

 <b>Littleton</b> <small>ANYTHING BUT LITTLE</small>		<b>Community Development &amp; Public Works</b> 2255 West Berry Avenue Littleton, Colorado 80120 Phone: 303-795-3748 <a href="http://www.littletongov.org">www.littletongov.org</a>		<b>Development Application</b> Form must be complete and accompany all submittal materials and fees. <b>Incomplete applications will not be processed.</b>	
<b>APPLICANT/REPRESENTATIVE:</b> Stephanie Padilla BSC Signs		<b>ADDRESS:</b> 7245 W 116th Pl Broomfield CO 80020 <b>PHONE:</b> 303464.0644 <b>CELL:</b> 760717.0773 <b>EMAIL:</b> stephanie.r@bsccustom.com		<b>SIGNATURE:</b> [Signature] <b>NAME:</b> Stephanie Padilla <b>TITLE:</b> Rep BSC	
<b>OWNER(S) OF RECORD:</b> Fly Knife Properties LLC Chris Keeley		<b>ADDRESS:</b> 5211 S. Santa Fe Dr <b>PHONE:</b> 3037941104 <b>CELL:</b> 3037941104 <b>EMAIL:</b> chris@anglersall.com		<b>SIGNATURE:</b> [Signature] Digitally signed by Chris Keeley Date: 2017.02.10 05:07:50 -0700 <b>NAME:</b> Chris Keeley <b>TITLE:</b> Owner	
<b>ENGINEERING FIRM (if any):</b>		<b>ADDRESS:</b> <b>PHONE:</b> <b>CELL:</b> <b>EMAIL:</b>		<b>CONTACT PERSON:</b> <b>TITLE:</b>	
<b>Parcel ID Number</b>		8077-16-2-00-0004			
<b>Parcel Address or Cross Streets:</b>		5211 S. Santa Fe Dr Littleton CO			
<b>Subdivision Name &amp; Filing No.:</b>		unplatted			
<b>Related Case Numbers: (GPDP, Rezoning, and/or Plat )</b>		N/A			
<b>EXISTING</b>					
<b>Zoning:</b>		B-3			
<b>Use:</b>		Retail - Single Tenant			
<b>Project Name:</b>		Angler's All			
<b>Site Area (Acres):</b>		.5760			
<b>Floor Area Ratio (FAR):</b>		N/A			
<b>Density (Dwelling Units/Acre):</b>		N/A			
<b>Building Square Footage:</b>		2809			
<b>CASE TYPE</b>					
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/> General Planned Development Plan	<input type="checkbox"/> Minor Subdivision Preliminary Plat	<input checked="" type="checkbox"/> Variance: Minor/Major/Sign		
<input type="checkbox"/> Site Development Plan Amendment	<input type="checkbox"/> General Planned Development Plan Administrative Amendment	<input type="checkbox"/> Minor Subdivision Final Plat	<input type="checkbox"/> Board of Adjustment Appeal		
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> General Planned Development Plan Major Amendment	<input type="checkbox"/> Major Subdivision Preliminary Plat	<input type="checkbox"/> Certificate of Historic Appropriateness		
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Planned Development Overlay	<input type="checkbox"/> Major Subdivision Final Plat	<input type="checkbox"/> Historic Landmark Designation		
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Exemption	<input type="checkbox"/> Floodplain Development (Use by Special Exception)	<input type="checkbox"/> Other:		
<b>Concept Meeting Date:</b>		<b>Concept Meeting Planner:</b>		<b>Concept Meeting Engineer:</b>	
<b>THIS SECTION FOR OFFICE USE ONLY</b>					
<b>Case No:</b>		<b>Planner:</b>		<b>Engineer:</b>	
<b>Date Received:</b>		<b>Date Processed:</b>		<b>Initial Review Due:</b>	
This application shall be submitted with all applicable application fees and submittal requirements. Incomplete applications will <u>not</u> be accepted. Submittal of this application does not establish a vested property right. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Littleton Municipal Code and operating standards. A neighborhood meeting is required for all applications that require a public hearing.					

# VARIANCE APPLICATION

*(This shaded area to be completed by City of Littleton staff)*

Case Number: VAR 17-0004 Date received: 3-13-17

Variance Type: SIGN

**PLEASE NOTE: The following questions must be answered completely.** If additional space is needed, attach extra pages to the application. Contact the Littleton Community Development Department at (303) 795-3754 for clarification of terms or for specific zone district requirements.

## Petition for Variance

I, the undersigned, do hereby request a variance from the City of Littleton Municipal Code as set forth in Section 2-3-1 and Section 10-2-4 of the Littleton Municipal Code and amended to date.

### DATA ON APPLICANT AND OWNER:

Name of Applicant/Owner (s): Chris Keeley

Address of Applicant/Owner (s): 5211 S. Santa Fe Dr.  
Littleton Co 80120

Home Telephone: \_\_\_\_\_ Business Telephone: 303.794.1104

E-mail Address: chris@anglerall.com

### SUBJECT PROPERTY (Variance property)

Address: 5211 S. Santa Fe Dr.

Legal Description of Property: Unplatted

*(attach additional sheets if necessary)*

The subject property is currently zoned: Yes-B-3

**PURPOSE OF THE VARIANCE (Be Specific):** Adding 2nd wall sign on north elevation

Chris purchased the business in June 2009. The building was purchased in Feb of 2016.

They experienced increased sales with the use of a banner in the proposed sign location and would like to add this permanently.

**BEFORE COMPLETING THE FOLLOWING, READ THE NOTICE TO THE  
ZONING VARIANCE APPLICANTS – PAGE 1-2.**

**SITE CHARACTERISTICS:**

1. Will the variance authorize the operation of a use other than those listed a primary permitted uses? ☒ No ☐ Yes

Explain: \_\_\_\_\_

The sign is out of the right of way as well as the site triangles.

2. What unique or exceptional characteristics of your property prevent it from being used for the uses permitted in your zone district?

☒ Shape

☐ Slope

☐ Soil

☐ Subsurface

☒ Elevation

☐ Too short

☐ Too narrow

☐ Too shallow

☐ Vegetation

☒ Buildings/Structure

☐ Other (Explain) \_\_\_\_\_

3. How do the above site conditions prevent reasonable use of your land under the term of the Zoning Ordinance/restrict effectiveness of the sign in question? *(If necessary, please attach additional sheets)*

The view-ability of the newly installed sign from S Sante Fe Drive is restricted. The newer S Sante Fe Rd overpass makes a pylon sized sign necessary for business identification. Previously a variance was approved for original owner on May 22 of 1998, which included a 35' pylon sign with up to 300 sq ft in total. The narrowness of the existing lot only allows for a limited amount of signage per existing code. \*See attached Submittal A

4. Will the grant of a variance in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? *(Not applicable to sign variances)* ☐ No ☒ Yes

Explain: \_\_\_\_\_

The size of the sign is consistent with the feel of the site and neighborhood, and well as not infringing on an neighbor visibility.

**OTHER LAND USE CONSIDERATIONS:**

5. Is the request the least modification possible of the Zoning Ordinance provisions which are in question? ☐ No ☒ Yes Explain why the alternative solutions are not feasible:

Pylon sign is cost probative. No square footage left after installing the replacement sign on the front side of the building.

They experienced increased sales with the use of a banner in the proposed sign location and would like to add this permanently.

6. Will the grant of a variance affect the public health, safety and general welfare?

☒ No ☐ Yes

Explain: The sign is out of the right of way as well as the site triangles.

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**STATEMENT OF HARDSHIP:**

7. Are the conditions of hardship for which you request a variance true only of your property? ☐ No ☒ Yes *(Not applicable to sign variances)*

Do you know how many other properties are similarly affected?

The flyover on Sante Fe creates unique hardship for the businesses  
along this road.

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8. Were the conditions of hardship created by the owner, occupant, or agent of the property?

☒ No ☐ Yes

Explain: \_\_\_\_\_

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I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Chris Keeley Digitally signed by Chris Keeley  
Date: 2017.02.16 08:07:50 -07'00'

Signature of Applicant(s)

2/16/17

Date of Application