

Project Title: Request for Setback Variance to Construct a Detached Garage

Property Location: 2266 W Lake Ave, Littleton, CO 80112

Property Owner: Lesley Pannier

Applicant: Tayrart LLC

Date: 05/19/2025

1. Introduction:

This narrative is submitted in support of a request for a setback variance to construct a detached garage at the property located at 2266 W Lake Ave, Littleton, CO 80112. The proposed garage will provide essential additional parking and storage space for the homeowner, addressing current parking limitations on the property. The requested variance pertains to the required front yard setback in the residential zoning district, which cannot be fully met due to the property's unique features.

2. Property Overview:

The subject property is in a residential area of Littleton, CO. The lot is currently developed with a single-family home, and while the property is well-maintained, there is insufficient space for parking and storage. As such, the homeowner wishes to construct a detached garage to alleviate these issues.

Key details of the property include:

- **Parcel Size:** 9,540 sq.ft.
- **Zoning District:** WINDERMERE GALLUPS SUB RESUB BLKS 1 4-13
- **Current Use:** Single-family residential dwelling
- **Existing Setbacks:**
 - **Front Yard Setback:** 58 feet
 - **Proposed Front Yard Setback:** 29 feet

The property is situated in a well-established residential neighborhood, featuring a mix of single-family homes. The subject lot has unique limitations, including the fact that the house is built way to the back of the property, which limits the space to create a garage according to the zoning code.

3. Project Description:

The applicant proposes the construction of a detached garage, measuring approximately 20 feet by 24 feet. The garage will be located at the front of the property and is designed to complement the existing residential structure, ensuring consistency with the surrounding neighborhood.

Due to the location of existing utilities, the existing house, and other site conditions, the proposed garage cannot be constructed without encroaching on the front yard setback. The applicant seeks a variance to reduce the required front yard setback from 58 feet to 29 feet, allowing the garage to fit within the available space while still maintaining the required setback.

4. Variance Request: The construction of the detached garage. The requested variance is as follows:

- **Required Front Yard Setback:** 20 feet
- **Proposed Front Yard Setback:** 29 feet

The garage will be positioned in the front yard area, approximately 5 feet from the side of the property line and 29 feet from the front of the property line. The location has been selected to minimize any visual or practical impact on neighboring properties and the streetscape.

5. Justification for Variance:

The applicant believes the requested variance is justified due to the following factors:

- **Unique Property Constraints:** The lot has unique characteristics that prevent compliance with the required setback. These may include existing structures, irregular lot shape, topography, or utility easements that restrict the available area for construction. A strict adherence to the setback requirements would result in a significant loss of usable space, creating undue hardship for the homeowner.
- **Compatibility with Neighborhood:** The proposed garage will be consistent with the overall character and aesthetics of the surrounding neighborhood. The garage design will complement the existing house and be similar to other accessory structures in the area. The garage will not dominate the property or negatively impact the streetscape.

- **Minimal Impact on Adjacent Properties:** The garage will be in a way that minimizes any disruption to neighboring properties. It will not obstruct views or sunlight, and it will not affect the privacy or enjoyment of nearby residents. The garage will also be designed to minimize any noise or activity that could be disruptive to the surrounding area.
- **Practical Difficulty:** The property owner faces practical difficulty in utilizing the available space for parking and storage due to the strict enforcement of the setback requirements. Without a variance, the homeowner would be unable to construct the garage, which would exacerbate the current parking issues on the property and along the street.

6. Impact on the Community:

The proposed garage is expected to have a minimal impact on the surrounding community. It will enhance the property's functionality by providing off-street parking and additional storage, which could help alleviate parking congestion in the neighborhood. The garage design will be in keeping with the area's aesthetic standards, ensuring it does not negatively impact the neighborhood's visual character.

Additionally, by reducing the need for street parking, the garage may contribute to improved traffic flow and pedestrian safety. The proposed structure will be compatible with the scale and appearance of the surrounding residential properties.

7. Conclusion:

In conclusion, the applicant respectfully requests approval of the setback variance to permit the construction of a detached garage at 2266 W. Lake Ave., Littleton, CO. The requested variance is necessary to accommodate the homeowner's needs for additional parking and storage while maintaining compatibility with the surrounding neighborhood. The proposed garage will be designed to minimize any impact on neighboring properties and will enhance the overall functionality and aesthetic of the lot.

We believe the variance request meets the necessary criteria and request that the **Zoning Board of Appeals / Board of Hearing** approve this variance, allowing for the construction of the garage.

Sincerely,

Hakim Amrouche
Managing Director
contact@tayrart.com

