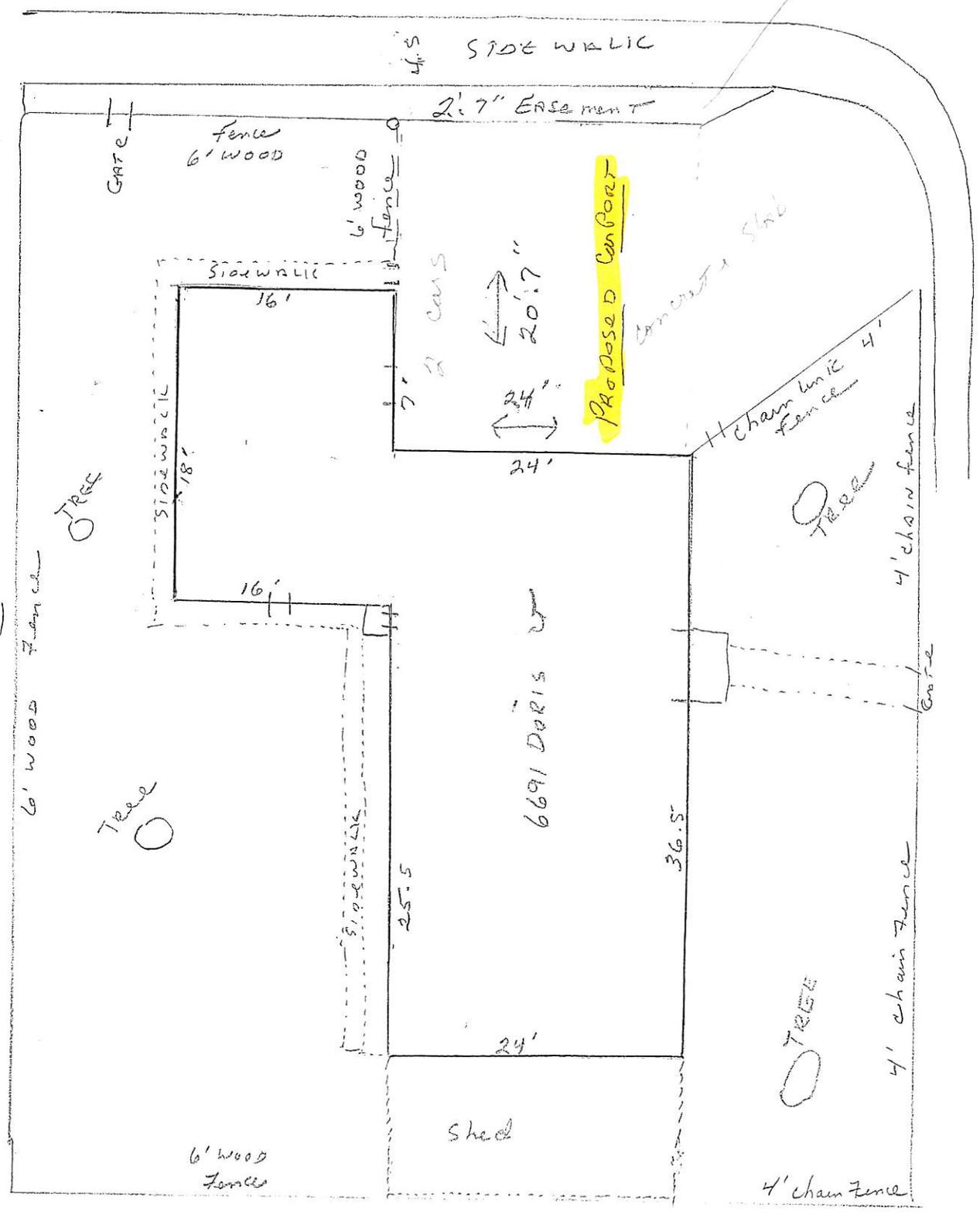


667 Ave
NORTH

SCAPE
PAVING
STONES

WEST
6' wood fence



DORIS CT

EAST

SOUTH

6681
DORIS CT

NARRATIVE QUESTIONNAIRE
VARIANCE

A. General Property Information:	
1. Property Address or Parcel Identification Number (PIN):	6691 Doris Ct, Commerce City
2. Applicant's Name:	Joan Heying
3. Property Owner's Name:	JOAN HEYING
4. Current Zoning of the Subject Property:	R-1 & R-2
5. Future Land Use Plan Designation:	R-1 & R-2

B. Background Information:		Yes	No	
1.	Is this request an amendment to an existing variance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what was the previous case number? Case # _____
2.	Is this application an attempt to correct a violation of some kind?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, please provide a copy of the violation.
3.	Do you anticipate having employees at this location?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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!

NARRATIVE QUESTIONNAIRE

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

This hardship is not self imposed for reason the property was developed in 1964 without a curport/garage after 1973 when it was purchased don't have the year the city required I believe approximately 4-5' for right of way for the existing sidewalk 4.5" feet wide.

NARRATIVE QUESTIONNAIRE

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

North: RESIDENTIAL

South: RESIDENTIAL

East: RESIDENTIAL

West: RESIDENTIAL

NARRATIVE QUESTIONNAIRE

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

This should not cause loss of surrounding property because there are other properties with garages.

6681 DORIS CT, 6690 DORIS CT, 6600 DORIS CT
6680 DORIS CT 6561 DORIS CT, 6601 NIAGARA ST.

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

my property is on the corner and it doesn't interfere with any of the properties around me (driveways) on my street.

NARRATIVE QUESTIONNAIRE

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

IT shouldn't ALTER the character of the neighborhood. in fact it should blend in well with other properties I listed above who have garages

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

This Request will not impact the surrounding area. The property is on the corner and the roof of the carport is on the north side of the house to the street. The structure will not be as high as the peak of the house and made of the same materials of the house.

NARRATIVE QUESTIONNAIRE

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

The Request will not create an increase in traffic or parking problems because the vehicles would be sitting at the top of the driveway as they are now but under the carport.

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

This shouldn't create a hazard for anyone, it is off the street and I believe there is plenty of room for the construction to be safe.

NARRATIVE QUESTIONNAIRE

8. Why is the requested variance the minimum needed?

The minimum needed for this variance is the airport
since there wasn't one constructed in 1964 when the
land/property was developed originally.