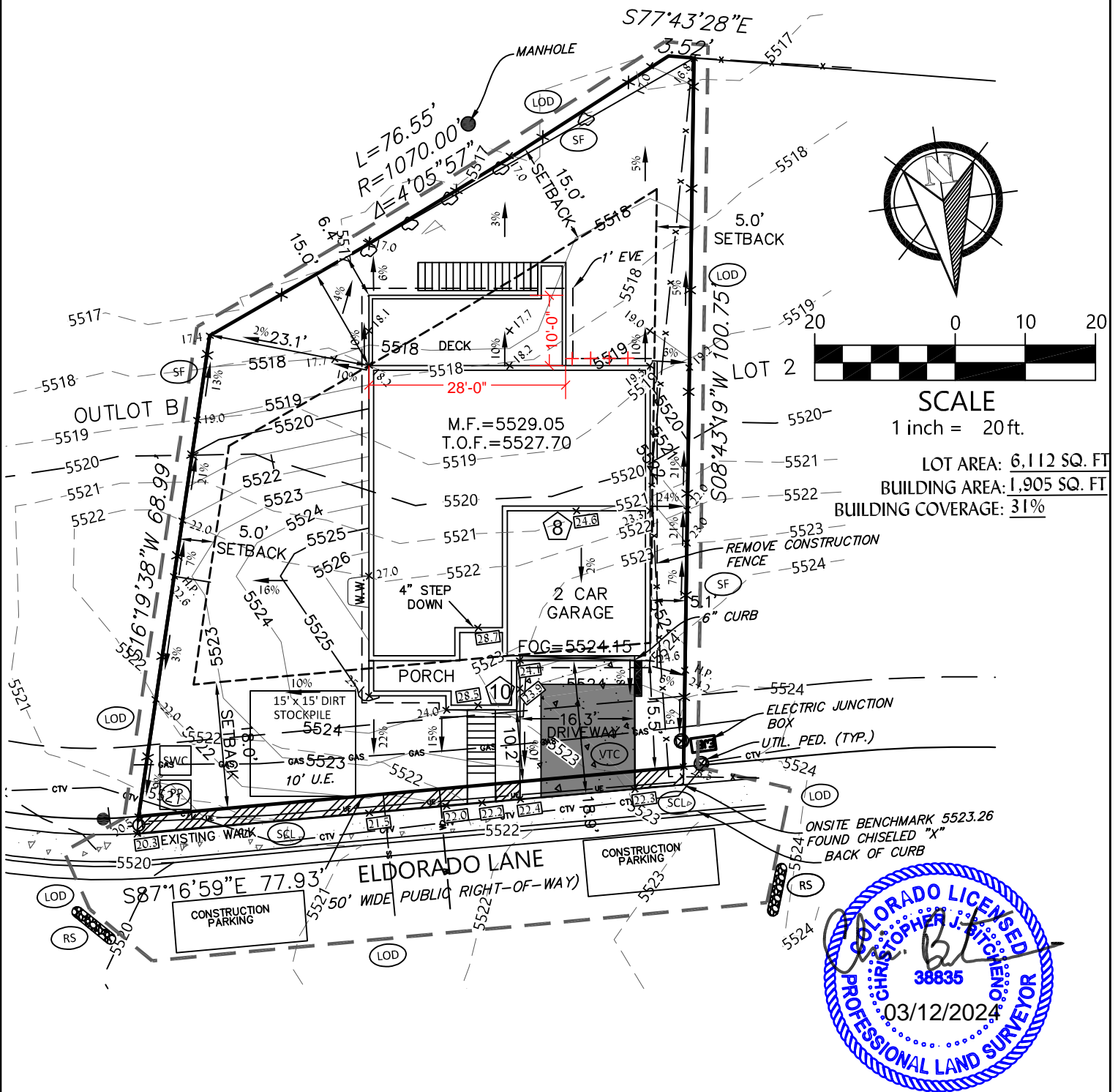
*building coverage of this home is within the maximum allowable recovery request of 31%.*

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.

*The variance requested is allowing for a rebuild of a deck into the back setback, adjusting the rear setback to 5' and allowing the front entry to encroach into the front setback 8'. This is the best solution for this home while maintaining a minimum 18' driveway with 10% max slope and keeping the footprint of the livable space within the existing setbacks.*



# PLOT PLAN



ELEVATION GRADES	
HIGHEST CORNER	5,524.0'
LOWEST CORNER	5,522.5'
TOTAL	11,046.5'
AVERAGE GRADE	5,523.2'
TOP OF BUILDING ELEVATION	5,557.5'
TOP OF BUILDING AVERAGE GRADE	34.3'

- NOTES**
- CORNERSTONE SUBDIVISION FINAL PLAT AND CORNERSTONE PUD, DATED 09/04/1990
  - PORT-A-POTTY SHOULD BE PLACED ON A STABLE SURFACE AND SECURED TO PREVENT TIPPING
  - THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 5 FEET
  - REFER TO GEOTECH REPORT BY GEOMET, 1/05/2024 FOR PERIMETER DRAIN DETAILS
  - ALL POINTS REFER TO FINISHED GRADE UNLESS OTHERWISE NOTED
  - VERTICAL SURVEY DATUM SHALL BE FROM NAVD88

**MINIMUM SETBACKS**

FRONT:	18'
REAR:	15'
SIDE:	5'
CORNER:	15'

**LEGEND**

DIRT FINISHED GRADE ELEVATION  $\times 26.2$

CONCRETE FINISHED GRADE ELEVATION  $+ 26.2$

CONCRETE [Symbol]

NUMBER OF RISERS [Symbol]

STEP SIDING TO ACCOMMODATE GRADE ++++

DEEPEN FOOTER FOR FROST PROTECTION \*\*\*\*

WATER SERVICE LINE [Symbol]

SANITARY SEWER SERVICE [Symbol]

CABLE [Symbol]

GAS [Symbol]

WATER LINE [Symbol]

EASEMENT LINE [Symbol]

SETBACK LINE [Symbol]

PROPERTY LINE [Symbol]

LOT LINE [Symbol]

CENTERLINE [Symbol]

UNDERGROUND ELECTRIC [Symbol]

PROPOSED MAJOR CONTOUR [Symbol]

PROPOSED MINOR CONTOUR [Symbol]

EXISTING MAJOR CONTOUR [Symbol]

EXISTING MINOR CONTOUR [Symbol]

FINISHED GRADE SLOPE 5%

WATER METER [Symbol]

SANITARY SEWER SERVICE [Symbol]

WINDOW WELL [Symbol]

TRANSFORMER [Symbol]

U.E. = UTILITY EASEMENT

T.O.F = TOP OF FOUNDATION

M.F = MAIN FLOOR ELEVATION

FOG = FRONT OF GARGAGE

BOG = BACK OF GARGAGE

SCL = SEDIMENT CONTROL LOG

SF = SILT FENCE

VTC = VEHICLE TRACKING CONTROL

IP = INLET PROTECTION

RS = ROCK SOCK

CWA = CONCRETE WASHOUT AREA

SWC = SOLID WASTE CONTAINMENT

PP = PORT-A-POTTY

LOD = LIMITS OF DISTURBANCE

1765 W. 121st Avenue  
 Suite 300  
 Westminster, CO 80234  
 303-421-4224  
 www.lja.com

900 ELDORADO LANE  
 LOT 1,  
**CORNERSTONE SUBDIVISION**  
 CITY OF LOUISVILLE, COUNTY OF BOULDER  
 STATE OF COLORADO

Prepared: CPZ	Horiz. Scale: 1"=20'	Job No.: 3802-2401	Sheet 17 10F1
Approved: CJB	Vert. Scale: N.A.	Date: 3/5/2024	



**Rear Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Front Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**CONSTRUCTION**

**ASSEMBLIES:**

- [T] THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). ICE AND WATER SHIELD PER R405.2. ROOF DRAINAGE PER R403.4. CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION: SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES. INTERIOR: CLASS I OR II VAPOR RETARDER, & 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR.: ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION: FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD GARAGE CEILING: 5/8" TYPE X GYP BOARD
- D. CONCRETE SLAB CONSTRUCTION: CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. REFER TO STRUCTURAL DRAWINGS. FOUNDATION DRAINAGE PER R405. SITE PREPARATION PER R506.2. DAMPROOFING PER BUILDER & ALL APPLICABLE CODES.

**GENERAL EXTERIOR ELEVATION NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.
- PROVIDE DOUBLE UNDERLAYMENT FOR ROOF SLOPES 2:12 UP TO 4:12.
- ICE BARRIER SHALL EXTEND FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- WINDOW FALL PROTECTION REQ. ON SECOND LEVEL WINDOWS PER IRC.

**EXTERIOR ELEVATION KEYNOTES:**

- [#] THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- 8" LAP SIDING.
  - 6" LAP SIDING.
  - VERTICAL SIDING.
  - STONE VENEER.
  - STONE GAP.
  - 1x8 FASCIA.
  - 1x8 RAKE.
  - 1x6 CORNER TRIM.
  - 1x6 FRIEZE TRIM.
  - 1x6 WINDOWDOOR TRIM.
  - 1x6 TRIM.
  - 1x10 TRIM.
  - SHAKE SIDING.
  - 2x2 TRIM.
  - BOARD & BATTEN.
  - 12"x30" DECORATIVE LOUVER W/ 1x6 TRIM.
  - PAINTED FYPON BRACKET.
  - METAL ROOF.
  - METAL ANNING.
  - COMPOSITION SHINGLES.
  - FLUSH RAKES AND EAVES TYP.
  - 1x4 CORNER TRIM.
  - 1x4 WINDOWDOOR TRIM.
  - ADDRESS PLATE: ADDRESS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET; NUMBERS SHALL BE ARABIC NUMBERS OR LETTERS & SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".
  - WOODTONE SIDING



ISSUE DATE: 01-30-2024

NO.	REVISIONS

**Homebound**

**SINGLE FAMILY**  
Colorado



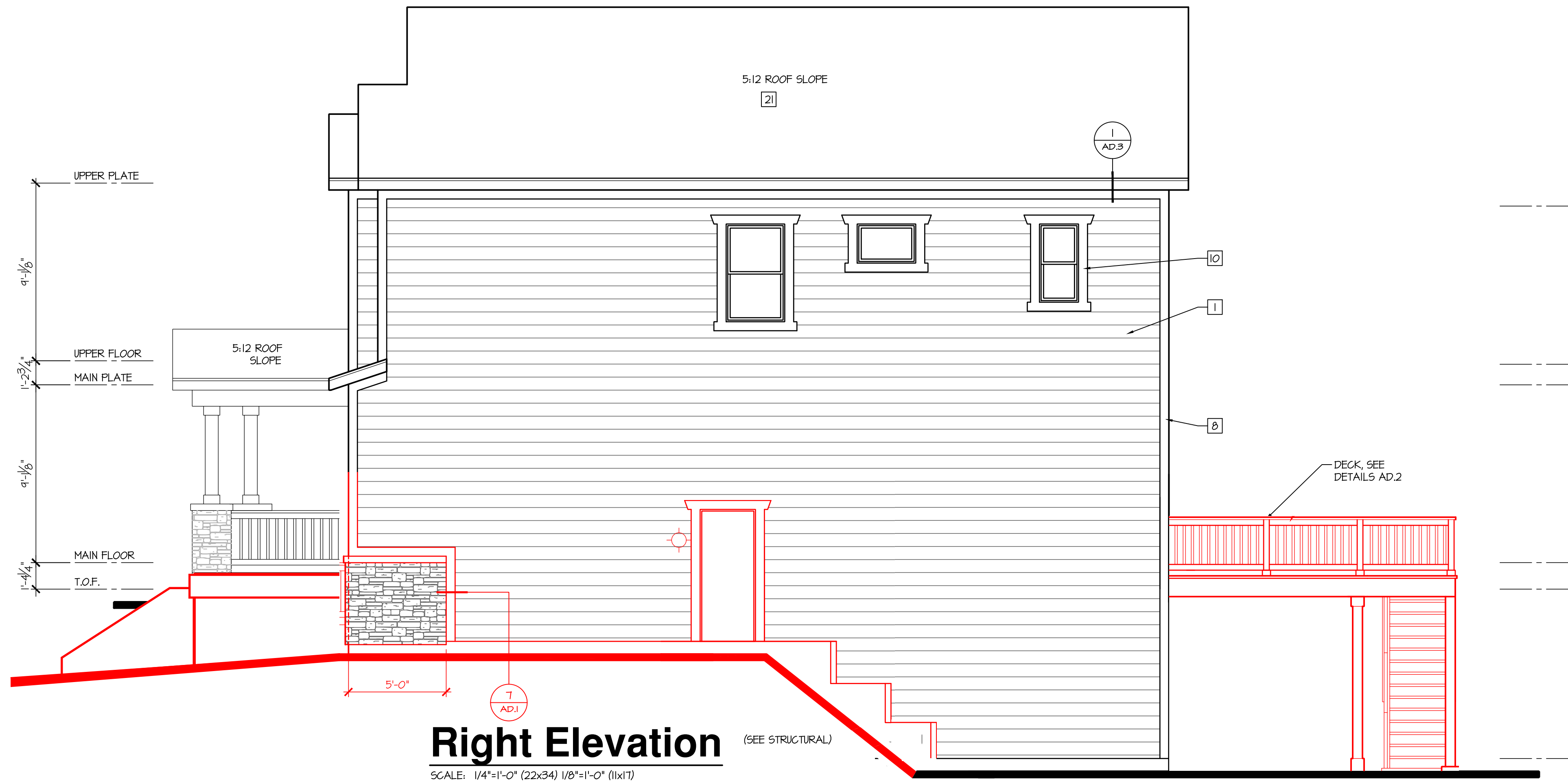
7951 E. Maplewood Ave, Suite 250  
Greenwood Village, Colorado 80111  
720 548 1350

JOB NO: SF220142.00 PROJ MGR: PP  
DRAWN: JMB.K.I.O CHECKED: PP  
EXTERIOR ELEVATIONS

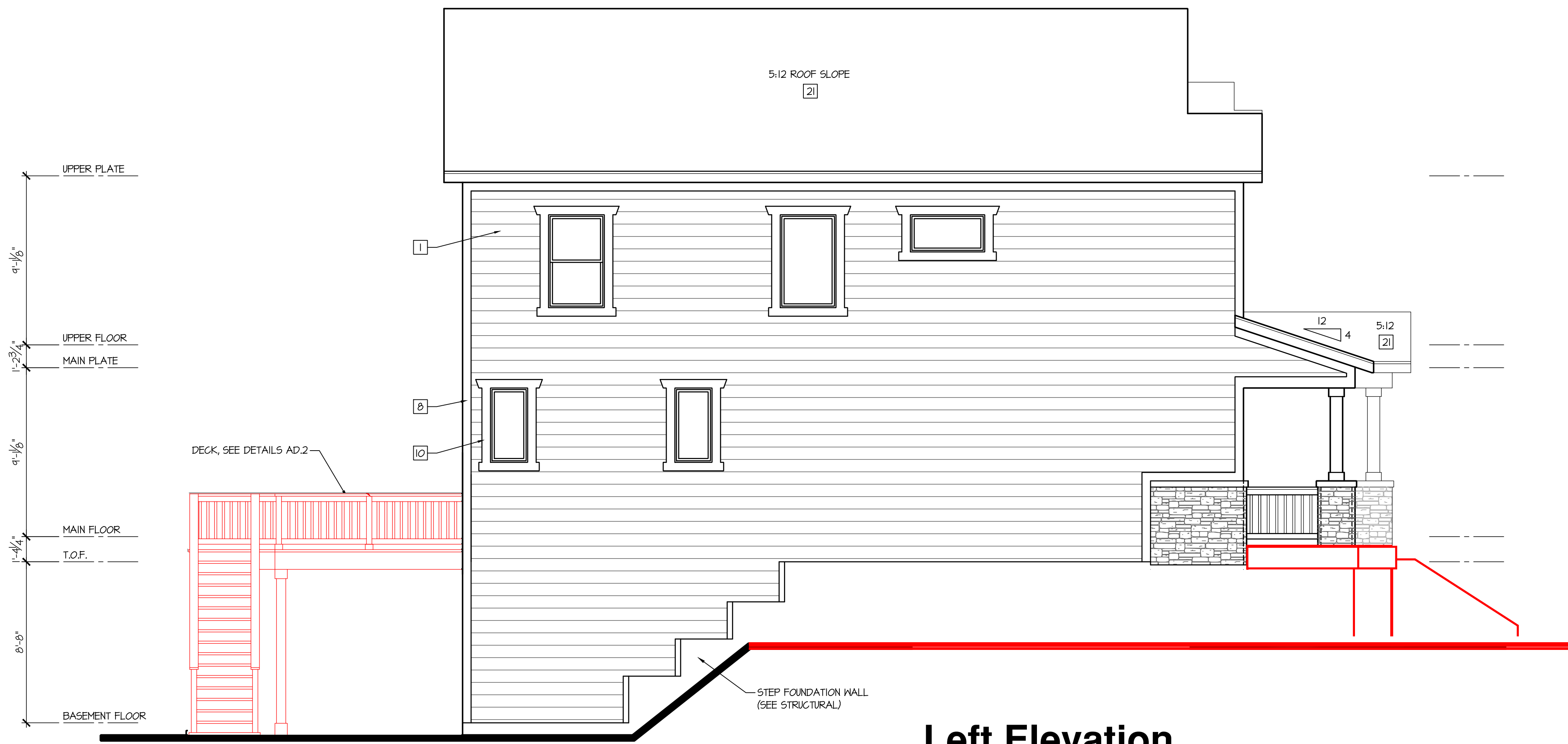
900 ELDORADO LN  
PLAN 2

**A3.1A**

**Elevation - A**



**Right Elevation** (SEE STRUCTURAL)  
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Left Elevation**  
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**Elevation - A**

**CONSTRUCTION ASSEMBLIES:**

- T** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. ROOF CONSTRUCTION:**  
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). ICE AND WATER SHIELD PER R405.1.2. ROOF DRAINAGE PER R503.4. CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:**  
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES. INTERIOR: CLASS I OR II VAPOR RETARDER, 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTRUCTION:**  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION:**  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD GARAGE CEILING: 5/8" TYPE X GYP BOARD
- D. CONCRETE SLAB CONSTRUCTION:**  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. REFER TO STRUCTURAL DRAWINGS. FOUNDATION DRAINAGE PER R405. SITE PREPARATION PER R506.2. DAMPROOFING PER BUILDER & ALL APPLICABLE CODES.

**GENERAL EXTERIOR ELEVATION NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.
- PROVIDE DOUBLE UNDERLAYMENT FOR ROOF SLOPES 2:12 UP TO 4:12.
- ICE BARRIER SHALL EXTEND FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- WINDOW FALL PROTECTION REQ. ON SECOND LEVEL WINDOWS PER IRC.

**EXTERIOR ELEVATION KEYNOTES:**

- #** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- 8" LAP SIDING.
  - 6" LAP SIDING.
  - VERTICAL SIDING.
  - STONE VENEER.
  - STONE GAP.
  - 1x8 FASCIA.
  - 1x8 RAKE.
  - 1x6 CORNER TRIM.
  - 1x6 FRIEZE TRIM.
  - 1x6 WINDOW/DOOR TRIM.
  - 1x6 TRIM.
  - 1x8 TRIM.
  - 1x10 TRIM.
  - SHAKE SIDING.
  - 2x2 TRIM.
  - BOARD & BATTEN.
  - 12"x30" DECORATIVE LOUVER W/ 1x6 TRIM.
  - PAINTED FLYPON BRACKET.
  - METAL ROOF.
  - METAL ANNING.
  - COMPOSITION SHINGLES.
  - FLUSH RAKES AND EAVES TYP.
  - 1x4 CORNER TRIM.
  - 1x4 WINDOW/DOOR TRIM.
  - ADDRESS PLATE; ADDRESS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET; NUMBERS SHALL BE ARABIC NUMBERS OR LETTERS & SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".
  - WOODTONE SIDING



ISSUE DATE: 01-30-2024

REVISIONS



**SINGLE FAMILY**  
Colorado



7951 E. Maplewood Ave, Suite 250  
Greenwood Village, Colorado 80111  
720 548 1350

JOB NO: SF220142.00 PROJ MGR: PP  
DRAWN: JMBK/JC CHECKED: PP  
EXTERIOR ELEVATIONS

900 ELDORADO LN  
PLAN 2

**A3.2A**

CORNERSTONE SUBDIVISION AUGUST 1980 1 of 2

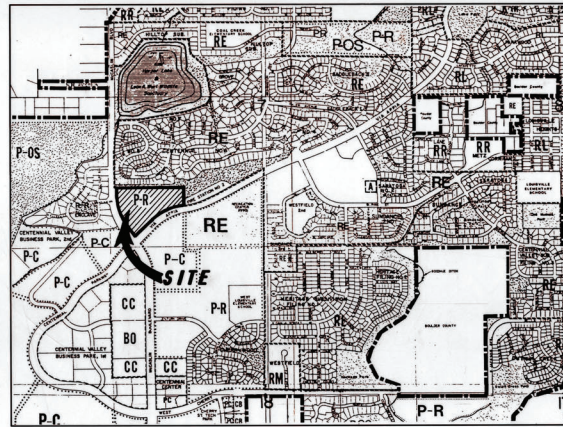
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

# FINAL PLAT CORNERSTONE SUBDIVISION

A SUBDIVISION OF A PART OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO



VICINITY MAP

### DEDICATION

FROM ALL MEN BY THESE PRESENTS, THAT HOWART DEVELOPMENT CO. INC. BEING THE RECORDING OWNER OF THE LAND SHOWN IN THIS FINAL P.L.C.D. HAS CAUSED SAID LAND TO BE LAID OUT AND PLANNED UNDER THE NAME "CORNERSTONE"

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST;
- THENCE ALONG THE WEST LINE OF SAID SECTION 7 NORTH 00°22'53" WEST, A DISTANCE OF 1972.10 FEET;
- THENCE SHERIDAN'S 645 FEET;
- A DISTANCE OF 99.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MCCALLIN BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL D OF CENTENNIAL VALLEY SUBDIVISION, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO; AND THE TRUE POINT OF BEGINNING;
- THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF MCCALLIN BOULEVARD AND ALONG A NORTH BOUNDARY LINE OF CENTENNIAL VALLEY SUBDIVISION NORTH 89°04'07" EAST, A DISTANCE OF 1284.75 FEET TO A POINT;
- THENCE ALONG AN EASTERLY BOUNDARY LINE OF CENTENNIAL VALLEY SUBDIVISION SOUTH 00°21'41" EAST, A DISTANCE OF 134.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA APPIA;
- THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VIA APPIA THE FOLLOWING FOUR (4) COURSES:
- 1) SOUTH 71°51'28" WEST, A DISTANCE OF 194.64 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°22'10", A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 487.95 FEET TO A POINT;
- 3) THENCE SOUTH 43°28'58" WEST, A DISTANCE OF 340.80 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°47'08", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 123.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MCCALLIN BOULEVARD;
- THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF MCCALLIN BOULEVARD THE FOLLOWING THREE (3) COURSES:
- 1) NORTH 38°43'54" WEST, A DISTANCE OF 154.68 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°21'00", A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 629.19 FEET;
- 3) THENCE SOUTH 00°22'53" WEST, A DISTANCE OF 139.25 FEET TO THE TRUE POINT OF BEGINNING;

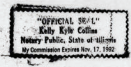
SAID PARCEL CONTAINS 14.55 ACRES (723,548 SQUARE FEET), MORE OR LESS.

HAS SAID CITY, SURVIVOR AND HEIR OF SAID LAND AS PER SHARING HERON CONTAINED UNDER THE NAME AND STYLE OF CORNERSTONE, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC THE STREETS, AVENUES, COURTS AND WAIS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND LONGER FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR MUNICIPALLY FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID SAID PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHTS-OF-WAY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIRS AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FURNISHING, EXTENSION AND ELECTRIC LINES, WATER, SEWER, GAS, TELEPHONE LINES, GAS FEEDLINES, WATER FEEDLINES, SANITARY SEWER LINES, STREET LIGHTS, CURBENTS, HYDANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THEREON, AND EXPRESSLY UNDERSHOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INCURRED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWER AND GRABERS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVISOR OR ARRANGEMENTS MADE BY THE SUBDIVISOR THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH EASES SHALL BE SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR THE BOURNAIN STATE TELEPHONE AND TELEGRAPH COMPANY WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

HOWART DEVELOPMENT COMPANY INC.  
THOMAS A WHITE VICE PRESIDENT  
JOHN J. REELY ASSISTANT SECRETARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF August 1980, at 10:32, by Thomas A. White and John J. Reely, both of whom I know and official seal. My commission expires 11/1/82.

Willy Hyle Colton  
2314 Sunnyside  
Boulder, Colorado 80513



**CITY COUNCIL CERTIFICATE**  
APPROVED THIS 7th DAY OF August 1980 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 1980-26, SERIES 1980  
Mayor: Herman F. Lauer  
City Clerk: Dennis Cummings

**CLERK AND RECORDER CERTIFICATE**  
COUNTY OF BOULDER)  
STATE OF COLORADO)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:07 P.M. ON AUGUST 14, 1980, THIS DAY OF August 1980, AND IS NOW RECORDED IN PLAT FILE NO. 1980-26, PAGE 1, AND PAID \$100.00. FILM NO. 1980-26, RECEPTION NO. 1041955  
Chris Lotte Anstetter  
Clerk  
Carmie Rose  
Recorder

**PLANNING COMMISSION CERTIFICATE**  
APPROVED THIS 10th DAY OF July 1980 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 1980-15  
Daniel A. DiSalvo  
Chairman  
Mary Ann Peltack  
Secretary

**NOTICE**  
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**NOTES**  
COURSES A THROUGH H TO BE HEARD TO THE CITY OF LOUISVILLE AND USED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

**SURVEYOR'S CERTIFICATE**  
I, ROBERT CURTMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF CORNERSTONE SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.  
Robert Curtman  
REGISTERED PROFESSIONAL  
LAND SURVEYOR - PLS NO. 13115



801041955 07/04/80 09:42 AM REAL ESTATE RECORDS  
F1642 CHARLOTTE HOUSTON BOULDER CITY CD RECORDER

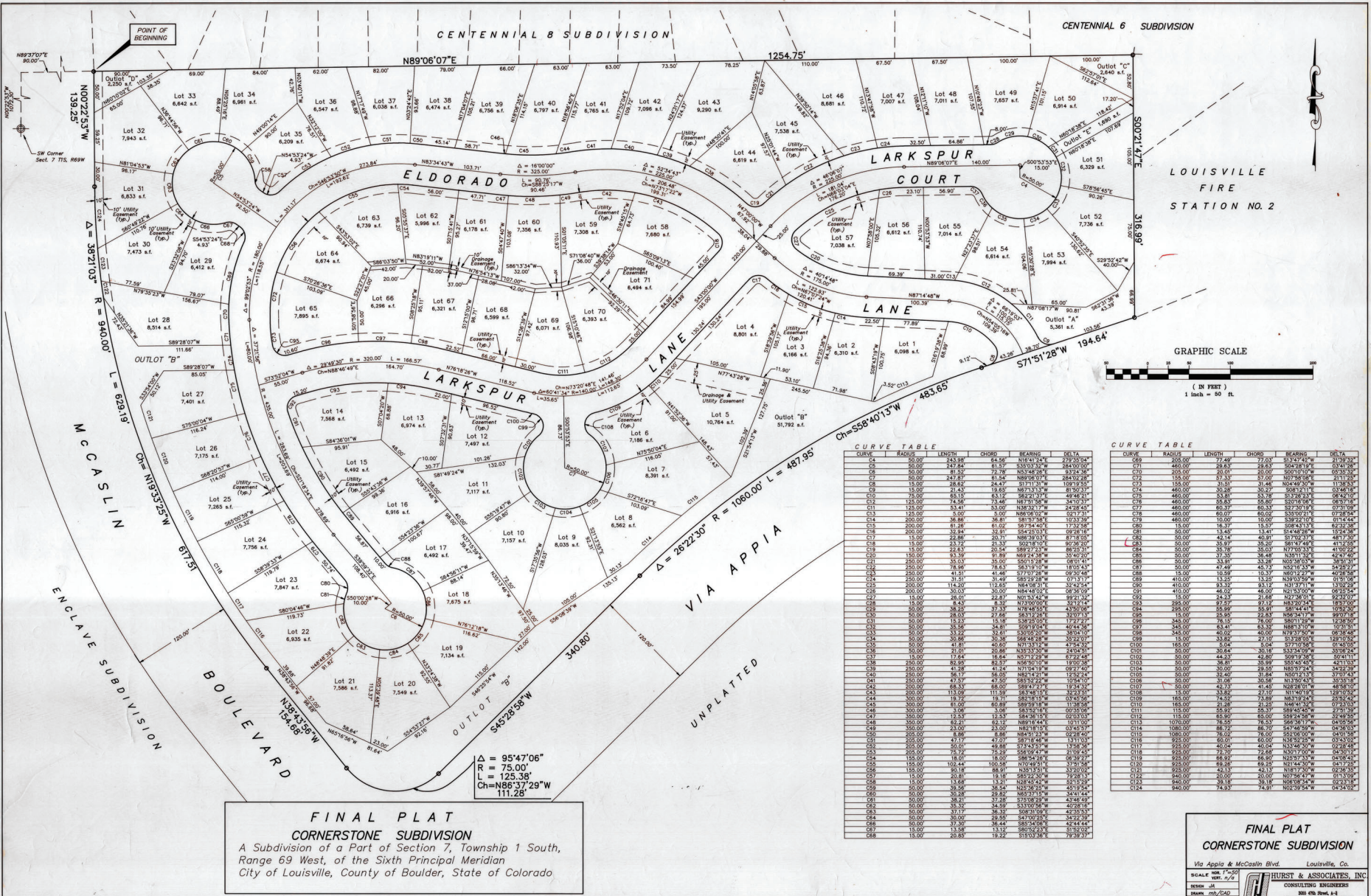
DRAWING NUMBER:  
2 of 2 CORNER SUB.

DRAWING NUMBER:  
MCCASLIN CORPORATION • REAL CALIFORNIA  
REGISTERED PROFESSIONAL ENGINEER

DRAWING NUMBER:  
MCCASLIN CORPORATION • REAL CALIFORNIA  
REGISTERED PROFESSIONAL ENGINEER

DRAWING NUMBER:  
MCCASLIN CORPORATION • REAL CALIFORNIA  
REGISTERED PROFESSIONAL ENGINEER

PLAT 025 07/04/70 07/02: AN REAL ESTATE RECORDS  
PLAT 025 07/04/70 07/02: AN REAL ESTATE RECORDS  
PLAT 025 07/04/70 07/02: AN REAL ESTATE RECORDS



# CORNERSTONE PLANNED UNIT DEVELOPMENT

**CORNERSTONE LAND USE SUMMARY**

ZONING	PC2D-R
GROSS DENSITY	4.2 UNITS/AC.
TOTAL LOTS	71
MEAN LOT SIZE	7197 S.F.
MEDIAN LOT SIZE	7037 S.F.
MINIMUM LOT SIZE	5996 S.F.
MAXIMUM LOT SIZE	10,832 S.F.

**NOTES**

**BUILDING SETBACKS**

FRONT YARD 18'  
SIDE YARD 5'  
REAR YARD 15'  
REAR YARD ADJACENT TO ELDOBORADO LANE 18' (LOTS 54 TO 57)  
REAR YARD ADJACENT TO CENTENNIAL S 25' TO BUILDING STRUCTURE  
REAR YARD ADJACENT TO STREET 18'

**SOLID FENCE DESIGN CRITERIA** - SOLID INTERIOR FENCES SHALL BE A MAXIMUM OF 72" HIGH WITH 1 X 6 R.C. VERTICAL BOARDS ON 4"x4" POSTS @ 48" O.C. WITH 1/4" SPACING BETWEEN BOARDS, STAINED CABOT SEMISOLID DUNE GREY OR EQUAL W/FINISHED SIDE OUT.

**SOLID FENCE SETBACKS**

FRONT YARD 18'  
SIDE YARD 0'  
REAR YARD 0'  
SIDE YARD ADJACENT TO STREET 18'

**OPEN STYLE FENCE DESIGN CRITERIA** - 42" HIGH SPIRAL RAIL (UNLESS OTHERWISE NOTED ON THE P.U.D.)

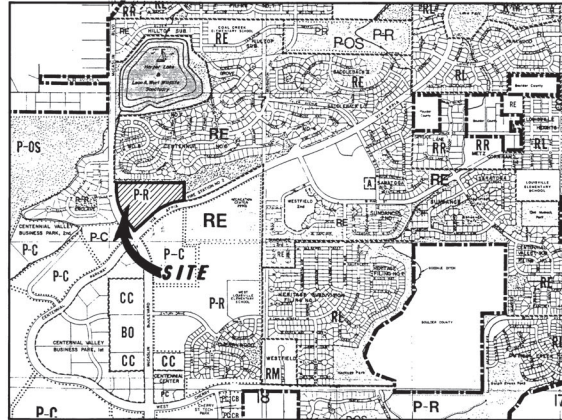
SETBACKS - NONE

EXTERIOR FENCES ALONG MCCASLIN BOULEVARD AND VIA APPIA TO BE INSTALLED BY DEVELOPER.

WHERE DEVELOPER INSTALLS FENCING AS SHOWN ON THE P.U.D. PLAN, NO ADDITIONAL PARALLEL FENCING WILL BE ALLOWED WITHIN THE BUILDING SETBACK.

**LANDSCAPING NOTES**

- FINAL LANDSCAPE PLANS WILL BE SUBMITTED FOR APPROVAL BY THE PARKS AND RECREATION DEPARTMENT BEFORE INSTALLATION.
- CITY OF LOUISVILLE WILL TAKE OVER MAINTENANCE UPON CONSTRUCTION ACCEPTANCE OF LANDSCAPING.
- THE FINAL DESIGN AND LOCATION OF LANDSCAPING AND RETAINING WALLS SHALL BE APPROVED BY THE CITY.
- LANDSCAPING AND FENCING SHALL NOT OBSTRUCT SAFE TRAFFIC SIGHT.
- SHRUBS AND TREES SHALL NOT BE PLANTED OVER UTILITY LINES (CLEARANCE SHALL BE 10' FOR CONIFEROUS TREES AND 5' FOR DECIDUOUS TREES).



VICINITY MAP

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST;  
THENCE ALONG THE WEST LINE OF SAID SECTION 7 NORTH 00°22'53" WEST, A DISTANCE OF 1072.30 FEET;

THENCE DEPARTING SAID WEST LINE OF SECTION 7 NORTH 89°37'07" EAST, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL D OF CENTENNIAL VALLEY SUBDIVISION, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF MCCASLIN BOULEVARD AND ALONG A NORTH EQUIDISTANT LINE OF CENTENNIAL VALLEY SUBDIVISION NORTH 89°06'07" EAST, A DISTANCE OF 1254.75 FEET TO A POINT;  
THENCE ALONG AN EASTERLY BOUNDARY LINE OF CENTENNIAL VALLEY SUBDIVISION SOUTH 00°21'47" EAST, A DISTANCE OF 316.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA APPIA;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VIA APPIA THE FOLLOWING FOUR (4) COURSES:

- SOUTH 71°51'28" WEST, A DISTANCE OF 194.64 FEET TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°22'30", A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 487.95 FEET TO A POINT;
- THENCE SOUTH 45°58'58" WEST, A DISTANCE OF 340.80 FEET TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°47'06", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 125.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD THE FOLLOWING THREE (3) COURSES:

- NORTH 38°43'56" WEST, A DISTANCE OF 154.68 FEET TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°21'03", A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 629.19 FEET;
- THENCE NORTH 00°22'53" WEST, A DISTANCE OF 139.25 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16.59 ACRES (722,548 SQUARE FEET), MORE OR LESS.

3/25/92. Fence support post spacing amended to permit 5' spacing. John Franklin CDD.

**CLERK AND RECORDER CERTIFICATE**

COUNTY OF BOULDER)  
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:02 A.M. THIS 14th DAY OF September, 1990, AND IS DULY RECORDED IN PLAN FILE 225 F-3422, PAGES 120,00 NO. 1061856, FILM NO. 1642, RECEPTION

Charlotte Houston  
RECORDER

Connie Rode  
DEPUTY

**PLANNING COMMISSION CERTIFICATE**

APPROVED THIS 10th DAY OF July, 1990 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 13, SERIES 1990

Daniel A. DeBalle  
CHAIRMAN

Myra Ann Pickett  
SECRETARY

**CITY COUNCIL CERTIFICATE**

APPROVED THIS 7 DAY OF August, 1990 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 26, SERIES 1990

Norman Lauer  
MAYOR

Dana Cummings  
CITY CLERK

CORNERSTONE P.U.D.

SCALE		<p>HURST &amp; ASSOCIATES, INC. PLANNING ENGINEERS 487 7th Street, S.E. Boulder, Colorado, 80501 (303) 440-8800</p>
DESIGN		
DRAWN	R.F.L.	
CHECKED		
APPROVED		JOB NO. 1009-52 DATE 5/90 SHEET 1 OF 2

CORNERSTONE PUD  
2 of 2

DRAWING NUMBER

DRAWING NUMBER

866

PLANS 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

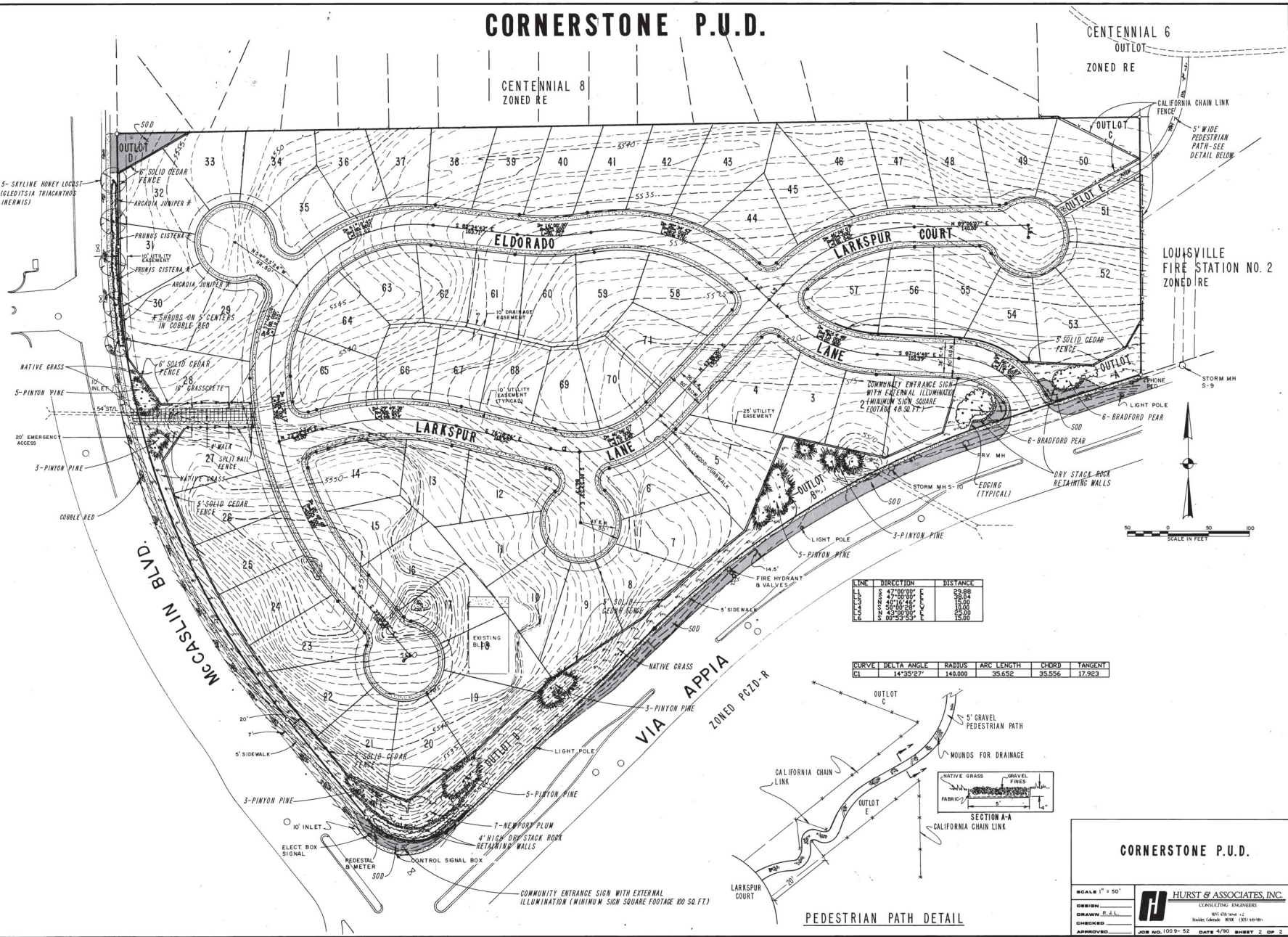
# CORNERSTONE P.U.D.

ENCLAVE SUBDIVISION  
ZONED PCZO-R

CENTENNIAL 8  
ZONED RE

CENTENNIAL 6  
OUTLOT  
ZONED RE

LOUISVILLE  
FIRE STATION NO. 2  
ZONED RE



LINE	DIRECTION	DISTANCE
L1	42°00'00" E	93.88
L2	42°00'00" E	38.84
L3	46°15'46" E	15.00
L4	5°00'00" S	10.00
L5	43°00'00" E	65.00
L6	0°00'00" E	15.00

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	14°39'27"	140.000	35.652	35.556	17.923

CORNERSTONE P.U.D.

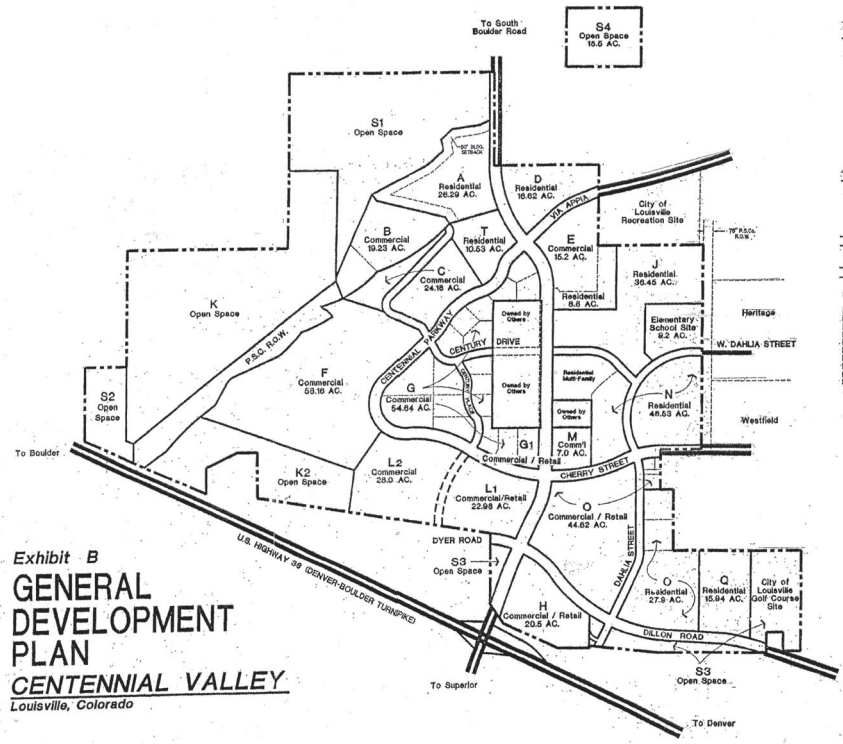
SCALE: 1" = 50'

**HURST & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
DESIGN: B.S.L.  
DRAWN: B.S.L.  
CHECKED: [Signature]  
APPROVED: [Signature]

1000 10th Street, Suite 400, San Diego, CA 92101  
JOB NO. 1009-52 DATE 4/90 SHEET 2 OF 2

**Exhibit B**  
**GENERAL DEVELOPMENT PLAN**  
**CENTENNIAL VALLEY**  
 Louisville, Colorado

Revised and Amended September 2005



R Residential 3.69 AC.	S5 Open Space 28.69 AC.
------------------------------	-------------------------------

S4 Open Space 15.5 AC.
------------------------------

DESIGNATED USES	PLANNING AREAS	ACREAGE	AVERAGE DENSITY	DWELLING UNITS	GROSS BUILDING AREA
RESIDENTIAL					
SINGLE FAMILY	A D E J N O T	155.48	3.92	609	-
MULTI-FAMILY	N O	37.29	13.70	511	-
TOTAL RESIDENTIAL		192.75	5.81	1120	N/A
NON-RESIDENTIAL					
RETAIL	H L M O G1	62.68	.20	-	522,289 SF
RESEARCH / OFFICE	B C F G L	164.19	.36	-	2,849,400 SF
MIXED USE	O E H M	47.29	.08	-	477,503 SF
MOVING RESIDENTIAL		294.58	.01	N/A	3,888,159 SF
TOTAL NON-RESIDENTIAL		468.74	N/A	1190	3,888,159 SF
TOTAL DEVELOPMENT		661.49	N/A	2210	7,776,318 SF
OPEN SPACE					
OPEN SPACE PARCELS	K, K2, S1-S5	295.01			
ARTERIAL ROADS		60.48			
TOTAL OPEN SPACE		355.49			
SCHOOL SITE		9.22			
TOTAL LAND		892.00			

USE FOR EACH PARCEL ALLOWABLE UNDER DESIGNATED USES (1)  
 PARCEL L: CORPORATE USER / RETAIL / MIXED USE  
 PARCEL E: RESEARCH / OFFICE / RETAIL  
 PARCEL C: MIXED USE / COMMERCIAL  
 PARCEL O: RETAIL / OFFICE  
 PARCEL H: MIXED USE / RETAIL  
 PARCEL N: TOWNHOUSE AND MULTI-FAMILY  
 PARCEL D: SINGLE FAMILY DETACHED  
 PARCEL K - K1: OPEN SPACE  
 PARCEL S1-S5: OPEN SPACE  
 (1) SPECIFIC DESCRIPTIONS OF PERMITTED LAND USES AND IDENTIFIERS FOR EACH PARCEL DERIVED FROM THE GDP WILL BE FOUND IN THE CENTENNIAL VALLEY AMENDED AND REVISED DEVELOPMENT AGREEMENT AS AMENDED.

**OWNERSHIP SIGNATURE BLOCK**  
 By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my (our hand(s)) seal(s) this 9 day of August, 2015.  
 Owner Name and Signature: Kevin A. Scherer  
 Notary Name (print): Kevin A. Scherer (Notary Seal)  
 Notary Signature: [Signature]  
 My Commission Expires 04.15.2015

**PLANNING COMMISSION CERTIFICATE**  
 Approved this 9 day of July, 2015, by the Planning Commission of the City of Louisville, Colorado.  
 Resolution No. 16 Series 2015

**CITY COUNCIL CERTIFICATE**  
 Approved this 18 day of July, 2015, by the City Council of the City of Louisville, Colorado.  
 Ordinance Resolution No. 16 Series 2015  
 Mayor Signature: [Signature]  
 City Clerk Signature: [Signature]

**CLERK AND RECORDER CERTIFICATE**  
 (COUNTY OF BOULDER, STATE OF COLORADO)  
 I hereby certify that this instrument was filed in my office at 10:00 o'clock, A.M., this 18 day of July, 2015, and is recorded in Plan File 16, Fee 100.00 paid, 100.00 Film No. 16-18-15 Recaption.

Clerk & Recorder  
 Deputy



## Ashley McFarland

---

**From:** Charlotte Buck <charbuck47@live.com>  
**Sent:** Friday, March 22, 2024 7:47 AM  
**To:** Planning  
**Cc:** antoinettecabral@gmail.com; pioaks@gmail.com; anoyes@homebound.com  
**Subject:** Please approve Plot Plan for 900 Eldorado Lane

**Categories:** ABH reviewing

To the Louisville Planning Department:

I am writing to request that you give approval for the reduction in the rear setback to the homeowners, Antoinette Cabral and Isaac Oaks, for rebuilding their home in Cornerstone. I have seen their Plot Plan and it will impact exactly nobody in Cornerstone. It is important to all of the Cornerstone residents that every one of our homeowners who wish to rebuild and return home have our unconditional approval to build their home as they have designed it. It has taken Antoinette and Isaac a long time to ponder their decision to rebuild and we are excited that they have found a way to make it happen. Please help them move forward to get back home.

Thank you,  
Charlotte Buck  
947 Larkspur Lane

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**

## Ashley McFarland

---

**From:** Shieko Uno <shieko.uno@gmail.com>  
**Sent:** Friday, March 22, 2024 3:44 PM  
**To:** Planning  
**Cc:** antoinettecabral@gmail.com; pioaks@gmail.com; anoyes@homebound.com  
**Subject:** Approving 900 Eldorado Lane

**Categories:** ABH reviewing

I support the proposed setback request of Antoinette and Isaac Oak at 900 Eldorado Lane, Louisville, CO.

Evelyn Shieko Uno  
951 Larkspur Lane  
Louisville, CO 80027

==CAUTION: EXTERNAL EMAIL==

This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.

## Ashley McFarland

---

**From:** Kim McKeen <kimmckeen@mac.com>  
**Sent:** Friday, March 22, 2024 11:42 AM  
**To:** Planning  
**Cc:** Antoinette Cabral; Isaac Oaks; anoyes@homebound.com  
**Subject:** 900 Eldorado Lane Reduction in Setback

**Categories:** ABH reviewing

Please allow the Cabral and Oaks family at 900 Eldorado Lane to have a reduction of their setback so they can rebuild their home! We are in complete support of what they need to be able to get their lives back and feel at home again!

Sincerely,

Kim & Darren McKeen  
911 Eldorado Lane

==CAUTION: EXTERNAL EMAIL==

This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.

**From:** [Ann](#)  
**To:** [Planning](#)  
**Cc:** [Antoinette Cabral](#); [pioaks@gmail.com](mailto:pioaks@gmail.com); [anoyes@homebound.com](mailto:anoyes@homebound.com)  
**Subject:** Setback exception for 900 Eldorado Lane  
**Date:** Wednesday, March 27, 2024 2:28:35 PM

---

Dear Planning Dept:

We are fully supportive of Antoinette & Isaac Oaks's request for an exception to the setbacks for their Marshall Fire Rebuild at 900 Eldorado Lane. We think having their rear deck extend into the setback is a reasonable request and will not detract from the neighborhood. We are eager for our Cornerstone neighbors to return and be able make the adjustments they need for the post-fire chapter of their lives.

Thank you for your consideration and for your support of our Marshall Fire recovery.

Ann & Kevin Brennan  
888 Larkspur Ct, Louisville, CO 80027  
(720) 235-9563

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**

# Request to approve Plot Plan for 900 Eldorado Lane

External

Inbox x



**Trevor Ackerman** <915eldoradolane@gmail.com>

Thu, Mar 14, 6:29 PM (17 hours ago)



to Planning, Antoinette, pioaks, me

As a neighbor in Cornerstone, I'm advocating for approval of the attached plot plan for 900 Eldorado Lane. I feel the proposal is appropriate with regards to the setbacks especially since it is adjacent to open space. The proposed construction is very reasonable in size and will be in harmony with the character of our neighborhood. Please approve this as soon as possible so we may bring another family home to Cornerstone and Louisville.

Thanks,  
Trevor Ackerman

One attachment • Scanned by Gmail



## Ashley McFarland

---

**From:** Susan kuca <kucasj@yahoo.com>  
**Sent:** Friday, March 22, 2024 3:39 PM  
**To:** Planning; antoinettecabral@gmail.com; pioaks@gmail.com; anoyes@homebound.com; Jim Kuca  
**Subject:** reducing set back for 900 Eldorado lane

**Categories:** ABH reviewing

We are in full agreement and support of the plan to reduce the set backs for 900 Eldorado Lane.

Jim and Susan Kuca  
919 Eldorado Lane, Louisville

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**



## Rob Zuccaro

---

**From:** Mark Wiranowski <wiranowski@gmail.com>  
**Sent:** Friday, April 5, 2024 7:27 AM  
**To:** Planning  
**Cc:** Antoinette Cabral; Isaac Oaks; anoyes@homebound.com; Melissa J. Lockman  
**Subject:** Support for 900 Eldorado Ln setback reduction

**Categories:** ABH reviewing

Dear Louisville Planning:

I am writing to express strong support for the request by Antoinette and Isaac Oaks to reduce the setback at their lot (900 Eldorado Ln) to enable them to better use their property. Of paramount importance is for the City to be flexible to accommodate families' needs and to enable our community to come back after the Marshall Fire.

My wife and I and our two children live at 926 Eldorado Ln. We also built back after the fire. Through the process, I have watched many neighbors in our Cornerstone subdivision struggle to work with the oddly shaped lots to meet their needs. Our next door neighbor left because his lot couldn't accommodate a first-floor master bedroom design to age in place. Our neighbors across the street almost didn't return because their lot had difficulty accommodating a design to house their three energetic boys. I would strongly encourage Louisville to approve Antoinette and Isaac's request to allow them to build to meet their needs.

Regarding the specific setback, 900 Eldorado Ln is the first lot upon entering Cornerstone, and there is only one neighboring property. That side of the lot has no impact on any other neighbors. The setback is against a narrow strip of city-owned area next to the sidewalk along McCaslin. In a decade, I have never seen anyone actually spend time in that space. Even the sidewalk is not terribly popular given how busy the street is. In short, the reduction in setback will not adversely affect anyone.

Given the negligible impact on any neighbors or the community, and the importance to Antoinette and Isaac, I strongly encourage the City to approve the reduction in setback.

Thank you,

Mark Wiranowski  
Melissa Lockman  
926 Eldorado Ln

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**



**CITY OF LOUISVILLE  
BOARD OF ADJUSTMENT  
STAFF REPORT**  
April 17, 2024

**OWNER/APPLICANT:** Gerald and Rita Albright  
530 Lafayette St., Louisville, CO 80027

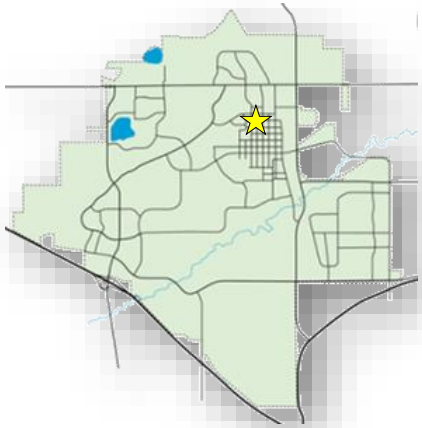
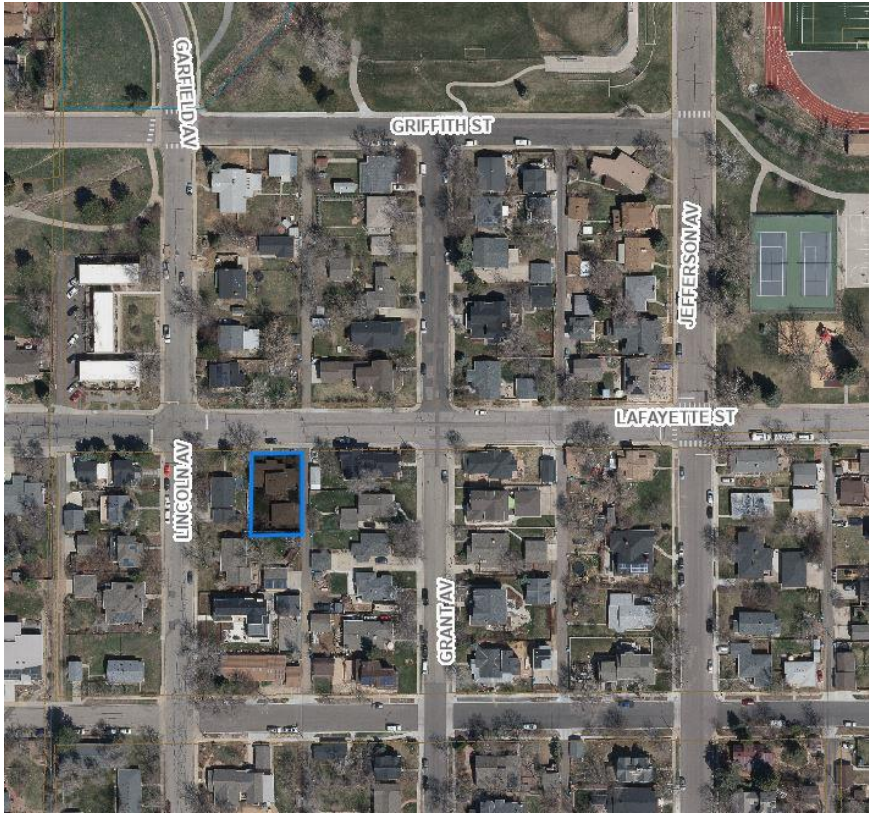
**APPLICANT:** Peter Stewart, Stewart Architecture  
1132 Jefferson Ave., Louisville, CO 80027

**STAFF PLANNER:** Amelia Brackett Hogstad, Senior Planner

**LOCATION:** 530 Lafayette Street  
E. 62.5 Ft. Lots 93-96, Block 4, Nicolas DiGiacomo

**ZONING:** Residential Low Density (R-L)  
Old Town Overlay

**REQUEST:** **Case #VAR-000504-2024** – Request for a variance for a side setback of 4.7 feet where 7 feet is required for a single-family home in the Old Town Overlay Zone District.



**SUMMARY:**

The applicant requests approval of a variance from the Old Town Overlay Zone District (Overlay) standard for side setbacks to allow a 4.7-foot setback where 7 feet is required for lots greater than 60 feet wide.

**BACKGROUND:**

The owner of the subject property is requesting a variance to allow for a front and rear addition to the existing structure at 530 Lafayette.

The subject property is located on Lafayette Street between Lincoln and Grant Avenues and it abuts private property to the west and an alley to the east. The Old Town Overlay Zone District (Overlay) and Residential Low Density Zone District (R-L) govern zoning for this property. It is part of the Nicola Di Giacomo Addition. The property boundaries for 530 Lafayette and 510 Lafayette (the neighbor to the west) are composed of the east and west 62.5 feet of four lots on the northwest corner of Block 4 in the Addition. The orientation of these two homes is unique on this block, with the homes facing to the north instead of to the east or west. This irregular condition appears to have been in place since the two homes were built in 1974 based on aerial imagery from 1971 and 1978.

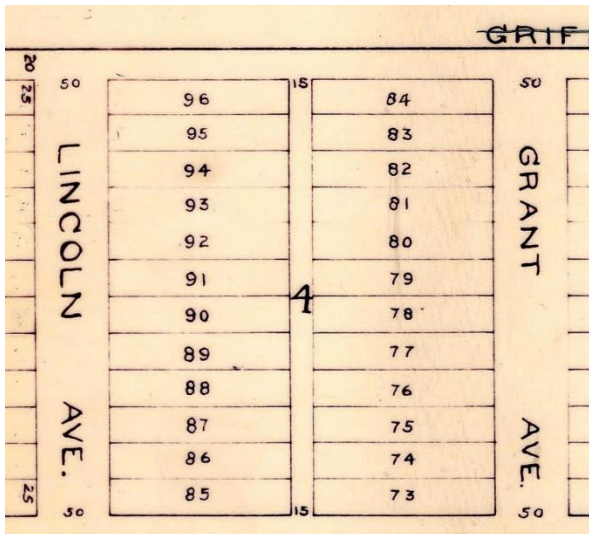


Figure 1. Snapshot of 1906 plat (left) and orientation of 530 Lafayette and 510 Lafayette today (right).

The existing structure is set back 4.7 feet on the east side adjacent to an alley, which was approved through a BOA variance in 1993. The BOA approved the request 5-0 for the setback, which enabled the current eastern addition. The minutes do not reflect a specific reasoning for the request or the approval (Attachment 2). According to the staff report (Attachment 3), the request was for a setback to a street of 25 feet due to the presence of the alley on the east side. The report reads, “For the purposes of applying the setback requirements, a side yard adjacent to an alley is treated as if it were adjacent to a street.” Based on the zoning relevant at the time, according to the report, the development of the addition (which was an attached garage) to meet the 25-foot requirement “would require the

garage to be located in the middle of the rear yard” and that “the lot area and dimension and its location being adjacent to a minor right-of-way” constituted a hardship that precluded development. Based on this information, it is clear that the 1993 variance was from a different standard (25 feet versus 7 feet) than what is applicable under the Overlay today. Staff did not find any more information on why the alley was considered a street. It is possible that the zoning did not differentiate between streets and alleys the way it does now for interior lot lines. Regardless, the alley to the east has been a platted alley in the Nicola Di Giacomo Addition since 1906, and the Overlay currently has the same setback for alleys and interior lot lines under the following language: *The minimum side yard setback from an interior lot line or platted alley for principal uses...* (Louisville Municipal Code Section 17.12.050.I).

The proposed additions would extend the existing 4.7-foot setback north by 5 feet and south by 15 feet, 8 inches. Variances are approved for specific projects and do not create a completely new standard for the lot per Louisville Municipal Code Chapter 17.36 that governs Nonconforming Uses and precludes expansion of nonconforming structures with the following language:

*...A nonconforming structure or use may be continued or maintained in reasonable repair but shall not be structurally altered, extended, or expanded.*

Therefore, despite the fact that the existing setback received a variance, any expansion requires another variance.

In the Old Town Overlay, LMC Section 17.12.050, setbacks are based on lot width. The subject property has a lot width of 62.5 feet. Therefore, the relevant setbacks from the property line for a principal use is as follows:

Interior side yard setback from an interior lot line or platted alley: 7 feet

**PROPOSAL:**

The requested variance would allow two additions on the east side of the existing principal structure.

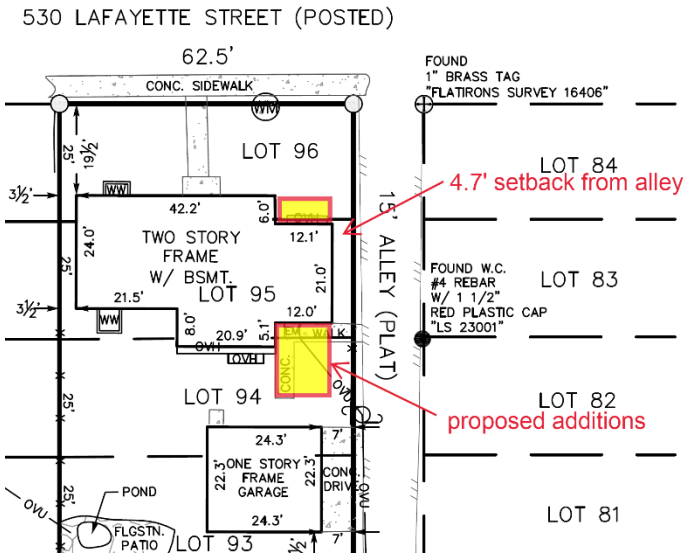


Figure 2. Site plan showing proposed location of additions (above) and floor plan with proposed additions (right).

**REVIEW CRITERIA:**

The Board of Adjustment has authority to grant or deny a variance request based on the review criteria found in LMC Sec. 17.48.110. The following are staff’s analyses of the criteria with recommended findings on each. In reviewing an application, the Board must find that all six variance criteria have been met.

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.

There are several physical circumstances peculiar to the subject property. First, the north/south orientation of the two lots that were developed simultaneously (530 and 510 Lafayette) represents an unusual (though not purely unique) physical circumstance when compared to other properties on the same block and to the orientation of the platted lots in the Nicola DiGiacomo Addition. Second, the subject property abuts an alley on its side yard rather than the more common rear yard alley access (though this circumstance does not alter the relevant side setbacks for a principal use). Finally, there is also an existing setback of 4.7 feet for the principal structure on the east side and 3.5 feet on the west side. Staff did not find a record of the origin of the 3.5-foot setback on the west side. **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.*

The north/south orientation is not wholly unique, as there is another lot within a two-block area that have the same circumstance. The side-yard-alley circumstance is unique given that it appears no other property has that circumstance nearby. The existence of the 4.7-foot setback may be unique on the block, though staff did not conduct a survey of neighboring setbacks. Overall, staff finds that the unusual circumstances of this lot are unique for two reasons. First, the two north/south lots together constitute a unique circumstance in the immediate area overall. Second, the combination of all 3 of these factors – orientation, side-yard-to-alley, and existing nonconforming setback – constitute a unique circumstance on the subject property. **Staff finds the proposal meets this criterion.**



Figure 3. Subject property (solid blue) oriented north/south. Nearby property oriented north/south (dashed yellow).

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 orientation of the lot, combined with its size affects the ability of the property to reasonably develop when compared with other properties in the area. The orientation results in wider lots than would otherwise be possible were the homes oriented east/west. This is because half of the width of 4 lots east/west would be 50 feet per the two properties (530

and 510 Lafayette). This more standard orientation would result in a lesser setback of 5 feet, which is what the majority of the other properties on the block are subject to. Those other lots with the 5-foot setback are all approximately 6,000 square feet, the same size as the subject property. The two other properties on the block that are subject to the greater 7-foot setback are both over 9,000 square feet in size. In other words, the subject property is the same overall square footage as the comparably smaller lots, but subject to deeper setbacks, which limits the possible development on the property when compared to similarly-sized lots nearby. **Staff finds the proposal meets this criterion.**

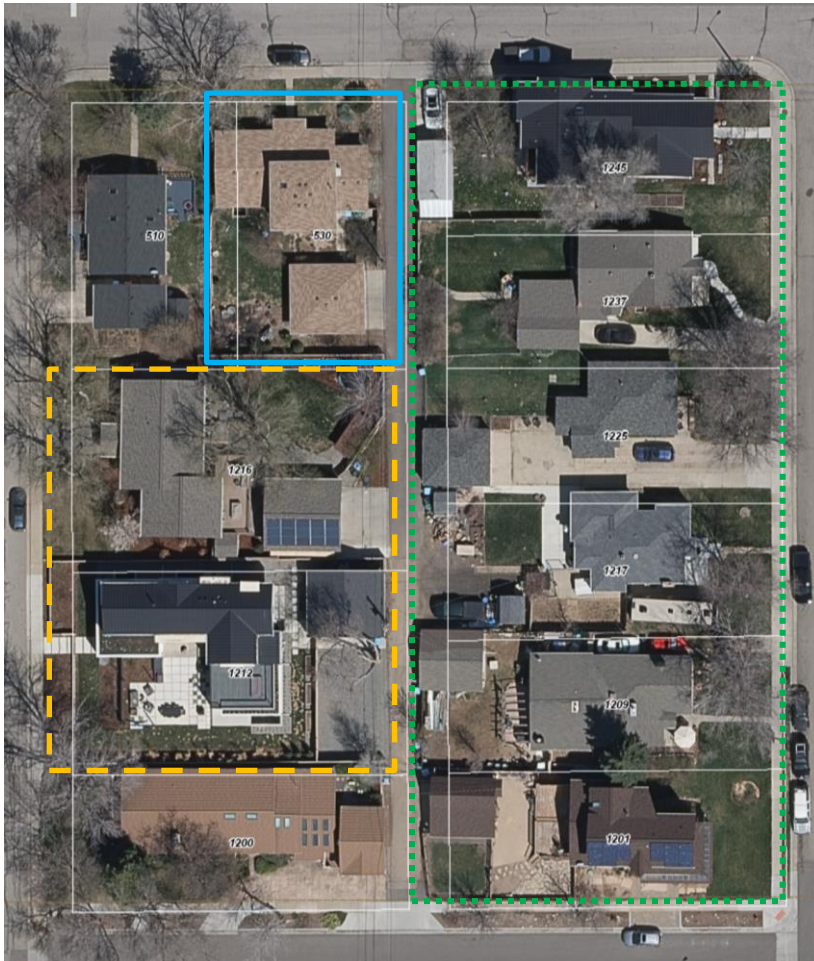


Figure 4. Aerial of Block 4. Lots on east side are all approximately 6,000 square feet (dotted green), roughly the same size as the subject property (solid blue). Lots on the west side vary, with 2 lots over 9,000 square feet (dashed orange).

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

The existing 4.7-foot setback approved in 1993 was requested by the applicant. However, the orientation of the lot from 1974 predates the applicant's ownership of 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.*

The lesser setback of 4.7 feet for a principal structure already exists and has existed since the 1990s. In addition, any potential impact on neighboring properties of having additional square footage closer to the side property line would be mitigated by the presence of the alley. Finally, placing an addition on the east side may have a lesser impact on neighboring properties than an addition to the interior lot line on the west that may be able to meet the required 7-foot setback. **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 applicant is proposing to build in line with an existing setback. However, it would be possible based on backyard area alone to build an addition on the west side of the property and meet required setbacks. **Staff finds the proposal has not met this criterion.**

**PUBLIC COMMENTS:**

No public comments have been received as of the writing of this staff report.

**STAFF RECOMMENDATION:**

Staff recommends denial of the variance, given that not all six of the criteria are met in accordance with Section LMC Sec. 17.48.110.

**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. Board of Adjustment Meeting Minutes from 1993 variance hearing
3. Board of Adjustment Staff Report from 1993 variance hearing

## Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

### Property Information

Common Address(es): 530 Lafayette Street

Legal Description:

Lot 93,94,95,96 Block 4 Subdivision Nicola Di Giacomo Addition

Lot Area: 6,250 Sq. Ft. or \_\_\_\_\_ Acres

<p><b>LAND USE PROCESS</b> (check all that apply)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Annexation</li> <li><input type="checkbox"/> Concept Plan</li> <li><input type="checkbox"/> Easement Vacation</li> <li><input type="checkbox"/> Oil and Gas</li> <li><input type="checkbox"/> General Development Plan (GDP)             <ul style="list-style-type: none"> <li><input type="checkbox"/> Amendment</li> <li><input type="checkbox"/> New GDP</li> </ul> </li> <li><input type="checkbox"/> Planned Unit Development (PUD)             <ul style="list-style-type: none"> <li><input type="checkbox"/> Amendment</li> <li><input type="checkbox"/> Preliminary</li> <li><input type="checkbox"/> New PUD</li> </ul> </li> <li><input type="checkbox"/> Rezoning</li> <li><input type="checkbox"/> Special Review Use (SRU)             <ul style="list-style-type: none"> <li><input type="checkbox"/> Amendment</li> <li><input type="checkbox"/> New SRU</li> </ul> </li> <li><input type="checkbox"/> Subdivision             <ul style="list-style-type: none"> <li><input type="checkbox"/> Final or Replat</li> <li><input type="checkbox"/> Preliminary Plat</li> </ul> </li> <li><input type="checkbox"/> Temporary Use Permit</li> <li><input checked="" type="checkbox"/> Variance</li> <li><input type="checkbox"/> Vested Property Right</li> <li><input type="checkbox"/> Wireless Facility</li> <li><input type="checkbox"/> Other: _____</li> </ul>	<p><b>PROJECT DESCRIPTION:</b></p> <p>Request a side yard of 4.7-feet where 7-feet is required for a single story addition for an accessible main level bedroom.</p>
---	--

### Property Owner Information

Name: Gerald and Rita Albright Entity (if applicable) \_\_\_\_\_

Address: 530 Lafayette

Phone: \_\_\_\_\_ Email: gerry.albright@gmail.com

### Application Representative Information

Name: Peter Stewart Entity (if applicable) Stewart Architecture

Address: 1132 Jefferson Ave, Louisville CO 80027

Phone: 303-665-6668 Email: peter@stewart-architecture.com

### Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.



Signature\*

Gerald Albright

Print Name

3/20/2024

Date

\*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application



March 19, 2024

Amelia Brackett Hogstad, PhD  
Planning & Building Safety  
City of Louisville  
749 Main Street  
Louisville, CO 80027

**RE: Zoning Variance Request  
530 Lafayette Street**

Ms. Hogstad,

On behalf of the property owners, Gerald and Rita Albright, please find the attached land use application and associated drawings for this zoning variance request. This variance application requests a 4.7-foot set back along the east property line, adjacent to the public alley, where 7-feet is required.

The owners are seeking to extend the eastern portion of their home to the north and south to create an accessible main level bedroom suite so they may age-in-place. This portion of the structure was granted the 4.7-foot side yard variance back in 1992. This request is not to decrease the existing setback but rather maintain and extend the current 4.7-foot setback.

Responses to 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;
  - a. The east side yard abuts a public alley. Typically side yards abut neighboring side yards.
  - b. The requested setback currently exists. (A side yard setback variance was granted in 1992)
2. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located;  
Typically side yards abut neighboring side yards in this neighborhood rather than alleys.
3. That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this title;

We believe the request is reasonable to develop in conformity with the existing conditions and existing variance previously granted (i.e. maintain the existing setback)

- 4. That such unnecessary hardship has not been created by the applicant;  
The existing condition is non-conforming yet conforming to prior variance.
- 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;  
This variance will maintain the existing side yard setback. The adjacent properties development potential is unaffected.
- 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.  
This variance will maintain the existing side yard setback and does not seek to reduce it further.

Floor Area (FAR) and Lot Coverage compliance summary:

Lot Area: 6,250 SF  
Lot Frontage: 62.5 LF

Maximum Lot Coverage: 35% or 2,250 SF  
Maximum FAR 40% or 2,699 SF

	Existing SF	Proposed SF
Lot Coverage	1,995	2,239
FAR	2,253	2,485

Please contact me if you have any questions or require any additional information.

Sincerely,

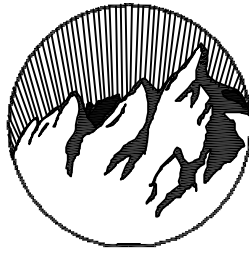


Peter Stewart, Project Representative

cc: Gerald and Rita Albright

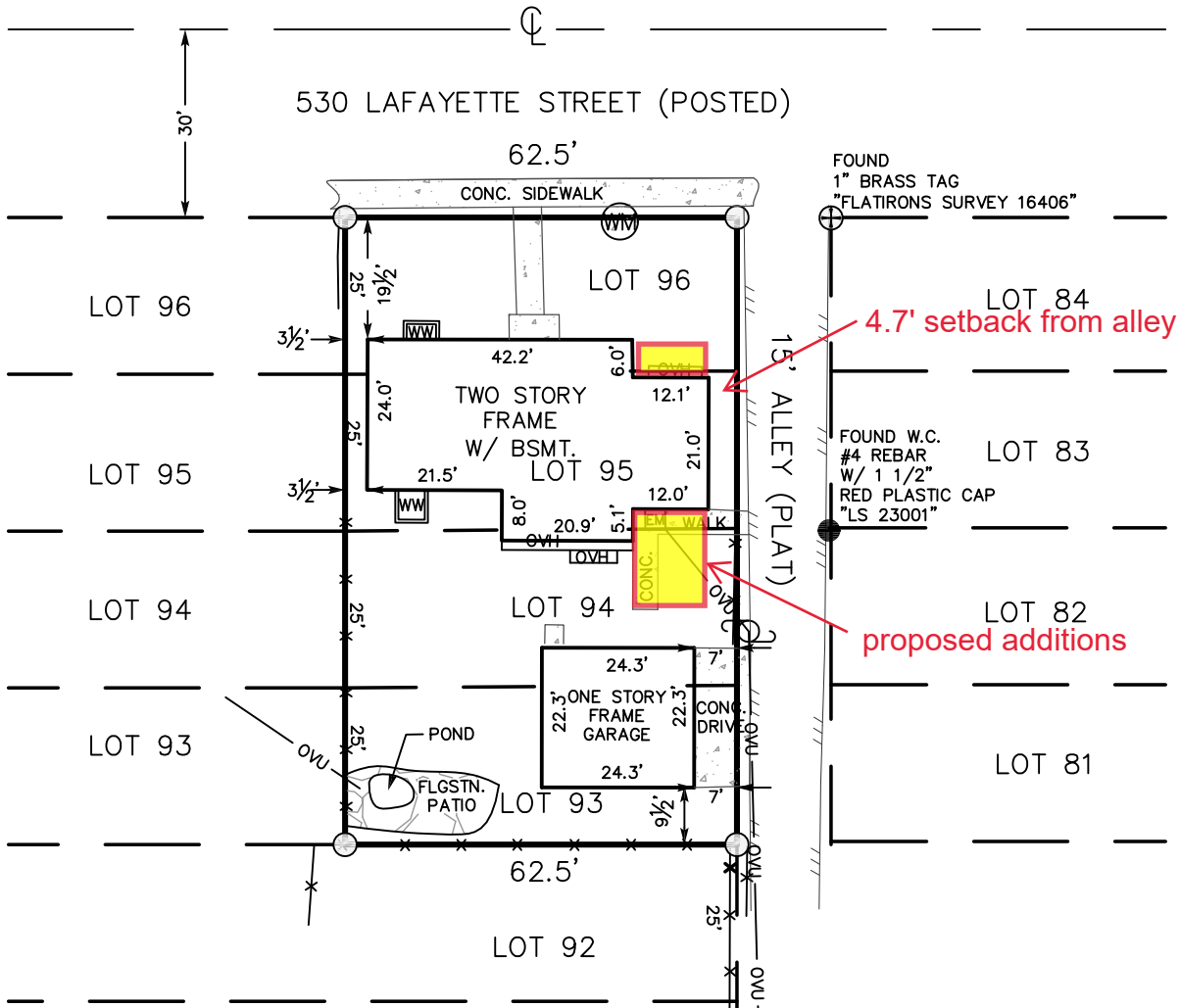
LEGAL DESCRIPTION  
 (PROVIDED BY THE CLIENT)  
 DEED RECORDED ON 08/29/1978 AT  
 REC. NO. 296306

LOTS 93, 94, 95, AND 96,  
 BLOCK 4,  
 NICOLA DI GIACOMO ADDITION,  
 EXCEPTING THERE FROM THE WEST 62.50 FEET.  
 COUNTY OF BOULDER,  
 STATE OF COLORADO.



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

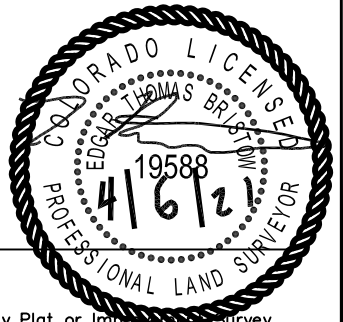
SCALE 1"=30'



**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.

*Edgar*



Edgar T. Bristow, Colorado L.S. #19588

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for GERRY ALBRIGHT, 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. This certificate is valid only for use by GERRY ALBRIGHT and describes the parcel's appearance on APRIL 5, 2021. I further certify that the improvements on the above described parcel on this date, APRIL 5, 2021, 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 EDGAR T. BRISTOW 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. 21-76,374  
 Drawn By: M. AGUIRRE

Title Co. No.

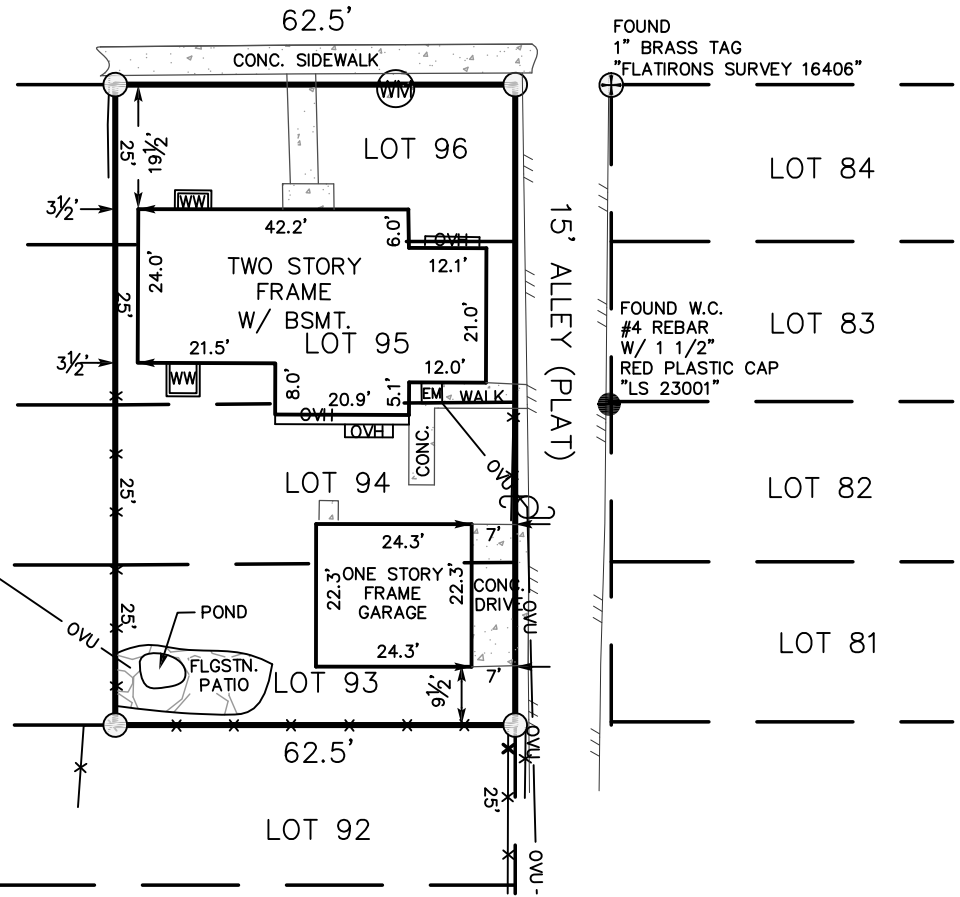
Borrower:  
 COPYRIGHT 2021 FLATIRONS, INC.

WEST 62.50 FEET.

SCALE 1"=30'



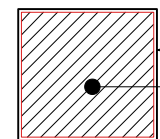
530 LAFAYETTE STREET (POSTED)



FOUND 1" BRASS TAG "FLATIRONS SURVEY 16406"

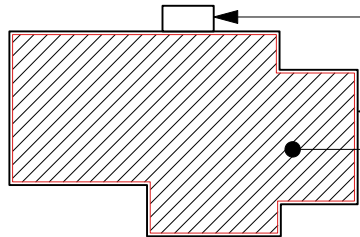
FOUND W.C. #4 REBAR W/ 1 1/2" RED PLASTIC CAP "LS 23001"

### COVERAGE AND FLOOR AREA CALCULATIONS



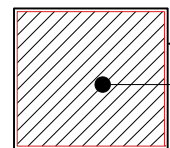
444 COVERAGE  
403 FLOOR AREA

2ND FLOOR



32 PORCH  
1,435 COVERAGE  
1,350 FLOOR AREA

1ST FLOOR



528 COVERAGE  
483 FLOOR AREA

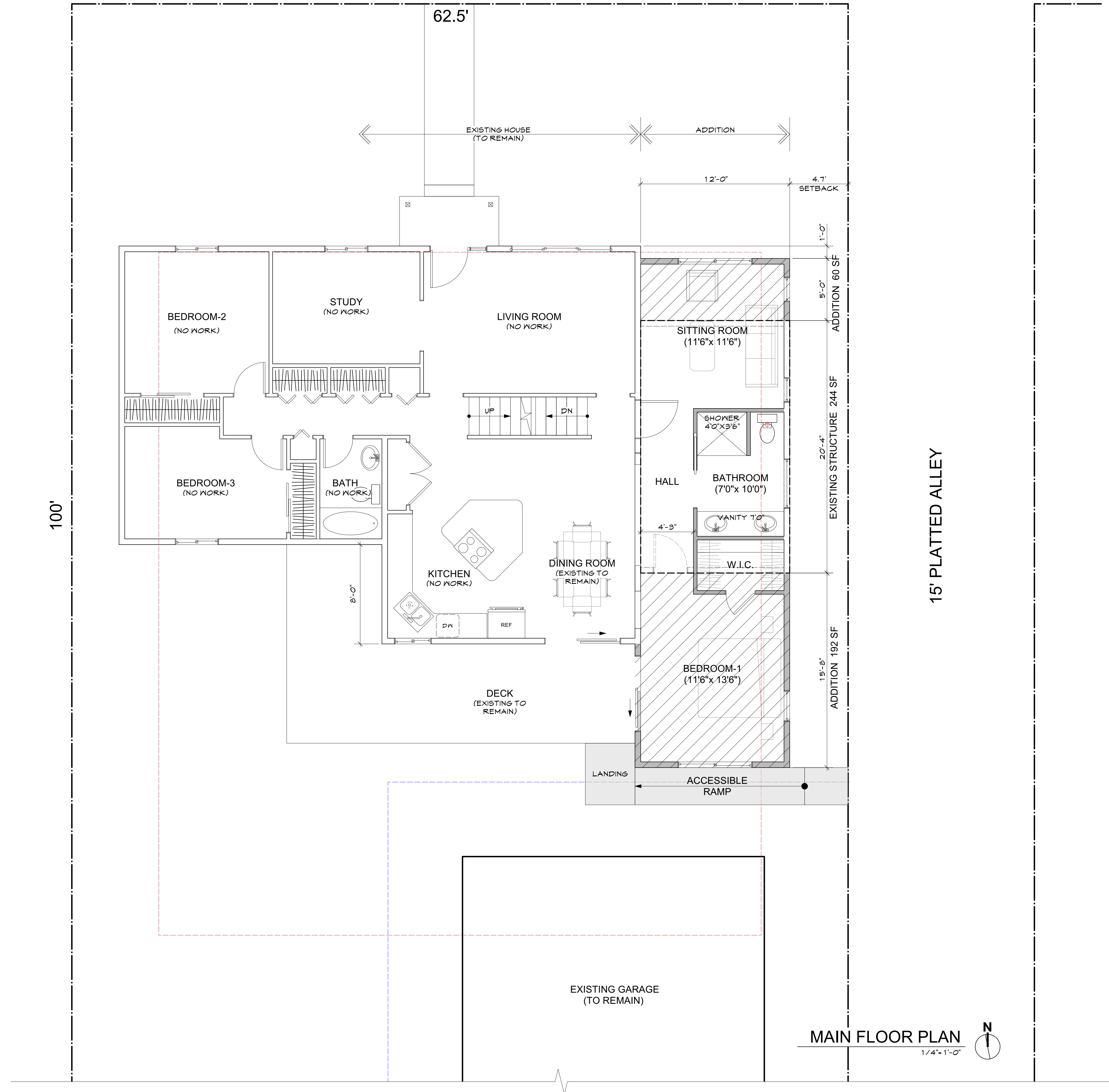
GARAGE

NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT AS SHOWN ON THIS CERTIFICATE. ANY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE HEREON.

Prepared for:

**530 LAFAYETTE ST. LOUISVILLE CO 80027**

E 62.5 FT LOTS 93-96 BLK 4 NICOLAS DIGIACOMO



Issue:	Date	Comments	Init.
	3/20/24	Variance Application	

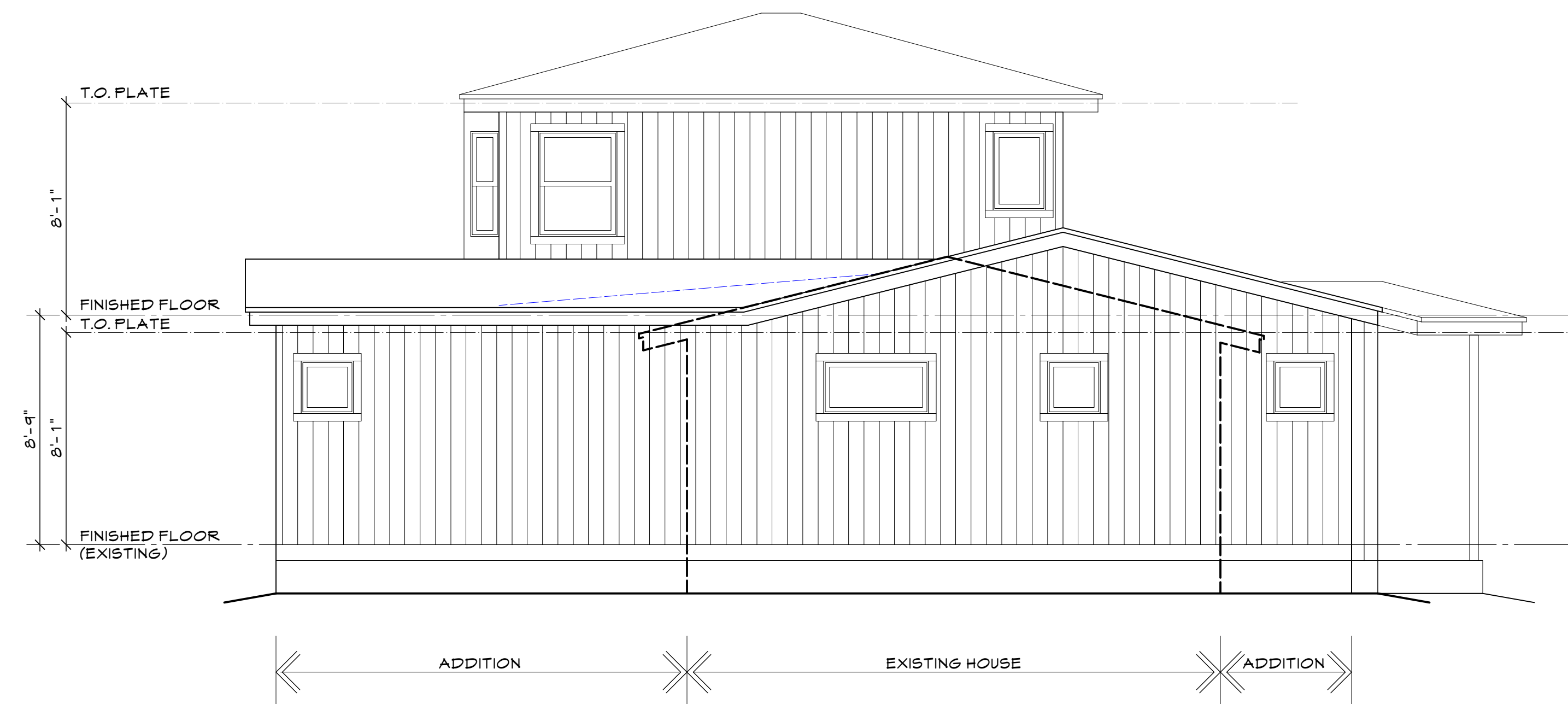
Sheet Title  
MAIN FLOOR PLAN

Sheet No.  
1 OF 3

Prepared for:



**NORTH ELEVATION**  
1/4"=1'-0"



**EAST ELEVATION**  
1/4"=1'-0"

**530 LAFAYETTE ST. LOUISVILLE CO 80027**

E 62.5 FT LOTS 93-96 BLK 4 NICOLAS DIGIACOMO

Issue:	Date	Comments	Init.
	3/20/2024	Variance Application	

Prepared for:



**SOUTH ELEVATION**  
1/4"=1'-0"

**530 LAFAYETTE ST. LOUISVILLE CO 80027**  
E 62.5 FT LOTS 93-96 BLK 4 NICOLAS DIGIACOMO

Issue:

Date	Comments	Init.
3/20/2024	Variance Application	



Sheet Title  
**ELEVATION**  
Sheet No.  
**3 OF 3**

**CITY OF LOUISVILLE  
BOARD OF ADJUSTMENT**

**FEBRUARY 17, 1993**

**MEETING MINUTES**

---

The City of Louisville Board of Adjustment met in the City Council Chambers, 749 Main Street, Louisville, Colorado. Present were:

**Board Members:** Steve Pendergrast  
Ray Sears  
Jack Shiker  
Joe Labozan  
Robert Ross

**Absent:** Alan Fyne

**City Staff:** Paul Wood, Director of Planning

**Applicant(s):** Gerald & Rita Albright - 530 Lafayette

- 
- I/II.** Acting Chairman Pendergrast called the meeting to order at 7:30 p.m. All members were present except for Alan Fyne.
- III.** It was moved & seconded to approve the meeting minutes from December 16, 1992.
- IV.** Approval Of Agenda - All in favor. None opposed.
- V.** Items From Audience - Not On The Agenda - There were none.
- VI.** Regular Business -
- A. Gerald & Rita Albright - 530 Lafayette - Side Yard Setback Variance of 23 feet.
    - Acting Chairman Pendergrast read a brief summary to the audience explaining the purpose of tonight's hearing and outlined the public hearing procedure.
    - Paul stated that the application was correct and complete. The notice of hearing was advertised on February 3rd and notice was sent to owners of property.
    - The BOA members gave site disclosures - all members had visited the site. Steve Pendergrast stated that he knew the Albright's, but didn't feel this hearing was a conflict of interest.
    - The Albright's presented their proposal and their reason for this request.



- Questions or comments from the audience - there were none. Questions or comments from the BOA members - the question was asked about emergency vehicles being able to get through the alley. Paul stated that the alleys are platted between 15 and 20 feet which does not meet current fire district recommendation. However, since there is no parking in the alleys, the emergency vehicles can maneuver through. Paul stated that he has not received any comments/complaints from the fire district regarding alleyways.

- Paul read a staff report and 3 letters from neighbors stating that they did not have an objection to the variance request. Paul asked that the staff report and the letters be submitted into the record. There was a motion and seconded for these documents to part of the record. Paul recommended that this variance request be approved by the Board.

- The variance for the Albright's at 530 Lafayette was approved, without conditions, by the Board 5 to 0.

**VII.** Items for March 17, 1993 Meeting - Due to training of new BOA members, there will not be a regularly scheduled meeting; it is postponed until April 7th.

**VIII.** Staff Comments - Paul asked the BOA members who were not reapplying to the Board to bring in their BOA training manual as well as their Municipal Code book.

**IX.** Board Comments - It was asked of staff that when future packets go out to the BOA members that if there are any letters from adjacent property owners regarding the application, they be included in the packet. Paul said that would not be a problem.

**X.** Meeting adjourned.

The next regular BOA meeting will be April 7, 1993.

**LOUISVILLE BOARD OF ADJUSTMENT**

**STAFF REPORT**

**FEBRUARY 16, 1993**

**APPLICANT:** Gerald and Rita Albright  
**OWNER:** Same  
**LOCATION:** 530 Lafayette St.  
**ZONING:** Residential Low Density - RL

**REQUEST:**

A side yard setback variance of twenty-three (23) feet resulting in a two (2) foot side yard setback rather than the required twenty-five (25) feet.

**BACKGROUND:**

The applicant is requesting a side yard variance to construct a one story attached garage addition. The proposed addition is approximately 290 s.f. (13.2x22) in area and would be attached to the east side of the existing home. There is currently no garage or carport on the property.

The subject property is located within the Nicola Di Giacomo Subdivision which is zoned R-L. The lot is 6,250 s.f.(62.5x100) in area and is surrounded by single family development zoned R-L. The property is occupied by a one story, 1,017 s.f. frame home. The property fronts to Lafayette Street and is adjacent to an improved alley on the east.

**STAFF COMMENTS:**

The R-L zone district requires a minimum side yard setback to a street of 25 feet. An alley, by code, is defined as a minor right-of-way dedicated to public use. For the purposes of applying the setback requirements, a side yard adjacent to an alley is treated as if it were adjacent to a street.

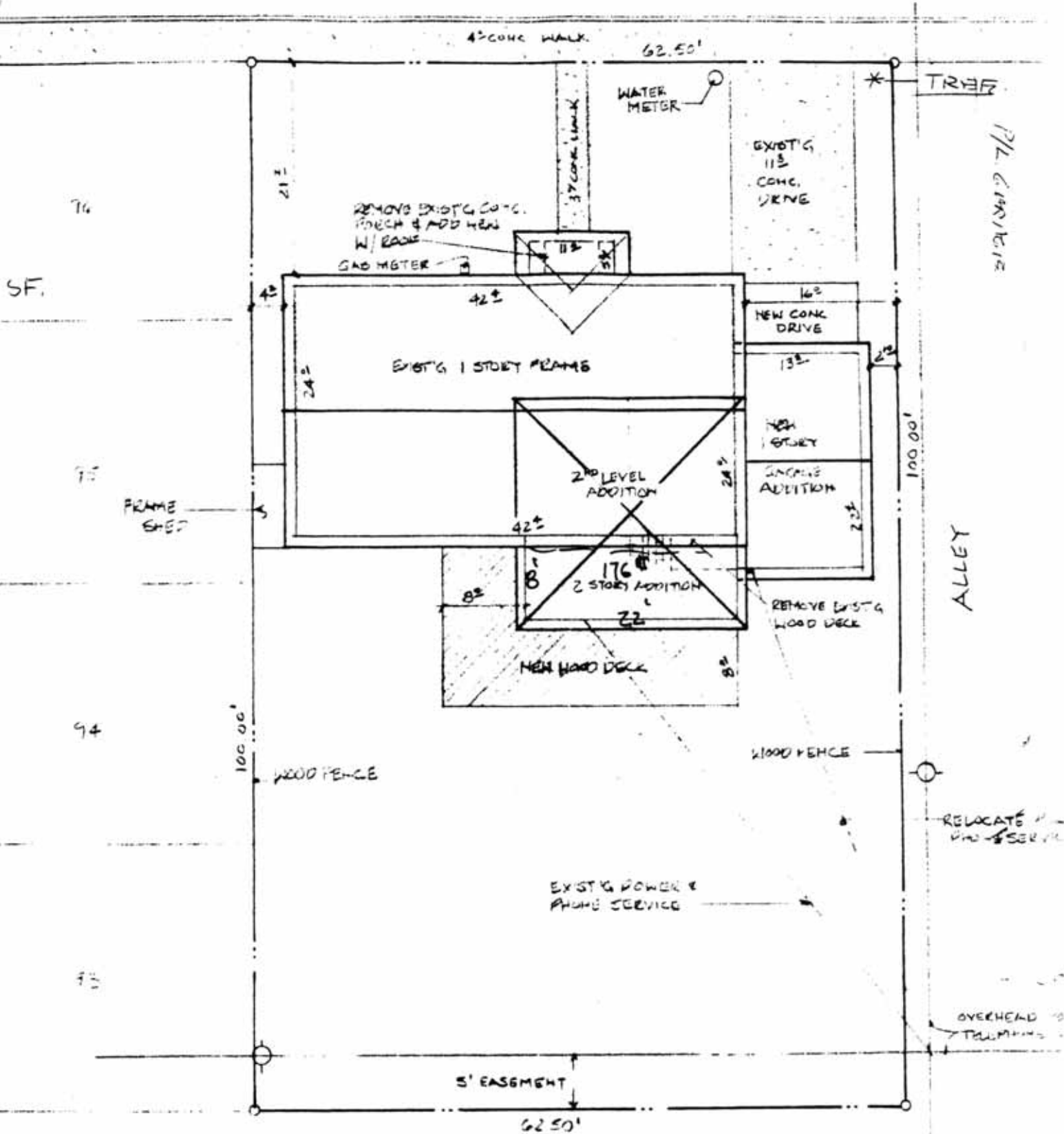
The setback requirement would be applied to an accessory structure regardless if it were attached or detached. A 25 side yard setback would place a detached garage in the middle of the rear yard.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested variance for the following reasons:

1. The Board of Adjustment has jurisdiction to grant variances.
2. Due to the lot area and dimension and its location being adjacent to a minor right-of-way there exists a unique circumstance on this property which would result in a practical difficulty or hardship if the zoning ordinance were strictly applied. The side yard to street requirement of twenty-five feet would require the garage to be located in the middle of the rear yard. The variance if authorized would not allow the placement of the garage to obstruct vision clearance or access in and out of the alley.
3. The unique condition of the lot area and proximity to a minor right-of-way is not created by the applicant.
4. The variance, if authorized, 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 of development of adjacent property. Single and double car garages, both attached and detached, are typical to the neighborhood.
5. The variance, if authorized, is a minimum variance that will afford relief and is the least modification possible of the provisions of this title. The proposed setback is in line with other similar uses in the neighborhood.

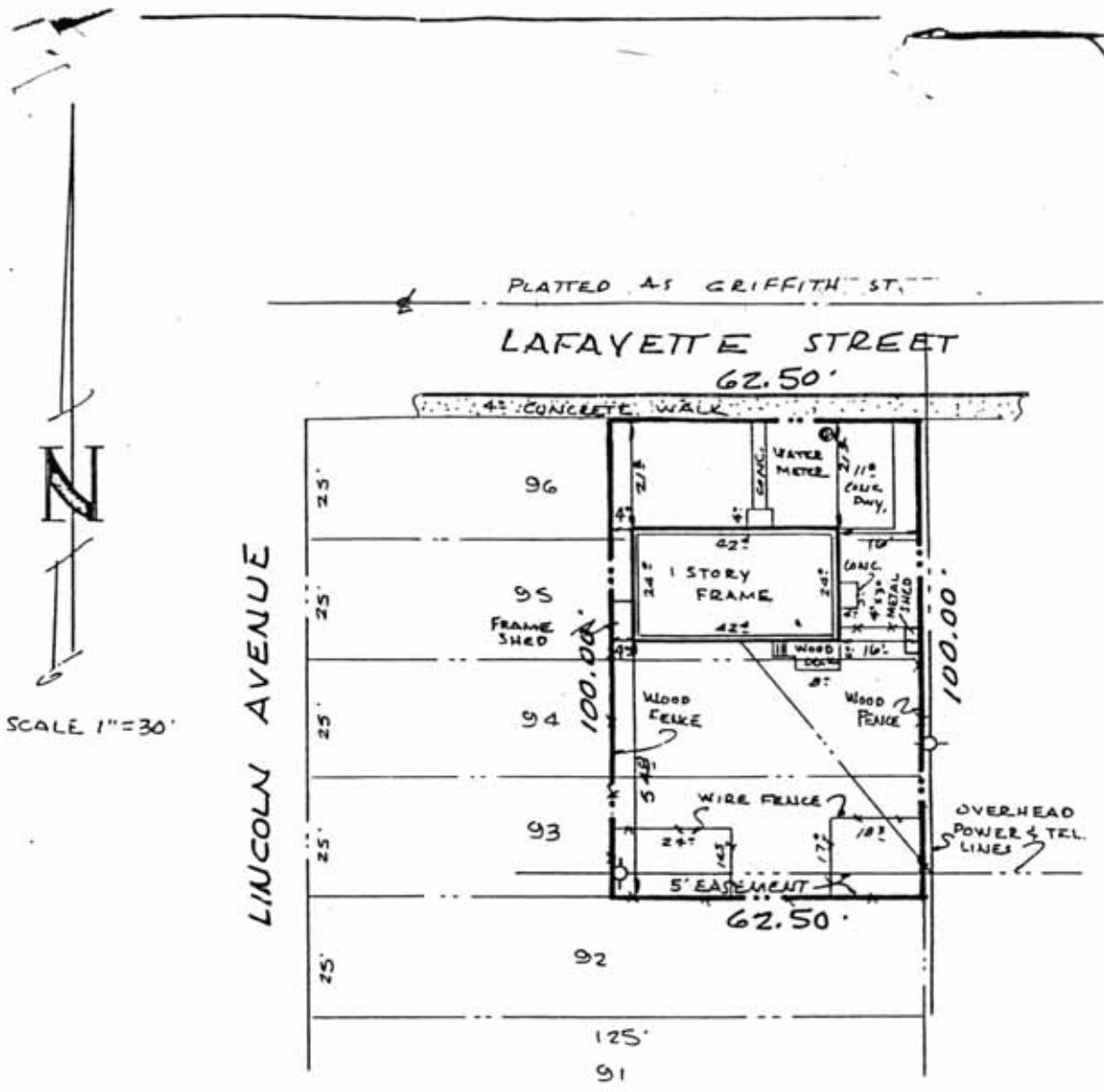
LAFAYETTE STREET



SITE PLAN

1"=10.0'





**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for TRANSAMERICA TITLE CO., the improvement location being based on THE RECORDED PLAT OF NICOLA DI GIACOMO ADDITION, BOULDER COUNTY, COLORADO AS MONUMENTED BY OTHERS, 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, AUG. 16, 1978, except utility connection, 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 evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

— LEGAL DESCRIPTION —

LOTS 93, 94, 95 & 96, NICOLA DI GIACOMO ADDITION, EXCEPT THE WEST 62.5' THEREOF.

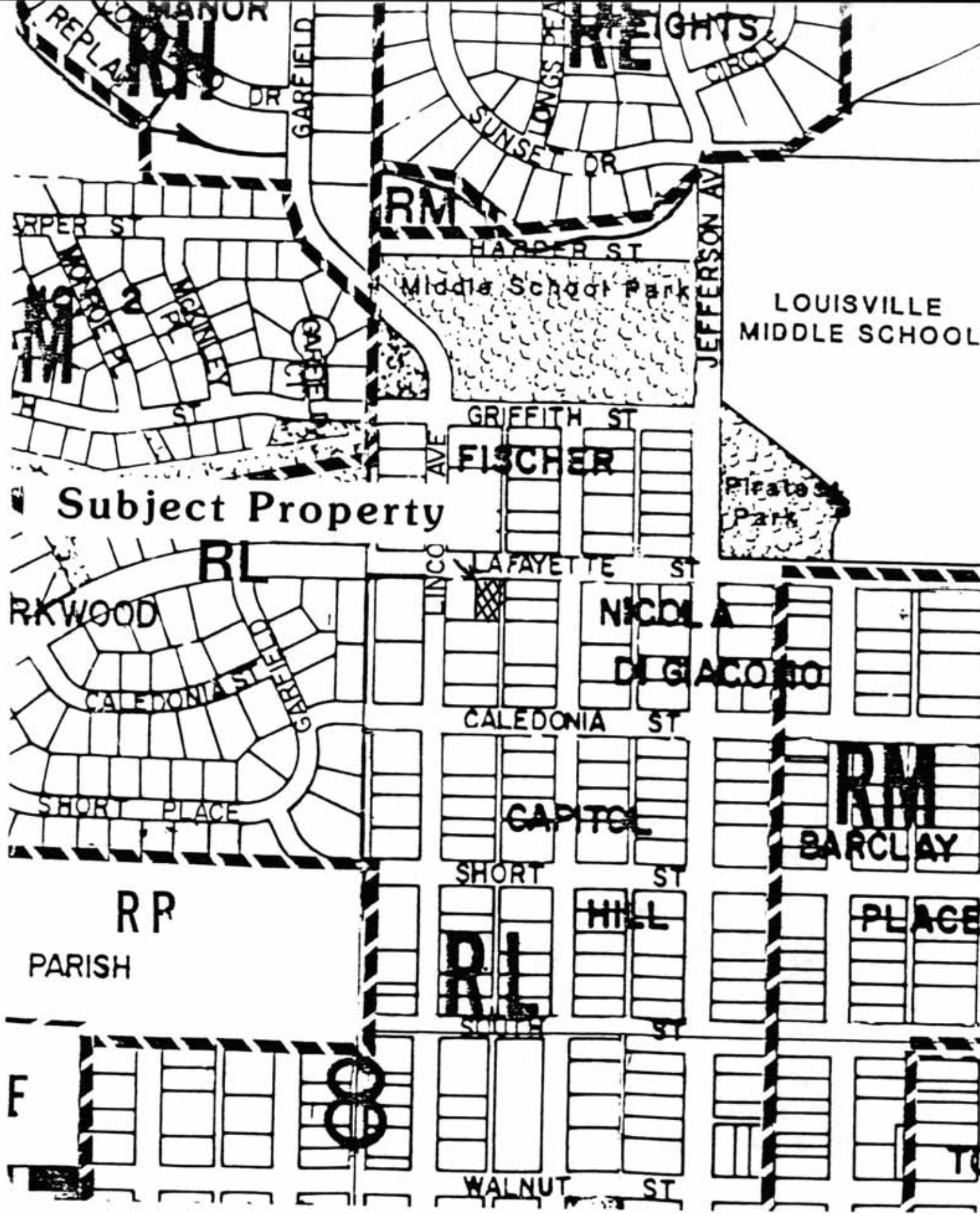
BY Howard H. Miller  
 DATE Aug 21, 1978



**HME**  
 LAND SURVEYING

530 LAFAYETTE STREET  
 LOUISVILLE, COLORADO  
 ORDER NO. 2500B32  
 3300 WEST 83RD. AVE.  
 WESTMINSTER COLORADO  
 80030

428-0828



JAN 28

CITY of LOUISVILLE

APPLICATION for ZONING VARIANCES and SPECIAL EXEMPTION PERMITS

APPLICANT INFORMATION:

APPLICANT Gerald and Rita Albright  
 ADDRESS 530 Lafayette St.  
Louisville, CO 80027  
 TELEPHONE 665-3800

OWNER Same as Above  
 ADDRESS 4978803  
 TELEPHONE \_\_\_\_\_

GENERAL INFORMATION:

AREA of PROPERTY: .14 ACRES of 6250 SQUARE FEET  
 CURRENT ZONING RL PROPOSED ZONING \_\_\_\_\_  
 CURRENT LAND USE Single Family Home

SUMMARY of PROPOSED USE Single Family home with attached garage (single) Home to be remodeled to include expanded kitchen and new Master bedroom and bathroom. Variance is needed for proposed location of new garage. Existing house does not have a garage.

SIGNATURES:

APPLICANT Rita W. Albright DATE 1-23-93  
 OWNER Gerald Albright DATE 1-24-93

FEES:

AMOUNT ASSESSED = \$ 50  
 AMOUNT PAID \$ 50.00

FOR STAFF USE ONLY

PROPOSED ACTION:

ENCLOSURES:

- APPLICANT'S LETTER
- SITE PLAN
- VICINITY MAP
- DATE OF PUBLICATION

AGENDA ITEM:

January 27, 1993

To the Chair and Members of the Board of Adjustments, Louisville, CO.,

Enclosed is an application for a variance for the construction of an attached single-car garage at 530 Lafayette St. The garage construction is part of a larger remodeling project that is scheduled for the spring of 1993.

At this time there is no garage at the property. The need for space to protect our vehicles and to add needed storage are the motivating factors behind the garage construction. There are two (2) possible locations for the placement of a garage on the property: 1) Attached to the east side of the house or, 2) in the backyard off the alley. Our preference is for the attached garage on the east side of the house.

There are 16.5' from the east side of the house to the property line and alley. We are requesting a variance to the 7' set-back limitation to allow us to build a 14' wide garage in that space.

It is our belief that attaching the garage to the house has less impacts than a detached off the alley. That location offers greater safety, does not affect the neighbors views or create a cramped or crowded environment, and has the advantage of easier use.

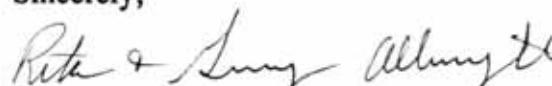
Safety is the major consideration in attaching the garage to the house as opposed to placing it in the backyard. The backyard location would require that the alley be used for access. However, the alley is often used as a playground by children to skateboard, ride bikes, and play catch. The alley is also used daily as an avenue for children going to school and to Memory Square Park. We feel that there is greater danger and potential for an accident if the alley is used to access a garage. Attaching the garage to the house would allow the use of the existing driveway with direct access to the street, thereby mitigating the accident potential.

Attaching the garage to the house has the advantage of creating very little impact on the neighbors views and feelings of confinement. A detached garage would hinder the views of all the neighbors and contribute to a closed-in condition that does not exist now. Because of existing structures, an attached garage would affect only a north-south view along the alley. Because of existing buildings, fences, hedges, etc., that view is already quite limited. Indeed, positioning a garage next to the alley is consistent with land use by the majority of properties along our alley and virtually every alley within the city.

An attached garage also has the advantage of allowing us the use of the existing driveway. The safety advantages of using the driveway have previously been discussed. Using the current driveway with an attached garage would also be much easier to use and maintain. The current driveway is 25' in length. A driveway to a detached garage in the backyard would be close to 50' in length. The longer driveway would present a major problem in the winter with snow and ice removal as the alleys are not maintained by the city.

It is for the aforementioned reasons of safety, negligible impacts on the neighbors, and ease of use that we believe make an attached garage the most logical choice - thus the request for the variance. We appreciate your consideration of this request.

Sincerely,



Rita and Gerry Albright  
530 Lafayette St.  
Louisville, CO 80027