

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): _____

Legal Description: _____

Lot _____ Block _____ Subdivision _____

Lot Area: _____ 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:

Property Owner Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Application Representative Information

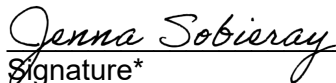
Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

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*

Print Name

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 15, 2024

Rob Zuccaro
City of Louisville, Planning Department
Variance Request – Board of Adjustment

Re: 900 Eldorado Lane

Description:

The property at 900 Eldorado Lane presents unique challenges to rebuild their home due to the irregular shape and neighborhood setbacks, particularly the 15' rear setback. This limitation is further compounded by the topography of the property. Unlike previous custom-designed homes in the neighborhood, this property cannot afford the luxury of custom architecture due to cost constraints. Despite our best efforts to create efficient and compact floor plans, we still find ourselves overlapping the setback regulations. Additionally, the irregular grade conditions make a simple on grade patio unfeasible, necessitating the need for a deck off the rear of the home. Given these constraints and the disparity with neighboring properties, we are recommending a variance on the standard setback guidelines is warranted to ensure the property's appeal and functionality align with the neighborhood's character.

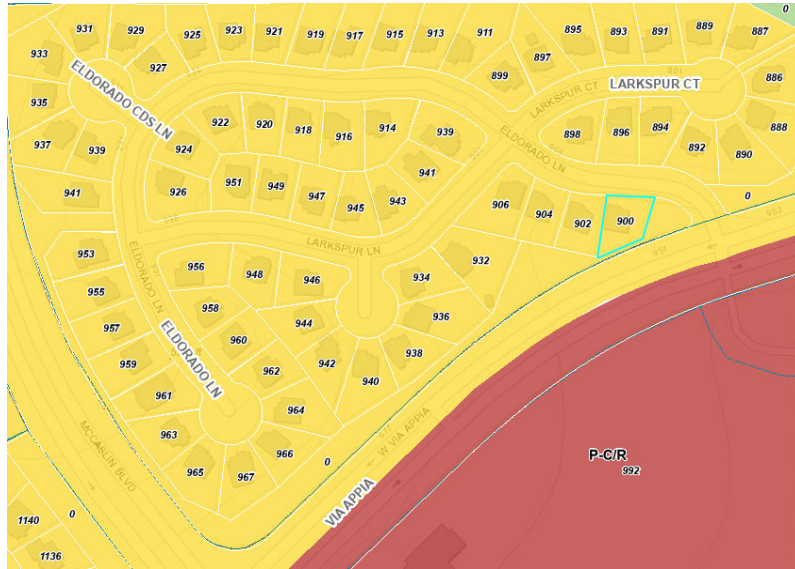
Criteria:

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;

900 Eldorado has an irregular trapezoid shape with steep topographical grades from the front to the back of the lot.

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

900 Eldorado is the one of the smallest parcels within the Cornerstone Subdivision that is also a corner lot not allowing for a standard square home footprint. See the property lines highlighted in the image below for the location and shape of the lot.



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

Due to the small lot and irregular shape the homeowners are very limited in options to rebuild their home. The 15' rear setback is also restricting the home placement. This lot has about 40 feet of open space along the back property line. Therefore if this home encroaches into the rear setback it will not impact any neighbors behind the lot.

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

This homeowner, who lost their home in the Marshall fire, faces limited options for rebuilding. Despite opting for a compact plan, the building footprint still encroaches on setbacks both in the front and rear, as depicted in the attached site plan. To maximize backyard space and minimize encroachment into the rear setback, the building footprint is positioned towards the front of the lot.

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 home elevation is similar to many other homes already built in this neighborhood. The rear deck would not impact any of the neighbors or adjacent properties and keeps the essential character of the Cornerstone Subdivision. The

building coverage of this home is within the maximum allowable recovery request of 31%.

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.

The variance requested is allowing for a rebuild of a deck into the back setback, adjusting the rear setback to 5' and allowing the front entry to encroach into the front setback 8'. This is the best solution for this home while maintaining a minimum 18' driveway with 10% max slope and keeping the footprint of the livable space within the existing setbacks.

Basement Option A: Walkout

-includes sliding glass door, basement rear wall fully above ground

Rear Elevation



Front Elevation



CONSTRUCTION

ASSEMBLIES:

- THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). ICE AND WATER SHIELD PER R405.1.2. ROOF DRAINAGE PER R403.4. CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION: SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES. INTERIOR: CLASS I OR II VAPOR RETARDER, & 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR.: ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION: FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD GARAGE CEILING: 5/8" TYPE X GYP BOARD
- D. CONCRETE SLAB CONSTRUCTION: CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. REFER TO STRUCTURAL DRAWINGS, FOUNDATION DRAINAGE PER R405. SITE PREPARATION PER R506.2. DAMPROOFING PER BUILDER & ALL APPLICABLE CODES.

GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.
- PROVIDE DOUBLE UNDERLAYMENT FOR ROOF SLOPES 2:12 UP TO 4:12.
- ICE BARRIER SHALL EXTEND FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- WINDOW FALL PROTECTION REQ. ON SECOND LEVEL WINDOWS PER IRC.

EXTERIOR ELEVATION KEYNOTES:

- THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- 8" LAP SIDING.
 - 6" LAP SIDING.
 - VERTICAL SIDING.
 - STONE VENEER.
 - STONE CAP.
 - 1x8 FASCIA.
 - 1x8 RAKE.
 - 1x6 CORNER TRIM.
 - 1x6 FRIEZE TRIM.
 - 1x6 WINDOW/DOOR TRIM.
 - 1x6 TRIM.
 - 1x8 TRIM.
 - 1x10 TRIM.
 - SHAKE SIDING.
 - 2x2 TRIM.
 - BOARD & BATTEN.
 - 12"x30" DECORATIVE LOUVER W/ 1x6 TRIM.
 - PAINTED FYPON BRACKET.
 - METAL ROOF.
 - METAL ANNING.
 - COMPOSITION SHINGLES.
 - FLUSH RAKES AND EAVES TYP.
 - 1x4 CORNER TRIM.
 - 1x4 WINDOW/DOOR TRIM.
 - ADDRESS PLATE: ADDRESS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET; NUMBERS SHALL BE ARABIC NUMBERS OR LETTERS & SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".
 - WOODTONE SIDING



ISSUE DATE: 01-30-2024

REVISIONS

NO.	DATE	DESCRIPTION

SINGLE FAMILY Homebound Colorado



7951 E. Maplewood Ave, Suite 250
Greenwood Village, Colorado 80111
720 548 1350

JOB NO: SF220142.00 PROJ MGR: PP
DRAWN: JIM.BK.10 CHECKED: PP

EXTERIOR ELEVATIONS

900 ELDORADO LN
PLAN 2

A3.1A

Elevation - A

Basement Option B: Garden Level

-no sliding glass door from basement,
basement rear wall partially in ground,
windows at rear wall fully above ground

Rear Elevation



Front Elevation



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DRAWN: JIM.BK.10 CHECKED: PP

EXTERIOR ELEVATIONS

900 ELDORADO LN
PLAN 2

A3.1A

Elevation - A

Deck Option A:
Standard Deck
(10'x10')



Client Name Client Email Client Phone Signature

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Property Details
900 Eldorado Ln, Louisville, CO 80027, USA
APN: 157507314001

Sheet Name
Site Plan
Design
Title: Plan 2
Facade: Mountain Contemporary - Dark

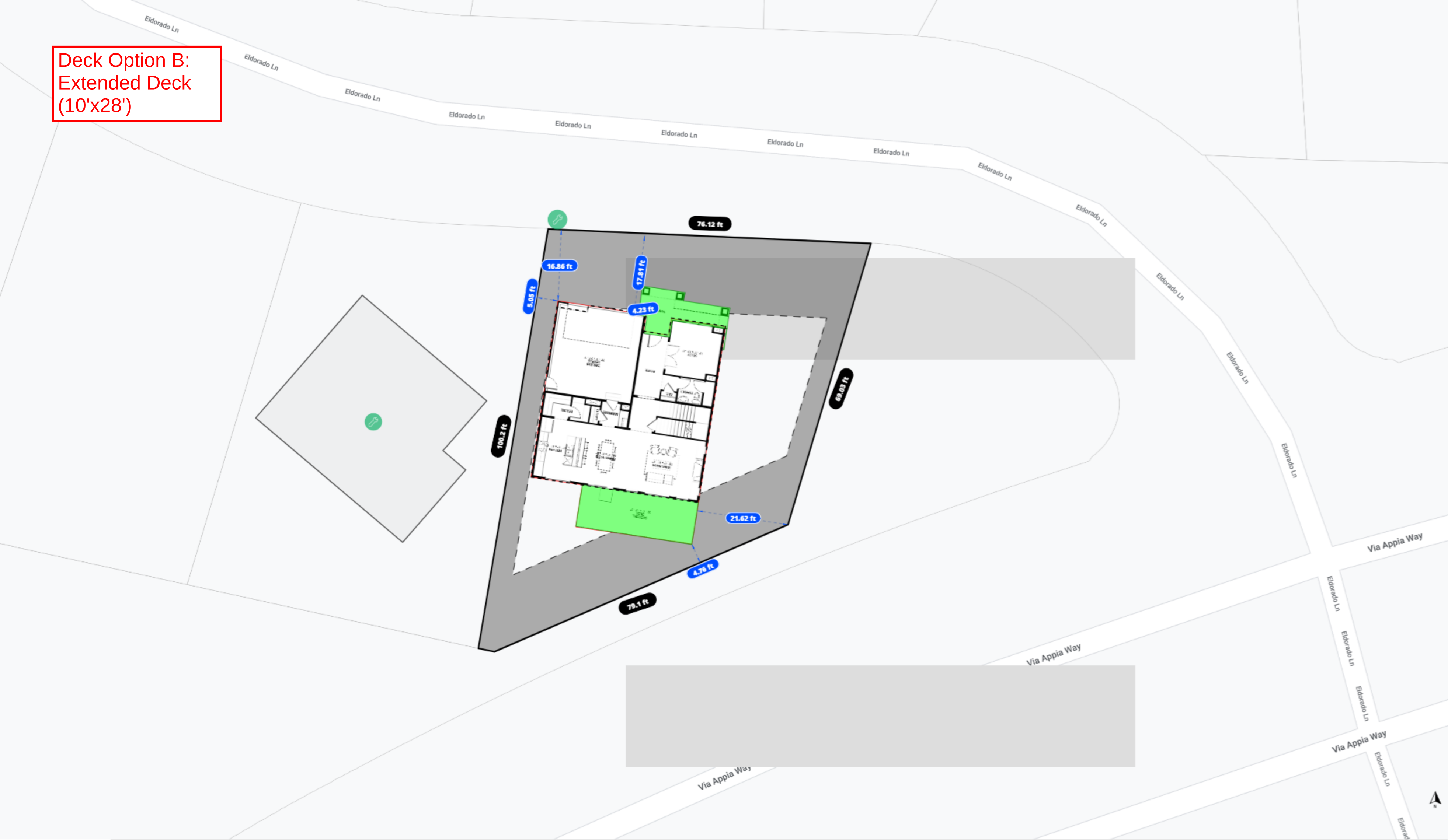
Lic no.

Scale
1:108



Date: 03/08/2024

Deck Option B:
Extended Deck
(10'x28')



Client Name Client Email Client Phone Signature _____

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responsible@homebound.com

Phone

Property Details
900 Eldorado Ln, Louisville, CO 80027, USA
APN: 157507314001

Sheet Name
Site Plan

Design
Title: Plan 2
Locale: Mountain Contemporary - Dark

Date: 03/08/2024

Lic no.

Scale
1:150
0ft 5ft 10ft