

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.03@gmail.com
 ADDRESS: 221 W. 57th 970-430-1152 CITY/ZIP: Loveland CO 80538
 APPLICANT'S SIGNATURE: Corbin Wanninger

Owner Information

OWNER: Corbin Wanninger COMPANY: _____
 PHONE: 970-430-1152 E-MAIL: _____
 ADDRESS: 221 W. 57th CITY/ZIP: _____
 OWNER'S SIGNATURE: Corbin Wanninger

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, or (high and ground)
 VARIANCE REQUEST: R-2 setbacks, Front/Back yard minimum

Submittal Requirements

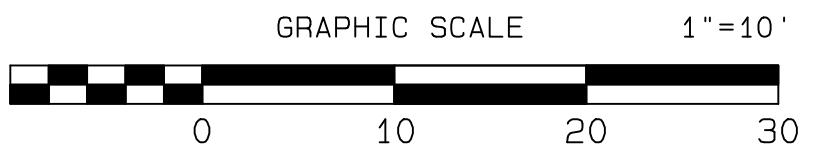
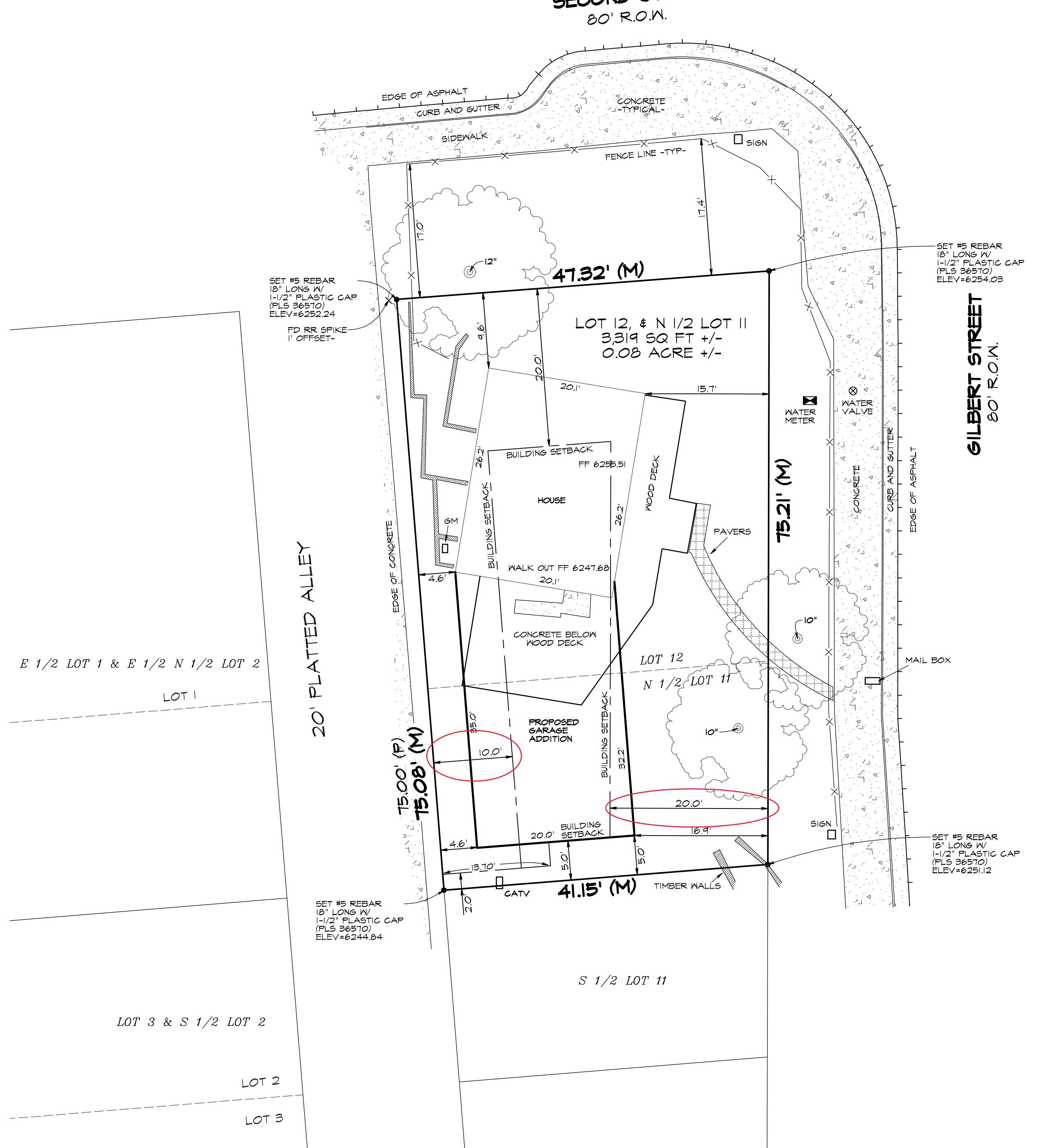
- Fee of \$500.00
- Plot Plan/Elevation Plan
- Narrative of the variance requested and evidence of meeting the difficulties and hardships, as outlined in CRMC 17.06.020.B.2 and 19.04.080.G
- Other information, as applicable:
 - Photos
 - Drawings or simulations
 - Construction plans
 - Letter of approval from the HOA
 - Letters of no objection from affected neighbors

Staff Only

Meeting Date _____ Staff Acceptance Date and Signature _____

SECOND STREET
80' R.O.W.

GILBERT STREET
80' R.O.W.



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'	DATE 11-3-2020	DRN NDS	CKD APVD.	TITLE PLOT PLAN
				In Sec. II, Township 8 South, Range 67 West, 6th P.M., Douglas County, Colorado.
				CLIENT CORBIN WANNINGER
				JOB NUMBER 20-1276
Sheet <u>1</u> of <u>1</u>				

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.

- 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
-
- b. Minimum width of lot; **miminun is 50lft** and shortest length is 41.15lft
-
- Maximum height of buildings; **max is 35lft** and the building will be one story with walkout basement(no issue)
-
- Minimum front yard; **25lft per code** but not sure if second st. is front yard and if city owned land is included(need variance)
- e. Minimum side yard; **5lft** and that will be maintained
-
- Minimum rear yard;**25lft 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**
-
- Maximum fence height; **White picket fence to match nieghbors**
-
- Title 19, Sign Code Regulations, exeepet 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 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.