



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: Jeff R Armstrong

COMPANY: Jeff R Armstrong

PHONE: 303 419-5442

E-MAIL: ahhuey@msn.com

ADDRESS: 1251 Haystack Dr.

CITY/ZIP: Castle Rock CO 80104

APPLICANT'S SIGNATURE: 

Owner Information

OWNER: Jeff R Armstrong

COMPANY: N/A

PHONE: 303 419-5442

E-MAIL: ahhuey@msn.com

ADDRESS: 1251 Haystack Dr.

CITY/ZIP: Castle Rock CO 80104

OWNER'S SIGNATURE: 

Property Information

SITE ADDRESS: 408 N. Glibert St

LEGAL DESCRIPTION: S 11, TS 8 south, Range 67 West

CURRENT ZONING: Single Family

VARIANCE REQUEST: Request to conform to original property setbacks at front, Set backs were changed at sometime by the town requiring us to move the house 13'-7" further to the rear of the property.

Is this Variance requested pursuant to the Americans with Disabilities Act (ADA)

Americans with Disabilities Act of 1990 (ADA) [42 U.S.C. 12101, et seq.] ☐ Yes ☒ No

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 _____

Jeff R. Armstrong

1251 Haystack Drive - Castle Rock, Colorado 80104
303.419.5442 | ahhuey@msn.com

Wednesday, March 10, 2021

Town of Castle Rock
Planning & Zoning
100 Wilcox Street
Castle Rock, Colorado 80104

Attention: Tammy King
Reference: 408 Gilbert Street
Subject: Board of Adjustment Application Handout

Tammy,

I am writing in regard to the Board of Adjustment Application Handout. It came to our attention that it may require a variance to locate the new house in the same location as the existing. We intend to begin demolition in the coming month.

Below are the responses (in blue) to the criteria set forth by the Town:

1. That the variance will not authorize the operation of a use other than those uses specifically permitted in the zone district where the property is located.
The variance will not change the permitted use in the Zone District.
2. That the variance will not alter the essential character of the neighborhood or district in which the property is located.
The Variance will maintain the essential character of the neighborhood as no other home has been constructed so far off the roadway frontage. Moving the subject home 13 feet to the rear will cause a financial hardship due to extending utilities and a driveway. This will also cause a cramped situation with the existing auxiliary building at the rear of the property off the alley. By pushing the home back on the property, the privacy of the neighboring homes will be affected as our windows will look directly into the private backyards.
3. That the variance is the minimum that will afford relief.
This is an accurate statement.
4. That the variance will not adversely affect the public health, safety and welfare.
There would be no impact on Public Health, safety and welfare.
5. That the allegations of hardship were not self-created.
We did not create this hardship. The Town purchased an easement along Gilbert years ago. By moving the home rear on the property, we will lose use of the rear yard which is currently designed as a "courtyard" like area. We would be forced to squeeze up against the existing accessory build in the rear.

We firmly believe by leaving the home frontage where it currently exists maintains the harmony along Gilbert Street. By moving the home back, we would create an unusual frontage not seen anywhere else on Gilbert Street.

Sincerely and Respectfully,



Jeff R. Armstrong
Homeowner

Attachment: Completed Board of Adjustment Application Handout