

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 6th P.M., Douglas County
CURRENT ZONING: R-2 N 1/2 lot 11, Craig and Goulds
VARIANCE REQUEST: R-2 setbacks, Front/Backyard minimum minimum

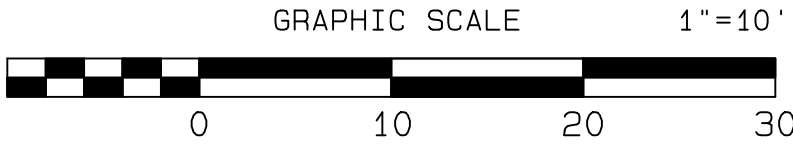
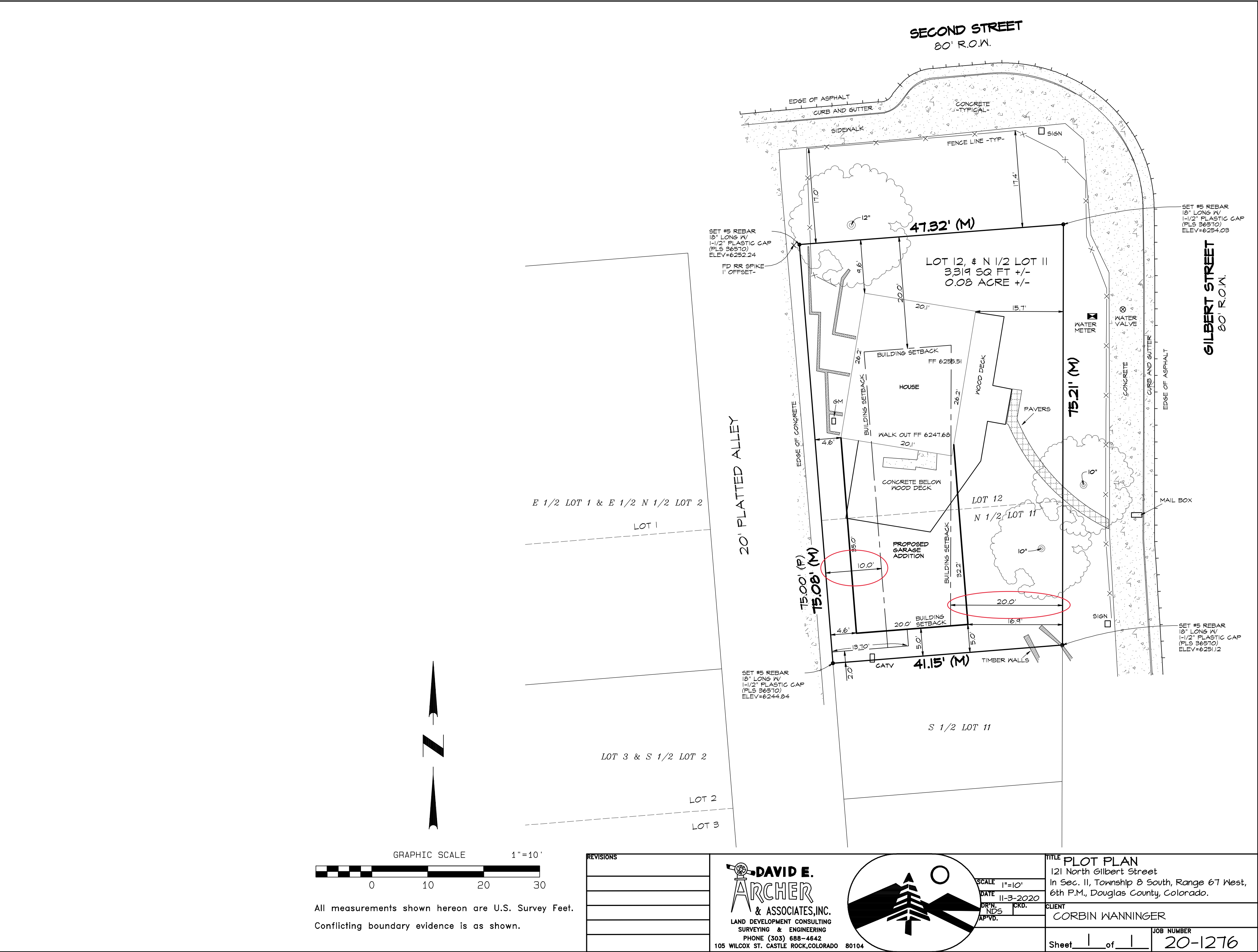
Submittal Requirements

- 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 _____

Thu Nov 05 16:55:14 2020
G:\Drawings\2020\20-1276\LOT PLAN.prn



All measurements shown hereon are U.S. Survey Feet.
Conflicting boundary evidence is as shown.

REVISIONS	

 DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104		SCALE 1"=10'	TITLE PLOT PLAN 121 North Gilbert Street In Sec. II, Township 8 South, Range 67 West, 6th P.M., Douglas County, Colorado.
		DATE 11-3-2020	
		DRN. NDS. CKD. APVD.	
		CLIENT CORBIN WANNINGER	
Sheet 1 of 1			JOB NUMBER 20-1276

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; minimum is 6,000 sqft, lot is 3,319 sqft
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- b. Minimum width of lot; minimum 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)
-
- Minimum off-street parking requirements; not sure if this matters and cant find code
-
- 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 neighbors
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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 unnecessary 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 unable 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.