



BOARD OF ADJUSTMENT/APPEALS
REGULAR MEETING
February 23, 2015 - 7:00 P.M.
Town Board Chambers
301 Walnut Street, Windsor, CO 80550

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board
3. Reading of the statement of the documents to be entered into the record:
I enter into the record the Town's Comprehensive Plan, the Town's Zoning Ordinance, the staff report regarding the action items of this hearing, and all of the testimony received at this hearing.
4. Public invitation to be heard

B. CONSENT CALENDAR

1. Approval of the minutes of January 22, 2015

C. BOARD ACTION

1. Public Hearing – Continued from the December 4, 2014 meeting -
Variance of Municipal Code Section 16-12-40 pertaining to the building location for a detached garage in the Single Family Residential (SF-1) zoning district – Rocky Clark, Applicant
 - Staff presentation: Paul Hornbeck, Associate Planner
 - a. Motion to open public hearing to receive evidence and comment regarding the variance request and second
 - b. Presentation of variance request by applicant
 - c. Receipt of any comments from the public regarding the variance request
 - d. Staff report and Recommendation
 - e. Questions and answers to/from BOA members to/from applicant, public, staff, legal counsel
 - f. Motion to close public hearing and second
 - g. Motion on variance and second
 - h. Board discussion
 - i. Board action on variance request

D. COMMUNICATIONS

1. Communications from the Board Members
2. Communications from staff
3. Communications from the Town Attorney

E. ADJOURN

STATE LAW DICTATES THAT A FAVORABLE VOTE OF 4 OUT OF 5 MEMBERS OF THE BOARD OF ADJUSTMENT IS REQUIRED TO GRANT ANY VARIANCE. A SIMPLE MAJORITY VOTE IS NOT SUFFICIENT.

NOTE TO APPLICANTS: This agenda is considered tentative and may be revised at any time prior to the meeting. Applicants are advised to be present at 7:00 p.m. Final agendas will be available at the meeting.

Applicants may discuss the requests and the recommendations with staff during normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays. For the convenience of the applicants, appointments are recommended.

Upcoming Meeting Dates

<u>Thursday, March 26, 2015</u>	7:00 P.M.	Regular Board of Adjustment Meeting*
<u>Thursday, April 23, 2015</u>	7:00 P.M.	Regular Board of Adjustment Meeting*
<u>Thursday, May 28, 2015</u>	7:00 P.M.	Regular Board of Adjustment Meeting*

* All regular and special meetings of the Board of Adjustment are subject to the receipt of an item of business to be placed on the meeting agenda.



BOARD OF ADJUSTMENT/APPEALS REGULAR MEETING

January 22, 2015 – 7:00 P.M.

Third Floor Council Chambers, 301 Walnut Street, Windsor, CO 80550

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Monday prior to the meeting to make arrangements.

MINUTES

A. CALL TO ORDER

The meeting was called to order by Chairman Horner at 7:02 p.m.

1. Roll Call

The following members were present:

- Chairman Danny Horner
- Jose Valdes
- Jim McIntyre
- Ken Gerlach
- Benjamin George

Absent:

Cindy Scheuerman

Also present:

- Associate Planner Paul Hornbeck
- Associate Planner Josh Olhava
- Town Clerk Patti Garcia

2. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board

There were no changes to the agenda.

3. Reading of the statement of the documents to be entered into the record:

I enter into the record the Town’s Comprehensive Plan, the Town’s Zoning Ordinance, the staff report regarding the action items of this hearing, and all of the testimony received at this hearing.

4. Public invitation to be heard

Chairman Horner opened the meeting for public comment to which there was none.

B. CONSENT CALENDAR

1. Approval of the minutes of August 28, 2014

Mr. McIntyre motioned to approve the August 28, 2014 meeting minutes; Dr. George seconded the motion. Motion carried unanimously.

2. Approval of the minutes of December 3, 2014

Mr. Gerlach motioned to approve the December 3, 2014 meeting minutes; Dr. Valdes seconded the motion. Motion carried unanimously.

C. BOARD ACTION

1. Public Hearing – Variance of Municipal Code Section 16-9-100(c)3 pertaining to the height of a building mounted sign located in the Heavy Industrial (I-H) zoning district – Briggs Anderson, Cargill, applicant/ Jay Gerdes, DaVinci Sign Systems, applicant’s representative

- Staff presentation: Josh Olhava, Associate Planner

Dr. Valdes motioned to open the Public Hearing; Mr. Gerlach seconded the motion. Motion carried unanimously.

Jay Gerdes, DaVinci Sign Systems stated the Great Western area is a large industrial area. The current sign code that has the 25% rule as far as elevation ratio to sign is relevant to the Town of Windsor but in the industrial area where there are large, open areas it may not be as applicable. When the sign was drawn based on code requirements, it did not look appropriate on the building. Mr. Gerdes stated one of the issues with the sign is the logo which is what Cargill Corporate has for their standard; there is a large, white border. They have requested Cargill for flexibility with the logo which was denied. Mr. Gerdes stated this has prompted the request for larger sign so the letters on the sign would be about 5 feet tall. It was noted the H on the Hexcel sign is about 4' tall. The height of the Hexcel building is close to 32'; the Cargill building is about 45' tall. The request is to get an additional one foot of the Cargill letter height on the wall; this would increase the overall height of the white border to 19' 1". Mr. Gerdes stated he had brought forward to Mr. Anderson the recommended compromise from staff of 15' and Mr. Anderson found the compromise acceptable.

Associate Planner Olhava stated the applicant is requesting a variance from Municipal Code Section 16-9-100(c)3 for a building mounted sign located within the Great Western Industrial Park. The Municipal Code states the following:

Large-scale tenant. The height of building-mounted signs for major tenants shall not exceed twenty-five percent (25%) of the height of the building elevation upon which the sign is mounted. However, in no event shall such sign exceed eight (8) feet in height.

The applicant is proposing to construct a new building mounted sign on their new building in the Great Western Industrial Park. The subject property is located off of Eastman Park Drive and Great Western Drive at 31825 Great Western Drive. The subject property is zoned Heavy Industrial (I-H) and surrounded by industrial zoned properties in Windsor. The proposed sign would be nineteen feet-one inch (19' 1") in height, with an estimated sign area less than permitted by code. The letters would be approximately five feet-two inches (5' 2") in height. The sign is not planned to be illuminated.

With an overall square footage over 50,000 square feet, Cargill is considered a large-scale tenant when determining overall sign area and sign height requirements within the Municipal Code. Cargill's overall building height is forty-five feet (45'), which allows the sign to be just over eleven feet (11') at 11.25', or 25% of the building height dimension.

For context, Cargill is comparable in size to its' neighbor Hexcel, in overall building height. Other adjacent buildings are much smaller than Cargill and Hexcel. Both Vestas and Owens Illinois are located approximately one-half mile to the east.

Mr. Olhava referred to section 16-6-60(b) of the Municipal Code which states that, "Variances may be considered where, due to special conditions, a literal enforcement of the provisions of this Chapter would result in unnecessary hardship" and that, "Variances will not be granted contrary to the public interest and will only be considered when the spirit of this Chapter can be observed and public safety and welfare secured." Staff considers that the literal enforcement of the Code will not result in an unnecessary hardship or a practical difficulty, and therefore is recommending that the variance request for the proposed sign

height as presented in the application not be approved based upon the following findings of fact:

1. The granting of this variance, as presented, would not be consistent with the requirements for other signs that are existing or may be proposed within the Industrial Park; and
2. Denial of the sign height variance request will not place an unnecessary hardship on the applicant, as defined in the municipal code.

Chairman Horner requested staff present the alternative recommendation.

Mr. Olhava stated that, based on staff's analysis of existing signs within the Great Western Industrial Park, and history of adjacent building mounted signage, staff would support an alternative sign size that is similar to those existing within the Industrial Park on structures comparable in size, based upon the following findings of fact:

1. The granting of this alternative variance would allow Cargill to install a building mounted sign that is comparable in size to those existing in the Industrial Park and directly adjacent to their site;
2. The granting of this alternative variance request would not alter the essential character of the Industrial Park neighborhood; and
3. The granting of this alternative variance will not pose any public safety or welfare concerns.

Staff recommended conditional approval of an alternative variance request for the height of the proposed sign to not exceed fifteen feet (15'). This would allow Cargill's sign height to be comparable to the adjacent user, Hexcel, and the sign variance they received in 2009. This would also allow Cargill's sign height to meet the spirit of the code and be similar to those found on large building facades throughout the Great Western Industrial Park. The overall sign area shall meet all Town of Windsor Municipal Code requirements as this variance was only for sign height.

Dr. Valdes asked what the height of the Hexcel sign is.

Mr. Olhava stated it is 14'7"; the letters are about 4' tall.

Dr. Valdes asked about the logic regarding the compromise between 15' and 11'.

Mr. Olhava stated that it is 11¼ or 25% which is what the Code requires; and if they were to follow the Code that is what would be stated. In 2009, their neighbor (Cargill) was allowed a variance and since their building size is comparable with a sign at 15' staff felt it best to go with the middle ground.

Dr. Valdes stated he was okay with the 15' height.

Mr. Gerdes stated the applicant would be compromising on both the white space and lettering; they are ready to move on.

Dr. George asked if there were any other businesses in the industrial park with a sign variance.

Mr. Olhava stated that Hexcel was what he used as an example; Owens/Illinois was in the county and then came into the town so it would not have met our standards.

Mr. Olhava stated the variance request would be for two building mounted signs although the applicant may only do one sign now.

Dr. Valdes asked if the signs be positioned in a way that they would be physically, visually compatible.

Mr. Olhava stated they would be positioned to be visually compatible.

Mr. McIntyre motioned to close the Public Hearing; Dr. Valdes seconded the motion. Motion carried unanimously.

Chairman Horner waived the original variance request and requested a motion related to the alternative recommendation.

Dr. Valdes motioned to approve the alternative recommendation for a variance of Municipal Code Section 16-9-100(c)3 for construction of a building mounted sign to be 15' in height; Mr. McIntyre seconded the motion.

Chairman Horner opened the meeting for discussion by the Board; there were no comments.

Motion carried unanimously.

2. Election of Officers
2015 officers

The board members recommended keeping the current slate of officers:

Danny Horner, Chair
Dr. Jose Valdes, Vice Chair
Cindy Scheuerman, Secretary

Upon a motion duly made; the motion carried unanimously.

D. COMMUNICATIONS

1. Communications from the Board Members
No communications.
2. Communications from staff
No communications.
3. Communications from the Town Attorney
Not in attendance.

E. ADJOURN

Dr. Valdes motioned to adjourn; Mr. McIntyre seconded the motion. Motion carried unanimously.

The meeting was adjourned at 7:25 p.m.

Patti Garcia, Town Clerk



MEMORANDUM

Date: February 26, 2015
To: Board of Adjustment
Via: Joseph P. Plummer, AICP, Director of Planning
From: Paul Hornbeck, Associate Planner
Re: Continued from the December 4, 2014 meeting - Variance of Municipal Code Section 16-12-40 pertaining to the building location for a detached garage in the Single Family Residential (SF-1) zoning district – Rocky Clark, Applicant
Location: 519 2nd Street, Kerns Subdivision, Lot 15, Block 2, Windsor, CO
Item #: C.1

Background/Discussion:

This request for a setback variance for the detached garage at 519 2nd Street was continued by the Board of Adjustment at the December 4, 2014 meeting. Please find attached the staff memorandum from that meeting for further details on the variance request. At the December 4, 2014 meeting, the applicant indicated SAFEbuilt, the building inspection agency of the Town, had given approval of the building location during an inspection. Because the applicant was unable to produce any evidence to support this claim, the Board continued the item to allow the applicant an opportunity to gather any supporting documentation. The applicant subsequently submitted a request for records through the Town for all records on the property from SAFEbuilt. Attached are the results of that request. Staff was unable to find any documentation within those records that the reduced setback was approved.

Recommendation:

Section 16-6-60(b) of the Municipal Code outlines the considerations for review of variances, stating "Variances may be considered where, due to special conditions, a literal enforcement of the provisions of this Chapter would result in unnecessary hardship. Variances will not be granted contrary to the public interest and will only be considered when the spirit of this Chapter can be observed and public safety and welfare secured." The code further defines unnecessary hardship in Section 16-6-60(c) as "a situation where the property cannot be reasonably used under the conditions allowed by this Code. The situation shall result from circumstances unique to the property and shall not be created by the landowner. The variance, if granted, will not alter the essential character of the surrounding neighborhood. Economic considerations alone shall not constitute an unnecessary hardship if a reasonable use for the property exists under the provisions of this Code. It is the responsibility of the landowner to prove that an unnecessary hardship exists."

Staff does not consider that the literal enforcement of the Code will result in an unnecessary hardship as defined by the Municipal Code and therefore is recommending denial of the variance request with the following findings of fact:

1. The variance request is contrary to the public interest because a setback of one and one-half (1½) feet would not allow the driveway length to be at least twenty (20) feet and therefore would create a situation where parking standard vehicles on the driveway could significantly obstruct the public sidewalk;

2. The property, including a detached garage, could reasonably be used under the previously approved setback variance of four and one-half (4½) feet and;
3. The situation is a result of circumstances created by the landowner.

Suggested Motion and Action:

In accordance with the Board of Adjustment's procedure of making all motions in the affirmative, staff offers for the Board's consideration the following motion and action:

Motion: Motion to approve the variance request from Section 16-12-40 of the Municipal Code to approve a setback variance of one and one-half (1½) feet from the property line that abuts Second Street in order to allow the existing detached garage to remain as constructed.

Second: Second to approve the motion.

Vote: All in favor of the motion to approve the setback variance vote aye; all opposed vote nay.

Notification:

November 17, 2014 development sign posted on the subject property
November 21, 2014 public hearing notice placed on the Town of Windsor's website
November 21, 2014 public hearing notice posted in the paper

Enclosures: 12/4/14 Staff Memorandum
12/4/14 BOA Minutes
2/18/15 Meeting Application Materials
(Site Plan, Site Certification, Permit Records, Billing Records)
12/4/14 Meeting Application Materials
12/13/13 BOA Minutes
Presentation slides

Pc: Rocky Clark, applicant/property owner



MEMORANDUM

Date: December 4, 2014
To: Board of Adjustment
Via: Joseph P. Plummer, AICP, Director of Planning
From: Paul Hornbeck, Associate Planner
Re: Variance of Municipal Code Section 16-12-40 pertaining to the building location for a detached garage in the Single Family Residential (SF-1) zoning district
Location: 519 2nd Street, Windsor, CO
Item #: C.2

Background/Discussion:

The applicant, Mr. Rocky Clark, is requesting a variance from Municipal Code Section 16-12-40 (Building Location) which states the following:

Minimum setback shall be twenty (20) feet. Minimum offset shall be five (5) feet (emphasis added).

This request is for a variance to allow a reduced setback for a detached garage of one and one-half (1½) feet from the Second Street property line. The Board of Adjustment granted a number of variances for the property in 2013 to allow construction of a single-family home and detached garage, both within the required setbacks. The house and garage are currently under construction and an inspection and corresponding setback certification revealed that the detached garage was not constructed in accordance with the approved variance. The Board of Adjustment granted a variance from the twenty (20) foot setback requirement to allow a setback on the detached garage of four and one-half (4½) feet from the 2nd Street property line. The setback certification, completed by a licensed surveyor, shows that the garage was constructed with a setback of one and one-half (1½) feet from the Second Street property line.

The variance granted in 2013 would have left twenty (20) feet between the garage and the back of the public sidewalk. Furthermore, the Board of Adjustment included in that approval a condition that the applicant must provide a minimum of twenty (20) feet between the garage and the back of the sidewalk. The current configuration leaves only seventeen (17) feet between the garage and the back of the sidewalk. The twenty (20) foot clear zone would have allowed for adequate clearance for vehicles to park in the driveway without impeding the sidewalk. The proposed seventeen (17) foot clear zone would create a situation where larger sized cars and trucks would likely impede the sidewalk.

A similar situation occurred previously at 500 Oak Street. In that case, a variance was granted to allow a garage to be constructed with a five (5) foot setback, providing a twenty (20) foot clear zone between the garage and the back of the public sidewalk. However, the garage was constructed with a setback of three feet, five inches (3'5"), leaving less than twenty (20) feet between the garage and the back of the public sidewalk. That variance was denied by the Board of Adjustment in 2010.

Comments:

This request was referred to the Town Engineer and he has commented that the Town has for many years recommended variances for garage setbacks provide at least twenty (20) feet between the public sidewalk and garage.

Recommendation:

Section 16-6-60(b) of the Municipal Code outlines the considerations for review of variances, stating "Variances may be considered where, due to special conditions, a literal enforcement of the provisions of this Chapter would result in unnecessary hardship. Variances will not be granted contrary to the public interest and will only be considered when the spirit of this Chapter can be observed and public safety and welfare secured." The code further defines unnecessary hardship in Section 16-6-60(c) as "a situation where the property cannot be reasonably used under the conditions allowed by this Code. The situation shall result from circumstances unique to the property and shall not be created by the landowner. The variance, if granted, will not alter the essential character of the surrounding neighborhood. Economic considerations alone shall not constitute an unnecessary hardship if a reasonable use for the property exists under the provisions of this Code. It is the responsibility of the landowner to prove that an unnecessary hardship exists."

Staff does not consider that the literal enforcement of the Code will result in an unnecessary hardship as defined by the Municipal Code and therefore is recommending denial of the variance request with the following findings of fact:

1. The variance request is contrary to the public interest because a setback of one and one-half (1½) feet would not allow the driveway length to be at least twenty (20) feet and therefore would create a situation where parking standard vehicles on the driveway could significantly obstruct the public sidewalk;
2. The property, including a detached garage, could reasonably be used under the previously approved setback variance of four and one-half (4½) feet and;
3. The situation is a result of circumstances created by the landowner.

Suggested Motion and Action:

In accordance with the Board of Adjustment's procedure of making all motions in the affirmative, staff offers for the Board's consideration the following motion and action:

Motion: Motion to approve the variance request from Section 16-12-40 of the Municipal Code to approve a setback variance of one and one-half (1½) feet from the property line that abuts Second Street in order to allow the existing detached garage to remain as constructed.

Second: Second to approve the motion.

Vote: All in favor of the motion to approve the setback variance vote aye; all opposed vote nay.

Notification:

November 17, 2014 development sign posted on the subject property

November 21, 2014 public hearing notice placed on the Town of Windsor's website

November 21, 2014 public hearing notice posted in the paper

Enclosures: Application Materials
12/13/13 BOA Minutes
Setback Certification
Presentation slides

Pc: Rocky Clark, applicant/property owner



AGENDA

1. The meeting was called to order by Chairman Danny Horner at 7:00 p.m.
2. Roll Call

The following members were present

Chair - Danny Horner
Jose Valdes
Cindy Scheuerman
Ken Gerlach
Jim McIntyre

Also Present: Associate Planner
Deputy Town Clerk

Paul Hornbeck
Bruce Roome

3. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board.

There were no changes to the agenda.

4. Reading of the statement by Chairman Horner of the documents to be entered into the record:

“I enter into the record the Town’s Comprehensive Plan, the Town’s Zoning Ordinance, the staff report regarding the action items of this hearing, and all of the testimony received at this hearing.”

5. Public Invited to be Heard

There was no public comment.

C. BOARD ACTION

1. Public Hearing – Variance of Municipal Code Section 16-12-40 pertaining to the building location for a single-family house in the Single Family Residential (SF-1) zoning district located at 500 Locust Street, Town Of Windsor Subdivision, Second Filing, Lot 1, Block 23 in the Town of Windsor – Phil Romero, Applicant – Paul Hornbeck, Associate Planner

Ms. Scheuerman moved to open the Public Hearing; Mr. Gerlach seconded the motion. Motion carried unanimously.

Mr. Phil Romero, applicant/owner, stated that the purpose is to replace the steps on the east side of residence. This is a turn of the century home with lots of character and they have restored it as such and want to keep that look and feel. This will be code

compliant but not ADA compliant. Mr. Romero feels that to not replace the steps makes it unsafe as it sits. Also this change will match what exists with other residences nearby.

Public comments:
There was none

Per Mr. Hornbeck, the applicant, Mr. Phil Romero, is requesting a variance from Municipal Code Section 16-12-40 (Building Location) which states the following:

Minimum setback shall be twenty (20) feet. Minimum offset shall be five (5) feet (emphasis added).

This request is for a variance to allow an existing set of exterior stairs to be replaced with new stairs with a setback of approximately ten (10) feet, rather than the required twenty (20) feet. The house has a setback of approximately seventeen (17) feet and the existing stairs have a setback of approximately thirteen (13) feet. The current steps do not comply with the building code and the applicant wishes to replace the steps with a safer design that meets building code.

Staff considers that the literal enforcement of the Code will result in an unnecessary hardship as defined by the Municipal Code and therefore is recommending approval of the variance request with the following findings of fact:

1. The existing stairs that are being replaced do not comply with the building code;
2. No stairs could be constructed without a setback variance because of the building setback;
3. The proposed ten (10) foot setback is within a range of residential setbacks on neighboring lots;
4. The proposed location of the stairs does not appear to result in a health or safety risk;
5. The situation is not a result of circumstances created by the landowner.

Dr. Valdes asked if this is the side of the home versus the front, are they parallel?
Mr. Hornbeck stated yes it's the side.

Ms. Scheuerman moved to close the Public Hearing; Dr. Valdes seconded the motion. Motion carried unanimously.

Chairman Horner opened the floor for any further Board questions of discussion.
There were none.

Ms. Scheuerman moved to approve the variance request from Section 16-12-40 of the Municipal Code to approve a setback variance of ten (10) feet from the property line that abuts Fifth Street in order to allow the construction of new

stairs as depicted in the application; Dr. Valdes seconded the motion. Motion carried unanimously.

2. Public Hearing – Variance of Municipal Code Section 16-12-40 pertaining to the building location for a detached garage in the Single Family Residential (SF-1) zoning district located at 519 2nd Street, Kerns Subdivision, Lot 15, Block 2, Windsor, CO – Rocky Clark, Applicant – Paul Hornbeck, Associate Planner

Mr. McIntyre moved to open the Public Hearing; Dr. Valdes seconded the motion. Motion carried unanimously.

Rocky Clark, applicant/owner, asked for a variance for a large shop that was built by the alley onto the lot. Unfortunately, it was built in the wrong spot. It is a 36' x 36' building built to store an RV out of the elements. If the building has to be reduced in size, the RV won't fit and the driveway is too short to hold the RV legally.

Public comments:

Dave Bishop, builder, stated he didn't realize there was a 3' easement and only held the building back another 1.5' which left it 1.5' over the currently approved line.

Per Mr. Hornbeck, The applicant, Mr. Rocky Clark, is requesting a variance from Municipal Code Section 16-12-40 (Building Location) which states the following:

Minimum setback shall be twenty (20) feet. Minimum offset shall be five (5) feet (emphasis added).

This request is for a variance to allow a reduced setback for a detached garage of one and one-half (1½) feet from the Second Street property line. The Board of Adjustment granted a number of variances for the property in 2013 to allow construction of a single-family home and detached garage, both within the required setbacks. The house and garage are currently under construction and an inspection and corresponding setback certification revealed that the detached garage was not constructed in accordance with the approved variance. The Board of Adjustment granted a variance from the twenty (20) foot setback requirement to allow a setback on the detached garage of four and one-half (4½) feet from the 2nd Street property line. The setback certification, completed by a licensed surveyor, shows that the garage was constructed with a setback of one and one-half (1½) feet from the Second Street property line.

The variance granted in 2013 would have left twenty (20) feet between the garage and the back of the public sidewalk. Furthermore, the Board of Adjustment included in that approval a condition that the applicant must provide a minimum of twenty (20) feet between the garage and the back of the sidewalk. The current configuration leaves only seventeen (17) feet between the garage and the back of the sidewalk. The twenty (20) foot clear zone would have allowed for adequate clearance for vehicles to

park in the driveway without impeding the sidewalk. The proposed seventeen (17) foot clear zone would create a situation where larger sized cars and trucks would likely impede the sidewalk.

A similar situation occurred previously at 500 Oak Street. In that case, a variance was granted to allow a garage to be constructed with a five (5) foot setback, providing a twenty (20) foot clear zone between the garage and the back of the public sidewalk. However, the garage was constructed with a setback of three feet, five inches (3'5"), leaving less than twenty (20) feet between the garage and the back of the public sidewalk. That variance was denied by the Board of Adjustment in 2010.

Staff does not consider that the literal enforcement of the Code will result in an unnecessary hardship as defined by the Municipal Code and therefore is recommending denial of the variance request with the following findings of fact:

1. The variance request is contrary to the public interest because a setback of one and one-half (1½) feet would not allow the driveway length to be at least twenty (20) feet and therefore would create a situation where parking standard vehicles on the driveway could significantly obstruct the public sidewalk;
2. The property, including a detached garage, could reasonably be used under the previously approved setback variance of four and one-half (4½) feet and;
3. The situation is a result of circumstances created by the landowner.

Ms. Scheurman asked if it would be an option to make it a no parking zone in the driveway

Per Mr. Hornbeck, it would be hard to enforce such a requirement.

Dr. Valdes asked the owner if he was aware of the previously approved variance.

Mr. Clark stated that yes he was and it was measured out and marked. He is unsure how it got passed on the set-back inspections if it was wrong. It was signed on the building permit by the inspector.

Mr. McIntyre asked actually dug the holes.

Per Mr. Bishop, a licensed Sub-contractor

Ms. Scheurman asked after the holes were dug who signed off on their location.

Per Mr. Clark Safebuilt did.

Ms. Scheurman asked since Safebuilt signed off on it, does any of this liability belong to them.

Per Mr. Hornbeck, at this point in time no evidence that it was signed off has been presented so he cannot answer that.

Ms. Scheurman asked if we could request those documents from Safebuilt.

Per Mr. Hornbeck, the owner can request it from Safebuilt by going through the Town's open records request process.

Mr. Horner asked Mr. Hornbeck if it would be feasible to table this case for 60 days to give the owner the time to gather the appropriate documentation to prove his case.

Mr. Hornbeck stated that it could be continued if that is how the Board wanted to proceed.

Mr. Horner offered the owner, Mr. Clark, up to 60 days in order to provide a paper trial.

Mr. Clark requested a continuance

Ms. Scheuerman moved to continue the hearing until the February meeting and indicated that it is the owners responsibility to perform the research necessary to provide proof of Safebuilt's approval; Dr. Valdes seconded the motion. Motion carried unanimously.

D. COMMUNICATIONS

1. Communications from the Board Members

The Board asked if there were any agenda items for January.

Per Mr. Hornbeck nothing yet

Ms. Scheuerman asked if it is possible to do an inquiry to see if a no parking zone option in a private driveway is reasonable.

2. Communications from staff

None

E. ADJOURN

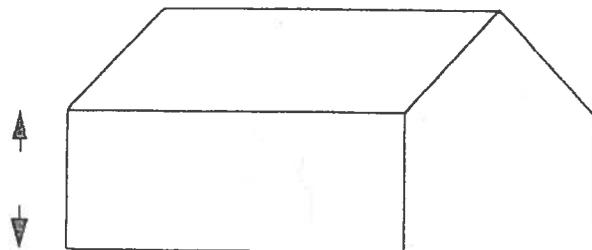
Upon a duly made motion and second the meeting was adjourned at 7:39 p.m.

STEEL STRUCTURES AMERICA, INC.

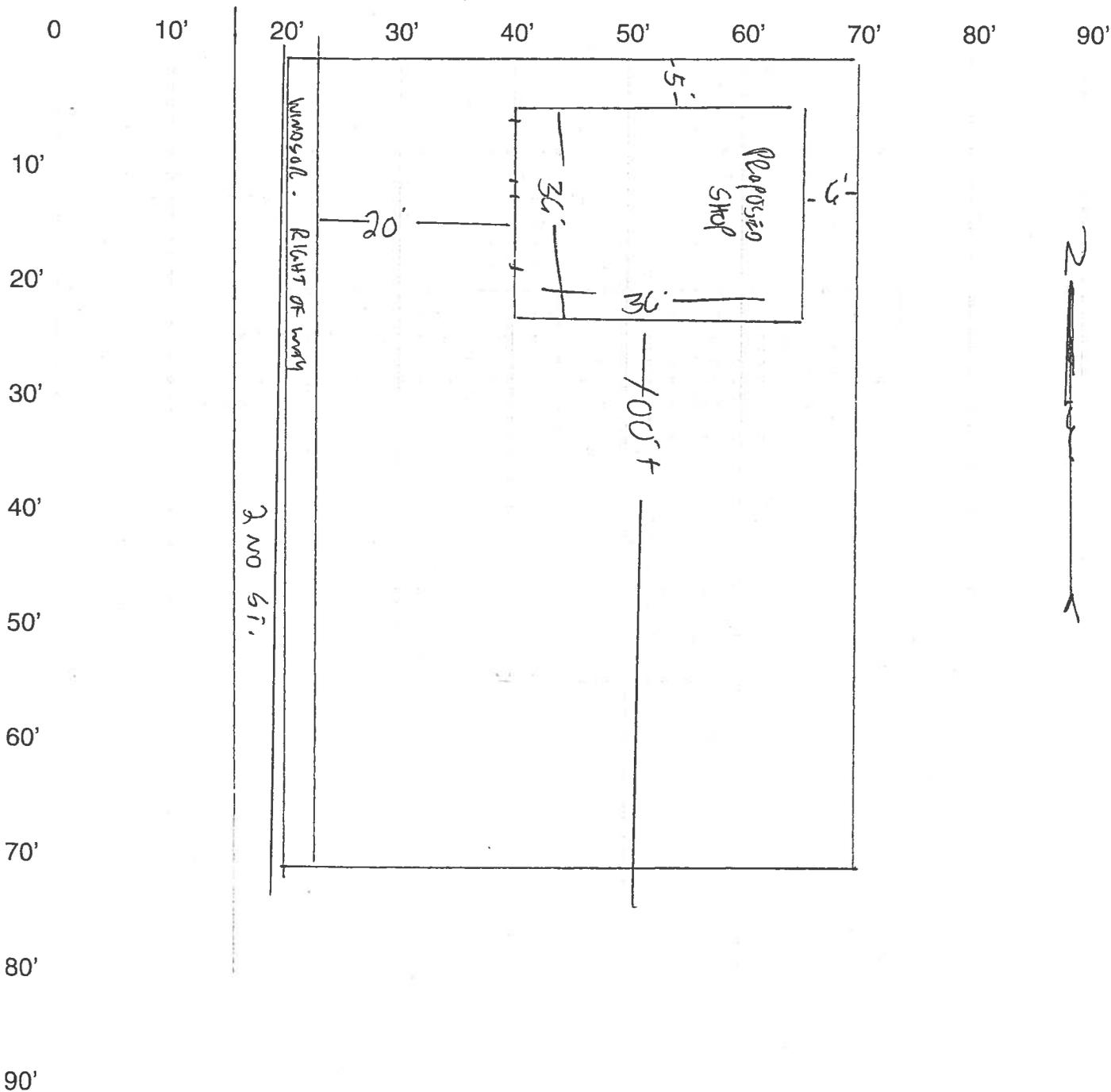
1-800-833-9997

Appt. Time _____
Date _____

Name SITE PLAN
Mailing Address _____
City _____ State _____ Zip _____
Job Address 519 2nd St.
City Windsor State Co
County Weld Zip 80550
Telephone Home 970-556-8341 Work _____



Building Size 36 x 36 x 16



Customer Signature _____

Sales Signature _____

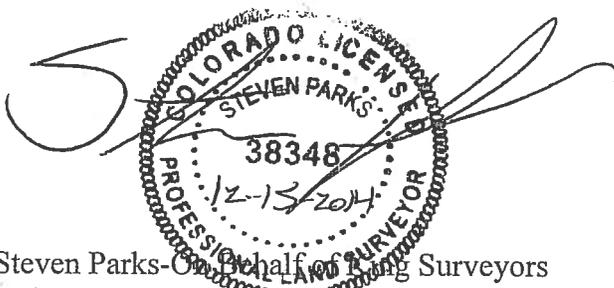
Scale: 3/4" = 10'

King Surveyors
650 E. Garden Drive
Windsor, CO 80550

12/15/2014

To Whom It May Concern:

On 12/12/2014, a field crew from our office measured the drainage at 519 2nd Street in Windsor, CO (Lot 15, Block 2, Kerns Subdivision). During our site visit we discovered that the flatwork was not complete for the out building to the north (a concrete driveway is proposed) and the retaining wall on the east side of the lot was not constructed. The client requested that this Site Certification be prepared at this time.



Steven Parks-On Behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38348

GRADE CERTIFICATION

LOT 15 BLOCK 2 SUBDIVISION KERN'S

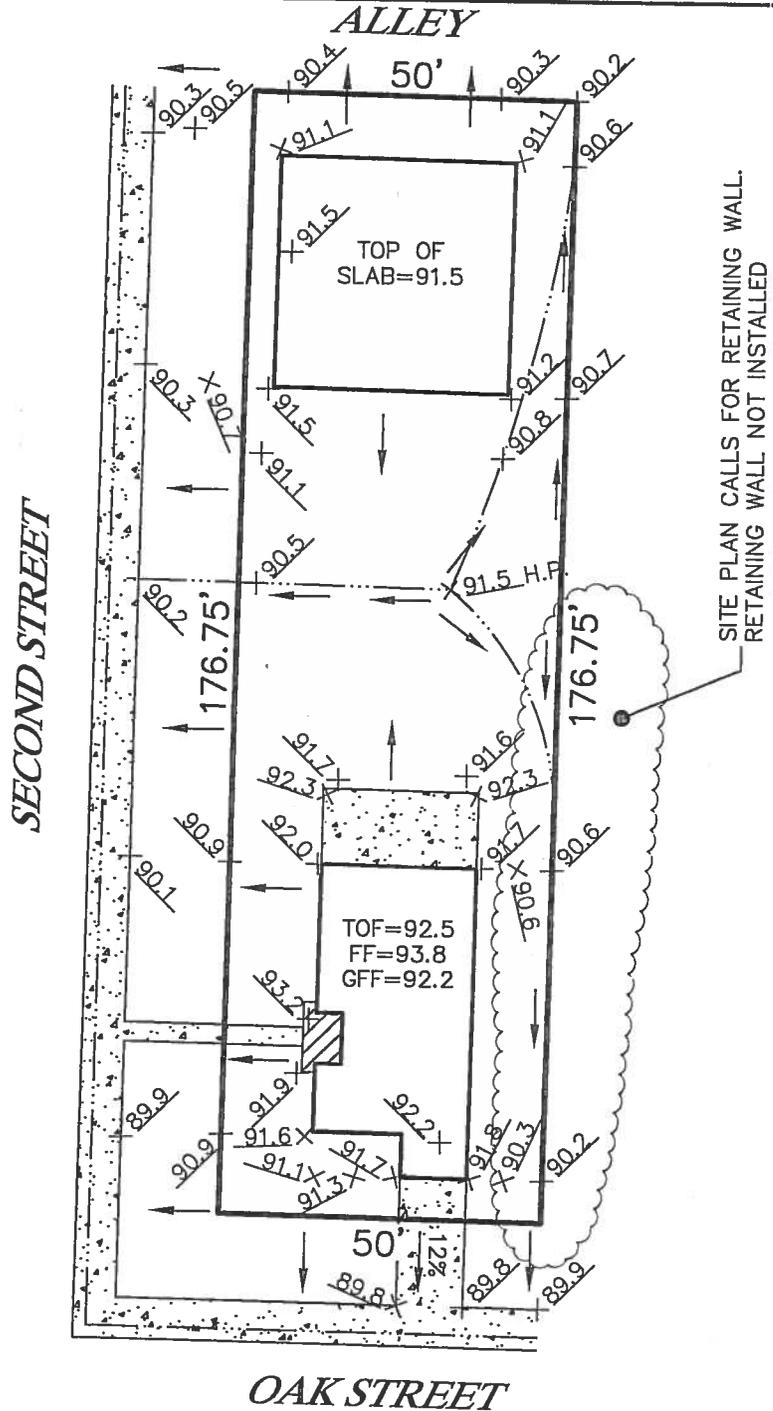
COUNTY OF WELD

STATE OF COLORADO

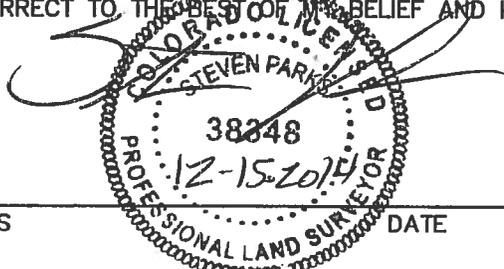
ADDRESS 519 2ND STREET, WINDSOR



LOT 15
BLOCK 2
8,838 SQ.FT.



I, STEVEN PARKS, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THE ELEVATIONS SHOWN HEREON WERE DETERMINED FROM THE RESULTS OF AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION ON 12/12/2014 AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.



STEVEN PARKS
LS 38348

DATE

DRAWN BY: EWL

SCALE: 1"=30'

DATE: 12-12-2014

JOB NO. 2014415

CLIENT: RICK HOOD



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | fax: (970) 686-5821

www.kingsurveyors.com

Town of Windsor Planning Department

301 Walnut Street, Windsor, Colorado 80550
Phone 970/686-7476 Fax 970/686-7180



SETBACK CERTIFICATION

THIS COMPLETED FORM MUST BE SUBMITTED FOR APPROVAL PRIOR TO THE UNDERGROUND PLUMBING INSPECTION (BEFORE INSTALLATION OF ANY FRAMING)

Date: 11-05-2014

Building Permit #

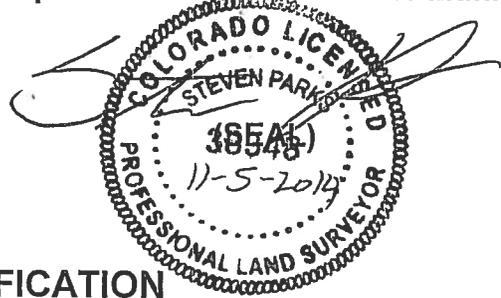
Lot 15 Block 2 Subdivision KERNS

Address: 519 2ND STREET, Windsor, Colorado

On 11-04-2014, a field crew measured the
(Date)

setbacks (distances from all property lines along streets) and offsets (distances from all property lines that are not along streets) for the above referenced property and found them to ~~be in~~ compliance with the approved plans and the requirements of the Windsor Municipal Code. *NOT BE IN SP*

BY: _____
Surveyor/Engineer



CONTRACTOR CERTIFICATION

I, _____ representing _____
(PRINT Name and title) (Contractor/Builder)

have reviewed the setback certification and the approved plans for the above referenced project and concur that the location of this structure is in conformance with the approved plans and the setback and offset requirements of the Windsor Municipal Code. Furthermore, I hereby certify that all portion(s) of the structure to be framed including, but not limited to, garages, porches, decks, cantilevers, bay windows or other structures, shall maintain compliance with said setback and offset requirements.

BY: _____ Date _____

SETBACK CERTIFICATION

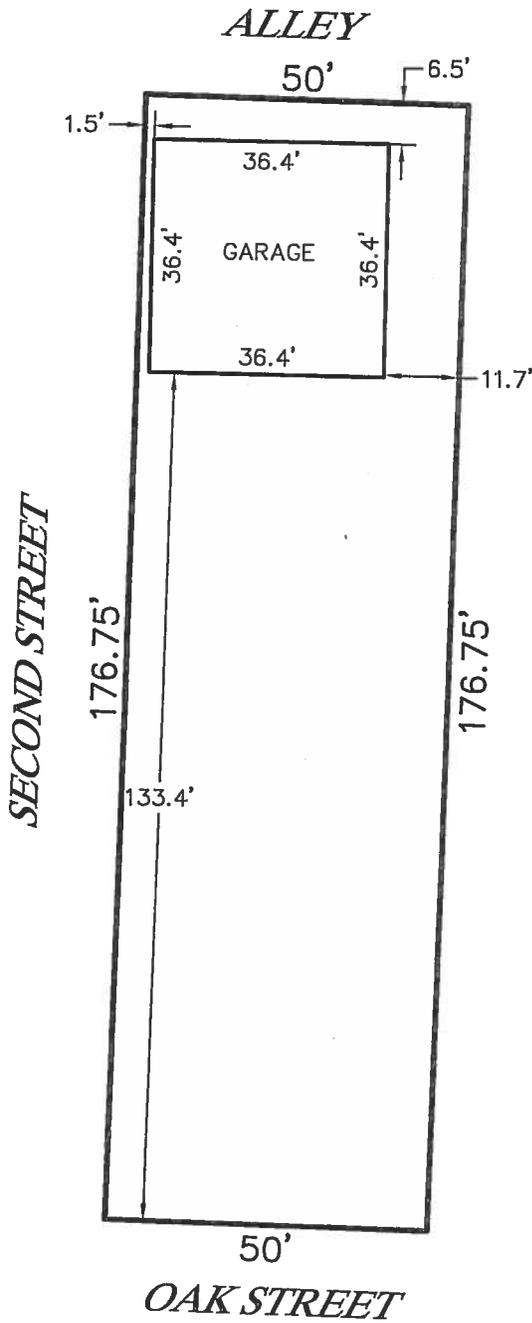
LOT 15 BLOCK 2 SUBDIVISION KERNS

COUNTY OF WELD STATE OF COLORADO

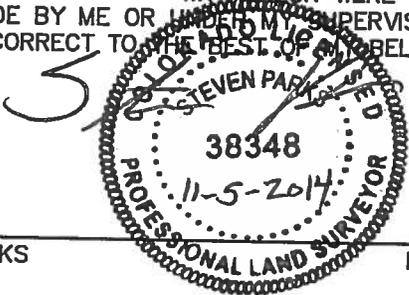
ADDRESS 519 2ND STREET, WINDSOR



LOT 15
BLOCK 2
8,838 SQ.FT.



I, STEVEN PARKS, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THE DIMENSIONS SHOWN HEREON WERE DETERMINED FROM THE RESULTS OF AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION ON 11/04/2014 AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.



STEVEN PARKS
LS 38348

DATE _____

DRAWN BY: EWL

SCALE: 1"=30'

DATE: 11-05-2014

JOB NO. 2013132

CLIENT: ROCKY CLARK



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | fax: (970) 686-5821

www.kingsurveyors.com



Guide to new release

[View Permit](#)

Permit Resources

Permit #	Street Address, Zip	Jur.	Permit Type	Current Step	Status
14WIN-00909 [edit]	519 2nd Street, 80550 View All Permits for this Address	Windsor	Detached Garage	Inspections	Pending

Workflow

- Workflow Actions, Steps & Progress
- Workflow History

Fee Management

- Assess Fees, Pay Fees
- Payment History and Invoices

Plan Review

- Plan Review History
- Add/Review Plan Documents

Inspections

- Schedule Inspections
- Assess Re-inspection Fees
- Inspections History

Permit Documents

- View/Add Files & Photos
- View Printable Permit Document

(Use This Information to Create a New Permit)

Location Information

Property Address
519 2nd Street
Windsor, 80550

Other
Lot: 15
Block: 2

Contact Information

Property Owner
Rock and Arlene Clark
1000 Valley Drive
Windsor, CO 80550
Home: 970-396-2866

Primary Contractor
RICK HOOD
Imported
Imported, CO Imported
970-567-3306

Trade Contractors

Electrical
FISKE ELECTRIC
970-567-9569

Plumbing
Mitchell Plumbing and heating
970-454-5313

Permit Information

Permit # 14WIN-00909	Permit Issuance 11/24/2014	Permit Expiration 05/23/2015
Proposed Usage/Permit Type Residential/Detached Garage	Estimated Value \$20,000.00 (materials & labor)	

Description of Work
36X36 storage/detached garage 1296sf

Actual Setbacks:
North/Front: 5
South/Back: 100
East/Right: 6

Required Setbacks
North/Front: 5
South/Back: 20
East/Right: 5

West/Left: 20

West/Left: 4.5



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Workflow History for Permit # 14WIN-00909

Workflow Step	Status	Notes	User	Date
App. Acceptance by Town	Accepted		Joy Liberty	05/28/14
Received by SafeBuilt	Received		Crystal Croissant	05/29/14
Safebuilt Plan Review	Complete	Plan Review Complete	Eric Pendley	06/05/14
Permit Returned to Town	Returned		Crystal Croissant	06/05/14
Town Review Status	Complete		Joy Liberty	06/06/14
Permit Issuance	Issued		Joy Liberty	06/27/14
Inspections	In Progress			
Setbacks	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	10/06/14
	Reinstated	This inspection was reinstated.	Crystal Croissant	10/06/14
	Pending	- Scheduled for: 10/07/14	Kelly Dykstra	10/06/14
	Failed: Not Ready	No plans on site.	Kelly Dykstra	10/07/14
	Failed: Not Ready	No plans on site.	Kelly Dykstra	10/07/14
	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
	Reinstated	This inspection was reinstated.	Temp Office	10/27/14
	Pending	- Scheduled for: 10/30/14	Kelly Dykstra	10/27/14
	Failed: Code Violation	Need ILC. Cannot verify setbacks.	Kelly Dykstra	10/30/14
	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	11/12/14
	Reinstated	This inspection was reinstated.	Crystal Croissant	11/12/14
	Pending	- Scheduled for: 11/13/14	Kelly Dykstra	11/12/14
				11/13/14

	Failed: Code Violation	Will need ILC. Home owner is aware and is applying for a variance.	Kelly Dykstra	
Construction Meter	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	10/06/14
Footings	Pending	AM - Scheduled for: 09/16/14	Kelly Dykstra	09/15/14
	Failed: Not Ready	Haven't started.	Kelly Dykstra	09/16/14
	Pending	AM - Scheduled for: 09/17/14	Kelly Dykstra	09/16/14
	* Passed	Holes ok.	Kelly Dykstra	09/17/14 *
U-fer Ground	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	10/06/14
Foundation Reinforcing	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	10/06/14
P.Drain - Eng. Letter Required	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	10/06/14
Water Service	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	10/06/14
Sewer Service	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	10/06/14
Underground Electric	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Underground Plumbing	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Rough Electric	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Rough Frame	Pending	- Scheduled for: 10/07/14	Kelly Dykstra	10/06/14
	Failed: Not Ready	No plans on site.	Kelly Dykstra	10/07/14 *
	Failed: Not Ready	No plans on site.	Kelly Dykstra	10/07/14
	Pending	- Scheduled for: 10/30/14	Kelly Dykstra	10/27/14
	Failed: Code Violation	Verify setbacks.	Kelly Dykstra	10/30/14
	Pending	- Scheduled for: 11/13/14		11/12/14
	Pending	- Scheduled for: 11/13/14		11/12/14

	Failed: Code Violation	Setbacks not approved at this time.	Kelly Dykstra	
			Kelly Dykstra	11/13/14
Rough Mechanical	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Rough Plumbing	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Permanent Meter	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Gas Test	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Shower Pan	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Insulation	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Drywall	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Final Mechanical	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Final Plumbing	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Final Electric	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Energy Code Compliance	Not Applicable	Inspection unnecessary for this permit.	Temp Office	10/27/14
Final Building	Pending	- Scheduled for: 10/07/14	Kelly Dykstra	10/06/14
	Passed	No plans on site. Need to have approved plans, plot plan and truss engineering. Home builder on site is not building detached garage. Left message with requestor. Note: will need landing at man door for final.	Kelly Dykstra	10/07/14
	Failed: Not Ready	No plans on site. Need to have approved plans, plot plan and truss engineering. Home builder on site is not building detached garage. Left message with requestor. Note: will need landing at man door for final.	Kelly Dykstra	10/07/14
	Pending	- Scheduled for: 10/30/14	Kelly Dykstra	10/27/14

Failed: Code Violation	Verify setbacks. Landing at man door to be min 3'x3'.	Kelly Dykstra	10/30/14
Pending	- Scheduled for: 11/13/14		11/12/14
Pending	- Scheduled for: 11/13/14	Kelly Dykstra	11/12/14
Failed: Code Violation	Landing is ok, owner will extend sidewalk after variance decision. Setbacks are not approved at this time	Kelly Dykstra	11/13/14

STEEL STRUCTURES AMERICA, INC.

1-800-833-9997

Appl. Time _____
Date _____

Name SITE PLAN

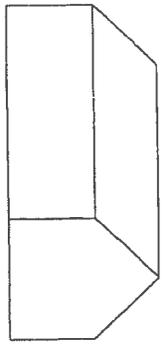
Mailing Address _____ State _____ Zip _____

City Windsor State CO

Job Address 519 2nd St Zip 80550

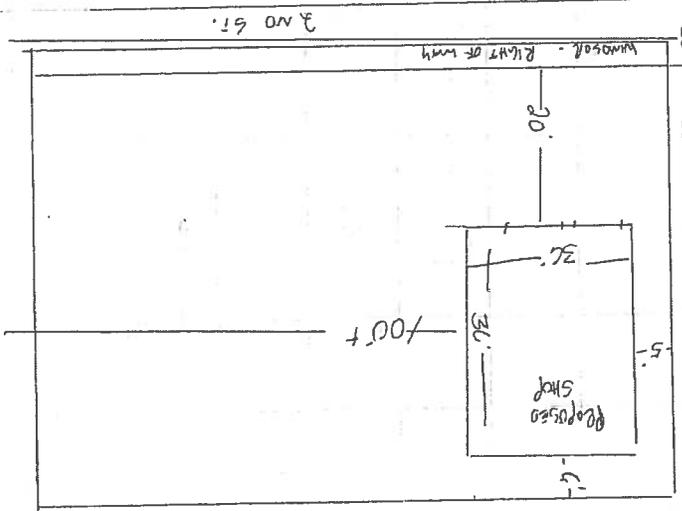
County Weld

Telephone Home 970-556-8341 Work _____



Building Size 36 x 36 x 10

0 10' 20' 30' 40' 50' 60' 70' 80' 90'



90'

80'

70'

60'

50'

40'

30'

Customer Signature _____

Sales Signature _____

Scale: 3/4" = 10'

STRUCTURAL NOTES

GENERAL:

- Dimensions: The structural drawings shall be considered as a part of the complete set of Contract drawings. Including the drawings of all disciplines. It is intended that the Structural drawings will provide sufficient dimensions to locate the primary structural elements and members. Location of secondary members which are affected by systems detailed by others may require reference to the drawings of other disciplines and layout and coordination by the contractor. If direct conflict between dimensions of two or more disciplines is encountered, such conflicts shall be resolved by the Architect. Do not use scaled dimensions. Use written dimensions or where dimensions are not provided, consult the architect for clarifications before proceeding with the work in question.

- Omissions or conflicts between various elements of the drawings, specifications, notes, and details shall be brought to the attention of the structural engineer and resolved before proceeding with the work. The contractor must submit in writing any requests for modifications to the plans and specifications. Shop drawings submitted to the structural engineer for review do not constitute "in writing" unless it is clearly noted that specific changes are being requested.

- Deferred Submittals: Where Structural components are fully or partially designed and detailed by the supplier or fabricator, complete shop drawings and calculations, signed and sealed by a professional engineer registered in the state where the project is located, shall be submitted to the structural engineer for review. In addition, a copy of these documents shall be submitted to the Building Official for approval in accordance with IBC Section 107.3.4.1.

- The Contract drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include but not be limited to bracing and shoring for loads due to construction equipment and materials.

DESIGN CRITERIA:

- Used 2012 International Building Code.
 - ASD Design Loads:
 - Roof: $DL = 5\#/SF$, $LL = 30\#/SF$ Snow.
 - Wind load = 90 MPH (nominal), exposure C, $W = 1.0$.
 - Seismic: Equivalent Static Force Design Procedure. Seismic Design Category B, Site Class D.
 - $S_s = 0.215$ $S_DS = 0.224$
 - $S_1 = 0.065$ $S_D1 = 0.087$
- $R = 7.0$ - Light framed walls w/ steel shear panels.
 $I_e = 1.0$

**Per 2012 ICC Commentary:

"Wind speeds are designated as "ultimate design" or "nominal design" wind speeds and are used for either strength design or allowable stress design respectively. The ultimate design wind speeds are indicated in Figures 1609A, B & C, and vary based on the building's risk category and location. The ultimate design for wind speeds for a Risk Category II building vary from 110 mph on the West Coast to 180 mph in hurricane-prone areas in southern Florida. These wind speeds would convert to a nominal design wind speed, or what was previously called the "basic wind speed" 85 mph for the West Coast and 139 mph for southern Florida when using allowable stress design."

QUALITY ASSURANCE:

FOUNDATIONS:

- Maximum foundation soil bearing pressure used = 1500#/SF.

MATERIALS:

- CONCRETE:
- Max design shall be established in accordance to Chapter 5 of ACI 318.
 - Minimum cement content = 376#/CY.
 - Maximum slump = 4".
 - 28 day strength $f_c = 2500$ PSI.
- Special inspection not required per IBC 1705.3, exception 2.

STRUCTURAL AND MISCELLANEOUS STEEL:

- All steel work shall conform with AISC specifications.
- Bolts ASTM A307 for connections to concrete. Bolts to be snug tight except bolts indicated on S.C. to be fully tightened.
- Roof Steel shall be painted 29 Dg. ribbed steel and shall be attached to framing with 1 1/2" x #9 screws with neoprene washers at 9" o.c.

LUMBER:

- Soft lumber for studs, joists, etc. (2x6 or larger) = No.2 Doug Fir torch.
- 2x4's = Standard Doug Fir torch.
- Posts = Sa. Pine #1 Not-lam.
- All nails are to be common nails unless noted otherwise.
- For connections of "SMIPSON" hardware or equivalent follow manufacturers recommendations.
- Truss-dust products:
 - Roof joists shown as Td etc. shall be designed for the loads specified and shall conform to Truss-dust specification.
 - Joists exceeding 24' in length shall be cambered to a standard radius of R = 2250.
 - Any alternate joist system(s) shall be the same depth and load carrying capacity as the Truss-dust system shown on the drawings.
 - Micro Lam (XL) E-1,900,000 psi.

7. Premanufactured Trusses

- Truss Loading:
 - Top Chord DL = 5 PSF.
 - Bottom Chord DL = 5 PSF.
 - Top Chord LL = 30 PSF.
 - Bottom Chord LL = 5 PSF. Does not act concurrently with top chord LL.
- Member Properties:
 - Chords shall be #2 Douglas Fir or better.
 - Webbs shall have minimum Modulus of Elasticity of 1,500,000 psi.
 - All truss blocking shall be provided by the truss manufacturer and constructed with approved plates.
 - Truss Manufacturer shall verify all truss dimensions, accounting for tolerances, connections, and splice requirements.
 - Truss profiles shown are representations of possible configurations of Web locations and member sizes. Truss manufacturer shall submit shop drawings for approval. All trusses shall be designed by a registered professional engineer and all shop drawings shall be stamped and signed by a registered professional engineer.
 - Truss manufacturer shall provide proof of approved third party inspection as required by IBC chapter 2303.4.
 - Truss manufacturer shall design all truss to truss connections and shall indicate steel connections on the shop drawings.
 - Each truss shall be marked with the following information:
 - Manufacturer's identity.
 - Design Load.
 - Truss spacing.
 - All lumber in contact with concrete, masonry, or ground shall be preservative treated wood in accordance with AWPA standards. Posts embedded in the ground shall comply with UCB-60 treatment or greater.

ROOF SNOW LOAD FACTORS

$PI = 0.7(C_e)(C_t)(P_g)$

Elevation	=	2329 ft.
NCSE	=	.025
Ground snow	=	36 psf, min.
Importance	=	1.0
Thermal (Ct)	=	1.2
Exposure (Ce)	=	0.9
Slope (Cs)	=	0.9
Roof Snow (P1)	=	44.00
Sloped Roof Snow (P2)	=	40.00



STEEL STRUCTURES AMERICA, INC.
 1425 S. 20th ST. DENVER, CO 80202
 303.777.4317

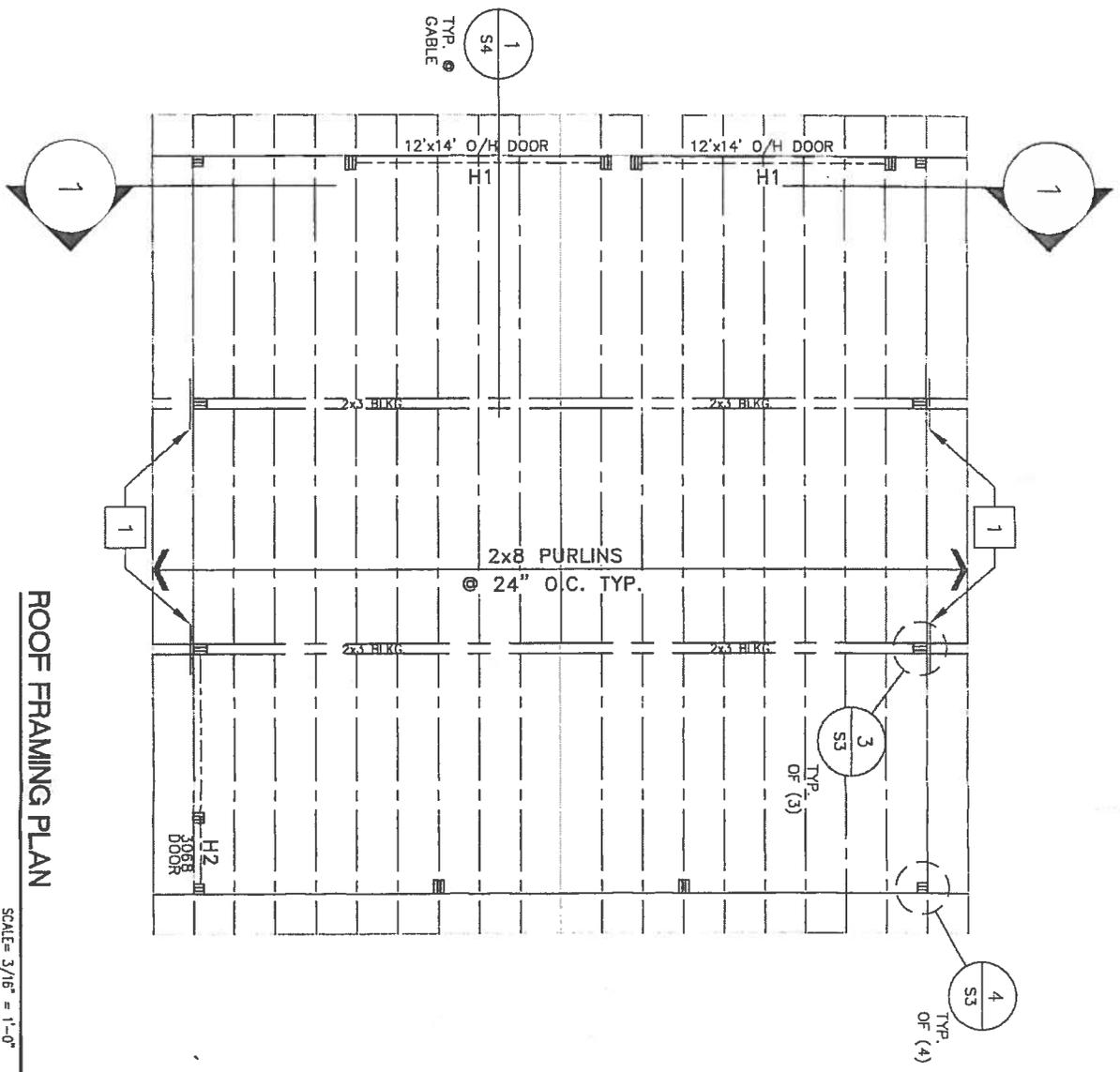
STRUCTURAL NOTES

NO.	REVISIONS	DATE



POST FRAME BLDG FOR:
ROCKY CLARK
 519 2nd ST. WINDSOR, COLORADO

DRAWN BY: RW
 DATE: 5/27/14
 JOB NO.: 7338
 SHEET: 50



ROOF FRAMING PLAN

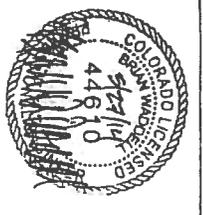
SCALE = 3/16" = 1'-0"

HEADER SCHEDULE		
MARK	MEMBER	SUPPORT
H1	(1) 2x10 DF#2 V, (1) 2x10 DF#2 H	(1) 2x10 TRIMMER
H2	(1) 2x6 DF#2 V, (1) 2x8 DF#2 H	-
H3	(1) 2x6 DF#2 V	-

NOTE: REFER TO DETAILS 2, 3 & 4/S4 FOR HEADER FRAMING CONDITIONS.

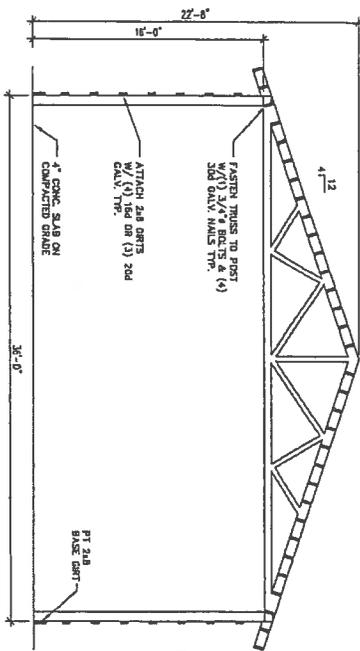
ROOF FRAMING NOTES:

- 1 LSTA18 STRAP— PLACE AT INSIDE OF FASCIA BOARD IF NO OVERHANGS. PLACE AT INSIDE FACE OF TOP WALL GIRT IF OVERHANGS

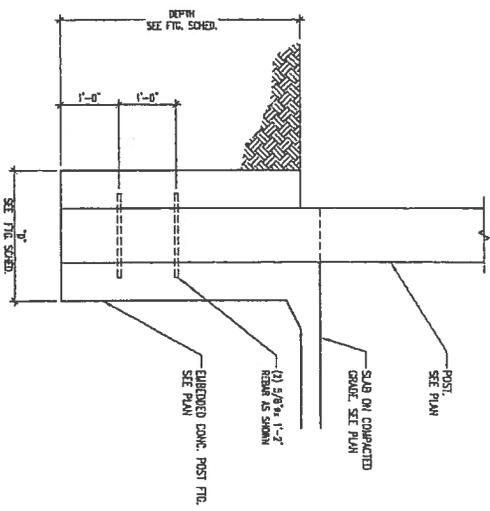


STEEL STRUCTURES AMERICA, INC.
 10000 W. 10TH AVENUE
 DENVER, CO 80231
 PHONE: 303.733.2557
 FAX: 303.733.2557

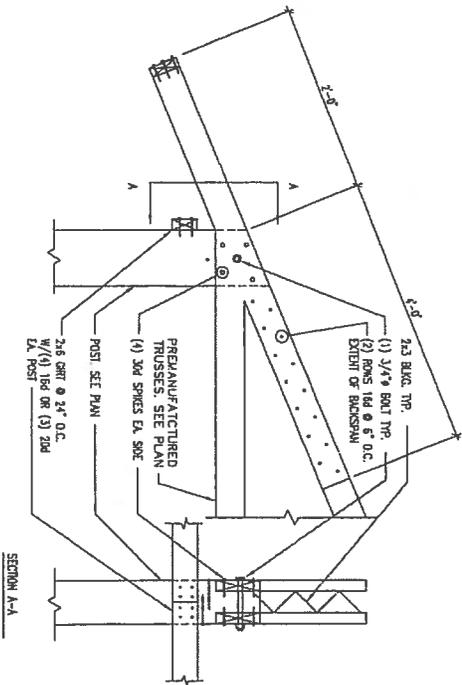
DRAWN: RW DATE: 5/27/14 JOB NO.: 7330 SHEET: S2	POST FRAME BLDG FOR: ROCKY CLARK 519 2nd ST. WINDSOR, COLORADO		<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE									
NO.	REVISIONS	DATE													



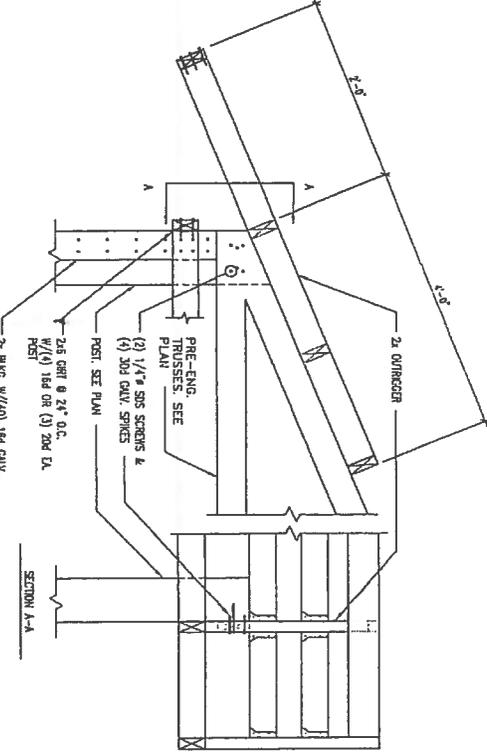
1 SECTION 1-1
SCALE: 1/8" = 1'-0"



2 POST FOOTING
SCALE: 1/2" = 1'-0"



3 MAIN FRAME TRUSS BEARING DETAIL
SCALE: 1/2" = 1'-0"



4 GABLE END TRUSS BEARING DETAIL
SCALE: 1/2" = 1'-0"



COMPONENTS
STEEL STRUCTURES AMERICA, INC.
POST-FRAME DIVISION
P.O. BOX 773397
DENVER, CO 80277

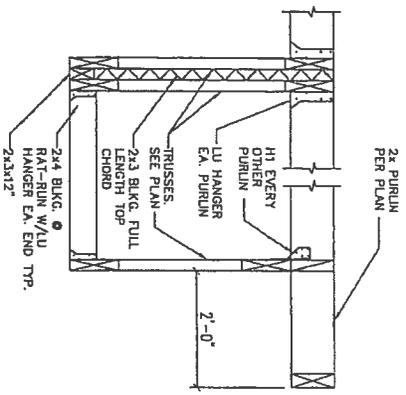
POST FRAME BLDG FOR:	519 2nd ST.
DATE:	5/27/14
DESIGNER:	BJV
CHECKER:	7310
SHEET:	S3

ROCKY CLARK
WINDSOR, COLORADO

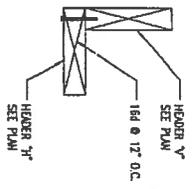


REV.	REVISIONS	DATE

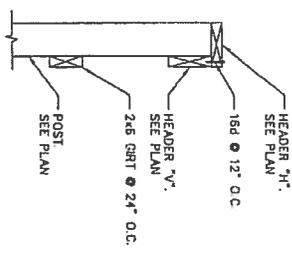
BLDG. SECTION AND FRAMING DETAILS



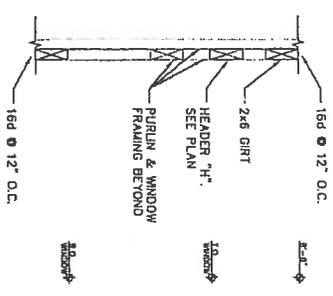
1 GABLE TRUSS FRAMING DETAIL
SCALE: 1"=1'-0"



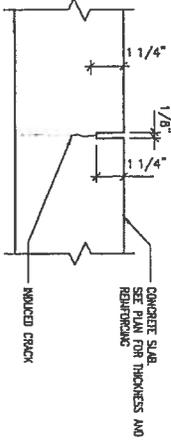
2 HEADER DETAIL
SCALE: 2"=1'-0"



3 MAN DOOR HEADER DETAIL
SCALE: 1"=1'-0"

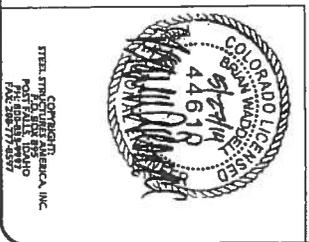


4 WINDOW HEADER DETAIL
SCALE: 1/2"=1'-0"



5 CONTROL JOINT DETAIL
SCALE: 1/2"=1'-0"

NOTE: 1. CONTROL JOINT SPACING NOT TO EXCEED 12'-0" O.C.
2. SAW CUT SLAB WITHIN 12 HOURS AFTER SLAB HAS BEEN PLACED.



COMPONENTS
STEEL STRUCTURES, INC.
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.2800
FAX: 303.733.2800

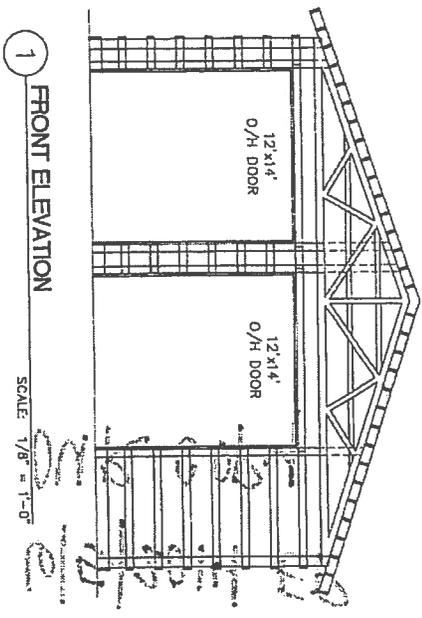
DESIGN	BY
DATE	5/27/14
JOB NO.	7328
SHEET	S4

POST FRAME BLDG FOR:
ROCKY CLARK
519 2nd ST.
WINDSOR, COLORADO



NO.	REVISIONS	DATE

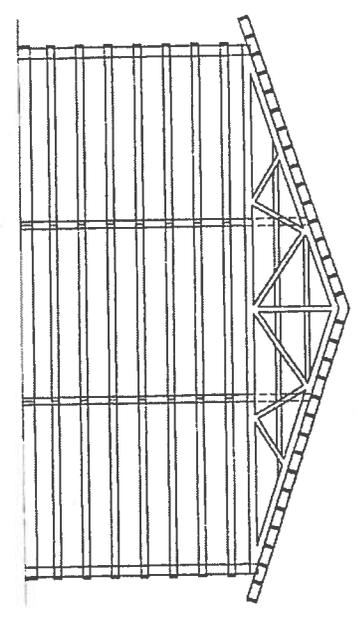
FRAMING
DETAILS



1 FRONT ELEVATION

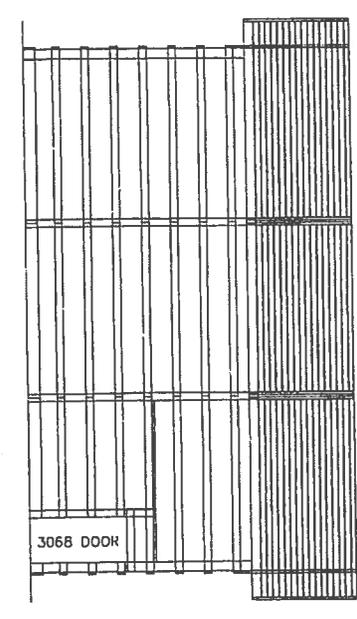
SCALE: 1/8" = 1'-0"

3068 DOOR
3068 DOOR
3068 DOOR



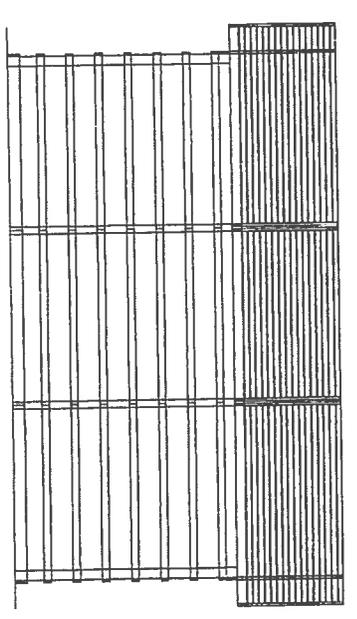
3 BACK ELEVATION

SCALE: 1/8" = 1'-0"



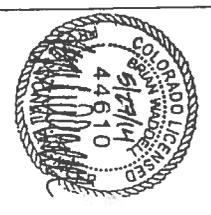
2 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION

SCALE: 1/8" = 1'-0"



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STEEL STRUCTURES AMERICA, INC.
P.O. BOX 1000
WINDSOR, COLORADO
80550-1000

DATE	5/27/14
JOB NO.	7383
PROJECT	S5

POST FRAME BLDG FOR:
ROCKY CLARK
519 2nd ST.
WINDSOR, COLORADO



NO.	REVISIONS	DATE

ELEVATIONS



Guide to new release

Permit Resources

Permit #	Street Address, Zip	Jur.	Permit Type	Current Step	Status
14WIN 01576 (nd)	519 2nd Street, 80550 View All Permits for this Address	Windsor	Residential Remodel	Inspections	Pending

- | | |
|---|--|
| <p>Workflow</p> <ul style="list-style-type: none"> - Workflow Actions, Steps & Progress - Workflow History <p>Fee Management</p> <ul style="list-style-type: none"> - Assess Fees, Pay Fees - Payment History and Invoices <p>Plan Review</p> <ul style="list-style-type: none"> - Plan Review History - Add/Review Plan Documents | <p>Inspections</p> <ul style="list-style-type: none"> - Schedule Inspections - Assess Re-inspection Fees - Inspections History <p>Permit Documents</p> <ul style="list-style-type: none"> - View/Add Files & Photos - View Printable Permit Document <p>(Use This Information to Create a New Permit)</p> |
|---|--|

Location Information

Property Address
519 2nd Street
Windsor, 80550

Other
Lot: 15
Block: 2

Contact Information

<p>Property Owner Rock and Arlene Clark 1000 Valley Drive Windsor, CO 80550 Home: 970-396-2866</p>	<p>Primary Contractor RICK HOOD Imported imported, CO imported 970-567-3306</p>	<p>Trade Contractors</p> <p><i>Electrical</i> FISKE ELECTRIC 970-567-9569</p> <p><i>Plumbing</i> Mitchell Plumbing and heating 970-454-5313</p>
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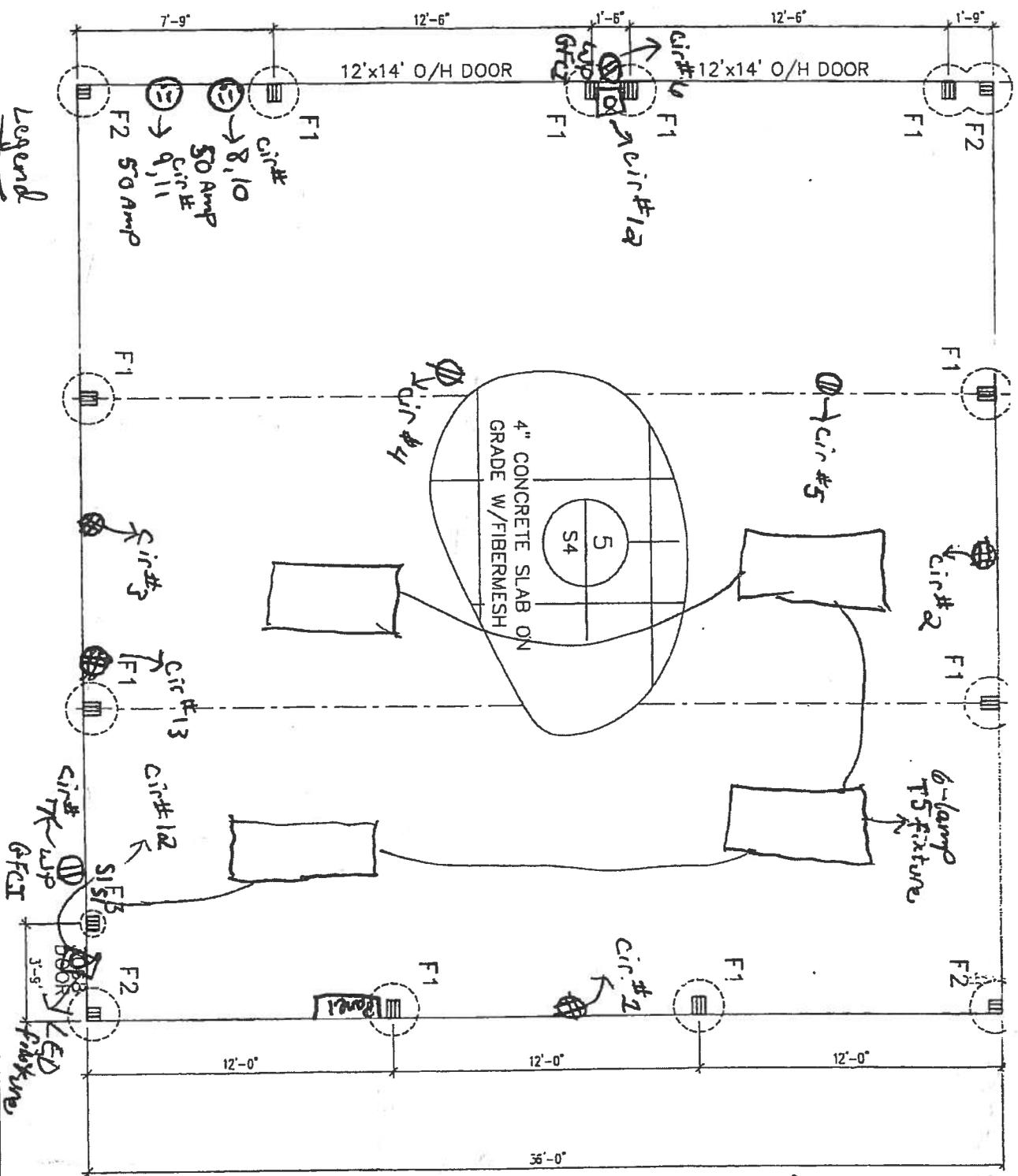
Permit Information

Permit # 14WIN-01576	Permit Issuance 11/03/2014	Permit Expiration
Proposed Usage/Permit Type Residential/Residential Remodel	Estimated Value \$1,500.00 (materials & labor)	
Description of Work electrical for garage		

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Workflow History for Permit # 14WIN-01576

Workflow Step	Status	Notes	User	Date
App. Acceptance by Town	Accepted		Joy Liberty	10/21/14
Received by SafeBuilt	Received		Temp Office	10/23/14
Safebuilt Plan Review	Complete	Plan Review Complete	Dennis Lohmeier	10/28/14
Permit Returned to Town	Returned		Temp Office	10/29/14
Town Review Status	Complete		Joy Liberty	10/29/14
Permit Issuance	Issued		Joy Liberty	11/03/14
Inspections	In Progress			
Setbacks	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	11/11/14
Construction Meter	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	11/11/14
Footings	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	11/11/14
U-fer Ground	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	11/11/14
Foundation Reinforcing	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	11/11/14
P.Drain - Eng. Letter Required	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	11/11/14
Water Service	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	11/11/14
Sewer Service	Not Applicable	Inspection unnecessary for this permit.	Crystal Croissant	11/11/14
Underground Electric	Pending	call with ETA so he can meet you there - Scheduled for: 11/11/14	Mark Valenzuela	11/11/14
	Passed		Mark Valenzuela	11/12/14



100 Amp Panel
 GFCI breakers
 for duplex outlets
 Panel fed from
 200 amp main
 House Panel
 20' Hx bare
 copper for
 concrete encased
 electrodes

Legend
 ○ - duplex receptacle
 ⊕ - quad receptacle

Jones Electric LLC E.C. #17308
 Master License # 29188

FOOTING SCHEDULE		
MARK	"D"	DEPTH



Request for Information Pursuant to the Town of Windsor Policy and Procedures Regarding Access to Public Records Pursuant to the Colorado Open Records Act

Date of Request 12/5/14 Time 11:20 AM

Name of Requesting Party Arlene Clark

Address 519 2nd St.

Windsor, Colo. 80550 Email: electrcac@comcast.net

Telephone Number (during business hours) 970-396-2866 FAX #: 970-330-7067

Please select the format in which you would like to receive materials:

View only, no copies requested.

Appropriate personnel will be scheduled to accompany you during viewing.

Hard copies/printouts

CD*

email*

*not all documents are available electronically. Data manipulation fees may apply.

DESCRIPTION OF RECORDS REQUESTED: All records for this address from Safebuilt. House & Detached garage.

By signing this request, the requesting party acknowledges that, pursuant to Article VI of the Town's Policy and Procedures Regarding Access to Public Records Pursuant to the Colorado Open Records Act, the requesting party understands that reasonable charges may be made for copies requested and that additional charges may be made for staff time when extensive research is necessary to locate a particular document or documents and/or to prepare a documents for release. Research and retrieval fees are chargeable after the first hour.

Do you want the Town to provide you an estimate of these costs prior to incurring such costs as a pre-condition to processing your request? Yes No

Signature of requesting party Arlene Clark

(Following to be completed by a Town Representative)

Response date _____ Response time _____ Method of Delivery _____

Number of Copies (if any) _____ Charge for copies _____ Research charge _____

Deposit required _____ Date deposit received _____ TOTAL AMOUNT PAID _____

In the event the Town denies any request, evidence of such denial and the basis therefore will be provided in writing to the requesting party.

Town of Windsor Staff Signature _____

KING SURVEYORS
 650 E. GARDEN DRIVE
 WINDSOR, CO 80550
 WINDSOR, CO 80550
 PH (970)-686-5011 FAX 686-5821

(paid all invoices please)

INVOICE

DATE	INVOICE #
12/30/2014	137907

BILL TO

ROCKY & ARLENE CLARK
 1000 VALLEY DRIVE
 WINDSOR, CO 80550

P.O. NO.	TERMS	PROJECT
	DUE ON RECEIPT	2014415

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	GRADE CERT BILLING: 11-10-14 - 12-13-14 - LOT 15, BLOCK 2 - 519 2ND STREET WE ACCEPT VISA AND MASTERCARD	341.00	341.00
ALL INVOICES OUTSTANDING MORE THAN 90 DAYS WILL BE ASSESSED INTEREST OF 1.5% ON THE UNPAID BALANCE		Total	\$341.00

*Pd 1/27/15
 ✓ # 3874*

KING SURVEYORS
 650 E. GARDEN DRIVE
 WINDSOR, CO 80550
 PH (970)-686-5011 FAX 686-5821
 TAX ID #84-1255208

INVOICE

DATE	INVOICE #
11/20/2014	137595

PAID
12/04/2014

BILL TO

ROCKY CLARK
 100 VALLEY DRIVE
 WINDSOR, CO 80550

P.O. NO.	TERMS	PROJECT
	DUE ON RECEIPT	2013132

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	SETBACK CERT - LOT 15, BLOCK 2 - 519 2ND STREET	300.00	300.00
	BILLING: 10-13-14 - 11-8-14 - KERNS SUBDIVISION - SETBACK CERT		
	WE ACCEPT VISA AND MASTERCARD		

ALL INVOICES OUTSTANDING MORE THAN 90 DAYS WILL BE ASSESSED INTEREST OF 1.5% ON THE UNPAID BALANCE	Total	\$300.00
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PROJECT MANAGER	
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KING SURVEYORS
 650 E. GARDEN DRIVE
 WINDSOR, CO 80550
 PH (970)-686-5011 FAX 686-5821
 TAX ID #84-1255208

INVOICE

DATE	INVOICE #
7/29/2014	136626

PAID
08/15/2014

BILL TO

ROCKY & ARLENE CLARK
 1000 VALLEY DRIVE
 WINDSOR, CO 80550

P.O. NO.	TERMS	PROJECT
	DUE ON RECEIPT	2014415

QUANTITY	DESCRIPTION	RATE	AMOUNT
1.5	2-MAN CREW	138.00	207.00
2	PROJECT MANAGER	85.00	170.00
BILLING: 06-16-14 - 07-12-14 - INVOICE RE-CREATED DUE TO LOSE OF DATA 519 2ND STREET			
		Total	\$377.00
PROJECT MANAGER			

KING SURVEYORS
 650 E. GARDEN DRIVE
 WINDSOR, CO 80550
 PH (970)-686-5011 FAX 686-5821
 TAX ID #84-1255208

INVOICE

DATE	INVOICE #
6/25/2014	136331

PAID
07/12/2014

BILL TO
 ROCKY CLARK
 100 VALLEY DRIVE
 WINDSOR, CO 80550

P.O. NO.	TERMS	PROJECT
	DUE ON RECEIPT	2013132

QUANTITY	DESCRIPTION	RATE	AMOUNT
0.5	2-MAN CREW	138.00	69.00
	BILLING: 05-12-14 - 06-14-14 - 519 2ND STREET - SET APPROXIMATE PROPERTY CORNERS		
	WE ACCEPT VISA AND MASTERCARD		

ALL INVOICES OUTSTANDING MORE THAN 90 DAYS WILL BE ASSESSED INTEREST OF 1.5% ON THE UNPAID BALANCE	Total	\$69.00
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PROJECT MANAGER	
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KING SURVEYORS
 650 E. GARDEN DRIVE
 WINDSOR, CO 80550
 PH (970)-686-5011 FAX 686-5821
 TAX ID #84-1255208

INVOICE

DATE	INVOICE #
3/22/2013	133335

PAID
04/18/2013

BILL TO

ROCKY CLARK
 100 VALLEY DRIVE
 WINDSOR, CO 80550

P.O. NO.	TERMS	PROJECT
	DUE ON RECEIPT	2013132

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	2-MAN CREW	133.00	133.00
	BILLING - 2-11-13 - 3-9-13 - 519 2ND STREET, WINDSOR - PIN SEARCH		
	WE ACCEPT VISA AND MASTERCARD		

ALL INVOICES OUTSTANDING MORE THAN 90 DAYS WILL BE ASSESSED INTEREST OF 1.5% ON THE UNPAID BALANCE

Total \$133.00

PROJECT MANAGER



APPLICATION FOR VARIANCE

TOWN OF WINDSOR
301 Walnut Street
WINDSOR, CO 80550

(Please see the Town of Windsor Fee Schedule for Application Fees)

Office: (970) 674-2415
Fax: (970) 674-2456
www.windsorgov.com

TO BE COMPLETED BY APPLICANT

A request is hereby made for a variance of the Town of Windsor ordinances due to special conditions where a literal enforcement of the ordinance would result in unnecessary hardship on the property located at:

Street Address*: 519 2nd St

Lot: 15 Block: 2 Subdivision: Kerns

Describe the nature of the request for variance and the restriction(s) imposed by the ordinance(s). Attached additional sheet(s) if necessary*: We are requesting a reduced set back

Describe the specific conditions, practical difficulties or undue hardship believed to justify this request* Attached additional sheet(s) if necessary: Built building to close to property line.

SCALED DRAWINGS AND SPECIFICATIONS NECESSARY FOR THE PROPER CONSIDERATION OF THIS VARIANCE SHALL BE SUBMITTED WITH THIS APPLICATION. WITH NEW CONSTRUCTION PROJECTS YOU MUST CONTACT SAFEbuilt COLORADO, INC (970-686-7511) TO DETERMINE IF ANY SPECIAL REQUIREMENTS EXIST ACCORDING TO THE INTERNATIONAL BUILDING CODE.

I hereby depose and state under the penalties of perjury that all statement, proposals and plans submitted within this application are true and correct to the best of my knowledge.

Submitted this 6th day of Nov, 20 14

Rocky Clark
Applicant (please print)

Rocky Clark
Applicant's Signature

1000 Valley Dr Windsor, Ca 80550
Mailing Address (street, city, state, zip)

970-556-8341
Telephone Number (during the day)

Fax Number:

Snee
Property Owner* (please print)

Property Owner's Signature*

Mailing Address* (street, city, state, zip)

Telephone Number* (during the day)

Fax Number:

The variance of Section 16-12-40 was approved subject to the following condition:

1. The applicant shall provide a minimum of a twenty (20) foot distance between the back of the Oak Street sidewalk and the south elevation of the residence with attached garage.

Section 16-12-40 (Building Location) – Detached Garage 2nd Street

Upon a motion duly made and seconded to approve the request, the Windsor Board of Adjustment voted by roll call vote unanimously to allow the detached garage to be setback four and one-half (4 ½) feet from the 2nd Street property line, subject to the Conditions of Approval listed in this Zoning Certificate.

The variance of Section 16-12-40 was granted based upon the following findings of fact:

1. The subject parcel is similar in size and shape of neighboring lots within the Kerns Subdivision and lots in the central Windsor area;
2. Based on the location of the existing property line relevant to the location of the sidewalk; there is adequate distance between the detached garage location to meet the *spirit* of the zoning code setback regulation;
3. Based on the location of the detached garage, there is adequate distance between the west elevation of the detached garage and the back of the 2nd Street sidewalk to not impede pedestrian movement.
4. The proposed location of the detached garage does not appear to result in a health or safety risk.

The variance of Section 16-12-40 was approved subject to the following condition:

1. The applicant shall provide a minimum of a twenty (20) foot distance between the back of the 2nd Street sidewalk and the west elevation of the detached garage.

The variance requests of Section 16-12-40 were granted to:

**Ms. Arlene and Mr. Rocky Clark
1000 Valley Drive, Windsor, CO**

Owner of the property described as follows:

**519 2nd Street
Kerns Subdivision, Block 2, Lot 15
Windsor, CO 80550**

Brett Walker, Associate Planner
12/19/2013

Pc: Mr. Danny Horner, Chairman, Board of Adjustment
Planning Department Staff

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2. Based on the location of the existing property line relevant to the location of the sidewalk; there is adequate distance between the detached garage location to meet the *spirit* of the zoning code setback regulation;
3. Based on the location of the detached garage, there is adequate distance between the west elevation of the detached garage and the back of the 2nd Street sidewalk to not impede pedestrian movement.
4. The proposed location of the detached garage does not appear to result in a health or safety risk.

The variance of Section 16-12-40 was approved subject to the following condition:

1. The applicant shall provide a minimum of a twenty (20) foot distance between the back of the 2nd Street sidewalk and the west elevation of the detached garage.

The variance requests of Section 16-12-40 were granted to:

**Ms. Arlene and Mr. Rocky Clark
1000 Valley Drive, Windsor, CO**

Owner of the property described as follows:

**519 2nd Street
Kerns Subdivision, Block 2, Lot 15
Windsor, CO 80550**

Brett Walker, Associate Planner
12/19/2013

Pc: Mr. Danny Horner, Chairman, Board of Adjustment
Planning Department Staff



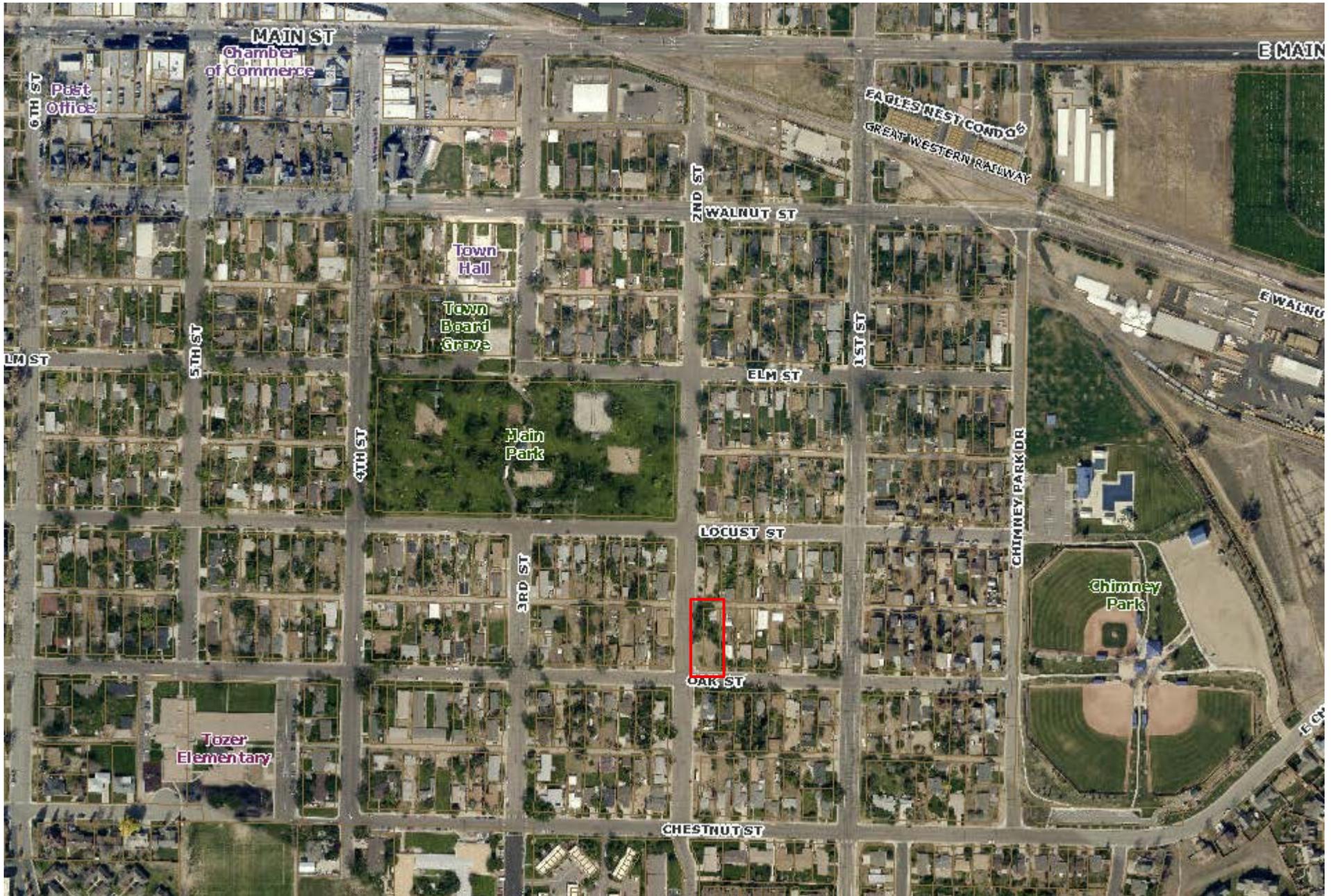
VARIANCE
519 2ND STREET
KERNS SUBDIVISION
LOT 15, BLOCK 2

PAUL HORNBECK, ASSOCIATE PLANNER
FEBRUARY 26, 2015

Board of Adjustment

C.1

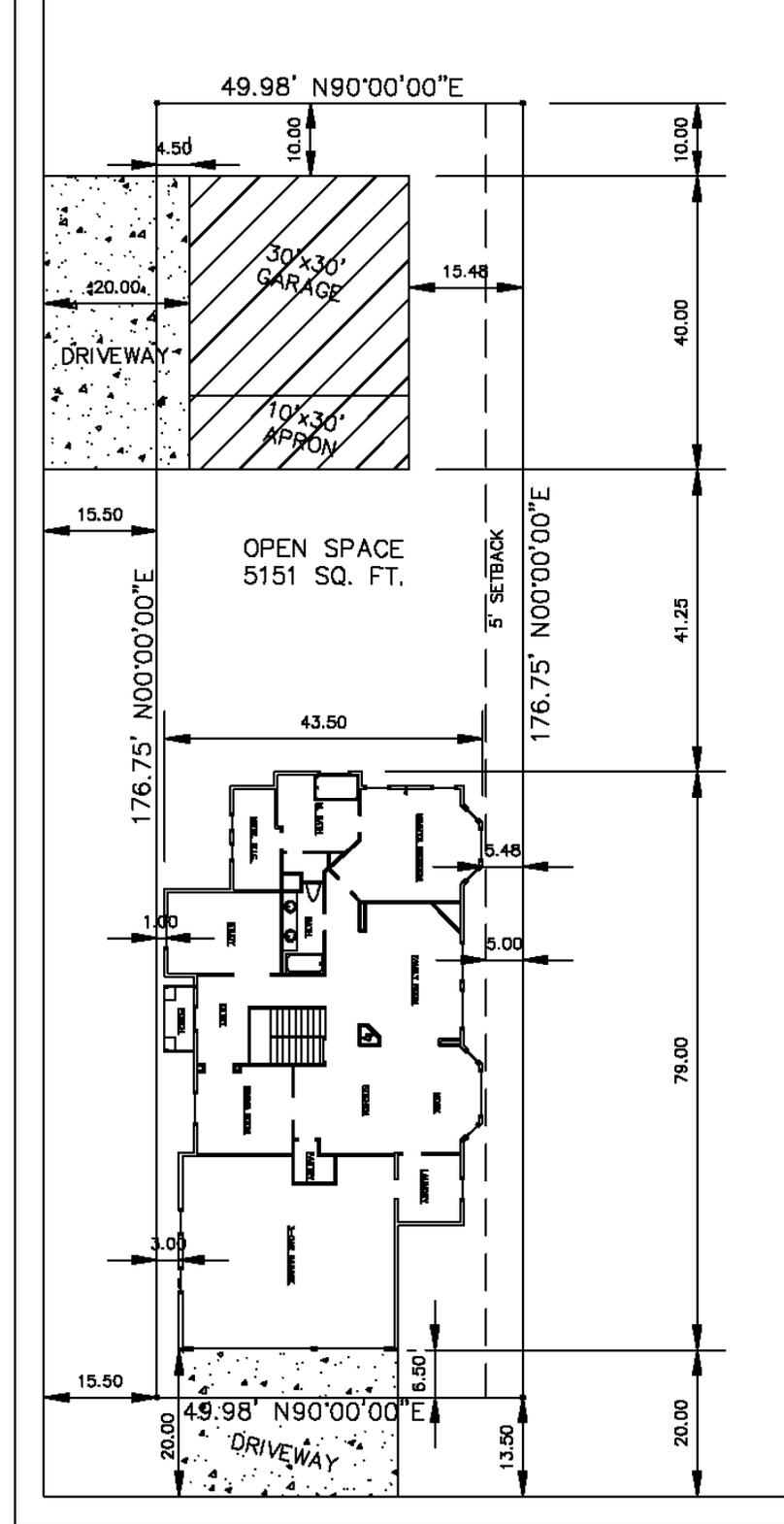
AERIAL IMAGE





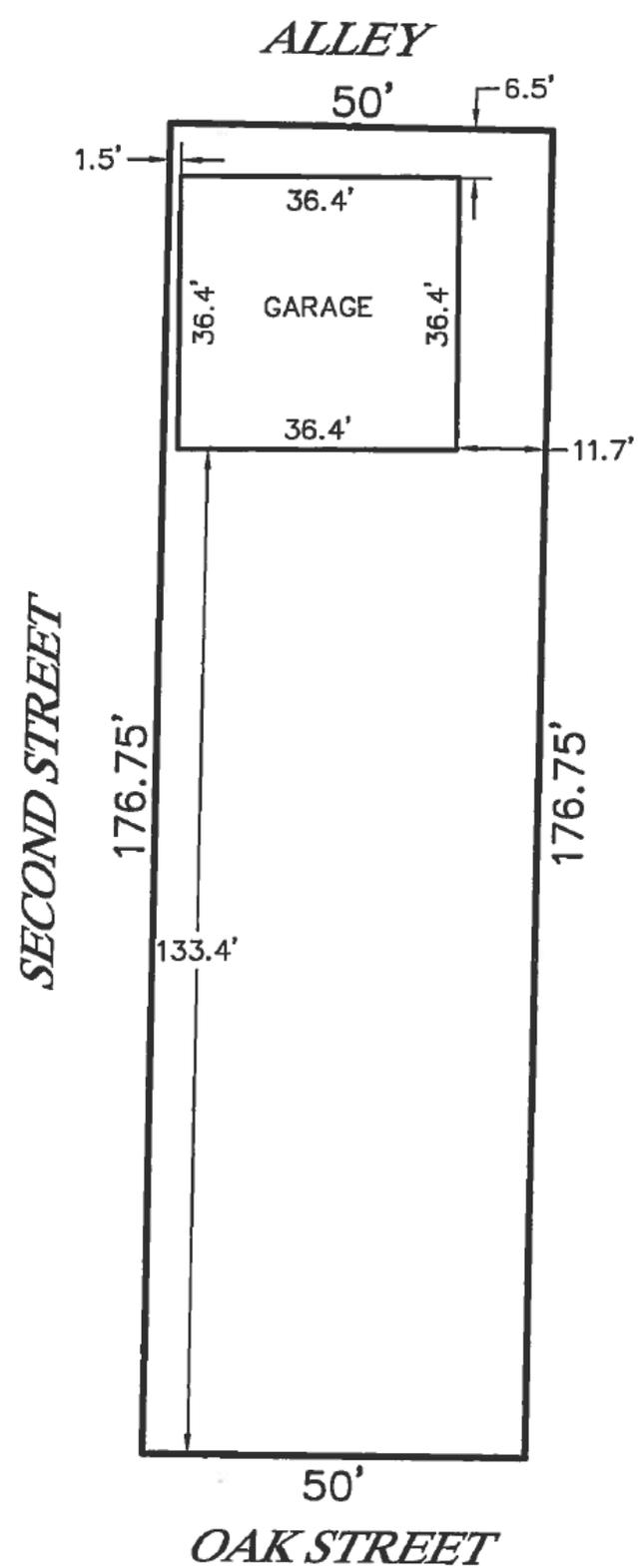
APPROVED SITE PLAN

SECOND STREET





SETBACK CERTIFICATION



SITE IMAGES



Image 1: Subject Garage (facing east from 2nd Street)

SITE IMAGES



Image 2: Subject Garage (facing south from the alley)

SITE IMAGES



Image 3: Subject Property (facing north from the corner of 2nd Street and Oak Street)

SITE IMAGES



Image 4: Subject Property (facing north from the corner of 2nd Street and Oak Street)

SITE IMAGES



Image 5: Subject Property (facing east from 2nd Street)

SITE IMAGES



Image 5: Subject Property (facing north from 2nd Street)



RECOMMENDATION

Staff does not consider that the literal enforcement of the Code will result in an unnecessary hardship as defined by the Municipal Code and therefore is recommending denial of the variance request with the following findings of fact:

1. The variance request is contrary to the public interest because a setback of one and one-half ($1\frac{1}{2}$) feet would not allow the driveway length to be at least twenty (20) feet and therefore would create a situation where parking standard vehicles on the driveway could significantly obstruct the public sidewalk;
2. The property, including a detached garage, could reasonably be used under the previously approved setback variance of four and one-half ($4\frac{1}{2}$) feet and;
3. The situation is a result of circumstances created by the landowner.



RECOMMENDATION

In accordance with the Board of Adjustment's procedure of making all motions in the affirmative, staff offers for the Board's consideration the following motion and action:

Motion: Motion to approve the variance request from Section 16-12-40 of the Municipal Code to approve a setback variance of one and one-half (1½) feet from the property line that abuts Second Street in order to allow the existing detached garage to remain as constructed.

Second: Second to approve the motion.

Vote: All in favor of the motion to approve the setback variance vote yes; all opposed vote no.