



November 25th, 2020

Project: Leffingwell / Caceres covered back patio

Address: 1723 Madison Ct., Louisville 80027

City of Louisville Rear Yard Setback Variance - Narrative

Project Description:

Tracy Leffingwell and Mauricio Caceres would like to add a roof over their existing west facing deck with supporting columns. They have a beautiful mountain view from their existing deck, but the harsh Colorado afternoon sun makes it difficult to enjoy their existing deck. The existing deck is at grade and as such is allowed to encroach on the rear yard setback. We are requesting a 12'-10" rear yard setback where there is a 25' rear yard setback. This dimension was determined by the existing deck design which allows for a table to seat 6-8 people. The existing deck depth at it's deepest point is 18'-2" from the face of the existing home.

Neighbor Support letters:

Please see attached neighbor support letters for the 2 neighbors directly adjacent to the property. Those properties are 1705 Madison Ct. and 672 Hawthorn St. No other neighbors would be able to see the proposed structure from their homes. Directly behind the property that would be most affected by this proposed structure is a small strip of City of Louisville open space that abuts directly to Washington Ave.

Variance Criteria per Section 17.48.110:

1. Because this lot is on a cul-de-sac, the front of the lot is narrow compared to others in the neighborhood and this has pushed the house further back from the street than is typical in the neighborhood. This circumstance makes building a deck in the rear of the house more difficult to meet the 25' rear yard setback.
2. This circumstance is unusual to the homes located on cul-de sacs. The homes on more square lots have typically built their homes closer to the street and have a larger back yard.
3. Because of these physical circumstances, the property cannot reasonably be developed in conformity with the rear yard setback requirements.
4. This condition was not created by the applicant, this is the result of a more triangular shaped lot on a cul-de-sac.
5. The covered deck will not alter the essential character of the neighborhood, nor substantially or permanently impair the appropriate use or development of adjacent property. We feel that the addition of the covered porch will enhance the aesthetic of the home and is in line with the character of the neighborhood.
6. We feel that the variance we are requesting is the minimum variance that will afford relief. The existing deck has proven to be a very functional size for Tracy and Mauricio to enjoy the mountain views from their deck.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amber Stewart', written in a cursive, flowing style.

Amber Stewart, RA, LEED AP BD+C, NCARB

Principal Architect – 79 Design, LLC

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