

March 17, 2023

To: City of Louisville, Planning & Zoning Division
City of Louisville - Board of Adjustments
749 Main Street
Louisville, CO 80027

RE: Variance Request @

625 Augusta Drive
Louisville, CO 80027
Lot 97, Coal Creek Ranch Filing No. 4

Dear Board of Adjustment:

We respectfully request a variance be granted at 625 Augusta Drive, Louisville, CO 80027 to provide a modestly functional outdoor living addition to the back of the house and achieve the same experience of living on the golf course and beautiful views that others throughout the neighborhood already enjoy.

The size and shape of the existing deck is practically unusable. Additionally, the home's westerly exposure and large expanse of glass makes use of the deck extremely uncomfortable in the afternoon and causes the interior temperature of the home to become unpleasantly hot.

When the homeowners purchased the home, they believed they would be able to add a deck and roof cover similar to other neighboring homes along the street. However, they were unaware of the consequences of their somewhat smaller lot, irregular property lines, and setbacks. With a home on the golf course and a west facing mountain view, they were excited about the opportunity to have a wonderful outdoor living space. The improvements that are being proposed would be of lesser scope than nearly all other properties in the area, and definitely small in scale relative to the size of the home (deck with roof for protection from the west sun).

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 rear property line is irregular in that it has two property lines which angle inward into the center of the back yard. Please see the attached survey showing the proposed construction. Note that if you connect the two rear property line corners, there would be no setback issue. Therefore, the hardship is caused completely by the irregular shape of the lot.

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

Throughout the provided documentation, we will reference the nearest neighboring properties of 613, 619, and 631 Augusta Dr. All of these properties have relatively straight (parallel to the back of the house) or convex rear property lines. In the case of 625 Augusta Dr, this property line is severely concave.

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

When the development was originally created, this property was formed with an awkward layout and a total area smaller than the properties around it. This property is 6,102 SF as opposed to the median property size of 8,012 SF throughout the subdivision. The development of the home's functional outdoor space, in conformity with the nearest neighboring properties, is currently prevented by the odd lot shape and small size. We are not aware of any alternative design that accommodates the existing rear setback condition.

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

This situation existed at the time the current homeowners purchased the property. As buyers, they did not have any knowledge or reason to believe there would be any limitations to their ability to develop the property. They had purchased the home with plans to provide a nice outdoor living environment with an exterior staircase to the lower level, as well as the opportunity for protection from the western sun exposure.

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:

This proposed deck and roof cover will be a beautiful addition, in keeping with the other neighbors' outdoor living environments on either side and down the way from the property in question. It also should be noted, due to the curved nature of the neighborhood and the way 625 Augusta Dr is set back, the addition will in no way impede the functionality or view of neighboring properties.

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:

Considering the size of the house and the expansive space provided by the golf course to the back, we believe this deck is the minimum requirement to meet the homeowner's basic outdoor living needs for furnishings, function, and traffic flow. As a point of reference, the neighbors at 631 Augusta Drive have a deck that projects out 14'2" that includes a roof addition, the neighbors at 619 Augusta Drive have a deck that projects out 17', and the home at 613 Augusta Drive has a deck that projects out 12'6" overlooking the golf course, including roof covers (Please see the provided documentation that shows these properties in greater detail). Our proposed addition would only project out 9'9", and any smaller depth would render the necessary, covered area to become non-functional.

Summary of all Provided Documentation:

- Land Use Hearing Request
- Letter of Intent (This Document)
- Warranty Deed
- Zoning Requirements – Coal Creek Ranch Filing No. 4
- Proposed Deck & Roof Cover Plans
- Elevation Drawings of Proposed Outdoor Living Addition
- Surveys w/ Existing and Proposed Structures
- Photographs, Site Plans, and Descriptions of Neighboring Property Conditions

In closing, we appreciate you reviewing this application. The homeowners have been thinking and planning for this project since before actually purchasing the property; however, given that this is no small undertaking, we want to be sure that the end result is something that will be adequate for the current and future homeowner's needs. We thank you for your review of this application and your service to the City of Louisville.

Sincerely,

STEVE SPARHAWK / OWNER
DECKTEC OUTDOOR DESIGNS, INC.

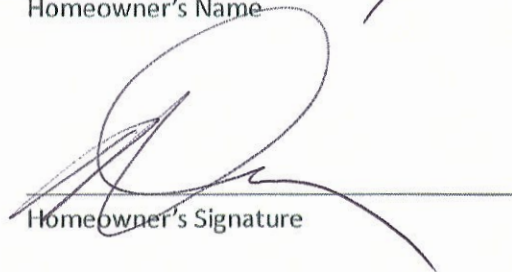
Applicant's Name



Applicant's Signature

Monte Hickey

Homeowner's Name



Homeowner's Signature