



August 18th, 2022

Variance Request: Residence of John and Carol Barrett

Address: 110 Cherrywood Ln, Louisville CO 80027

City of Louisville Front Yard Setback Variance – Narrative

History

Mr. and Ms. Barrett purchased their original residence, 110 Cherrywood Ln, Louisville CO in 1993. They have been members of this community for almost 20 years and raised their family here. During this time, they have built friendships with their neighbors and others in the area and would like to continue living in the Cherrywood neighborhood. Unfortunately, like so many others in our community, their home was destroyed in the Marshall Fire. The Barretts would like to rebuild a home that will allow them to remain in the community and age in place. To facilitate this, they have chosen a home that has a main floor primary bedroom suit.

Project Description

We are proposing to build a new residence for John and Carol Barrett with a main floor primary bedroom. The footprint of the home plan that best fits the Barretts needs is slightly larger than the footprint of their original home. 110 Cherrywood Lane is one of the first lots on the cul-de-sac and has an irregular front lot line making it extremely hard to meet the standard setback. We are requesting a small variance to the front yard setback. The encroachment upon this area will be less than most encroachments currently being allowed through the newly adopted recovery variance (Ordinance 1824). A small section of the front corner of the garage would encroach upon the standard 18-foot setback by a total of 13 sq. ft. The corner of the structure would sit at 15.9 feet from the front property line.

Variance Criteria Per Section 17.48.110:

1. Due to the irregular shape of this cul-de-sac lot, meeting the standard front setback prohibits the best use of space on this lot.
2. This lot is one of the shorter lots within the Cherrywood subdivision and the length along with the irregular shape is unique to this neighborhood.
3. The shape and size of this lot makes it prohibitive to build a livable home and meet the setback requirements.
4. If the variance is granted it will not cause a hardship for any property owners within the Cherrywood neighborhood. It will not negatively impact their quality of life or value of their property.

5. This variance would not impose on any of the neighbors, as the home would not be closer to their structures. The home is very compatible to other homes Boulder Creek Neighborhoods will be constructing in the neighborhood. The total square footage of the Barret's front yard would be minimally impacted.
6. This variance would be a minimal variance with the least modification possible. As shown on the included plot plan, the home would only encroach 13 sq. ft. into the setback.

Additional Information

Please find attached the following documents:

1. A Site Plan showing the proposed new home.
2. Building Elevations.
3. Warranty Deed
4. A list of Property owners within 500 Ft of 110 Cherrywood Lane
5. Letters of support from neighboring property owners.