

FTK: Variance

NARRATIVE QUESTIONNAIRE

VARIANCE

A. General Property Information:	
1. Property Address or Parcel Identification Number (PIN):	16764 E. 105th Ave Commerce City
2. Applicant's Name:	Troy + Kimberly Clark
3. Property Owner's Name:	Troy + Kimberly Clark
4. Current Zoning of the Subject Property:	Residential
5. Future Land Use Plan Designation:	Covered Patio

B. Background Information:		Yes	No	
1.	Is this request an amendment to an existing variance?		✓	If yes, what was the previous case number? Case # _____
2.	Is this application an attempt to correct a violation of some kind?		✓	If yes, please provide a copy of the violation.
3.	Do you anticipate having employees at this location?		✓	If yes, how many employees do you anticipate? _____ employees

The following pages contain specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible to help limit the number of questions and review cycles.

DO NOT ANSWER WITH A 'YES' OR 'NO' OR 'N/A' - BE SPECIFIC!

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C.	Specific Requests for Information
1.	What is your hardship? Describe in detail what makes your property or circumstance so unique that it is unfeasible for you to meet the applicable standard? (A hardship does not include: (1) it would increase the value of the property; (2) it would cost too much; or (3) the land could produce more profit, supply jobs, or increase the tax base.)

The total rear yard depth from the back of the house to the rear property line measures approximately 27 feet. Current zoning code requires a minimum rear setback of 20 feet leaving only 7 feet of usable area for development. The proposed covered patio, while standard in size, cannot fit within the allowable setback area without relief from the current zoning requirements.

The proposed patio size is reasonable for the lot and would not dominate the yard nor infringe upon neighboring properties privacy.

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2. Describe in detail how the hardship, stated in Question #1, is not been self-imposed.

The lot size and configuration are fixed and were not created by us. As a result, strict application of the zoning ordinance deprives us of reasonable use of covered outdoor space.

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3a. What uses are located adjacent to the subject property?

North: Street (Our House)

South: Neighbor

East: Street

West: Neighbors

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3b. Will the variance cause a real or perceived loss in surrounding property values?

No. It would increase property value. Our neighbors behind us told us they chose their house based on the superb appearance of our backyard.

3c. Will the variance substantially or permanently injure the legal use of any adjacent conforming property?

No.

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4. Will the requested variance alter the character of the neighborhood?

No.

5. Will the requested variance block solar access, create glare, or produce air pollution impacting the surrounding area?

No.

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6. Will the requested variance create or increase traffic and/or parking problems in the area?

No

7. Will the construction or operation for which the variance is needed create a police, fire, or building safety hazard?

No

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8. Why is the requested variance the minimum needed?

We would not have any usable space if built based on the existing variance setback requirements