

Board of Adjustment

Agenda

August 20, 2025
City Hall, 2nd Floor Council Chambers
749 Main Street
6:30 PM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to + 1 346 248 7799
Webinar ID # 810 7350 9524, Passcode: 969190
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/boa

The Board will take public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at Planning@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – None
5. Public Comments on Items Not on the Agenda
6. Public Hearing:
 - a) **512 Sunset Drive – Variance Request (VAR-000563-2025)** –A variance request of approval to reduce the required 10-foot side yard setback to 6.1 feet on the western side of the property to accommodate a building addition.

✓ Open Public Hearing

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

- ✓ Opening Statement by Chair
 - ✓ Public Notice and Application Certification
 - ✓ Disclosures
 - ✓ Staff Presentation and Questions of staff
 - ✓ Applicant Presentation and Questions of applicant
 - ✓ Public Comment
 - ✓ Applicant discussion of public comment, if any
 - ✓ Closing statement by staff and applicant and Final questions by board
 - ✓ Close public hearing
 - ✓ Board discussion
 - ✓ Board action
7. Staff Comments
 8. Board Comments
 9. Items Tentatively Scheduled for September Meeting (None)
 10. Adjourn

ITEM: Case No. VAR-000563-2025

PLANNER: Emily Cline-Gibson, Planner II

APPLICANT: Bob Redwine
5976 E Jamison Place
Centennial, CO 80112

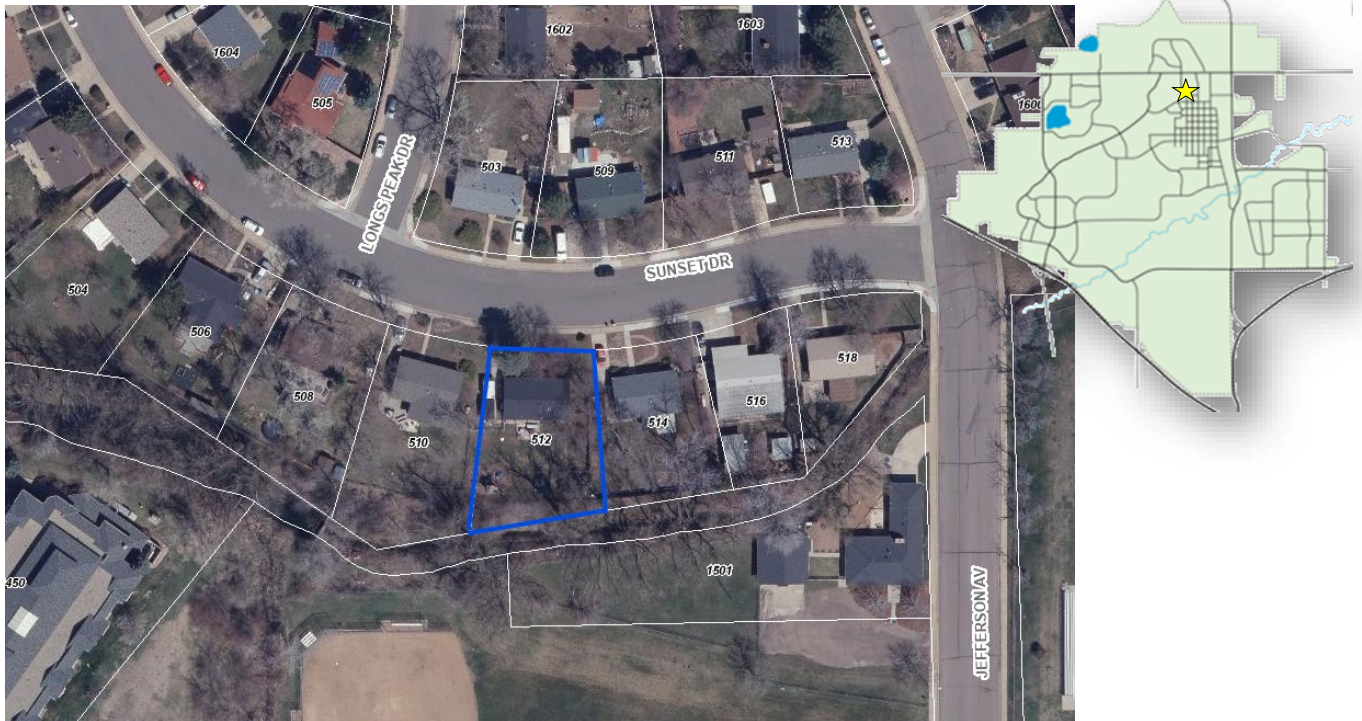
OWNER: Patrick and Christina Stimson
512 Sunset Drive
Louisville, CO 80027

LOCATION: 512 Sunset Drive
Lot 12 Blk 5 Scenic Heights Subdivision

ZONING: Residential Estate (RE)

REQUEST: Approval of a variance to reduce the required 10-foot side yard setback to 6.1 feet on the western side of the property to accommodate a building addition.

VICINITY MAP:



SUMMARY:

The applicant, Bob Redwine, is requesting approval of a variance from the 10 ft. side yard interior setback in the Residential Estate (RE) zone district to allow a 6.1-ft. side yard setback for a building addition.

BACKGROUND:

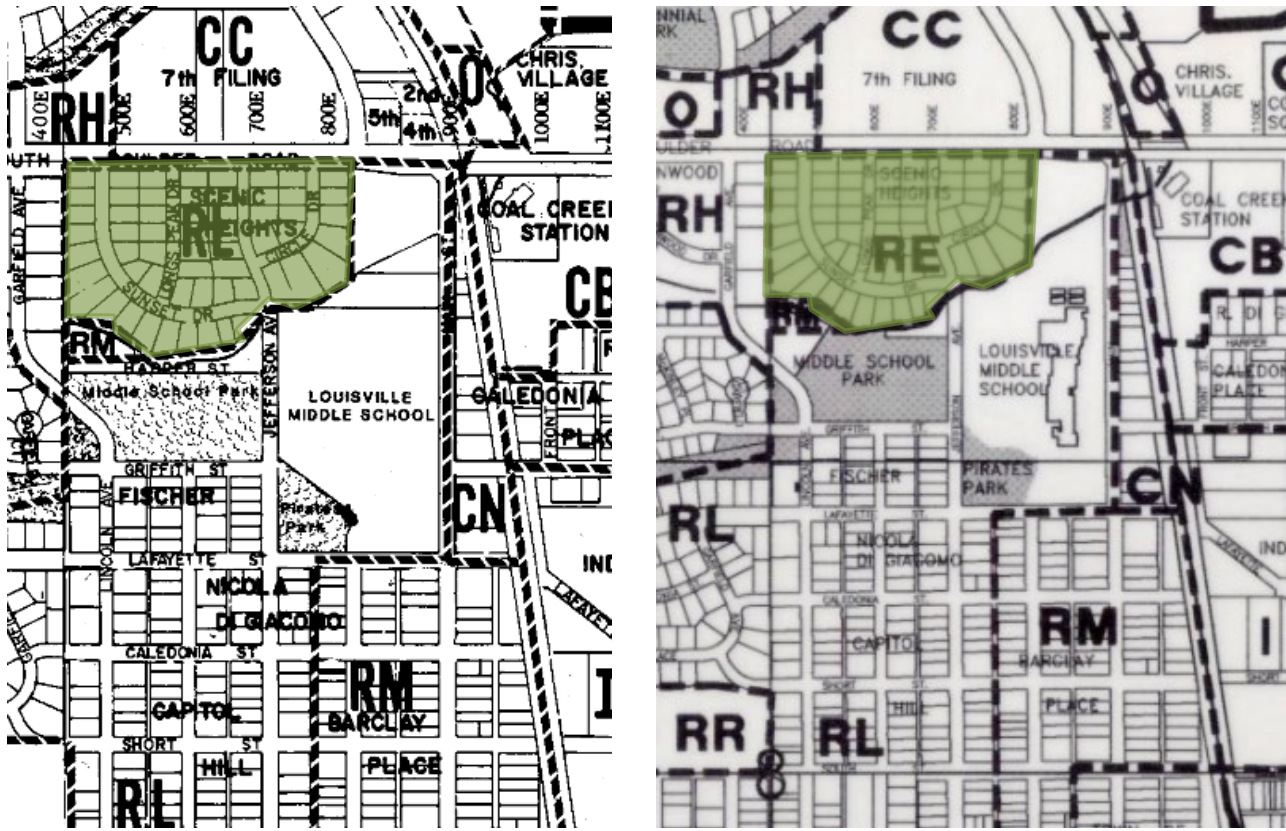
The subject property is located in the Scenic Heights Subdivision, which was approved by City Council in 1959 and consists of single-family homes (Attachment 2). The existing house was developed in 1971 and is subject to the RE zone district standards. There are no applicable Planned Unit Development (PUD) standards, as the property was developed prior to the City's requirement for the establishment of PUDs. Below is a summary of the yard and bulk standards for principal structures in the RE zone district.

Minimum Lot Area:	12, 000 sq. ft.
Minimum Lot Width:	100 ft.
Maximum Lot Coverage:	25% or 2,700 sq. ft., whichever is greater.
Front Setback:	30 ft.
Side Setback (Street Side):	30 ft.
Side Setback (Interior):	10 ft.
Rear Setback:	25 ft.
Maximum Height:	35 ft.

The Scenic Heights Subdivision was zoned R1 at the time of its establishment. This zone district allowed for a 14-ft. aggregate side yard setback, with a minimum of 5 ft. on any one side. A city-wide rezoning and update to yard and bulk standards occurred in 1976 with Ordinance 1975-485. As part of the rezoning, the R1 zone district was removed and the Scenic Heights neighborhood was placed in the Residential Low Density (RL) zone, which required a minimum side yard setback of 7 feet. The change in zoning and subsequent change in bulk standards in the Scenic Heights neighborhood were made evident by three variance requests to reduce the minimum side yard setback from 7 ft. to 5 ft. between 1975-1979, which were all approved by the Board of Adjustment (BOA) (Attachment 3).

Between June 1992 and December 1993, the neighborhood was rezoned from RL to RE as shown in Figure 1. The zoning change resulted in several nonconformities on the property, including a nonconforming minimum lot size, lot width, and front yard setback. These nonconformities are present throughout the subdivision and were the subject of two additional variance requests to reduce side yard setbacks in the Scenic Heights neighborhood, both of which were approved by the BOA between 2017-2020 (Attachment 4).

Figure 1. Zoning District Maps dated June 1992 (left) and December 1993 (right)



PROPOSAL:

The proposal includes a 750-square-foot, single-story addition to the existing 1,075-square-foot house which will be used as a new bedroom. The proposed addition will be approximately 18 x 38 ft. and will be connected to the western side of the home by a hallway, extending south into the backyard and running parallel to the western property line. An existing shed located in the western side yard will be removed to accommodate the addition. The proposed addition will be approximately 16 ft. tall.

The addition will encroach approximately 3.9 ft. into the 10-foot western side yard setback, requiring a variance. Other development standards for the RE zone, including the 25-ft. front and rear yard setbacks, the maximum 35-foot building height, and the 25% (or 2,700-square-foot) maximum lot coverage will be met, so no additional variances are required.

Figure 2. Site plan with proposed addition.

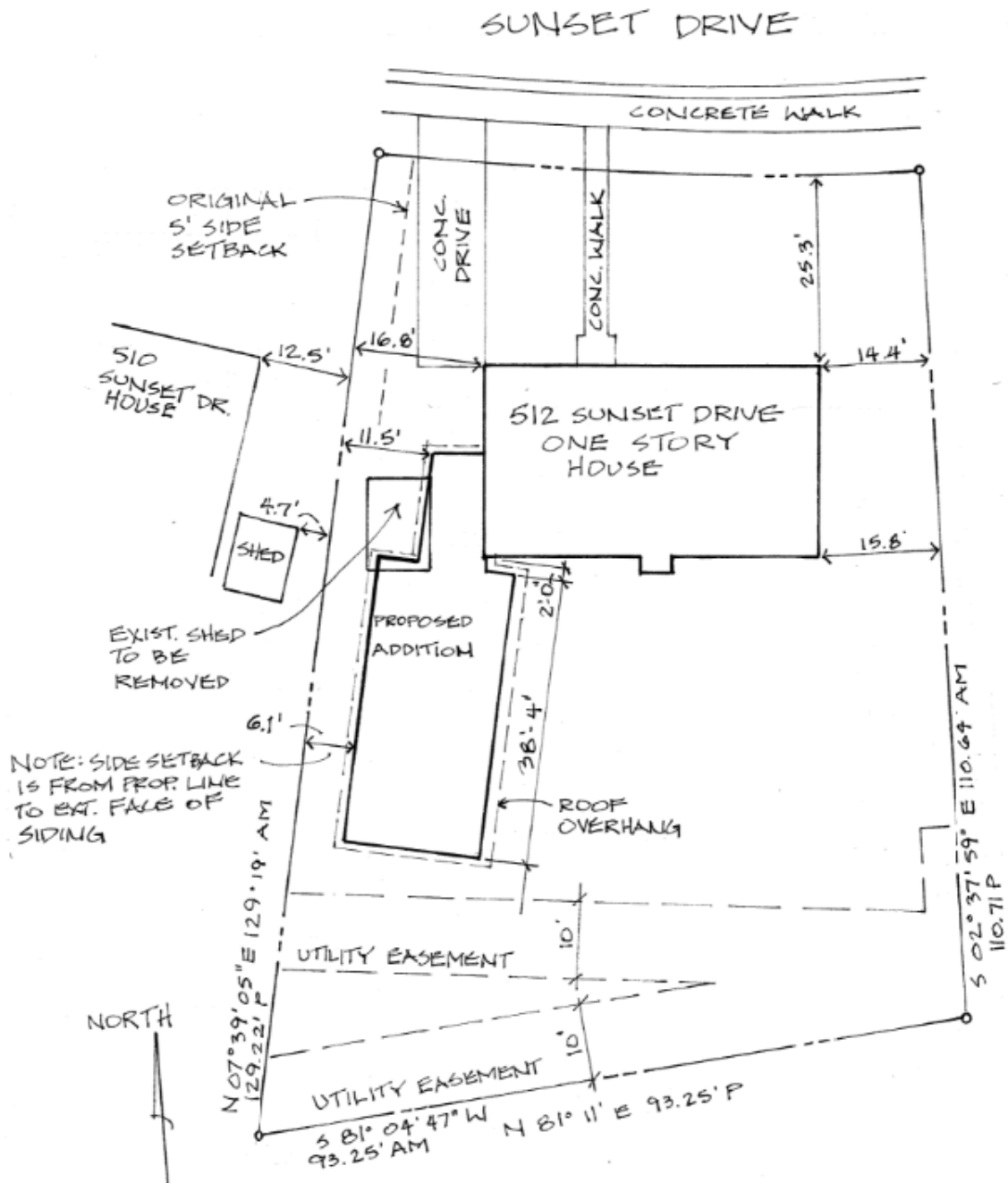
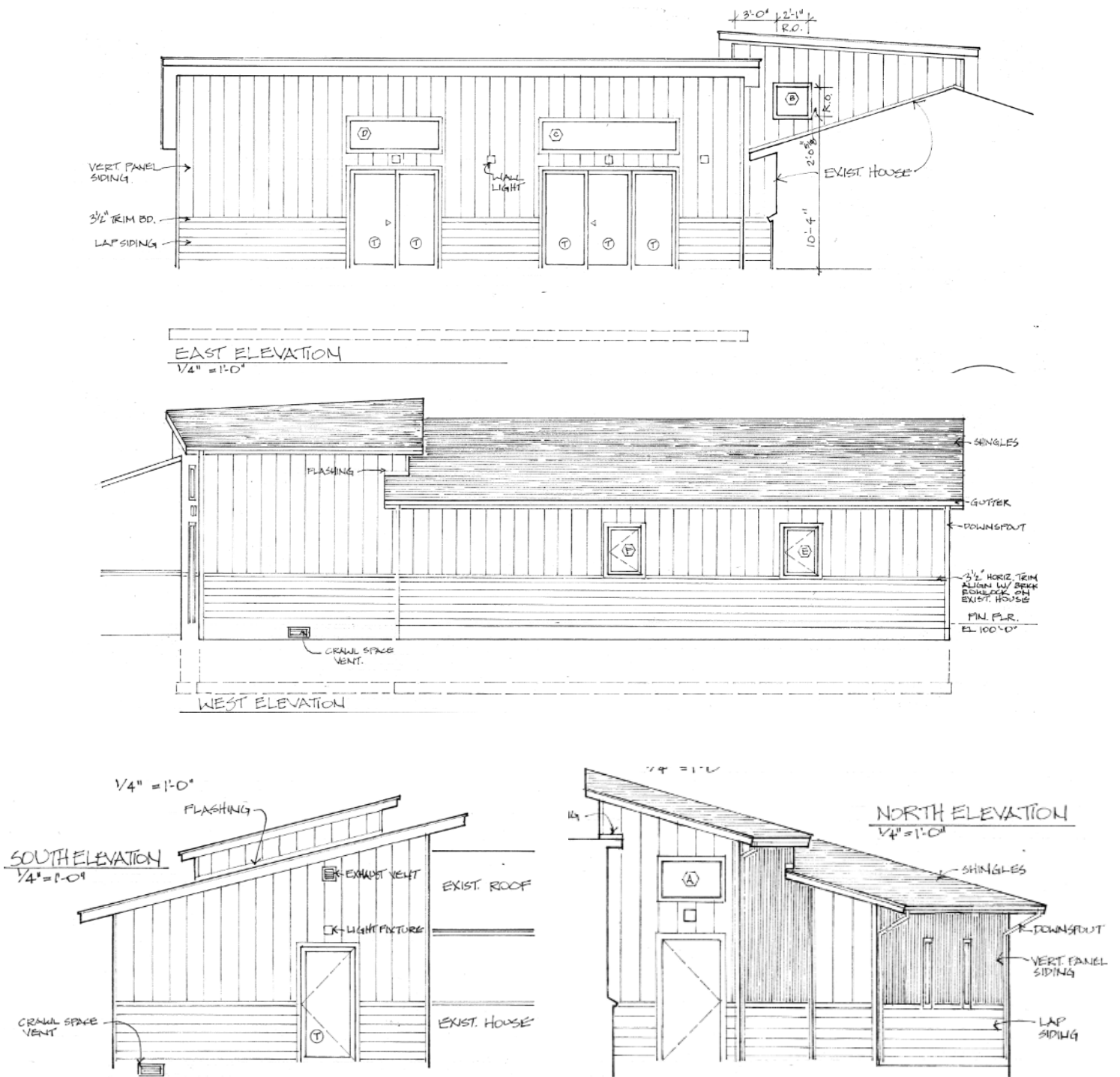


Figure 3. Proposed building addition elevations



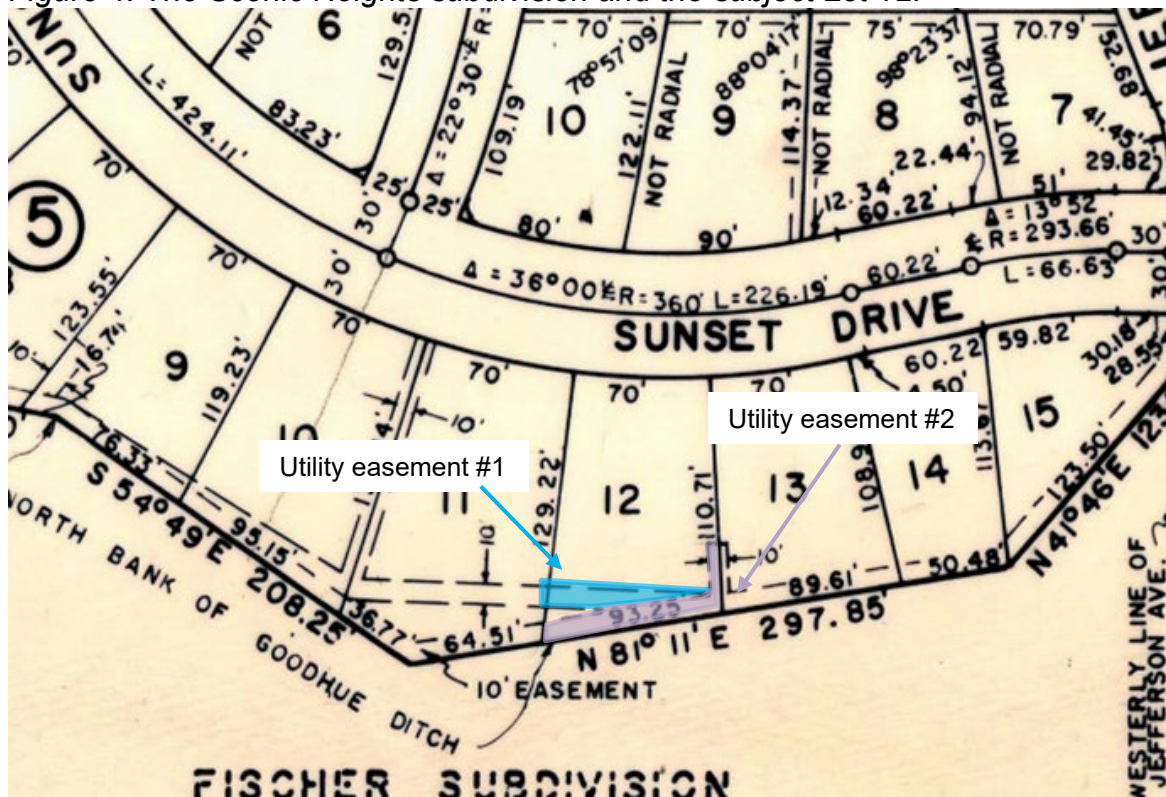
REVIEW CRITERIA:

The Board of Adjustment has authority to grant or deny a variance request based on the review criteria found in Municipal Code Sections 17.48.110.B.1-6. The following are staff's analysis of the criteria with recommended findings on each.

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.*

Staff find the subject lot is 30 ft. narrower than the 100-foot minimum lot width requirement and 2,456 sq. ft. smaller than the 12,000 sq. ft. minimum lot area requirement, resulting in a unique physical condition of the property. In addition, the southern part of the property contains two 10-foot-wide utility easements that run across the rear lot line, resulting in a smaller building envelope. The existing floor plan was also designed in a way that limits the ability to construct an addition directly on the back of the house. **Staff finds the proposal meets this criterion.**

Figure 4. The Scenic Heights subdivision and the subject Lot 12.



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

Staff find that the multiple rezonings for the neighborhood have created similar nonconformities for many lots in the subdivision. However, only five of the 58 total lots have the additional constraint of two 10-foot rear utility easements, which further limit development potential. Additionally, many existing homes in the subdivision include building additions that were constructed under previous, less restrictive zoning standards. **Staff finds the proposal meets this criterion.**

3. *That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of Title 17 of the Louisville Municipal Code.*

Staff find that the combination of the rear utility easements, the existing lot shape and size relative to the RE zone, and the existing floor plan has created a unique circumstance that limits options for improving the house. Because the house was constructed near the center of the lot, opportunities for additions are limited to the rear of the home, resulting in a floor plan that does not accommodate the property owners' needs. **Staff finds the proposal meets this criterion.**

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

Lot boundaries for the subject property were established by the Scenic Heights Subdivision in 1959 and the existing home was constructed in 1971. Both the subdivision and the home were developed prior to the adoption of the RL and RE zoning designations and associated bulk standards, and before the current owners purchased the property. **Staff finds the proposal meets this criterion.**

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.*

Staff find the square footage of the existing home is smaller than that of over 70% of homes in the neighborhood when compared to lot size. The use of the building will remain a single-family dwelling, and the proposed addition will be located behind the existing building with minimal visibility from the street. Additionally, most homes in the subdivision share a similar building footprint, and many include additions. The proposed building shape, including the addition, is consistent with other homes in the Scenic Heights neighborhood that have undergone similar modifications. **Staff finds the proposal meets this criterion.**

Figure 6. Building footprints similar to the proposal.



6. *That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of Title 17 of the Louisville Municipal Code that is in question.*

Staff find that the proposal for the building addition represents the least impactful modification to the existing floor plan. While constructing the addition directly to the rear of the home could reduce the setback encroachment, it would result in a layout that does not meet the functional needs of the property owners. **Staff finds the proposal meets this criterion.**

PUBLIC COMMENTS:

No public comments were received.

STAFF RECOMMENDATION:

Staff finds the proposal meets the applicable variance criteria in Section 17.48.110 of the LMC, and therefore, recommend approval of the variance request.

BOARD ACTION:

The Board may approve (with or without condition or modification), deny, or continue the application to a future meeting for additional consideration. The Board may also request additional information if they feel it is needed for their proper consideration of the variance application. In approving an application, the Board must find that all six variance criteria,

insofar as applicable, have been met. The Board should adopt specific findings for each review criterion in support of any motion.

ATTACHMENTS:

1. Application Materials
2. Scenic Heights Subdivision
3. Variance requests from 1975-1979
4. Variance requests from 2017-2020

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): 512 Sunset Drive, Louisville CO, 80027

Legal Description:

Lot 12 Block 5 Subdivision Scenic Heights

Lot Area: 9,552 Sq. Ft. or 0.22 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:

Proposed construction of a one-story addition of approximately 750 square feet to the West side of the existing house, a one-story residence of 1,075 square feet. Addition consists of a rectangular structure 18 ft by 38 ft and a hallway attachment to the existing house. The addition is parallel to the West property line and the variance request is to allow a 6.1 foot setback from the West property line.

Of note:

The original subdivision covenants of 1959 allow a 5 foot setback from the side property lines.

Property Owner Information

Name Patrick and Christina Stimson Entity (if applicable) _____

Address 512 Sunset Drive, Louisville, CO

Phone (303) 241-1563 Email coloradochristina1@gmail.com

Application Representative Information

Name Bob Redwine Entity (if applicable) _____

Address 5976 East Jamison Place, Centennial, CO 80112

Phone (303) 475-2290 Email bredwine16@gmail.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.

 Robert B Redwine July 7, 2025
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

Christina Stimson
512 Sunset Drive
Louisville, CO 80027

July 7, 2025

Emily Cline-Gibson
Planning Department
Louisville, CO

Dear Emily,

This letter gives the authority for Bob Redwine of 5976 E Jamison Place, Centennial, CO 80112, to act as my agent for submitting the Development Review Application.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Christina Stimson', followed by a long horizontal line extending to the right.

Christina Stimson

Christina Stimson
512 Sunset Drive
Louisville, CO 80027

July 7, 2025

Variance Request:

We are planning to build an addition to our existing house and are requesting that the western property line setback be reduced to 6.1 feet from the zoning requirement of 10.0 feet.

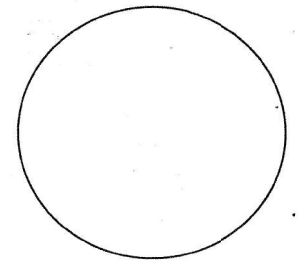
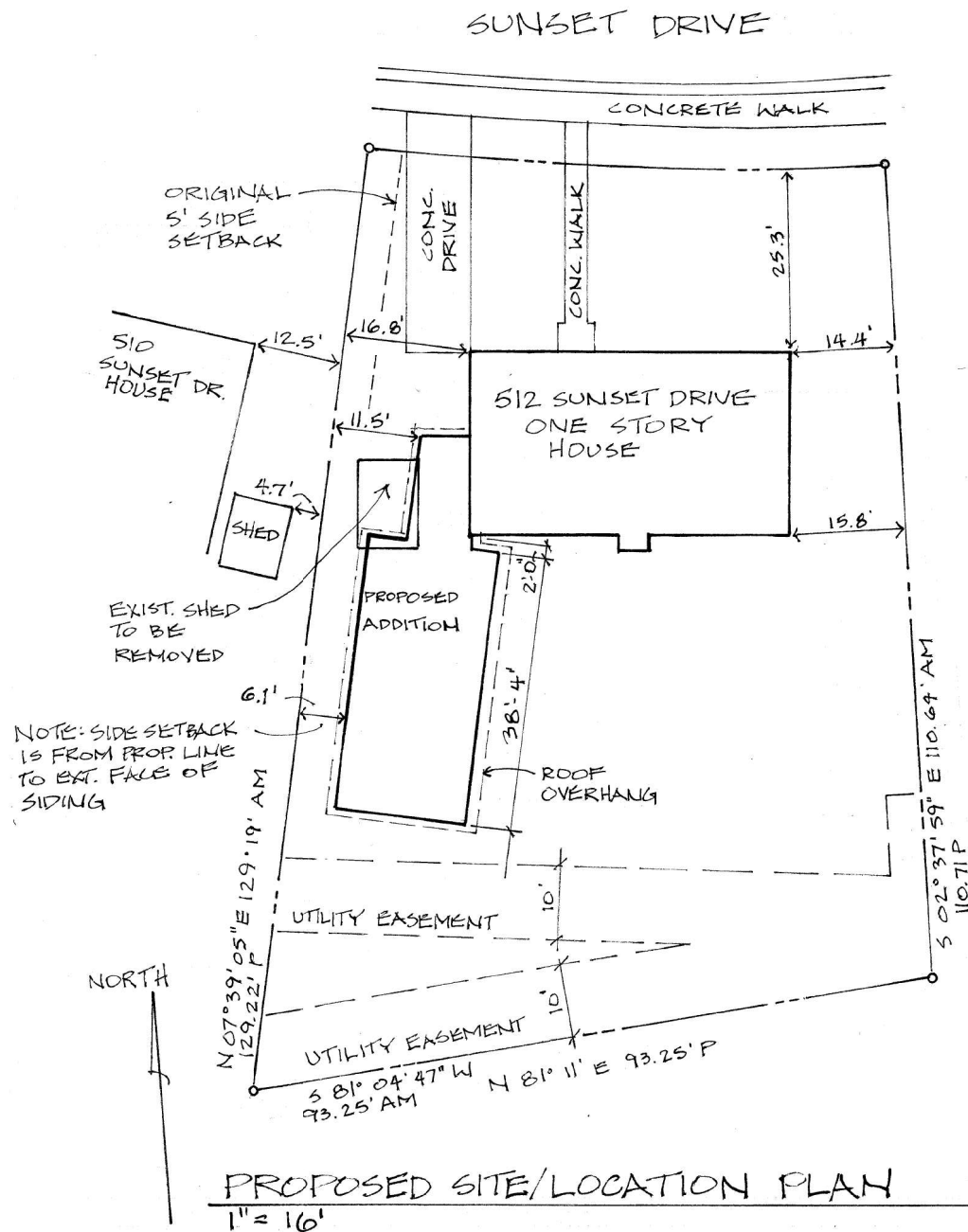
Responses to the variance criteria:

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.*
This lot is unusual in that it is 70 feet wide along the street and 93 feet wide at the south property line. The house is about 44 feet long in the east/west direction and is approximately centered on the lot, leaving clearances to the property lines of 15 to 16.8 feet. The existing house has a living area, kitchen, and dining area located at the west end of the house.
2. *That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.*
The unique conditions of this lot exist for 6 or 7 of the lots along the Goodhue ditch at the south of the subdivision. There are 67 lots in this subdivision.
3. *That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this title.*
The proposed addition allows us to retain our views to the South by aligning the addition with the angled West property line. Specifically, the setback of 6.1 feet does not obstruct views to the South from the existing kitchen window at the West end of the kitchen.
4. *That such unnecessary hardship has not been created by the applicant.*
The Scenic Heights subdivision was established in 1959 and allowed setbacks of 5 feet – probably assuming that owners would like to expand to the sides of their houses. The 512 Sunset Drive house was constructed in 1972, we have tried to design several additions over the years, and major changes to the existing house were typically needed. This addition minimizes revisions to the existing house.
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.*
The proposed addition does not change the North elevation of the existing house. The hallway to the addition is about 11 feet South of the North elevation, and the main addition is about 26 feet South. A single car garage will not fit on this property so the driveway used for parking of a single car will remain.
6. *That the variance, if granted, is a minimum variance that will afford relief and is the least modification possible of the provisions of this title which are in question.*
The primary goals of the proposed addition are to maintain as much of the existing house as possible, connect to the existing living area, and retain our views to the south. The requested setback is the minimum that will allow us to meet these goals.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christina Stimson', with a long, sweeping horizontal line extending to the right.

Christina Stimson



Stimson Residence
512 Sunset Drive
Louisville, CO 80027
Sheet Title: Zoning Plan
Sheet Number: Z1
Date drawn: 05-20-25
Dates revised:



The Bella Vista & Scenic Heights Subdivisions

Year of plat of Bella Vista: 1957

Year of plat of Scenic Heights: 1959

By the 1950s, it had become difficult for people who had grown up in Louisville to purchase a house in the town due to the lack of available housing. Louisville had a family-oriented culture, yet people who had grown up in Louisville were often not able to continue to live in the town. Louisville residents have said that “there was nothing” in terms of housing stock at the time, and “there was no place for people to live.” The Fischer subdivision, platted in 1948, is believed to have been the only previous modern subdivision. Many would agree that Louisville would be a different community today if members of its longtime families hadn’t been able to stay.

The successes in the early 1960s of the Bella Vista subdivision south of downtown and the Scenic Heights north of downtown were due to the efforts of Louisville businessmen who recognized this need for more housing. Almost all of the men involved in these two developments grew up in Louisville and were veterans of World War II.

The Bella Vista development had close connections with Steinbaugh’s Lumber Co. on Front Street. Two of the partners, Herbert Steinbaugh and Glenn Steinbaugh, were the grandsons of Steinbaugh’s founder J.J. Steinbaugh. The other two partners were Joe Madonna and his brother-in-law, James McDaniel. They named four streets in Bella Vista for their wives.

Carmen “Carmie” Scarpella was the person most closely identified with the establishment and development of Scenic Heights. He was in partnership first with Joe Colacci, then with Charles Hindman.

Advertising for both subdivisions promoted the mountain views. The views of the mountains were likely not as blocked by additional construction as they are today. The tendency to promote the mountain views also shows a shift towards changing ideas of what was valued by home buyers in the late 1950s and early 1960s.

Though the Bella Vista and Scenic Heights subdivisions were being developed at around the same time in the early 1960s, by all accounts there was little competition between the two because demand was so high. Both still have residents who were the original owners of the houses since the early 1960s.

History of the Bella Vista Subdivision

County property records indicate that the land for the Bella Vista development was provided by Klubert and Helen Warembourg, Romie and Nelle Green, and Boulder Laundry, Inc. The property is believed to have previously been owned by Rocky Mountain Fuel Co, a company that owned coal mine properties in the area. The names of those who platted Bella Vista in 1957 were Herbert Steinbaugh, Glenn Steinbaugh, James Milton McDaniel, and Anthony "Joe" Madonna, plus Klubert and Helen Warembourg and Romie and Nelle Green. The Warembourgs and the Greens then signed over their interests to the four main partners.

The project was closely aligned with Steinbaugh's Lumber Co., then located on Front Street. As mentioned above, two of the partners, Herbert Steinbaugh (1923-2013) and Glenn Steinbaugh (1927-2013), were the grandsons of Steinbaugh's founder, J.J. Steinbaugh, and the sons of Herman and Laura Steinbaugh. According to the 1956 directory for Louisville, Herbert was president of Steinbaugh's and Glenn was vice-president. Their brothers, Jim and Jack, also worked at Steinbaugh's, and their father, Herman, was also still involved in the business.

The third partner was Joe Madonna (1917-1984), who had grown up in Louisville. In the 1950s, he worked as a building contractor and is remembered as having been the foreman of the building department at Steinbaugh's. He had served on the Louisville Planning Commission and later worked for Boulder County. Joe Madonna's sister, Lois, was at the time married to James Milton McDaniel (1916-1998), the fourth partner, who is remembered as having been a manager at Steinbaugh's. All four partners had served in World War II. James McDaniel is believed to have at some point moved elsewhere in Colorado and didn't have as extensive an involvement that the other three men had in the Bella Vista subdivision.

The four developers of Bella Vista formed the S & M Corporation to sell lots in the new Bella Vista neighborhood. Steinbaugh's Lumber Co. supplied lumber and materials for the construction of at least some of the houses that would be built in Bella Vista. It is remembered by Louisville residents that Joe Madonna constructed some of the homes in the development.

Anyone who drives or walks through this subdivision no doubt wonders about the origins of the street names that are women's given names. The four men involved in the project named the streets for their wives. Aline Street was named for Aline DiGiallonardo Steinbaugh, wife of Glenn; Rose Street was named for Rose Dionigi

Steinbaugh, wife of Herbert; Lois Drive was named for Lois Madonna McDaniel, wife of James McDaniel; and Barbara Street was named for the wife of Joe Madonna. She was an English war bride whom Joe Madonna had met in World War II and had brought back to live in Louisville.

The following image shows an advertisement from the August 26, 1960 issue of *The Louisville Times*:

**Choice Building Sites
Are Available
IN BELLA VISTA**



**LET US BUILD THE HOME OF YOUR DREAMS
Or Do It Yourself**

Lowest taxes in Boulder County (42.45 mills)
All utilities in and paid for
Paved streets

Protective restricted covenants
Beautiful mountain view
Spacious lots, 65 to 70-foot fronts

**REGISTER FOR A LUCKY GIVEAWAY DRAWING
ATTEND BELLA VISTA OPEN HOUSE
Sunday Aug. 28 Through Labor Day, September 5**

CLIP THE COUPON BELOW. If you do have us build your house in Bella Vista and are the lucky winner in our drawing you will receive either an

**Automatic Washer
Retail Value \$279**

or

**Built-in Oven and Burner
FREE**

Regardless if you build a home or not, you are eligible for these two prizes simply by registering and filling out the coupon below:

First Prize ELECTRIC TOASTER
Second Prize ... COOK and SERVER SET

Free Souvenirs for Children September 4 and 5 when accompanied by their parents

Registration and Information Card

S & M CORPORATION
Builders of Fine Homes
Bella Vista — Louisville

All Cards Must Be Completely Filled Out to Win

Name
Address
Home Ph. Bus. Ph.

☐ We Own ☐ We Rent
☐ We think have GI benefits
☐ We do not have GI benefits
☐ We would like to own our own home if it were possible
☐ We are positively not interested in owning a home

We feel that we should not exceed monthly payments of:

☐ \$ 70-\$ 80
☐ \$ 80-\$ 90
☐ \$ 90-\$100
☐ \$100-\$110
☐ \$110-\$120
☐ \$120-\$130
☐ \$130-\$140

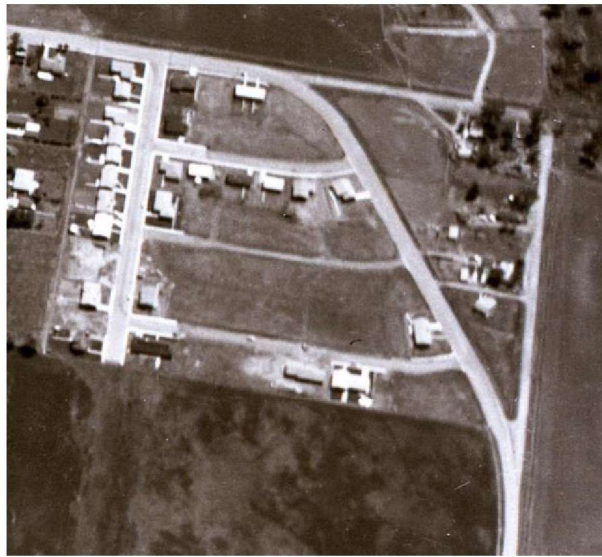
To be eligible, this coupon must be deposited in the registration box, 701 Lois Drive

The drawing is closed to present residents of Bella Vista and members of the S & M Corporation and their families.

**SUBSCRIBE TO YOUR
HOMETOWN PAPER
THE LOUISVILLE TIMES
\$1.00 Per Year**

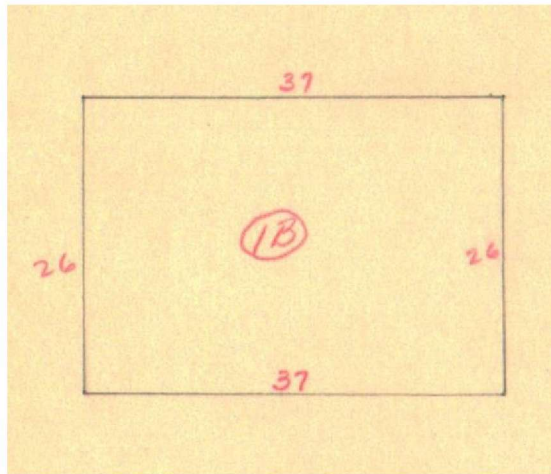
Some Louisville residents did move to new developments in Broomfield and around the area, but many longtime Louisville families were able to stay in Louisville as a result of having homes available to buy in Bella Vista. A few of the family names of longtime Louisville families who were early owners of Bella Vista properties were DiCarlo, Ferguson, Kupfner, Martella, Kimmett, Finleon, Rotar, Steinbaugh, Junior, Pol, Domenico, Symanski, Delforge, De Santis, and Lombardi.

The following section of a 1962 aerial photo of Louisville looking east shows the Bella Vista neighborhood as it was being developed. (The houses on the right are not part of the subdivision.) This photo shows that many of the first houses were located on Lois Drive and on Rose Street.



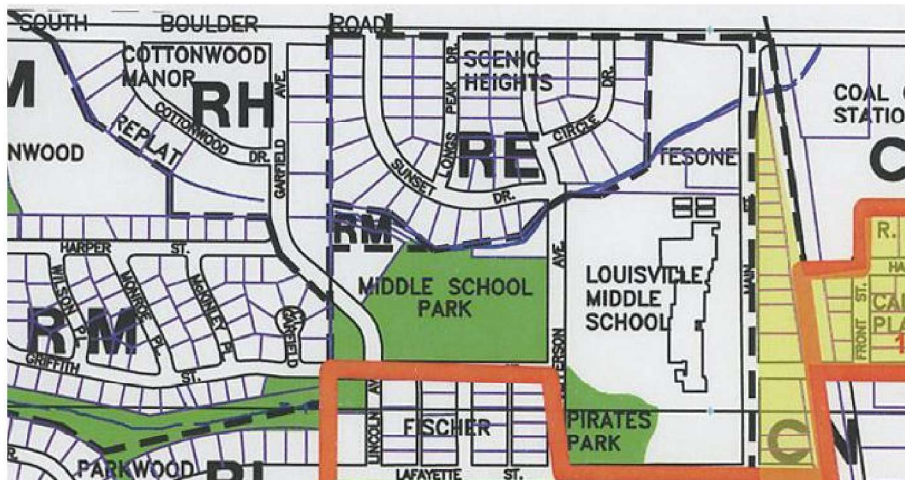
As an illustration of a sample house in Bella Vista, the following photo and ground layout are from the County Assessor card from 1962-63 and show 107 Rose St. (built in 1962):





History of the Scenic Heights Subdivision

The following excerpt of a City map shows the Scenic Heights subdivision at the top center. The neighborhood is located on the south side of South Boulder Road, and in close proximity to the Louisville Middle School (formerly Louisville High School) grounds.



County records indicate that the land for the Scenic Heights subdivision originally came from James and Mary DiGiacomo. The property was a section of farmland that had been acquired by James's father, Nicola DiGiacomo, in around 1900. Nicola DiGiacomo, who had been born in Italy in about 1853, died in 1915. In addition to the Scenic Heights subdivision, the Louisville Middle School, the Nicola DiGiacomo subdivision, and the Fischer subdivision are all on former Nicola DiGiacomo farmland.

As seen above, an irrigation ditch marks the south border of the subdivision. The subdivision's location so close to Louisville High School (which became Louisville Middle School in 1972) was no doubt an attractive selling point.

Carmen Scarpella and Joe Colacci acquired this land by a deed recorded in 1959 and platted the subdivision the same year. By later in 1959, Charles Hindman had taken over Colacci's interests. It is believed that Scarpella and Hindman were involved in the construction of many of the houses in Scenic Heights, although one could also purchase a lot and have the house constructed by someone else.

Carmen Scarpella (1922-2009) was born in Louisville to Thomas Scarpella and Giovina Palizzi Scarpella. He graduated from Louisville High School and attended the University of Northern Colorado, and served in the U.S. Army during World War II. He worked as a contractor in the Louisville area and later worked as a carpenter at the Rocky Flats plant.

Joe Colacci (1916-2007), who was a partner with Scarpella in the purchase of the land for the subdivision and the platting of it, also served in World War II. He was involved in a number of business pursuits in Louisville, and is best known for his ownership and operation of the Blue Parrot Italian restaurant, which had been founded by his parents.

Charles Hindman (1914-1981) is believed to have taken over Joe Colacci's interest in the Scenic Heights subdivision early in its development, in 1959 or 1960. He was born in 1914 in Indiana and moved to Louisville with his parents in the early 1930s. His father, James, served as mayor of Louisville from 1942 to 1951. Hindman was a longtime resident of both Louisville and Lafayette, and built houses in both locations.

The following images from the August 26, 1960 and November 23, 1960 *Louisville Times* issues show advertisements for Scenic Heights. The first one appeared in the same issue as the Bella Vista advertisement shown above.

BEAUTIFUL SCENIC HEIGHTS

Overlooking the Rocky Mountains



Two homes just completed on Circle Drive, Scenic Heights

**ON SOUTH BOULDER ROAD
AT NORTH EDGE OF LOUISVILLE**

Enjoy all the convenience of suburban living in a small town atmosphere. In Scenic Heights you will find quality in home construction not available in mass housing projects. Your home will be designed and built the way you want it. Come by and take a look. It's right around the corner of South Boulder Road from the high school.

C. HINDMAN
Lafayette, CO 81505

For Your Building Needs

- **Home of Your Choice**
We build to your plans and specifications, the home YOU want.
- **Conventional and FHA Financing**
- **City Services**
City water, sewerage disposal, gas, fire protection
Sewage disposal
Gas
Fire Protection
City Police
Black Top Streets
- **Convenient Location**
40 minutes from downtown Denver
10 minutes from Boulder
Grade school within one mile, high school on adjoining property

C. SCARPELLA
Louisville, CO 81505

OPEN HOUSE
SATURDAY, Starting at 2 p. m.
SUNDAY, Starting at 10 a. m.
 1611 and 1613 CIRCLE DRIVE IN

SCENIC HEIGHTS
 North of the High School off South Boulder Road
Louisville's Newest Subdivision



SEE THESE TWO NEW HOMES
Two Different Styles, 3 Bedrooms,
Full Basement, Attached Garage.

FHA and Conventional Financing

C. SCARPELLA
 CA 6-6519

C. HINDMAN
 CA 5-5365

The following section of a 1962 aerial photo of Louisville looking east shows the Scenic Heights neighborhood as it was being developed. This photo shows that many of the first houses were located on Circle Drive and shows the subdivision's relationship to Louisville High School, shown in the upper right corner of the photo. South Boulder Road is shown on the left side of the photo.

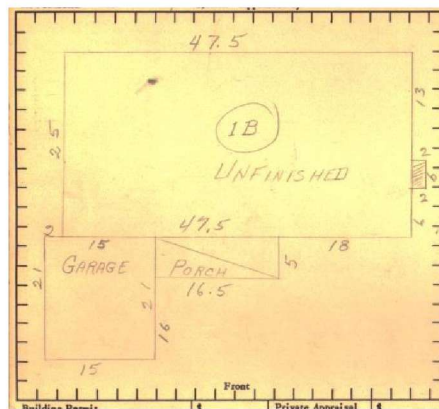


Alan Scarpella, whose uncle Carmen Scarpella developed Scenic Heights and whose father-in-law, Glenn Steinbaugh, was one of the developers of Bella Vista, has stated that Carmen did build some of the houses in Scenic Heights and did the cabinetry for the houses that he built. According to Alan, Carmen likely learned carpentry and house construction from having watched the older generation and was mostly self-taught. According to several sources, Carmen was particularly known for his finishes on his carpentry, which often included scallop effects in the exteriors and interiors. Carmen Scarpella and Charles Hindman are believed to have worked on houses together, got along well, and decided to go into business together. The houses that they built were small and basic, and perhaps most importantly, they were affordable to people who had grown up in Louisville and wanted to live in the town. Alan Scarpella recalls his uncle saying that they couldn't keep up with the sales in Scenic Heights, and confirmed that there was not really any competition between Scenic Heights and Bella Vista because demand was so high and because the men behind the two developments all knew one another.

According to Dick DelPizzo, who purchased a lot from Carmen Scarpella in 1962, Dick arranged with Carmen to build his own house. Dick has stated that it was the first house in Scenic Heights to be built independently.

As noted above, some Louisville residents did move to new developments in Broomfield and around the area. However, many longtime Louisville families were able to stay in Louisville as a result of having homes available to buy in Scenic Heights. A few of the family names of longtime Louisville families who were early owners of Scenic Heights properties were DelPizzo, Rizzi, Channel, DiLorenzo, and Steinbaugh.

As an illustration of a sample house in Scenic Heights, the following photo and ground layout are from the County Assessor card from 1963 and show 1604 Circle Drive (built in 1963):



The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, and related resources, and Louisville directories, newspaper articles, maps, files, obituary records, survey records, and historical photographs from the collection of the Louisville Historical Museum.

MAY 13 1950

632165

at 3⁴⁰ o'clock P. M.
Milton E. Tschiche, RecorderBUILDING AND USE RESTRICTIONS AND LIMITATIONS
OF
SCENIC HEIGHTS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Carmie Scarpella and Joseph Colacci, the owners of all the lots and lands platted within the exterior boundaries of Scenic Heights Subdivision, a Subdivision of a part of the North-east Quarter of Section 8, Township 1 South, Range 69 West of the 6th P. M., Town of Louisville, County of Boulder, State of Colorado, as shown on the plat thereof recorded in Plat Book 7, at Page 41, in the office of the County Clerk and Recorder of Boulder County, Colorado, for the use and benefit of themselves and all persons claiming or to claim any part of the above described real property, by, through or under them, hereby declare, represent, agree, restrict and covenant that the use, enjoyment and ownership of the above described real property shall be and the same is hereby restricted, limited, conditioned and protected by the imposition of the following restrictions and limitations, to-wit:

1. LAND USE AND BUILDING TYPE: No part of the above described real property shall be occupied or used by any owner thereof for other than residential purposes. No structures shall be erected, placed, altered, or permitted to remain on any part of the above described real property other than detached single-family dwellings, not to exceed two and one-half stories in height, and a private garage for each such dwelling for the use of the owner or owners of such dwelling for not more than two cars.

2. DWELLING COST, QUALITY, SIZE AND TYPE OF CONSTRUCTION: No dwelling shall be erected on any part of the above described real property at a cost of less than \$9,000.00 based upon cost levels prevailing on the date that these presents are recorded, it being the intention and purpose of this restriction and limitation to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these presents are recorded at the minimum cost stated herein for the minimum permitted dwelling size. No dwelling shall be erected, altered or permitted to remain on any part of the above described real property unless the ground floor area thereof, exclusive of open porches and garages shall be more than 850 square feet for a one-story building with basement, not less than 900 square feet for a one-story building without basement, nor less than 800 square feet for a dwelling of more than one story. No building shall be permitted on any building plot, unless all exposed exterior wall surface is constructed of not less than fifty (50%) percent masonry construction. For the purpose of this covenant, door or window openings shall not be construed as wall surface.

3. BUILDING LOCATION: No dwelling shall be located on any part of the above described real property nearer than 25 feet to the street which it faces or nearer than 15 feet to any side street. No dwelling shall be located nearer than 5 feet to any side line or nearer than 25 feet to the rear line of the ground area provided such dwelling. For the purpose set forth in this paragraph, eaves, steps and open porches shall not be considered as a part of a dwelling. No side or rear yard shall be required for a garage which is located 65 feet or more from the street in front of the dwelling house on the ground area on which such garage is erected. For the purpose of this covenant eaves, steps and open porches shall not be construed or considered as part of the building, provided however that this shall not grant any right for any portion of a building on a building plot, to encroach upon another building plot.

4. LOT AREA AND WIDTH: No dwelling shall be erected, structurally altered or permitted to remain on any part of the above described real property unless the ground area provided for such dwelling shall consist of at least 7,000 square feet and shall have a width of lot along the minimum building setback line of at least 60 feet.

5. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

6. GARBAGE, TRASH AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No dwelling shall be permitted on any building plot unless in it there is provided and installed, a garbage disposal or grinding unit which shall be in operating condition at the time of occupancy of the dwelling.

7. ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevations. No fence, or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved (approval shall be as in Paragraph 9 below.)

8. MEMBERSHIP: The Architectural Control Committee is composed of Carmie Scarpella, Joseph Colacci and Charles Hindman. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

9. PROCEDURE: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

10. NUISANCES: No noxious or offensive activity shall be carried on upon any part of the above described real property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

11. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any part of the above described real property at any time as a residence, either temporary or permanent.

12. SIGNS: No sign of any kind shall be displayed to the public view on any part of the above described real property, except one professional sign per dwelling of not more than one square foot, one sign of not more than five square feet advertising a dwelling for sale or rent, and signs used by a builder to advertise dwellings or dwelling during the construction and sales period.

13. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of the above described real property, except that dogs, cats or other household pets may be kept thereon, if they are not raised, bred or kept or maintained for commercial purposes.

14. TERM: The restrictions and limitations herein set forth are to be construed as covenants running with the land and shall be binding on all parties and all persons claiming any part of the above described property under the said Carmie Scarpella and Joseph Colacci for a period of twenty-five years from the date these presents are recorded in the office of the County Clerk and Recorder of the County of Boulder and State of Colorado, after which time they shall be automatically extended for successive periods of ten years unless an instrument signed by the then owners of a majority of the real property hereinabove described has been recorded in the office of said County Clerk and Recorder agreeing to change said covenants in whole or in part.

15. ENFORCEMENT: The owner or owners of any of the above described real property may enforce the restrictions and limitations herein set forth by proceeding at law or in equity against any person or persons violating or attempting to violate any of the said restrictions and limitations, either to recover damages for such violation or to restrain such violation or attempted violations.

16. SEVERABILITY: Invalidation of any one of the restrictions and limitations herein set forth by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

17. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, at Louisville, Colorado, this 12th day of May, 1959.

Carmie Scarpella (SEAL)
Carmie Scarpella

Joseph Colacci (SEAL)
Joseph Colacci

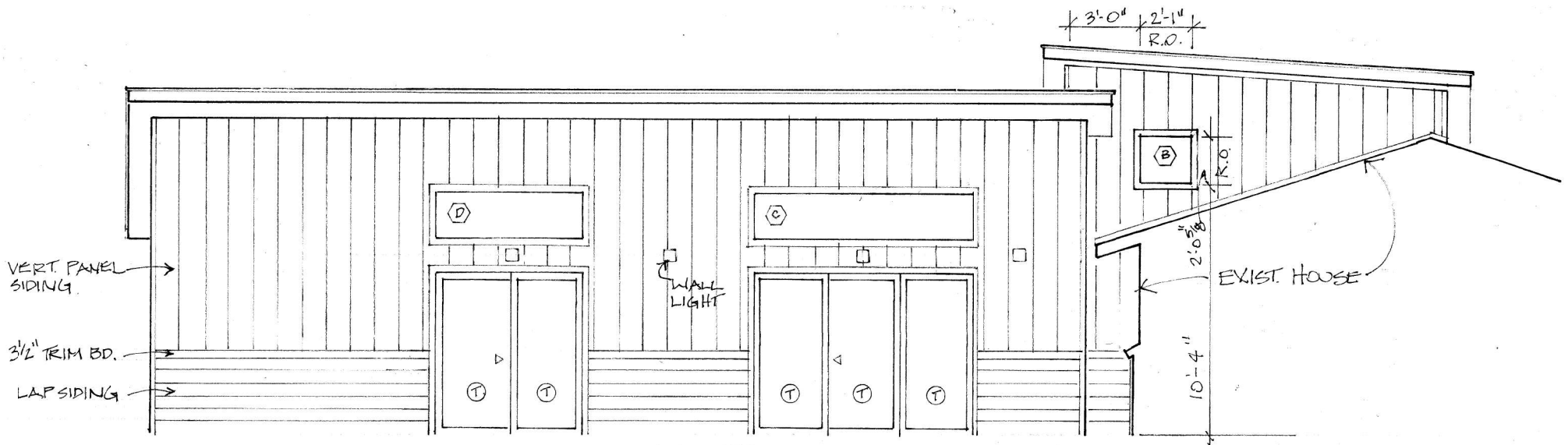
STATE OF COLORADO,)
COUNTY OF BOULDER.) SS.

The foregoing instrument was acknowledged before me this 12th day of May, 1959 by Carmie Scarpella and Joseph Colacci.

My notarial commission expires July 21st, 1960.

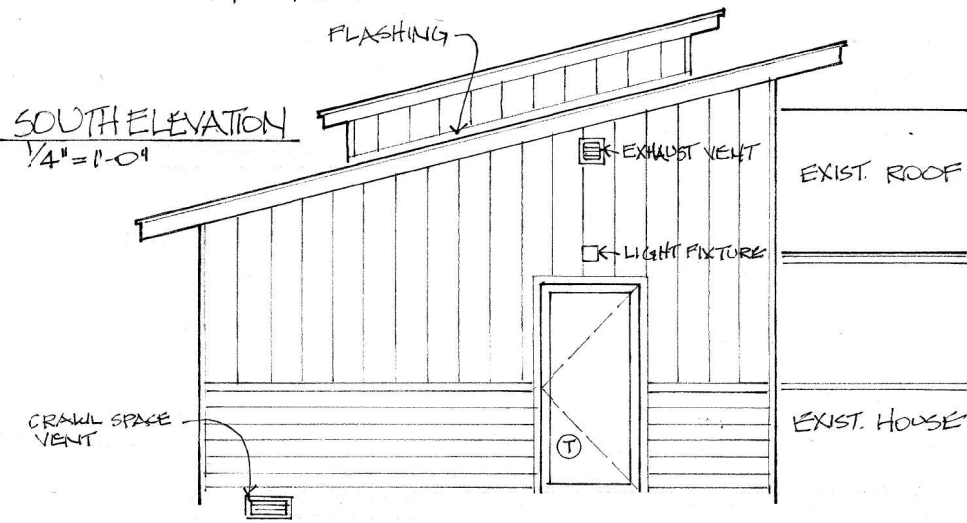
Witness my hand and official seal.

Ronces Heath
Notary Public.



EAST ELEVATION

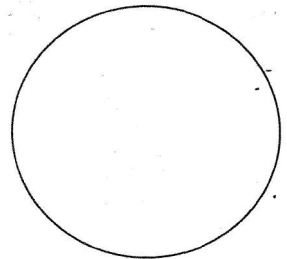
1/4" = 1'-0"



Window Schedule

Unit Label	Nominal size	Rough Opening	Operation	Tempered
A	3'-0" w x 2'-0" h	3'-1" w x 2'-0-5/8" h	Fixed	N
B	2'-0" w x 2'-0" h	2'-1" w x 2'-0-5/8" h	Fixed	N
C	9'-0" w x 2'-0" h	9'-1" w x 2'-0-5/8" h	Fixed	N
D	6'-0" h x 2'-0" h	6'-1" w x 2'-0-5/8" h	Fixed	N
E	2'-4" w x 3'-4" h	2'-5" x 3'-3-5/8" h	Casement	N
F	2'-4" w x 3'-4" h	2'-5" x 3'-3-5/8" h	Casement	N

T = TEMPERED GLASS



Stimson Residence

512 Sunset Drive

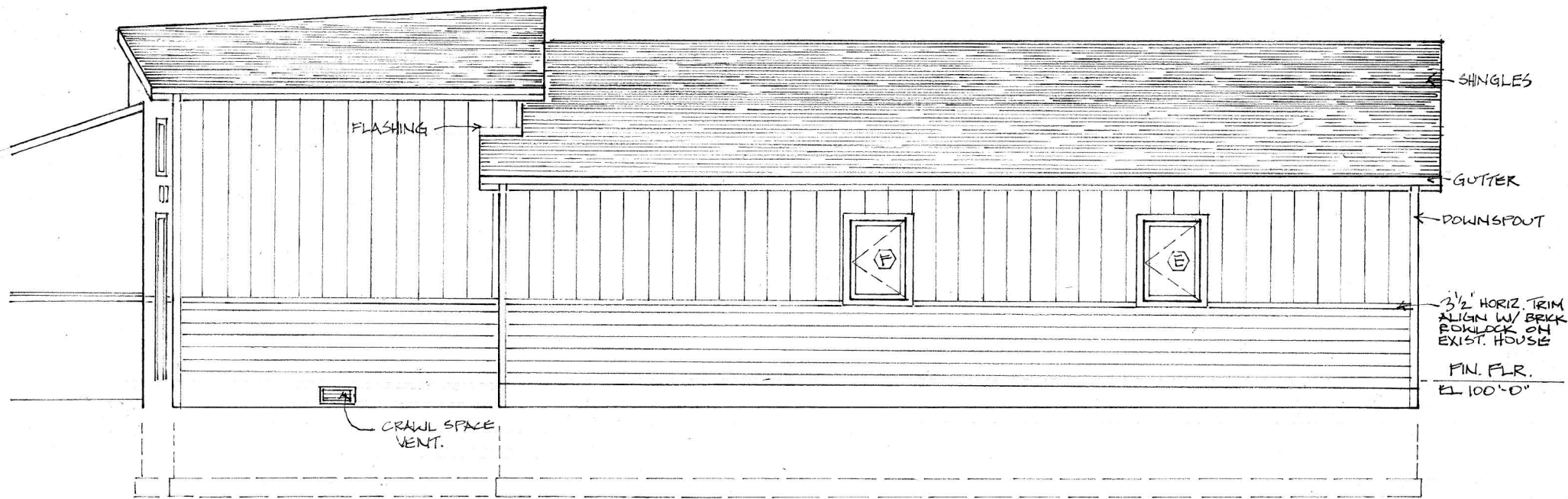
Louisville, CO 80027

Sheet Title: Elevations

Sheet Number: A8

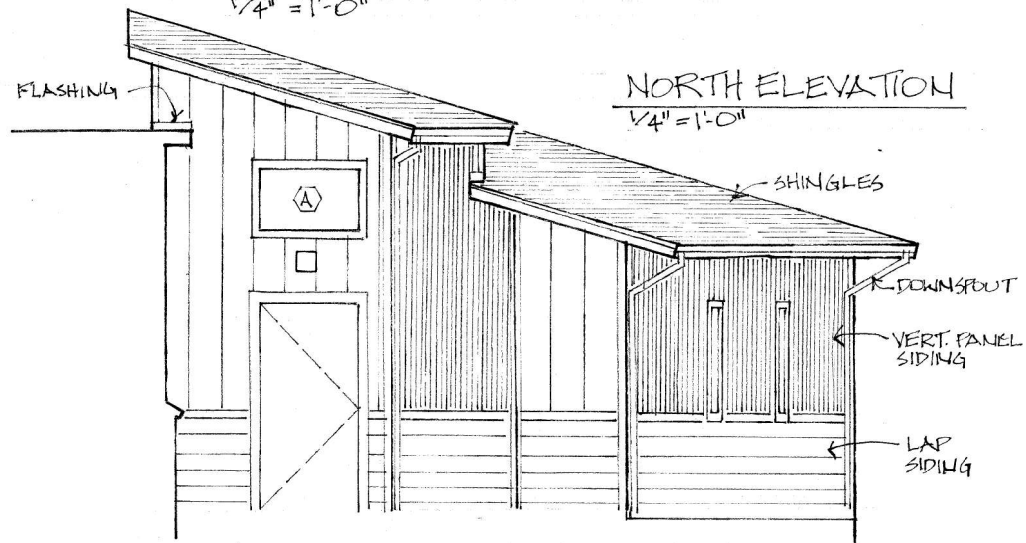
Date drawn:

Dates revised:



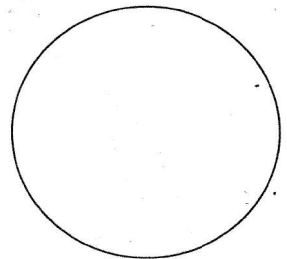
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

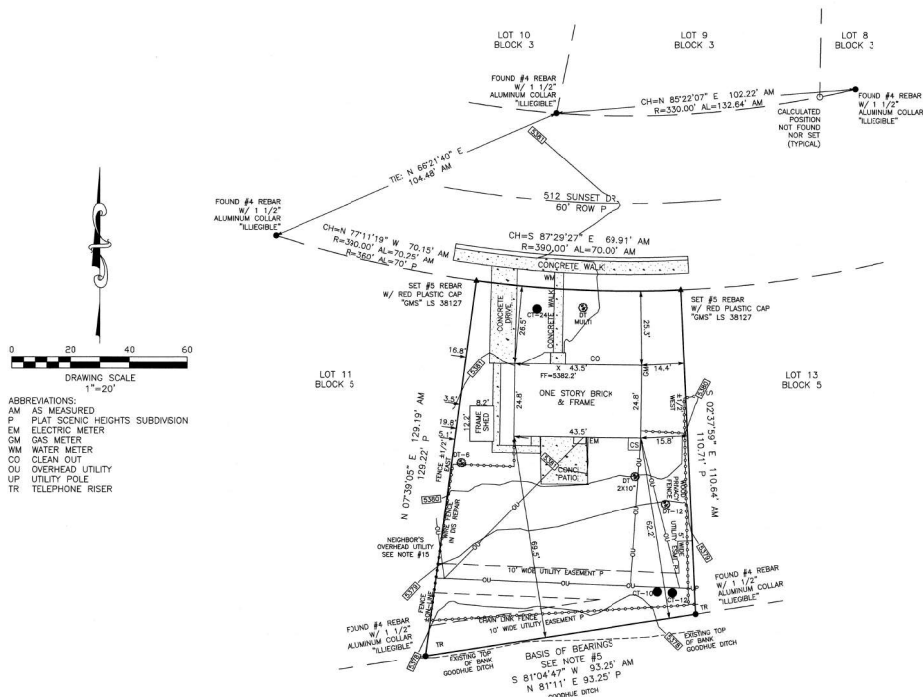


Stimson Residence
512 Sunset Drive
Louisville, CO 80027
Sheet Title: Elevations
Sheet Number: A7
Date drawn:
Dates revised:

LEGAL DESCRIPTION:
PER BOULDER COUNTY CLERK AND RECORDER
RECEPTION NUMBER:

LOT 12,
BLOCK 5,
SCENIC HEIGHTS SUBDIVISION,
TOWN OF LOUISVILLE,
COUNTY OF BOULDER,
STATE OF COLORADO.

IMPROVEMENT SURVEY PLAT
512 SUNSET DR.
LOT 12, BLOCK 5, SCENIC HEIGHTS SUBDIVISION,
BEING A PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.,
TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.
SHEET 1 OF 1



NOTES:
1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A PROVIDED TITLE REPORT AND DOES NOT PURPORT TO BE A TITLE SEARCH BY GREEN MOUNTAIN SURVEYING TO DETERMINE OWNERSHIP NOR ENCUMBRANCES OF RECORD NOT SHOWN ON THE PLAT. THE LEGAL DESCRIPTION SHOWN HEREON IS PER BOULDER COUNTY DEED OF TRUST RECEPTION NUMBER 03648718.

2) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT OR EVIDENCE OF NEGLIGENCE IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT OR EVIDENCE OF NEGLIGENCE IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3) THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CHRISTINA C. REDWINE AND PATRICK STIMSON, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON NOR ADDITIONAL PARTY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR OF RECORD ADDING SAID ADDITIONAL PARTY.

4) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

5) BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON COLORADO STATE PLANE NORTH ZONE NAD 83, GEDD 12A, BEING SOUTH 81°04'47" WEST ALONG THE SOUTH LINE OF LOT 12, BLOCK 5, SCENIC HEIGHTS SUBDIVISION, BETWEEN THE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 12, BEING A FOUND #4 REBAR WITH A 1 1/2" ALUMINUM CAP "ILLEGIBLE" AS SHOWN AND DESCRIBED HEREON AND THE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 12, BEING A FOUND #4 REBAR WITH A 1 1/2" ALUMINUM CAP "ILLEGIBLE" AS SHOWN AND DESCRIBED HEREON, WITH ALL OTHER BEARINGS AND DISTANCES SHOWN HEREON RELATED THERETO.

6) ONLY SURFACE EVIDENCE OF STRUCTURES AND UTILITIES VISIBLE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ANY UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY EXCAVATION, PURSUANT TO SEC. 9-1.5-103 C.R.S.

7) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO MISDEMEANOR PURSUANT TO SEC. 18-4-508 C.R.S.

8) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE THE U.S. SURVEY FOOT.

9) BUILDINGS OR IMPROVEMENTS ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE FEET FROM THE LOT LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.

10) DATES OF FIELDWORK: APRIL-MAY 2025.

11) TOTAL AREA OF THE SUBJECT PROPERTY IS 9,552 SQUARE FEET OR 0.22 ACRES MORE OR LESS.

12) TOPOGRAPHIC DETAIL HAS BEEN PROVIDED FOR A PORTION OF THE SUBJECT PROPERTY AT THE REQUEST OF THE CLIENT.

13) THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY CARLSON SOFTWARE 2018 BETWEEN ACTUAL OBSERVED ELEVATIONS. DEPENDING ON THE DISTANCE FROM THE NEAREST MEASURED ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOURS SHOWN HEREON WILL NOT BE AN EXACT REPRESENTATION OF THE TOPOGRAPHY. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHIC INFORMATION SUBJECT TO CHANGE.

14) BENCHMARK INFORMATION: NAVD 88 ELEVATIONS PER THE NGS MONUMENT WAKANA BEING A FOUND BRASS DISK WITH A PUBLISHED ELEVATION OF 5323' FEET, WITH A RELATED ON SITE BENCHMARK BEING ESTABLISHED UPON THE FINISHED FLOOR OF 5382.2' AS SHOWN HEREON. WITH ALL OTHER ELEVATION INFORMATION SHOWN HEREON RELATED THERETO.

15) THE NEIGHBOR'S OVERHEAD UTILITY LINE APPEARS TO TRAVEL OVER AND ACROSS THE AIRSPACE OF THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF A PROVIDED EASEMENT.

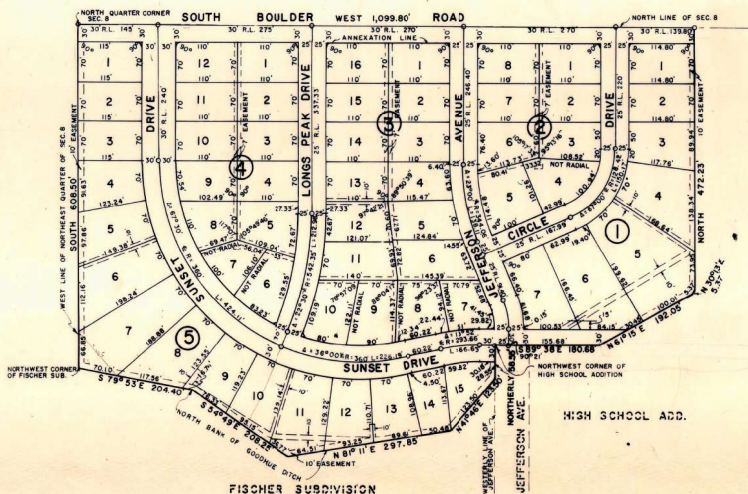
16) THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.

SURVEYOR'S STATEMENT:
I, SAMUEL A. KNIGHT, A FULLY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF GREEN MOUNTAIN SURVEYING, TO CHRISTINA C. REDWINE AND PATRICK STIMSON, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME ON MAY 8, 2025, THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".


DATE: 5/8/2025
512 SUNSET DR.
SAMUEL A. KNIGHT
CO #447 #38.127
GREEN MOUNTAIN SURVEYING
1195 EDINBORO DR.
BOULDER CO, 80305
303-601-8588
COPYRIGHT GREEN MOUNTAIN SURVEYING 2025

SCENIC HEIGHTS SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM.
TOWN OF LOUISVILLE COUNTY OF BOULDER
STATE OF COLORADO



NOTE:
EASEMENT ON EXTERIOR OF SUBDIVISION IS 10' WIDE.
INTERIOR EASEMENTS ARE 7' IN WIDTH ON EACH SIDE OF LOT LINE WHERE SHOWN.
RADIUS FOR ROUNDED CORNERS IS 10'.
CORNER LOT DIMENSIONS ARE TO THE INTERSECTION OF LOT LINES EXTENDED.
STREET LIGHT EASEMENTS 5' IN WIDTH ON EACH SIDE OF LOT LINES.
ANCHOR EASEMENTS 25' DEEP.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CARMIE SCARPELLA AND JOSEPH COLACCI ARE THE OWNERS OF THAT PART OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM., COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, THENCE SOUTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 805.5 MORE OR LESS, TO THE NORTHWEST CORNER OF FISHER SUBDIVISION AS RECORDED IN PLAT BOOK 5 AT PAGE 43 OF THE PUBLIC RECORDS OF BOULDER COUNTY, COLORADO; THENCE EASTERLY ALONG THE NORTHERLY BANK OF THE DITCH DESIGNATED AS THE GOODHUE DITCH ON SAID RECORDED PLAT OF FISHER SUBDIVISION (SAID NORTHERLY BANK OF SAID DITCH ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID FISHER SUBDIVISION) AS FOLLOWS: SOUTH 79°53' EAST, A DISTANCE OF 204.42; THENCE SOUTH 54°49' EAST, A DISTANCE OF 208.25; THENCE NORTH 8°11' EAST, A DISTANCE OF 237.85; THENCE NORTH 4°48' EAST, A DISTANCE OF 1235.0 MORE OR LESS, TO THE WESTERLY LINE OF JEFFERSON AVENUE OF THE TOWN OF LOUISVILLE, COLORADO; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID JEFFERSON AVENUE, A DISTANCE OF 78.85; MORE OR LESS, TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN QUIT CLAIM RECORDED IN BOOK 663, AT PAGE 32, OF THE PUBLIC RECORDS OF BOULDER COUNTY, COLORADO (SAID NORTHWEST CORNER OF SAID TRACT BEING ALSO THE NORTHWEST CORNER OF HIGH SCHOOL ADDITION TO THE TOWN OF LOUISVILLE); THENCE SOUTH 89°34' EAST, A DISTANCE OF 180.88; THENCE NORTH 61°15' EAST, A DISTANCE OF 192.09; THENCE NORTH 30°13' EAST, A DISTANCE OF 5.37; THENCE NORTH A DISTANCE OF 472.23; MORE OR LESS, TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 8; AND THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1,099.8 MORE OR LESS, TO THE POINT OF BEGINNING; HAVE LAID OUT, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS, STREETS, AVENUES AND DRIVES AS SHOWN HEREON UNDER THE NAME AND STYLE OF "SCENIC HEIGHTS SUBDIVISION" AND HEREBY DEDICATE AND SET APART ALL OF THE STREETS, AVENUES AND DRIVES TO THE USE OF THE PUBLIC FOREVER AND HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY LABELED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF TELEPHONE AND ELECTRICAL LINES, POLES AND UNDERGROUND CABLES, GAS PIPELINES, SANITARY SEWERS, STORM SEWERS AND WATER PIPE LINES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5th DAY OF May, A.D. 1959.
Carmie Scarpella Joseph Colacci

STATE OF COLORADO SS
COUNTY OF BOULDER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May, A.D. 1959 BY CARMIE SCARPELLA AND JOSEPH COLACCI.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 4-15-61

NOTARY PUBLIC

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE TOWN OF LOUISVILLE, A MUNICIPAL CORPORATION IN THE COUNTY OF BOULDER, STATE OF COLORADO, BY FRANK RIZZI, ITS MAYOR DULY AUTHORIZED THEREFORE, BY RESOLUTION OF TOWN BOARD OF TRUSTEES OF SAID TOWN OF LOUISVILLE ON THE 5th DAY OF May, A.D. 1959, HEREBY ADOPTS THIS PLAT UPON WHICH THIS CERTIFICATION IS ENDORSED FOR THE PURPOSE INDICATE THEREON.

IN WITNESS WHEREOF, THE SAID TOWN OF LOUISVILLE HAS CAUSED ITS SEAL TO BE HERETO AFFIXED AND THESE PRESENTS TO BE SUBSCRIBED TO BY ITS MAYOR THIS 5th DAY OF May, A.D. 1959.

ATTEST: Carmie Scarpella
TOWN CLERK

Frank Rizzi
MAYOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO SS
COUNTY OF BOULDER
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:47 O'CLOCK P.M., THIS 6th DAY OF May, A.D. 1959, AND IS DULY RECORDED IN PLAT BOOK 7 AT PAGE 41.
RECORDED
BY: Carmie Scarpella
DEPUTY

ENGINEER'S CERTIFICATE

I, C.R. COSTIN, A REGISTERED ENGINEER, DO HEREBY CERTIFY THAT THE SURVEY OF SCENIC HEIGHTS SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

C.R. Costin
REGISTERED ENGINEER

PETITION FOR ANNEXATION OF SAID DESCRIBED PROPERTY AND THE PLAT ACCOMPANYING SAME APPROVED BY ORDINANCE NO. 278 OF THE TOWN OF LOUISVILLE, PASSED AND ADOPTED THIS 5th DAY OF May, A.D. 1959.

Mayor Scarpella
TOWN CLERK



CITY OF LOUISVILLE

LOUISVILLE COLORADO

BOARD OF ADJUSTMENT
Notice of Variance.

Date March 31, 1975

Case No. 13

Petition of James P. Miller

Premises affected Lot 13, Block 3, Scenic Heights Addition (1604 Longs Peak Dr.)
Louisville, Colorado

Referring to the above petition for a variation from the requirements of the
Zoning (Section 2-102 B - (6 & 7)) ordinance;

so as to permit A reduction in side yard requirement from 7 ft. to 5 ft.

and to permit a reduction in total of both yard set backs required from
15 ft. to 13 ft.

After a public hearing the Board of Adjustment voted to vary the _____

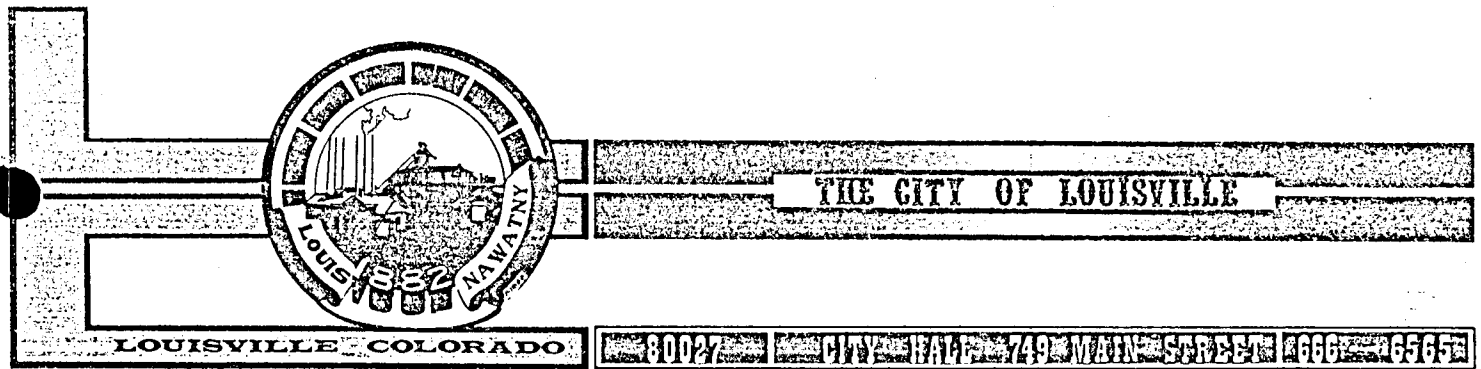
Zoning ordinance and hereby authorize the Building Inspector
to issue permits for the above, based on the following conditions:

All permits necessary for the prosecution of the work shall be obtained
within 2 months, and the work shall be completed within 6 months
from the date of this notice.

Signed: _____

E. J. Marinelli
B. K. ...
Don ...

Board of Adjustment



March 31, 1975
Case #13
7:15
Adjourned 7:32

James P. Miller
1604 Longspeak

VARIANCE: Zoning relief sought to reduce side yard setback from 7 ft. to 5 ft., and to reduce aggregate total to 13 ft.

Letter sent to Kenten Detter at 1613 Longspeak, Louisville was returned not at this address.

The garage size will be 24' X 14', one car, to be attached to house.

The 1962 zoning ordinance called for 5 ft. setback, a slab of cement was poured several years accordingly.

Don Ross motion to grant variances. Motion 2nd by Don Pickett.
Motion carried.

Construction to be completed in six months.

Secretary
Ernest Marinelli



City of Louisville

749 Main Street Louisville, Colorado 80027 666-6565

BOARD OF APPEALS AND ZONING ADJUSTMENT

Notice of Variance

Date June 21, 1979

Case No. 3-79

Petition of Thomas H. Steinbaugh and Judith A. Steinbaugh

Premises affected 1608 Longs Peak Drive, Lot 14, Block 3, Scenic Heights
Subdivision

Referring to the above petition for a variation from the requirements of
the LOUISVILLE MUNICIPAL CODE Section 17.12.040;
so as to permit the reduction of a side yard set back from the required 7
feet to 5 feet 0 inches.

After a public hearing the Board of Adjustment voted to vary the
LOUISVILLE MUNICIPAL CODE Section 17.12.040; and hereby
authorizes the Building Inspector to issue permits as required for the above,
based on the following conditions:

All permits necessary for the prosecution of the work shall be
obtained within 6 months, and the work shall be completed
within 12 months from the date of this notice.

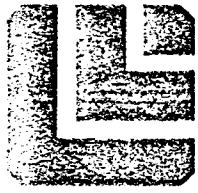
Signed:

Robert Davies
Donald A. Brown
David H. Blaylock
Board of Appeals and Zoning Adjustment

Original to file.

Copies to:

All Board Members
Thomas H. Steinbaugh and
Judith A. Steinbaugh



City of Louisville

749 Main Street Louisville, Colorado 80027 666-6565

BOARD OF APPEALS AND ZONING ADJUSTMENT

Notice of Variance

Date June 21, 1979

Case No. 4-79

Petition of Henry E. Yekel

Premises affected 1609 Circle Drive, Lot 3, Block 2, Scenic Heights Subdivision

Referring to the above petition for a variation from the requirements of the LOUISVILLE MUNICIPAL CODE Section 17.12.040; so as to permit the reduction of a side yard set back from the required 7 feet to 5 feet 0 inches.

After a public hearing the Board of Adjustment voted to vary the LOUISVILLE MUNICIPAL CODE Section 17.12.040; and hereby authorizes the Building Inspector to issue permits as required for the above, based on the following conditions:

All permits necessary for the prosecution of the work shall be obtained within 6 months, and the work shall be completed within 12 months from the date of this notice.

Signed:

Original to file.

Copies to:

All Board Members
Henry E. Yekel

Robert Davies
Donald A. Rose
Frank A. Wagoner
Board of Appeals and Zoning Adjustment

BOARD OF ADJUSTMENT

VARIANCE USE PERMIT

DATE OF APPROVAL: February 15, 2017

PETITIONERS: Paul and Kathy Greenberg

ADDRESS OF SUBJECT PROPERTY: 1612 Longs Peak Drive, Lot 16, Block 3,
Scenic Heights subdivision

DESCRIPTION OF VARIANCE:

Case #VAR-026-2017 – Request for variances from Section 17.12.040 of the Louisville Municipal Code (LMC) to allow encroachments into the 30-foot minimum street-side setback resulting in 3-foot side yard setback for a detached garage and a 21-foot 4-inch side yard setback for a building addition, and in increase in the maximum lot coverage from 20% to 26%.

BOARD ACTION:

1. The Board held a public hearing on February 15, 2017. The Board received written and verbal evidence and testimony from the applicant and staff, including the findings in the written Staff Report dated February 15, 2017.
2. After the staff and applicant testimony at the public hearing and having subsequent Board discussion and deliberations, the Board voted to approve the variance request by a vote of 4-1.

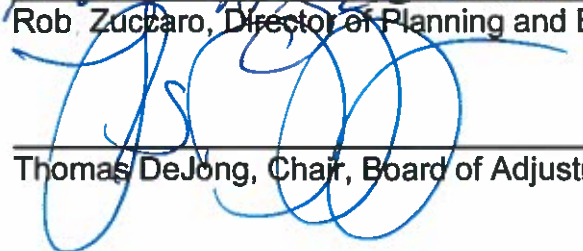
NOTICE OF VARIANCE EXPIRATION

This variance permit shall expire on August 15, 2017, six months after the date of the Board's approval, unless the applicant has acted to use the Variance Use Permit, pursuant to the terms of Section 17.52.080.D of the LMC.

SIGNATURES:



Rob Zuccaro, Director of Planning and Building Safety, City of Louisville



Thomas DeJong, Chair, Board of Adjustment, City of Louisville

October 27, 2020

Ken Wilson
261 Short Place
Louisville, CO 80027

Re: 1612 Jefferson Avenue Garage and Shed Setback Variance

Dear Mr. Wilson,

The purpose of this letter is to confirm that Board of Adjustment approved your request for a variance, pursuant to Sec. 17.48.110 of the Louisville Municipal Code after holding a public hearing on October 21, 2020. The variance approval allows the following:

- *Location of the detached garage 4' from the north side-yard setback as shown in the final application materials.*
- *Location of a storage shed 5' from the north side-yard setback as shown in the final application materials.*

Please note that you must submit a building permit application within 6 months, and that a building permit must be issued before work starts on the project. If you have any questions please do not hesitate to contact me at 303-335-4591.

Respectfully,


Rob Zuccaro, AICP
Planning and Building Safety Director