



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: Nathan Albers COMPANY: Ronin Designs
 PHONE: 303-489-2580 E-MAIL: ronindesignscr@gmail.com
 ADDRESS: 2124 Paint Pony Circle CITY/ZIP: Castle Rock/80108
 APPLICANT'S SIGNATURE: *Nathan Albers*

Owner Information

OWNER: Rebecca Jorenby COMPANY: _____
 PHONE: _____ E-MAIL: rjorenby21065@gmail.com
 ADDRESS: 306 Lewis Street CITY/ZIP: Castle Rock / 80104
 OWNER'S SIGNATURE: *Rebecca Jorenby*

Property Information

SITE ADDRESS: 306 Lewis Street, Castle Rock, CO. 80104
 LEGAL DESCRIPTION: Lot 5 Block 1 Craig & Goulds Add to Castle Rock 0.161 AM/L
 CURRENT ZONING: R-2
 VARIANCE REQUEST: Side yard reduction from 5' setback to 2'-3" setback

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 _____

306 Lewis Street Narrative

Rebecca Jorenby bought her current home at 306 Lewis Street in 2014. Since that time she has made many improvements to the property such as landscaping and exterior improvements as well as interior remodels. The existing structure was purchased with a laundry room downstairs in the basement as well as storage space. Rebecca has an autoimmune disease and the medication causes weak and fainting spells. Thus Rebecca has difficulty walking and due to this medical need she would like to move the laundry room upstairs and increase the kitchen and bedroom spaces upstairs so she no longer need to store things and do laundry in the basement.

However as the existing home was built before the 5' side setback were enforced in the Craig and Gould neighborhood the existing home violates the current setback rules on the south side of the property and extending the kitchen will mean extending the home in the setback.

The strict enforcement of the provisions of this Code will result in practical difficulties or unnecessary hardships to the applicant, inconsistent with the intent and purpose of this Code:

The current structures internal layout has an existing kitchen in the south east corner of the home. Adding to this existing kitchen with a laundry room will require an extension at the location where the setback violation currently occurs. The existing home has a simple square shape and a hip roof. Changing the layout of the home to create jogs for the setback will increase the square footage of the addition and add additional hips and structure to the roof.

The practical difficulties or unnecessary hardships were not created by the applicant:

The existing home currently sits in the side setback and was built 1952.

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:

The Craig and Gould neighborhood has many structures roughly 10' apart and has structures that do not conform to the setback required by zoning due to the age of the neighborhood.

The variance, if granted, will not create an adverse effect on public health, safety and welfare or cause harm to adjacent properties:

The variance, if granted, will not cause the home to be closer to the neighboring structure. The two structures are separated by more than 10' which will help with fire safety and is the intent of the 5' setback on each property.