

Amy and Casey Clark  
5634 S. Prescott St.  
Littleton, CO 80120

August 15, 2025

City of Littleton Planning Department  
2255 W. Berry Avenue  
Littleton, CO 80120

## RE: Variance Application Project Narrative – Single-Family Narrow Zoning

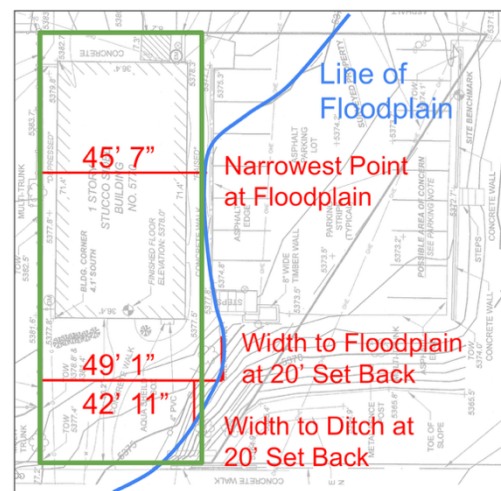
Dear City of Littleton Appeals & Adjustment Commission,

We are longtime Littleton residents seeking to build a new single-family home that will serve as a primary residence for ourselves and our two daughters. We have been in our current home on Prescott Street for twelve years. Amy grew up in this community, having attended Littleton Public Schools (K–12) and she currently serves on several LPS district committees. She is a licensed architect and attended Clemson for undergrad and obtained her Master of Architecture degree from Columbia University. She teaches architecture studios at the University of Colorado Denver when her private practice schedule allows. Casey volunteers as a Director with the Evans Scholars Foundation where he works to send deserving kids with exceptional financial need to college. Our family is deeply invested in Littleton’s well-being, and we look forward to continuing to live, contribute, and serve this community for many years to come.

We are writing to formally request a zoning variance for a new single-family residence proposed at **5770 South Bemis Street**. The property currently has a commercial use. It is on a lot with Single-Family Detached zoning. We are requesting an allowance to apply **Single-Family Narrow** zoning. The property presents unique site-specific constraints, most notably the presence of a regulated floodplain that significantly limits the buildable area. These constraints prevent the lot from conforming to certain dimensional standards under the current Single-Family Detached zoning.

The developable footprint of this property is restricted by floodplain boundaries, creating conditions that functionally resemble a narrow lot. While the lot meets the minimum width requirement at the front yard setback (greater than 50 feet) and the total lot area exceeds the 6,250 square foot minimum, the usable buildable area—after accounting for required setbacks and the floodplain—is only **5,464 square feet** with an effective width of **45 feet, 7 inches**.

Minimums	Minimum Area	Minimum Width
SLR - Single Family Detached	6,250	50'
SLR - Single Family Narrow	3,500	40'
5770 Bemis with Flood Plain	5,464	45'7"



Additionally, the proximity of the floodplain will not allow a basement for this structure, thus further limiting usable square footage below grade. We are proposing a new home of 4,044 SF. Most homes of the quality and budget of our home would be expected to be closer to 5,000 SF. We are not seeking to build a massive new structure. Our architectural goal is to efficiently construct a new single-family home that is at an appropriate scale for this neighborhood.

This condition makes compliance with the existing Single-Family Detached standards impractical. To create a viable building envelope responsive to these exceptional constraints, we are seeking approval to apply **Single-Family Narrow zoning** to this property. This adjustment would allow for the development of a residence that meets community character goals while accommodating the environmental and dimensional limitations of the site.

### **Project Goals and Timing**

Our primary goal is to design and construct a thoughtfully scaled single-family residence for our family to use as our primary residence that is both sensitive to the site's natural constraints and complementary to the existing neighborhood fabric. The design will carefully address the floodplain boundary by minimizing environmental impact and maintaining appropriate setbacks, thus ensuring long-term site stability and safety. We intend to commence construction within a few months of obtaining a building permit and anticipate completion within 18 months, allowing for timely neighborhood enhancement while adhering to all city and environmental regulations.

### **Aesthetics, Scope, and Scale**

The proposed home will be a three-bedroom residence and will be thoughtfully designed borrowing from a Scandinavian design aesthetic – clean, minimal and understated. The structure's scale respects the narrower effective lot width, ensuring it does not overwhelm adjacent properties. This design will perform to passive house standards, creating a sustainable project that will use minimal energy over the course of its functional lifetime. Due to this, simple volumes are favored in order to limit the number of corners in the building, which are susceptible to leaks of conditioned air and reduce the effectiveness of the tight building envelope. We will emphasize quality craftsmanship and contextually appropriate detailing to reinforce a sense of place and continuity within the neighborhood. Landscaping and site planning will further enhance the street presence, contributing to a welcoming and visually coherent streetscape.

### **Alignment with Comprehensive Plan Guiding Principles**

- **Anchored:** The project acknowledges and respects the natural floodplain feature, anchoring the residence within the existing environmental context rather than altering the landscape drastically. This grounding, along with the sustainable passive house design, promotes resilience and responsible stewardship of natural resources.
- **Authentic:** Our design approach prioritizes architectural authenticity by reflecting the unique characteristics of the site and neighborhood, ensuring that the home feels genuine and rooted in Littleton's established residential character.
- **Connected:** The residence will foster connectivity by converting this property from a commercial use back to its zoned residential use. This will help this property feel more connected to the fabric of the neighborhood.
- **Active:** This lot behaves like an urban infill lot, and its proximity to downtown Littleton creates a dynamic relationship between the property and the community.

- **Engaged:** The project demonstrates a commitment to community engagement by responding to zoning challenges transparently and collaboratively, seeking to enhance neighborhood character while meeting city standards. This project aims to help shaping a vibrant, inclusive, albeit transitional, neighborhood.

We believe that granting this variance is consistent with the intent of the zoning code, as it addresses a hardship created by natural site features rather than self-imposed conditions. Approval would enable us to design and construct a home that both respects the floodplain and contributes positively to the neighborhood's architectural fabric.

Thank you for your consideration of this request. We look forward to the opportunity to discuss the proposal in detail and provide any additional information the Commission may require.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Clark". The signature is fluid and cursive, with the first name "Amy" and last name "Clark" clearly distinguishable.

Amy Clark

A handwritten signature in black ink, appearing to read "Casey Clark". The signature is more stylized and cursive than the one on the left, with a prominent loop at the end.

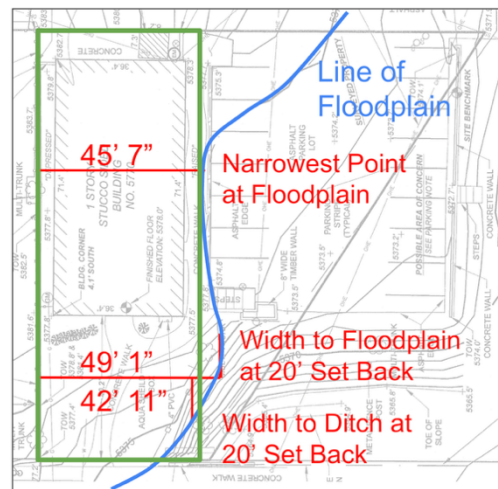
Casey Clark

**5770 South Bemis Street - Variance Request**  
**Response to Decision Criteria**  
**Applicant:** Amy and Casey Clark  
**Date:** August 15, 2025  
**Subject:** Single-Family Narrow Lot Zoning Variance

### Variance Application Decision Criteria – Single-Family Narrow Zoning

We are requesting approval of a zoning variance to apply **Single-Family Narrow** Lot zoning to the property located at 5770 South Bemis Street. This variance is necessary due to exceptional site constraints caused by the presence of a regulated floodplain, which significantly limits the property's functional buildable area and effective width.

Minimums	Minimum Area	Minimum Width
SLR - Single Family Detached	6,250	50'
SLR - Single Family Narrow	3,500	40'
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The following responses address each of the six decision criteria set forth by the ULUC for the granting of a variance.

- Strict application of the provisions of this Code would impose an undue hardship on the applicant, and deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located;**  
 Strict application of current Single-Family Detached zoning standards—particularly the minimum width and setback requirements—would leave a severely limited buildable footprint due to the regulated floodplain. The floodplain not only compresses the buildable area in plan, it also means the project is not able to have a basement, which further limits the buildable area. This would effectively prevent the construction of a reasonably sized single-family home comparable to those commonly enjoyed by other residents in the district.
- The hardship is based on or results from the particular physical surroundings, shape, or topographical conditions of the subject property;**  
 The hardship arises from the property's unique physical conditions: specifically, the presence of a regulated floodplain that encroaches significantly into the lot, reducing its functional width and

area. These natural site constraints are not typical for lots in the district and directly limit feasible building locations.

- c. **The hardship under which the variance is sought was not created by the owner, occupant, or agent of the owner of the property in question;**

The hardship is entirely the result of existing, regulated floodplain boundaries and associated topographical conditions. These limitations are inherent to the site and were present prior to the applicant's involvement.

- d. **The variance requested is the minimum necessary that will make possible a permitted use of the land, building, or structure;**

The request to apply Single-Family Narrow zoning is the smallest adjustment that will enable the construction of a code-compliant single-family residence on the property. It does not seek to increase density, alter land use, or exceed other core zoning limits beyond what is needed to achieve a viable building envelope.

- e. **A variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district; and**

Granting this variance simply allows the subject property to achieve a reasonable and comparable residential use consistent with neighboring single-family lots. It does not grant development rights or advantages that exceed what is permitted for other properties under similar circumstances.

- f. **A variance will not adversely affect the public health, safety, and welfare.**

The proposed residence will comply with all applicable building codes, floodplain regulations, and safety standards. The project will not negatively impact drainage, emergency access, or neighborhood safety and will be compatible with the scale and character of surrounding development.

In summary, the requested variance arises from natural and regulatory conditions unique to the subject property and not from any action by the applicant. The proposed adjustment represents the minimum relief necessary to enable reasonable residential development while maintaining compatibility with the neighborhood and complying with all applicable safety and environmental regulations.

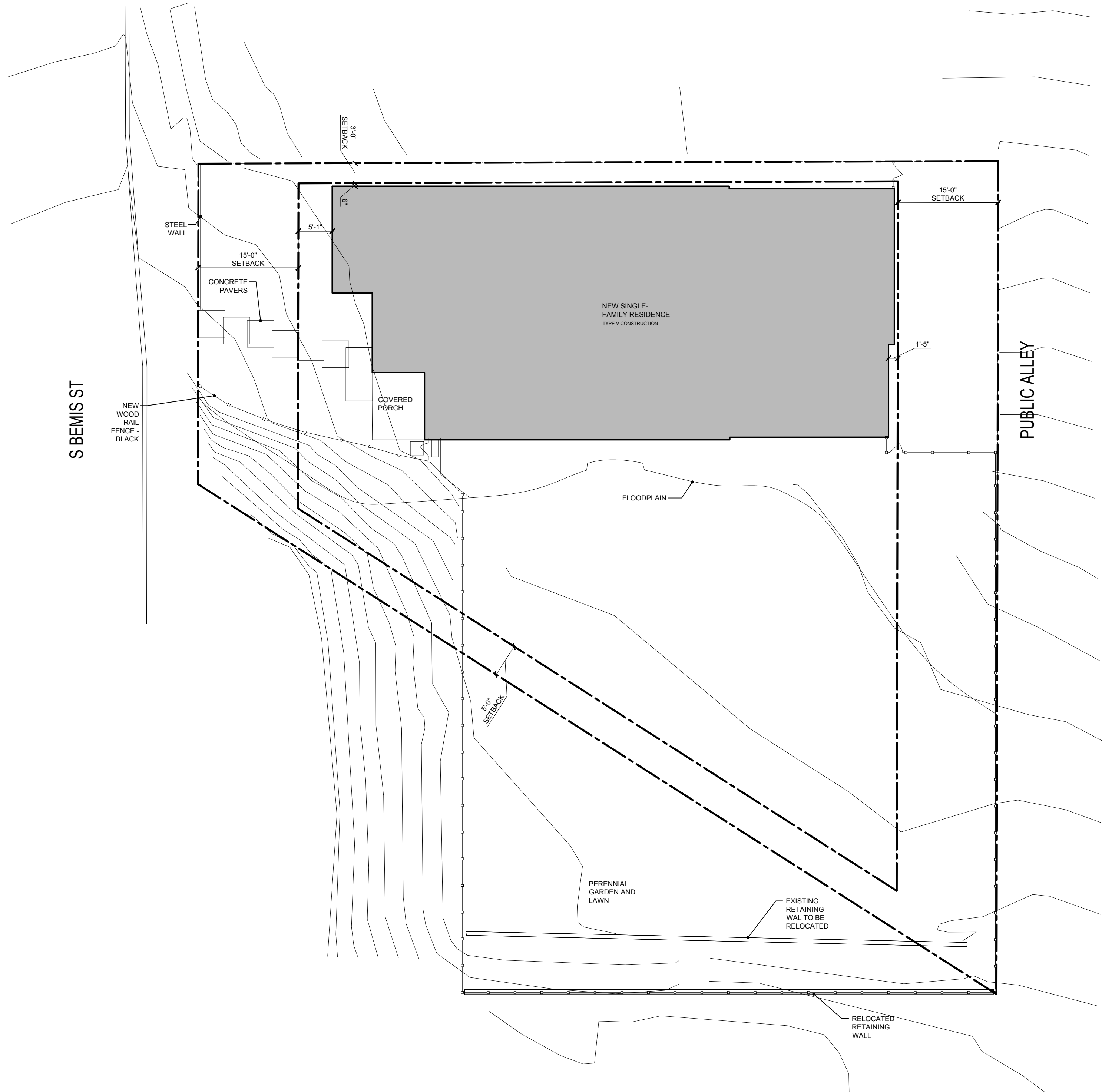
For these reasons, we respectfully request approval of the variance as outlined above.











09/17/2025 ZONING VARIANCE

5770 S BEMIS ST  
LITTLETON, CO 80120

## SITE PLAN

Sheet Number:



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