

January 26, 2026

Planning Staff & Board of Adjustment
City of Louisville
749 Main Street
Louisville, CO 80027

RE: Variance Request, 127 W Elm St.

Planning Staff and Members of the Board of Adjustment,

On behalf of the property owners, Matthew and Diana Noirot, please find the attached land use application and associated drawings for this zoning variance request. This variance application requests an approximate 20.6-foot street setback where 25-feet is required.

The property owners are seeking to enlarge their Living and Dining room by extending these rooms 10 feet to the south-east side of their home. Because the house was positioned at an angle to the lot lines it makes a simple rectilinear addition within the setbacks difficult. The proposed addition is a simple rectangular shape matching the character of the house and the neighborhood. This shape is economical and represents a reasonable design approach. Because of the angle on the property nearly all of the 302 SF area of the addition fits within the established setbacks with only a small corner of 29 SF requiring the variance.

Responses to the variance criteria:

1. That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property;
 - a. The clustered lot design of the Saratoga Stockade PUD is unusual in the RE Zone District.
 - b. The angled placement of the house at it's construction in 1983 creates irregularity not typical in this zone district. A side yard variance to the PUD was granted prior to its construction.
2. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located;

The condition does exist on some neighboring properties but does not exist throughout the zone district.

3. That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this title; We believe the request is reasonable as a majority of the proposed addition is in conformity with the code – with only a very small corner requiring the variance.
4. That such unnecessary hardship has not been created by the applicant; The condition was created by the homes and neighborhood developer, McStain Homes, at its construction in 1983 – not by the applicant.
5. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property; This variance does not cause a perceptible interruption of the side street setbacks of structures along Elm Street. The adjacent properties development potential is completely unaffected.
6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions on this title which are in question. This variance will afford relief for a small corner of the proposed addition. The variance request is for only 29 SF of the footprint that falls within the 25-foot street setback.

Thank you for your consideration of this request. Planning staff, contact me if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Stewart", with a long horizontal flourish extending to the right.

Peter Stewart, Project Representative

cc: Matthew and Diana Noirot