

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): 530 Lafayette Street

Legal Description:

Lot 93,94,95,96 Block 4 Subdivision Nicola Di Giacomo Addition

Lot Area: 6,250 Sq. Ft. or _____ Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☒ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Request a side yard of 4.7-feet where 7-feet is required for a single story addition for an accessible main level bedroom.

Property Owner Information

Name: Gerald and Rita Albright Entity (if applicable) _____

Address: 530 Lafayette

Phone: _____ Email: gerry.albright@gmail.com

Application Representative Information

Name: Peter Stewart Entity (if applicable) Stewart Architecture

Address: 1132 Jefferson Ave, Louisville CO 80027

Phone: 303-665-6668 Email: peter@stewart-architecture.com

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.



Signature*

Gerald Albright

Print Name

3/20/2024

Date

*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application

March 19, 2024

Amelia Brackett Hogstad, PhD
Planning & Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

**RE: Zoning Variance Request
530 Lafayette Street**

Ms. Hogstad,

On behalf of the property owners, Gerald and Rita Albright, please find the attached land use application and associated drawings for this zoning variance request. This variance application requests a 4.7-foot set back along the east property line, adjacent to the public alley, where 7-feet is required.

The owners are seeking to extend the eastern portion of their home to the north and south to create an accessible main level bedroom suite so they may age-in-place. This portion of the structure was granted the 4.7-foot side yard variance back in 1992. This request is not to decrease the existing setback but rather maintain and extend the current 4.7-foot setback.

Responses to the variance criteria:

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. The east side yard abuts a public alley. Typically side yards abut neighboring side yards.
 - b. The requested setback currently exists. (A side yard setback variance was granted in 1992)
2. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located;
Typically side yards abut neighboring side yards in this neighborhood rather than alleys.
3. That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this title;

We believe the request is reasonable to develop in conformity with the existing conditions and existing variance previously granted (i.e. maintain the existing setback)

4. That such unnecessary hardship has not been created by the applicant;
The existing condition is non-conforming yet conforming to prior variance.
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 variance will maintain the existing side yard setback. The adjacent properties development potential is unaffected.
6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions on this title which are in question.
This variance will maintain the existing side yard setback and does not seek to reduce it further.

Floor Area (FAR) and Lot Coverage compliance summary:

Lot Area: 6,250 SF

Lot Frontage: 62.5 LF

Maximum Lot Coverage: 35% or 2,250 SF

Maximum FAR 40% or 2,699 SF

	Existing SF	Proposed SF
Lot Coverage	1,995	2,239
FAR	2,253	2,485

Please contact me if you have any questions or require any additional information.

Sincerely,

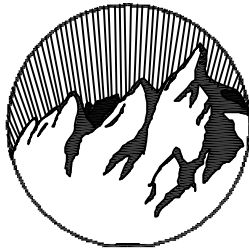


Peter Stewart, Project Representative

cc: Gerald and Rita Albright

LEGAL DESCRIPTION
(PROVIDED BY THE CLIENT)
DEED RECORDED ON 08/29/1978 AT
REC. NO. 296306

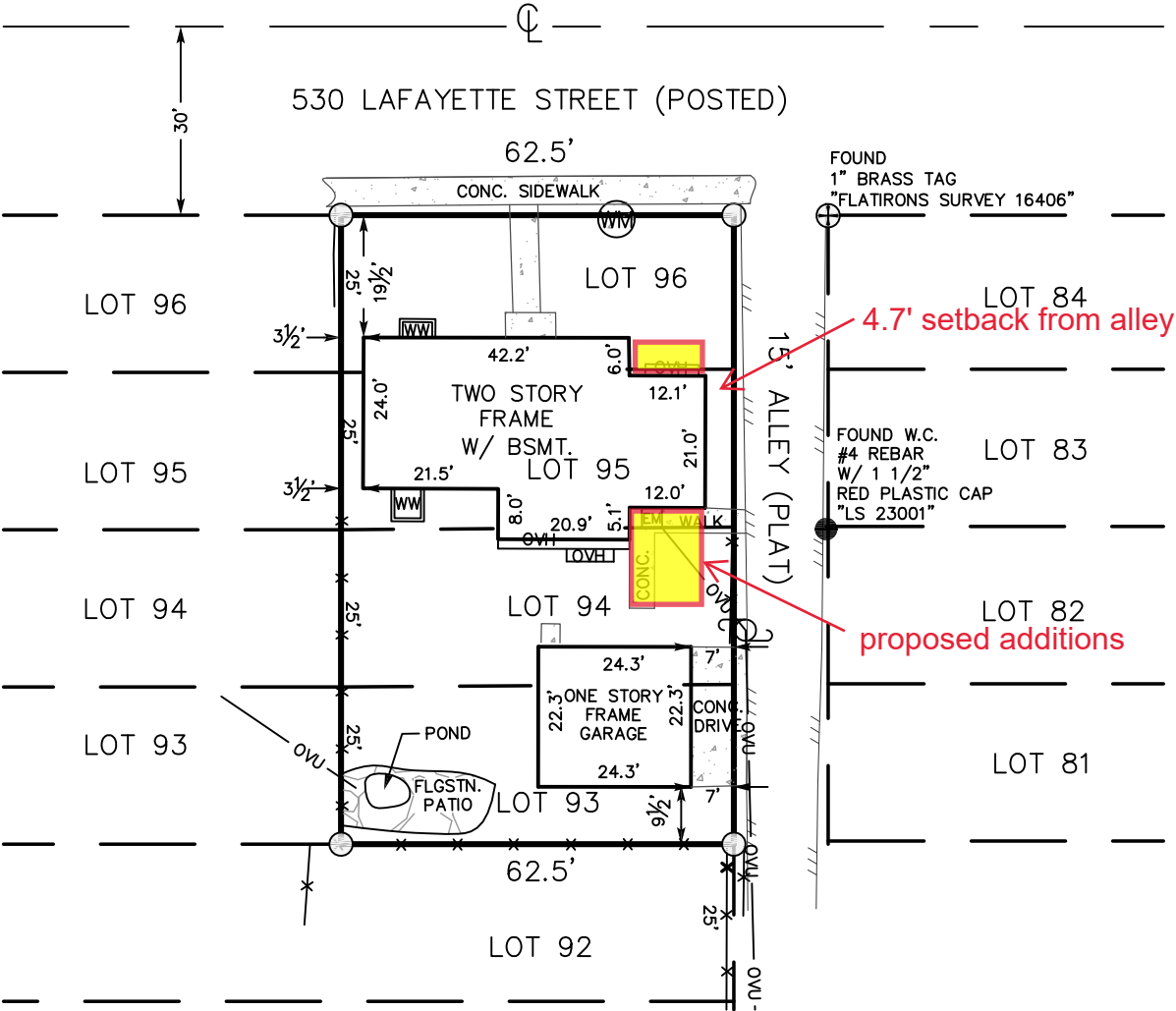
LOTS 93, 94, 95, AND 96,
BLOCK 4,
NICOLA DI GIACOMO ADDITION,
EXCEPTING THERE FROM THE WEST 62.50 FEET.
COUNTY OF BOULDER,
STATE OF COLORADO.



Flatirons, Inc.
Land Surveying Services
3825 IRIS AVE, Ste 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com



SCALE 1"=30'



- Notes:
- 1—THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
 - 2—AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.

Edgar



Edgar T. Bristow, Colorado L.S. #19588

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for GERRY ALBRIGHT, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. This certificate is valid only for use by GERRY ALBRIGHT and describes the parcel's appearance on APRIL 5, 2021. I further certify that the improvements on the above described parcel on this date, APRIL 5, 2021, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

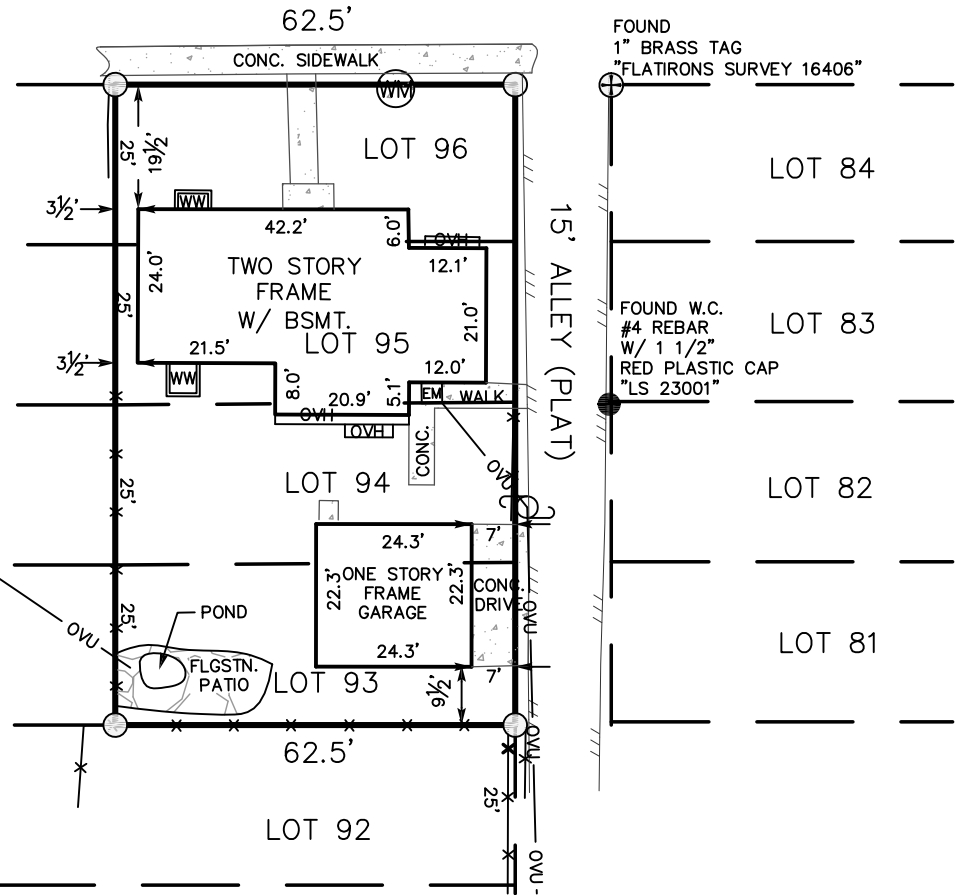
NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. the use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of Flatirons, Inc. is prohibited. This certificate is only valid for 90 days from the signature date. It is not a Land Survey Plat as defined by C.R.S 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S 38-51-102(9). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons, Inc. and EDGAR T. BRISTOW will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

Flatirons No. 21-76,374
Drawn By: M. AGUIRRE
Title Co. No.
Borrower:
COPYRIGHT 2021 FLATIRONS, INC.

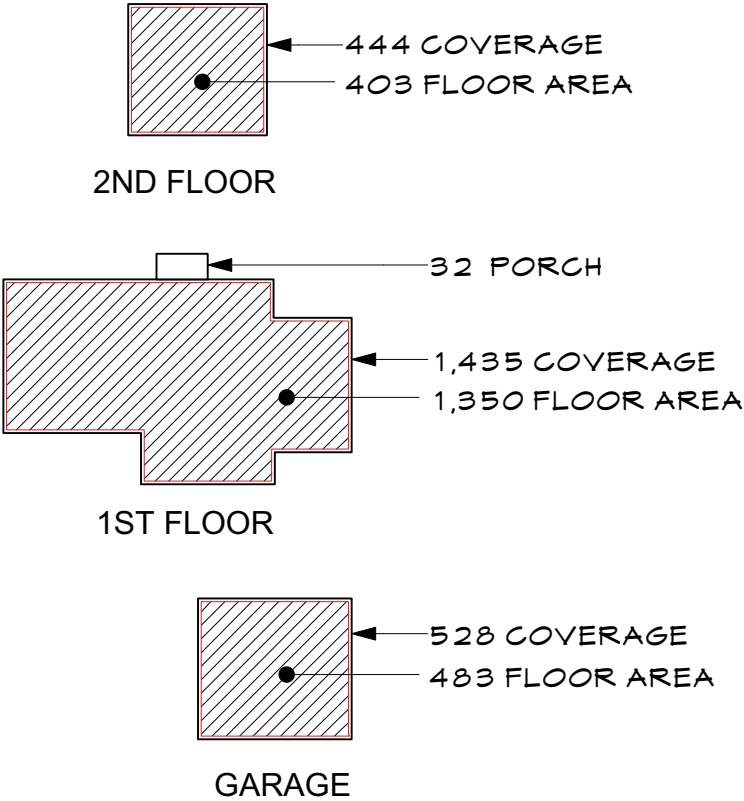
WEST 62.50 FEET.

SCALE 1"=30'

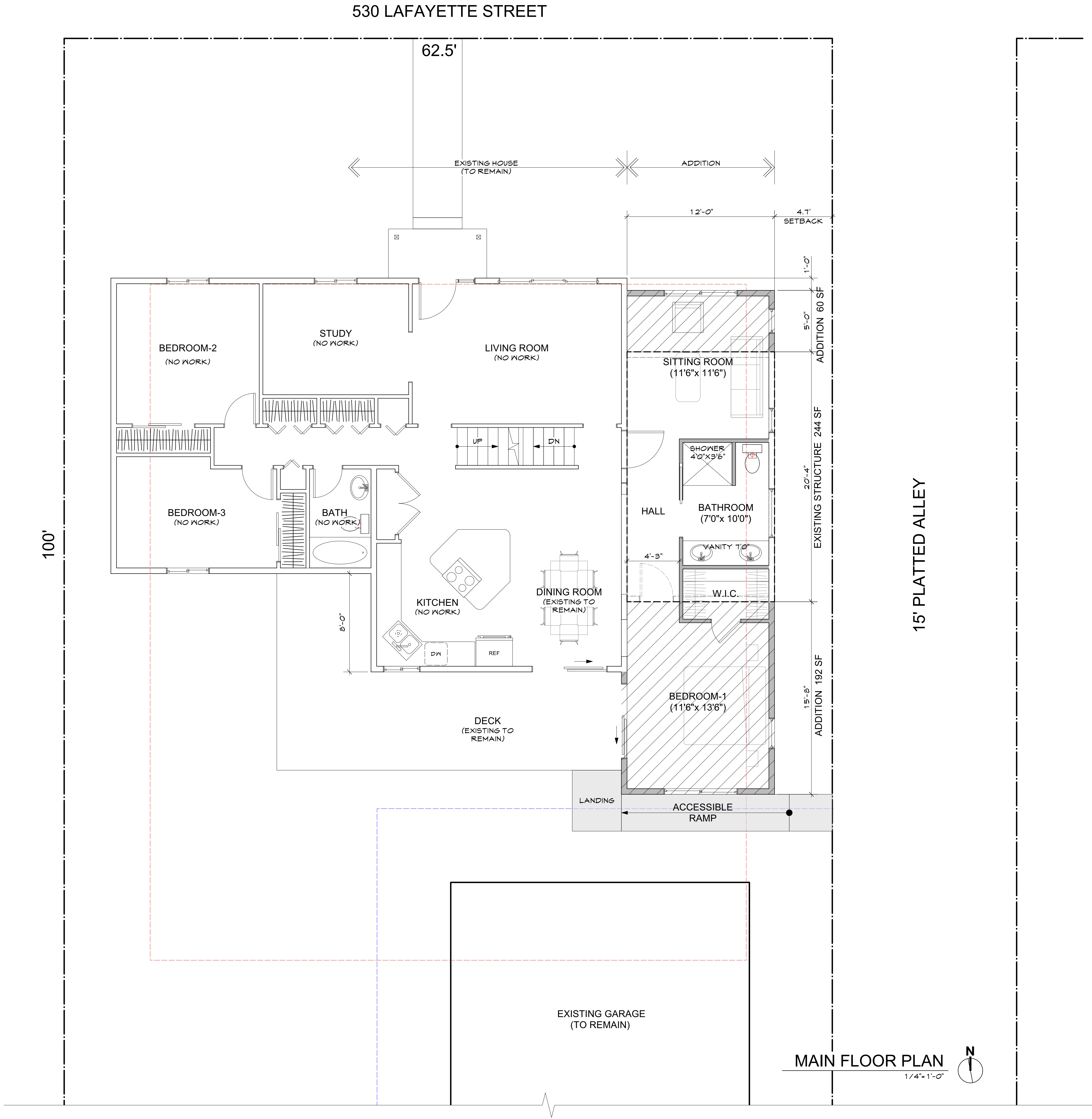
530 LAFAYETTE STREET (POSTED)



COVERAGE AND FLOOR AREA CALCULATIONS



NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT AS SHOWN ON THIS CERTIFICATE. ANY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE HEREON.



Prepared for:

530 LAFAYETTE ST. LOUISVILLE CO 80027

E 62.5 FT LOTS 93-96 BLK 4 NICOLAS DIGIACOMO

Issue:		
Date	Comments	Init.
3/20/24	Variance Application	

Prepared for:

530 LAFAYETTE ST. LOUISVILLE CO 80027

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NORTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

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