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**.

Line of Floodplain

Width to Floodplain

at 20' Set Back

Width to Ditch at 20' Set Back

49' 1"

42' 11'

Narrowest Point at Floodplain

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

Amy Clark

Casey Clark

5770 South Bemis Street - Variance Request

Response to Decision Criteria
Applicant: Amy and Casey Clark

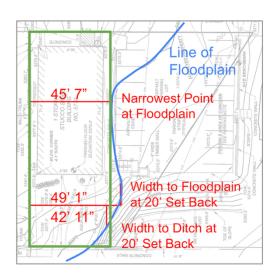
Date: August 15, 2025

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'
5770 Bemis with Flood Plain	5,464	45'7"



The following responses address each of the six decision criteria set forth by the ULUC for the granting of a variance.

- a. 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.
- b. 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

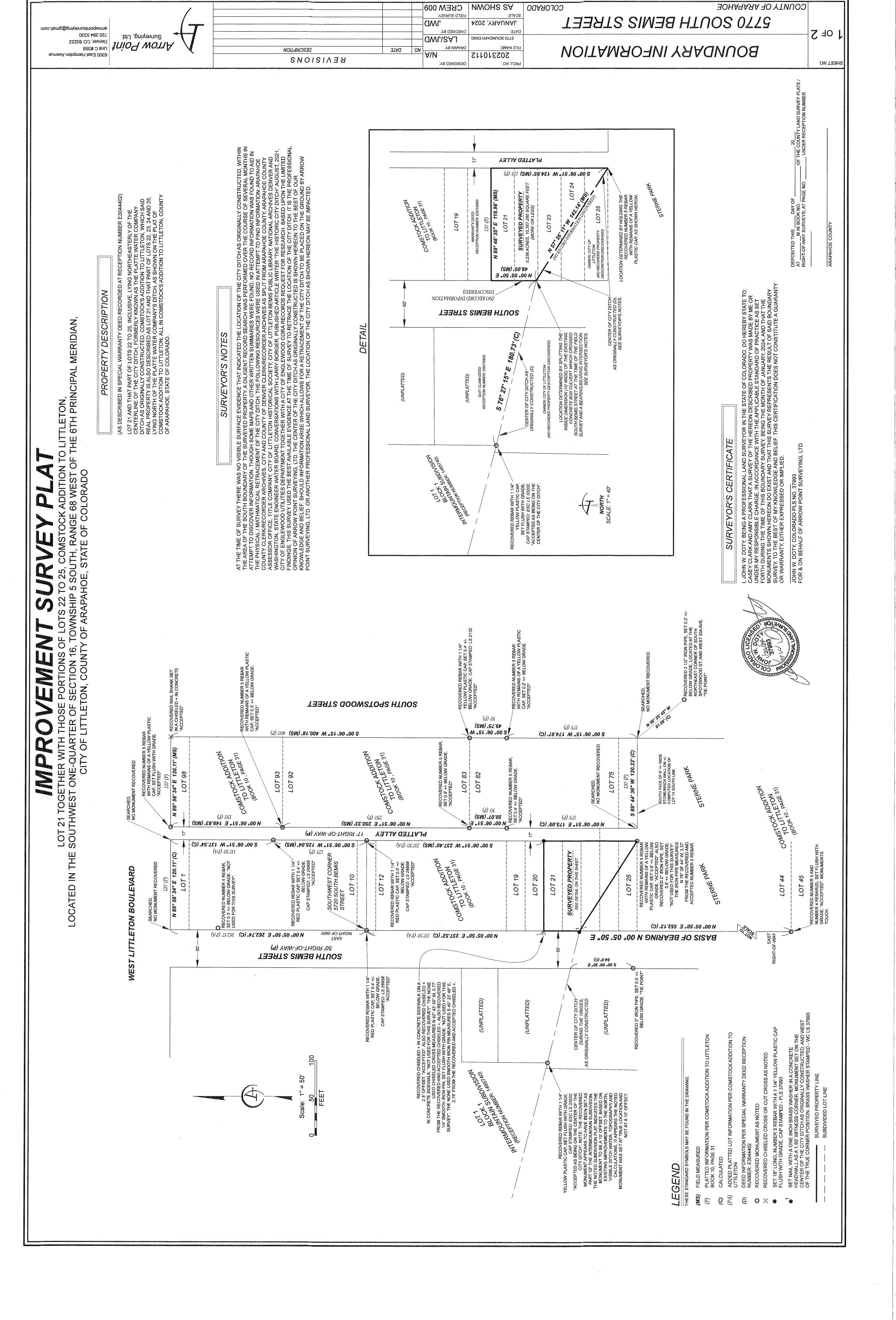
Granting this variance simply allows the subject property to achieve a reasonable and comparable residential use consistent with neighboring single-family lots. It does not grant development rights or advantages that exceed what is permitted for other properties under similar circumstances.

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.



6TH PRINCIPAL MERIDIAN, LOT 21 TOGETHER WITH THOSE PORTIONS OF LOTS 22 TO 25, COMSTOCK ADDITION SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 68 WEST (CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

arrowpointsurveying@gmail.com

6300 East Hampden Avenue

Surveying, Ltd.

Arrow Point

POSSIBLE AREA OF CONCERN OVER-HEAD UTILITY LINE DOE: NOT APPEAR TO BE WITHIN A RECORDED EASEMENT 100 YEAR FLOODPLAIN < 1FT. "APPROXIMATE LOCATION SCALE COUNTY FLOODPLAIN MAPPI -CONC. WALL CORNER 0.5' NORTH, WALL ON PROPERTY LINE 70W 5379. ASPHALT YELLEY 1 STORY STUCCO SIDED BUILDING NO. 5770 "APPROXIMATE LOCATION SCALED FROM COUNTY FLOODPLAIN MAPPING" SIBLE AREA OF SEE PARKING I MUL PROPERTY LINE (TYPICAL) WIDE CONCRETE DRAIN PAN 12" WIDE CONCRETE HEADWALL 5376.6^{'†} CURB-FLOWLINE SOUTH BEMIS STREET 100 YEAR FLOODPLAIN > 1FT. DEPTH
"APPROXIMATE LOCATION SCALED FROM
COUNTY FLOODPLAIN MAPPING" PROJECT BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BEMIS STREET. THE NORTH END OF THE LINE IS MONUMENTED BY A RECOVERED REBAR WITH 1 1/4" RED PLASTIC CAP SET 0.4" +/- BELOW GRADE, THE PLASTIC CAP IS STAMPED: LS 26958. THE RECOVERED MONUMENT APPEARS TO REPRESENT THE SOUTHWEST CORNER OF 5720 SOUTH BEMIS STREET. THE SOUTH END OF THE LINE IS MONUMENTED BY A RECOVERED NUMBER 5 AND NUMBER 4 REBAR(S), SET FLUSH WITH GRADE. MONUMENTS TOUCH. MEASURED AT POINT WHERE MONUMENTS TOUCH. THE MONUMENT APPEARS TO REPRESENT THE SOUTHWEST CORNER OF LOT 44, COMSTOCK ADDITION TO LITTLETON. THE BASIS OF BEARING LINE IS ASSUMED TO BEAR N 00° 05' 50" E. NOTE: ELEVATION AT THE SITE BENCHMARK WAS ESTABLISHED BY AN RTK/GPS SURVEY USING THE PROJECT BENCHMARK AND A GEOID MODEL. ELEVATIONS FOR ON-SITE SURVEY CONTROL WERE THEN ARRIVED VIA DIFFERENTIAL LEVELING FROM THE SITE BENCHMARK. PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT T 23.
DESCRIBED BY COAST AND GEODETIC SURVEY 1929: AT LITTLETON, ARAPAHOE COUNTY, ONE BLOCK EAST OF THE DENVER AND RIO GRANDE WESTERN RAILROAD STATION, AT THE COUNTY COURTHOUSE, AT THE SOUTH (MAIN STREET) ENTRANCE TO THE STONE BUILDING, AT THE BRICK RAILING ON THE WEST END OF THE STEPS, AT THE FIRST OFFSET IN THE RAILING, IN THE TOP OF THE NORTH END OF THE STONE COPING, AND ABOUT 2 FEET ABOVE THE SIDEWALK. A STANDARD DISK, STAMPED T 23 1929. HAVING A PUBLISHED ELEVATION OF: 5391.98" (NAVD 88 DATUM). SITE BENCHMARK: SET CHISELED SQUARE ON TOP OF AN 8" WIDE CONCRETE WALL, AS SHOWN HEREON. ELEVATION = 5374.00'. OF BEARING

BENCHMARK

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DRAWN BY:

DESIGNED BJ:

1.. = 50.

5770 SITE.DWG

202310112

JANUARY, 2024

FILE NAME:

COLORADO

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY. ONLY SIGNED AND SEALED PRINTS OF THIS SURVEY SHALL BE DESIGNATED OFFICIAL COPIES. ELECTRONIC DATA, SUCH AS BUT NOT LIMITED TO, AUTOCAD FILES AND SURFACE DATA FILES, IF PROVIDED, ARE TO BE USED AS REFERENCE MATERIAL ONLY.

4. THE HORIZONTAL SURVEY CONTROL IS BASED ON AN ASSUMED COORDINAT

DISTANCES SHOWN HEREON ARE GROUND AND MEASURED IN U.S. SURVEY

UTILITY SEWER ALIGNMENT, PIPE SIZE AND PIPE MATERIAL TYPE INFORMATION: AREAS OF TRAFFIC VOLUME, LOW LIGHT CONDITIONS WITHIN A SEWER STRUCTURE AND THE INHERENT 9 IN-ACCURACY IN OBTANING ALIGNMENT, PIPE SIZE, PIPE MATERIAL TYPE AND INVERT DATA L FROM THE STREET LEVEL MAY IMPACT THE INFORMATION SHOWN HEREON, IT IS CONSTRUCTION. ARROW POINT SURVEYING, LTD. CAN MAKE NO WARRANTY, EXPRESSED OR TIMPLIED, THAT UTILITY INFORMATION (IF SHOWN) REPRESENTS THE TRUE CONDITION. THE ESTIMATED LEVEL OF ACCURACY OF INVERT AND PIPE SIZE DATA IS PLUS OR MINUS 4 INCHES. ARROW POINT SURVEYING, LTD. CAN MAKE NO WARRANTY, EXPRESSED OR IMPLIED, THAT THE NOTED 4 INCH ESTIMATED LEVEL OF ACCURACY OF ACCURACY REPRESENTS THE TRUE CONDITION. IF ABSOLUTE INFORMATION SHOULD BECOME NEEDED, IT IS SUGGESTED, ALL HAPPROPRIATE OSHA CONFINED SPACE ENTRY AND TRAFFIC CONTROL PROTOCAL BE SUILLIZED. 6. THE LOCATION OF BURIED UTILITIES SHOWN HEREON IS BASED ON VISIBLE SURFACE EVIDENCE AND MARKINGS PLACED BY OTHERS. ARROW POINT SURVEYING, LTD. CAN MAKE NO WARRANTY, EXPRESSED OR IMPLIED, THAT ALL BURIED UTILITIES ARE SHOWN. PRIOR TO ANY CONSTRUCTION OR EXCAVATION YOU MUST CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987. CALL AT LEAST TWO BUSINESS DAYS IN ADVANCE FOR THE MARKING OF UNDERGROUND UTILITIES BEFORE YOU DIG, GRADE OR EXCAVATE.

7. LANDSCAPE IRRIGATION FEATURES, WATER SPIGOT FEATUR ALL UNDERGROUND UTILITY SERVICE LINES IS NOT KNOWN AND NOT PART OF THIS SURVEY. GENERAL NOTES

10. AT THE TIME OF THE FIELD SURVEY THE SITE WAS NOT SNOW COVERED



COUNTY OF ARAPAHOE

2770 SOUTH BEMIS STREET

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