



**EDGEWATER BOARD OF ADJUSTMENT & APPEALS**

Held at 1800 Harlan St.

Edgewater, CO 80214 AND Virtually

Through the GoTo Meeting App at:

<https://global.gotomeeting.com/join/598481245>

United States: +1 (571) 317-3122

Access Code: 598-481-245

December 4, 2024

6:00 p.m.

**\*\*Requests for ADA accommodations (including American Sign Language interpretation or CART) can be made by emailing [cityclerk@edgewaterco.com](mailto:cityclerk@edgewaterco.com)\*\***

**Public Comment:** The public is invited to be heard during the Public Comment portion of the meeting. During Public Comments you may address any topic or issue with the Board. The Board may not respond to your comments opting to take your comments and suggestions under advisement. Your questions will be directed to the appropriate person or department for follow-up.

**3 or more City Council or Board Members may attend this meeting.**

**Item 1. Call to Order**

**Item 2. Roll Call**

**Item 3. Pledge of Allegiance**

**Item 4. Approval of Agenda**

**Item 5. Public Comment (Non-Agenda Items)**

**Item 6. Consent Agenda**

1. Minutes – September 18, 2024

**Item 7. General Business**

a. Resolution 2024-03 (PUBLIC HEARING)

A RESOLUTION APPROVING AN APPLICATION FOR VARIANCES FROM CODE SECTIONS 16-5-50, 16-5-70, 16-3-130, AND 16-22-130 TO ALLOW A NEW SINGLE-FAMILY DWELLING ON A NONCONFORMING LOT AT 2568 EATON STREET TO ENCROACH INTO THE SIDE YARD SETBACK BY 2 FEET ON BOTH SIDE YARDS; TO EXCEED LOT COVERAGE BY 280 SQUARE FEET; TO ENCROACH INTO THE SIDE YARD BULK PLANE BY 860 CUBIC FEET; AND TO ALLOW A REAR PARKING SPACE TO ENCROACH INTO BOTH SIDE SETBACKS BY 3.5 FEET.

**Item 8. Public Comment**

**Item 9. Board Member Comments**

**Item 10. Upcoming Agenda Items; Staff Comments**

**Item 11. Adjournment**



**EDGEWATER BOARD OF ADJUSTMENT & APPEALS**  
**September 18, 2024**  
**5:00 p.m.**

**Item 1. Call to Order**

Chair David Fleck called the meeting to order at 5:13 p.m.

**Item 2. Roll Call**

Deputy City Clerk Sofia Mitchell called the roll.

**Present:** Board Member Madeline Burnham, Board Member Martin Thompson, Chair David Fleck.

**Also Present:** Deputy City Manager and Community Development Director Jocelyn Mills.

**Item 3. Pledge of Allegiance**

**Item 4. Approval of Agenda**

Board Member Thompson made a motion to approve the Agenda as presented. Seconded and passed unanimously.

**Item 5. Public Comment (Non-Agenda Items)**

None.

**Item 6. Consent Agenda**

1. Minutes – May 15, 2024

Board Member Burnham made a motion to approve the Consent Agenda as presented. Seconded and passed Unanimously.

**Item 7. General Business**

1. Board Vacancy Interviews
  - a. Larry Welshon
  - b. Colin Desmond

Both Applicants appeared in-person and were interviewed by the Board Members.

Board Member Thompson made a motion to present their interview notes and recommendations to the Mayor for approval. Seconded and passed unanimously.

## 2. Rules of Procedure Updates

Board Member Thompson made a motion to approve the Board of Adjustment and Appeals Rules of Procedure as amended and present the finalized version to the Mayor for approval.

Board Member Thompson withdrew the motion which was accepted by Chair Fleck.

Board Member Thompson made a motion to approve the Board of Adjustment and Appeals Rules of Procedure with an amendment made by Deputy City Manager and Community Development Director Mills that all references to the Commission change to the Board, and forward to City Council for final approval.

### **Item 8. Public Comment**

None.

### **Item 9. Board Member Comments**

Board Member Thompson – None.  
Board Member Burnham – None.  
Chair Fleck – Appreciates the applicants.

### **Item 10. Upcoming Agenda Items; Staff Comments**

Deputy City Manager and Community Development Director Mills – The Rules of Procedure changes will likely be presented to City Council on October 1<sup>st</sup>.

### **Item 11. Adjournment**

Chair Fleck Adjourned the meeting at 5:48 p.m.

EDGEWATER BOARD OF ADJUSTMENT

RESOLUTION NO. 2024 -

A RESOLUTION APPROVING AN APPLICATION FOR VARIANCES FROM CODE SECTIONS 16-5-50, 16-5-70, 16-3-130, AND 16-22-130 TO ALLOW A NEW SINGLE-FAMILY DWELLING ON A NONCONFORMING LOT AT 2568 EATON STREET TO ENCROACH INTO THE SIDE YARD SETBACK BY 2 FEET ON BOTH SIDE YARDS; TO EXCEED LOT COVERAGE BY 280 SQUARE FEET; TO ENCROACH INTO THE SIDE YARD BULK PLANE BY 860 CUBIC FEET; AND TO ALLOW A REAR PARKING SPACE TO ENCROACH INTO BOTH SIDE SETBACKS BY 3.5 FEET.

WHEREAS, the Edgewater Board of Adjustment (the "Board") has received an application for a variance and related documents (collectively, the "Application") from the owners (collectively, the "Applicant") of that property located at 2568 Eaton Street, Edgewater, Colorado (the "Property");

WHEREAS, the Property is located in the Residential 1 (R-1) zone district;

WHEREAS, pursuant to Edgewater Municipal Code ("Code") Section 16-5-50, the required side yard setback is 5 feet in the R-1 Zone District;

WHEREAS, pursuant to Code Section 16-5-70, the required maximum lot coverage is 35% in the R-1 Zone District;

WHEREAS, pursuant to Code 16-3-130, the required bulk plane only allows eaves, dormers, chimneys and rooftop solar systems to encroach into it;

WHEREAS, pursuant to Code Section 16-22-80, a parking space must be 5 feet from each side yard lot line in the R-1 Zone District;

WHEREAS, the Application seeks approval to violate the aforementioned Code sections to encroach into the side yard setbacks by 2 feet on both side yards; to exceed lot coverage by 280 square feet; to encroach into the side yard bulk plane by 860 cubic feet; and, to allow a rear parking space to encroach into both side setbacks by 3.5 feet;

WHEREAS, after due and proper notice, the Board conducted a public hearing on the Application on December 4, 2024, at which time the Applicant and all other interested parties were given the opportunity to be heard and to present evidence, as reflected in the record of those proceedings;

WHEREAS, Code Section 16-24-60(b) sets forth variance approval criteria; and

WHEREAS, based upon all of the testimony and evidence received at the December 4, 2024, public hearing, the Board finds that the Application meets each of the variance approval criteria set forth in Code Section 16-24-60(b), as further set forth below.

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

**Section 1. Findings:** The Application filed by Keith Cross as the owner of 2568 Eaton St. for variances from the side yard setbacks, lot coverage, bulk plane, and parking space setback standards of Code Sections 16-5-50, 16-5-70, 16-3-130, and 16-22-130, respectively, to accommodate a new two-story single-family home on an existing nonconforming lot, meets the variance approval criteria of Code Section 16-24-60(b), as follows:

- (1) The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;

**Finding:** The Property's lot size is half the size of the majority of residential lots in the R-1 Zone District. Further, the Property's small lot size is not physically similar to adjacent residential properties. It is therefore physically different than nearby properties in the same district.

- (2) The extraordinary or exceptional physical condition of the property will not allow reasonable use of the property in its current zone in the absence of relief;

**Finding:** Reasonable use of property within the R-1 zone district is, principally, a reasonably sized single-family home. Given the extraordinarily small size of the lot, to construct a new home with a detached garage, to meet the needs of families in today's age, would be difficult given the physical conditions of the small 25 foot wide setbacks, the bulk plane makes it difficult to allow a second story to a home without relief, the small lot size is difficult to meet the 35% required lot coverage, and it is hard to fit a parallel parking space at the rear of the Property without encroaching into the side setbacks.

- (3) The granting of the variance will not have an adverse impact on the surrounding properties, the neighborhood or the community as a whole;

**Finding:** Granting this variance request will not have an adverse impact on the surrounding properties, the neighborhood, or the community as a whole. The adjacent properties, to the North and South, are set back more than 5 feet from the property lines and will not be adversely impacted by the proposed variance.

- (4) The granting of the variance will not be detrimental to public health, safety and welfare or injurious to surrounding property values and neighborhood character;

**Finding:** Granting this variance request will not be detrimental to public health, safety and welfare or injurious to surrounding property values and neighborhood character because they would allow the construction of a new home, built up to current Codes, and the addition of another decent-sized 3 bedroom home for a

family in the City. The proposed site plan includes front and back porches, a feature the Applicant knows is important to Edgewater.

- (5) The granting of the variance shall not be substantially inconsistent with any plans adopted by the City;

**Finding:** Granting the variance will not be substantially inconsistent with any plans adopted by the City. Generally speaking, City plans (such as the Comprehensive Plan) want to promote the construction and use of single-family homes in the R-1 zone district.

- (6) The granting of the variance shall not materially weaken the general purpose of this Chapter or any other zoning regulations of the City.

**Finding:** Granting of this variance will not materially weaken the general purpose of this Chapter or any other zoning regulations of the City because, as described above, the Code favors the single-family use in the R-1 zone district. Additionally, the granting of the variance would be based on unique circumstances as described herein.

- (7) The variance, if granted, shall only be to the extent necessary to afford a reasonable use of the property;

**Finding:** The variance request is only to the extent necessary to afford reasonable use of the Property. As described in the Application and Staff Report, the Property is extraordinarily small. Granting of the variance would allow a two-story single-family dwelling to be constructed, and the Board finds that such a use is reasonable and should be accommodated, if possible.

- (8) The unique conditions of the property under which the variance is sought were not created by the owner of the property or his or her agent.

**Finding:** The Applicant is not responsible for the unique conditions of the Property and the lot was not created by the owner of the Property or their agent.

**Section 2. Decision:** Based on the findings set forth in Section 1 above, the Board hereby APPROVES the Application.

**Section 3. Expiration.** Pursuant to Code Section 16-24-60(e), the variances approved hereby shall expire within two (2) years from the date hereof if action has not been taken within said time. In this context, "action" means obtaining a building permit or other applicable City permit/license pursuant to the granting of the variance, or if a permit or license is not required, the right that is granted pursuant to the variance is put to use. This time may be extended with the approval of the Board upon a showing of good cause.

DONE and ORDERED by a vote of # to # on December 4, 2024.

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David Fleck, Chair

ATTEST:

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Sofia Mitchell, Clerk to the Board



EDGEWATER BOARD OF ADJUSTMENT

RESOLUTION NO. 2024 -

A RESOLUTION DENYING AN APPLICATION FOR VARIANCES FROM CODE SECTIONS 16-5-50, 16-5-70, 16-3-130, AND 16-22-130 TO ALLOW A NEW SINGLE-FAMILY DWELLING ON A NONCONFORMING LOT AT 2568 EATON STREET TO ENCROACH INTO THE SIDE YARD SETBACK BY 2 FEET ON BOTH SIDE YARDS; TO EXCEED LOT COVERAGE BY 280 SQUARE FEET; TO ENCROACH INTO THE SIDE YARD BULK PLANE BY 860 CUBIC FEET; AND TO ALLOW A REAR PARKING SPACE TO ENCROACH INTO BOTH SIDE SETBACKS BY 3.5 FEET.

WHEREAS, the Edgewater Board of Adjustment (the "Board") has received an application for a variance and related documents (collectively, the "Application") from the owners (collectively, the "Applicant") of that property located at 2568 Eaton Street, Edgewater, Colorado (the "Property");

WHEREAS, the Property is located in the Residential 1 (R-1) zone district;

WHEREAS, pursuant to Edgewater Municipal Code ("Code") Section 16-5-50, the required side yard setback is 5 feet in the R-1 Zone District;

WHEREAS, pursuant to Code Section 16-5-70, the required maximum lot coverage is 35% in the R-1 Zone District;

WHEREAS, pursuant to Code Section 16-3-130, the required bulk plane only allows eaves, dormers, chimneys and solar panels to encroach into it;

WHEREAS, pursuant to Code Section 16-22-80, a parking space must be 5 feet from each side yard lot line in the R-1 Zone District;

WHEREAS, the Application seeks approval to violate the aforementioned Code sections to encroach into the side yard setbacks by 2 feet on both side yards; to exceed lot coverage by 280 square feet; to encroach into the side yard bulk plane by 860 cubic feet; and, to allow a rear parking space to encroach into both side setbacks by 3.5 feet;

WHEREAS, after due and proper notice, the Board conducted a public hearing on the Application on December 4, 2024, at which time the Applicant and all other interested parties were given the opportunity to be heard and to present evidence, as reflected in the record of those proceedings;

WHEREAS, Code Section 16-24-60(b) sets forth variance approval criteria; and

WHEREAS, based upon all of the testimony and evidence received at December 4, 2024, public hearing, the Board finds that the Application does not meet each of the variance approval criteria set forth in Code Section 16-24-60(b), as further set forth below.

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

**Section 1. Findings:** The Application filed by the Applicant for variances from the side yard setbacks, lot coverage, bulk plane, and parking space setback standards of Code Sections 16-5-50, 16-5-70, 16-3-130, and 16-22-130, respectively, to accommodate a two-story single-family home on an existing nonconforming lot, does not meet one or more of the variance approval criteria of Code Section 16-24-60(b), as follows:

- (1) The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;

**Finding:** Other properties within the R-1 district are similarly undersized. This criterion is not met.

- (2) The extraordinary or exceptional physical condition of the property will not allow reasonable use of the property in its current zone in the absence of relief;

**Finding:** Because the Property is not uniquely undersized, this criterion cannot be met. But even if the Property were uniquely undersized, reasonable use could still be fit upon the Property – for example, a much smaller single-family dwelling.

- (3) The granting of the variance will not have an adverse impact on the surrounding properties, the neighborhood or the community as a whole;

**Finding:** Granting of the variance could adversely impact surrounding properties by reducing neighboring properties' exposure to sunlight and air through the construction of structures taller than normal and closer to property lines than normal. This criterion is not met.

- (4) The granting of the variance will not be detrimental to public health, safety and welfare or injurious to surrounding property values and neighborhood character;

**Finding:** For the reason mentioned above, granting the variance may be detrimental to surrounding property values and neighborhood character. This criterion is not met.

- (5) The granting of the variance shall not be substantially inconsistent with any plans adopted by the City;

**Finding:** This criterion may be met.

- (6) The granting of the variance shall not materially weaken the general purpose of this Chapter or any other zoning regulations of the City.

**Finding:** The granting of four (4) variances on the same Property significantly

undermines the purpose of the zoning Chapter and the general rules that apply to all other properties. To allow such a multiple variance application on one property sends a negative message to surrounding properties and the City as a whole that the City zoning regulations are suggestions rather than requirements. This criterion is not met.

- (7) The variance, if granted, shall only be to the extent necessary to afford a reasonable use of the property;

**Finding:** As mentioned under # 2 above, reasonable use of the Property could be made without these variances. A smaller home could be constructed. This criterion is not met.

- (8) The unique conditions of the property under which the variance is sought were not created by the owner of the property or his or her agent.

**Finding:** This criterion is met.

**Section 2. Decision:** Based on the findings set forth in Section 1 above, the Board hereby DENIES the Application.

**Section 3. Denial.** Pursuant to Code Section 16-24-60(f), (f) when an application for a variance from the terms of this Chapter has been denied by the Board of Adjustment, no application for the same or substantially the same variance may be filed with the Board of Adjustment for a period of one (1) year after the date the Board of Adjustment's decision denying the previous variance application becomes final.

DONE and ORDERED by a vote of # to # on December 4, 2024.

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David Fleck, Chair

ATTEST:

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Sofia Mitchell, Clerk to the Board



## Board of Adjustment and Appeals (BOA)

### STAFF REPORT

Public Hearing Date: December 4, 2024, at 6:00 p.m.

To: David Fleck, Board of Adjustment and Appeals Chair and Members of the Board

From: Jocelyn Mills, Edgewater Community Development

Cc: Carmen Beery, City Attorney  
Sofial Mitchell, Deputy City Clerk

Owner/applicant: Keith Cross (the "Applicant")  
11305 W 38th Ave.  
Wheat Ridge, CO 80033

Subject: Variance Request

Zoning: Residential One Single Family (R-1)

Location: 2568 Eaton St. (the "Property")  
Edgewater, CO 80214

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#### **PUBLIC NOTICING:**

The public hearing request for approval of the Variance was publicly noticed in accordance with the public notification requirement outlined in the Edgewater Municipal Code (the "Code").

#### **REQUEST SUMMARY:**

The Applicant intends to construct a new two-story 2,400 square foot single-family home with a finished basement. The Property is considered existing non-conforming as it is approximately 25 feet wide by 123 feet long, which is half the

size and width of the minimum lot size currently required for Edgewater's R-1 zoned properties.

In order to build such home, variances are being sought to allow:

- The single-family house to encroach into both side setbacks;
- The second story of the single-family house to encroach into the bulk plane on both the North and South sides of the lot;
- Lot coverage to be exceeded by 280 square feet; and
- The surface parking space at the rear of the Property to encroach into both side setbacks.

The proposed detached garage appears to meet\* all applicable code requirements.

Note\*: If variances are granted, the next step would be to apply for an administrative Site Development Plan, and the proposed new single-family home and detached garage would be reviewed against all applicable Code regulations.

#### **APPLICABLE CODE SECTIONS REVIEW:**

##### **Sec. 16-5-30. - Area and minimum width of lot.**

*For every dwelling or other principal building erected or structurally altered, there shall be provided a minimum lot area of not less than six thousand (6,000) square feet. The minimum width for such lot area shall be fifty (50) feet for each dwelling or other principal building, except that the minimum width for a corner lot shall be seventy-five (75) feet.*

##### **Sec. 16-3-50. - Lot area or width less than required.**

*Where a lot, as shown on a subdivision plat which was of record in the office of the County Clerk and Recorder on or before June 1, 1963, has a smaller area or less width, or a smaller area and less width than the minimums required in this Chapter, the use of such lot or any building thereon, or the erection, conversion or structural alteration of a building or buildings thereon, shall be subject to the same requirements for a lot whose area and width conform to the minimums required in this Chapter.*

##### **Sec. 16-18-50. - Nonconforming lots of record.**

*Where an individual lot was held in separate ownership from adjoining properties or was platted and recorded at the time of passage of the ordinance codified herein and has less area or less width than required in other sections of this Chapter, such lot may be occupied according to the permitted uses provided for the district in which such lot is located.*

The Property is approximately 25 feet wide by 133 feet long for a total of 3,325 square feet in size. This lot has been in existence since prior to the adoption of

the current zoning Code (Chapter 16) and, as such, is considered lawful non-conforming. A new single-family home is a permitted use. The lot may be used “subject to the same requirements for a lot whose area and width conform to the minimums required.” Thus, even though the lot is quite small, the normal setbacks apply, prompting these variance requests.

**The following outlines the Code provisions along with each specific variance request.**

**Sec. 16-5-50. - Side yard.**

*The minimum width of side yards for any building shall be five (5) feet on each side.*

The Applicant is seeking relief from this regulation to allow 3-foot side setbacks on both the North and South sides of the Property for a proposed new single-family home, or said differently, for a single-family home to encroach by 2 feet into each side yard setback.

**Sec. 16-5-70. - Lot coverage.**

*Maximum lot coverage is thirty-five (35) percent.*

The Applicant is seeking relief from this requirement to increase the overall lot coverage for a proposed new single-family home and detached garage to 43 percent.

Or said differently: Thirty-five percent lot coverage on this 3,325 square foot lot equals 1,163 square feet. The proposal includes a 1,073 square foot footprint for the single-family home and a (24' x 15') detached garage with a footprint of 360 square feet for a total of 1,443 square feet or 280 square feet over the allowed 35% coverage.

Note: A proposed unenclosed front porch would not count towards lot coverage, and may encroach into the front setback by 8 feet as long as it is 40% of the building frontage.

**Sec. 16-3-130. - Bulk plane.**

*(e) Encroachments. The following building elements may encroach beyond the bulk plane as specified.*

*(1) Roof overhangs or eaves, provided that they do not extend more than thirty (30) inches horizontally beyond the bulk plane...*

*(3) Dormers, provided that:*

*a. The highest point of any dormer is at or below the height of the primary roof ridge.*

*b. The portion of any dormer that extends beyond the bulk plane has a*

- maximum width of twelve (12) feet including any roof overhang.*
- c. The dormer does not extend more than six (6) feet vertically beyond the bulk plane.*
- d. The combined width of all dormers does not exceed fifty percent (50%) of the length of the roof on which they are located.*
- e. The space between dormers is not less than six (6) feet.*
- f. The dormer is inset at least three (3) feet from the nearest building wall.*



When measuring the bulk plane, the City uses the following rules:

- 1. For all principal structures and structures located wholly or partially within the front or rear yards, the baseline elevation from which the starting height is measured shall be the level of the curb adjacent to the center point of the front lot line.*
- 2. For accessory structures located entirely within the back yard, the baseline elevation from which the starting height is measured shall be the center point of the rear property line. The bulk plane shall start at each property line and extend to the center of the property at a forty-five (45) degree angle.*

The Applicant is requesting relief from the required bulk plane regulations to allow approximately 836 cubic feet of the second story of a single-family home to be located within the bulk plane.

Notes: A proposed detached garage meets the bulk plane requirements.

**Sec. 16-3-160. - Off-street parking and loading requirements.**

*j. Parking space and aisle dimensions. Required parking space dimensions for a parallel space is 8 feet x 22 feet.*

The proposed new development includes a 10 foot by 22 foot parking space at the rear of the lot<sup>[CB1]</sup>.

**Sec. 16-22-80. - Location and construction standards for driveways and off-street parking areas.**

*A) Number and location of driveway accesses. A driveway access from the front or rear lot line may not be located less than five (5) feet from the nearest side lot line at any point of such access.*

The Applicant is requesting relief from the above regulation to allow a surface parking space to be parallel to the back rear of the property that will encroach into both South and North side setbacks by 3.5 feet, or said differently, to allow 1.5 side setbacks for a required parking space.

A proposed detached garage containing one parking space appears to meet Code requirements.

**VARIANCE REQUEST SUMMARY:**

<b>Sec. 16-5-50. - Side yard.</b>	<i>Seeking relief to for a proposed single-family home to encroach 2 feet into the North and South side setbacks.</i>
<b>Sec. 16-5-70. - Lot coverage.</b>	<i>Seeking relief for a proposed single-family home and detached garage to increase lot coverage by 280 square feet.</i>
<b>Sec. 16-3-130. - Bulk plane. (e) Encroachments.</b>	<i>Seeking relief for the second story of a proposed single-family home to encroach into the side bulk plane by 860 cubic feet.</i>
<b>Sec. 16-22-80. - Location and construction standards for driveways and off-street parking areas.</b>	<i>Seeking relief to allow a rear surface parallel parking space to encroach into the North and South side yard setbacks by 3.5 feet.</i>

**BOA REVIEW:**



**Eligibility:** Per Code Section 16-24-60(a), a Variance request from the requirements of Chapter 16 of the Code shall only be granted through the Variance process by the Board of Adjustment when the circumstances and conditions of a property are exceptional or extraordinary such that they do not apply to property generally within the City and such the denial of an application for relief from the requirements of Chapter 16 would result in an inability to reasonably utilize the property.

**Burden:** The burden of establishing that all criteria are met is upon the Applicant. Code Sec. 16-24-60(a).

**VARIANCE REVIEW CRITERIA:**

Pursuant to Code Section 16-24-60(b), the Board of Adjustment shall **not** approve a variance unless all of the following criteria (1-8), as outlined below, are met:

- 1. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district.**

**Applicant Response:** The Extraordinary and physical size of this lot do not generally exist in the nearby properties. The lot size now is 25 feet wide and 133 feet long. Most lots are at least double the width at 50 feet wide. This is one of the smallest Properties for the city. Max building height for the city is 28 Feet, with the bulk planes on this property the Max height could only be 24 Feet 6 inches. 3 Feet 6 inches shorter than the City allowed Max height.

- 2. The extraordinary or exceptional physical condition of the property will not allow reasonable use of the property in its current zone in the absence of relief.**

**Applicant Response:** The Physical condition of the property will not allow for reasonable use due to the small narrow nature of the property. The absence of the relief would have a structure that is too small and narrow that will not function as a home with newer regulations. With the granted relief it would allow a reasonable structure and follow newer regulations. 2 spaces to park for a garage or parking spaces are not capable in the 5 foot setbacks. The narrow size and the code standard for 2 parking spots are not able to both be met unless Variance is allowed.

- 3. The granting of the variance will not have an adverse impact on the surrounding properties, the neighborhood or the community as a whole.**

**Applicant Response:** Granting the variance will not have a negative impact on the surrounding properties as the new structure will be

3 feet from the property line instead of the 1.8 feet the current structure sits. The property building will also follow most requirements from the city and flow with the neighboring homes structures. It would help improve the community to upgrade the appeal of the structure and remove the dated home. This structure would follow many of the buildings in the neighborhood appearance.

- 4. The granting of the variance will not be detrimental to public health, safety and welfare or injurious to surrounding property values and neighborhood character.**

**Applicant Response:** Upgrading the structure will help with the safety and welfare of the neighborhood as the newer safety regulations will be included in the building of the structure. The surrounding property values were considered before drawing and were to flow with the surrounding properties. A decent sized 3 bedroom home for a family in Edgewater. Front and back porches to enjoy the outside.

- 5. The granting of the variance shall not be substantially inconsistent with any plans adopted by the City.**

**Applicant Response:** The new plans have tried to follow every other adopted plans from the city. The garage setbacks will allow a 1 car garage and not a 2-car garage. Also encouraged to have a front porch to keep with Edgewater character.

Note: The proposed detached garage will meet the required 5-foot setbacks for both the North and South side yards.

- 6. The granting of the variance shall not materially weaken the general purpose of this Chapter or any other zoning regulations of the City.**

**Applicant Response:** The new structure will keep with the general purpose of Chapter 16 as much as possible. The acceptance of this variance will still allow room from the property lines and Bulk Planes. Both the North and South Properties have large amounts of space from their structures to the property lines. This will allow extra room with the acceptance of the variance.

- 7. The variance, if granted, shall only be to the extent necessary to afford a reasonable use of the property.**

**Applicant Response:** The variations asked for will allow the property to be used in a reasonable manner. The space inside the home will be able to be used as intended and follow regulations. This will allow the property to be used as a reasonable single-family home.

**8. The unique conditions of the property under which the variance is sought were not created by the owner of the property or his or her agent.**

**Applicant Response:** The unique size of this property was created far before the current owner and has been this way for many years. Most of the property sizes in the neighborhood are at least double the size in width. This property size has been this way as far back as the records go for the city.

As mentioned previously in this staff report, per Section 16-24-60(b), the BOA shall not approve a variance unless all of the criteria (1-8), are met.

**BOARD OF ADJUSTMENT ACTION:**

After the conclusion of the public hearing, the Board of Adjustment may: (1) Approve the Variance application if you find that it meets all the criteria listed above; (2) Approve the Variance application with conditions if necessary to alleviate or mitigate the potential adverse impacts of the variance – conditions must relate to the Property and may relate to specific person(s) who are directly associated with the use contemplated by the application; or (3) Deny the application if you find that it does not meet the standards listed above; or (4) continue the matter. If you continue the matter because you wish to receive additional information (evidence), the hearing should not be closed – instead, it must be continued.

The Board of Adjustment’s decision must be rendered by adoption of a Resolution. Staff has provided resolutions for approval and denial. It is up to the Board of Adjustment for final decision-making.

**ATTACHMENTS:**

- A. Resolutions
- B. Letter of Intent and Associated Plans

# Letter for Variance Request

To whom it Concerns:

The Property in question is 2568 Eaton St. Edgewater 80214. This Property was built in 1919 and is 693 sqft. I am asking for a 3-foot set back from the North and South property lines. In addition, I am asking to encroach on the bulk plane for the second floor at the very top of the wall that is attached to the roofing. I am asking for these variances to allow for a 2-story home. With the unique narrow size of the property allowing these variances will allow a 2-story updated home. Without these variances a second floor will not be possible and will limit the bedrooms allowed in the home. Both properties North and South have adequate space from the property lines that it would not affect access and light. Both properties are at least a 50-foot wide as this property is only 25 foot wide. There will be a garage at the back where the alley is located. The garage will follow the 5-foot rule and will be an oversized 1 car garage and not a 2-car garage. Below is the bullet point answers from the checklist guide application.

- The Extraordinary and physical size of this lot doesn't generally exist in the nearby properties. The lot size now is 25 feet wide and 133 feet long. Most lots are at least double the width at 50 feet wide. This is one of the smallest Properties for the city.
- The Physical condition of the property will not allow for reasonable use due to the small narrow nature of the property. The absence of the relief would have a structure that is too small and narrow that will not function as a home with newer regulations. With the granted relief it would allow a reasonable structure and follow newer regulations.
- Granting the variance will not have a negative impact on the surrounding properties as the new structure will be 3 feet from the property line instead of the 1.8 feet the current structure sits. It would help improve the community to upgrade the appeal of the structure. This structure would follow many of the buildings in the neighborhood appearance.
- Upgrading the structure will help with the safety and welfare of the neighborhood as the newer safety regulations will be included in the building of the structure. The surrounding property values were considered before drawing and were to flow with the surrounding properties.
- The new plans have followed every other adopted plans from the city. The garage setbacks will follow all the requirements of setbacks and will be a 1 car garage and not a 2-car garage. Also encouraged to have a front porch to keep with Edgewater character.

- The new structure will keep with the general purpose of Chapter 16 as much as possible. The acceptance of this variance will still allow room from the property lines and Bulk Planes. Both the North and South Properties have large amounts of space from their structures to the property lines. This will allow extra room with the acceptance of the variance.
- The variation asked will allow the property to be used in a reasonable manner. The space inside the home will be able to be used as intended and follow regulations. This will allow the property to be used as a reasonable single-family home.
- The unique size of this property was created far before the current owner and has been this way for many years. Most of the property sizes in the neighborhood are at least double the size in width. This property size has been this way as far back as the records go for the city.

Thank you for your time and effort with this project. From Keith Cross

# CROSS RESIDENCE



## DRAWING INDEX

- A0.1 DRAWING INDEX / GENERAL NOTES / DESIGN CRITERIA / VICINITY PLAN
- A0.2 SITE PLAN
- A1.0 CONSTRUCTION PLANS
- A1.1 ROOF PLANS
- A2.0 ELEVATIONS
- A3.0 SECTIONS
- E1.0 ELECTRICAL AND LIGHTING PLANS

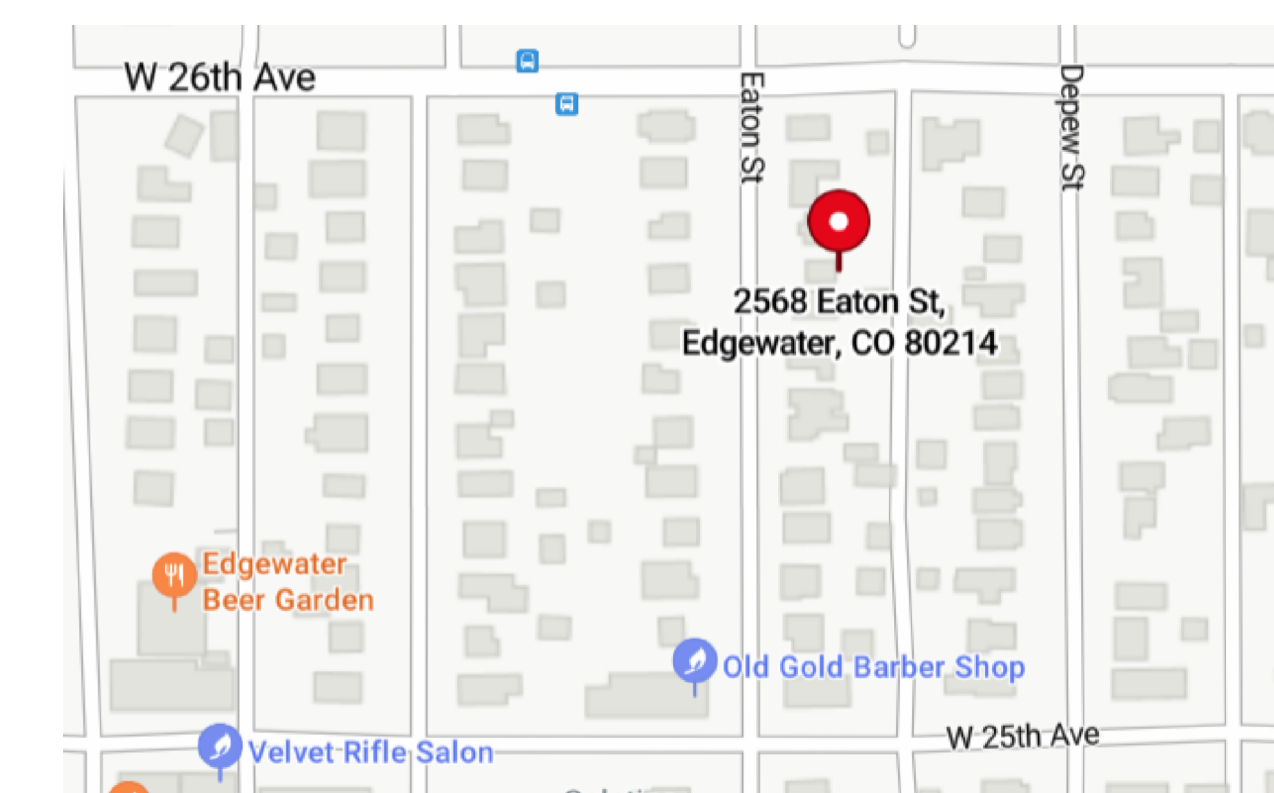
## DESIGN CRITERIA

INTERNATIONAL RESIDENTIAL CODE (IRC) – 2021  
INTERNATIONAL BUILDING CODE (IBC) – 2021  
INTERNATIONAL MECHANICAL CODE (IMC) – 2021  
INTERNATIONAL PLUMBING CODE (IPC) – 2021  
INTERNATIONAL FIRE CODE – 2021  
INTERNATIONAL ENERGY CONSERVATION CODE – 2021  
NATIONAL ELECTRICAL CODE (NEC) – 2020

## GENERAL NOTES

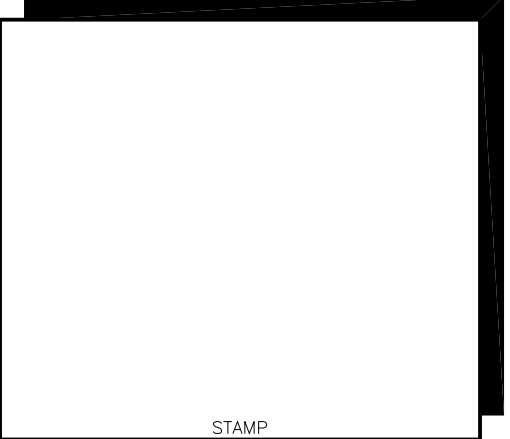
- 1) DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS – DO NOT SCALE. ALL DIMENSIONS GIVEN TO FACE OF STUD.
- 2) ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. SECURE ALL PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
- 3) CONTRACTOR MUST EXAMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS BOTH ON THE PLAN AND IN THE FIELD, AND BE RESPONSIBLE FOR ANY ADJUSTMENTS AND/OR CORRECTIONS.
- 4) OWNER TO PROVIDE: SOIL TEST  
MECHANICAL PLANS  
EXACT SPECIFICATIONS  
COLOR SELECTIONS  
LANDSCAPE PLANS  
FIELD SUPERVISION
- 5) CONTRACTOR MUST VERIFY EXISTING SOIL CONDITIONS AND MUST NOTIFY THE OWNER OF ANY DISCREPANCIES OF THE SOILS REPORT. PROVIDE CONTROL JOINTS AT ALL SLAB CONDITIONS.
- 6) PROVIDE TEMPERED GLASS AT SLIDING DOORS AND AREAS SUBJECT TO HUMAN IMPACT MUST BE PER LOCAL CODE. SAFETY GLAZING IS REQUIRED IN WINDOWS WITHIN A 24" ARC OF A DOOR AND LESS THAN 60" ABOVE THE FLOOR WITHIN 3' OF STAIRS AND LANDINGS WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR (5' IN ANY DIRECTION FROM THE BOTTOM TREAD) AND ADJACENT TO BATHTUBS OR SHOWERS WHEN LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE. (SEE SEC. R308.4 FOR FURTHER INFORMATION)
- 7) ALL EXTERIOR DOORS AND DOORS LEADING TO UNHEATED AREAS ABOVE GRADE MUST BE WEATHER STRIPPED.
- 8) INSULATION PER SEC. N1102  
MIN. R=20+5 IN ALL EXTERIOR WALLS  
MIN. R=60 IN ALL ROOF AREAS  
MIN. R=30 IN ALL JOIST SPACES  
MIN. R=19 IN ALL BASEMENT WALLS  
MIN. R=19 IN ALL CRAWLSPACE AREAS
- 9) PROVIDE COMBUSTION AIR TO FURNACE AND WATER HEATER PER LOCAL BUILDING CODE.
- 10) EXTERIOR OPENINGS EXPOSED TO WEATHER (ie CONCRETE SLAB) MUST BE FLASHED TO PREVENT WATER PENETRATING THE FOUNDATION.
- 11) PROVIDE ROOF VENTILATION AS REQUIRED PER SECTION R806.
- 12) PROVIDE 5/8" TYPE-X GYP. BOARD UNDER STAIRS IF SPACE IS ENCLOSED.
- 13) INSTALL GUTTERS AT ALL HORIZONTAL FASCIAS PER CODE. DOWNSPOUTS TO HAVE 5' ADJUSTABLE EXTENDERS TYP. ALL EXPOSED METAL MUST BE PAINTED TO MATCH COLOR OF SURFACE.
- 14) ALL TUB AND SHOWER ENCLOSURES MUST BE FINISHED WITH NON-ABSORBENT SURFACES AND FIXTURES PENETRATIONS TO BE SEALED.
- 15) SHOWERS AND TUB/SHOWER COMBINATIONS MUST BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS ARE REQUIRED AND MUST BE ADJUSTED PER THE MFG'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES PER SEC. P2713.
- 16) EVERY SLEEPING ROOM MUST HAVE ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EXIT OR RESCUE. WHERE SUCH WINDOWS ARE PROVIDED, THEY MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR AND THE OPENING MUST PROVIDE A MINIMUM CLEAR WIDTH OF 20", A MINIMUM CLEAR HEIGHT OF 24", AND CLEAR OPENING OF 5.7 SQ.FT. PER SECTION R310.
- 17) MAXIMUM BASEMENT SILL HEIGHT MUST BE 44" ABOVE FLOOR, AND MAX. WELL DEPTH MUST BE 44" BELOW GRADE. EGRESS WINDOWS FROM THE BASEMENT MUST BE PROVIDED WITH AN EGRESS WINDOW WELL IF THE WINDOW HEIGHT IS BELOW THE ADJOINING FINISHED GRADE. THE WINDOW WELL MUST HAVE A MIN. CLEAR AREA OF 9 SQ.FT. AND A MIN. HORIZONTAL PROJECTION AND WIDTH OF 36". IF THE WINDOW WELL IS GREATER THEN 44" DEEP, IT MUST BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION OR ENCRoACHED MORE 6" INTO THE CLEAR AREA, PER SECTION R310.
- 18) PROVIDE 4" DIA. MOISTURE EXHAUST DUCT FOR CLOTHES DRYER. LENGTH MUST NOT EXCEED 35'. SEE SECTION M1502.
- 19) PROVIDE ACCESS PANEL TO WHIRLPOOL TUB PER SEC. P2720.1.
- 20) ALL BASEMENT DAMP-PROOFING TO BE PER SECTION R406 AND SPRAYED ON BASEMENT AND CRAWLSPACE EXTERIOR SURFACES.
- 21) BATHROOMS AND WATER CLOSET AREAS MUST BE VENTILATED PER SECTION M1505.
- 22) FIREPLACES MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. ONLY FIREPLACE AND CHIMNEY COMPONENTS LISTED BY A NATIONALLY RECOGNIZED TESTING AGENCY ARE ACCEPTABLE.
- 23) FUEL OR GAS FIRED EQUIPMENT (FURNACE, WATER HEATER, ETC.) MUST BE PROVIDED WITH ADEQUATE OUTSIDE COMBUSTION AIR. THE MIN. SIZE AND NUMBER OF THE DUCTS IS DETERMINED BY THE COMBINED BTU RATINGS OF THE EQUIPMENT SERVED. SEE CHAPTER 17, IRC FOR FURTHER INFORMATION.

## VICINITY PLAN

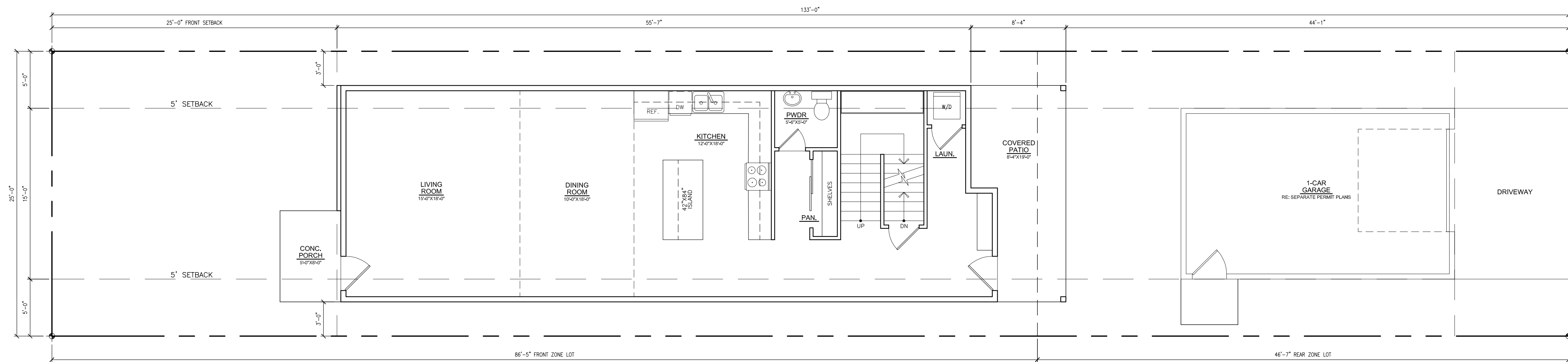


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Sheet No.	of
<b>A0.1</b>	



**CROSS RESIDENCE**  
2568 EATON STREET  
EDGEWATER, CO 80214



**1**  
**A0.2** **SITE PLAN**  
SCALE: 3/16" = 1'-0"  
 NORTH

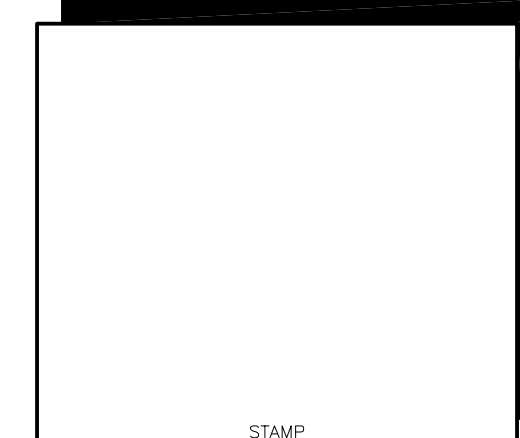
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Sheet Title SITE PLAN

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CONSULTANT

**CROSS RESIDENCE**  
2568 EATON STREET  
EDGEWATER, CO 80214

OCT. 7, 2024  
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CONSTRUCTION PLANS

Sheet No. of  
**A1.0**

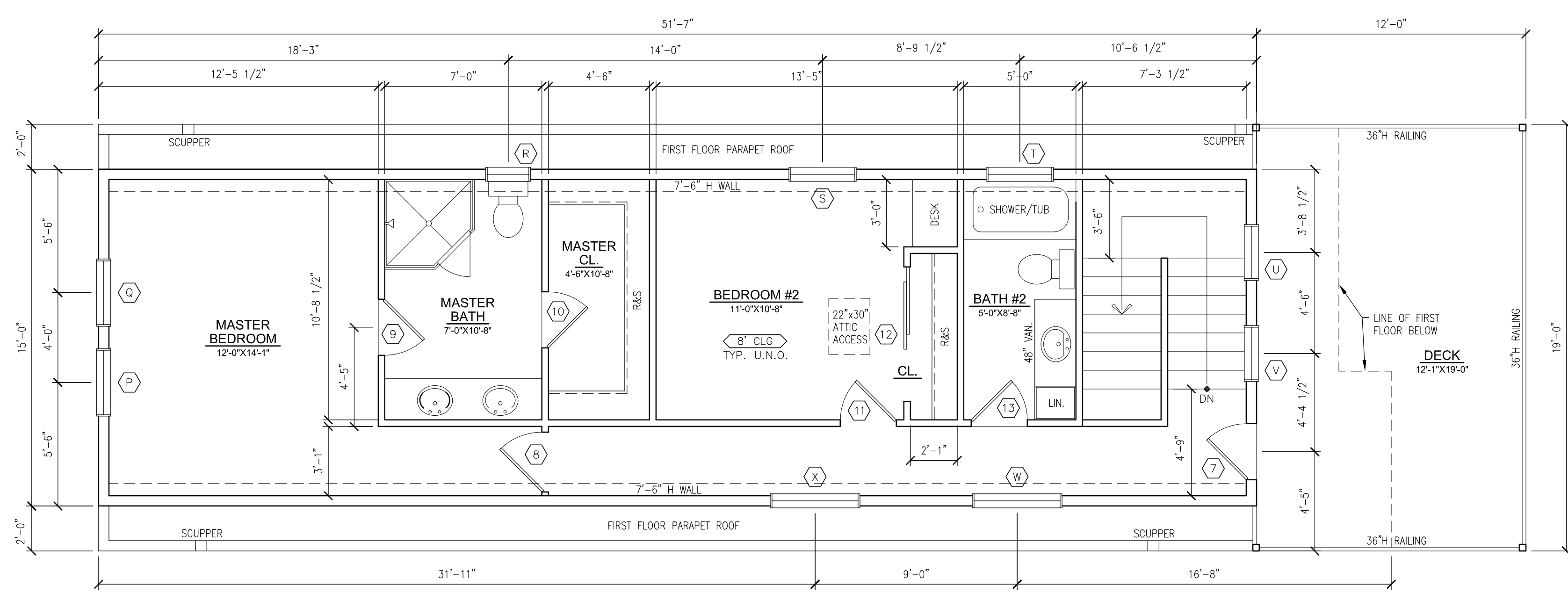
**DOOR SCHEDULE**

ID	SIZE	TYPE	S/D	HAND	MATERIAL	HARDWARE	NOTES
1	36"W X 80"H	ENTRY	SINGLE	RH	STEEL	KEYED ENTRY	
2	72"W X 80"H	2-PANEL BIPASS	DOUBLE		COMPOSITE	PASSAGE	
3	28"W X 80"H	2-PANEL	SINGLE	LH	COMPOSITE	PRIVACY	
4	32"W X 80"H	2-PANEL	SINGLE	LH	COMPOSITE	PASSAGE	
5	32"W X 80"H	2-PANEL	SINGLE	LH	COMPOSITE	PASSAGE	
6	36"W X 80"H	FULL LITE	SINGLE	LH	STEEL	KEYED ENTRY	TEMPERED
7	30"W X 80"H	FULL LITE	SINGLE	LH	FIBERGLASS	PRIVACY	TEMPERED
8	32"W X 80"H	2-PANEL	SINGLE	LH	COMPOSITE	PRIVACY	
9	30"W X 80"H	2-PANEL	SINGLE	LH	COMPOSITE	PRIVACY	
10	30"W X 80"H	2-PANEL	SINGLE	RH	COMPOSITE	PASSAGE	
11	30"W X 80"H	2-PANEL	SINGLE	RH	COMPOSITE	PRIVACY	
12	72"W X 80"H	2-PANEL BIPASS	DOUBLE		COMPOSITE	PASSAGE	
13	30"W X 80"H	2-PANEL	SINGLE	LH	COMPOSITE	PRIVACY	
14	32"W X 80"H	2-PANEL	SINGLE	RH	COMPOSITE	PASSAGE	
15	32"W X 80"H	2-PANEL	SINGLE	LH	COMPOSITE	PASSAGE	
16	30"W X 80"H	2-PANEL	SINGLE	LH	COMPOSITE	PRIVACY	
17	72"W X 80"H	2-PANEL BIPASS	DOUBLE		COMPOSITE	PASSAGE	
18	30"W X 80"H	2-PANEL	SINGLE	RH	COMPOSITE	PRIVACY	
19	24"W X 80"H	2-PANEL	SINGLE	LH	COMPOSITE	PASSAGE	

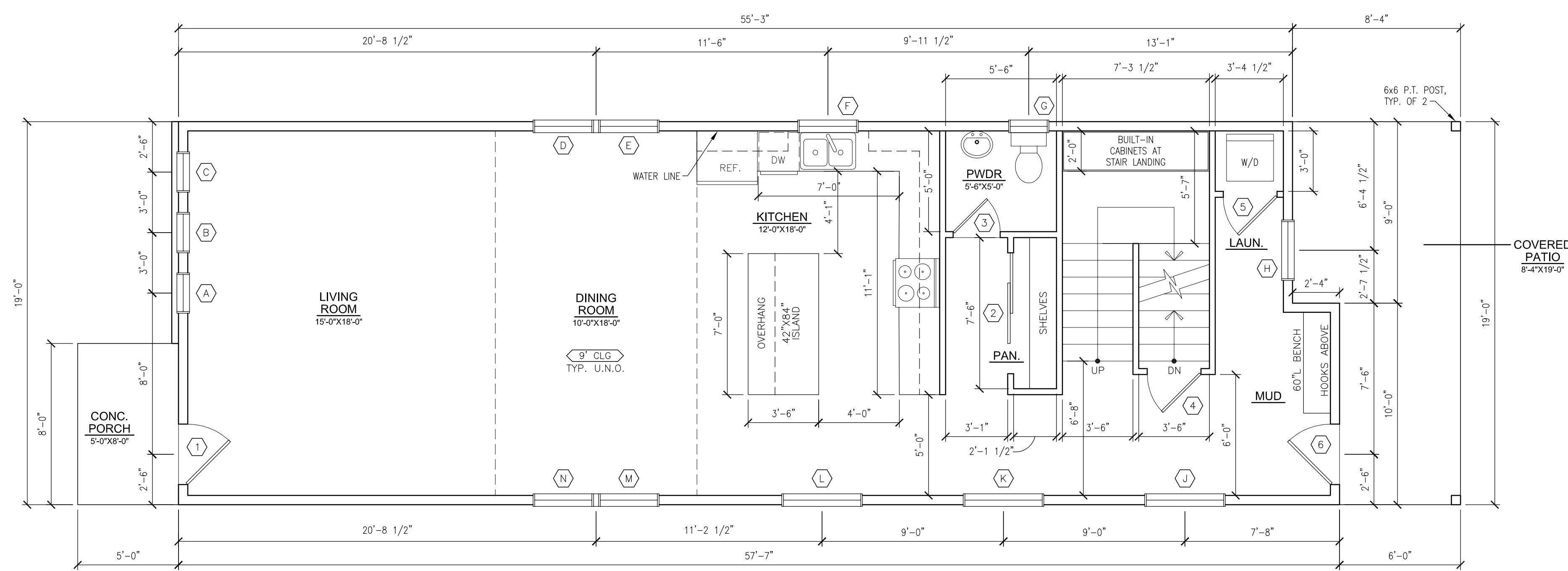
**WINDOW SCHEDULE**

ID	SIZE	TYPE	HDR HT.	SILL HT.	NOTES
A	24"W X 48"H	FIXED	90"	42"	TEMPERED / MULLED
	24"W X 18"H	AWNING	39"	21"	
B	24"W X 48"H	FIXED	90"	42"	TEMPERED / MULLED
	24"W X 18"H	AWNING	39"	21"	
C	24"W X 48"H	FIXED	90"	42"	TEMPERED / MULLED
	24"W X 18"H	AWNING	39"	21"	
D	36"W X 60"H	SINGLE HUNG	90"	30"	MULLED
E	36"W X 60"H	SINGLE HUNG	90"	30"	
F	36"W X 48"H	SINGLE HUNG	90"	42"	
G	24"W X 48"H	SINGLE HUNG	90"	42"	OBSURE
H	36"W X 48"H	SINGLE HUNG	90"	42"	
J	48"W X 60"H	SINGLE HUNG	90"	30"	
K	48"W X 60"H	SINGLE HUNG	90"	30"	
L	48"W X 60"H	SINGLE HUNG	90"	30"	
M	36"W X 60"H	SINGLE HUNG	90"	30"	MULLED
N	36"W X 60"H	SINGLE HUNG	90"	30"	
P	30"W X 60"H	CASEMENT	84"	24"	
Q	30"W X 60"H	CASEMENT	84"	24"	
R	24"W X 48"H	SINGLE HUNG	78"	30"	OBSURE
S	36"W X 60"H	SINGLE HUNG	78"	18"	
T	36"W X 18"H	FIXED	78"	60"	TEMPERED
U	24"W X 24"H	FIXED	80"	56"	
V	24"W X 24"H	FIXED	80"	56"	
W	48"W X 48"H	SINGLE HUNG	78"	30"	
X	48"W X 48"H	SINGLE HUNG	78"	30"	
Y	48"W X 48"H	SLIDER	84"	36"	EGRESS W/ WINDOW WELL AND LADDER

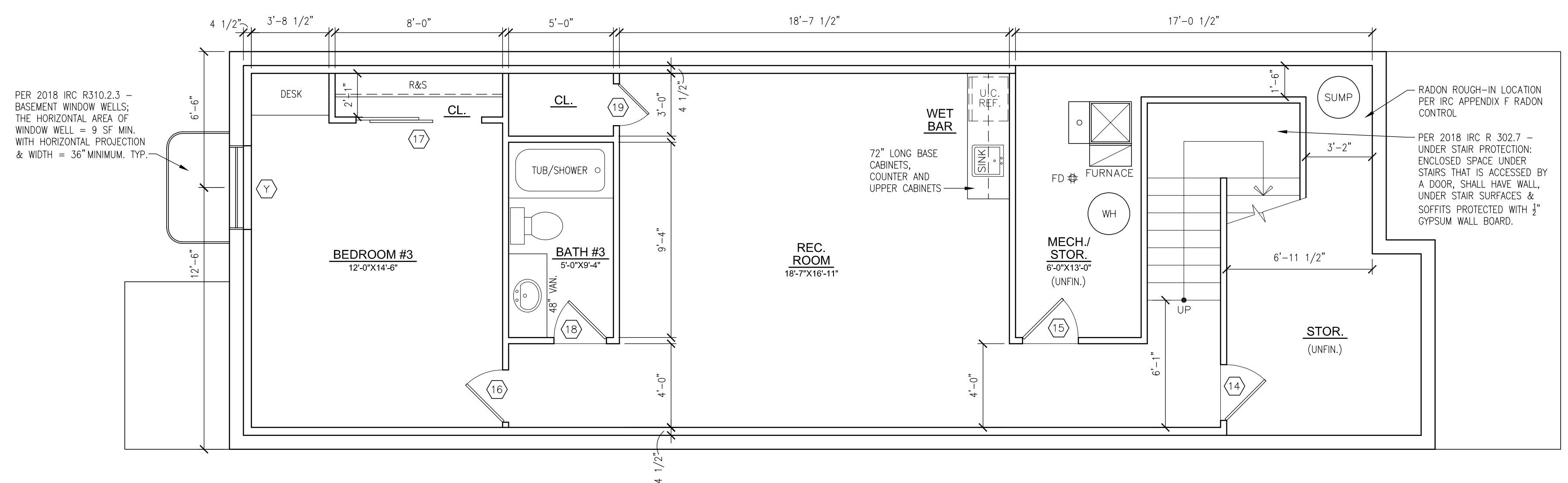
WINDOWS NEED TO MEET MIN. 0.30 U-FACTOR AND 0.40 SHGC OR BETTER



**3 SECOND FLOOR CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"



**2 FIRST FLOOR CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"



**1 BASEMENT CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"

FIRST FLOOR - 1,073 SQ. FT.  
SECOND FLOOR - 692 SQ. FT.  
TOTAL: 1,765 SQ. FT.  
BASEMENT FINISHED - 657 SQ. FT.  
TOTAL FINISHED - 2,422 SQ. FT.

- NOTES:
- 1) ALL DIMENSIONS ARE TO ROUGH FRAMING.
  - 2) ALL EXTERIOR WALLS TO BE 2X6 WALLS.
  - 3) INTERIOR WALLS TO BE 2X4 U.N.O.

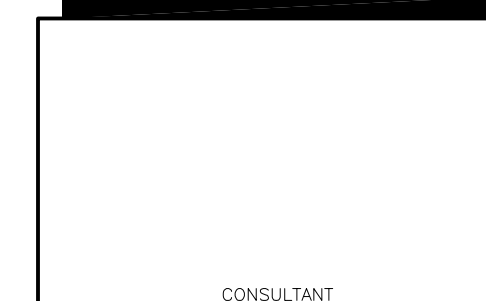
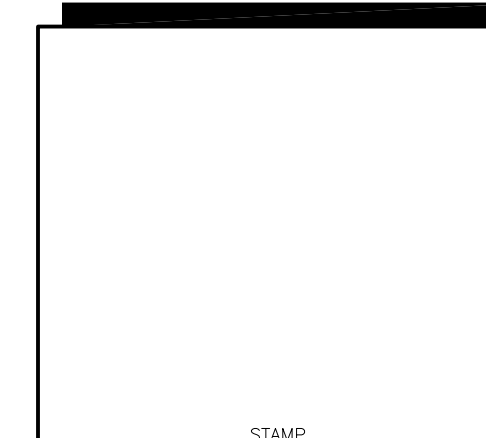
**BASEMENT GENERAL NOTES**

- 1) Float all walls built on slab. (IRC General)
- 2) Combustion air required to feed fuel burning appliances. (IRC G2407)
- 3) Install a back water valve downstream of bathroom fixtures in the building drain or horizontal branch. (IRC P3003)
- 4) Add return air duct(s) to serve the basement area. (IRC M1602)
- 5) The minimum horizontal area of the bedroom emergency escape and rescue window must be 9 square feet with a horizontal projection and width of 36 inches. (IRC R310)

PER 2018 IRC R310.2.3 - BASEMENT WINDOW WELLS: THE HORIZONTAL AREA OF WINDOW WELL = 9 SF MIN. WITH HORIZONTAL PROJECTION & WIDTH = 36" MINIMUM. TYP.

RADON ROUGH-IN LOCATION PER IRC APPENDIX F RADON CONTROL  
PER 2018 IRC R 302.7 - UNDER STAIR PROTECTION: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR, SHALL HAVE WALL, UNDER STAIR SURFACES & SOFFITS PROTECTED WITH 1/2" GYPSUM WALL BOARD.





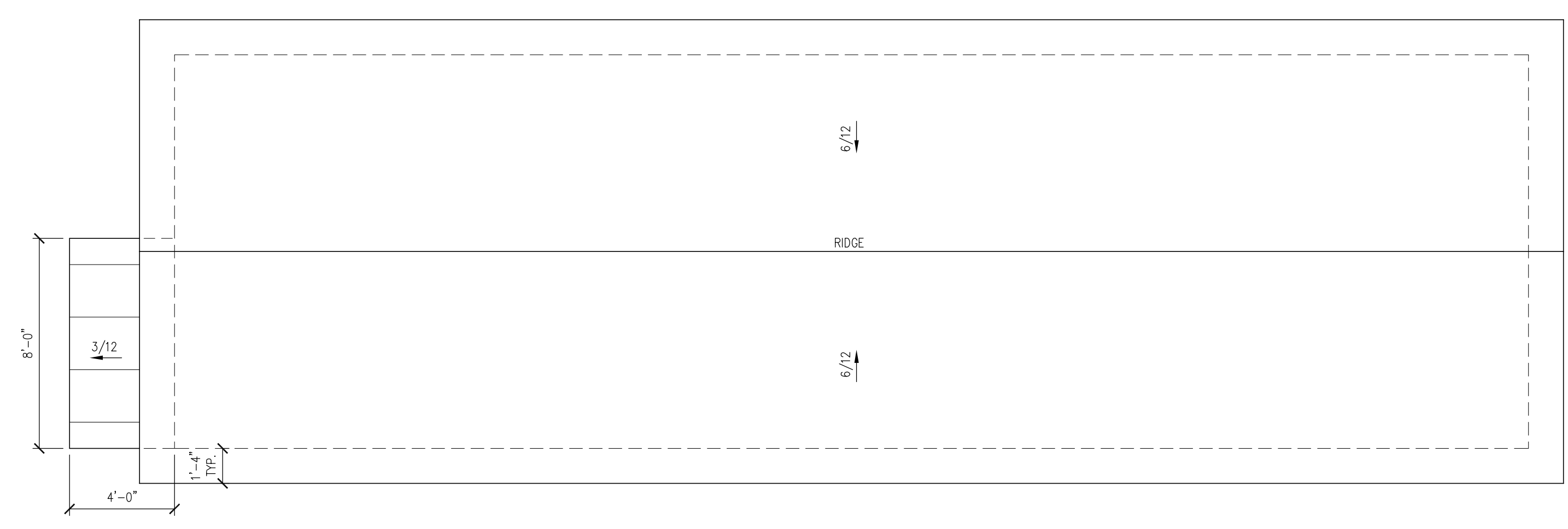
**CROSS RESIDENCE**  
2568 EATON STREET  
EDGEWATER, CO 80214

OCT. 7, 2024 DRAWING SET DATE			
Issues/Revisions	1 = Issue	Δ = Revision	
NO.	DATE	PURPOSE	BY CHK

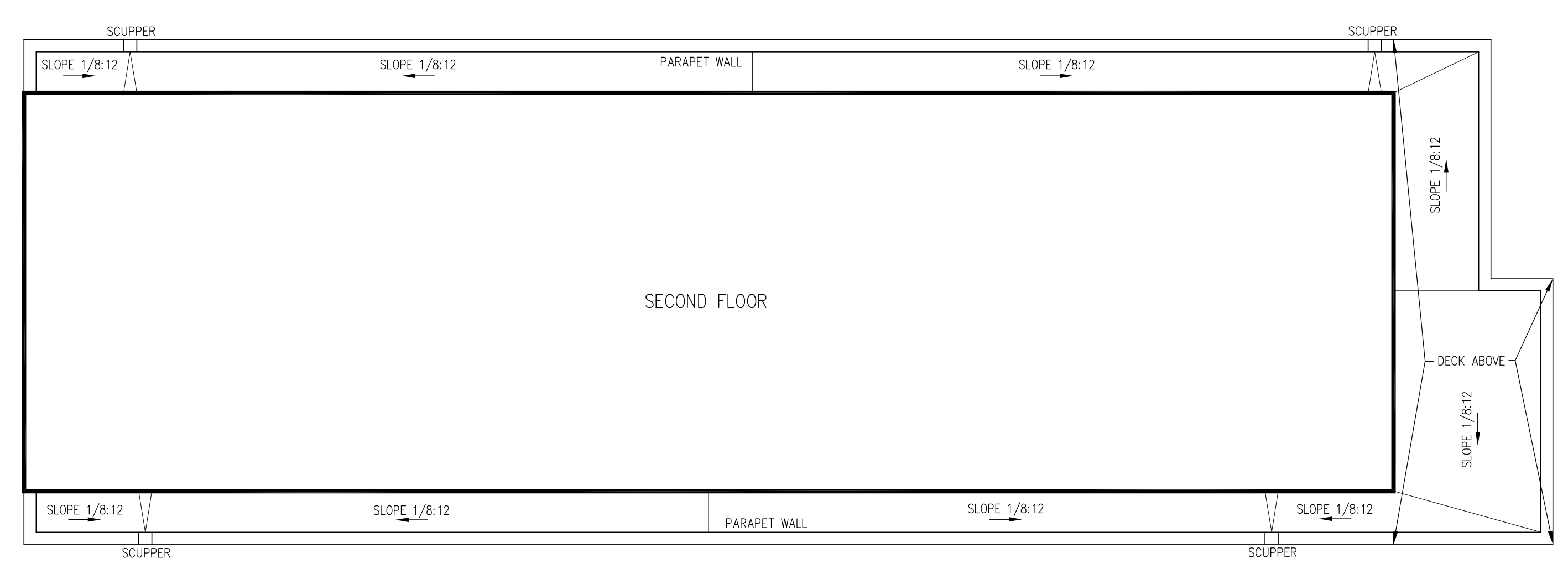
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**ROOF NOTES:**

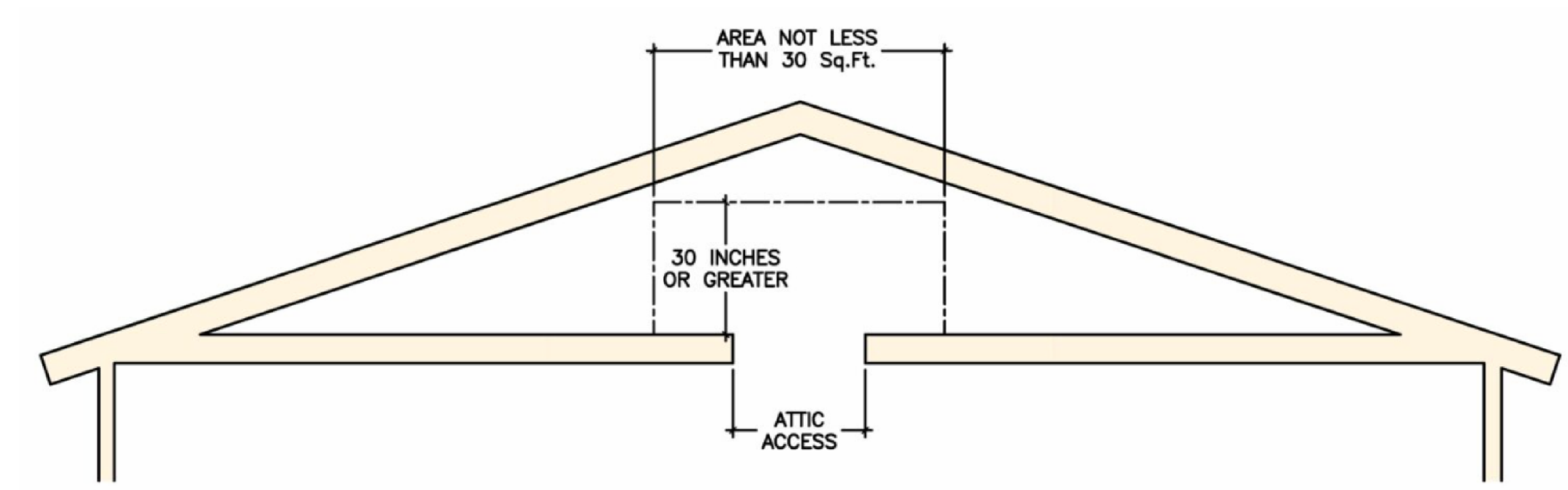
- ROOF VENTING REQUIREMENTS:  
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.  
BLDG. AREA/150 = 774/150 = 5.16 S.F. VENT AREA (743 SQ. IN.)  
  
EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATING PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
- ROOF ASSEMBLIES MUST COMPLY WITH CHAPTER 9, IRC.
- ROOF VENTILATION: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS MUST HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA MUST NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS MUST BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE MUST BE PERMITTED. SECTION R806, IRC.
- WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS MUST BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 S.F. PER SECTION R502.12, IRC.
- WHERE RAFTERS AND CEILING JOISTS COMBINE TO FORM A DEPTH TO THICKNESS RATIO OF AT LEAST 3:1, THE ENDS MUST BE HELD IN POSITION BY SOLID BLOCKING. ALL TRUSSES MUST BE SUPPORTED Laterally AT POINTS OF BEARING BY SOLID BLOCKING.
- FIRE BLOCKS ARE REQUIRED WITHIN STUD WALLS AT 10' INTERVALS AND AT THE FLOOR AND CEILING. FIRE BLOCKS ARE ALSO REQUIRED AT FLOOR AND CEILING PENETRATIONS AROUND VENTS, PIPES, DUCTS, ETC. THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS), BETWEEN STAIRS STRINGERS, AND THE OPENINGS BETWEEN CHIMNEY CHASES AND ATTIC SPACES MUST BE FIRE STOPPED. FIRE BLOCKS MUST BE PROVIDED WITHIN UNFILLED SLEEPER-TYPE FLOOR SYSTEMS SO THAT NO AREA EXCEEDS 1000 S.F. FIRE BLOCK MATERIAL MAY BE 2" NOMINAL LUMBER GYP BOARD, ETC. SECURELY FASTENED IN PLACE. LOOSE-FILL INSULATION IS NOT ACCEPTABLE.
- UNDERLAYMENT TO BE ONE LAYER OF 30# FELT OR (2) LAYERS OF 15# FELT.
- ICE BARRIER: 2 LAYERS OF SELF ADHERED SHEETS MUST BE INSTALLED AT ALL EAVES AND EXTEND FROM THE LOWEST EDGES OF ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING PER IRC R905.
- ALL SHEET METAL ROOF PENETRATIONS TO BE PAINTED TO MATCH COLOR OF MOST ADJACENT ROOFING.
- ALL VALLEYS TO HAVE CONTINUOUS SHEET METAL / SELF ADHERED FLASHING OR EQUAL. THEY MUST BE A CLOSED TYPE INSTALLATION.
- DISCHARGE DOWNSPOUTS A MINIMUM OF 5' AWAY FROM FOUNDATION.
- ALL ROOF PENETRATIONS MUST BE COMPLETED PRIOR TO ROOF INSTALLATION & SEALED WATERTIGHT.
- COORDINATE LOCATIONS OF ALL VENTS AND EXHAUST OPENING NOT TO BE LOCATED IN VALLEYS OR ON RIDGES.
- ALL ROOF FLASHING, GUTTERS & DOWNSPOUTS MUST BE 24 GA. PREFINISHED METAL, IN COLORS AS SELECTED BY OWNER.
- INSTALL GUTTERS AND DOWNSPOUTS PER COUNTY REQUIREMENTS.
- INSTALL DOUBLE UNDERLAYMENT AT ALL ROOFS UNDER 4:12 PITCH.



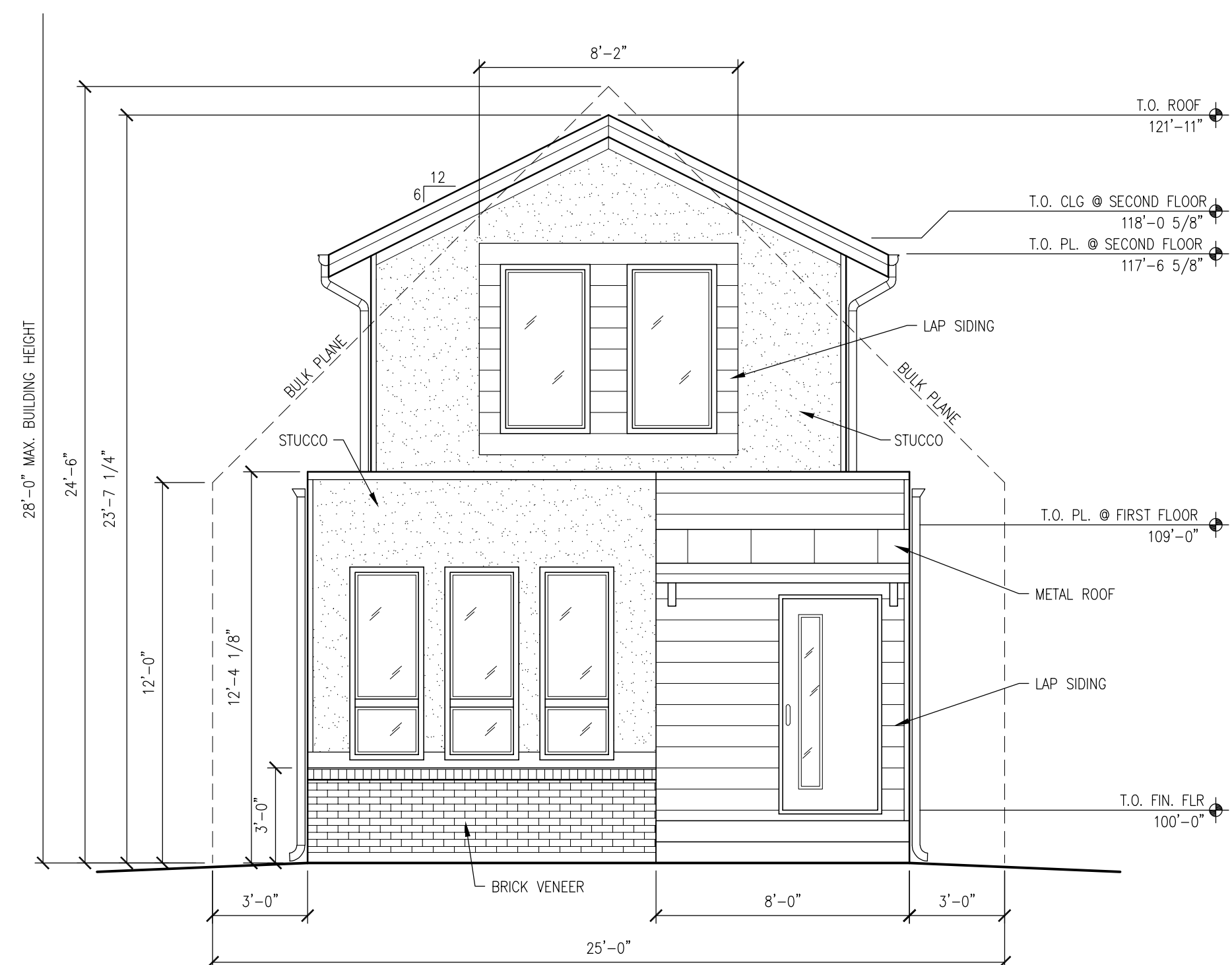
**2 UPPER ROOF PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



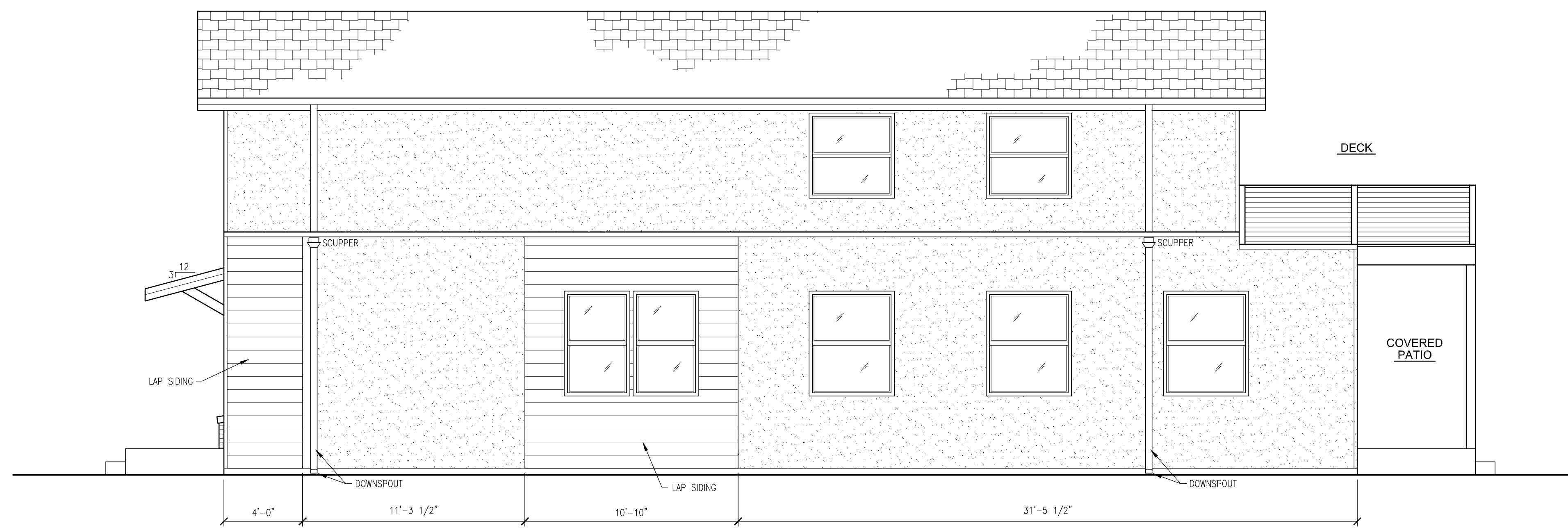
**1 LOWER ROOF PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



**3 ATTIC ACCESS DETAIL**  
SCALE: 1/4" = 1'-0"  
ATTIC ACCESS OPENING NOT LESS THAN 22"x30" SHALL HAVE A VERTICAL HEIGHT OF 30" OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.



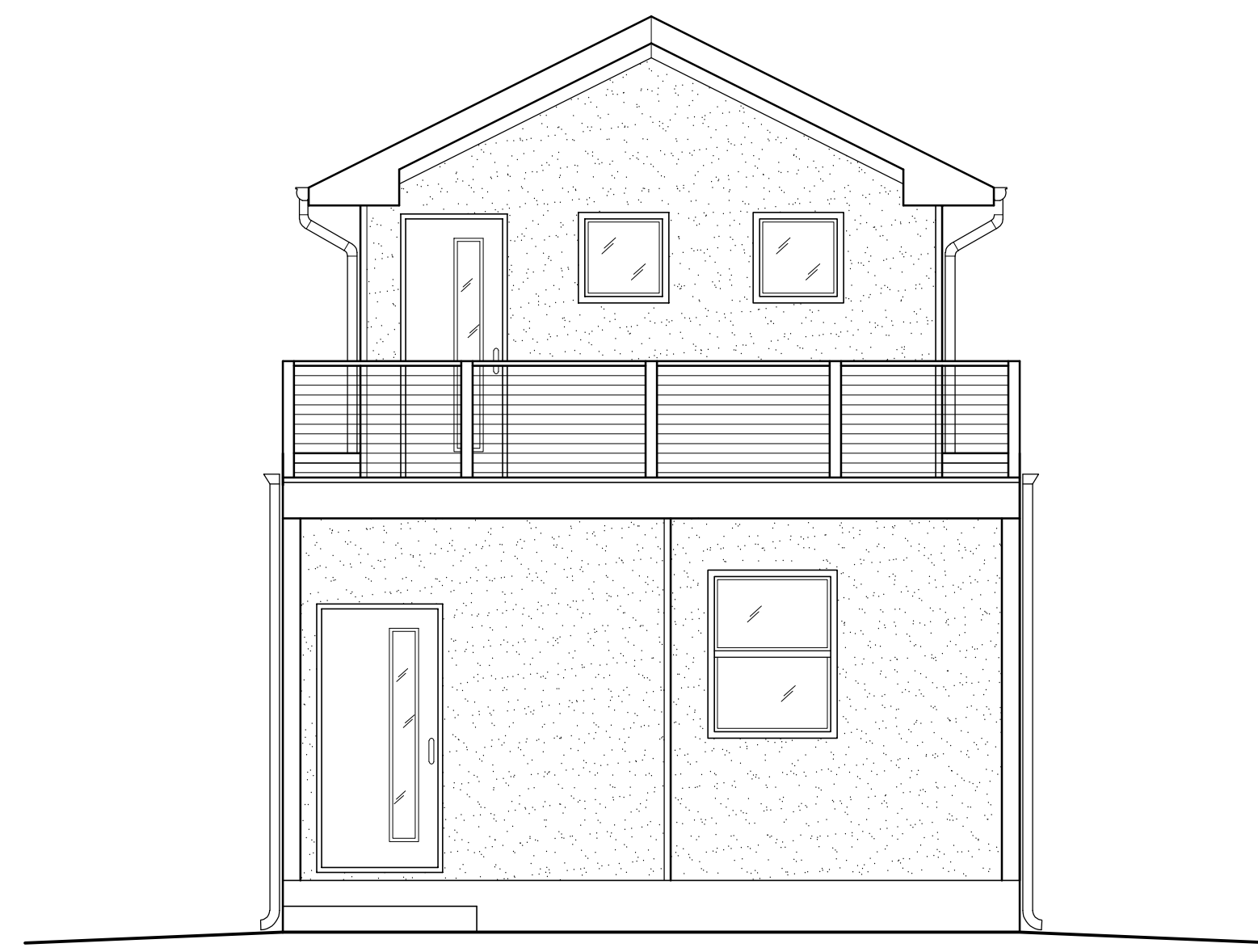
**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

STAMP

CONSULTANT

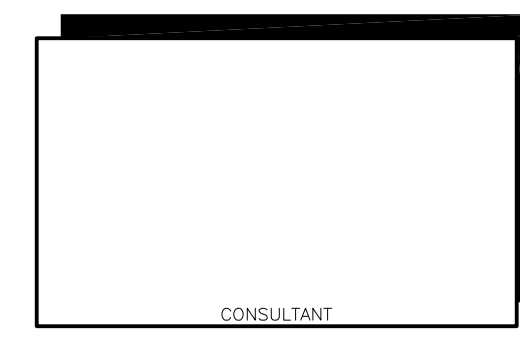
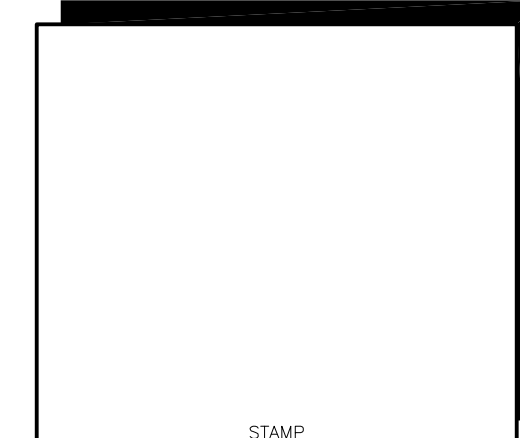
**CROSS RESIDENCE**  
2568 EATON STREET  
EDGEWATER, CO 80214

OCT. 7, 2024  
DRAWING SET DATE

NO.	DATE	PURPOSE	BY	CHK
1		Issue		

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ELEVATIONS

Sheet No. of  
**A2.0**

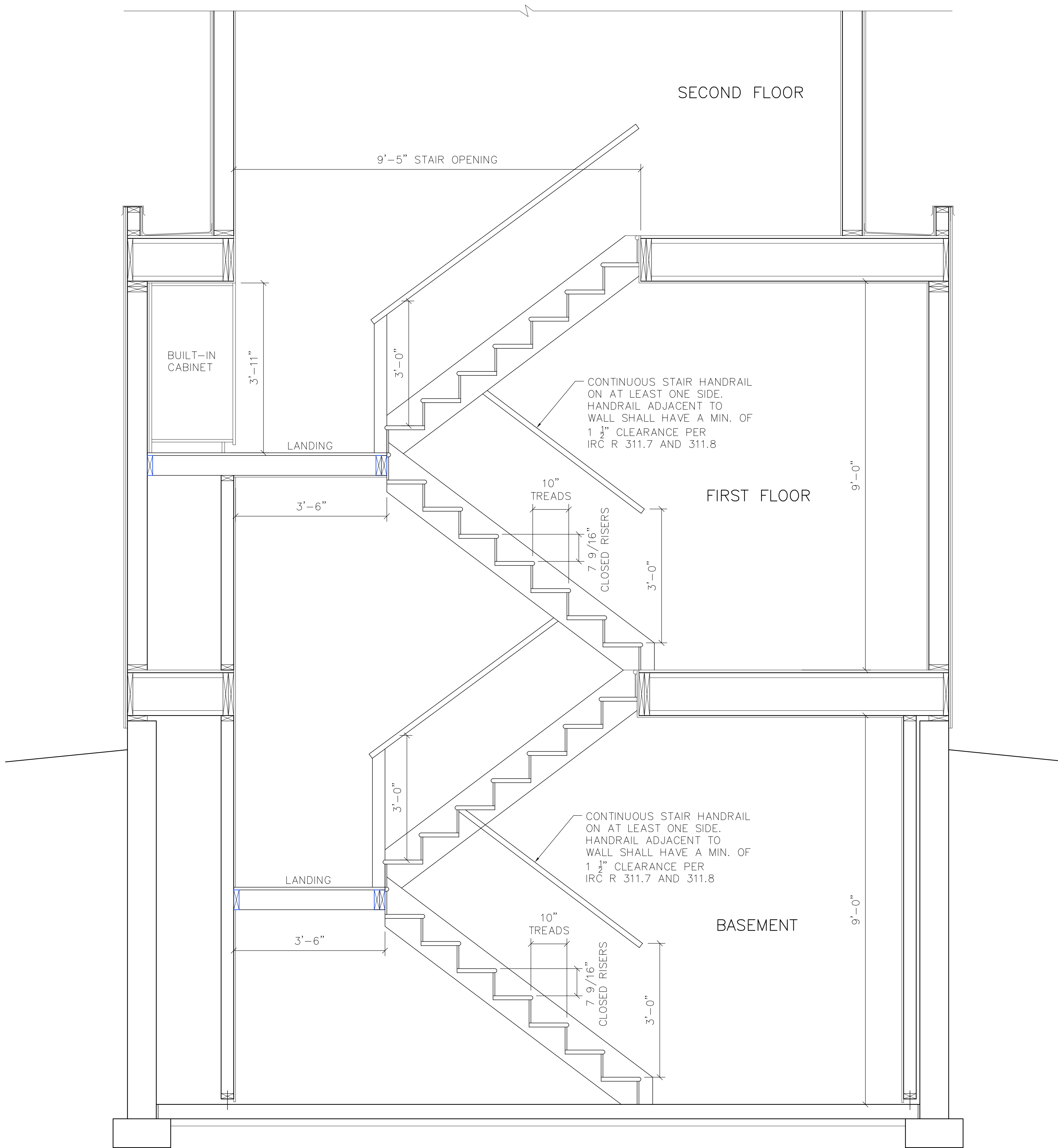
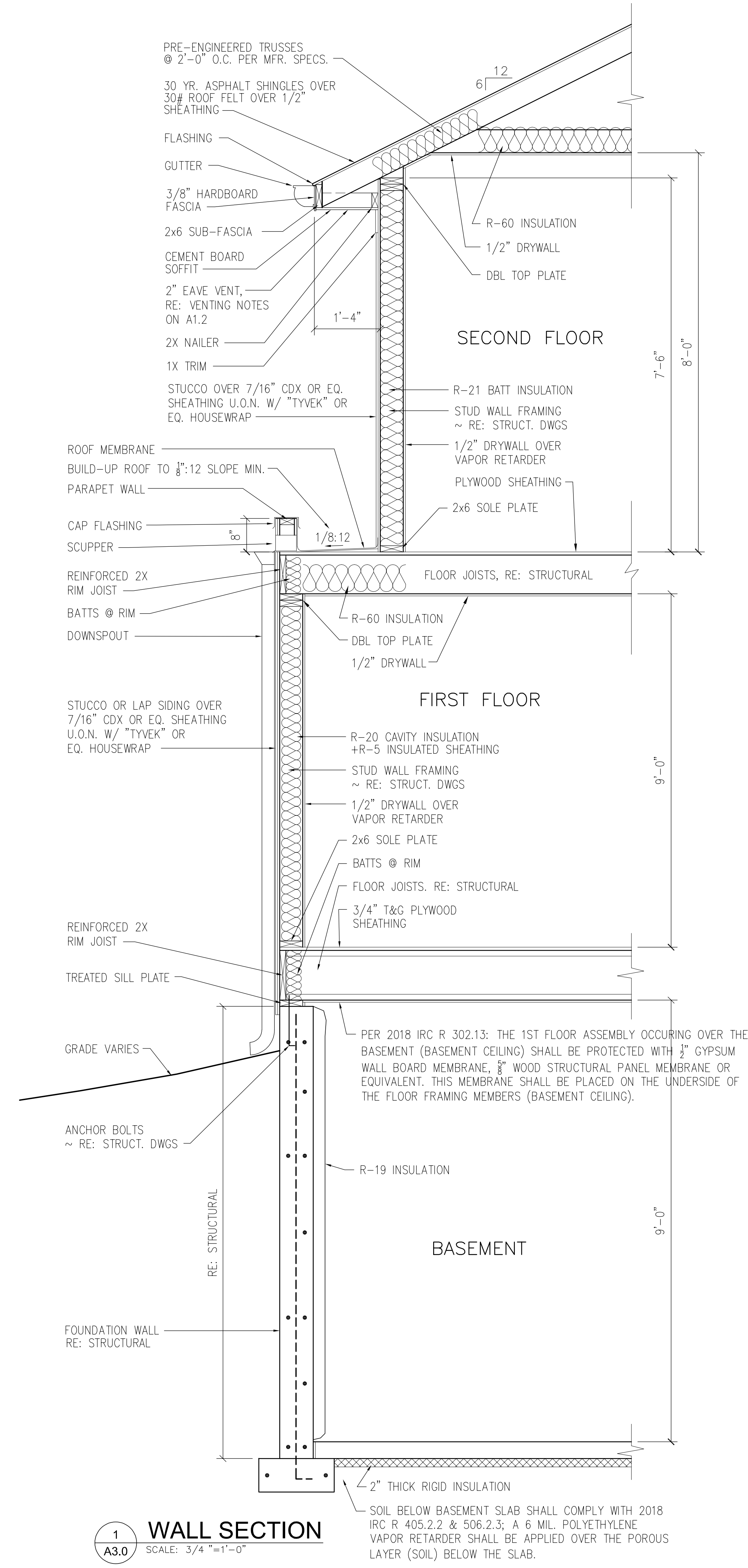


**CROSS RESIDENCE**  
2568 EATON STREET  
EDGEWATER, CO 80214

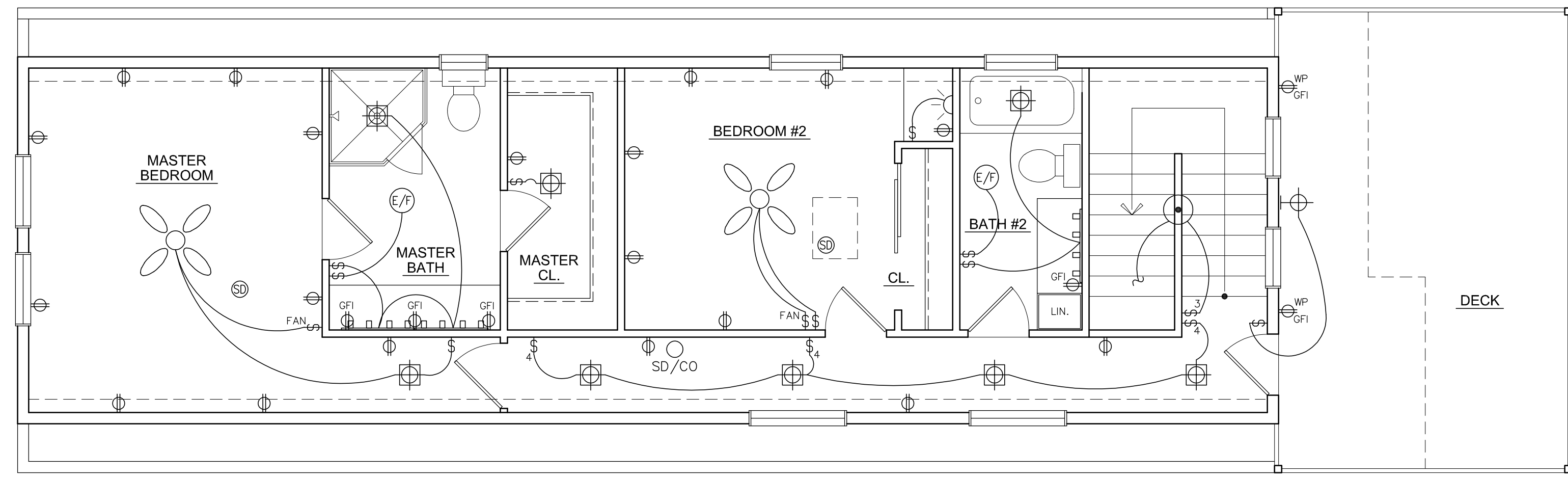
OCT. 7, 2024  
DRAWING SET DATE

NO.	DATE	PURPOSE	BY	CHK
1		Issue		
		Revision		

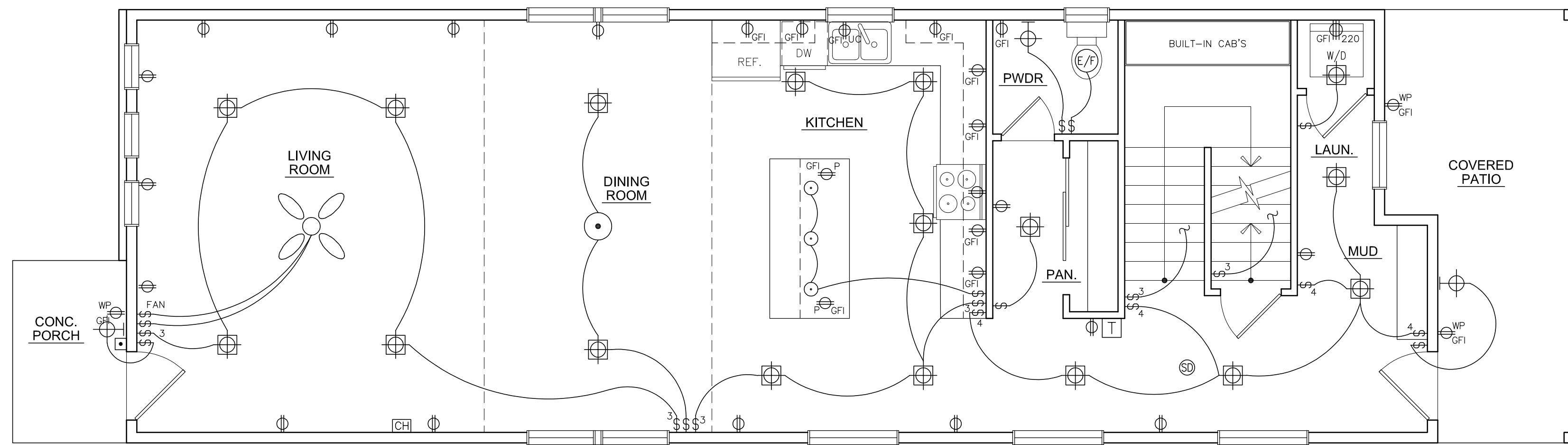
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File: \_\_\_\_\_  
Sheet Title: SECTIONS



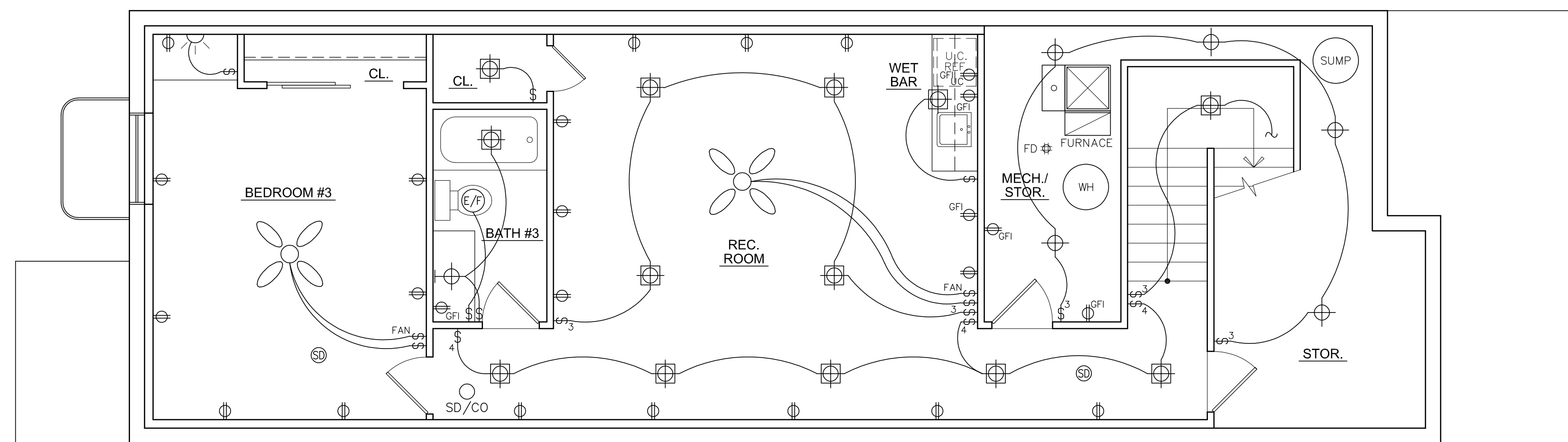
**2 STAIR SECTION**  
SCALE: 3/4" = 1'-0"



**1 SECOND FLOOR ELECTRICAL AND LIGHTING PLAN**  
SCALE: 1/4"=1'-0"  
NORTH



**2 FIRST FLOOR ELECTRICAL AND LIGHTING PLAN**  
SCALE: 1/4"=1'-0"  
NORTH



**3 BASEMENT ELECTRICAL AND LIGHTING PLAN**  
SCALE: 1/4"=1'-0"  
NORTH

**ELECTRICAL NOTES:**

- PROVIDE SEPARATE CIRCUIT FOR BASEMENT FOR USE IN FUTURE CONSTRUCTION.
- ALL SWITCHES TO BE MOUNTED AT 48" AFF (MAX).
- ALL OUTLETS, U.N.O. TO BE MOUNTED AT 18" AFF.
- LAYOUT SCHEMATIC ONLY--ACTUAL ELECTRICAL DESIGN BY OTHERS AND MUST COMPLY TO ALL LOCAL CODES.
- PROVIDE SMOKE AND CO DETECTORS--TYP THROUGHOUT. DETECTORS TO BE HARD WIRED WITH BATTERY BACK-UP.
- ALL HOT WATER PIPING TO BE THOROUGHLY INSULATED.
- RECEPTACLE OUTLETS MUST BE INSTALLED IN HABITABLE ROOMS SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE 2' OR MORE IN LENGTH IS MORE THAN 6', MEASURED HORIZONTALLY FROM AN OUTLET.
- IN KITCHEN AND DINING AREAS, ELECTRICAL RECEPTACLES MUST BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12" SO THAT AT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET. PROVIDE AT LEAST ONE OUTLET AT ISLAND WITH TOP GREATER THAN 12".
- PROVIDE GROUND FAULT PROTECTION AT THE FOLLOWING LOCATIONS:  
BATHROOMS  
EXTERIOR CONDITIONS  
NON-DEDICATED GARAGE AND BASEMENT CONDITIONS  
KITCHEN COUNTERTOP WITHIN 6' OF WETBAR SINKS  
GFCI PROTECTION IS ALSO REQUIRED FOR ELECTRICAL EQUIPMENT IN WHIRLPOOL TYPE TUBS.
- PROVIDE TWO OR MORE SMALL APPLIANCE BRANCH CIRCUITS FOR ALL RECEPTACLE OUTLETS IN KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREAS. THESE CIRCUITS MUST SERVE NO MORE THAN THREE OUTLETS AND HAVE NO OTHER OUTLETS CONNECTED.
- NO MORE THAN 8 ELECTRICAL OUTLETS MAY BE CONNECTED TO A 15 AMPRE BRANCH CIRCUIT (10 PER 20 AMPRE CIRCUIT).
- LIGHT FIXTURE IN CLOTHES CLOSETS MUST COMPLY WITH LOCAL AND CURRENT ELECTRICAL CODES.
- PROVIDE AN ELECTRICAL LIGHT IN ALL ATTIC AND CRAWL SPACES REQUIRING ACCESS FOR SERVICING OF EQUIPMENT. THE CONTROL SWITCH MUST BE LOCATED BY THE POINT OF ACCESS AND DUPLEX GFCI-PROTECTED ELECTRICAL SERVICE RECEPTACLE MUST BE PROVIDED AT OR NEAR THE EQUIPMENT.
- THE GROUNDING ELECTRODE SYSTEM MUST INCLUDE AND ELECTRODE ENCASED BY AT LEAST 2" OD CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20' OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRONICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2" DIAMETER OR CONSISTING OF AT LEAST 20' OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 2.
- COORDINATE WITH POWER AUTHORITY TO LOCATE ELECTRICAL PANEL.

**ELECTRICAL LEGEND**

	120V DUPLEX RECEPTACLE
	120V DUPLEX RECEPTACLE UNDER COUNTER
	120V DUPLEX RECEPTACLE ABOVE COUNTER
	120V DUPLEX RECEPTACLE WATER PROOF
	120V DUPLEX RECEPTACLE GROUND FAULT PROTECTED
	120V DUPLEX RECEPTACLE FLOOR MOUNTED
	120V DUPLEX RECEPTACLE CEILING MOUNTED
	120V DEDICATED CIRCUIT
	120V COUNTERTOP POPUP GROUND FAULT PROTECTED RECEPTACLE
	120V SWITCHED RECEPTACLE
	120V 4-PLEX RECEPTACLE
	240V RECEPTACLE
	PHONE JACK
	COAX JACK
	COMBO PHONE/COAX JACK
	RECESSED CEILING LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	SECURITY/FLOOD LIGHT
	PENDANT LIGHT FIXTURE
	CEILING MOUNTED CHANDELIER
	WALL SCONCE
	UNDER CABINET LED LIGHT
	WALL MOUNTED LIGHT BAR
	CEILING MOUNTED FLUORESCENT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE WITH FAN
	SWITCH
	THREE-WAY SWITCH
	GARAGE DOOR PUSH BUTTON
	DOOR BELL
	SMOKE DETECTOR - INTERCONNECTED AND HARD-WIRED WITH BATTERY BACKUP
	SMOKE DETECTOR/CO DETECTOR
	EXHAUST FAN
	EXHAUST FAN/LIGHT
	THERMOSTAT
	CEILING MOUNTED SPEAKER
	DOOR BELL CHIME

STAMP

CONSULTANT

**CROSS RESIDENCE**  
2568 EATON STREET  
EDGEWATER, CO 80214

OCT. 7, 2024  
DRAWING SET DATE

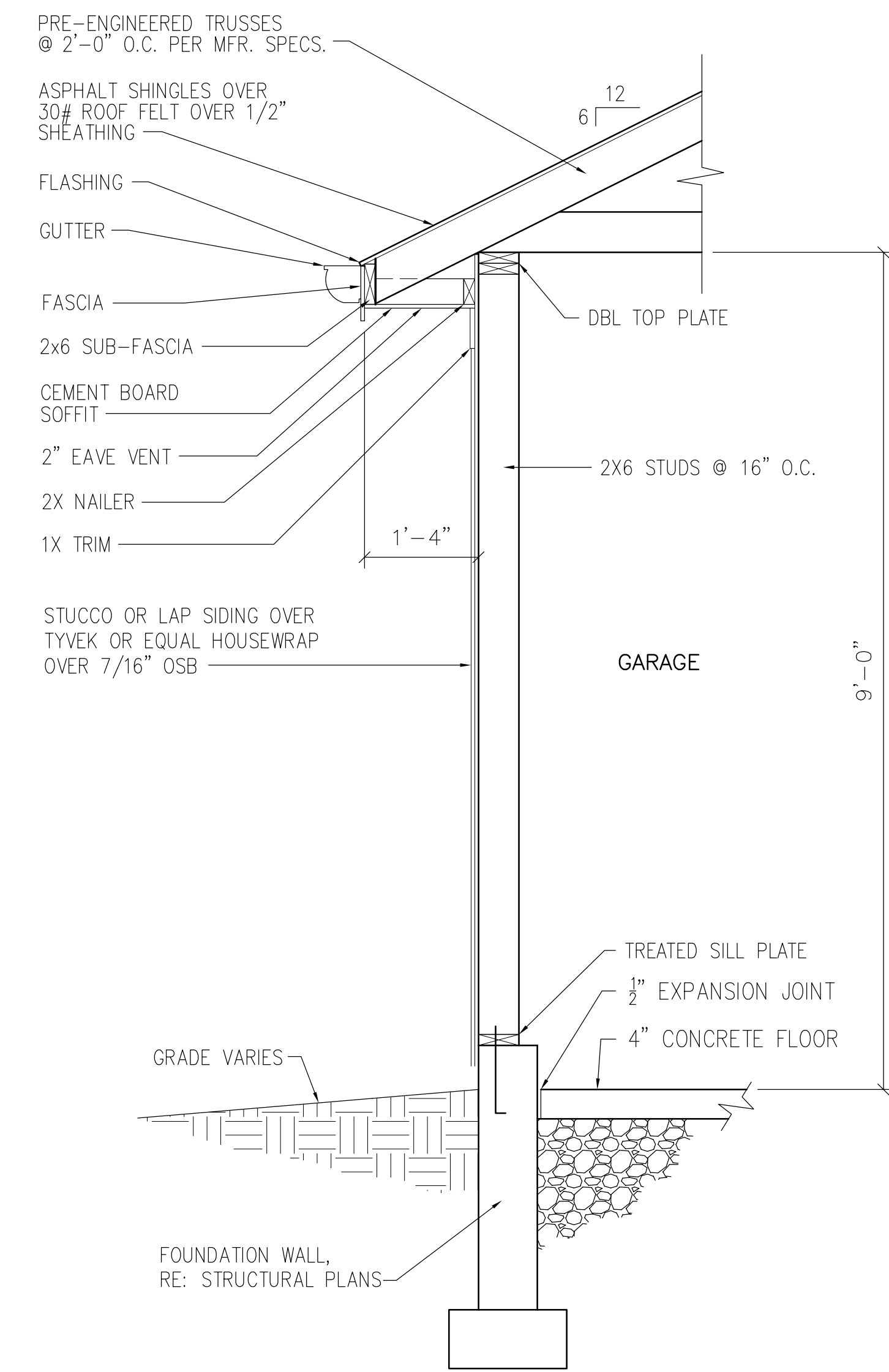
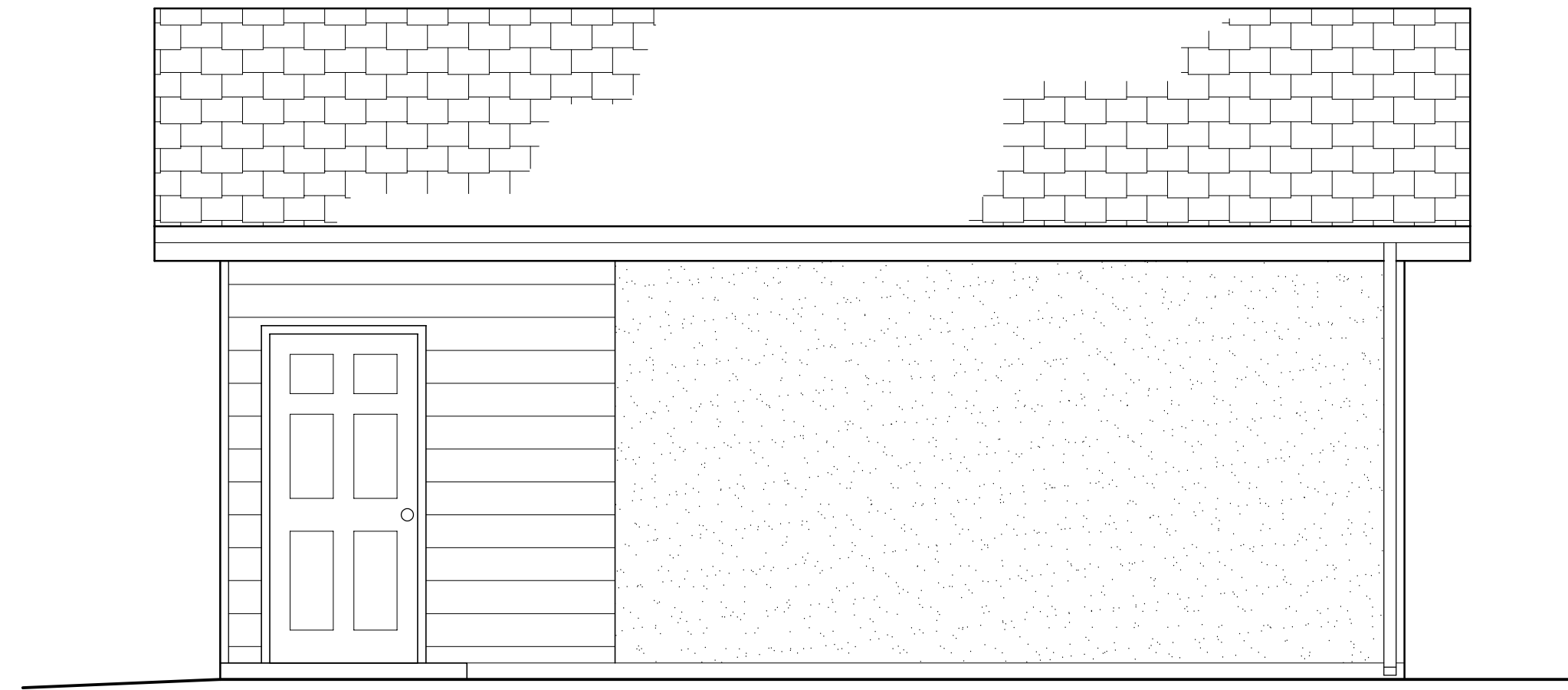
NO.	DATE	PURPOSE	BY	CHK
1		Issue		
		Revision		

Proj. #: \_\_\_\_\_  
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File: \_\_\_\_\_

Sheet Title  
**ELECTRICAL AND LIGHTING PLANS**

Sheet No. \_\_\_\_\_ of \_\_\_\_\_  
**E1.0**

# CROSS GARAGE



**2 WALL SECTION**  
SCALE: 3/4" = 1'-0"

## DRAWING INDEX

- A0.1 DRAWING INDEX / GENERAL NOTES / DESIGN CRITERIA / VICINITY PLAN / SITE PLAN / WALL SECTION
- A1.0 CONSTRUCTION PLAN / ROOF PLAN / ELEVATIONS / ELECTRICAL AND LIGHTING PLAN

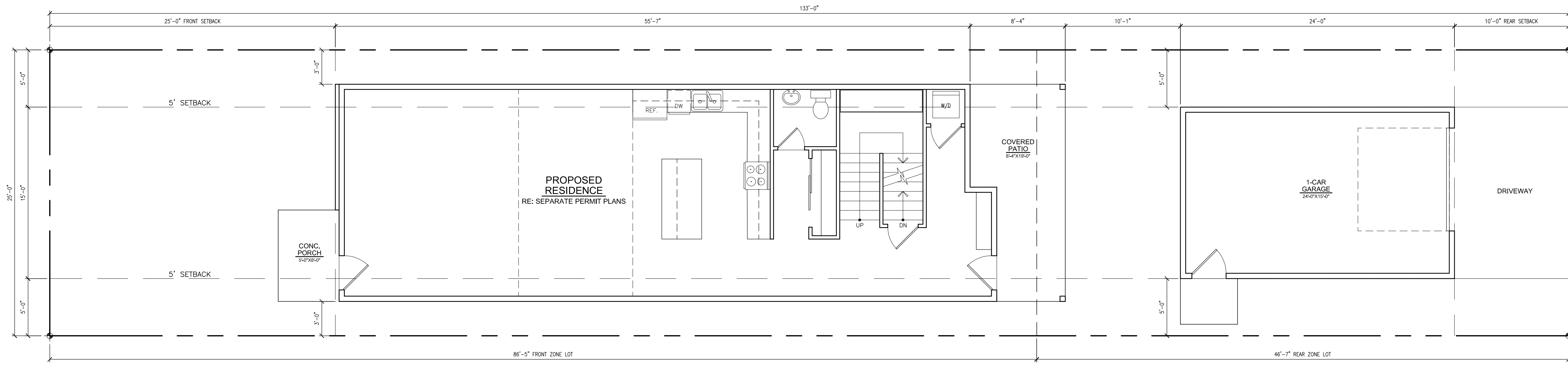
## GENERAL NOTES

- 1) DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS - DO NOT SCALE. ALL DIMENSIONS GIVEN TO FACE OF STUD.
- 2) ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. SECURE ALL PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
- 3) CONTRACTOR MUST EXAMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS BOTH ON THE PLAN AND IN THE FIELD, AND BE RESPONSIBLE FOR ANY ADJUSTMENTS AND/OR CORRECTIONS.
- 4) EXTERIOR OPENINGS EXPOSED TO WEATHER (ie CONCRETE SLAB) MUST BE FLASHED TO PREVENT WATER PENETRATING THE FOUNDATION.
- 5) INSTALL GUTTERS AT ALL HORIZONTAL FASCIAS PER CODE. DOWNSPOUTS TO HAVE 5' ADJUSTABLE EXTENDERS TYP. ALL EXPOSED METAL MUST BE PAINTED TO MATCH COLOR OF SURFACE.

## DESIGN CRITERIA

- INTERNATIONAL RESIDENTIAL CODE (IRC) - 2021
- INTERNATIONAL BUILDING CODE (IBC) - 2021
- INTERNATIONAL MECHANICAL CODE (IMC) - 2021
- INTERNATIONAL PLUMBING CODE (IPC) - 2021
- INTERNATIONAL FIRE CODE - 2021
- INTERNATIONAL ENERGY CONSERVATION CODE - 2021
- NATIONAL ELECTRICAL CODE (NEC) - 2020

## VICINITY PLAN



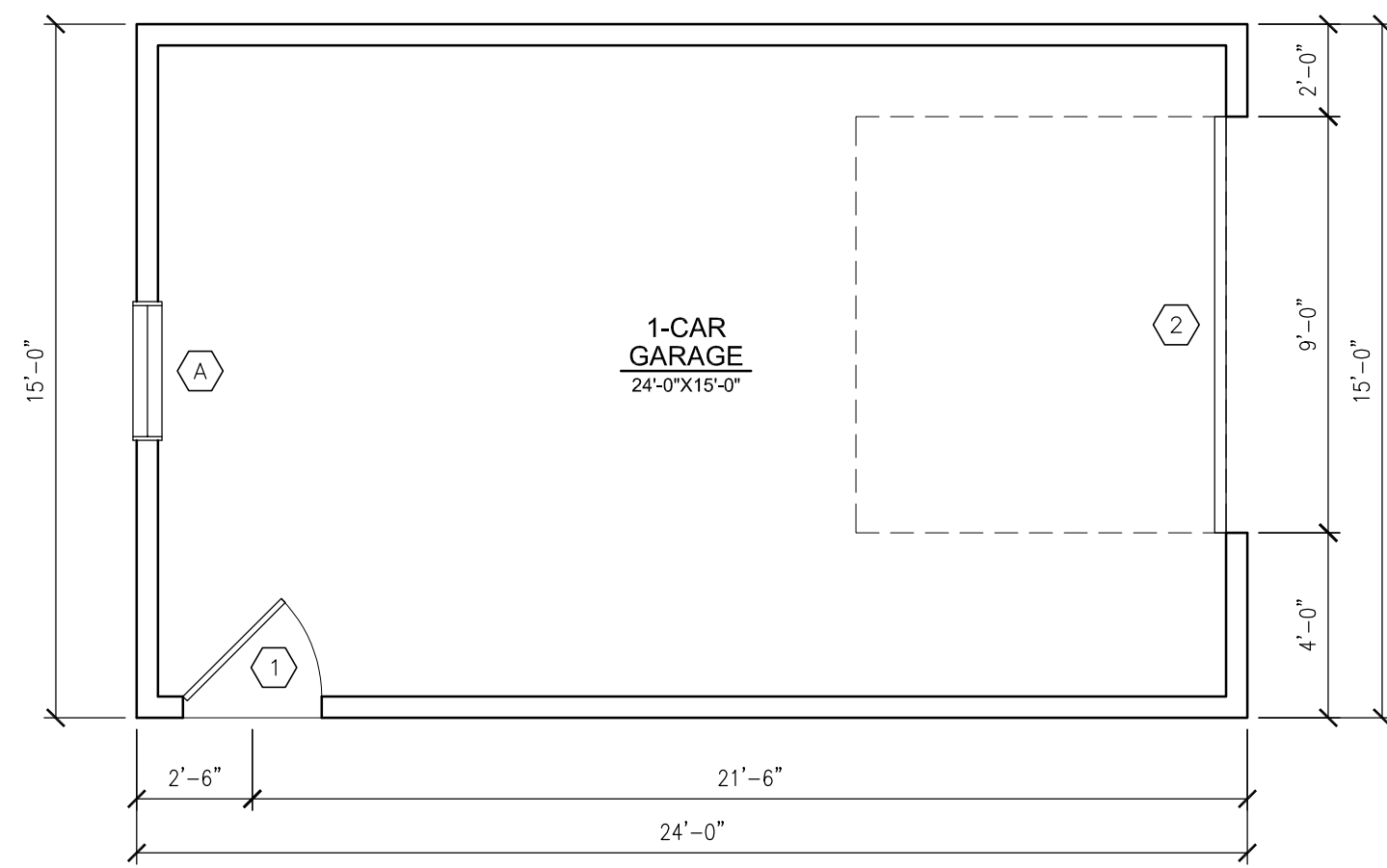
**1 SITE PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH

**CROSS GARAGE**  
2568 EATON STREET  
EDGEWATER, CO 80214

OCT. 9, 2024  
DRAWING SET DATE

NO.	DATE	PURPOSE	BY	CHK

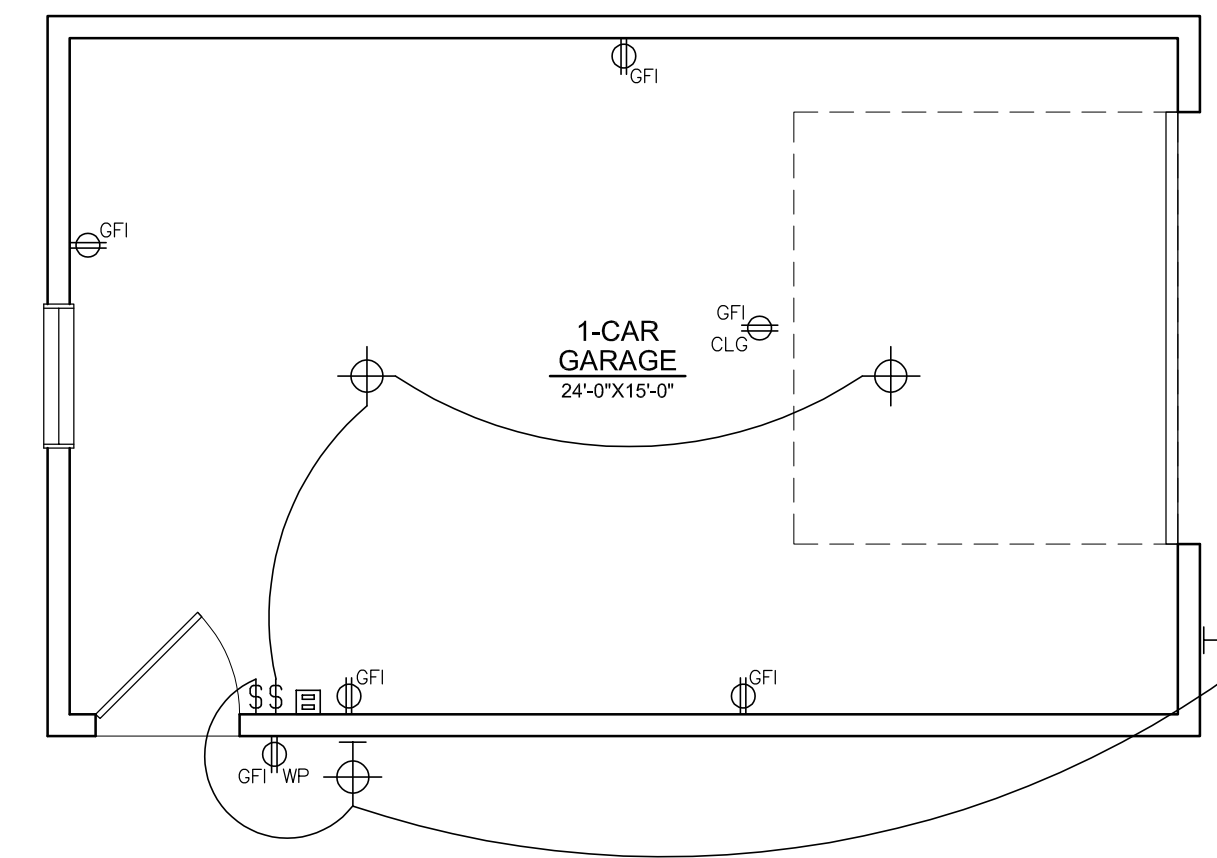
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Sheet Title  
DRAWING INDEX / SITE PLAN / GENERAL NOTES / VICINITY PLAN  
Sheet No. of  
**A0.1**



**2 CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



**3 ROOF PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



**3 ELECTRICAL AND LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH

DOOR SCHEDULE								
ID	QTY	SIZE	TYPE	S/D	HAND	MATERIAL	HARDWARE	NOTES
1	1	36"W X 80"H	6-PANEL	SINGLE	LH	STEEL	KEYED ENTRY	
2	1	9'W X 8'H	OHD	SINGLE				

WINDOW SCHEDULE								
ID	QUANTITY	SIZE	TYPE	HDR HT.	SILL HT.	MATERIAL	COLOR	NOTES
A	1	36"W X 48"H	FIXED	90"	42"	VINYL	WHITE	

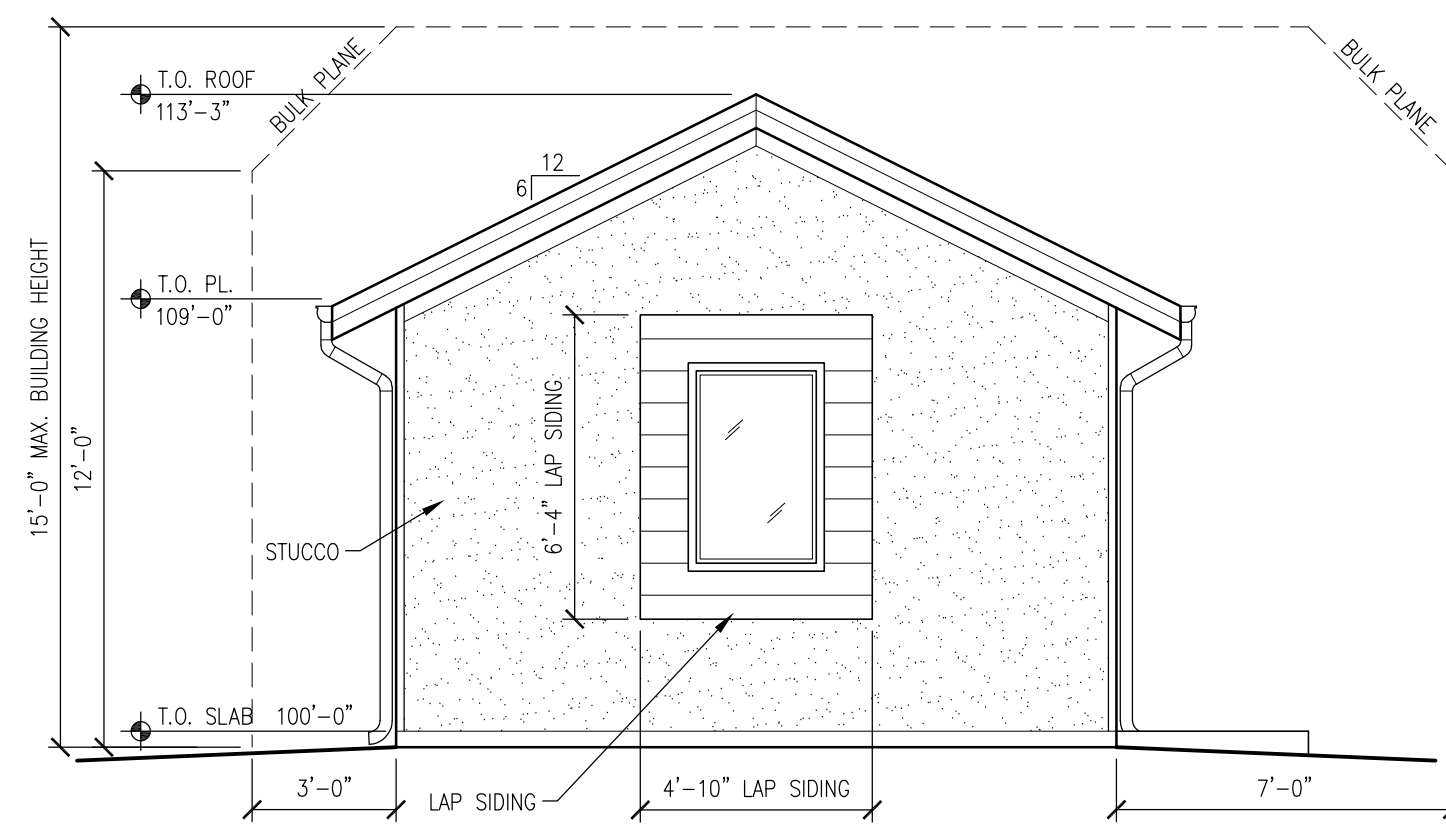
**ROOF NOTES:**

- ROOF ASSEMBLIES MUST COMPLY WITH CHAPTER 9, IRC.
- UNDERLAYMENT TO BE ONE LAYER OF 30# FELT OR (2) LAYERS OF 15# FELT.
- ICE BARRIER: 2 LAYERS OF SELF ADHERED SHEETS MUST BE INSTALLED AT ALL EAVES AND EXTEND FROM THE LOWEST EDGES OF ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING PER IRC R905.
- ALL SHEET METAL ROOF PENETRATIONS TO BE PAINTED TO MATCH COLOR OF MOST ADJACENT ROOFING.
- DISCHARGE DOWNSPOUTS A MINIMUM OF 5' AWAY FROM FOUNDATION.
- ALL ROOF FLASHING, GUTTERS & DOWNSPOUTS MUST BE 24 GA. PREFINISHED METAL, IN COLORS AS SELECTED BY OWNER.
- INSTALL GUTTERS AND DOWNSPOUTS PER COUNTY REQUIREMENTS.

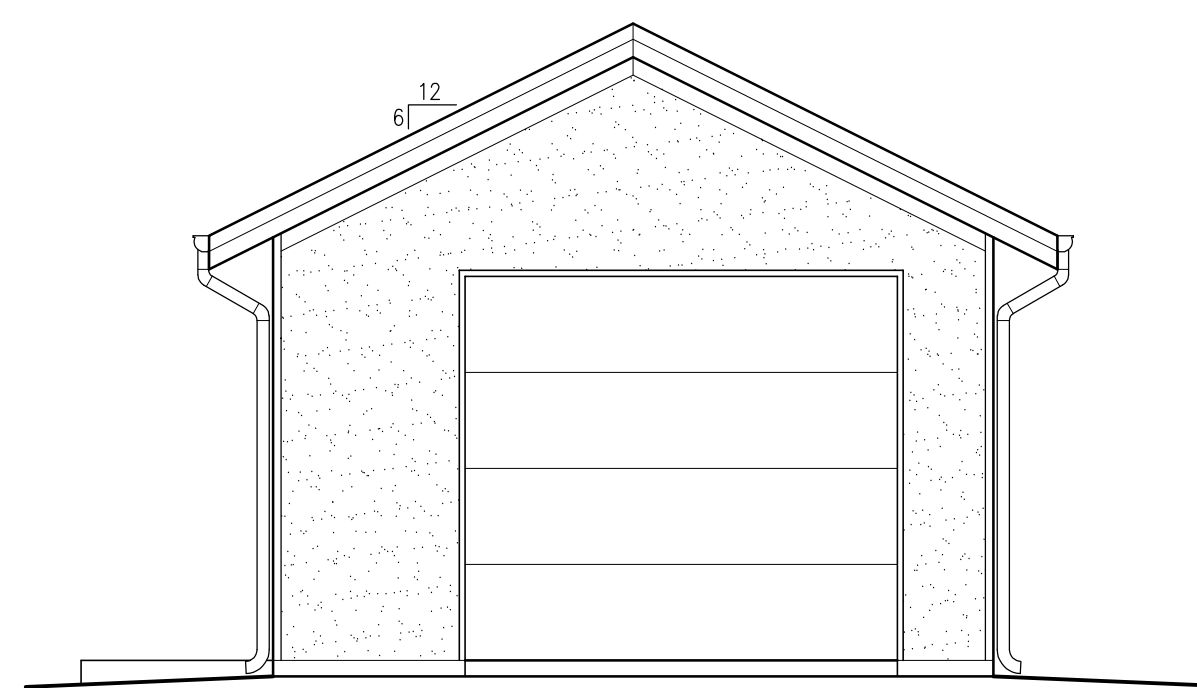
**ELECTRICAL NOTES:**

- ALL SWITCHES TO BE MOUNTED AT 48" AFF (MAX).
- ALL OUTLETS, U.N.O. TO BE MOUNTED AT 18" AFF.
- LAYOUT SCHEMATIC ONLY—ACTUAL ELECTRICAL DESIGN BY OTHERS AND MUST COMPLY TO ALL LOCAL CODES.
- PROVIDE GROUND FAULT PROTECTION AT THE FOLLOWING LOCATIONS:  
EXTERIOR CONDITIONS  
NON-DEDICATED GARAGE
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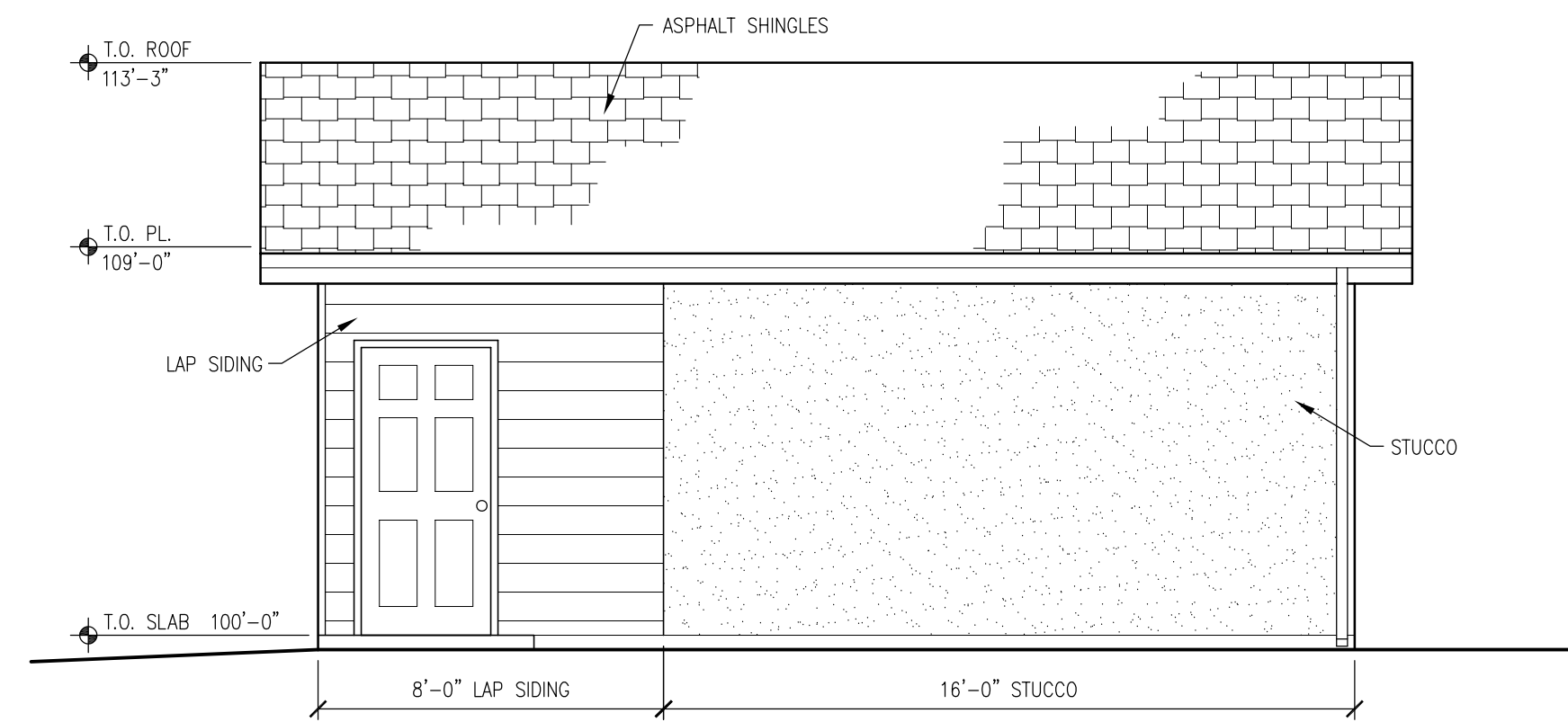
ELECTRICAL LEGEND	
	110V DUPLEX RECEPTACLE WATER PROOF
	110V DUPLEX RECEPTACLE GROUND FAULT PROTECTED
	110V DUPLEX RECEPTACLE CEILING MOUNTED
	CEILING MOUNTED LED LIGHT FIXTURE
	COACH LIGHT
	SWITCH
	GARAGE DOOR PUSH BUTTON



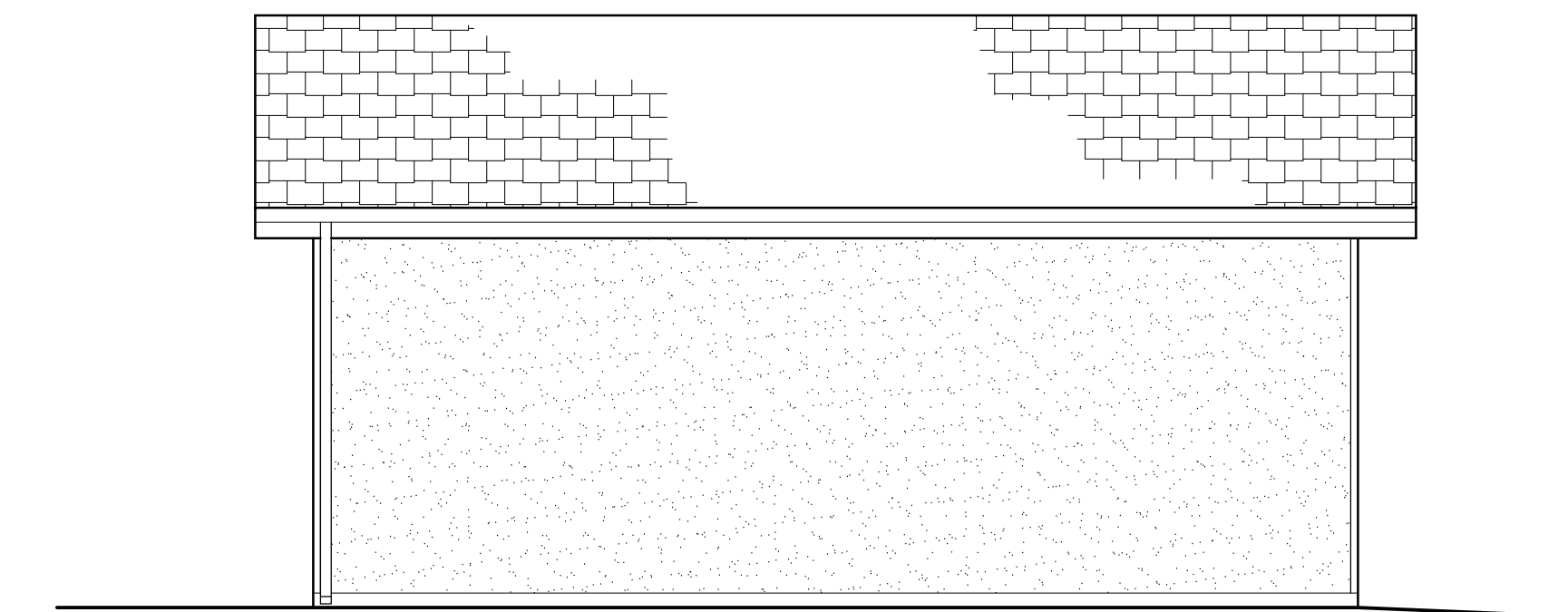
**4 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



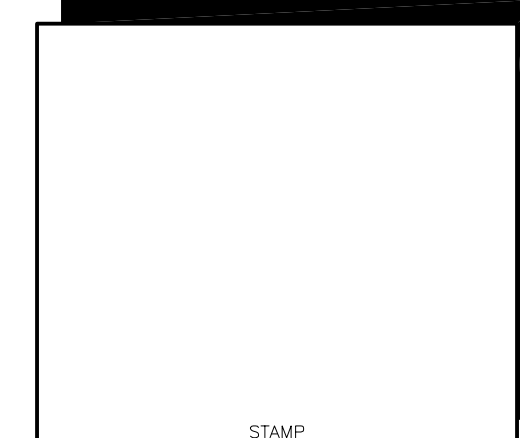
**5 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**6 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**7 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



CONSULTANT

**CROSS GARAGE**  
2568 EATON STREET  
EDGEWATER, CO 80214

OCT. 10, 2024				
DRAWING SET DATE				
Issues/Revisions	1 = Issue			
	Δ = Revision			
NO.	DATE	PURPOSE	BY	CHK

Proj. #:	
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File:	
Sheet Title	SITE PLAN / CONSTR. PLAN / ROOF PLAN / ELEVATIONS
Sheet No.	of
<b>A1.0</b>	

DATE 04/25/2024 FEE 375.00 JOB# 86-19548

CLIENT LAND TITLE GUARANTEE COMPANY

ADDRESS 2568 EATON STREET

NAME JACQUELINE RAMSEY

# R.E.P.O.R.T

## LAND SURVEYING

5460 WARD ROAD + SUITE 160

ARVADA, COLORADO 80002

(303) 420-4788

### IMPROVEMENT LOCATION CERTIFICATE

### LEGAL DESCRIPTION (PER CLIENT)

LOT 7, BLOCK 116,  
EDGEWATER,  
COUNTY OF JEFFERSON,  
STATE OF COLORADO

#### NOTES:

1. Certificate is based on control as shown, an Improvement Survey Plat is recommended for precise location of improvements.
2. Location of fence lines, if shown, are approximate.

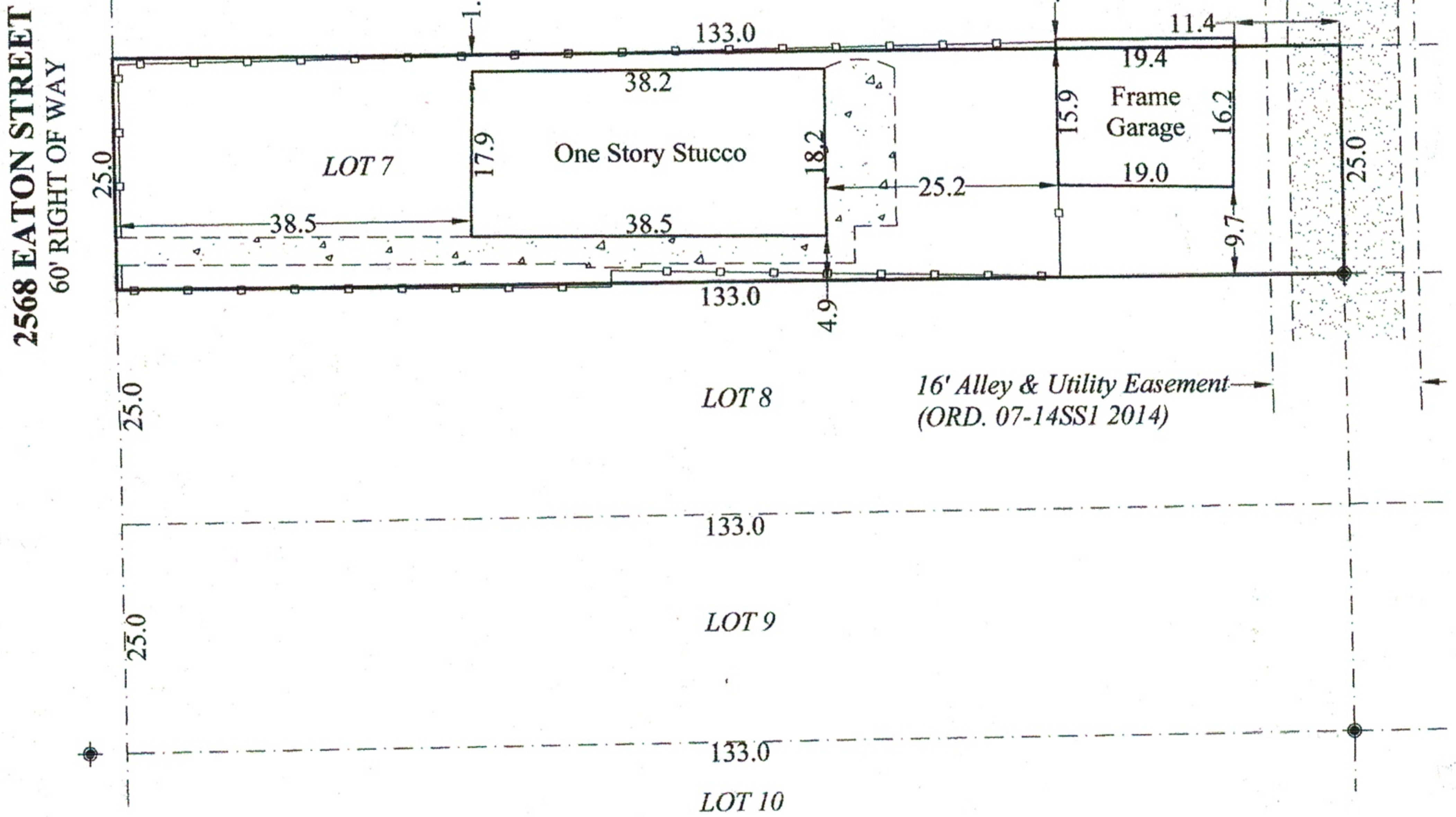


Scale: 1"=20'



#### Note:

Portion of frame garage may extend over property line as shown.



#### LEGEND

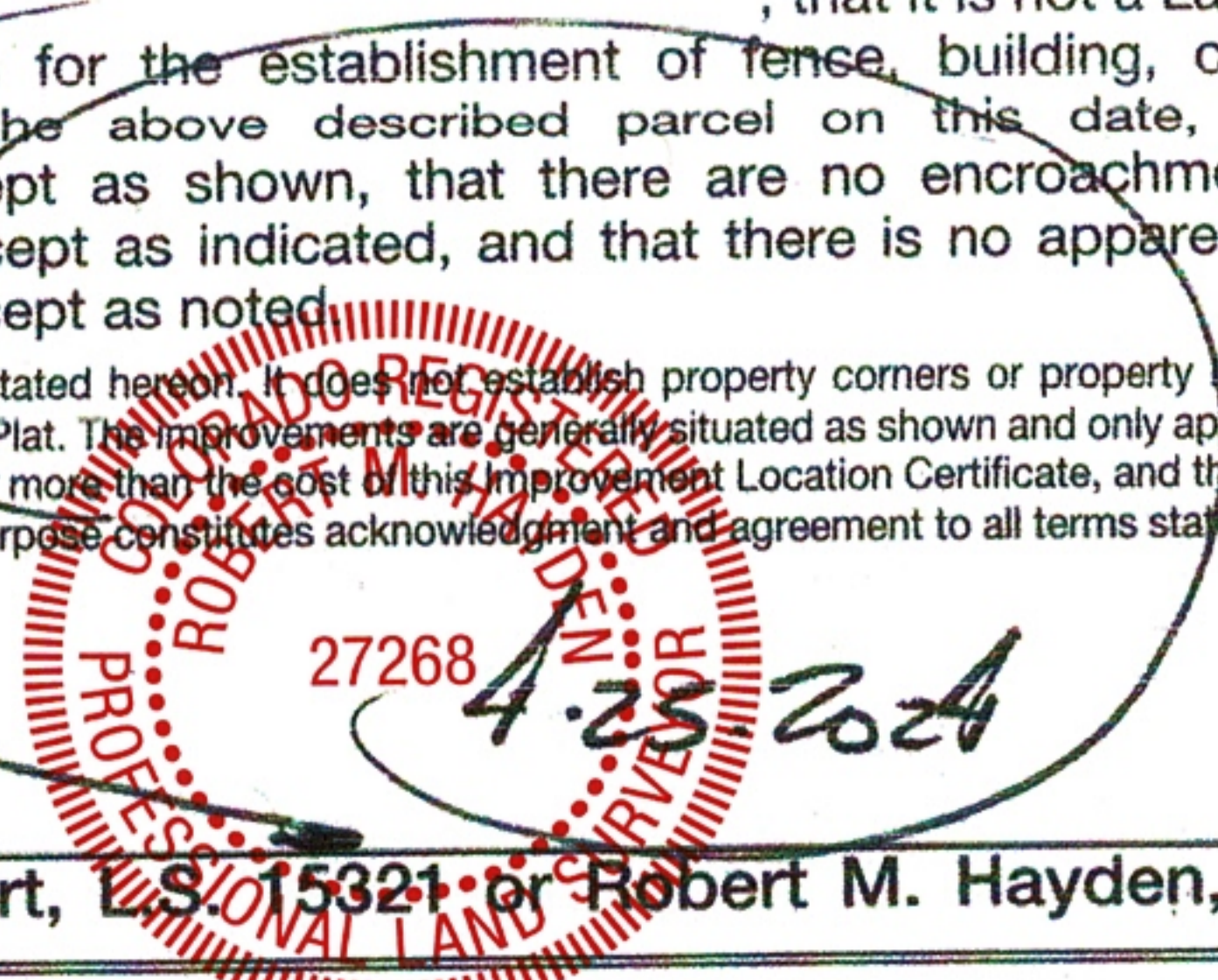
- Fence Line
- ▤ Concrete
- ▨ Asphalt Alley
- ⊙ Found Washer/Nail

On the basis of my knowledge, information and belief, I hereby certify that this improvement location certificate was prepared for **LAND TITLE GUARANTEE COMPANY**, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This improvement location certificate is prepared for the sole purpose of use by parties stated hereon. It does not establish property corners or property lines. A more precise relationship of the improvements to the boundary lines can be determined by an Improvement Survey Plat. The improvements are generally situated as shown and only apparent improvements and encroachments are noted. R.E. PORT & ASSOCIATES INC and Robert E. Port will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

NOTE:  
SURVEY IS DRAWN USING  
PLATTED ANGLES OR  
BEARINGS AND DIMENSIONS

Robert E. Port, L.S. 15321 or Robert M. Hayden, L.S. 27268





## **City of Edgewater Notice of Application Requesting a Variance**

Notice is hereby given that a Public Hearing will be held before the Edgewater Board of Adjustment and Appeals, to consider an application for a Variance Request to encroach into the side setbacks and to encroach into the bulk plane for a New Single-Family home located at 2568 Eaton Street Edgewater, CO 80214, December 4, 2024, at 6:00 pm, or as soon thereafter as the matter may be heard. All those wishing to be heard should be present at the time and place stated below.

Board of Adjustment and Appeals Meeting  
1800 Harlan St.,  
Edgewater CO 80214

or Virtually Through The GoTo Meeting App.  
<https://global.gotomeeting.com/join/598481245>  
United States: [+1 \(571\) 317-3122](tel:+15713173122)  
**Access Code:** 598-481-245



**City of Edgewater Notice of Application Requesting a Variance**

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