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CITY OF LITTLETON, COLORADO

BOA Resolution No. 08-2018

Series, 2019

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF
LITTLETON, COLORADO, APPROVING A VARIANCE FOR
PROPERTY LOCATED AT 5521 S. NEVADA ST.**

WHEREAS, the board of adjustment of the City of Littleton, Colorado, held a public hearing at its regular meeting of June 20, 2019 to consider a proposal for variance requests for property located at 5521 S. Nevada St. for: 1) a variance to requirements for the maximum number of principal structures to allow two single-family detached principal structures on a single lot of record (included in Exhibit A attached hereto); 2) a variance to the rear yard setback requirement from 20 feet to eight feet (included in Exhibit A attached hereto); and 3) a variance to the south side yard setback requirement from ten feet to four feet (included in Exhibit A attached hereto); and alternatively 4) a variance to the driveway requirement for an accessory detached garage from 20 feet to 10 feet (included in Exhibit B attached hereto); and

WHEREAS, Section 10-11-1 (B) gives the Board authority to grant variances where “due to exceptional and extraordinary circumstances, literal enforcement of the provisions of this Title will result in unnecessary hardship”. No variance can be approved unless the Board finds that all of the criteria stated in Section 10-11-1 (B) have been met; and

WHEREAS, the board of adjustment considered evidence and testimony concerning the proposed variance at said public hearing;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
ADJUSTMENT OF THE CITY OF LITTLETON, COLORADO, THAT:**

Section 1. The board of adjustment finds that the requested variance included in Exhibit __, attached hereto, satisfies all of the criteria as specified in section 10-11-1(B) of the city code.

Section 2. The board of adjustment does hereby approve the proposed variance included in Exhibit __, attached hereto, for property located at 5521 S. Nevada St.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Board of Adjustment of the City of Littleton, Colorado, on the 20th day of June 2019, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the following vote:

ATTEST:

Colleen L. Norton
DEPUTY CITY CLERK

Mike Madrid
CHAIR

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF LITTLETON, COLORADO

BOA Resolution No. 08-2018

Series, 2019

Exhibit A

1) a variance to requirements for the maximum number of principal structures to allow two single-family detached principal structures on a single lot of record; 2) a variance to the rear yard setback requirement from 20 feet to eight feet; and 3) a variance to the south side yard setback requirement from ten feet to four feet.

CITY OF LITTLETON, COLORADO

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Exhibit B

1) a variance to the driveway requirement for an accessory detached garage from 20 feet to 10 feet.