

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: Applicant 1: Joel Hayes & Susan Johnson
Contact: Applicant 2: Debora & Thomas Langer
Address: 187 Harper St / 171 Harper St
Louisville CO 80027
Mailing Address: 187 Harper St (Joel)
1767 Poppy Court, Lafayette, 80026 (Tom)
Telephone: 303.246.1255 / 303.718.4604
Fax: _____
Email: hayesjoel@gmail.com / tomlanger79@gmail.com

OWNER INFORMATION

Firm: Owner 1: Joel Hayes & Susan Johnson
Contact: Owner 2: Debora & Thomas Langer Revocable Trust
Address: 187 Harper St / 171 Harper St
Louisville CO 80027
Mailing Address: 187 Harper St (Joel)
1767 Poppy Court, Lafayette, 80026 (Tom)
Telephone: 303.246.1255 / 303.718.4604
Fax: _____
Email: hayesjoel@gmail.com / tomlanger79@gmail.com

REPRESENTATIVE INFORMATION

Firm: Self Represented
Contact: _____
Address: _____
Mailing Address: _____
Telephone: _____
Fax: _____
Email: _____

PROPERTY INFORMATION

Common Address: 187 Harper St, Louisville / 171 Harper St, Louisville
Legal Description: Lot 8 & 9 Blk 6
Subdivision Parkwood, Filing No 2
Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☒ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: Joel Hayes & Susan Johnson
Print: Joel Hayes & Susan Johnson
Owner: 2: Debora & Thomas Langer
Print: Thomas Langer, Debora Langer
Representative: _____
Print: _____

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____

February 20, 2023

TO: Planning Department, City of Louisville CO

RE: Subdivision Modification Request

FROM: Joel Hayes and Susan Johnson, owners and residents of 187 Harper St.,
Louisville CO. (hayesjoel@gmail.com, 303 246 1255)

Dear Planning Department:

We are requesting a variance for the above address for a smaller than normally allowed lot space. We purchased this home in its current state in 2008. The reason that this variance is needed is that our existing lot size does not meet the minimum 7,000 square-foot lot size requirement in the underlying Residential Medium-Density (R-M) zoning. A subdivision modification is therefore required.

Below are the responses to the six criteria required to be considered:

- 1) Unique physical circumstance with irregularity or narrowness: As per our joint letter with our neighbors, this issue came about because of a since-abandoned water line that ran diagonally between our lots, causing the property line to be made along the water line. The original property owners dealt with the oddity of a diagonal fence line by trading land to make it run north-side as with all other lots in the area.
- 2) Because of existing conditions, the property cannot conform to the lot size requirements: Our home is bordered by homes on each side, a street in front and Louisville Cottonwood Park in the rear. The lot size is not adjustable.
- 3) Applicant did not cause the hardship: This situation existed at the time of purchasing the home and we, as the buyers, did not have any reason to question whether the home met the lot size requirement. Nor did we realize that the lot line modification by the original owners had not been formalized with the city.
- 4) Variance will not alter the character of the neighborhood: There are many lots in our neighborhood that are less than 7000 square feet, some appear to be smaller than ours. The houses are generally small too, so ours is consistent with the neighborhood. Further, it will not change the character of the neighborhood because it is actually part of the character as it has existed for fifty years.
- 5) No reasonable alternatives: This is the only remedy to the lot size issue, since the lot size cannot be expanded.
- 6) No additional dwelling units shall result from this change. (This simply keeps the status quo.)

We appreciate your review of this application and would be happy to answer any questions. We are hoping to fix the problems caused by the original owners' decision to informally resolve the diagonal fence line, as well as the smaller lot size apparently created by the water line that existed at the time the homes were built. We thank you for your review of this application and for your service to the City of Louisville.

Sincerely,

Joel Hayes and Susan Johnson