

# VARIANCE REQUEST FORM

**PLEASE NOTE: The following questions must be answered completely.** If additional space is needed, attach extra pages to the request form. Contact the Littleton Community Development Department at (303) 795-3748 for clarification of terms or for specific zone district requirements.

I, the undersigned, do hereby request a variance from the City of Littleton Municipal Code as set forth in Section 2-3-1 and Section 10-11-2 of the Littleton Municipal Code and amended to date.

|                                    |  |
|------------------------------------|--|
| Applicant/Owner Name:              |  |
| Applicant/Owner Address:           |  |
| Subject Property Address:          |  |
| Legal Description:                 |  |
| Current zoning of subject property |  |

**PURPOSE OF THE VARIANCE (Be Specific):**

What unique or exceptional characteristics of your property create a hardship for the variance?

- Shape     
  Slope     
  Soil     
  Subsurface  
 Elevation     
  Too short     
  Too narrow     
  Too shallow  
 Vegetation     
  Buildings/Structure     
  Other (Explain) \_\_\_\_\_

**SITE CHARACTERISTICS:**

1. What is the current use of the property? \_\_\_\_\_ Will the variance allow a different use for the property?  Yes  No

If YES, explain: \_\_\_\_\_

2a. Will the variance alter the essential character of the neighborhood or zone district in which the property is located? *(Not applicable to sign variances)*  No  Yes

Explain:

2b. Will the variance substantially or permanently impair the allowed use or development of adjacent property?  No  Yes

Explain:

3a. How is the requested variance the minimum that will afford relief from the hardship?

Explain why alternative solutions are not feasible:

3b. How is the requested variance the least possible modification?

Explain:

4. Will the variance affect public health, safety, or welfare?  No  Yes

Explain:

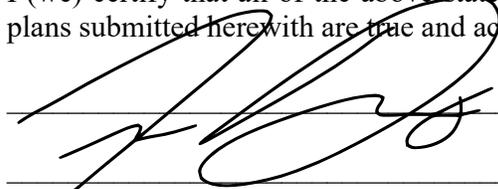
5a. Was the hardship created by the owner, occupant, or agent of the property owner?  No  Yes

Explain:

5b. Was the hardship suffered as a result of a violation of any provision of this Code?  No  Yes

Explain:

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief.

  
\_\_\_\_\_  
Signature of Applicant(s)

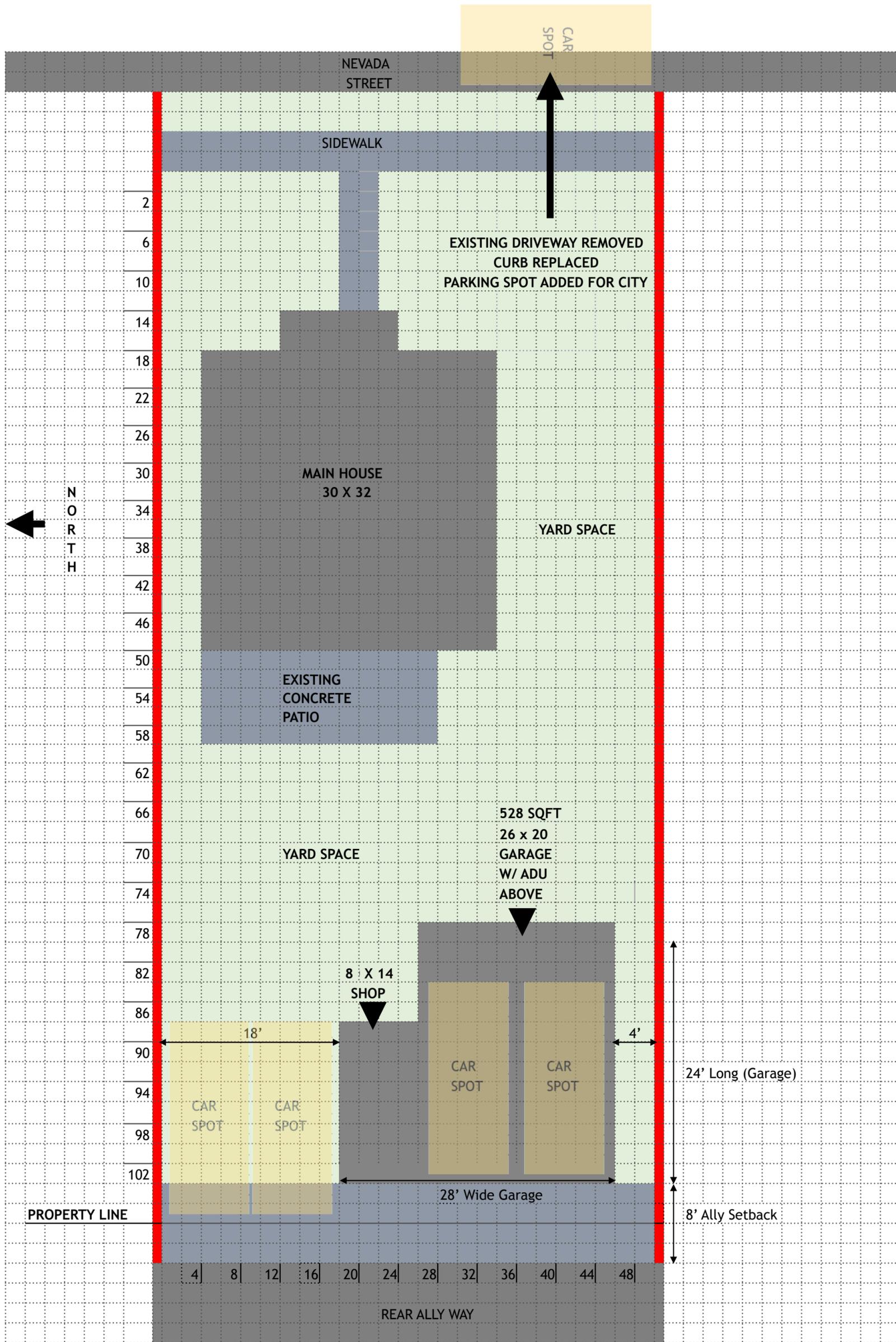
\_\_\_\_\_  
Date of Request

## Letter of Intent

- **ADU Zoning**
  - Accessory Dwelling Unit code in the City of Littleton is not only antiquated but holding back the city from beneficial development that their neighboring cities are currently participating in.
  - Current code in combination with density initiatives promotes the removal of single-family homes in the City of Littleton, which is a common complaint amongst residents who feel the character of the neighborhood is deteriorating rapidly.
  - Contextually, my proposed plan differs in no way from a duplex or triplex that developers have built and are building, beyond the fact that it is two structures rather than one. If a hallway connected these structures no discussion would be required.
  - ADU's add considerable increase to property values and are a phenomenal vehicle for residents to leverage equity to produce income streams while increasing density and keeping single family home and community character.
- **Setback Requirements**
  - My lot does not meet minimum lot size requirements for R-5 zoning
    - **Square Footage**
      - Minimum: 6,000sqft
      - Actual: 4,876sqft
    - **Minimum Lot Width**
      - Minimum: 60ft
      - Actual: 46ft
    - **Open Space**
      - Minimum: 25% of lot
      - Actual:
      - Open Space Today: **28%**
    - **Parking**
      - Minimum: 2 spots per dwelling
      - Actual: 1 in practice
- Of the 10 properties located within one block of me with garage access from the street of ally way, only 3 conform to a 20' setback (two of which are high end new build duplex's without backyards).

|                      |        |               |          |
|----------------------|--------|---------------|----------|
| ○ 5501 S Nevada St.  | SFH    | Street Access | 8.5 ft   |
| ○ 5500 S Curtice St. | SFH    | Street Access | 8.5 ft   |
| ○ 5510 S Curtice St. | SFH    | Ally Access   | 20 ft *  |
| ○ 5530 S Curtice St. | Duplex | Ally Access   | 20 ft ** |
| ○ 5512 S Nevada St.  | Duplex | Ally Access   | 20 ft ** |
| ○ 5540 S Curtice St. | SFH    | Ally Access   | 5 ft     |
| ○ 5570 S Curtice St. | SFH    | Ally Access   | 15 ft    |
| ○ 5590 S Curtice St. | SFH    | Ally Access   | 10 ft    |

- 5611 S Nevada St. Slot Home Ally Access 10 ft
- 5631 S Nevada St. Slot Home Ally Access 10 ft
  - \* **only 1 car garage**
  - \*\* **no back yard**



View from the north-west



View from the north



View from the west/alley

