



# ATTACHMENT A

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)

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: Corbin Wanninger COMPANY: \_\_\_\_\_  
 PHONE: 970-430-1152 E-MAIL: Corbin.Wanninger@3@gmail.com  
 ADDRESS: 221 W. 57th 9th 1370 CITY/ZIP: Loveland CO, 80538  
 APPLICANT'S SIGNATURE: [Signature]

### Owner Information

OWNER: Corbin Wanninger COMPANY: \_\_\_\_\_  
 PHONE: 970-430-1152 E-MAIL: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ CITY/ZIP: \_\_\_\_\_  
 OWNER'S SIGNATURE: [Signature]

### Property Information

SITE ADDRESS: 121 N. Gilbert st.  
 LEGAL DESCRIPTION: in Section 11, Township 8 south Range 67 West 6<sup>th</sup> P.M., Douglas County  
 CURRENT ZONING: R-2 N 1/2 lot 11, for Craig and Jewell's  
 VARIANCE REQUEST: R-2 setbacks, Front/Backyard minimum minimum

### 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 \_\_\_\_\_

121 n. Gilbert Narrative of variance

quick summary: want to add a 2 car garage to the south side of house. Attached with living space above garage. Variances on lot size, front and backyard, setback from alley way, and setbacks from gilbert st. might need adjusting. Single family and owner will live on site.

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- Following proper notice as prescribed in Chapter 17.04, the Board shall hear and decide an appeal on specific cases for a variance to the following:
- Minimum area of lot; mimimum is 6,000 sqft, lot is 3,319 sqft
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- b. Minimum width of lot; mimimun is 50ft and shortest length is 41.15ft
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- Maximum height of buildings; max is 35ft and the building will be one story with walkout basement(no issue)
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- Minimum front yard; 25ft per code but not sure if second st. is front yard and if city owned land is included( need variance)
- e. Minimum side yard; 5ft and that will be maintained
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- Minimum rear yard;25ft per code (need a variance)
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- Minimum off-street parking requirements;not sure if this matters and cant find code
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- Minimum landscape requirements; sod, trees and bushes that do well in Colorado conditions
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- Maximum fence height; White picket fence to match nieghbors
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- Title 19, Sign Code Regulations, except as limited under Subsection
- In making its decision on a variance application, the Board shall consider the following and find:
- The strict enforcement of the provisions of this Code will result in practical difficulties or urnecessary hardship to the applicant, inconsistent with the intent and purpose of this Code;
- The practical difficulties or unnecessary hardship were not created by the applicant;
- e. Unique physical conditions or exceptional topography exist on the subject property and similar unique conditions do not exist on neighboring properties;
- The property is imable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography;

- The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property; and
- The variance, if granted, will not create an adverse effect on public health, safety and welfare or cause harm to adjacent properties.