

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: DAJ DESIGN
Contact: ANDY JOHNSON
Address: 922A MAIN ST
LOUISVILLE, CO 80027
Mailing Address: 922A MAIN ST
LOUISVILLE, CO 80027
Telephone: 303-527-1100
Fax: _____
Email: ANDY@DAJDESIGN.COM

OWNER INFORMATION

Firm: KIMMIE & ROGER GREENE
Contact: KIMMIE & ROGER GREENE
Address: 601 LINCOLN AVE
LOUISVILLE, CO 80027
Mailing Address: 601 LINCOLN AVE
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Telephone: 720-560-6628
Fax: _____
Email: KIMBERLYBGREENE@GMAIL.COM

REPRESENTATIVE INFORMATION

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Fax: _____
Email: ANDY@DAJDESIGN.COM

PROPERTY INFORMATION

Common Address: _____
Legal Description: Lot _____ Blk _____
Subdivision _____
Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

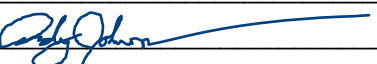
- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☒ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: REQUESTING AN ADMINISTRATIVE
VARIANCE TO ALLOW AN ADDITIONAL 7.9% (232SF)
OR FLOOR AREA RATIO FOR A HISTORIC
PRESERVATION PROJECT SEEKING "PRESERVATION."

Current zoning: RL Proposed zoning: RL

SIGNATURES & DATE

Applicant: 
Print: ANDY JOHNSON
Owner: _____
Print: KIMMIE GREENE
Representative: 
Print: ANDY JOHNSON

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____

November 12, 2020

Rob Zucarro
City of Louisville, Planning & Building Safety
749 Main Street
Louisville, CO 80027

RE: 601 LINCOLN ADMINISTRATIVE VARIANCE

Dear Mr. Zucarro,

I am pleased to present an application for a administrative variance request for the property at 601 Lincoln Ave. We are requesting an additional 232 square feet of Floor Area Ratio (FAR), which is approximately 7.9% above the allowable FAR for a "Preservation" project and below the allowable FAR for a "Landmark" designated structure.

The proposed design for the house at 601 Lincoln intends to save the first 10'-0" of the existing historic house in its original form and detail. The intent is to implement historic preservation measures based on the historic structure report to restore altered elements to their original form, including windows, siding, and ornamentation. An additional 4' of main level north exterior wall and 17' of main level south exterior wall are also intended to be saved in their original form and material. See the building elevations for details. Below is a complete zoning breakdown of the project and illustrates both the Preservation and Landmark allowable areas:

PROPERTY SIZE

SQUARE FEET	7,346.0 SF
ACRES	0.17

ZONING:

RL

BUILDING HEIGHT:

PRIMARY STRUCTURE	25'-6"
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← COMPLIES

ZONING ANALYSIS

LOT COVERAGE:	PROPOSED	ALLOWED
LOT COVERAGE PERCENTAGE -LANDMARK	33.9 %	40.0%
LOT COVERAGE SQUARE FEET -LANDMARK	2,487 SF	2,938 SF
LOT COVERAGE PERCENTAGE -PRESERVATION	33.9%	35%
LOT COVERAGE SQUARE FEET- PRESERVATION	2487 SF	2571 SF

← COMPLIES

FLOOR AREA RATIO:

MAIN LEVEL FAR -INCLUDES STUDIO & GARAGE	1931 SF	
UPPER LEVEL FAR	1239 SF	
TOTAL PROPOSED FAR	3170 SF	
	PROPOSED	ALLOWED
FAR PERCENTAGE - LANDMARK	43.2%	45%
FAR SQUARE FEET - LANDMARK	3,170 SF	3,297 SF
FAR PERCENTAGE - PRESERVATION	43.2%	40%
FAR SQUARE FEET - PRESERVATION	3,170 SF	2938 SF

← 232 SF, 7.9% OVER ALLOWABLE;
REQUIRES VARIANCE



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Below is the variance criteria as outlined in Sec. 17.48.110 in the municipal code along with our responses to each of the seven points:

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;

Below is a bullet point list of unique circumstances and conditions:

- The property has a foreshortened depth from east to west compared to the typical conditions in the neighborhood and also the typical conditions throughout Old Town – 114' vs. typical 120' depth.
- The property is bordered by the Mayhoffer Ditch along the rear property line instead of the typical paved alley. The original plat shows a platted alley, however that R.O.W. was used as a ditch with no vehicle or pedestrian access. This restricts all vehicle and pedestrian access to the property and house from the front limiting the possibilities of driveway and garage access at the rear as typical in the neighborhood and Old Town.
- The existing historic house dates back to 1905. The intent with the project is to save the first 10' of the existing structure and restore all of its original elements through historic preservation measures. Saving the house through historic preservation measures places limitations on the development and design opportunities compared to a newly constructed house. It restricts and prevents any new development from occurring within the first 34'-5" of the property which is approximately 2,079 square feet (28.3%) of the property along Lincoln Ave.
- A detached accessory structure exists on the property. Its original use is unknown, however it has been developed into accessory living space to the house as a "studio." The studio has an unusual footprint and takes up a significant amount of space along the north side of the property. It does not comply with current zoning regulations as a primary structure, therefore it cannot be incorporated into the design of the primary structure and must remain detached with a minimum of a 5' fire separation from the primary structure per current building codes. This, along with the historic preservation of the front 10' of the original house, creates a situation where any development is constrained to a limited area on the property.

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

While the platted alley on the west side of Lincoln Ave is in actuality the Mayhoffer Ditch between Pine Street and Hutchinson Street, all other conditions are unique to this property and do not exist throughout the neighborhood.

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

Due to the explanations outlined under criteria #1, the property cannot reasonably be developed, especially when preserving a significant portion of the existing building rendering the front portion of the property unbuildable to meet the intent of historic preservation.



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

The current owner recently purchased the property earlier in 2020, and was not responsible for the siting or the design of the original house, nor was the current owner responsible for the development of the accessory structure in the rear of the property. The original platting of this neighborhood and the placement of the ditch are outside the scope of the owner of this property.

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;

If the variance is granted, the essential character of the neighborhood will be maintained from a historic perspective by preserving the front of the original house and will maintain a significant building along the Lincoln Ave streetscape. The project complies with the zoning height restrictions, lot coverage restrictions, and is consistent with the setbacks for this size property. The variance will not impair the appropriate use or development of any adjacent property.

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;

Variance request is specific to the 232 square feet of additional floor area ratio and only 7.9% greater than the Preservation zoning maximum for floor area ratio. This amount is under the maximum floor area for a Landmark designated structure. The request is the minimum variance that will afford relief to realize the project.

Please feel free to reach out with any questions. Thank you for the consideration of our applications.

Warm regards,



Andy Johnson, AIA



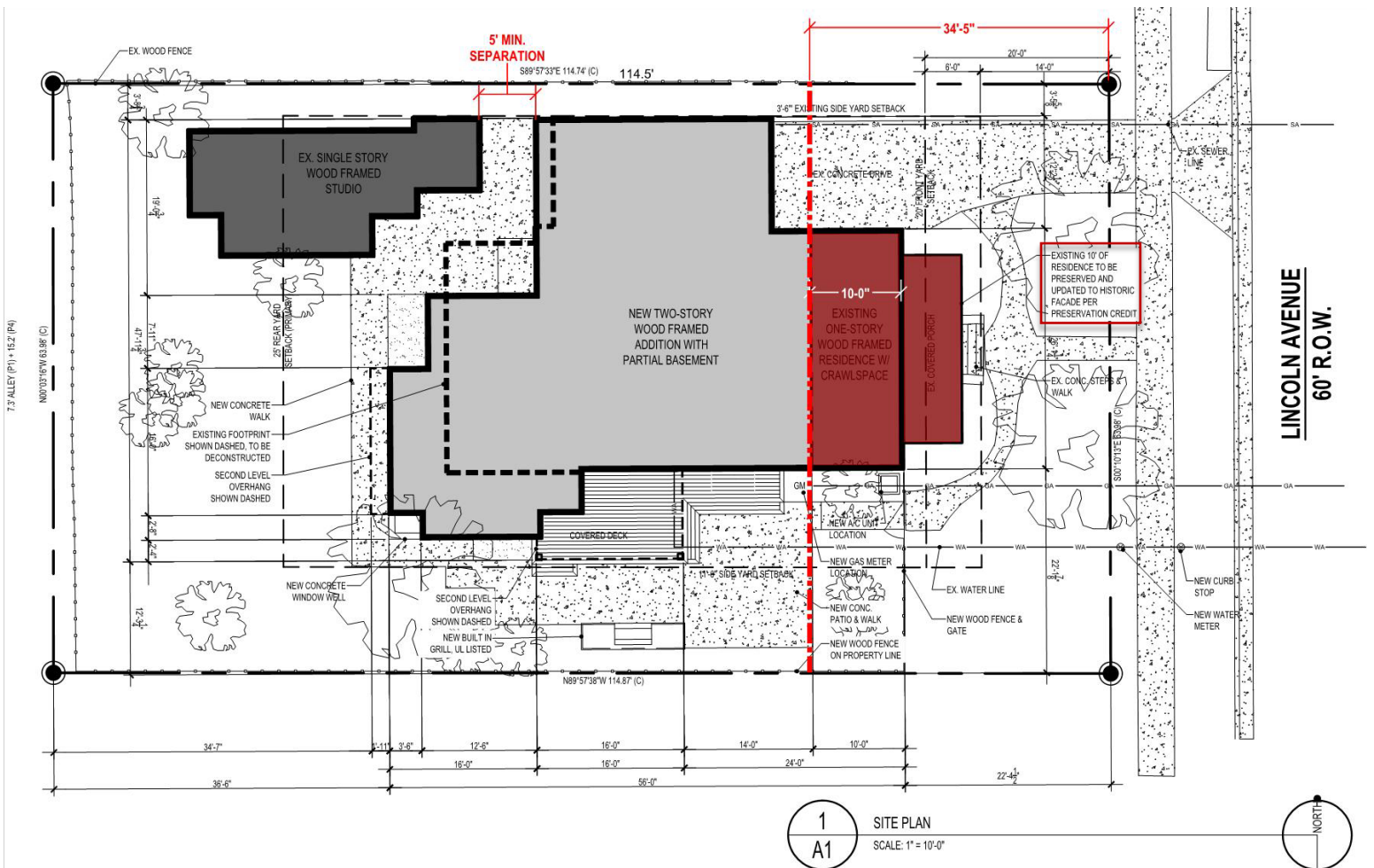
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PROPOSED FRONT SHOWING HISTORIC HOUSE

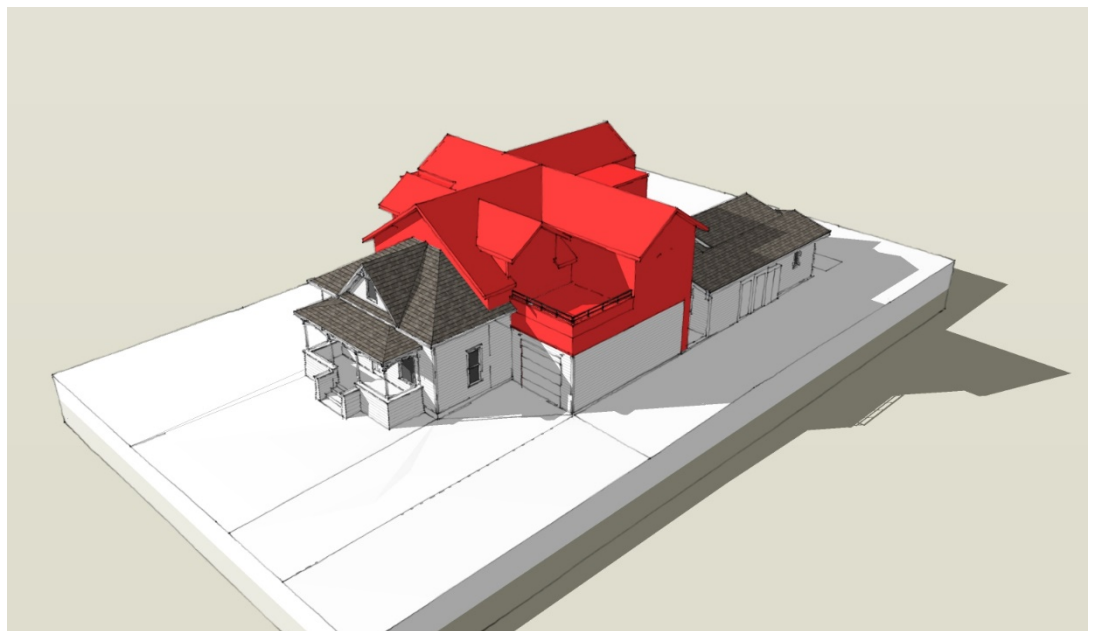




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ISOMETRIC VIEW SHOWING THE NORTHEAST VIEW AERIAL VIEW OF THE EXISTING HOUSE



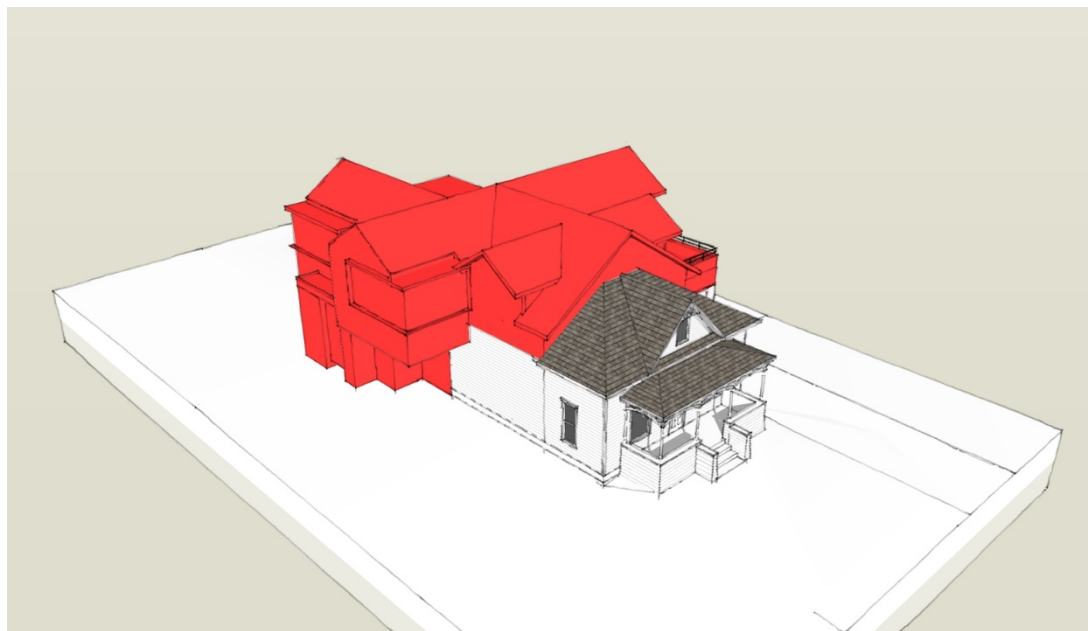
ISOMETRIC VIEW SHOWING THE NORTHEAST VIEW AERIAL VIEW OF THE HOUSE WITH THE NEW ADDITION (NEW ADDITION SHOWN IN RED)



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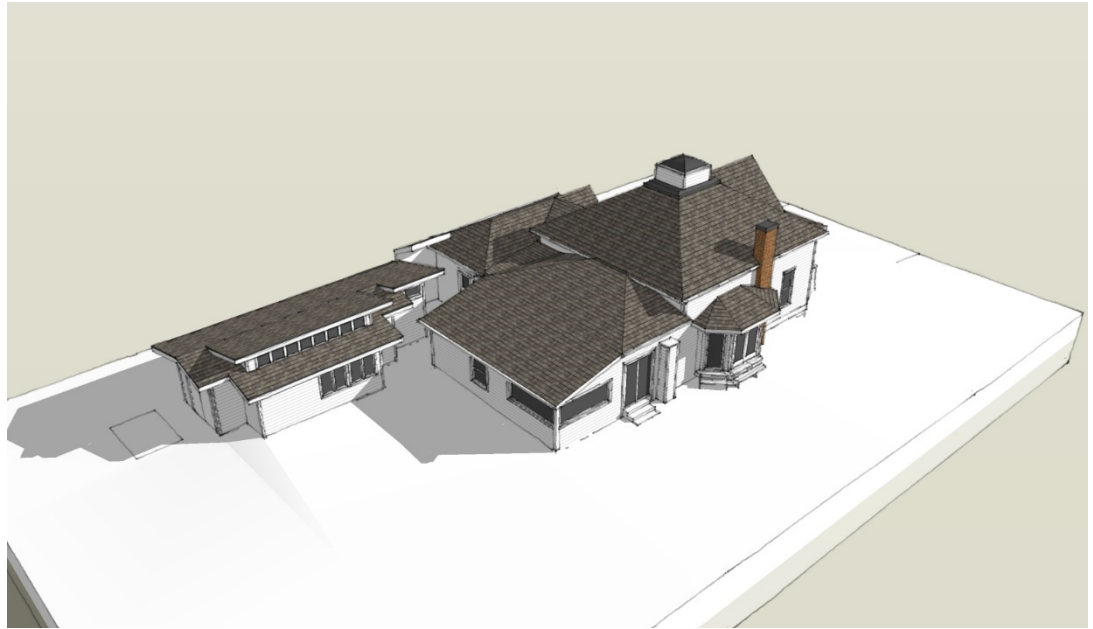
ISOMETRIC VIEW SHOWING THE SOUTHEAST VIEW AERIAL VIEW OF THE EXISTING HOUSE



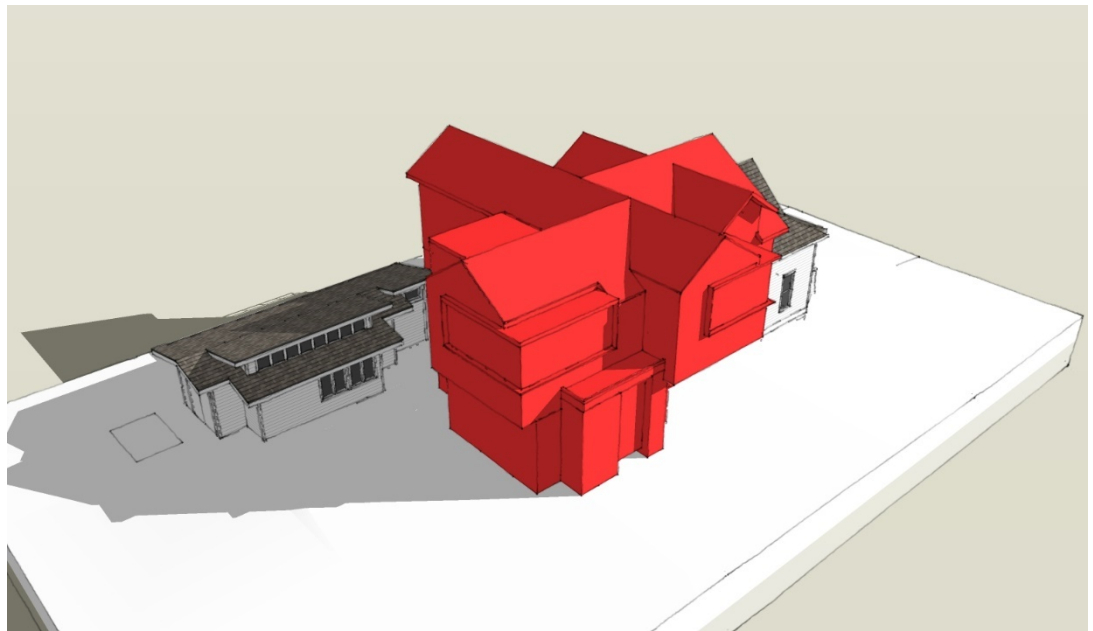
ISOMETRIC VIEW SHOWING THE SOUTHEAST VIEW AERIAL VIEW OF THE HOUSE WITH THE NEW ADDITION (NEW ADDITION SHOWN IN RED)



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ISOMETRIC VIEW SHOWING THE SOUTHWEST VIEW AERIAL VIEW OF THE EXISTING HOUSE



ISOMETRIC VIEW SHOWING THE SOUTHWEST VIEW AERIAL VIEW OF THE HOUSE WITH THE NEW ADDITION (NEW ADDITION SHOWN IN RED)



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DIAGRAMATIC ELEVATION VIEW SHOWING THE EAST, STREET-FACING SIDE OF THE EXISTING HOUSE (NEW ADDITION SHOWN IN RED)



ELEVATION VIEW SHOWING THE EAST, STREET-FACING SIDE OF THE PROPOSED DESIGN



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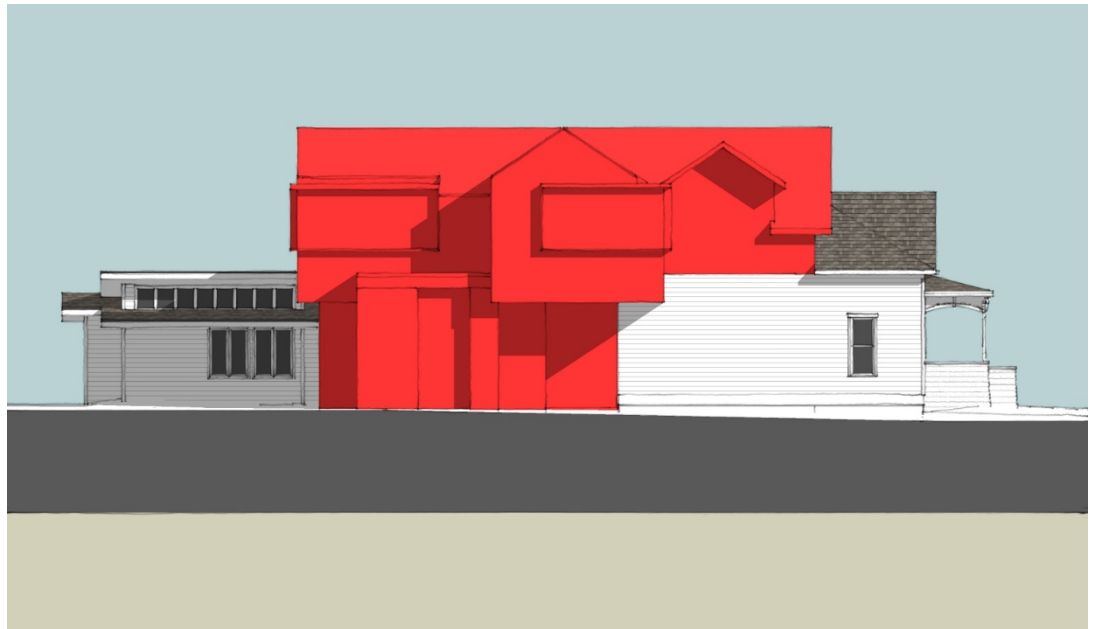
DIAGRAMATIC ELEVATION VIEW SHOWING THE NORTH-FACING SIDE OF THE EXISTING HOUSE (NEW ADDITION SHOWN IN RED)



ELEVATION VIEW SHOWING THE NORTH-FACING SIDE OF THE PROPOSED DESIGN



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DIAGRAMATIC ELEVATION VIEW SHOWING THE SOUTH-FACING SIDE OF THE EXISTING HOUSE (NEW ADDITION SHOWN IN RED)



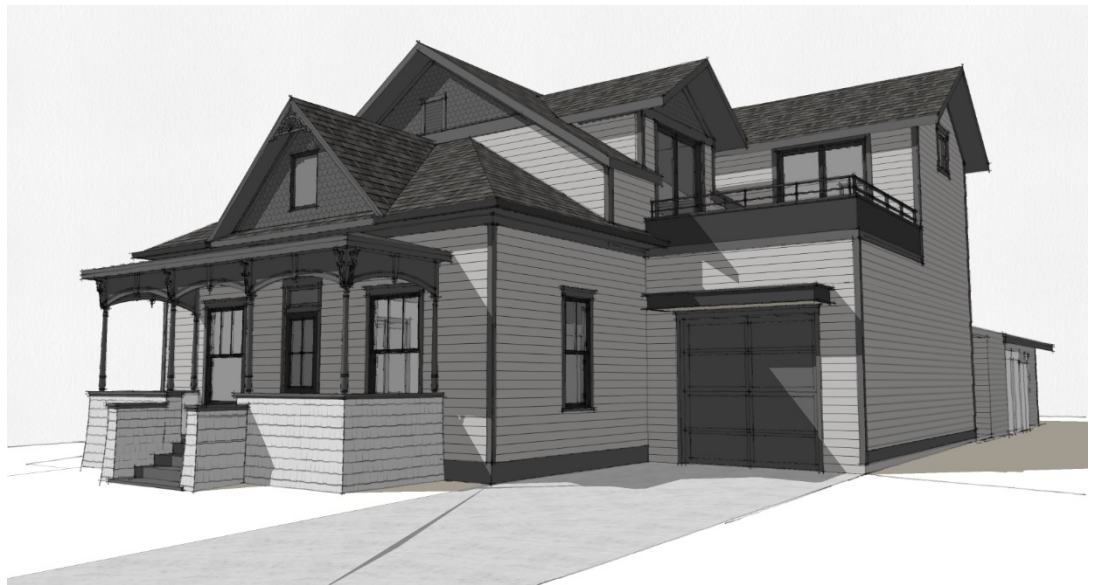
ELEVATION VIEW SHOWING THE SOUTH-FACING SIDE OF THE PROPOSED DESIGN



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ELEVATION VIEW SHOWING THE WEST, REAR-FACING SIDE OF THE PROPOSED DESIGN



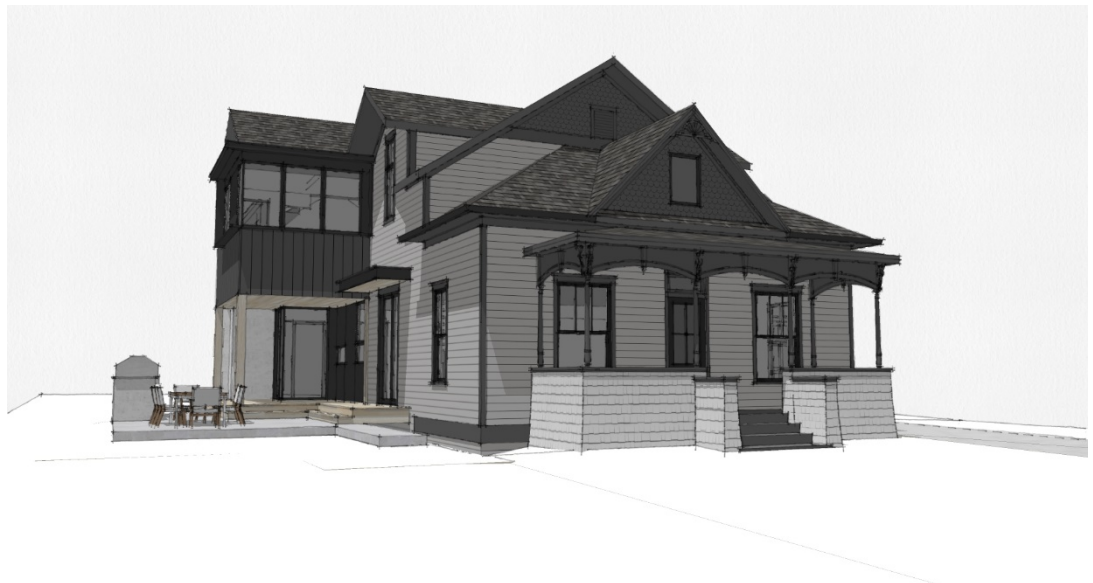
NORTHEAST PERSPECTIVE VIEW



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FRONT (EAST) PERSPECTIVE VIEW



SOUTHEAST PERSPECTIVE VIEW



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SOUTH PERSPECTIVE VIEW



SOUTHWEST PERSPECTIVE VIEW



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SOUTHWEST PERSPECTIVE VIEW



WEST (REAR) PERSPECTIVE VIEW