



Development Services
100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200 FAX 720-733-2231

NO. _____

DATE 10/25/2021

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT

DOUGLAS COUNTY LIBRARY - CASTLE ROCK BRANCH

LEGAL DESCRIPTION OF SUBJECT PROPERTY

_____ *A PORTION OF BLOCK 1, FIRST AMENDED PLAT OF CASTLE PLAZA SUBDIVISION,* _____
_____ *LOT 2, CASTLE PLAZA SOUTH - FIRST AMENDMENT* _____
_____ *LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,* _____
_____ *TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,* _____
_____ *TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO* _____

VARIANCE REQUESTED:

Code Section(s) TITLE 17.42.060.E. Required building setback to a public roadway: A minimum of 25% of a building's linear footage facing a public roadway must have a setback of zero to twenty feet with a direct pedestrian connection.

Describe the Variance Requested

A variance to permit 0% of the building fronting Phelps St. to have a setback of zero to twenty feet.

1. Describe the exceptional situation or condition that exists

Phelps St. is the library's secondary street frontage while Wilcox St. is the primary street frontage. The property boundary for Phelps Street is located on the back of curb. This is not a typical property boundary location and makes the required building setback to a public roadway very difficult to meet. Because the property boundary is located on the back of curb, this forces us to include the required 10-foot wide sidewalk and 8-foot wide street tree landscaping strip on our property. Typically the sidewalk and street tree landscaping strip would be within the boundary of the right-of-way. This automatically brings the potential location of our building back 18-feet from the official property boundary.

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code

The building would need to shift north significantly and or the building geometry would need to be adjusted to meet the word of the requirement. This would also have significant consequences for the alignment of the parking lot adjacent to the library.

3. Describe why there would not be any adverse impact on public health, safety and welfare

The variance would not have an adverse impact on public health, safety, and welfare. As proposed 100% of the building is within zero to 20 feet of the streetscape which meets the intent of the regulation which is to have the building close to the right-of-way.

Additional Information:

- ✓1. Attach an improvement survey.
- ✓2. Attach a drawing showing the intended uses.
- ✓3. Provide any other information helpful to discussion.

PROPERTY OWNER

Name: Bob Pasicznyuk
Douglas County Libraries
Address: 100 S. Wilcox St
Castle Rock 80104

Phone #: 303-688-7654

Fax #: _____



Signature of Applicant

For Staff Use Only

Staff Recommendation: Approved ☐ Yes ☐ No

APPLICANT'S REPRESENTATIVE (If applicable)

Name: Matthew Stewart
Address: 200 5th Ave SE, Ste 201
Cedar Rapids, IA 52401

Phone: 319-363-6018

Fax: _____

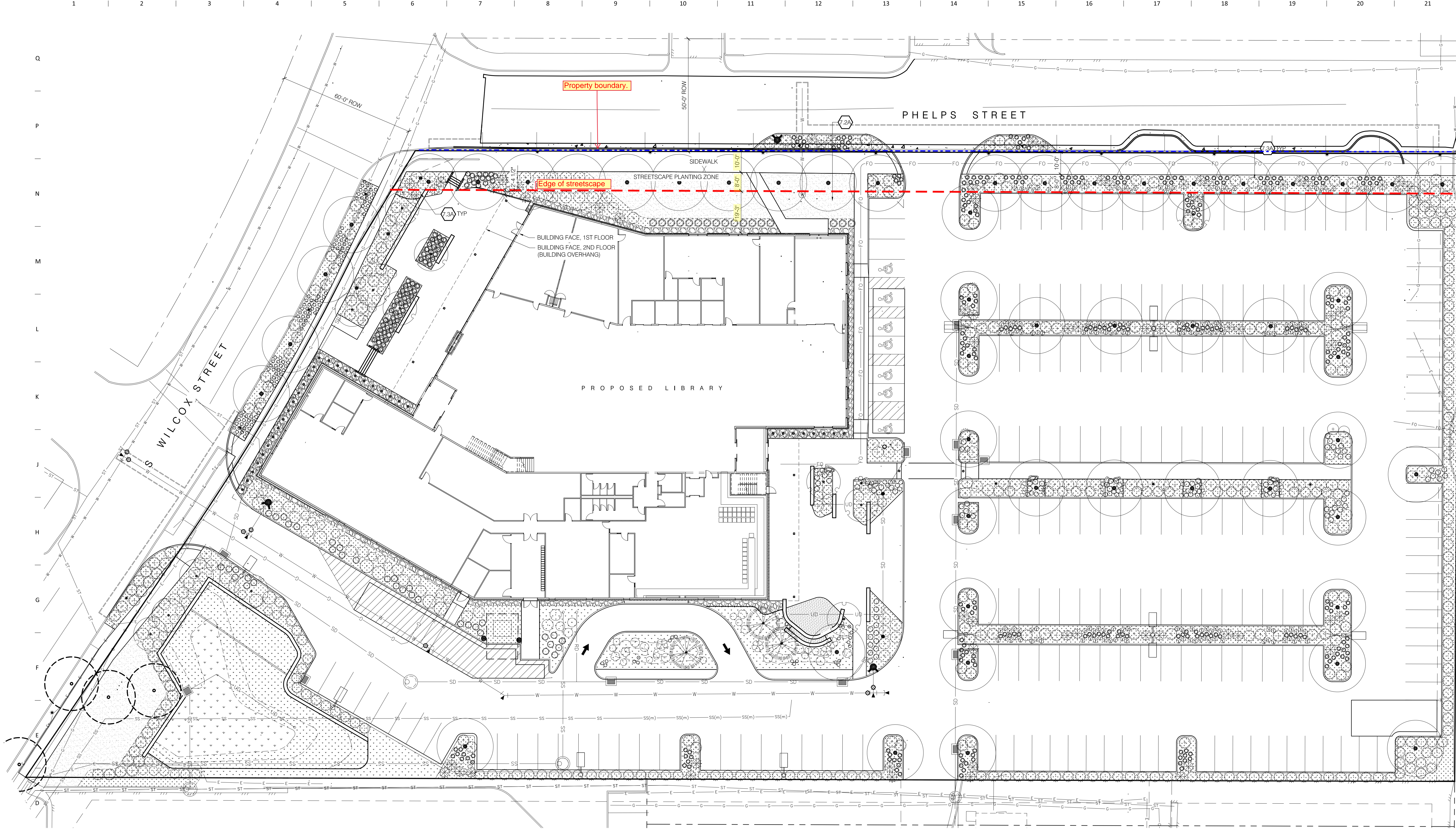
Signature

- ☐ Public Works Director
- ☐ Director of Castle Rock Water
- ☐ Parks & Recreation Director
- ☐ Development Services Director

Date

Comments

Conditions of Acceptance



1 PLANTING PLAN
SCALE: 1" = 20'-0"

MATERIALS LEGEND

- IRRIGATED TURF (TEXAS HYBRID BLUEGRASS)
- NATIVE SEED, TYPE 1
- NATIVE SEED, TYPE 2
- MULCH, WOOD (PLANTING AREA)
- MULCH, 2-3' COBBLE (PLANTING AREA)

UTILITIES LEGEND

- SS — SANITARY SEWER LINE
- EX-W — EXISTING WATER LINE
- ST — STORM SEWER LINE
- UE — UNDERGROUND ELECTRICAL LINE
- G — GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.

Owner

Douglas County Libraries
100 S. Wilcox St
Castle Rock, CO 80104

Project

Castle Rock Library
100 S. Wilcox St
Castle Rock, CO 80104

General Contractor

Fransen Pittman
9563 South Kingston Court
Englewood, CO 80112
P. 303-783-3900

Civil Engineer

JVA, Inc.
1319 Spruce Street
Boulder, CO 80302
P. 303-444-1951

Landscape Architect

Back40 Landscape Architecture
2329 Cherry St.
Denver, CO 80207
P. 720-236-6656

Structural Engineer

Jirsa Hedrick
8490 E. Crescent Pkwy Suite 250
Greenwood Village, CO 80111
P. 303-839-1963

Mechanical Engineer

MEP Engineering Inc.
6402 S. Troy Cir
Centennial, CO 80111
P. 303-936-1633

Electrical Engineer

MEP Engineering Inc.
6402 S. Troy Cir
Centennial, CO 80111
P. 303-936-1633

Low Voltage + Technology Consultant

Cevian
7535 E. Hampden Ave. #400
Denver, CO 80231
P. 720-723-0328

Seal

Revision	Description	Date
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Sheet Name

SEATTLE COMPLIANCE EXHIBIT