

BOZA Written Statement for 301 Pine Street Louisville, CO 80027

December 20, 2021

To: Board of Zoning Variance

Re: Written Statement

Job Site Address: 301 Pine Street Louisville, CO 80027

History:

The home @ 301 Pine Street Louisville, CO 80027 was built in 1907. It is situated facing Pine Street as is the detached garage on an 8,094 square foot lot in Old Town Louisville. It is a 618 square foot 1 story ranch home, with 1 bedroom, small living room/kitchen area, and a small bathroom. There is a 240 square foot 1 car detached garage.

Narrative:

The homeowner wants to remove the existing 48 square foot addition on the northside of the building and replace it with a 96 square foot addition. There would be a net gain of 48 square feet. The addition would be an on-suite bathroom and a closet. The current addition is a slab on grade construction. The new addition would have a crawlspace and proper foundation.

This is a corner lot located @ Pine and McKinley Ave. Due to the zoning, the narrow diameter of the lot is on McKinley. So that makes McKinley the front yard setback. The primary building is closer than the required 20 foot front yard setback from McKinley.

The variance requested is 30% deviation from the required zoning regulations.

City of Louisville Municipal Code Criteria for Variance:

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;
 - a. There is an unusual circumstance that the properties along the northside Pine Street between the West side of McKinley to Jefferson Ave are all contemporary lots and buildings built within the same time period as 301 Pine Street. Some properties call out Pine as their address and the address others call out the shorter dimension as their main address. The majority of these properties have the front of the residences facing Pine.
2. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located;
 - a. The current zoning regulations state that the narrow dimension of a lot is the front yard setback. The lot line along McKinley is 62.5' and the lot line along Pine Street is 125.5'.

The front yard setback for Old Town is 20'-0" unless the exception in section 17.16.080. All of the residences on McKinley Ave are designed with McKinley Ave as the front yard with alley access from the back. The exception doesn't apply. So as to no fault of the property owner, the zoning which says the front yard setback is McKinley Ave is a hardship.

3. That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this title (Louisville zoning code);
 - a. In order to create an on-suite bathroom and closet to the single bedroom, to the back is the most logical option without making the non conformance worse. The west wall is not an option for the new addition due to the windows on that side that the owner wishes to keep and it would put the addition into the front yard setback. and The west wall of the existing building is 6'-2" into the "front yard" setback. The proposal keeps the existing west wall in its current location and extends the new addition to the north and east.
4. That such unnecessary hardship has not been created by the applicant;
 - a. The zoning was overlaid onto the property after the residence was built.
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;
 - a. The addition is to be in the same location as the existing addition to be removed. The siding materials are to match the existing siding and roof pitch is to be the same as the addition being removed. The goal is to give the owner a bathroom and closet accessible from the bedroom and maintain the historic look of the structure.
6. That the variance, if granted, is a minimum variance that will afford relief and is the least modification possible of the provisions of this title (Louisville zoning code) which are in question.
 - a. It would allow the homeowner to upgrade the plumbing in the home and better insulate the north side of the bedroom wall. The on-suite bathroom and closet would be a nice modern upgrade while maintaining the historic character of the building. We feel that this is a minimum modification to the building.