



March 13, 2023

Variance Request: Residence of Mark and Jennifer Levinson

Address: 956 Eldorado Lane, Louisville CO 80027

City of Louisville Side yard Setback Variance – Narrative

History

Mr. and Ms. Levinson purchased their original residence, 956 Eldorado Lane, Louisville CO in 2002. They have been members of this community for almost 20 years. During this time, they have built friendships with their neighbors and others in the area and would like to continue living in the Cornerstone Neighborhood. Unfortunately, like so many others in our community, their home was destroyed in the Marshall fire. They are requesting to rebuild a single level home on this lot so that they can continue living here for many years to come, but due to the curvature and side setbacks of their corner lot it is prohibitive to do so.

Project Description

We are proposing to build a new ranch style residence for Mark and Jennifer Levinson. Their corner lot has an irregular sideline making it extremely narrow on the front. We are requesting a small variance to the side yard setback. The encroachment upon this area will be 145 sq ft into the side setback. This is only an additional 54 sq ft from what would be allowed with the 10% administrative variance.

Variance Criteria Per Section 17.48.110:

1. Due to the irregular shape of this corner lot, meeting the standard side setback prohibits the best use of space on this lot.
2. This lot has one of the narrowest front areas of any lots within the Cornerstone subdivision and the narrowness 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 Cornerstone 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 will be constructing in the neighborhood. The total square footage of the Levinson's side 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 into the side set back next to the street.

Additional Information

Please find attached the following documents:

1. A Site Plan showing the proposed new home.
2. Building Elevations.
3. Warranty Deed
4. Letters of support from neighboring property owners.