



5556/5558 South Sycamore Sketch Plan Appeal

Resolution 38-2018

December 10, 2018

Karl Onsager, Planner I

Requested Planning Commission Action

- Consider of Appeal of Staff Denial of Sketch Plan (SP18-0011)

Overview

- Process
- Application Details
- Review Criteria & Analysis
- Recommendation
- Commission Action

Process

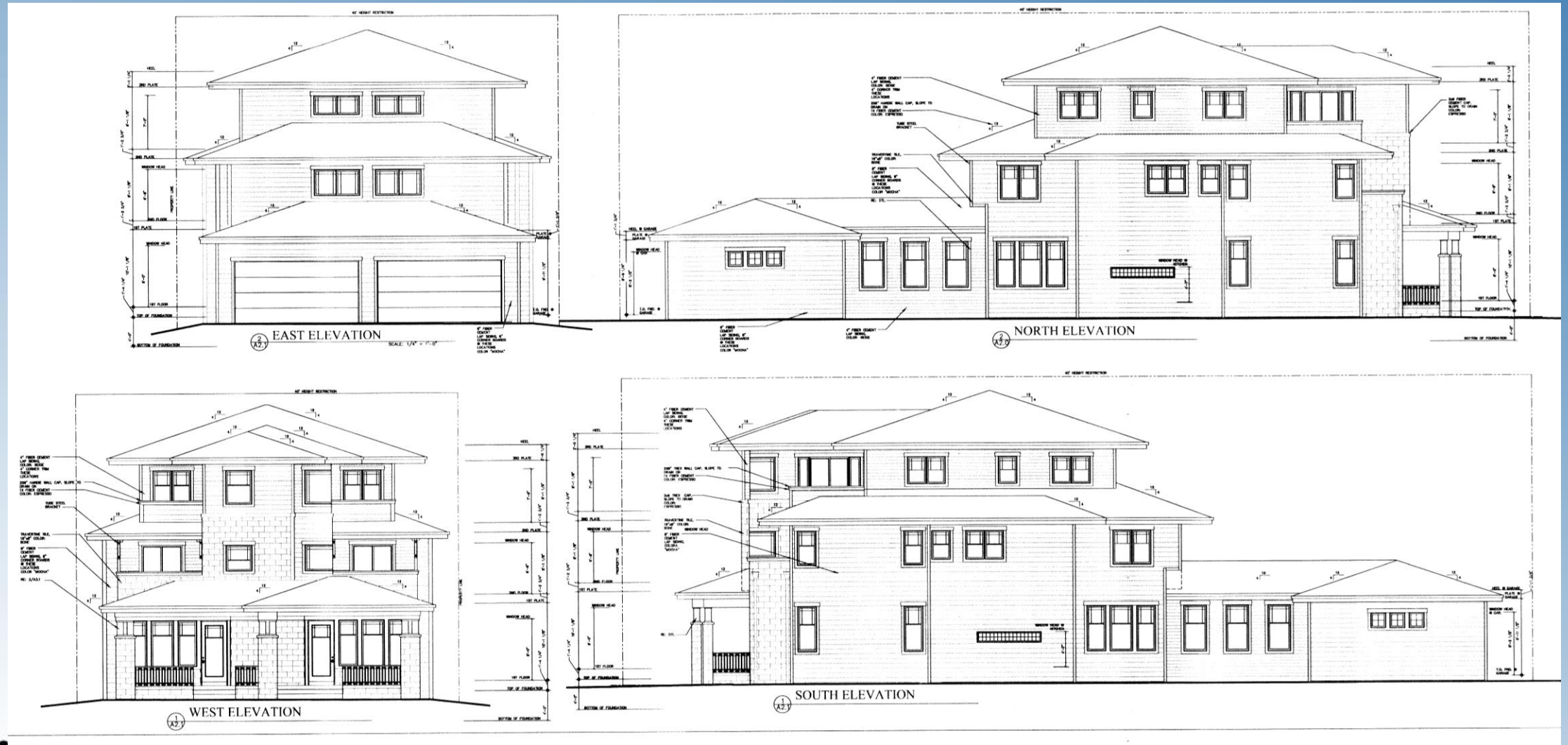
- Planned Development Overlay
 - Approved by planning commission at July 25, 2016 public hearing
- Site Development Plan
 - Approved by administrative review on October 7, 2016
- Building Permit
 - Issued October 31, 2016 Sketch Plan
 - Denied by administrative review on November 16, 2018
- Appeal of Staff Denial
 - Approval, denial, or tabled to a date certain by planning commission at December 10, 2018 public hearing

Application Details

- 5556/5558 S. Sycamore St.
- Zoned CA PDO
- Downtown Design Standards Sub-Area 2
- Completed one of two approved duplexes



Application Details – PDO/SDP/Building Permit Elevations



Sketch Plan

SYCAMORE DUPLEX 1
5556/5558 S. SYCAMORE ST.
Case No. SP18-0011
(Related Case No. PDO16-001, SDP15-0013)



WINDOW & MULLION DETAIL

1. Replace siding material from Travertine Tile to Stucco

2. Remove front railing on porch

3. Modify design of front columns

4. Modify corner window on west/south elevation

5. Modify the middle eave on the north and south elevations by 9"



OWNER CERTIFICATION BLOCK
CASE NO. SP18-0011

THE MODIFICATIONS DEPICTED ON THIS SKETCH PLAN COMPLY WITH ALL APPLICABLE STANDARDS. THE MODIFICATIONS APPROVED HEREIN INCLUDE:

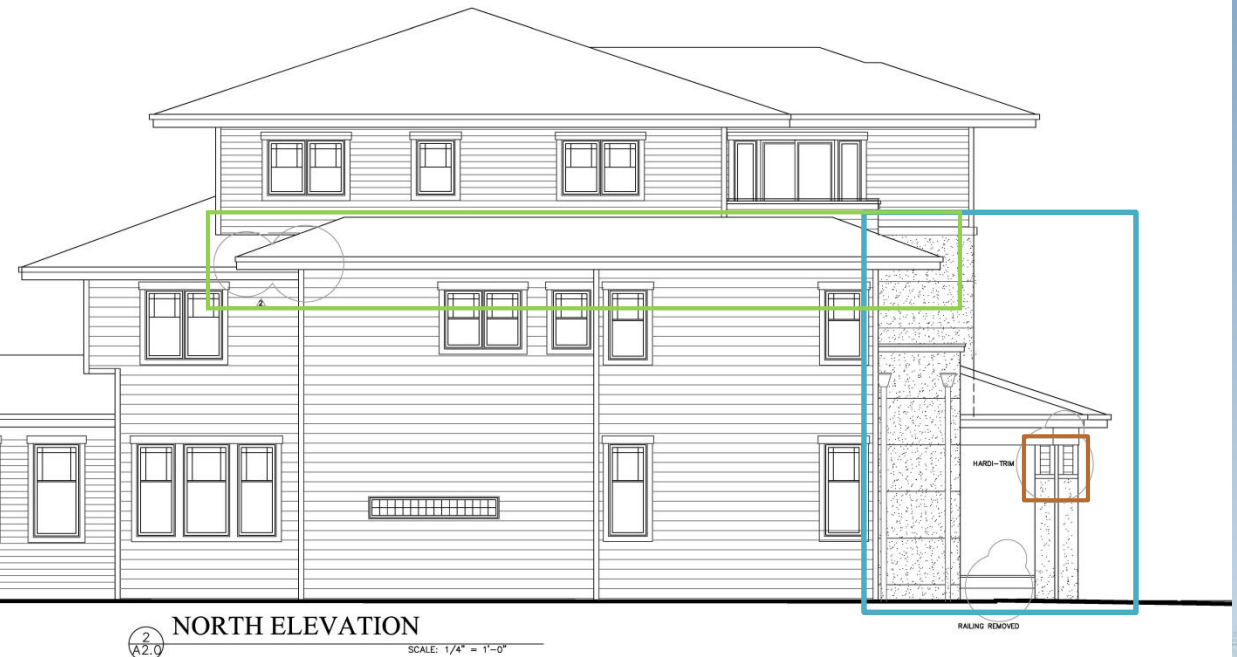
- Replace siding material from Travertine Tile to Stucco;
- Remove front railing on porch;
- Modify design of front columns;
- Modify window alignment on the West Elevation; and
- Elevate roof line on North and South Elevations.

ALL OTHER ORIGINAL TERMS, CONDITIONS, AND NOTES OF THE PERMITS MODEL APPROVED ON 11/7/2018 (ENC. NO. 10110001) AND SDP15-0013 APPROVED ON 10/7/2018 (ENC. NO. 10110001) WILL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY EXECUTED BY CHINA AND THE CITY OF LITTLETON.

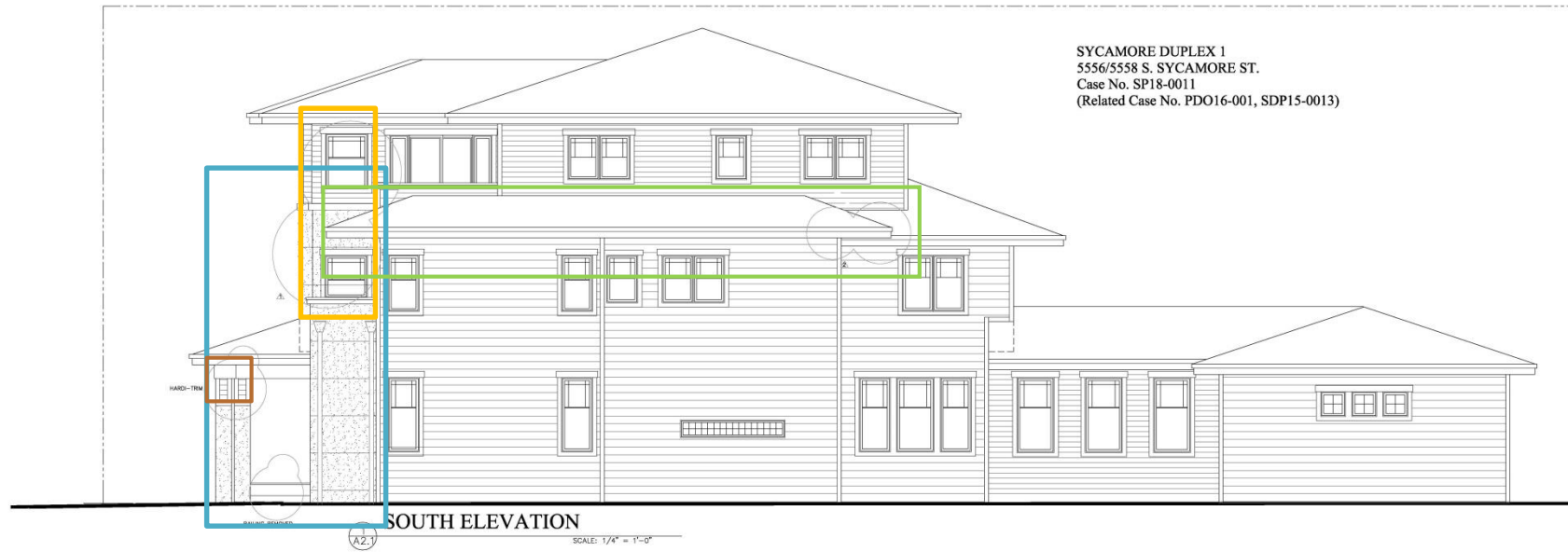
Signature 11-23-17
Owner's Signature (Date)

Re: 5556 & 5558 S. Sycamore St.
Littleton, CO 80120
SDP15-0013

Intent: Place a Travertine colored smooth stucco in place of large (24x48) Travertine tile on front elevation. Reason for change: We found builders who have tried this application found the tile tends to discolor and because of freeze and thaw the tile falls off the wall, creating a safety concern as well as an unsightly problem. Remove rail at front of porch as it is less than 12" above grade, therefore not required by code. This look is also much more inviting from the street.



Sketch Plan



SYCAMORE DUPLEX 1
5556/5558 S. SYCAMORE ST.
Case No. SP18-0011
(Related Case No. PDO16-001, SDP15-0013)

JPB
ARCHITECTS
Judith Brunko Architect
ph 303.917.3927
fx 303.670.1144
1353 Solitude Ln.
Suite M-120
Evergreen, Co 80439



SYCAMORE DUPLEX 1
5556 SO. SYCAMORE ST.
LITTLETON, CO

1. Replace siding material from Travertine Tile to Stucco

3. Modify design of front columns

4. Modify corner window on west/south elevation

5. Modify the middle eave on the north and south elevations by 9"



SKETCH PLAN

REVISIONS	
1	11.08.2016
2	12.21.2016

ELEVATIONS

DATE: 11.24.15

A2.1

Siding Material Comparison



Subject Property: West Elevation



Example of Travertine Tile (not subject property)

Remove Railing



Subject Property: West Elevation



Approved PDO, SDP, and building permit plans: West Elevation

Modify Columns

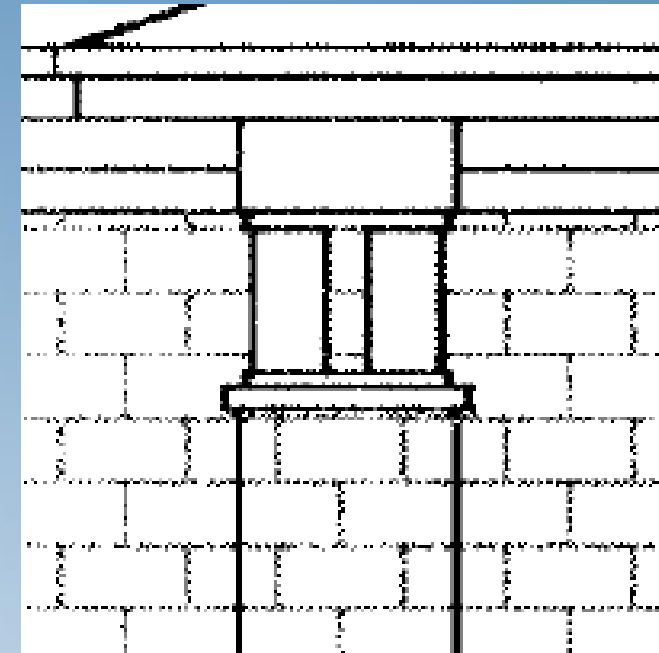


3. Modify design of front columns

Subject Property: West Elevation



Column as built



Column on approved PDO,
SDP, and building permit plans

Modify Corner Window

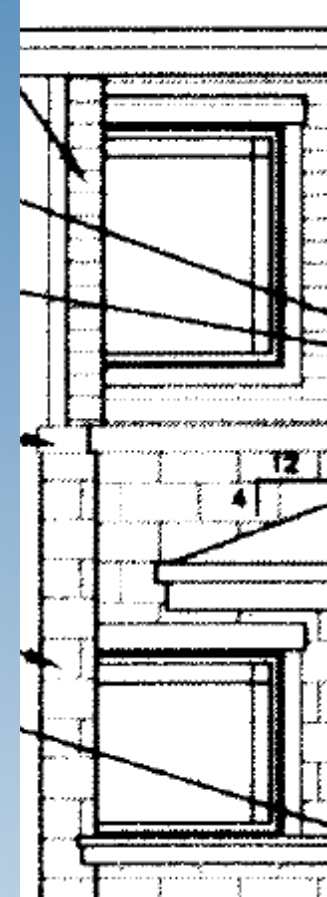


4. Modify corner window on west/south elevation

Subject Property: West/South Elevation



Approved PDO, SDP, and building permit plans: West Elevation



Approved PDO, SDP, and building permit plans: South Elevation Section

Window, Column, Railing



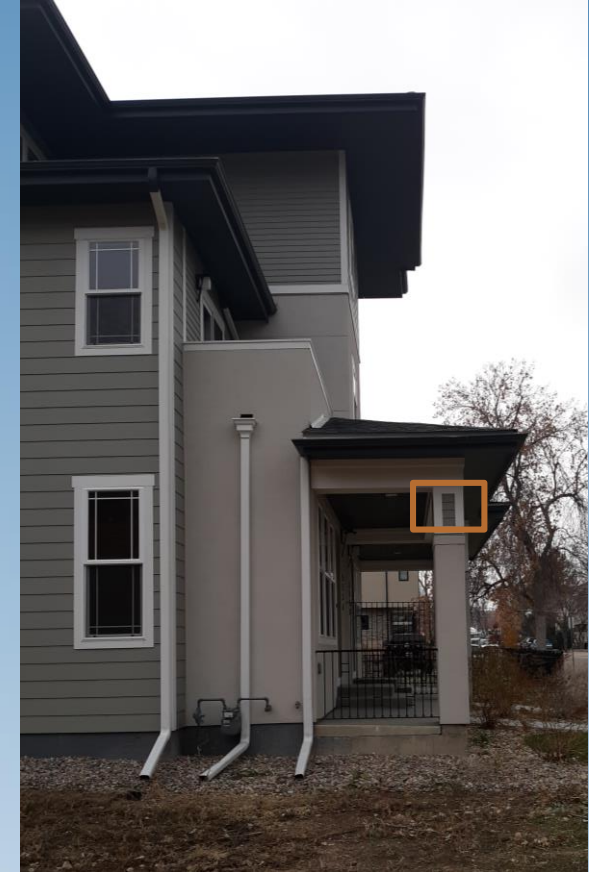
2. Remove front railing on porch

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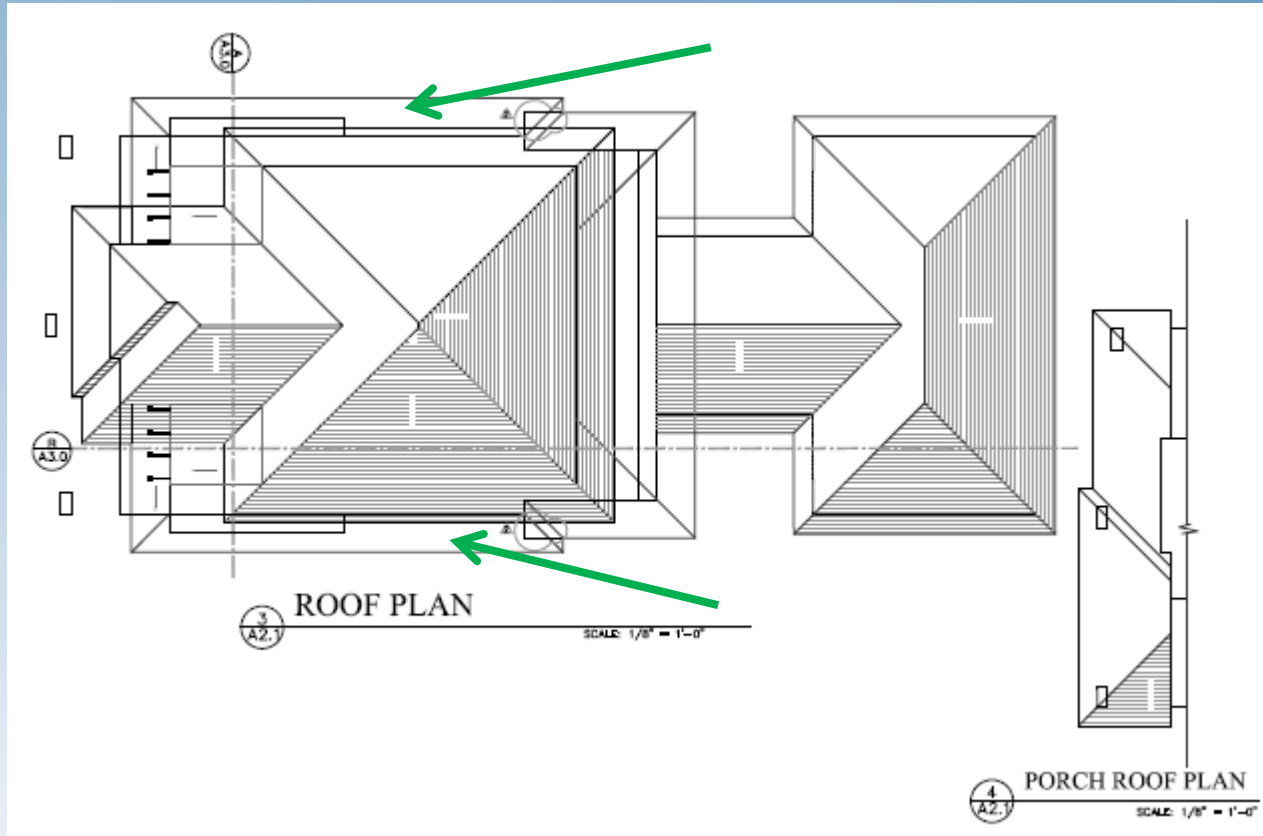


South Profile



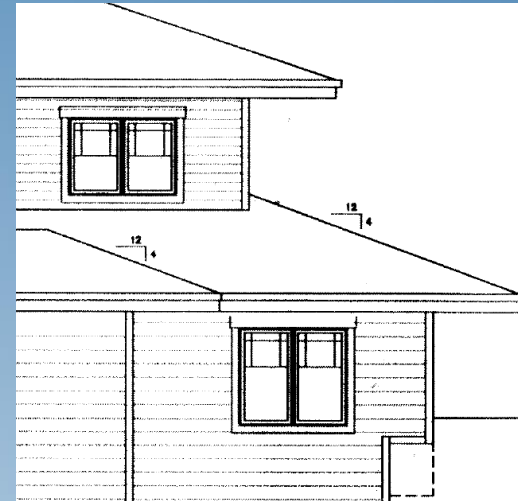
North Profile

Modified Roof Plan

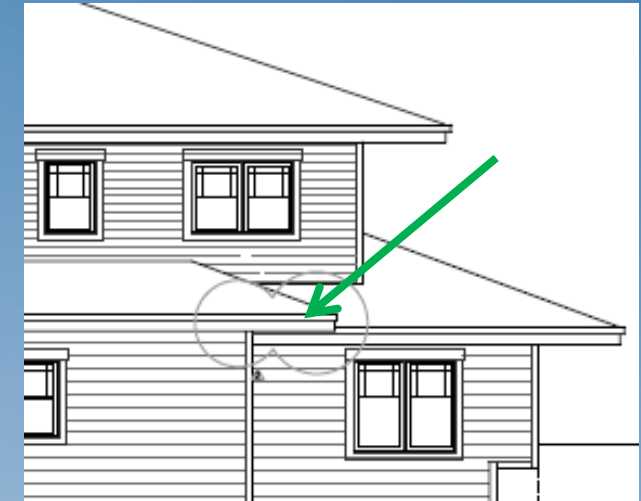


Sketch Plan

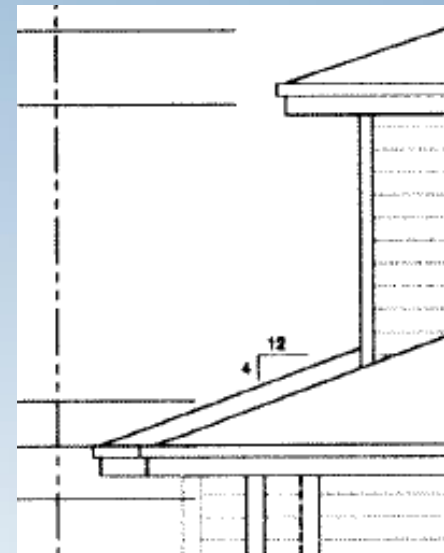
5. Modify the middle eave on the north and south elevations by 9"



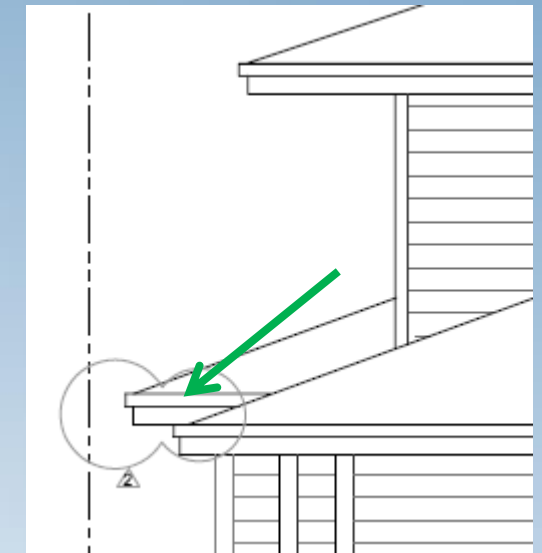
PDO Plan



Sketch Plan



PDO Plan



Sketch Plan

Ground for Staff Denial

- Requirements for Staff Approval of Sketch Plan
 - Not a condition of approval through the public hearing process
- Requirements for PDO Approval
 - Creative, high-quality design
 - Re-inforce citywide/neighborhood objectives
 - Does not impair intent of code

Conditions for PDO Approval

1. Travertine Tile Material
2. Front Porch Rail
3. Column Design
4. Window Design/Placement
5. Roof Plan

Commission Action

- Approve the sketch plan
- Approve the sketch plan with modifications
- Deny the sketch plan

Modifications identified on sketch plan

1. Replace siding material from Travertine Tile to Stucco
2. Remove front railing on porch
3. Modify design of front columns
4. Modify corner window on west/south elevation
5. Modify the middle eave on the north and south elevations by 9"