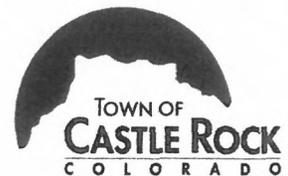


Public Record Documents



VARIANCE

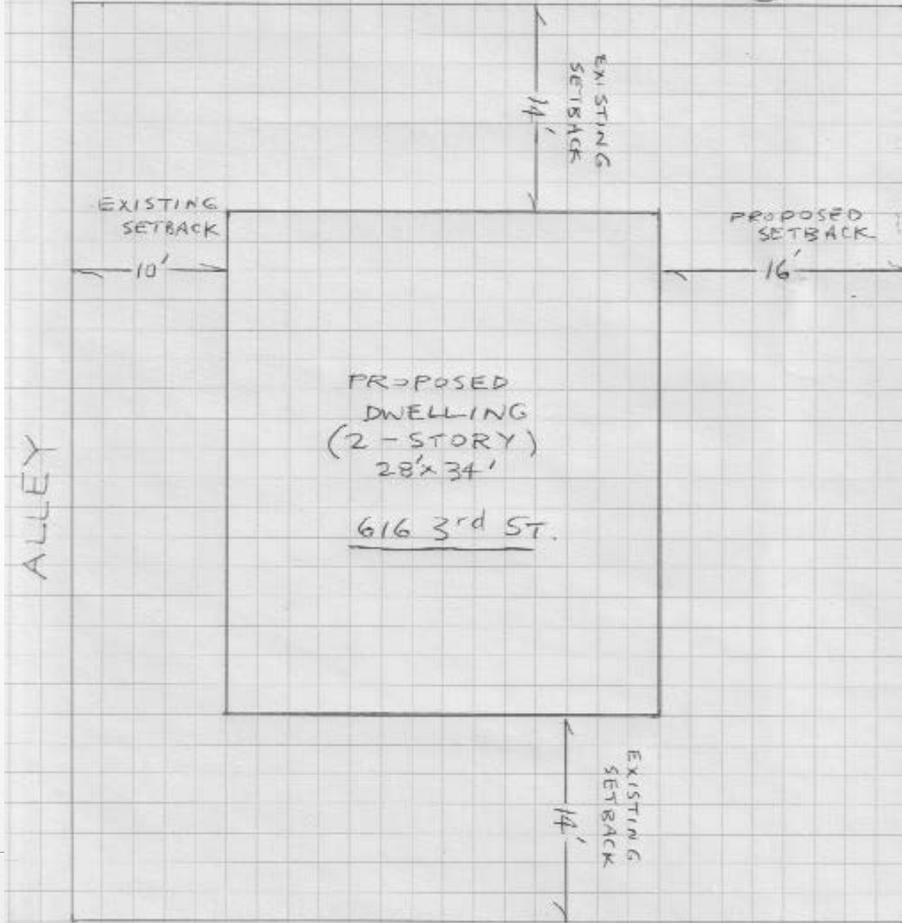
616 THIRD STREET

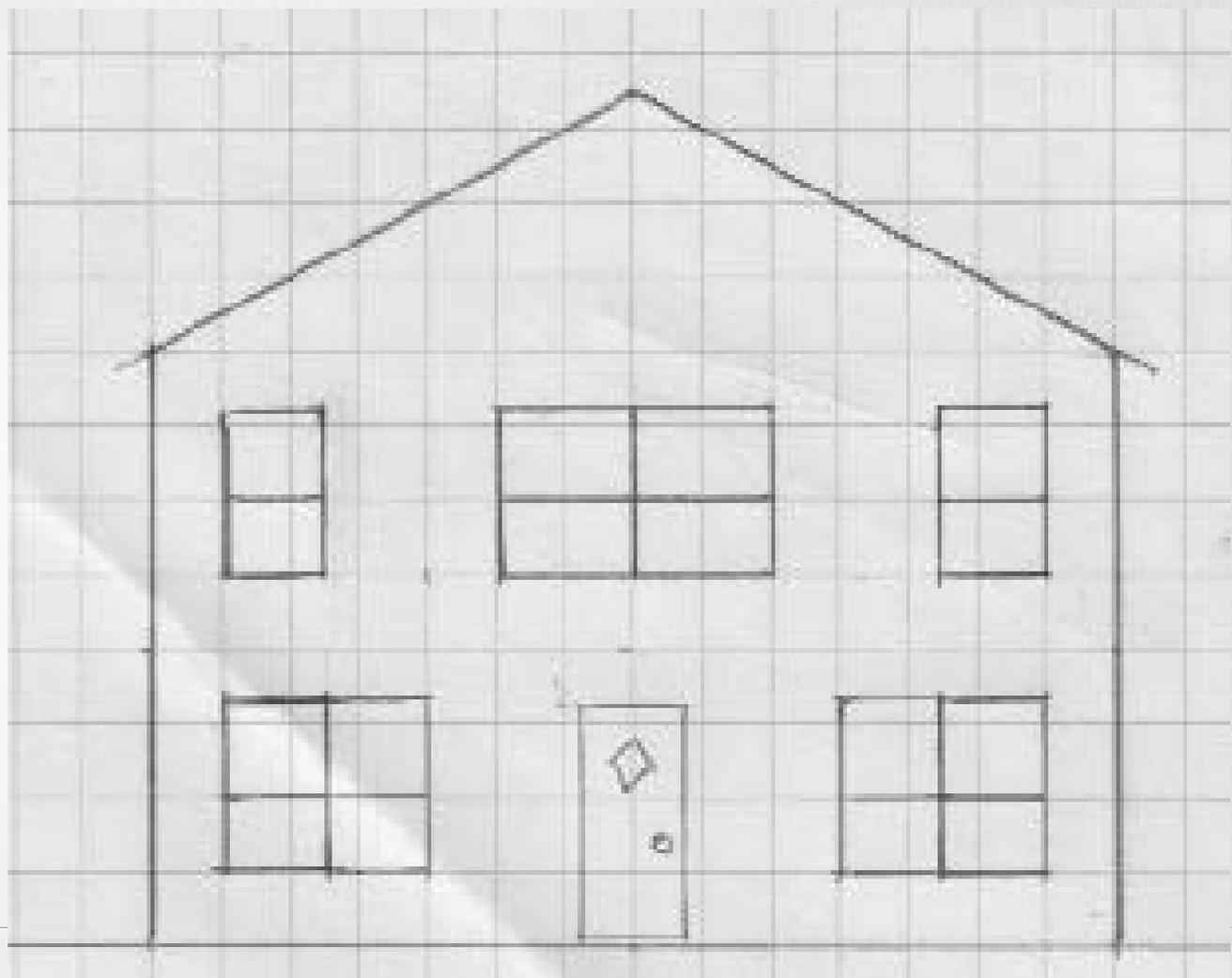
BOARD OF ADJUSTMENT
APRIL 8, 2019





3rd ST.

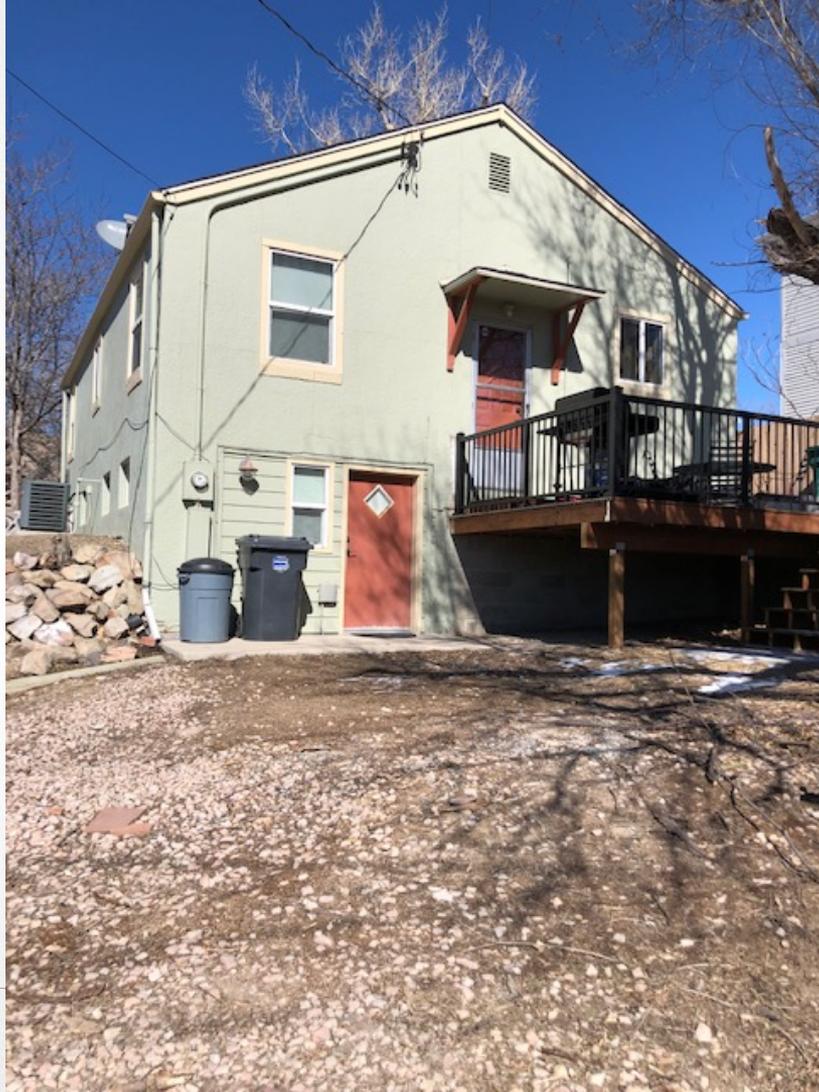


















ZONING: R-2

CRAIG AND GOULDS ADDITION

REAR SETBACK: 25'

FRONT SETACK: 25'

VARIANCE REQUEST

616 THIRD STREET

To encroach eleven feet (11') into
the FRONT AND REAR SETBACK for
a 2ND STORY ADDITION .

STAFF FINDINGS

STAFF RECOMMENDS APPROVAL OF THIS PROJECT BASED ON:

- Home was built in 1948
- The second floor addition will be consistent with the footprint of the first floor.
- The block across the street is occupied by a Douglas County School.
- The home to the east is a second story home, with obvious front and rear setback encroachments, as well.
- No complaint calls



THANK YOU

MOTION OPTIONS

Item 10.01 - Motion of Castle Rock Municipal Code Section 17.06.020 BOARD OF ADJUSTMENT:

Item 10.02 - Motion of Castle Rock Municipal Code Section 17.06.020 BOARD OF ADJUSTMENT:

10.01.01 - Christopher Evan's request for approval of a variance from the twenty five (25') rear and front setback for a second story addition on a single-family residential lot. The request is based upon:

1. The proposed encroachments, as well.

2. ANY Christopher Evan's request for approval of a variance from the twenty five (25') rear and front setback for a second story addition on a single-family residential lot. The request is based upon a hardship. The required hardship has not been demonstrated.

10.02.01 - CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON MAY 2, 2019.



PLEASE PRINT CLEARLY

APRIL 8, 2019 - SIGN-IN SHEET

BOARD OF ADJUSTMENT

NAME	TOPIC TO DISCUSS	ADDRESS	E-MAIL	PHONE #
Debbie Kemp	Variance	1616 Third St.	dkemppluse@gmail.com	303-660-2253
Dune Kemp	Variance	1616 Third St.	dkemppluse@gmail.com	303-660-2253