

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: Hartronft Associates p.c.
Contact: Erik Hartronft
Address: 950 Spruce St.
Louisville, CO 80027
Mailing Address: 950 Spruce St.
Louisville, CO 80027
Telephone: 303-673-9304
Fax: _____
Email: erik@hapcdesign.com

OWNER INFORMATION

Firm: Michaelreis LLC
Contact: Michael Reis
Address: 738 Pear Court
Louisville, CO 80027
Mailing Address: 738 Pear Court
Louisville, CO 80027
Telephone: 303-807-5977
Fax: _____
Email: michaelreisllc@gmail.com

REPRESENTATIVE INFORMATION

Firm: Hartronft Associates p.c.
Contact: Erik Hartronft
Address: 950 Spruce St.
Louisville, CO 80027
Mailing Address: 950 Spruce St.
Louisville, CO 80027
Telephone: 303-673-9304
Fax: _____
Email: erik@hapcdesign.com

PROPERTY INFORMATION

Common Address: 824 Lee Ave., Louisville, CO 80027
Legal Description: Lot 1,2&3 Blk 3
Subdivision Louisville East
Area: 12,063.2 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: _____
Print: J. Erik Hartronft
Owner: Michael Reis
Print: Michael Reis
Representative: _____
Print: J. Erik Hartronft

CITY STAFF USE ONLY

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

Amelia Brackett Hogstad, Senior Planner
Planning Department
City of Louisville
749 Main Street
Louisville, CO 80027

November 10, 2023

**Subject: Acknowledgment of Approval for Minor Subdivision
Application – 824 Lee Avenue**

Dear Amelia,

We hope this letter finds you well.

We are the owners of record for the property located at 824 Lee Avenue and would like to acknowledge that we have jointly elected to submit a Minor Subdivision application to the City of Louisville.

We appreciate the time and effort invested by the City of Louisville in ensuring that all applications are thoroughly reviewed, and we look forward to the completion of the process over the next several months.

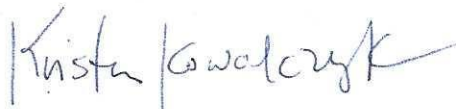
Sincerely,



Douglas Evans



Mary Evans



Kristen Kowalczyk



Michael Reis



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

Mr. Rob Zuccaro, Planning & Building Safety Director
Ms. Amelia Brackett Hogstad, Historic Preservation Planner
City of Louisville, Colorado
749 Main Street
Louisville, CO 80027

08 November 2023

Re: 824 Lee Street – Reis Minor Subdivision
Project Narrative

Rob and Amelia,

We are pleased to submit the attached Minor Subdivision for the redevelopment of 824 Lee Street, to replat the three original lots and vacated Right of Way into three lots suitable for 3 residences.

The redevelopment of this property is envisioned as smaller homes, dictated by smaller lot sizes, instead of larger homes that could be built 'by-right' on typical larger lots per the Municipal Code. The developers are very aware of the need for more affordable right-sized housing in Louisville and we agree that this property is a very appropriate location for smaller scale housing that will fit within the existing fabric of this East Louisville neighborhood. Please refer to the attached letter from Michael Reis regarding the development concept and neighborhood precedents.

This Minor Subdivision requires four variances to the Municipal Code.

- A. Per Sec. 16.16.050 – Lots: (C.) We propose that the maximum depth of all residential lots shall not exceed 3.7 times the width thereof, in lieu of 2.5 times the width.
- B. Per Sec. 16.16.050 – Lots: (D.) We propose that the minimum lot width shall be 33'-6" in lieu of 50'-0".
- C. Per Sec. 17.12.040 – Yard and Bulk Requirements: We propose that the minimum lot width shall be 33'-6" in lieu of 60'-0".
- D. Per Sec. 17.12.040 – Yard and Bulk Requirements: We propose that the Minimum lot size shall be 3,500sf in lieu of 7,000sf.

Without these four variances, and without creating this Minor Subdivision, we understand that the property could be developed into 3 residential units based on the land area. This could be configured in one larger 3-unit building, or otherwise designed to have two or three residences on the current lot configuration, under single ownership as rental units, or as condominium ownership. This Minor Subdivision will allow for more appropriate, smaller scaled residences to be built for individual ownership.

The attached concept site plan shows how these lots could be developed, and what the maximum FAR and Lot Coverage areas would be for these three lots. As illustrated, the proposed smaller lot sizes restrict the maximum size and mass of the residences. The site plan indicates compliance with the Old Town Overlay zoning requirements.

Section 16.12.110 of the Louisville Municipal Code specifies the Minor Subdivision procedure. This subdivision is eligible for the Minor Subdivision procedure per 16.12.110.C:

1. The subdivision contains solely residential use and results in not more than four dwelling units.

Section 16.24 of the Louisville Municipal Code governs modifications which can be authorized by city council, upon advice of the planning commission, for subdivisions where a subdivider proposes a plat that does not fully comply with the regulations in Title 16 or Title 17.

Specifically, related to this Reis Minor Subdivision:

Section 16.24.030 Modification review criteria.

A. In granting any modification for a subdivision plat that is not processed concurrently with a planned unit development, city council shall find that the application complies with [section 16.04.020](#) and [section 16.24.010](#) and all of the following requirements, insofar as applicable, have been satisfied:

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*

The existing property is comprised of 3 lots that are 150' long with widths of 17.92', 24.90' and 24.90', and areas of 2,814sf, 3,751sf and 3,751sf respectively. There is also a portion of the vacated Right of Way for Park Street that is included as part of this existing property. The proposed subdivision is intended to bring the lot sizes more into compliance with applicable regulations.

2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of [title 16](#) and [title 17](#) resulting in a hardship;*

Due to the size and areas of the existing lots, it is not possible to provide 3 separate dwelling units on the 3 lots, even though 3 DU would be allowable at 1DU per 3,500sf.

3. *That such hardship has not been created by the applicant;*

The existing lots are as originally platted, not created by the applicant.

4. *That the modification, 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;*

The modifications requested will result in smaller sized individual residences rather than a multi-unit building that would be out of scale with the neighborhood. The modifications will not affect the use or development of adjacent properties.

5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*

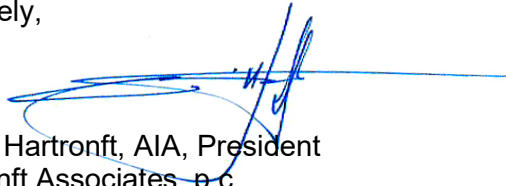
There are no reasonable alternatives for the three allowable dwelling units, other than a multi-unit building which would be out of character with the neighborhood.

6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*

No additional dwelling units shall result from the modification beyond the three DU allowed per the existing RM zoning.

Thank you for your consideration of this request for approval of the Minor Subdivision attached herein. Let us know if you have any questions regarding this proposal.

Sincerely,



J. Erik Hartronft, AIA, President
Hartronft Associates, p.c.

Amelia Brackett Hogstad, Senior Planner
Planning Department
City of Louisville
749 Main Street
Louisville, CO 80027

November 8, 2023

Subject: 824 Lee Avenue

Dear Amilia,

I am writing this cover letter to provide an overview of the minor subdivision request to replat the property at 824 Lee Avenue. I have approached this request to align with the vision of preserving the historic scale, character, and sense of place in the East Louisville neighborhood; more commonly known as “Miners Field.” The request is intended to foster stewardship and maintain and enhance the authenticity of Louisville's small-town charm and character that is physically manifested by small format homes on smaller lots.

We have emphasized attention to the neighborhood context while aligning with market trends for smaller homes at a traditional scale. Integration of more modern lot layouts that enhance the existing fabric of the neighborhood. And perhaps more importantly the following request highlights the historical significance of the presence the Trott-Downer Cabins and Minors Field and the two homes in the neighborhood that have been landmarked by the city. In my view the previous lot splits, the installation of the Trott-Downer “Bach” cabins, and the two Landmarked homes have “set the tone” of the redevelopment of the neighborhood, and for the proposed redevelopment of 824 Lee Avenue.

Historical Context – East Louisville Addition – as a de facto “Pocket Neighborhood”

The East Louisville Addition had its origins with the first landowner, Charles C. Welch, a prominent early Louisville resident, and the transfer of the land to William J. Lee and George A. Lee who filed the plat for the East Louisville Addition in 1906. It has clear geographical boundaries and historical significance due to being adjacent to Miners Field. The neighborhood is bounded by the BNSF railroad on the west, Highway 42 on the east, Short Street on the north, and on the south by Spruce Street. (Pine Street was not part of the 1906 Plat. Interestingly, Willian Lee resided at 1105 Pine at the time of the 1906 Plat.)

East Louisville neighborhood has a single vehicle access point via Short Street to Lee Avenue. South of Miners Field both the alley and Spruce Street access to Highway 42 have been closed in recent years; effectively creating a dead-end street that ends in a Cul de Sac at the east end of Spruce Street.

A contemporary definition of “Pocket Neighborhood” is a “cluster of homes gathered around some kind of common ground within a larger surrounding neighborhood” In East Louisville, it's Miners Field and the recently relocated two historic Trott-Downer Bachelor Cabins forming the “common ground” and within the larger Old Town.

East Louisville, or rather “Miners Field” neighborhood, is one of the smaller subdivisions in Louisville at approximately 13.2 acres (575,000 SF). The location of Miners Field and the Trott-Downer cabins account for 3.04 acres, (134,247 SF), or 23% of the subdivision lots, excluding street/public right-of-way.

Residential Context

As history has evolved in Louisville, what was once considered “across the tracks” the Miners Field neighborhood is one of the last neighborhoods in Old Town to experience transformational change.

The city has enhanced livability and walkability to the area with significant public projects including the creation of the “quiet zone” of the BNSF railroad at Pine Street, the pedestrian underpass at South, upgrades to Miners Field, and the neighborhood streets and sidewalks. The neighborhood is within the boundaries of the Louisville Revitalization Commission, the City's Urban Renewal Authority.

Approximately 26 platted properties are in the subdivision, including Miners Field. Nearly all the homes are modest single story “cottage” style homes on smaller lots. The average size of the first-floor footprint on 20 of the homes on rectangular lots is 900 square feet. *“The generally small and architecturally simple houses present within East Louisville are consistent with the area’s history as a home for miners and railroad workers. This appears to remain a more economically modest area, as a relatively small number of houses exhibit additions, and those are generally small themselves.” (Paleowest Archaeology)*

There has been limited residential redevelopment or development activity except for the addition of three private homes. In 2023, a new home is currently under construction at 1100 Spruce (1,000 sq ft 1st floor footprint). A single-story home (1008 sq. ft.) was built on Walnut by Habitat for Humanity in 1996. A second house was built at 1131 Spruce, followed by a lot split that created two lots of 3,642 and 3,150 square feet.

In addition, to the Restas-Morgan House at 1131 Spruce being landmarked by the City, the Guenzi House at 1036 Walnut, and across Lee Avenue from 824 Lee, has also been landmarked.

Subdividing lots in East Louisville has been limited to the 2023 new build at 1100 Spruce; the 1996 replat for the Habitat for Humanity house on Walnut; and the replat to accommodate the landmarked Restas-Morgan house in 2018. All three replats created smaller lots from larger lots.

Historical Context – 824 Lee Avenue

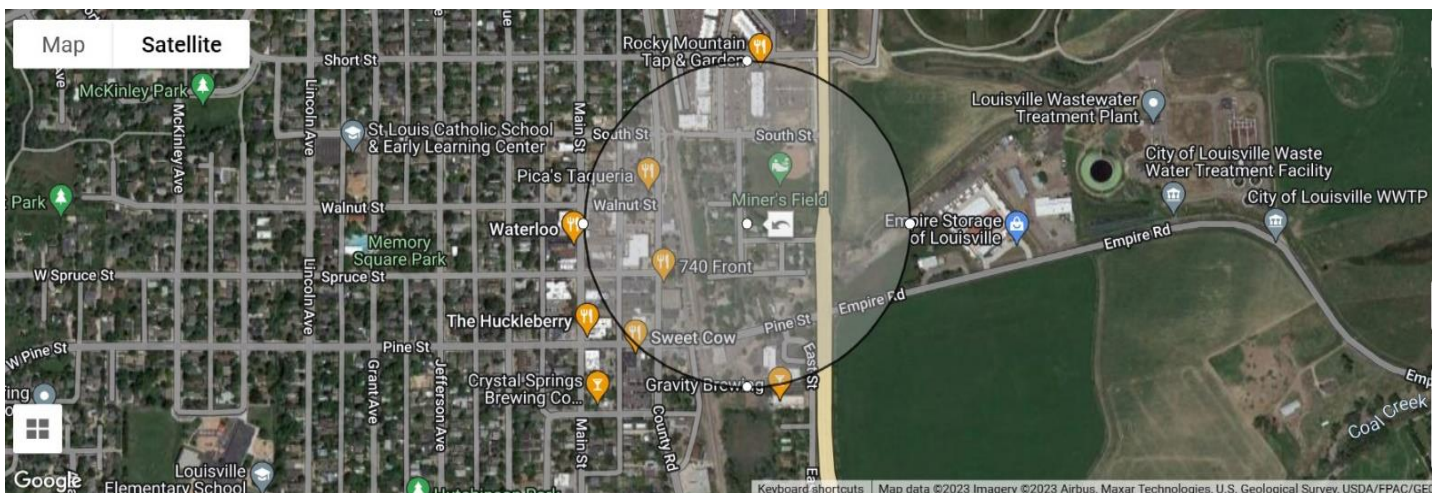
The 824 Lee Avenue property was platted as three lots on the 1906 Plat and oriented east-west from Lee. 824 Lee is the sole residential lot that is on the east side of Lee Avenue. The lots are separated from three properties on the south of Block 3 by an alley. The property remained vacant until 1965. The current house on the property was built in 1935 and moved to the property from an Erie mine in 1965 by the previous owners.

In 1975 the Louisville City Council adopted Ordinance #461 which vacated Park Avenue (Short) on the east of the property and vested half of Park Ave to 824 Lee. The additional vacated land conveyed by the ordinance increased the parcel size to 12,063 square feet.

Neighborhood Engagement & Building Community Support

We understand the importance of community support in this process and began to informally reach out to the owners in the neighborhood during the summer, and more formally by sending each a letter on October 16th (attached) to inform them that we are beginning the minor subdivision process and inviting them to have conversations about the plan.

Location Map showing 800-foot radius from 824 Lee Avenue



Hartronft Associates has assisted in the preparation of the Minor Subdivision application materials that accompany this letter. Hartronft Associates materials request approval of four variances. The minor subdivision request will change the lot orientation and upon development necessitate the removal of existing structures. We have not yet requested a demolition permit and would be interested in hearing about the relocation of the primary house to another location in town should that become available over the course of the next year.

The table provides various lot sizes in East Louisville. The data is for the relevant rectangular comparisons and does not include larger and irregular sizes. Of the 16 existing lots, 13 are non-conforming to the minimal lot size per the Louisville Municipal Code.

East Louisville Lot Size (sf)

1	1117 Spruce	3,150 sf
2	1131 Spruce St	3,642
3	1205 Spruce	5,042
4	1201 Spruce	6,322
5	1109 Spruce St	6,568
6	1101 Spruce St	6,627
7	1207 Spruce	7,610
8	1037 Walnut St	6,248
9	1021 Walnut St	5,775
10	1013 Walnut St	5,671
11	1011 Walnut St	7,453
12	1040 South St	6,406
13	1032 South St	4,046
14	1010 South St	5,168
15	1016 South St	5,937
16	1008 South St	8,418
Total SF of the 16 existing lots		94,083
Average SF of the 16 existing lots		5,880 sf
17	824 Lee Lot 1	4,690
18	824 Lee Lot 2	3,851
19	824 Lee Lot 3	3,523
Total SF of the 824 lots		12,063
Average SF of the three lots		4,021
Average SF of the 19 lots		5,587

Your time spent reviewing and processing this minor subdivision is greatly appreciated. We are committed to preserving the authenticity and character of East Louisville, while anticipating the changing housing needs of the community. Please feel free to contact me for further information or to discuss any aspects of the project in more detail.

Sincerely,

Michael Reis
738 Pear Court
Louisville, CO 80027
303-807-5977

Several source materials have been visited, reviewed, and researched to inform, and inspire the accompanying minor subdivision request ranging from nearby examples, local studies and reports, and bestselling books on the subject matter.

Listed here for reference:

- Old Town Louisville contains several original town blocks in Old Town are cited often by the community as a favored development pattern such as the small lot small houses pattern found on La Farge Avenue.
- Boulder Creek Neighborhood's wee-cottage Roger's Farm neighborhood has developed on smaller lots; between 2,000 and 2,500 square feet that support smaller contemporary "cottages."
- The Toby's Lane neighborhood off 55th Street in Boulder is an existing infill on a one-acre site that has eight Single family that average 3,733 square feet.
- East Street Village PUD was recently approved by the City and the 15 single family lots average 3,508 square feet and are approximately 41 feet by 89 feet.
- The Chautauqua Park Cottage Neighborhood, a National Historic District.
- The Louisville Historical Museum provided important local reference materials including aerial photographs and historic research of the neighborhood; and to a limited extent the property.
- Louisville Municipal Code, Old Town Overlay regulations, 2018
- Stories in Places: Putting Louisville's Residential Development in Context, Paleowest Archaeology.
- Preservation Masterplan, 2015
- Louisville Revitalization Commission studies
- Downtown Louisville Framework Plan, 1999
- ULI Advisory Services Panel – Marshal Fire Report
- Oldtown Zoning Update – Diagnostic Report
- 2023 Louisville Housing Plan (stakeholder meetings, Housing Needs Study)
- Future 42 Connecting People and Places
- Highway 42 Revitalization Area Comprehensive Plan Amendment
- Missing Middle Housing, Daniel Parolek
- Building Small, A Toolkit, Jim Heid
- Downsize: Living large in a small house, Sheri Koones
- Arbitrary Lines, M. Nolan Gray
- Fixer-Upper: How to Repair America's Broken Housing Systems, Jenny Schuetz
- Strong Towns, Charles L. Marohn, Jr.
- Pocket Neighborhoods: Creating Small Scale Community in a Large-Scale World, Ross Chapin
- Not So Big House, Sarah Susanka
- Creating the Not So Big House, Sarah Susanka

Attachments:

1. Application – Minor Subdivision Per Municipal Code
2. Reis Subdivision Plat, Ehrhart Land Surveying
3. Schematic Site Plan, Hartronft Associates
4. Title Commitment, First American Title
5. Informal Neighborhood Correspondence, October 16, 2023
6. Drainage Letter, Civil Arts, September 1, 2023
7. City of Louisville, Ordinance #461, February 11, 1975



October 16, 2023

(pg. 6)

East Street/Minors Field Neighborhood Property Owners

Hello,

My name is Michael Reis, and I am part owner of the property at 824 Lee Avenue in Louisville.

The purpose of this letter is to reach out and let you know that we'll be starting the process to create a revised subdivision on the property over the next few months. The current three lot plat of the property was created in 1906, our minor subdivision request is to create a more modern three lot subdivision/plat of the property.

Attached to this letter is a visual representation of the new minor subdivision of the property showing two lots along Lee and the 3rd lot off Park on the east side of the property. They are purposely small lots which will limit the size of the homes that can be built on them to better reflect the scale and history of the neighborhood. Parking for each lot/house would be from the existing alley. There is no driveway proposed on Lee Avenue.

Feel free to ask me for a more detailed presentation as there is a much more detailed packet being finalized for submission to the city. We intend to submit the application packet to city by the end of October and realize that the process can take a few months. The process has several public hearings and includes public notice requirements.

I wanted to begin the conversations with this informal correspondence. Please feel free to contact me for more details or if you have questions.

Regards,

Michael Reis
303-807-5977
michaelreisllc@gmail.com

CC: Property owners of the following neighborhood addresses:

833 Courtesy Road	1205 Spruce	1011 Walnut
1100 Spruce	1207 Spruce	1008 South
1101 Spruce	1210 Spruce	1016 South
1109 Spruce	825 Lee	1010 South
1131 Spruce	1036 Walnut	1032 South
1117 Spruce	1037 Walnut	1040 South
1190 Spruce	1021 Walnut	
1201 Spruce	1013 Walnut	