



**Meeting Date:** June 3, 2021

## **AGENDA MEMORANDUM**

**To:** Board of Adjustment

**From:** Tammy King  
Zoning Manager

**Title:** Request for Approval of Variance from the Minimum Rear Yard Setback  
PD (Planned Development)

**Subject Property: 872 BARTLETT STREET**

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### **Summary**

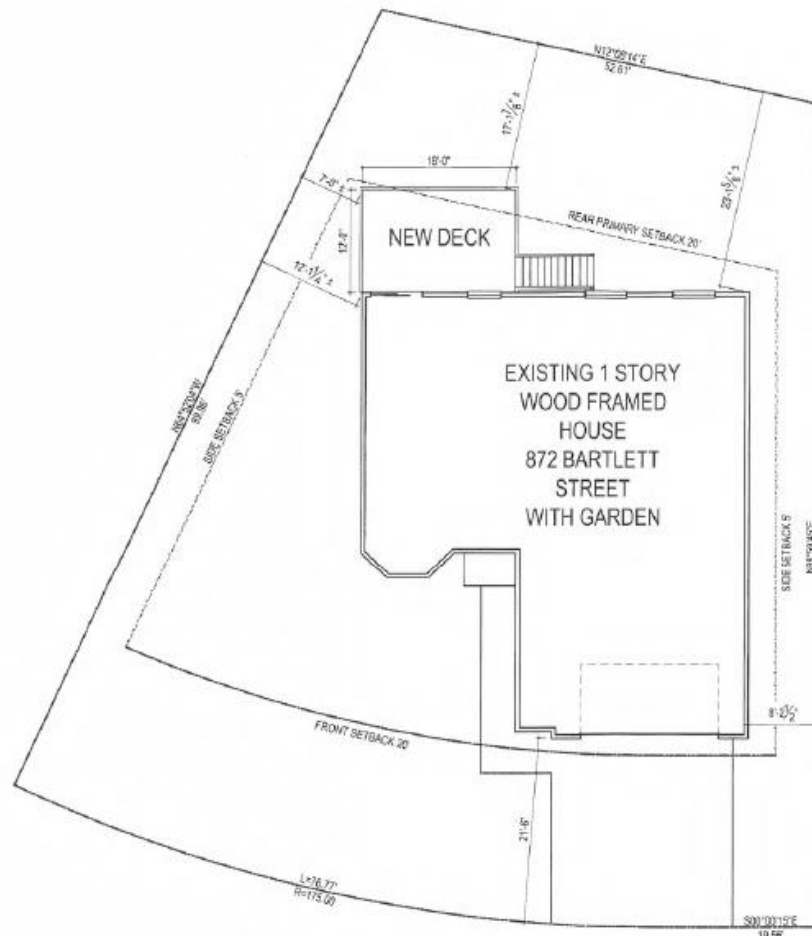
The purpose of this staff memorandum is to seek action by the Board of Adjustment on a request by Matthew and Allison Uselton for variance from the minimum required rear yard setback of twenty feet (20') to build a deck on a single-family residence in the PD Zone (Planned Development). The subject property is addressed as 872 Bartlett Street, also known as Lot 11 Block 8 Founders Village 18<sup>th</sup> Flg.

The applicant has submitted a site plan, which will constitute an approximate (2'11") rear variance to the minimum required twenty foot (20') REAR yard setback in the PD zone district, if approved by the Board. This variance, if approved, would allow a rear yard setback of (17'1") for a portion of the new deck on a single family residence.



## **Discussion**

The applicant is requesting consideration by the Board for approval of a variance from strict enforcement of the zoning regulations for the minimum setback from the REAR property line to build a deck on a single family dwelling that encroaches (2'11") into the required twenty feet (20') rear setback.



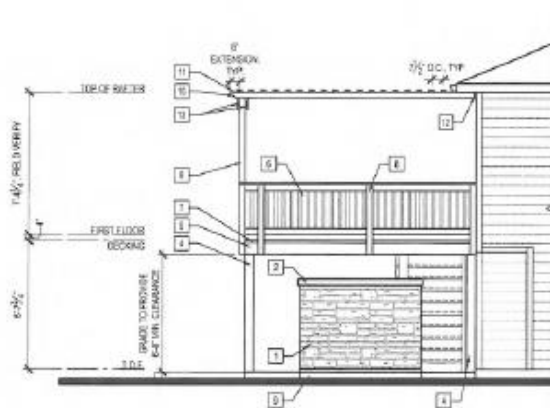
## **Discussion** (continued)

- Proposed deck will not encroach into the easement.
- Only a small portion of the deck encroaches.
- The lot is irregular in shape and the house was placed at an angle on the lot.
- HOA approval
- Existing deck did not meet setbacks
- No objection from neighbors.



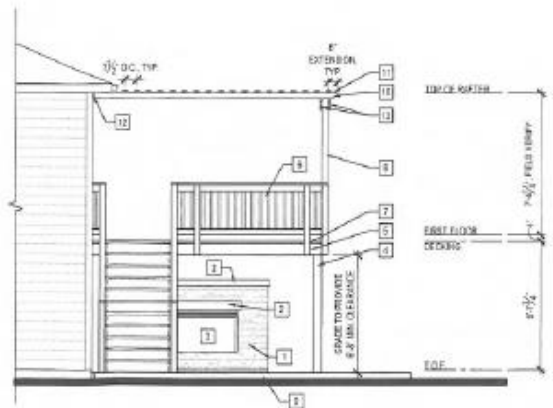
## Rear Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



## Left Side Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



## Right Side Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)







## **Town of Castle Rock Municipal Code 17.06.020 Powers and Duties**

### **B. Variances**

1. Following proper notice; the Board shall hear and decide an appeal on specific cases for a variance to the following: *Minimum rear yard*.
2. In making its decision on a variance application, the Board shall consider the following and find:
  - a. 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;
  - b. The practical difficulties or unnecessary hardship were not created by the applicant;
  - c. Unique physical conditions or exceptional topography exist on the subject property and similar unique conditions do not exist on neighboring properties;
  - d. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography;
  - e. 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
  - f. The variance, if granted, will not create an adverse effect on public health, safety and welfare or cause harm to adjacent properties.
3. The Board may impose reasonable conditions on the grant of a variance. In addition, upon approval of a variance, the Board shall determine whether the variance is limited to the condition existing on the property at the time of approval, or whether the variance runs with the land regardless of whether the conditions on the property change.
4. The decision of the Board shall be final, subject to judicial review.

### **Staff Findings**

- A. The strict enforcement of the provisions of this Code will result in practical difficulties or un-necessary hardship to the applicant, inconsistent with the intent and purpose of this Code:

***Staff finds*** that strict enforcement of the Code may result in practical difficulties contrary to the intent and purpose of the Code due to the irregular shape of the lot and the angled placement of the home on the lot.

- B. The practical difficulties or unnecessary hardship **were not** created by the applicant:

**Staff finds** the practical difficulties or unnecessary hardship was created by the irregular shape of the lot and the angled placement of the home on the lot.

- C. Unique physical conditions or exceptional topography exist on the subject property and similar, unique conditions do not exist on neighboring properties:

**Staff finds** that unique physical conditions may exist for this property due to the irregular shaped lot.

- D. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography:

**Staff has** information to support the concept that unique physical conditions would prevent the property from being developed in conformity with the provisions of the current Town code;

- E. 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:

**Staff finds** that the variance, if granted, will not substantially alter the character of the surrounding neighborhood; and the construction of the single-family residence will generally be harmonious with other surrounding neighboring properties;

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

**Staff finds** that the variance, if granted, will not create an adverse effect on public health, safety and welfare or cause harm to adjacent property if the proposed new construction meets all current building code requirements and most other homes have similar decks.

### **Staff Recommendation**

Staff recommends approval due to:

- Proposed deck will not encroach into any easements.
- Only a small portion of the deck encroaches.
- The lot is irregular in shape and the house was placed at an angle on the lot.
- HOA approval
- Existing deck did not meet setbacks
- In addition, we have received no objection from neighbors.

## **Motion Options**

**In accordance with criteria as stated in the Town of Castle Rock Municipal Code Section 17.06.020 BOARD OF ADJUSTMENT:**

Option 1

**I MOVE THAT THE BOARD OF ADJUSTMENT APPROVE** Matthew and Allison Uselton's request for approval of a variance from the minimum required rear yard setback to construct a deck on a single-family residence in the PD zone; based upon:

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Option 2

**I MOVE THAT THE BOARD OF ADJUSTMENT DENY** Matthew and Allison Uselton's request for approval of a variance from the minimum required rear yard setback to construct a deck on a single-family residence in the PD zone; based upon based on the required hardship has not been demonstrated.

Option 3

**I MOVE THAT THE BOARD OF ADJUSTMENT CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON JULY 1, 2021.**

## **Attachments:**

Attachment A: BOA Application Packet – BOA21-0006 – 872 BARTLETT STREET