

January 16, 2023

Ellie Hassan
Planning & Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

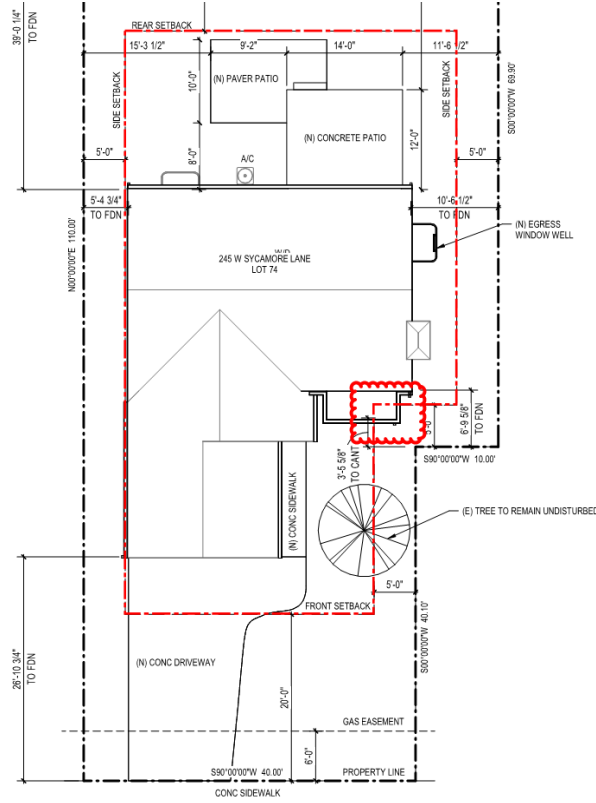


922A MAIN STREET
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RE: 245 WEST SYCAMORE LANE ADMINISTRATIVE VARIANCE

Dear Ms. Hassan,

I am pleased to present an application for a variance request for the home at [245 West Sycamore Lane](#). The home was constructed in 1984 in the [Sundance PUD](#) and the [Sundance Plat](#) (a resubdivision of blocks 5, 6, 7, and 10 of the Centennial Valley 1 Subdivision). The existing home contains a cantilevered bay window that projects from the front of the house. The bay window includes floor to springline windows and also includes a partial glass roof enclosure that slopes to the south. The southeast corner of the bay window encroaches into the 5' side yard setback. This condition has existed since the home was originally constructed and is considered "legal, non-conforming."



The home does not appear to have undergone any modifications from the time when it was originally built, aside from possible re-roofing due to hail damage. The windows are original to the house and are of all-aluminum construction with $\frac{3}{8}$ " insulated glass. The bay window's glass roof enclosure is leaking, and all the windows are significantly energy inefficient and moisture damage is evident from condensation that has formed on the windows over decades of winter months.

The home was recently purchased in 2022, and an energy upgrade is being proposed along with a interior remodel of the kitchen and bathrooms. All the windows will be replaced with energy-efficient windows that meet the current building code. The proposed design for the front bay window replacement includes new windows in place of the existing windows, and the

glass roof enclosure is being replaced with a weather-tight framed roof enclosure. The footprint of the bay window remains the same as the existing bay window footprint. Please see the attached building plans and elevations for details. Below is a zoning breakdown of the project and illustrates the allowable areas:

Project Information

Property Size:	5,170 SF
Zoning:	R-E
Building Height:	35' max allowed ~17'-5" existing - No proposed change to one-level home
Lot Coverage:	1,551 SF (30% max allowed) 1,149 SF existing - No additional building area proposed



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Below are the six variance criteria as outlined in [Sec. 17.48.110](#) in the municipal code along with our responses of the six points below:

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;

The lot has an irregular shape with a jog along the east property line boundary. The encroachment of the existing cantilevered bay window has existed since the home was constructed in 1984, and is a unique condition to this home within the neighborhood.

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

The condition presented by the existing bay window projection is unique to this home within 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;

It is impossible to repair the existing bay window roof and upgrade the windows to new, modern windows under the current constraints of the PUD's setback requirements and the interpretation of the Municipal code.

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

The current owners purchased the property in 2022 and did create the unnecessary hardship.

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 remain the same. The home will essentially have the same character as the original design intent, and no additional building area will be added to the home.

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 which are in question;

The requested variance is the minimum request and affords the relief to allow the necessary repairs and window replacements to be made to the existing cantilevered bay window.



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

Warm regards,

Andy Johnson, AIA