

## **Project Narrative – Shed Extension**

**Project Address:** 5687 South Louthan Street

### **Project Description:**

The proposed project consists of constructing an extension to the existing accessory shed located on the property. The extension will increase the available enclosed storage space and will be used **strictly for the storage of tools, small equipment, and personal storage items**. The structure will remain a non-habitable accessory building.

### **Scope of Work:**

- Construct a shed extension using materials and finishes that match the existing structure to maintain architectural consistency.
- Work includes framing, exterior siding, roofing, and installation of code-compliant doors and weather protection.
- **No electrical, mechanical, or plumbing systems are included in this project.**
- No changes to existing utilities or site grading are proposed.
- The extension will not be used as living space, workspace, or for any conditioned use.

### **Intended Use:**

The shed extension will function solely as additional secure, weather-protected storage space for tools, small equipment, and stored personal items.



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**Re: decision criteria narrative**

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**From** A Better Garage Door <abgdinc@yahoo.com>  
**Date** Mon 1/5/2026 2:23 PM  
**To** Sara Dusenberry <sdusenberry@littletonco.gov>

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Sorry I just got back in town to follow up on the Decision Criteria

Littleton Municipal Code §10-9-9.4(C)

Garage Extension – Variance to Follow Existing Fence Line

### **1. Not the Result of Actions by the Property Owner**

The need for the requested variance is not the result of actions taken by the current property owner. The existing fence line and established property configuration predate the proposed garage extension. The location of the existing structures and fence limits the ability to expand the garage in full compliance with current setback requirements without minor relief.

### **2. Minimum Variance Necessary**

The requested variance represents the minimum relief necessary to allow the garage extension to align with the existing fence and historical property line configuration. The extension is limited in depth and width and does not exceed what is necessary to maintain a functional garage layout. No additional encroachments beyond the fence line are proposed.

### **3. Preservation of Neighborhood Character**

The proposed garage extension will be consistent with the character of the surrounding neighborhood. Aligning the extension with the existing fence maintains established development patterns and avoids creating an irregular or visually intrusive structure. The scale and massing of the extension remain subordinate to the primary residence and similar to nearby residential garages.

#### 4. No Detriment to Public Health, Safety, or Welfare

Approval of the variance will not be detrimental to public health, safety, or general welfare. The garage extension will not interfere with utilities, drainage patterns, access, or emergency services. The proposal does not introduce any hazardous conditions and maintains safe separation from neighboring properties.

#### 5. No Adverse Effect on Adjacent Properties

The garage extension will not adversely affect adjacent properties. By following the existing fence line, the extension respects long-standing property boundaries and minimizes potential impacts related to privacy, light, air, or views. The proposal is consistent with how the property and neighboring lots have historically been used and maintained

Thank you  
Michael Parks  
Owner of A Better Garage Door Inc.  
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Abgdinc@yahoo.com  
Abettergaragedoorinc.com

On Tuesday, December 23, 2025, 8:22 AM, Sara Dusenberry <sdusenberry@littletonco.gov> wrote:

The narrative is meant to show how your project does or does not meet the criteria listed. Your responses to each criteria listed need to include an explanation as to how the project meets the criteria or is experiencing the hardship as noted in the criteria. In the case of your property, its location in a historic district provides some support due to development patterns as to why the addition is placed where it is on the property.

Thank you,

**Sara Dusenberry**

she | her | hers

Senior Planner

Community Development

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Alley

Matched Existing Structures on property lines

Neighbors Garage

10' From Line

Proposed shed Area

Old Garage

Concrete Sidewalk

Concrete parking Area

Yard

Yard

Yard

House

Nook

Fireplace

Yard

Sidewalk

South

Lowman St.

Commercial Employment Company

Commercial parking LOT

