



NOTICE TO ADJACENT PROPERTY OWNERS MINOR VARIANCE

The City of Lakewood Planning and Public Works Department will consider a minor variance for the front setback from South Field Street for the property located at 9005 West Virginia Avenue. The property is zoned 1-R (Large Lot Residential District). The minimum front setback is 25 feet, measured from the back of the curb. The applicant is requesting a variance to allow for a 16-foot wide portion of the proposed 63-foot wide single-family house to encroach 3.8 feet into the front setback.

The Director of Planning and Public Works may review minor variances and make a decision if no written objections and request for a hearing are received from adjacent property owners in accordance with Section 17-4-4 of the Lakewood Zoning Ordinance. A final determination as to the outcome of the administrative review will be made no sooner than ten (10) days from the mailing of this notice. If you have any objections to the above-mentioned case, we must receive them in writing within the ten (10) day notification period ending **Thursday, August 19, 2010**.

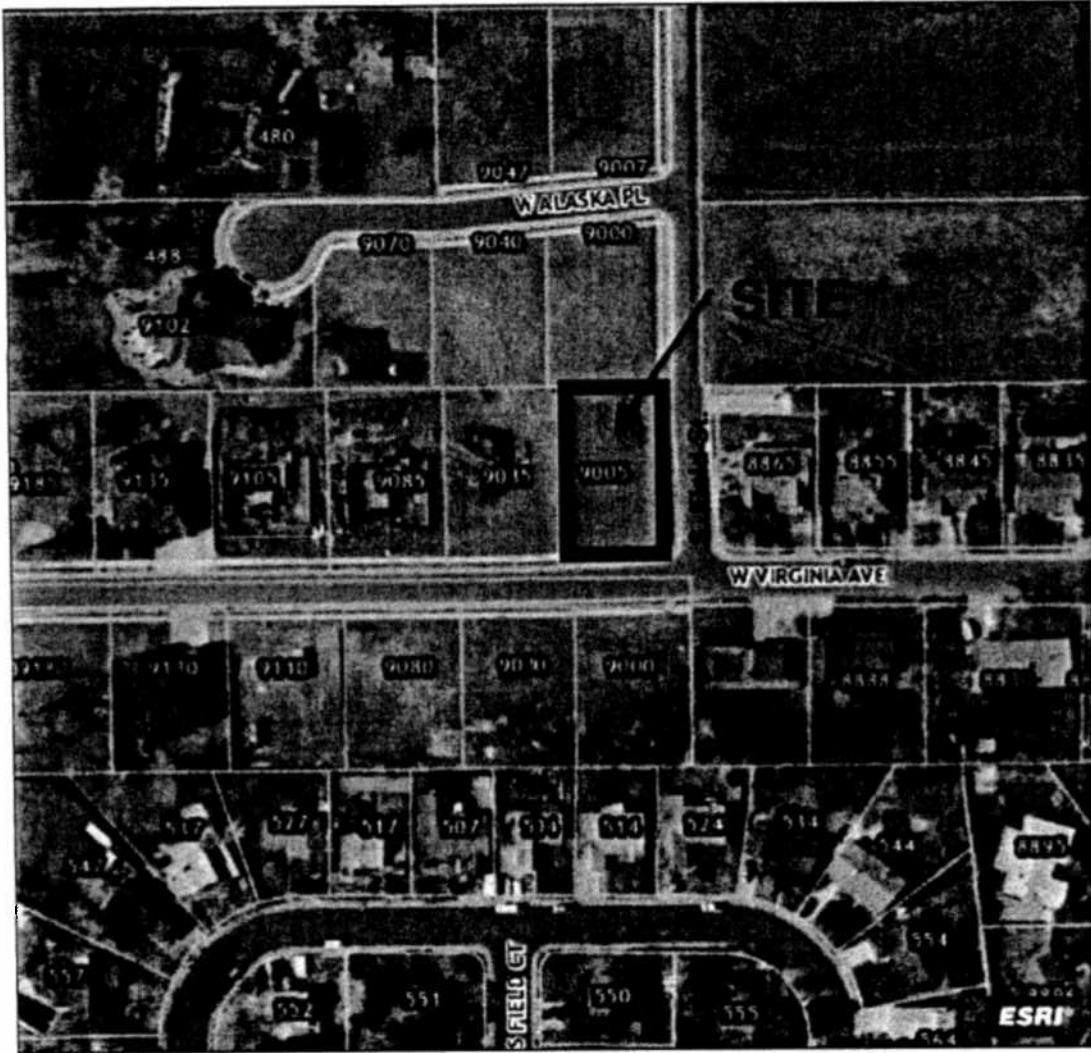
Section 17-4-3 of the Lakewood Zoning Ordinance states the following conditions for evaluating a variance:

- (a) By reason of exceptional narrowness, shallowness or shape of a specific piece of property on the date this section takes effect or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of the regulations would result in peculiar and undue practical difficulties for, or peculiar and unnecessary hardship on, the owner of the property.
- (b) The variance, if granted, will observe the spirit of this Ordinance, secure the public safety and welfare, and achieve substantial justice.
- (c) The variance, if granted, will not adversely affect the adjacent property or the neighborhood.
- (d) The variance, if granted, will not substantially or permanently impair the appropriate use of development of adjacent property.
- (e) The variance, if granted, is the minimum variance that will afford relief with the least modification possible of this Ordinance.

For further information, please contact the City of Lakewood Planning and Public Works Department, 480 South Allison Parkway, Lakewood, CO 80226.

Project Manager: Andrea Rand, 303-987-7521
Please Refer To Case No. VM-10-004
Date: August 9, 2010

VICINITY MAP
9005 W. Virginia Ave.



Case #: VM-10-004

Address: 9005 W. Virginia Ave.

Applicant: Jon Stevenson, Timberwolf Builders

Request: Minor variance for a 16-foot wide portion of the front of the house to encroach 3.8 feet into the front setback to S. Field St.

Project Manager: Andrea Rand, 303.987.7521