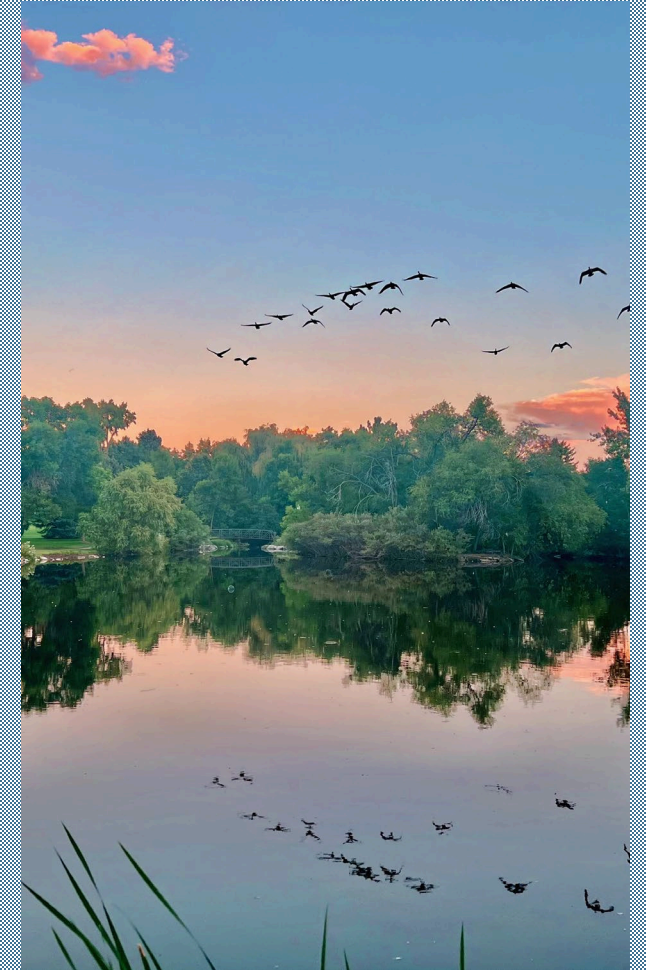


5687 S LOUTHAN ST. –SETBACK VARIANCE

VAR25-0002
(AAC RESOLUTION 02-2026)

Rachel Vigil
Planner 1

APRIL 15, 2026



AGENDA

Requested Action

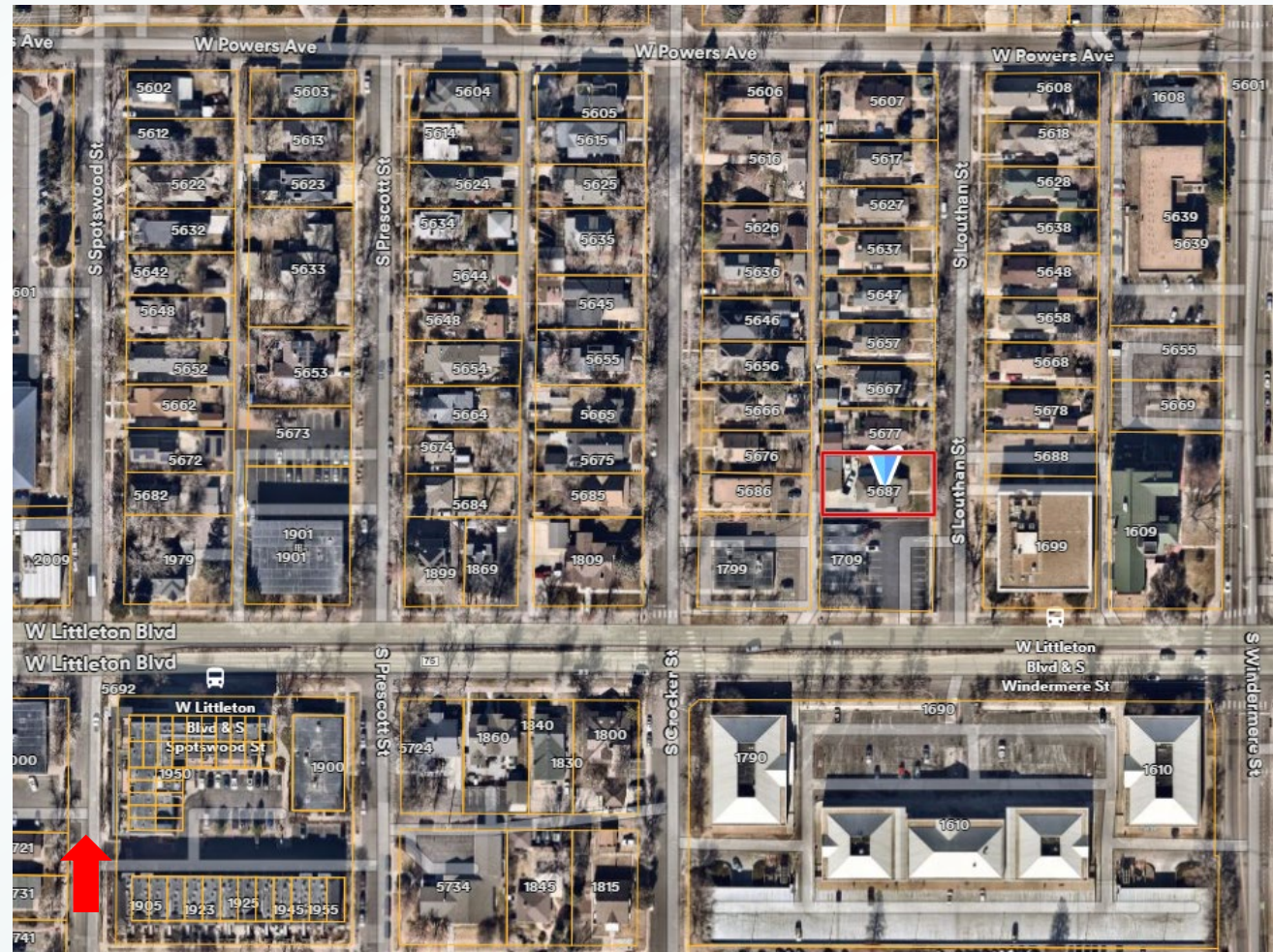
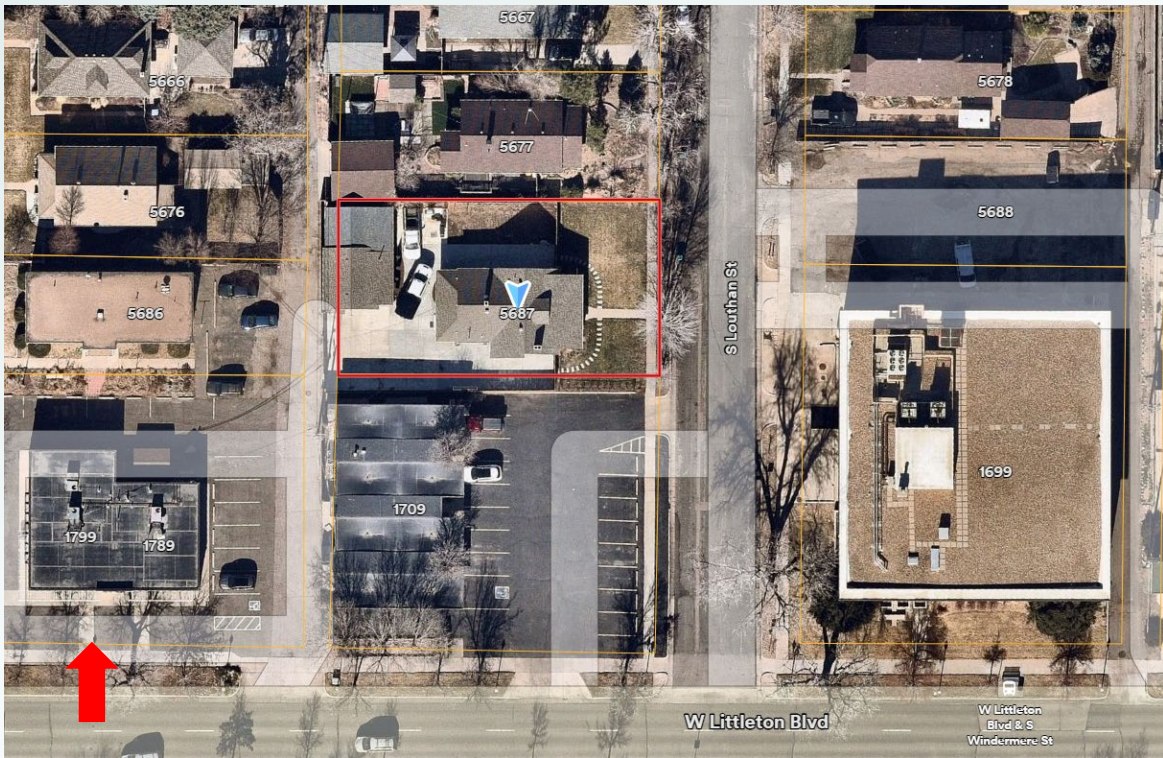
Application Details

Review Criteria and Analysis

Recommendation, Actions, and Alternatives

REQUESTED APPEALS AND ADJUSTMENT COMMISSION ACTION

- **Consideration of variance requests:**
 - Allow for the extension of an accessory shed within setbacks.



LOCATION DETAILS

- Located in the Louthan Heights Historic District
- West side of S Louthan St, north of Littleton Blvd.
- Existing one-story single-family home built in 1922.
- Purchased by current owners on January 11, 2023.

LOCATION DETAILS



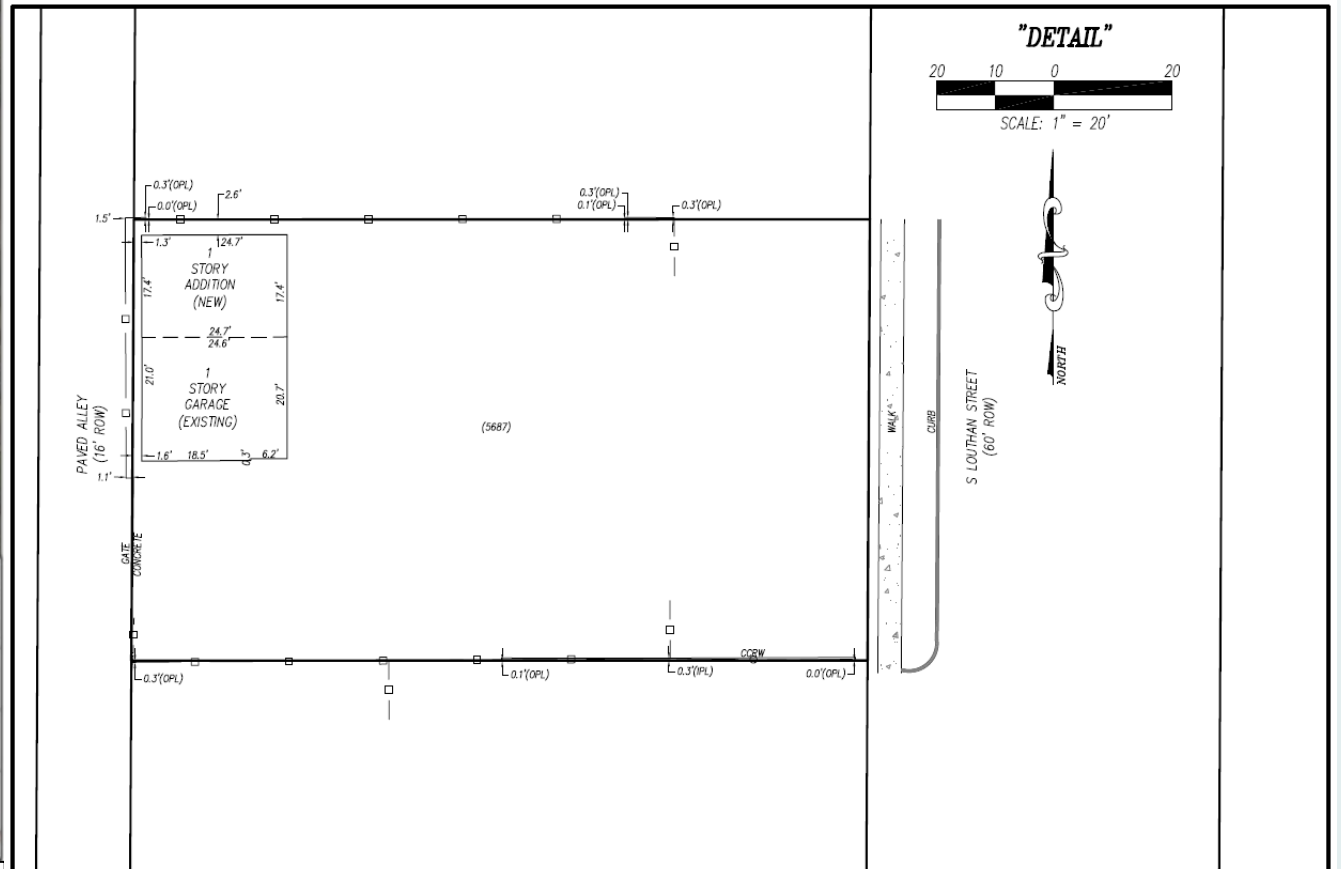
View of property looking west from S Louthan St. Source: Google Streetview.



View of property looking northeast from the alley. Accessory building outlined in red.

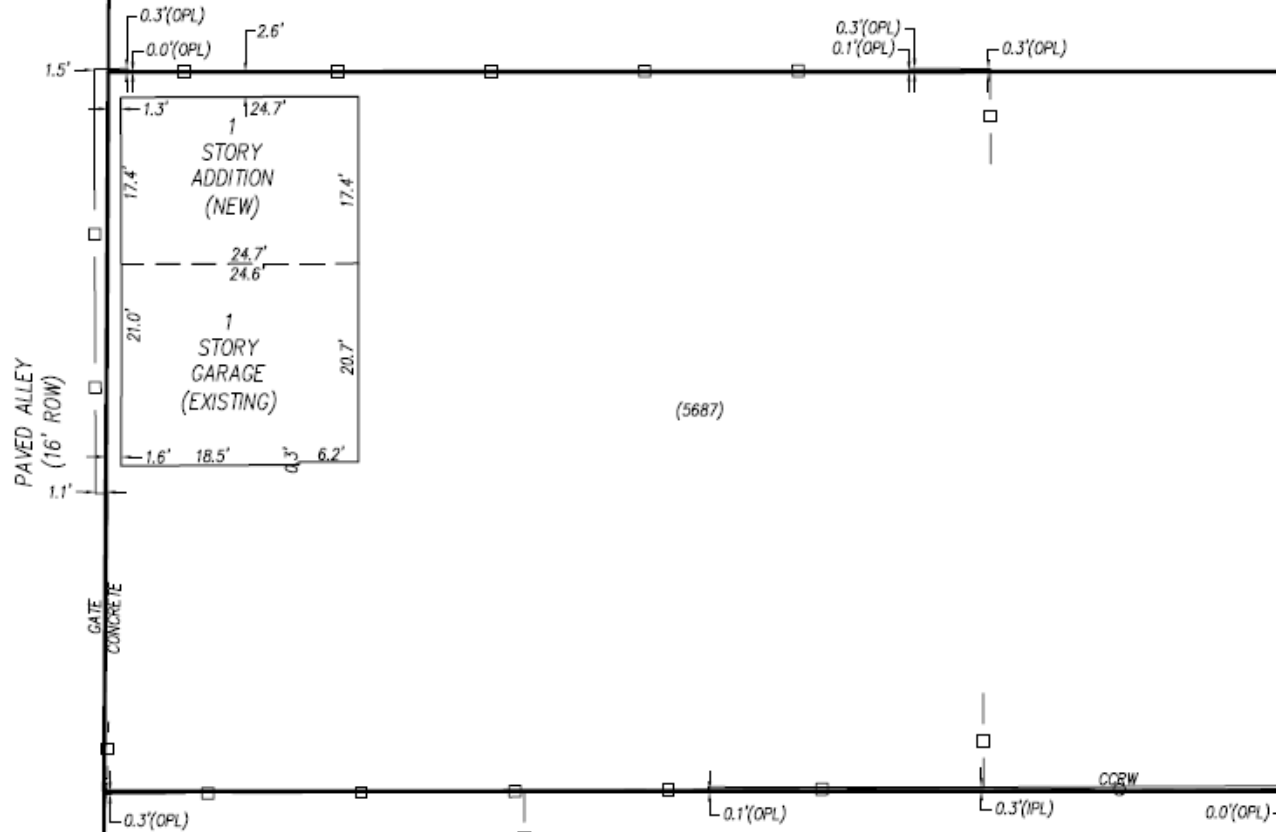
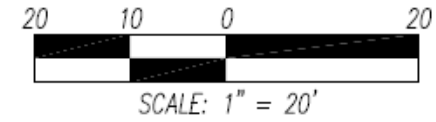
APPLICATION DETAILS

- AAC Resolution 02-2026: Requesting a variance to the setback for accessory buildings from 5' to 1.3' from the western property line and 2.6' from the northern property line.
- The request sites the historic district and existing garage as the conditions which necessitate the variance.

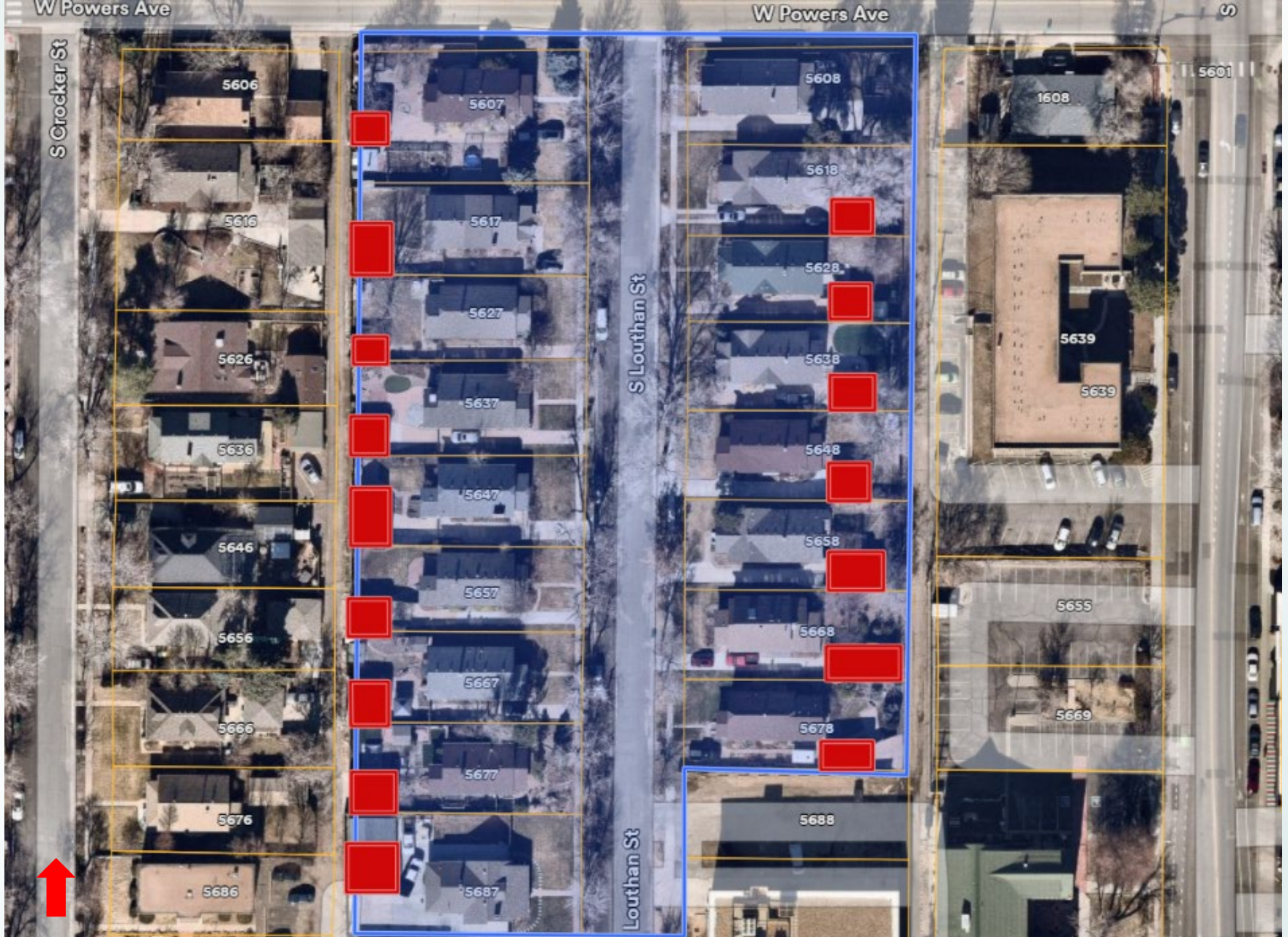


LOUTHAN HEIGHTS HISTORIC DISTRICT

"DETAIL"



APPLICATION DETAILS:
SITE PLAN



APPLICATION DETAILS:
CONDITIONS OF HISTORIC DISTRICT

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 02-2026

Decision Criteria	Request
Undue hardship	
Physical hardship	✓
Hardship not created by applicant/owner	✓
Minimum necessary	
Special privilege	
Public health, safety, and welfare	✓

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 02-2026

Decision Criteria	Analysis
Undue hardship	Though the applicant would not be able to add an addition onto the accessory building in line with the existing building, they would have the space to add an addition onto the building, within the setbacks. In staff's opinion, this criterion is not met.

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 02-2026

Decision Criteria	Analysis
Physical Hardship	In this case, the hardship results from the historic character of the site. According to the <i>Louthan Heights Historic District Design Guidelines</i> , in this district “original garages [were] set in a back corner of the lot” (52). This placement of garages does limit the placement of additions. In staff’s opinion, this criterion is met.

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 02-2026

Decision Criteria	Analysis
Hardship not created by applicant/owner	The original accessory building was there—and the property was part of the historic district—before the property was purchased by the applicant. Additionally, there were no setbacks for accessory buildings at the time this accessory building was built. In staff’s opinion, this criterion is met.

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 02-2026

Decision Criteria	Analysis
Minimum necessary	Garages in the Louthan Heights Historic District are typically on the rear corner of the lot. However, there is space on this lot to build an addition that complies with the 5' setbacks and does not expand the nonconformity. In staff's opinion, this criterion is not met.

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 02-2026

Decision Criteria	Analysis
Special Privilege	Other accessory buildings in the SLR and NC zoning district would need to comply with 5' setbacks. Additionally, expansions to existing accessory buildings in the Louthan Heights Historic District would also be required to comply with these setbacks. In staff's opinion, this criterion is not met.

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 02-2026

Decision Criteria	Analysis
Public health, safety, and welfare	Approval of the request will not adversely affect the public health, safety, and welfare. In staff's opinion, this criterion is met.

REVIEW CRITERIA AND ANALYSIS— AAC RESOLUTION 02-2026

Decision Criteria	Request
Undue hardship	
Physical hardship	✓
Hardship not created by applicant/owner	✓
Minimum necessary	
Special privilege	
Public health, safety, and welfare	✓

RECOMMENDATION, ACTIONS, AND ALTERNATIVES

- **Staff recommendation**
 - AAC Resolution 02-2026 – Deny
- **Actions and alternatives**
 - Approve
 - Approve with Conditions
 - Denial
 - Continue to a Date Certain