

Development Services Department
100 N. Wilcox Street, Castle Rock CO 80104
Tammy King, Zoning Manager
720-733-3557 tking@crgov.com

BOARD OF ADJUSTMENT (BOA)

Achieving the Community Vision through Excellence, Dedication and Service

Applications are due 30 days prior to the hearing you wish to attend. Meetings are held the first Thursday of each month at 6:00pm

Applicant Information

APPLICANT: Jay Belk COMPANY: Raccoon Ranch, LLC
PHONE: (720) 289-3803 E-MAIL: Jayb@federalnatl.com/Jeremyb@federalnatl.
ADDRESS: 823 South Perry Street, Ste. 110 CITY/ZIP: Castle Rock, CO 80104
APPLICANT'S SIGNATURE:

Owner Information

OWNER: Raccoon Ranch, LLC COMPANY: Jay D. Belk, Manager
PHONE: (720) 289-3803 E-MAIL: Jayb@federalnatl.com/Jeremyb@federalnatl.
ADDRESS: 823 South Perry Street, Ste. 110 CITY/ZIP: Castle Rock, CO 80104
OWNER'S SIGNATURE: [Handwritten Signature]

Property Information

SITE ADDRESS: 29 South Cantril Street, Castle Rock, CO 80104

LEGAL DESCRIPTION: Lots 13 and 14, Block 24, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, County of Douglas, State of Colorado

CURRENT ZONING: R3

VARIANCE REQUEST: Owner acquired the subject property June 1, 2017. Prior to acquisition the Owner requested from the Town of Castle Rock the ability to completely renovate the existing, secondary use garage, which was approved. It has been determined that the existing garage on the existing foundation does not meet the required side (north boundary) setback of 5 feet. The intent is to expand the garage into a single-family home. Owner is requiring a variance from the existing setback of 5 feet, to a distance of approximately 2.8 feet.

Is this Variance requested pursuant to the Americans with Disabilities Act (ADA) Americans with Disabilities Act of 1990 (ADA) [42 U.S.C. 12101, et seq.] XX Yes ___ No

Submittal Requirements

- Fee of \$500.00
Plot Plan/Elevation Plan
Narrative of the variance requested and evidence of meeting the difficulties and hardships, as outlined in CRMC 17.06.020.B.2 and 19.04.080.G
Other information, as applicable:
Photos
Drawings or simulations
Construction plans
Letter of approval from the HOA

- Letters of no objection from affected neighbors

Staff Only

Meeting Date _____ **Staff Acceptance Date and Signature** _____

RE: BOARD OF ADJUSTMENT – SETBACK VARIATION REQUEST

Subject Property: 29 S. Cantril St. Castle Rock CO 80104

Owner: Racoon Ranch, LLC

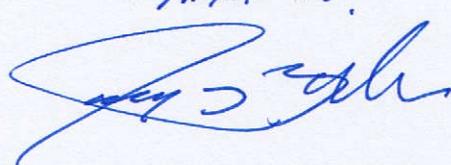
Currently, the property is occupied by a storage and garage classified as a secondary use facility. Racoon Ranch, LLC proposes retrofitting the existing garage structure into a single-family residence and adding an additional, detached garage behind (west) of the existing structure.

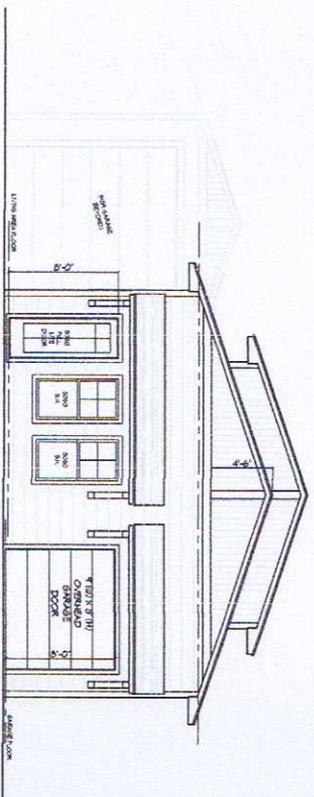
The site plan and elevations are included with this request.

Although the existing structure and the existing foundation meet the setback requirement of 5 feet at the NE corner of the structure, as the wall and foundation extend westward, the structure fails to parallel the north boundary as it realigns towards the north closer to the property boundary line. As a result, at the furthest NW corner of the subject, the wall and the foundation are only approximately 2.8' within the north property boundary line.

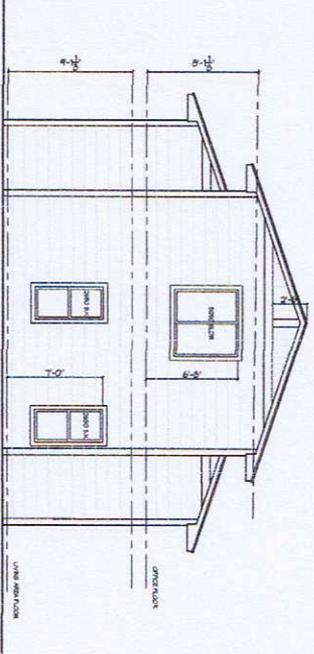
The special circumstance requesting this variance is that the building already exists. It was originally built in approximately 1976. The Owner acquired the property in June 2017 to utilize as a Storage Garage. However, substantial improvements had to be made at a considerable expense to bring the structure to building code for that use, while at the same time improving the neighborhood. As the building structure stood prior to the improvements made by the Owner, it was a dilapidated "eye-sore". The improvements were approved by the Town of Castle Rock via Building Permit No. W17-1483 and the Town provided a Certificate of Occupancy to the Owner on October 18, 2017. There are two practical difficulties and unnecessary hardship that would be created upon the owner if it is required to meet the setback code. The first is that it is impossible to move the existing structure without any form of demolition. The second is that considerable expense has been expended to bring the building into code compliance at the approval of the Town of Castle Rock. Attempting to move the existing structure by demolition and then re-building the structure to meet the setback code is onerous and cost prohibitive.

The setback variance request has no effect, in general or any potential injury, upon the neighboring properties. As previously stated, the structure has been at this location for approximately 44-years without any negative impacts. In fact, because of the improvements to the existing structure and its current appearance and care, the neighboring properties have benefitted.

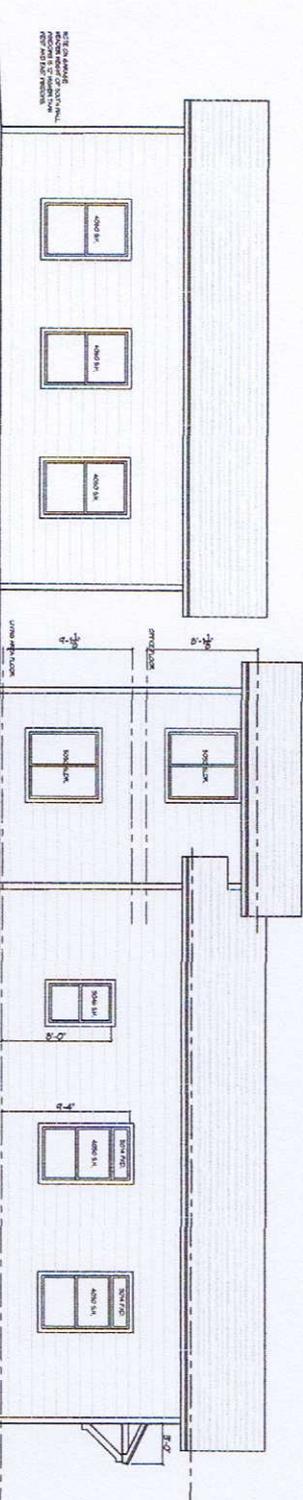
Thank you!




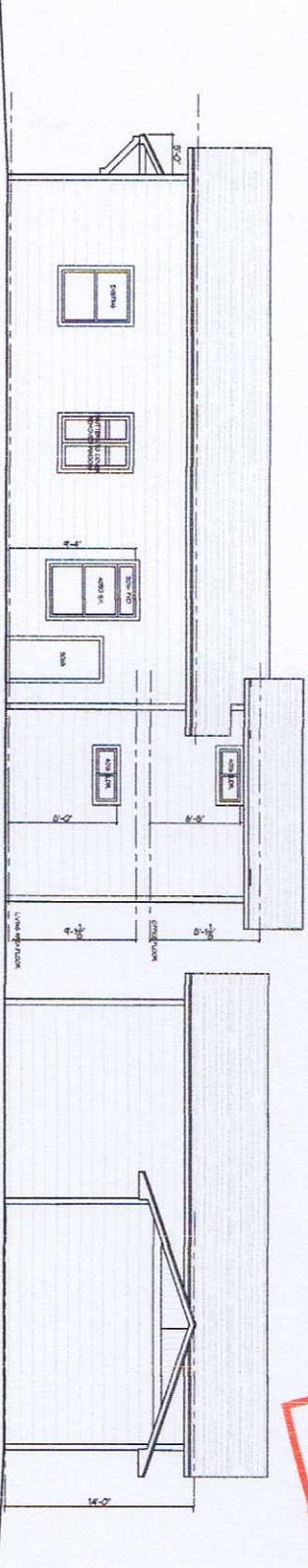
1 FRONT ELEVATION (LIVING QUARTERS)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (LIVING QUARTERS)
SCALE: 3/16" = 1'-0"



3 LEFT SIDE ELEVATION (NEW GARAGE + LIVING QUARTERS)
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION (LIVING QUARTERS + NEW GARAGE)
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

A2
PLANS

Designed by
MDM
Drawn by
MDM
Date
10.22.20

BELK RESIDENCE
29 S CANTRIL ST.
CASTLE ROCK, COLORADO

SALT BOX
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303.376.2137