



726A Tenacity Drive
Prospect New Town
Longmont, CO 80504

January 31, 2020

Crouch Residence

940 McKinley Avenue
Louisville, CO 80027

LOT AREA: 7,750 sf

EXISTING FLOOR AREA:

Main Level Floor Plan	1194
Upper Level Floor Plan	529
Upper Bonus Room	592
Detached Garage	593
Total	2,908 sf

PROPOSED FLOOR AREA:

1356	(+162)
578	(+49)
567	(-25)
646	(+53)
3147 sf	(+239)

ALLOWED FLOOR AREA: 2,799 sf (35% or 2,799 whichever is greater)

EXISTING LOT COVERAGE:

House/Garage/Walkway	2074
Rear Deck/Covered Porch	250
Total	2,324 sf

PROPOSED LOT COVERAGE:

2148	(+74)
395	(+145)
2526	(+202)

ALLOWED LOT COVERAGE: 2,450 sf (30% or 2,450 whichever is greater)

940 McKinley Avenue is a unique property in that it is bordered by a public alley to the east, a public alley to the north, and obviously McKinley Avenue to the west. McKinley Park sits across the alley to the north and is buffered by a border of large mature trees. The property slopes approximately 6' from front to back.

The house has gone thru several additions/renovations over the years, all occurring prior to the current homeowners. These include a new pop-top to the front of the home, a split-level family room addition and a new detached garage. The floor plan is very dysfunctional, inefficient and impractical for today's lifestyle. The main level includes one bathroom which is in a secondary bedroom, and the family room is a half floor lower than the rest of the home. The upper level includes two bedrooms and a bathroom, however much of the master bedroom is unusable because of the low ceiling heights.

and does not include a dedicated closet. The lower level is accessed by a dangerous non-conforming stair and only has 6'-9" ceiling heights. Finally, there is a detached oversized garage with a finished attic above off the back of the house. There is a modest roof structure currently connecting the garage to the home. Coming into the home from the garage, the homeowners must navigate 10 steps and 5 separate landings, half of which are outdoors.

Because the garage and attic space account for 41% (1185 sf) of the existing floor area, we are proposing to attach the garage to the home with a mudroom. By attaching the garage and reworking the existing floor elevations, the awkward series of steps into the home will be eliminated and the attic space over the garage can become better utilized and integrated directly with the new floor plan. The existing detached garage is 20'-6" off the rear property line (alley) and 5'-5" off the side property line. When the garage is attached to the home, it must meet the rear and side setback requirements of the primary structure which is 25'-0" and 7'-0". We are asking for a variance to allow the existing 20'-6" rear setback as well as the existing 5'-5" side setback.

Along with attaching the garage to the home, we are proposing a couple new dormers on the upper level to allow the existing space below the low ceilings to become usable. The proposed additions increase the floor area by 239 sf. We understand the existing floor area (2908 sf) is already over the allowable floor area of 2799 sf, however with so much floor area tied up in the detached garage and attic, attaching it to the home with a very modest addition would allow so much more flexibility to an otherwise inefficient home. We are asking for a variance to allow the additional 239 sf.

Finally, we are proposing to replace an existing 250 sf multi-level deck (recently removed) with a new 180 sf deck along with a new covered front porch. This would increase the lot coverage to 2526 sf when 2450 sf is allowed. We are asking for a variance to allow the increase in lot coverage. This is less than a 10% increase above the allowed and could qualify as a minor impact variance.

Variance Criteria

Under [Section 17.48.110](#), the Board of Adjustment has the power to hear and decide variances if all of the following criteria are met:

1. That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property;

The fact that the previous homeowner built an oversized detached garage utilizing 41% of the allowable floor area creates a unique circumstance. Had the garage been built 42" further away from the rear property line, it could simply be attached to the home without requiring a setback variance.

The low ceilings at the upper level (2'-6" head height at the exterior walls of the master bedroom) are physically unique as there is much of the upper footprint that is unusable.

2. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located;

We believe the detached garage is the largest such structure in the Old Town District and accommodates the largest floor area percentage.

3. That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this title;

Because so much floor area is utilized in the detached garage, and because the existing home is so dysfunctional, the property cannot reasonably be developed or improved without attaching the garage and adding dormers to the upper level.

4. That such unnecessary hardship has not been created by the applicant;

The inefficient layout (low ceilings, different floor elevations, awkward exterior steps) and the oversized detached garage were all created by the previous homeowner more than 35 years ago.

5. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;

The proposed additions do not change the existing footprint of the home other than the new covered front porch. The proposed mudroom attaching the garage to the home is basically contained below an existing roof structure and will only be viewable from the neighbor to the south. The new covered front porch will only add to the character of the neighborhood. Part of the charm of Old Town is the pedestrian interaction with neighbors sitting on their front porch.

6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions on this title which are in question.

The rear setback is the minimum variance required as the detached garage has existed for over 35 years, 20'-6" off the rear property line. We are only asking to attach it to the home and not to increase its footprint.

The floor area is the minimum variance required as the distance between the garage and the house is a given. The width is the minimum required to accommodate a set of internal stairs up into the home along with an adjacent stair from the home up to the finished attic space above the garage.

The lot coverage is the minimum variance required to replace an old rear deck and add a usable covered front porch which also blends nicely with the new street façade of the home.