

Board of Adjustment Agenda

**February 18, 2026
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) **127 W Elm Street – Variance Request (VAR-000586-2026)** –A variance request of approval to reduce the required 25-foot front yard setback to 20.6 feet to accommodate a building addition.
7. Staff Comments
8. Board Comments

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.

9. Items Tentatively Scheduled for March Meeting (None)
10. Adjourn

ITEM: Case No. VAR-000586-2026

PLANNER: Emily Cline-Gibson, Planner II

APPLICANT: Peter Stewart, Stewart Architecture
1132 Jefferson Ave
Louisville, CO 80027

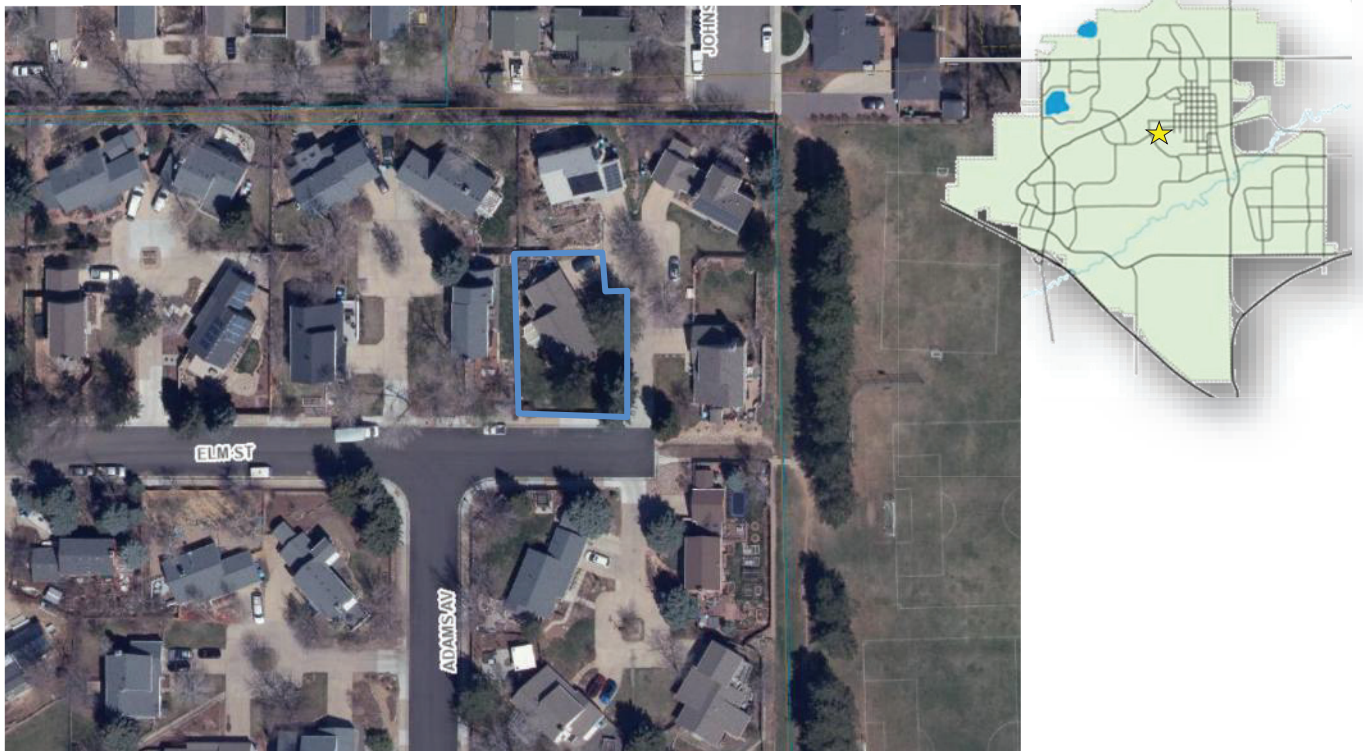
OWNER: Matthew & Diana Noriot
127 W Elm Street
Louisville, CO 80027

LOCATION: 127 W Elm Street
Lot 24 & Und. 1/4 Int. Outlot A6 Saratoga

ZONING: Residential Estate (RE)

REQUEST: Approval of a variance to reduce the required 25-foot front yard setback to 20.6 feet on the southern-facing property line to accommodate a building addition.

VICINITY MAP:



SUMMARY:

The applicant, Peter Stewart, is requesting approval of a variance to reduce the required minimum front yard setback along W. Elm Street from 25 feet to 20.6 feet to accommodate a building addition. The proposed addition is 302 square feet in size, with approximately 24 square feet encroaching into the setback area.

BACKGROUND:

The subject property is located in the Saratoga subdivision, which was approved in February 1981 and consists of 69 single-family lots grouped in clusters of four, connected by a common private driveway outlot (Attachment 2). The Stockade Planned Unit Development (PUD) was also approved in February 1981 and established development standards for the subdivision, including setbacks and building layouts within each cluster (Attachment 3). The following bulk standards apply based on the PUD:

Table 1. Bulk Standards for the Stockade PUD	
Maximum building height	25'
Minimum front yard setback (public street-facing lots)	25'
Minimum front yard setback (non-street-facing lots)	10' from private drive court
Minimum rear yard setback (public street-facing lots)	10'
Minimum rear yard setback (non-street-facing lots)	15'
Side yard setback interior to private drive (all lots)	12'
Exterior side yard setback (all lots)	15'

The Saratoga subdivision is also located in the Residential Estate (R-E) zone district, which establishes bulk standards that are not otherwise found in the PUD. The Stockade PUD established setback and building height standards, and all other standards for the Saratoga subdivision, including lot area, lot width, and lot coverage, is found in Table 2.

Table 2. Bulk Standards for the R-E Zone District	
Minimum lot area	12,000 sq. ft.
Minimum lot width	100'
Maximum lot coverage	30% or 1,750 sq. ft., whichever is greater
Minimum front yard setback	30'
Minimum side yard setback	10'
Minimum rear yard setback	25'
Maximum building height	35'

An administrative variance was approved in 1983 by the Community Development Director at the request of McStain Enterprises, the applicant for the PUD. The variance allowed a revised home layout on a lot and reduced the western side yard setback from 15 feet to 10 feet, which was the minimum distance necessary to accommodate the new building orientation within all setbacks. The administrative variance included the subject property, 141 and 177 W Elm Street, and the primary reasoning for the variance request was to allow better solar orientation and a more varied appearance of houses along W Elm Street (Attachment 4). Although the variance only included three properties, 11 additional homes located on W. Elm Street and 28 homes throughout the subdivision are similarly oriented.

[illegible]

127 W Elm Street
BOA – FEBRUARY 18, 2026

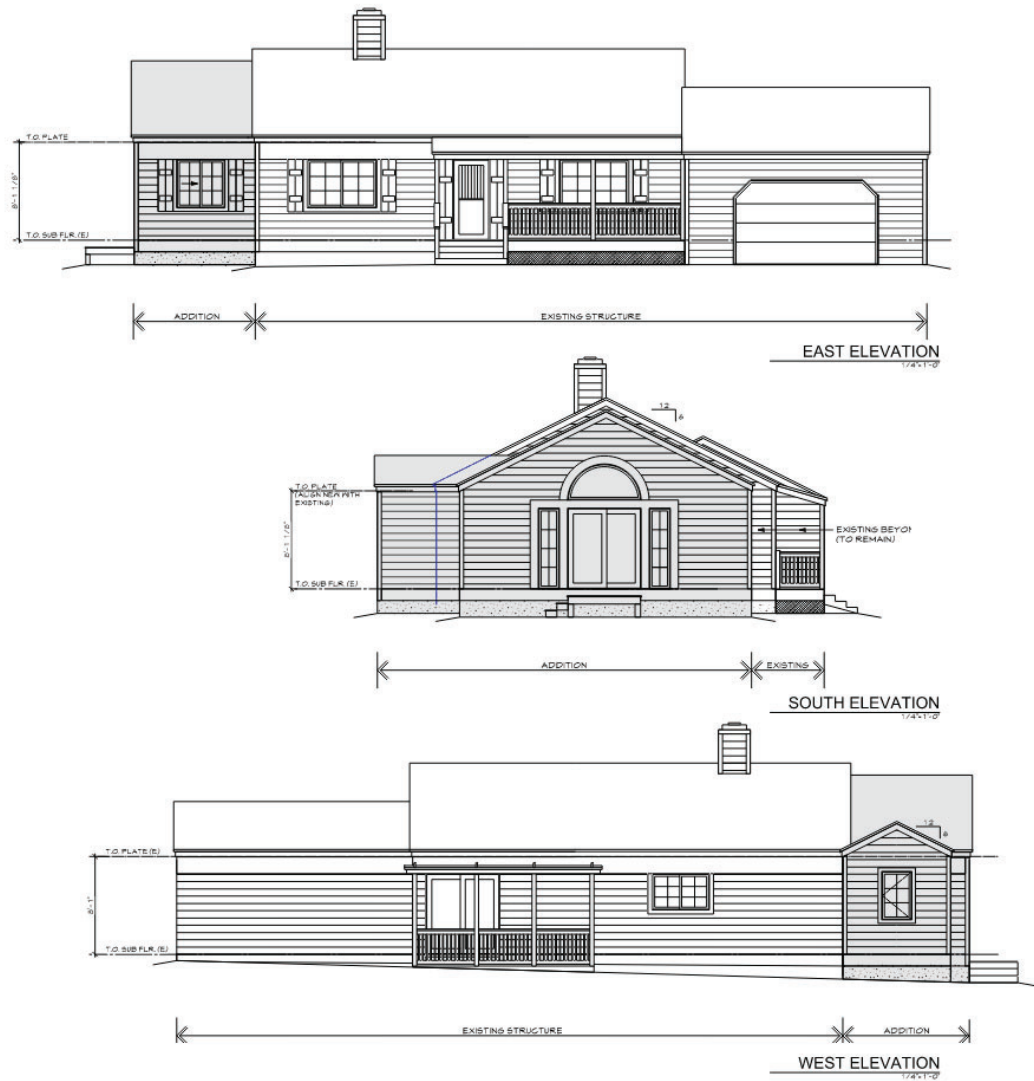


Figure 3. Proposed building addition elevations.

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 orientation and placement of the existing home on the lot provides a unique physical circumstance for the property. Unlike most properties in the R-E zone district, the home was constructed at an angle rather than parallel to the property lines. This rotated orientation was not part of the original PUD development plans and was

only applied to certain lots in the Saratoga subdivision by administrative variance following PUD approval. Out of the 69 total lots in the subdivision, 28 homes share a similar orientation, and of the 11 lots directly abutting the north side of W. Elm Street, only three other homes are oriented in this manner. This configuration results in a more limited buildable area on the lot compared to lots that were developed in conformance with the PUD.

Additionally, the clustered layout around a private drive and the differing setbacks between rear-facing and street-facing lots are not common within the R-E zone district. The subject lot is also approximately 30 feet narrower than the minimum 100-foot lot width requirement and 4,679 square feet smaller than the minimum 12,000-square-foot lot area requirement in the R-E zone district. **Staff find the proposal meets this criterion.**

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

The rotated building orientation on the subject property is not a condition that exists throughout the R-E zone district. Although a limited number of lots in the Saratoga subdivision were developed with a rotated building placement following PUD approval, this pattern is not typical in other neighborhoods throughout the City that are zoned R-E. The Saratoga subdivision includes 28 out of 69 homes that are similarly rotated on their lot, which means the majority of the lots were developed with the standard building placement found on the PUD. **Staff find 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.*

The existing home is oriented at an angle on the lot, which reduces the buildable area available within the required setbacks and leaves little room for new single-story additions. Staff find that if the home had been constructed parallel to the property lines in accordance with the PUD layout, the proposed addition would fit within the required setbacks, with only minor architectural features such as steps encroaching, which is permitted under the municipal code (see Figure 4).

Although a second-story addition could avoid the need for a setback variance, the existing structure is a single-story ranch-style home, and a second-story addition would not fit within the existing floor plan layout. The proposed addition represents a reasonable improvement to the home's livability and is located in a manner that minimizes the need for extensive interior renovations to the existing floor plan. **Staff find 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 with the Saratoga Subdivision in 1981, and the home was constructed in July 1983 following approval of an administrative variance earlier that year. The original building layout in the PUD and subsequent variance that led to the rotated orientation was created by the developers and not the current property owners. **Staff find 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 that the existing home is smaller than over 70% of homes in the subdivision when compared to lot size, and the proposed addition will be compatible in scale with surrounding homes in the subdivision. The use of the property will continue as a single-family dwelling. The requested variance will not substantially impair the use or development of adjacent properties, as the addition maintains appropriate separation from neighboring structures and the three remaining property owners located in the subject 4-cluster have submitted letters of support for the proposal (Attachment 1). **Staff find the proposal meets this criterion.**

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 proposed addition represents the least modification necessary to provide reasonable relief while maintaining compliance with all other applicable development

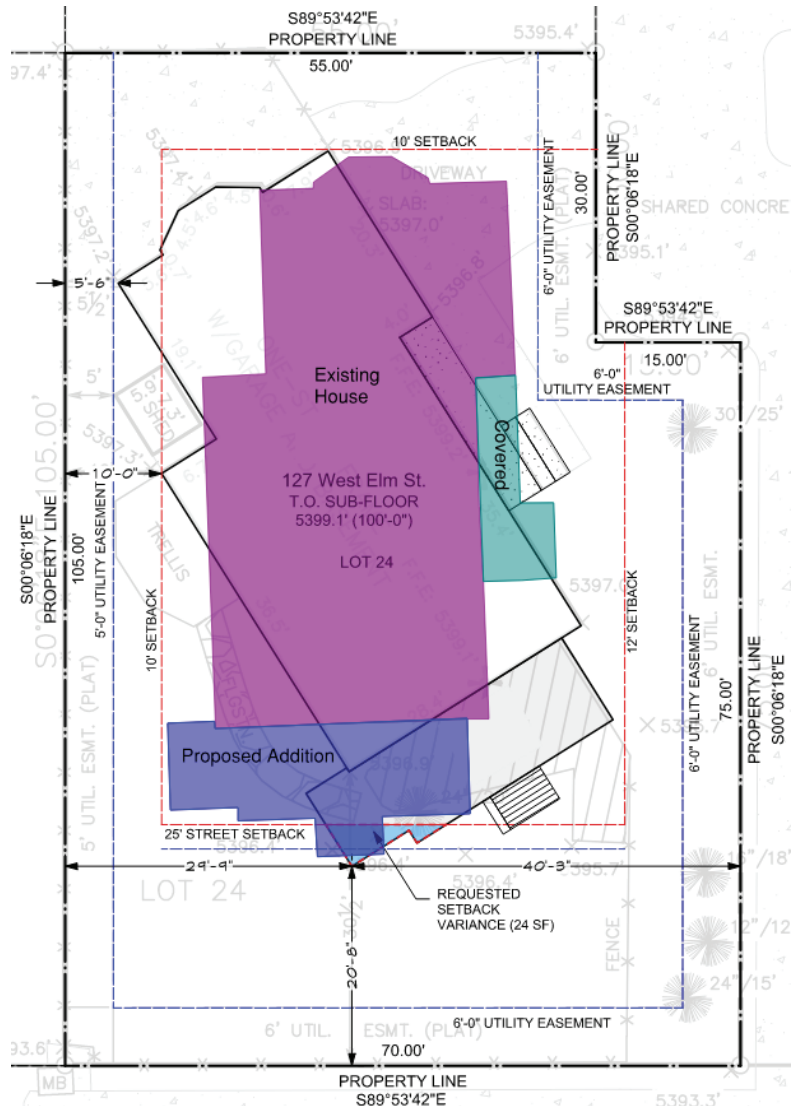


Figure 4. Building orientations.

[illegible]

PUBLIC COMMENTS:

STAFF RECOMMENDATION:

127 W Elm Street
BOA – FEBRUARY 18, 2026

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. Saratoga Subdivision Plat
3. Stockade PUD
4. Administrative Variance approval 1983
5. Public Comments

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): 127 W Elm St

Legal Description:

Lot Lot 24 Block _____ Subdivision Saratoga- LO

Lot Area: 6,900 Sq. Ft. or _____ Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☒ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Single story addition and interior remodel of kitchen, living and dining room.

Requesting a 20'-8" street setback for a 29 SF corner of the single story addition, where 25' is required.

Property Owner Information

Name: Matthew and Diana Noirot Entity (if applicable) _____

Address: 127 W Elm St

Phone: _____ Email: dmbtn@msn.com

Application Representative Information

Name: Peter Stewart Entity (if applicable) Architect

Address: 1132 Jefferson Ave.

Phone: 303-665-6668 Email: peter@stewartarchitecture.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.

Diana Noirot

Signature*

Diana Noirot

Print Name

1/26/2026

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**



DRAWINGS	A0.0	SITE PLAN COVER SHEET
	A1.3	PROPOSED MAIN FLOOR PLAN
	A2.0	EXISTING ELEVATIONS
	A2.1	PROPOSED ELEVATIONS

Sheet Title
Cover
Site Plan
Sheet No.
A1.0

stewart
ARCHITECTURE

1132 JEFFERSON AVE.
LOUISVILLE, CO 80027
303.665.6668

Issue:	Date	Comments	Init.
01/28/2026	Variance Application		

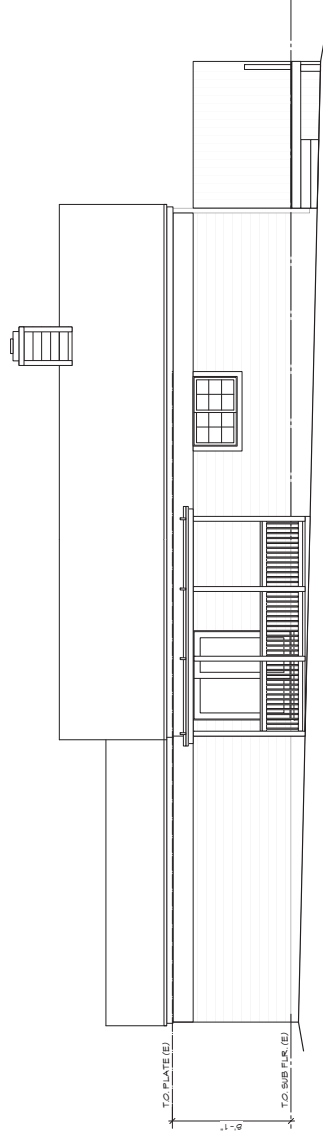
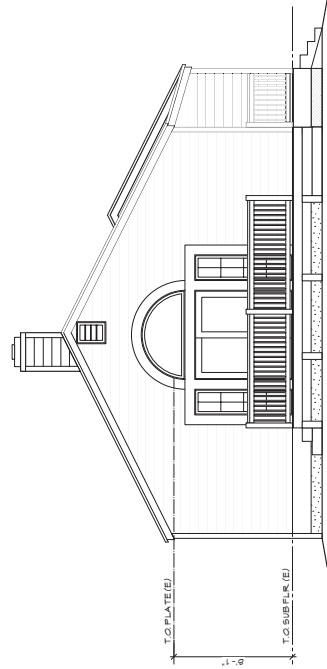
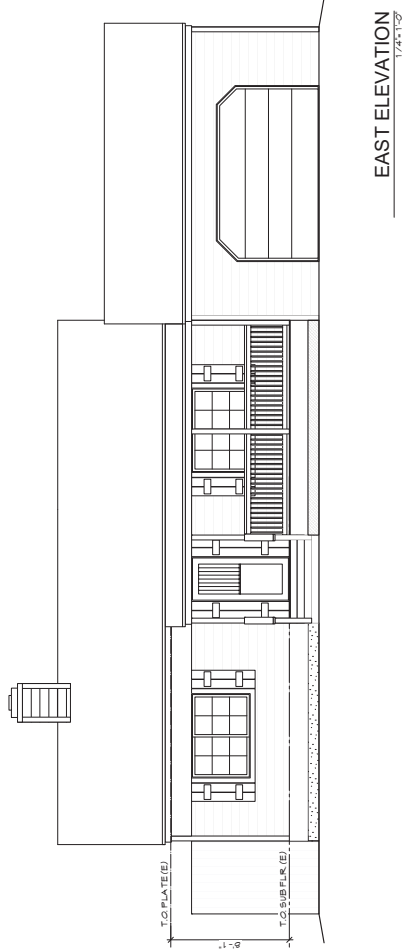
ADDITION TO TEH NOIROT RESIDENCE
127 WEST ELM ST.

LOT 24 & UND 1/4 INT OUTLOT A6 SARATOGA

ADDITION TO TEH NOIROT RESIDENCE
127 WEST ELM ST.
LOT 24 & UND 1/4 INT OUTLOT A6 SARATOGA

Issue:	Comments:	Date:
01/26/2022	Version 1.0	01/26/2022

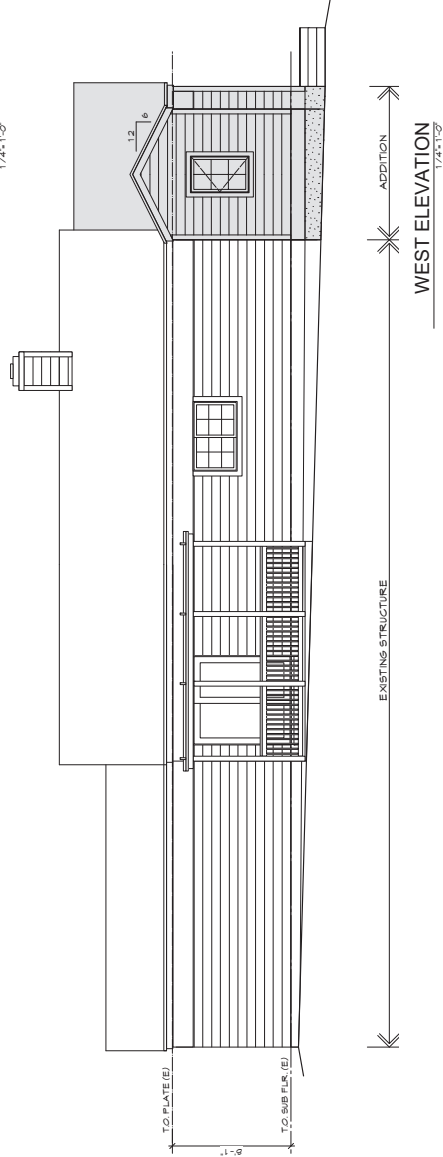
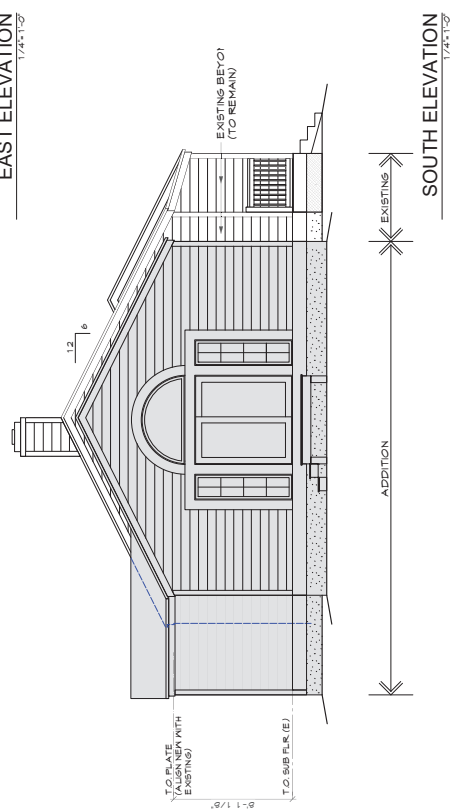
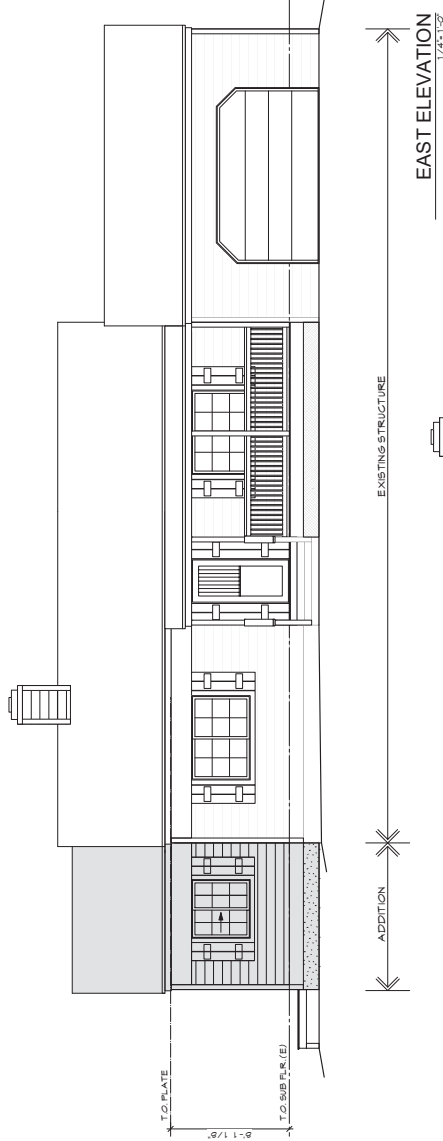
Sheet Title:	Existing Elevations
Sheet No.:	A2.0



ADDITION TO TEH NOIROT RESIDENCE
127 WEST ELM ST.
LOT 24 & UND 1/4 INT OUTLOT A6 SARATOGA

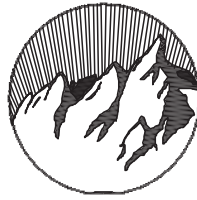
Issue:	Comments:	Date:
01/26/2022	Version 0.0.0.0	

Sheet Title
Proposed
Elevations
Sheet No.
A2.1

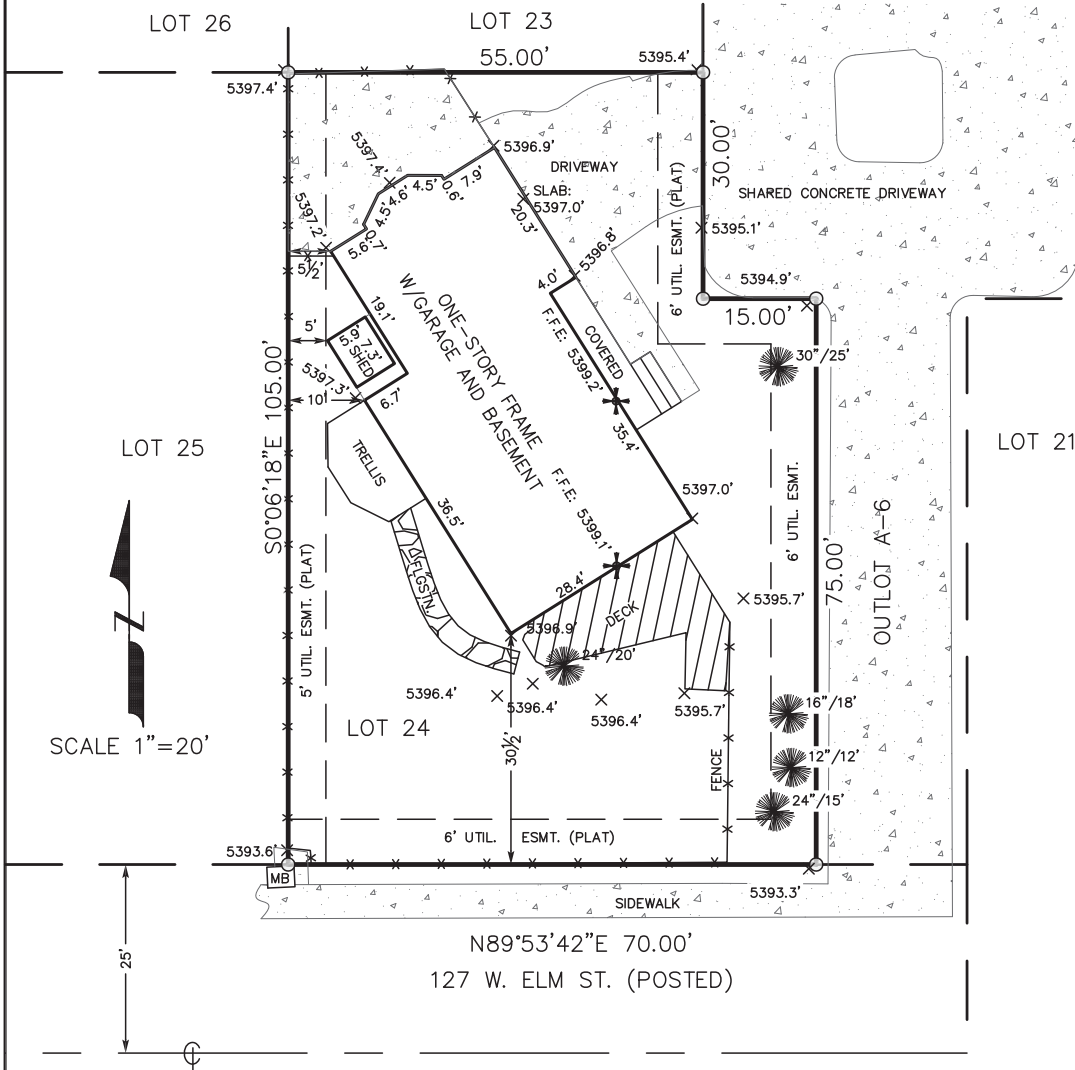


LEGAL DESCRIPTION
(PROVIDED BY THE CLIENT)
DEED RECORDED ON 12/01/1989 AT REC.
NO. 1016314

LOT 24,
SARATOGA,
COUNTY OF BOULDER, STATE OF
COLORADO TOGETHER WITH AN UNDIVIDED
ONE-FOURTH INTEREST IN OUTLOT A-6.



Flatirons, Inc.
Land Surveying Services
3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443-7001
www.FlatironsInc.com



Notes:

- 1-THE CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.
- 3-THE ELEVATIONS SHOWN HEREON REPRESENT AS-BUILT MEASUREMENTS OBTAINED ON SEPTEMBER 8, 2025, AND ARE BASED ON NGS POINT X 413 WITH A PUBLISHED ELEVATION OF 5338.19 FT. (NAVD-88) SURVEYOR MAKES NO REPRESENTATION TO ELEVATIONS ON ANY OTHER DATE. INSTALLATION OF ADDITIONAL IMPROVEMENTS, INCLUDING LANDSCAPING, WILL CHANGE THE RESULTS REFLECTED HEREON.
- 4-SPOT ELEVATIONS AND TREES ARE SHOWN AT THE CLIENTS REQUEST.
- 5-THE CERTIFICATE IS BASED UPON PLATTED RIGHTS OF WAY AND OCCUPATION LINES IN THE AREA.

James Z. Gowan, Colorado L.S. #29038

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for MATTHEW AND DIANA NOIROT, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. This certificate is valid only for use by MATTHEW AND DIANA NOIROT and describes the parcel's appearance on SEPTEMBER 8, 2025. I further certify that the improvements on the above described parcel on this date, SEPTEMBER 8, 2025, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. the use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of Flatirons, Inc. is prohibited. This certificate is only valid for 90 days from the signature date. It is not a Land Survey Plat as defined by C.R.S 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S 38-51-102(9). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons, Inc. and JAMES Z. GOWAN will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

Flatirons No. 25-83102
Drawn By: WRB

Title Co. No.

Borrower:

COPYRIGHT 2025 FLATIRONS, INC.

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

SARATOGA

A RESUBDIVISION OF "THE STOCKADE,"
A RESUBDIVISION OF BLOCKS 8, 9 AND 11, CENTENNIAL VALLEY I
SUBDIVISION.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT M^CSTAIN ENTERPRISES INC., A COLORADO CORPORATION BEING THE OWNER OF THAT
REAL PROPERTY OF 21.9447 ACRES DESCRIBED AS FOLLOWS: THE STOCKADE, WHICH IS,
ALL THAT PORTION OF CENTENNIAL VALLEY I SUBDIVISION, A SUBDIVISION OF A PART
OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH R.M.
COUNTY OF BOULDER, STATE OF COLORADO ACCORDING TO THE PLAT FILED IN PLANFILE
R-9-4-19, 20 AND 21 OF THE BOULDER COUNTY, COLORADO RECORDS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH R.M.; THENCE NORTH 89°-55'-59" EAST 1699.57 FEET ALONG
THE SOUTH LINE OF SAID SECTION 8; THENCE NORTH 38°-08'-12" EAST 80.67 FEET TO A
POINT ON THE SOUTHWESTERLY LINE OF HOOVER AVENUE IN SAID CENTENNIAL VALLEY I
SUBDIVISION; THENCE SOUTH 51°-51'-48" EAST 2.12 FEET ALONG THE SOUTHWESTERLY
LINE OF SAID HOOVER AVENUE TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 38°-08'-12" EAST 60.00 FEET TO A POINT ON THE NORTHEASTERLY
LINE OF SAID HOOVER AVENUE;

THENCE NORTH 51°-51'-48" WEST 27.33 FEET ALONG THE NORTHEASTERLY LINE
OF SAID HOOVER AVENUE TO THE MOST WESTERLY CORNER OF LOT 1, BLOCK 12, IN
SAID CENTENNIAL VALLEY I SUBDIVISION;

THENCE NORTH 38°-08'-12" EAST 100.00 FEET ALONG THE NORTHWESTERLY LINE
OF SAID LOT 1 TO THE MOST NORTHERLY CORNER OF SAID LOT 1;

THENCE SOUTH 51°-51'-48" EAST 67.50 FEET ALONG THE NORTHEASTERLY LINE
OF SAID LOT 1 TO THE MOST NORTHERLY CORNER OF SAID LOT 1;

THENCE SOUTH 75°-42'-11" EAST 67.83 FEET ALONG THE NORTHERLY LINE OF LOT
2 IN SAID BLOCK 12 TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 14°-24'-33" EAST 142.69 FEET ALONG THE WESTERLY LINE OF
LOT 4 IN SAID BLOCK 12 TO THE NORTHWEST CORNER OF SAID LOT 4;

THENCE SOUTH 89°-57'-54" WEST 25.00 FEET ALONG THE SOUTHERLY LINE OF
PARCEL 6 IN SAID CENTENNIAL VALLEY I SUBDIVISION TO THE SOUTHWEST CORNER
OF SAID PARCEL 6;

THENCE NORTH 00°-06'-18" WEST 450.00 FEET ALONG THE WESTERLY LINE OF
SAID PARCEL 6 TO THE NORTHWEST CORNER OF SAID PARCEL 6;

THENCE SOUTH 89°-57'-54" WEST 104.00 FEET ALONG THE SOUTHERLY LINE OF
THE LOUISVILLE ELEMENTARY SCHOOL TO THE SOUTHWEST CORNER OF SAID LOUISVILLE
ELEMENTARY SCHOOL;

THENCE NORTH 00°-06'-18" WEST 575.45 FEET ALONG THE WESTERLY LINE OF
SAID LOUISVILLE ELEMENTARY SCHOOL TO A POINT ON THE NORTH LINE OF THE S¹/₄,
SW¹/₄, OF SAID SECTION 8;

THENCE SOUTH 89°-57'-54" WEST
935.89 FEET ALONG THE NORTH
LINE OF THE S¹/₄, SW¹/₄,

OF SAID SECTION 8
TO A POINT ON THE NORTHWESTERLY

LINE OF W. PINE STREET IN SAID CENTENNIAL VALLEY I SUBDIVISION;

THENCE SOUTH 59°-18'-33" WEST 190.40 FEET ALONG THE NORTHWESTERLY LINE OF
SAID W. PINE STREET TO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE
OF N. HOOVER AVENUE IN SAID CENTENNIAL VALLEY I SUBDIVISION EXTENDED
NORTHWESTERLY;

THENCE SOUTH 30°-41'-27" EAST 628.53 FEET ALONG THE SOUTHWESTERLY
LINE EXTENDED NORTHWESTERLY AND ALONG THE SOUTHWESTERLY LINE OF SAID
N. HOOVER AVENUE TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY 380.62 FEET ALONG THE SOUTHWESTERLY LINE OF SAID
N. HOOVER AVENUE AND ALONG THE ARC OF A CURVE TO THE LEFT TO A POINT TANGENT,
SAID CURVE HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 21°-10'-21";

THENCE SOUTH 51°-51'-48" EAST 539.33 FEET ALONG THE SOUTHWESTERLY LINE OF
SAID N. HOOVER AVENUE TO THE TRUE POINT OF BEGINNING;

AND HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON
CONTAINED UNDER THE NAME AND STYLE OF "SARATOGA" A SUBDIVISION OF A PART
OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY
DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, THE STREETS, AVENUES, AND TRAILS AS SHOWN ON THE
ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF
LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR MUNICIPALLY FRANCHISED UTILITIES

AND SERVICES THOSE PORTIONS OF SAID PROPERTY WHICH ARE SO DESIGNATED AS
EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR
AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY
OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND
CABLE, GAS PIPELINES, SANITARY SEWER LINES, CULVERTS, HYDRANTS, DRAINAGE DITCHES
AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD
AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN
CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE
LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, GRADING
AND LANDSCAPING, SIDEWALKS, BIKEWAYS AND OTHER SUCH UTILITIES AND SERVICES
SHALL BE PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER
THEREFOR WHICH ARE APPROVED BY THE CITY OF LOUISVILLE AND SUCH SUMS SHALL
NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED
OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE
SOLE PROPERTY OF SAID CITY EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED
UTILITIES AND/OR THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY WHICH
ITEMS, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER
AND SHALL NOT BECOME THE PROPERTY OF THE CITY.

EXECUTED THIS 11 DAY OF NOVEMBER, 1982
M^CSTAIN ENTERPRISES INC., A COLORADO CORPORATION.

THOMAS R. HOYT (PRES.)

CAROLINE HOYT (SEC.)

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF
1982, BY THOMAS R. HOYT AS PRESIDENT AND BY CAROLINE HOYT AS SECRETARY OF
M^CSTAIN ENTERPRISES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE
AT 2:25 CLOCK P.M. ON THE 20th DAY OF Dec., 1982 AND
IS DULY RECORDED IN PLAN FILE P-13 E-2 #22
FEES PAID \$10.00 FILM 1232 Reception #525054

Charlotte Houston
RECORDER

Mary Lind
DEPUTY

MAYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY OF LOUISVILLE, COLORADO, BY RESOLUTION NO.
OF ITS CITY COUNCIL DID ON THE 17th DAY OF Feb., 1981, ADOPT
AND APPROVE THE WITHIN PLAT AND ACCEPT THE DEDICATION HEREIN SHOWN.

Walter R. Jones
MAYOR

Clea M. Muehlbach
CITY CLERK

PLANNING BOARD CERTIFICATE

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS APPROVED BY THE PLANNING BOARD
OF THE CITY OF LOUISVILLE, COLORADO. ON THE 10 DAY OF Feb., 1981 BY RESOLUTION NO.

George Brown
CHAIRPERSON

Barry L. Martella
SECRETARY

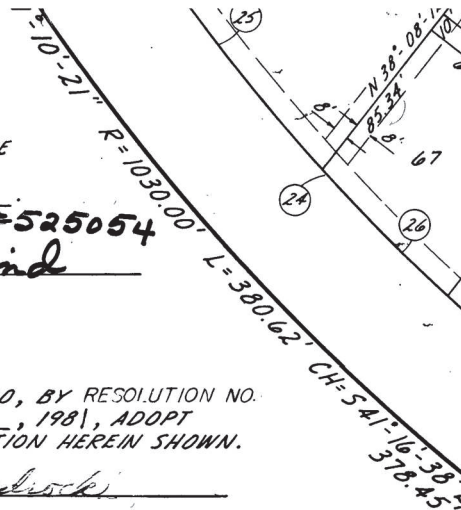
SURVEYORS CERTIFICATE

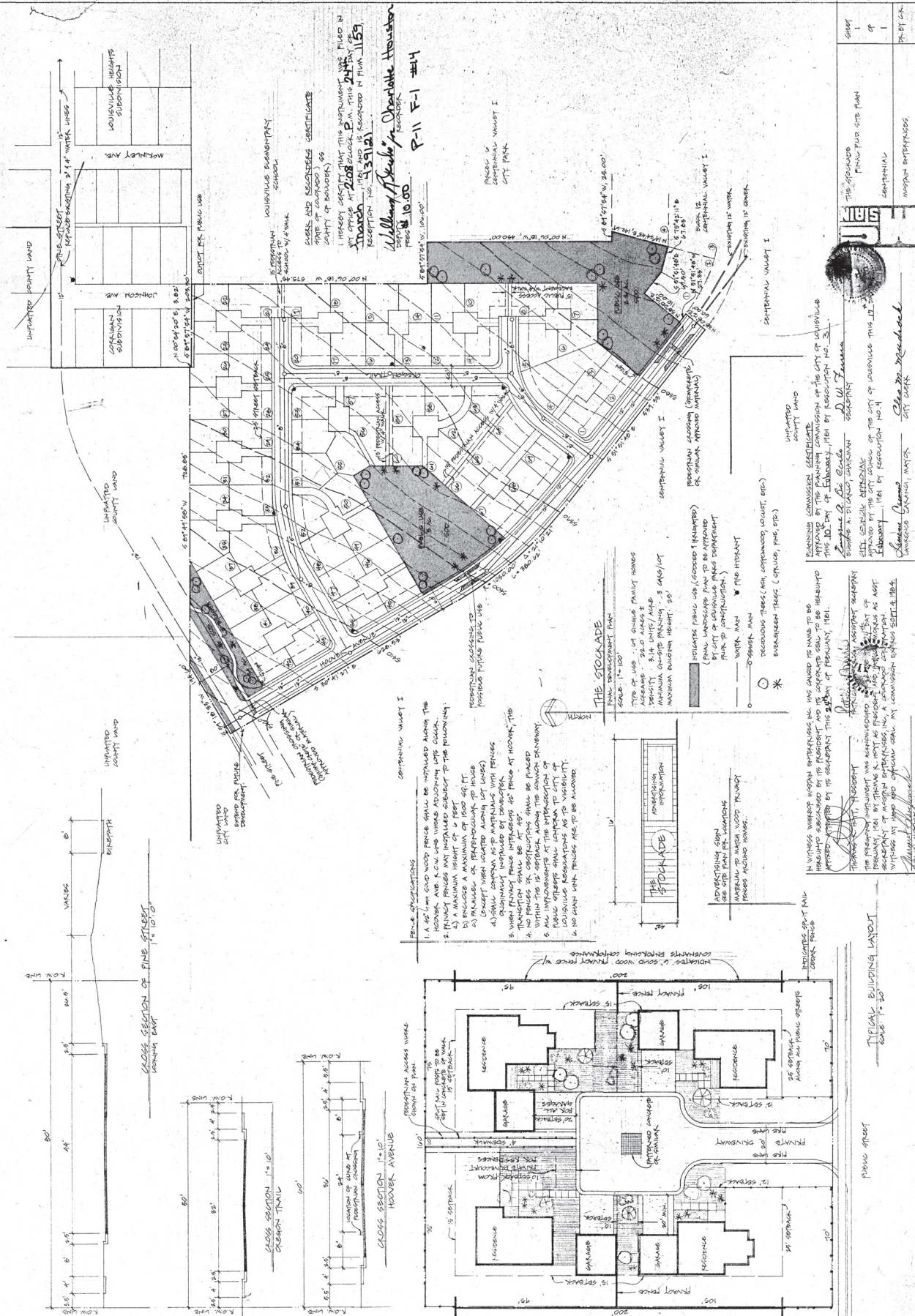
I, RAY A. MELVIN, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF "THE
STOCKADE" WAS MADE BY ME AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS
SAID SURVEY. I HEREBY CERTIFY THAT I HAVE COMPLIED IN ALL RESPECTS WITH
COLORADO REVISED STATUTES, CHAPTER 51, ARTICLE II, (1963, AS AMENDED IN 1967).

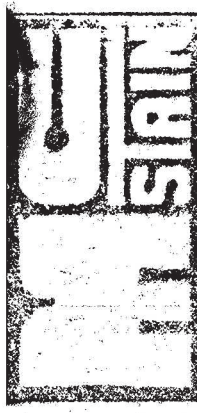
Ray A. Melvin

RAY A. MELVIN, COLO. REG. NO. 5429 L.S.

- NOTES:
1. OUTLOTS B-1, B-2, B-3 & B-4 CONVEY TO CITY OF LOUISVILLE
 2. ALL EXTERIOR BOUNDARY CORNERS ARE SET WITH A $\frac{5}{16}$ " PIN AND ALUMINUM CAP.
 3. ALL LOT LINES ARE 90° OR PARALLEL TO STREET RIGHT-OF-WAY TANGENTS UNLESS OTHERWISE NOTED.





	THE STOCKADE FINAL P.U.D. SITE PLAN	SHEET 1 OF 1
	CENTENNIAL	DR. BY C.K.
	MCSTAIN ENTERPRISES	

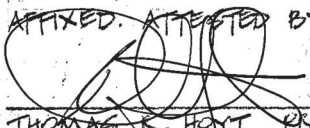
FENCE SPECIFICATIONS

1. A 42" HIGH SOLID WOOD FENCE SHALL BE INSTALLED ALONG THE HOOVER AVE. R.C.W. LINE WHERE ADJOINING LOTS OCCUR.
2. PRIVACY FENCES MAY INSTALLED SUBJECT TO THE FOLLOWING:
 - a.) A MAXIMUM HEIGHT OF 6 FEET
 - b.) ENCLOSE A MAXIMUM OF 1500 SQ. FT.
 - c.) PARALLEL OR PERPENDICULAR TO HOUSE
(EXCEPT WHEN LOCATED ALONG LOT LINES)
 - d.) SHALL CONFORM AS TO MATERIALS WITH FENCES ORIGINALLY INSTALLED BY DEVELOPER
3. WHEN PRIVACY FENCE INTERSECTS 42" FENCE AT HOOVER, THE TRANSITION SHALL BE AT 45°.
4. NO FENCES OR OBSTRUCTIONS SHALL BE PLACED WITHIN THE 12' SETBACK ALONG THE COMMON DRIVEWAY.
5. ALL IMPROVEMENTS AT THE INTERSECTION OF PUBLIC STREETS SHALL CONFORM TO CITY OF LOUISVILLE REGULATIONS AS TO VISIBILITY.
6. NO CHAIN LINK FENCES ARE TO BE ALLOWED.

PEE
PO:



IN WITNESS WHEREOF MCSTAIN ENTERPRISES, INC. HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED. ATTESTED BY ITS SECRETARY THIS 24th DAY OF FEBRUARY, 1981.


 THOMAS R. HOYT, PRESIDENT


 PATRICIA MORRIS, ASSISTANT SECRETARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF FEBRUARY, 1981 BY THOMAS R. HOYT AS PRESIDENT AND PATRICIA MORRIS AS ASST. SECRETARY OF MCSTAIN ENTERPRISES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES SEPT. 4, 1984.


 MARGARET
 PUBLIC NOTARY

THE STOCKADE

FINAL DEVELOPMENT PLAN

SCALE: 1" = 100'

TYPE OF USE: 69 SINGLE FAMILY HOMES

ACREAGE: 22.0 ACRES ±

DENSITY: 3.14 UNITS/ACRE

MINIMUM ON-SITE PARKING: 3 CARS/LOT

MAXIMUM BUILDING HEIGHT: 25'

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE
THIS 10th DAY OF February, 1981 BY RESOLUTION NO. 3.

Eugene A. Di Carlo
EUGENE A. DI CARLO, CHAIRMAN

D. W. Ferrera
SECRETARY

CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE THIS 17th DAY
OF February, 1981 BY RESOLUTION NO. 4

Lawrence Caranci
LAWRENCE CARANCI, MAYOR

Cleo M. Mudrock
CITY CLERK

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN
MY OFFICE AT 2:08 O'CLOCK P.M. THIS 24th DAY OF
March, 1981 AND IS RECORDED IN FILM 1159,
RECEPTION NO. 439121.

William J. Skuba for Charlotte Houston
DEPUTY RECORDER
FEES \$ 10.00

7'54" W 106.00'

P-11 F-1 #14

Mr. John Rupp
Director of Community Development
City of Louisville
749 Main Street
Louisville, Colorado 80027

Dear Mr. Rupp:

In accordance with Chapter 17 of the City Code of Louisville, Colorado, I am requesting administrative approval of the

127, 141 and 177 West Elm Street
property. The PUD change requested is described in the following manner:

Change side yard setback from 15' to 10' to allow better solar orientation and a more varied appearance of houses along West Elm Street. See attached typical site plan.

I have reviewed Section 17.28.210 of the Code and this change is not cause for a major revision of the plan that would necessitate formal action by the Planning Commission or City Council. If approved, I agree to change the original copy to reflect the approved changes.

Sincerely,

Craig Irvine
McStain Enterprises, Inc.
Owner

4730 Table Mesa Drive
Address

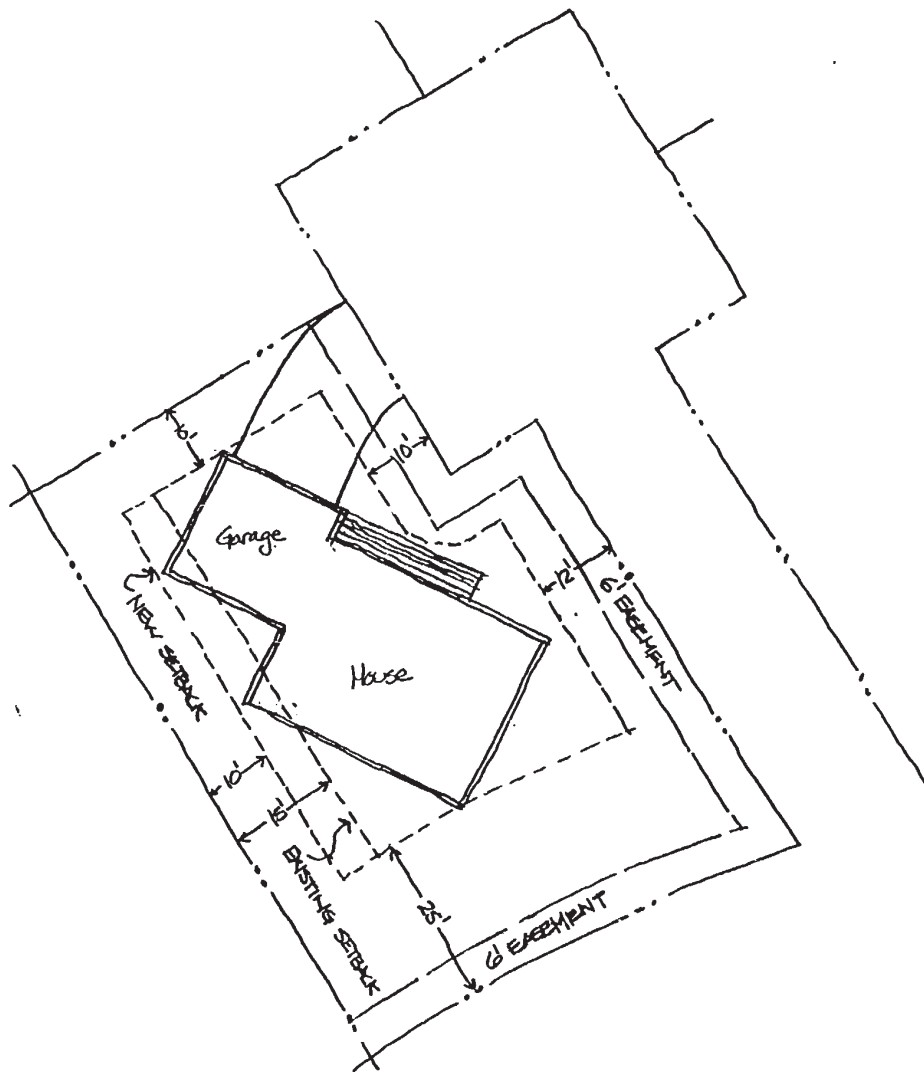
Boulder, Colorado 80303
City, State, Zip Code

494-0420
Phone Number

January 27, 1983
Date

John Rupp
John Rupp, Director of
Community Development

1-28-83
Date



SITE PLAN

177 WEST ELM STREET

SCALE 1"=20'

LOT 39, SARATOGA SUBDIVISION

January 26, 2026

City of Louisville Planning Dept Staff
City of Louisville Planning Commission Members

Dear Louisville Planning Dept staff and Commission members,

My husband Glen and myself live at 125 W. Elm St. here in Louisville. We have known Matt and Diana Noirot for over 30 years as our friends and neighbors. They have described to us the addition to their house, and it sounds beautiful. We join in their excitement to have the changes approved and completed.

Diana indicates that there could be a variance or variances required to complete the project. We are comfortable with this and understand that these will be within their fenced yard anyway.

With gratitude for your work to keep Louisville the great town that it is,

A handwritten signature in cursive script that reads "Bonnie Strand". The signature is written in dark ink and is positioned above the printed name.

Bonnie Strand
125 W. Elm St.

cc: Diana and Matt Noirot

Sanjay Nadkarni
Deborah Nadkarni-Simmons
123 West Elm Street
Louisville, CO 80027
January 23, 2026

To Whom It May Concern:

Re: Construction/Remodeling at 127 West Elm Street

We are writing to express our views regarding the proposed remodel of the Noirot's home. Matt and Diana Noirot have shared their plans to expand their ranch house on the south side.

We have no objections to this project, as it does not affect our sight lines. We are excited about the improvements they plan to make.

Sincerely,

Sanjay Nadkarni Deborah Nadkarni-Simmons
Sanjay Nadkarni and Deborah Nadkarni-Simmons

addition

From ELLEN SHANAHAN <telshanahan@comcast.net>

Date Fri 1/23/2026 1:23 PM

To Noirot <dmbtn@msn.com>

January 23, 2026

Regarding - Addition at 127 W. Elm St, Louisville, Co. 80027

To Whom it May Concern,

My name is Ellen Shanahan. I live at 121 W. Elm St, Louisville. This is in the same cul-de-sac as the above address, 127 W. Elm St. I 100% support the house addition and variance needed to move forward with this remodel. I look forward to the process and completed project of the Noirots home in the near future.

Thank you for your time.

Ellen Shanahan
303 378-9466
telshanahan@comcast.net