

Meeting Date: July 16, 2025

Planner: Zareen Tasneem, AICP

APPLICATION SUMMARY:

Case Number: VAR25-0003

Application Type: Variance Request

Location: 2266 West Lake Avenue

Applicant: Hakim Amrouche, Tayrart LLC

Owner: Lesley Michelle Pannier 2018 Trust

Zoning District: Small Lot Residential (SLR)

Applicant Request: Approving a variance to allow for a detached garage to be built in front of the existing house located at 2266 W. Lake Avenue

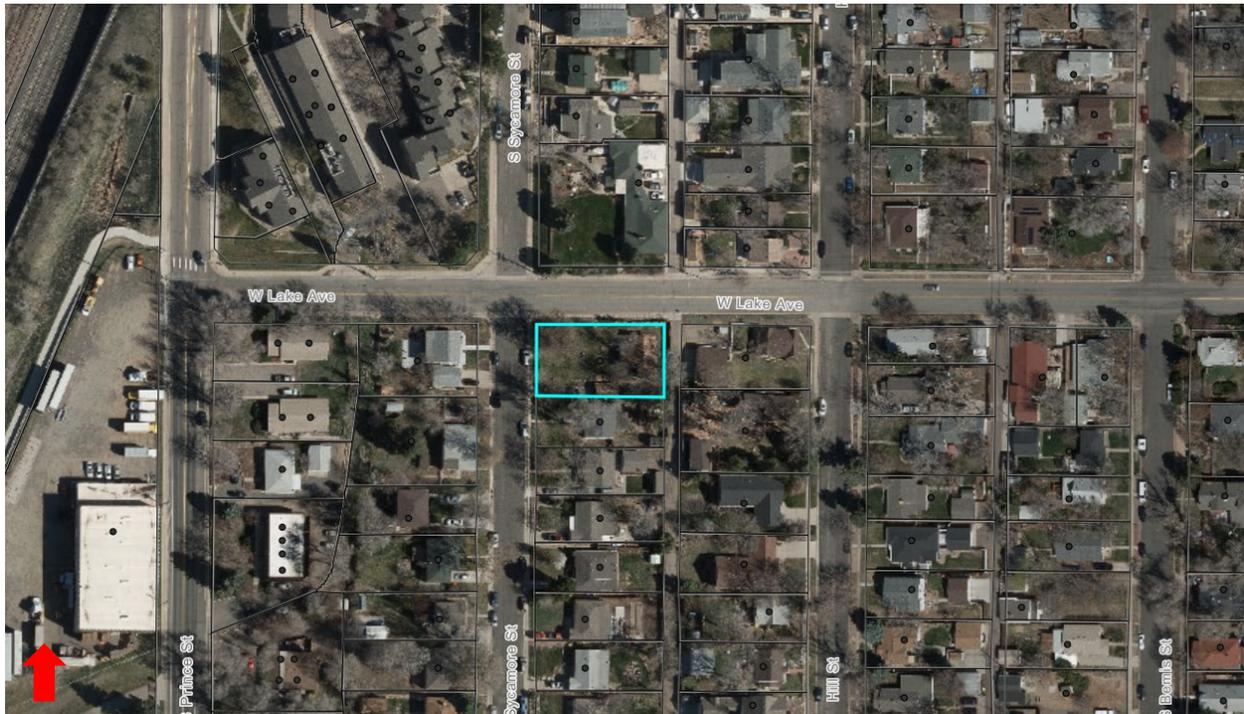
PROCESS:

Section 10-9-9.4 of the City Code gives the Appeals and Adjustment Commission (AAC) authority to grant variances where “a deviation from a standard of this Code that is greater than that allowed by an Administrative Adjustment pursuant to Section 10-9-9.1.” No variance can be approved unless the AAC determines the criteria stated in Section 10-9-9.4.C.1 have been met.

A public hearing by the AAC is necessary because the variance request is outside the purview of qualification as an administrative adjustment per Section 10-9-9.1.

LOCATION:

The site is located at 2266 W. Lake Avenue, on the southeast corner of W. Lake Avenue and S. Sycamore Street in Littleton. The following vicinity map shows the location of the property and surrounding area.

**BACKGROUND:**

The site is part of the Resubdivision of Windermere Gallup's Suburban Home Subdivision (Lots 1-3, Block 3). According to the Arapahoe County Assessor's Office, the site has an existing one-story single-family detached house on it that was built in 1909. Staff was unable to find information on when the existing accessory structure (seen in the pictures below) was built. According to the Assessor's records, the current owner of the property purchased it on July 11, 2023.



View of property looking southeast from W. Lake. Ave. Source: Google Streetview.



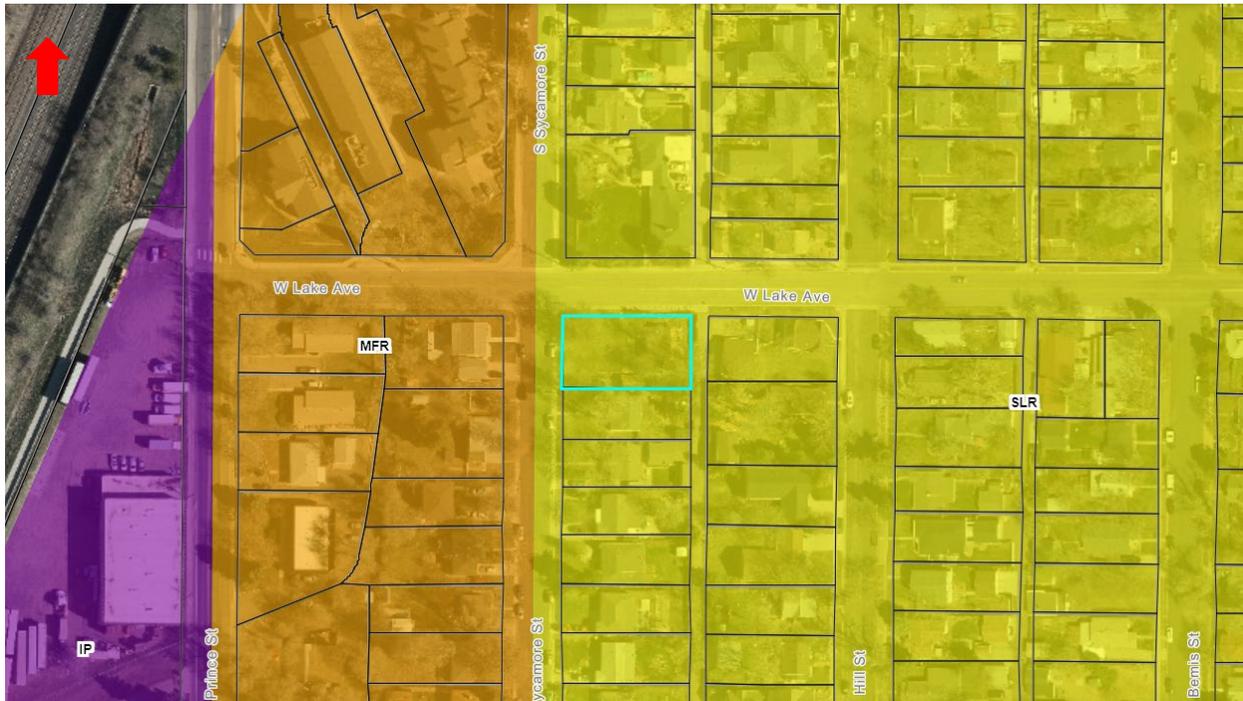
View of property looking east from S. Sycamore St. Source: Google Streetview.

The property is zoned Small Lot Residential (SLR). The surrounding properties located east of S. Sycamore Street are zoned SLR as well (see zoning map below). Surrounding properties located west of S. Sycamore Street and east of the railroad tracks are mostly zoned Multifamily Residential (MFR), with one property zoned Industrial Park (IP). Primary buildings in the SLR zone district must meet the following minimum setback standards (as they pertain to this property):

- Front: 20 feet
- Corner side: 10 feet
- Interior south side: 10 feet
- Rear: 20 feet

Although this property has a W. Lake Ave. address, staff has determined that the “front” of the property is that which faces S. Sycamore Street, due to the existing orientation of the house (as seen in the pictures above). In which case, the existing house on this lot is well setback from the front property line and located towards the rear of the property.

Subsection 10-1-1.6.B.C.5.a. of the Unified Land Use Code (ULUC) requires that “An accessory building shall only be located...behind the front façade of the principal building and use to which it is accessory.” An accessory building located within 5 feet of the principal building shall comply with the setbacks of the principal building to which it is accessory. Accessory buildings located 5 feet or more to the rear of the principal building may be placed five feet from an interior side or rear lot line, or greater where existing easements exist.



APPLICATION DETAILS:

The applicant would like to build a new 2-car detached garage, located in front of the front façade of the existing house (see attached site plan). Therefore, they are requesting a variance to the accessory structure placement standard.

The applicant states that “the proposed garage will provide essential additional parking and storage space for the homeowner, addressing current parking limitations on the property” (see attached applicant project narrative). They feel that the subject property 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.” They would like to locate the detached garage at the front of the property, utilizing the existing curb cut, and will design it to complement the existing residential structure, ensuring consistency with the surrounding neighborhood.

The applicant seeks a variance to place a new detached garage 29 feet from the front property line on S. Sycamore Street, allowing the garage to fit within the available space and meeting the required minimum front setback for primary structures in SLR.

The Engineering Division had no comments on this variance case.

Staff attached the following documents to the application and report:

- Survey plat of the property
- Applicant’s projective narrative
- Applicant’s proposed site plan for the new detached garage

CRITERIA & STAFF ANALYSIS:

The following is staff's assessment of the application under the criteria for approval contained in Section 10-9-9.4.C.1. The variance request is evaluated under each criteria.

1. 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 the accessory building placement provision of the City Code would impose an undue hardship on the applicant and deprive the applicant of rights commonly enjoyed by other residents of the SLR zone district in which the property is located. As seen in the aerial image above of the surrounding area, the house on this property is placed closer to the rear of the property than to the front, unlike other houses on this street. The unique location of the house on the property, thus, limits the potential to build an accessory structure under the strict application of the ULUC. In staff's opinion, this criterion is met.

2. The hardship is based on or results from the particular physical surroundings, shape, or topographical conditions of the subject property.

The hardship is based on or results from the particular physical surroundings of the subject property as the existing primary structure, i.e. house, is well setback from the front and located 11.5 feet from the rear property line (see attached survey plat). This creates a unique situation particular to this property. In staff's opinion, this criterion is met.

3. 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 under which the variance is sought was not created by the owner, occupant, or agent of the owner of the property in question. The existing house was built in 1909 and the current owner has owned the property since 2023. In staff's opinion, this criterion is met.

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

The applicant is proposing to utilize the existing curb cut on the property, proposing a location that would retain the existing mature trees on the property, and proposing the new detached garage to be the minimum 5 feet needed for fire safety reasons from the existing accessory structure. In staff's opinion, this criterion is met.

5. A variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.

A variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district. Other properties in the SLR zone district are able to build a 20 feet x 24 feet detached garage. In staff's opinion, this criterion is met.

6. A variance will not adversely affect the public health, safety, and welfare.

Approval of the request will not adversely affect the public health, safety, and welfare. The proposed location of garage is located close to the south interior side property line, outside of sight distance triangle requirements on the property. In staff's opinion, this criterion is met.

PUBLIC NOTICE:

Notice of a public hearing was posted on the subject property and at City locations in advance of the AAC meeting in compliance with the City's public notice requirements. Staff has not received any public comment at the time of report delivery to the commission. If any public comment is received prior to the hearing, staff will forward the comments to the commission for consideration.

STAFF RECOMMENDATION:

Staff does find the proposed variance meets the requirements of Section 10-9-9.4.C.1. Therefore, staff recommends approval of the draft AAC Resolution 02-2025.