

Tolleson Architects

ARCHITECTURE ILLUSTRATION



May 4, 2020

**Blanchard Residence
104 Rose Street
Lot 7, Block 2
Bella Vista
Louisville, CO. 80027**

Lot Area: 7350 SF

Allowed Lot Coverage 30% (2205 SF)

Existing Lot Coverage Area:

Main Level Floor Plan	981 SF
Detached Garage	730 SF
Total	1711 SF (23.3%)

Proposed New Lot Coverage Area:

Main Level Addition	1045 SF
Attached Garage	240 SF

Total Proposed Lot Coverage Area:

2996 SF (40.1%)

Minimum front yard setback for a principle building:	25'
Minimum side yard setback from interior lot line	
For principle uses:	7'
Minimum rear yard setback for principle uses	25'

104 Rose Street is the current home of Kevin & Chelsea Blanchard and their family of three children. The existing home appears to have been constructed in the 60's or 70's, is a one level brick structure, in a simple rectangular floor plan, with a full basement and a detached garage in the rear of the property. The main level floor plan consists of a combined Living and Dining area, Kitchen, two small bedrooms and a single bath.

The existing home sits 5'-6" from the North Side Yard property line and has an existing front porch approximately 18'-9 1/2" from the West Front Yard property line.

The existing detached garage sits 7' from the East Rear Yard property line and 5'-2" from the South Side Yard property line.

The Blanchard's enjoy their address and would like to remain there, however the existing home is entirely inadequate and outdated for the current needs of a modern family of five.

Therefore the Blanchard's would like to expand their home to provide for their current needs and growing family. They would also like to update the look of their home to a more contemporary and pleasing design. They would like for the existing home and detached garage to remain in their current location. No new proposed building additions will infringe on the building setbacks. However, the Blanchard's would like to replace the existing front porch in its current location, and make it wider. The location of the current Front Porch infringes into the Front Yard setback.

The existing front porch is a simple unusable shed structure supported by three 4x4 posts, which contributes to the dated look of the existing home. The Blanchard's would like to replace the existing porch with a slightly larger new one to make the space more useable with a gable element to give a more inviting sense of arrival, more substantial column supports to increase the sense of stability, and a low railing for a better sense of enclosure. The new structure will not encroach on the setbacks any more than the existing structure currently does. We are asking for a variance to allow the new porch to occupy the same infringement on the building setback as the existing porch, which is a front yard setback of 18'-9" instead of the 25' required.

The existing detached garage only accommodates one car and one must navigate from the garage to the home outside in inclement weather. The Blanchard's are a working couple with two cars. Therefore they would like to attach the existing garage to the home with a mud/utility room and construct a new attached one car garage on the South side of the home so they can enclose both cars and get from the cars to the home without going outside. We are asking for a variance to allow the existing garage to remain where it currently is located, with a rear yard setback of 7' instead of the 25' required and a side yard setback of 5'-2" instead of the 7' required.

As mentioned above the existing home has only two small bedrooms and one bath on the main level, which is hardly adequate for a modern family of five. The existing combined living and dining area are awkwardly arranged and insufficient for the Blanchard's current needs. Therefore the Blanchard's would like to add a new master bedroom, master bath and dining room to their home on the main level. We are asking for a variance to allow the new home to have lot coverage of 40.1% instead of the 30% required. We are also asking for a variance to allow the existing home to remain where it is with a side yard setback of 5'-6" instead of the 7' required.

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 such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.

Note: The home, porch and garage were built in violation of the current building setback requirements, and, prior to the purchase of the home by the Blanchard's.

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

Note: The existing detached garage is a unique structure in this neighborhood.

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

Note: 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 in conformity without significant demolition and relocation of existing structures.

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

Note: The fact that the home, porch and garage were built in violation of the current building setback requirements previous to the purchase of the home by the Blanchard's.

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.

Note: The proposed addition only changes the existing building footprint significantly in the rear of the property where it will not be seen from the street and the new front porch will only add positive character to the neighborhood.

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.

Note: The setback variances are only for existing infringements, which have existed for many years. The lot coverage variance is the minimum required to add a reasonable master bedroom & bath, dining, mudroom/utility room and a one-car garage to create a viable floor plan for today's real estate market.

Sincerely,

Tom Tolleson NCARB
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