

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: _____
Contact: Ken Wilson
Address: 261 Short Place
Louisville, CO 80027
Mailing Address: SAME
Telephone: 303-725-3483
Fax: _____
Email: wilsonk@colorado.edu

OWNER INFORMATION

Firm: _____
Contact: Kenneth Wilson & Nancy Commins
Address: 261 Short Place
Louisville, CO 80027
Mailing Address: SAME
Telephone: 303-725-3483
Fax: _____
Email: wilsonk@colorado.edu

REPRESENTATIVE INFORMATION

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

PROPERTY INFORMATION

Common Address: 1612 Jefferson Ave
Legal Description: Lot 8 Blk 2
Subdivision Scenic Heights
Area: 7,823 Sq. Ft.

TYPE (S) OF APPLICATION

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

PROJECT INFORMATION

Summary: Requesting variance from 30-foot setback in order to erect a 1-story, 2-car detached garage at 1612 Jefferson Avenue and to relocate an existing 8'x8' shed to the ~~back~~ rear NE corner of the property.

Current zoning: _____ Proposed zoning: _____

SIGNATURES & DATE

Applicant: Kenneth A. Wilson 9-24-20
Print: Kenneth A. Wilson
Owner: Kenneth A. Wilson, Nancy L. Commins
Print: Kenneth A. Wilson & Nancy L. Commins
Representative: _____
Print: _____

CITY STAFF USE ONLY

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

September 24, 2020

To: Louisville CO Board of Adjustment

Fr: Kenneth A. Wilson and Nancy L. Commins, Owners, 1612 Jefferson Avenue

Re: Request for variance to build detached garage and relocate shed

We request a variance from the code-required 30-foot setback from South Boulder Road in order to build a single story detached 2-car garage at our property on the southeast corner of Jefferson Avenue and South Boulder Road. In 2017 a similar setback variance was granted in order to erect a garage at the corner of Longs Peak Drive and South Boulder Road (1612 Longs Peak Drive) due to the same constraints we face: The Scenic Heights development was built before the current city code was established. The lots are only 70 feet wide; the distance between the north side of our house and the South Boulder Road property line is only 21 feet 8 inches; the distance between the south side of the house and the adjacent property on Jefferson Avenue is just 7 feet. The only feasible location for a driveway to a garage is around the north side of the house. The only practical placement for a garage without placing it awkwardly behind the house, sharply curving the driveway, and losing much of the back yard is to put it close to the north property line. The attached drawings illustrate these factors.

Adding a garage to the property will create several benefits to the neighborhood. Our son Alexander and his partner now reside in the house. In collaboration with them we are gradually cleaning up the property and making improvements. A garage will permit our son to get the large truck he uses for his welding business off the street and provide storage space for his tools. The garage will improve the property and keep a working, wage earning couple in Louisville. Moving the fence westward to enclose the garage area and replacing all of the fencing along South Boulder Road will improve the home's appearance and provide better privacy for the occupants. The garage and shed along the north property line will dampen the noise from the ever-increasing traffic on South Boulder Road for both our son and the neighbors. The garage at 1612 Longs Peak Drive provides an example of how this project can be accomplished in a pleasing manner.

In order to erect the garage, the existing 8' x 8' shed in the back yard will need to be relocated. We plan to move the shed to the northeast corner of the property, just east of the new garage. Therefore we include relocating the shed in our variance request.

Responses to variance criteria

1. Unique physical circumstances or conditions: The lot is narrow. The plot plan and Improvement Location Certificate show there are only 21'-8" between the house and South Boulder Road.

2. The unusual circumstances do not exist throughout the neighborhood: Only the Scenic Heights houses adjacent to South Boulder Road suffer these constraints—the eight houses on the corners of Sunset, Longs Peak, Jefferson, and Circle.
3. Because of the physical circumstances or conditions the property cannot reasonably be developed in conformity with the provisions of this title: There simply isn't enough space on the narrow lot to place the garage and its approach 30 feet from South Boulder Road.
4. Such unnecessary hardship has not been created by the applicant: The home was built in this location in 1969, long before we purchased it in 2012. It is possible that South Boulder Road was narrower at that time.
5. The variance, if granted, will not alter the essential character of the neighborhood..., nor substantially or permanently impair the appropriate use or development of adjacent property: Along that stretch of South Boulder Road there already exist sheds, garages, and paved or graveled parking spots much closer than 30 feet to the road. Like the garage approved and built in 2017 at 1612 Longs Peak Drive, this garage would be behind a 6-foot privacy fence. The project will not affect vehicle or pedestrian traffic on South Boulder Road. The property directly to the east on Circle Drive, behind our property, will not be affected, as there will be approximately 24 feet between the garage and the 6-foot privacy fence separating the properties.
6. The variance, if granted, is the minimum variance that will afford relief and is the least modification possible: The 4-foot setback requested from the fence line is what is necessary to create a straight approach to the garage opening.

South Boulder Road

Sidewalk

Power Pole

7' wide utility easement PL 70' X Power pole

Neighbor's house, separated by 6' Privacy fence and concrete retaining wall at ground level

EXISTING STRUCTURES & LAYOUT

1" = 10'

N

6' Privacy fence

Shed 8' x 8'

Enclosed Breezeway

6' privacy fence

PL 110'

1612 Jefferson Avenue
HOUSE

21' 8"

gate

PL 110'

7'

Honey Locust Tree

Power Pole

Gravel Parking spot

Porch

Sidewalk

30'

Gravel Parking area (shared w/ 1610 Jefferson)

Maple Tree

PL 70'

Jefferson Avenue

South Boulder Road

Sidewalk

Power Pole

10' 7" wide utility easement PL 70'

Move Shed to here

PROPOSED: Erect garage, relocate shed.

Neighbor's house, separated by 6' Privacy fence and concrete retaining wall at ground level

1" = 10'

N

4' metal mesh fence along property line

PL 110' New fence - 6'

Concrete pad

Enclosed Breezeway

1612 Jefferson Avenue
HOUSE

New fence
10' Vehicle gate

human gate

Driveway

Honey Locust Tree

Power Pole

Gravel Parking spot

Porch

Sidewalk

30'

Gravel Parking area

(shared w/ 1610 Jefferson Avenue)

Maple Tree

PL 70'

1610

Avenue