

City of Greenwood Village

Agenda – Final

Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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TheVillage@GreenwoodVillage.com at least one business day prior to the meeting.



Thursday, June 26, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Tentative Minutes 04.24.2025 (2025-195)

5. PUBLIC HEARINGS

A. PZ-25-010 (VAR) - 2 Alexander Lane (2025-152)

6. PUBLIC COMMENT

7. DISCUSSION ITEMS

8. ADJOURNMENT



City of Greenwood Village

Minutes – Final

Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

Hearing-impaired apparatus available
Please turn off all cellular phones and/or audible pagers
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Thursday, April 24, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

The Board of Adjustments and Appeals of the City of Greenwood Village met in a regular session in the Council Chambers at Greenwood Village City Hall, 6060 South Quebec Street, Greenwood Village, County of Arapahoe, State of Colorado, at 6:00 p.m.

2. ROLL CALL

Present: 7 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Paul Wilson

Absent: 1 - Barry McCoin

Presiding:

3. PLEDGE OF ALLEGIANCE

Board member Aaron led the Pledge of Allegiance.

4. APPROVAL OF MINUTES

A. Tentative Minutes 03.27.25 (2025-121)

A motion was made by Boardmember Thomas Foottit; to Approve Tentative Minutes 03.27.25. The motion carried by unanimous voice vote.

Yes: 7 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Paul Wilson

No: 0 - None
Recused: 0 - None

5. PUBLIC COMMENT

No public comment was requested at the meeting.

6. PUBLIC HEARINGS

A. **PZ-25-04-VAR – 5091 Emporia; Variance** (2025-120)

Planner Timmerman stated that a notice of the date, time, and place of the hearing was published on the City website at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing was also posted on the property for at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing date, time, and place was also sent by mail to property owners as required by the Greenwood Village Municipal Code for this type of hearing at least 15 days prior to the hearing.

Planner Timmerman presented staff presentation.

Board member Moxcey wanted to clarify who was responsible for maintaining the wall. Planning Manager Stertz clarified that the homeowner was responsible for maintaining the wall.

Shawn Bailey 5091 Emporia St was sworn in. Open concerns were wall maintenance, a four-car garage would attract more people, and the distance of the garage to the wall. Option 2 would be difficult due to architectural design and detrimental to the home's resale value. Option 1 also no longer works without extreme engineering challenges.

Sound wall maintenance with minimal space may be possible, but the HOA is also weighing in on the wall to confirm that it is currently structurally sound. The wall is the responsibility of the homeowners.

Regarding the garage, creating a greater capacity in the house. Most communities have more cars parked in the front. It doesn't make a difference in the number of people in the house.

Concern over proximity to the wall.

Moxcey verified that only one

Boardmember Myers asked if the garage is attached to the house. Applicant verified it would be connected to the house through a new door. The goal is to make it architecturally compatible with the house

Board member Footit asked if this plan was the only option he would construct. Applicant replied that the goal was to park two large SUVs, one car and storage. The other options aesthetically were not lined up, and the difference in price would double due to restructuring with engineering.

Board member Moxcey asked to clarify which plan was being approved. The applicant confirmed that it was the four-car plan only.

Boardmember Wilson asked to clarify distances 4 ft and 8 and 5/8 inches. The cost of wall maintenance is high and that type of equipment would not fit in that space.

The Chair asked if there were further comments. There were no new comments. Six comments were received at the original hearing.

Closed public hearing for deliberation

Board member Aaron said it's hard to disagree with the staff analysis. No "A" criteria were met. Lacking those, it would be hard to approve

Board member Wiener found that no A criteria were met. Perhaps they also disagreed with the first of the "B" criteria. Also concerned about future wall repair.

Board member Footitt shared the same concerns, plus concerns about utility easements. Do not know about future utility needs, which may cost other owners in the future?

Board member Wilson was concerned with the maintenance of the wall. Would not be in favor.

Board member Meyers agreed with staff of "A" criteria. In other cases, an alternative has been available; in this case, a more suitable alternative exists. Would not approve the variance.

Board Member Moxcey agreed with everyone. Inclined to deny.

Chair Calonge addressed Bailey, and the board is inclined to deny. Bailey also confirmed that most of the easements were onto the public right-of-way. Appreciated the board's consideration.

The Planning Manager gave the applicant options. The applicant asked if there would be a new variance in the future; would this variance be weighed in that case? Planning Manager Stertz confirmed that this case would not be considered in the future.

The applicant chose to withdraw the case.

B. PZ-25-06-VAR – 5750 Oak Creek Ln; Variance. (2025-118)

Planning Manager Stertz stated that a notice of the date, time, and place of the hearing was published on the City website at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing was also posted on the property for at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing date, time, and place was also sent by mail to property owners as required by the Greenwood Village Municipal Code for this type of hearing at least 15 days prior to the hearing.

Planning Manager Stertz presented the staff report. Manager Stertz also noted that three comments were entered by the public. All three comments were printed and are in support of the application.

Board member Weiner clarified that both driveways go through the greenbelt. If the street were straight, would it be an issue for the front setback? Planning Manager Stertz replied that it would not be.

Board member Wilson asked if the home office was original to the house. No substantial remodeling previously. Home office was laid out previously, encroaching.

Board member Moxcey clarified that they are being asked for the variance of a non-conforming, side encroachment and front encroachment. Planning Manager confirmed approval would make all three points legal.

Board member Foottit requested clarification on the variance. Manager Stertz confirmed they would like to add a living room without disturbing the rest of the floor plan. The least impactful to the home and the neighborhood would be the variance. Board member Foottit clarified, is there a need to show that an addition is needed? Planning Manager Stertz agreed.

Board member Meyer asked if we know if other homes have additions that encroach on the property. This has been an issue in Green Oaks and there were additions based on previous readings.

Board member Moxcey asked to verify why this did not fulfill other "A-1" criteria. Planning Manager Stertz verified the encroachments.

Board Member Wiener asked if the new addition is roughly the same encroachment as the home office. Is there also a permanent deck encroachment, and is roughly the same encroachment?

Board Member Meyers stated that, according to the diagram, the neighbors are non-conforming as well.

Board member Aaron commented that A-1 seems to be in the affirmative. He would also support the affirmative of A-3

Michelle Wilson 350 Clayton Unit D, Denver CO 80206 sworn in. James Buckley 5750 Oak Creek Ln, Greenwood Village CO 80201 sworn in. Applicant gave their presentation.

Board member Weiner confirmed that the new addition goes as far as the new addition. What is the distance from the property line? Applicant clarified 49 feet from the neighbor's house.

Board member Foottit confirmed that the original intention was for a horse travel. Applicant confirmed that it was originally intended for a non-manicured area. Also, it can no longer be

confirmed that the primary use of the space would be a family room. The structure does have a basement, but that has a low ceiling.

Board member Wilson asked if there would be a crawl space. Confirmed crawl space but no basement.

Board Member Aaron asked in there a 10 right-of-way

Board member Moxcey asked if any of the support letters were from his neighbor with the adjoining driveway. Applicant confirmed

Closed to the public hearing

Board Member Foottit concern with A criteria. A-1 is confirmed, and perhaps A-3 not as much, but all B criteria are met.

Board Member Meyers agreed with A-1 affirmative and all the B criteria. HOA has agreed, and he confirms.

Board Member Moxcey is inclined to vote yes.

Board Member Wilson thinks the addition would balance the house.

Board Member Weiner relies on A-1 for side setback and A-3 for front setback. Agreed with staff.

Board Member Aaron agreement

Board Member Calogne confirmed that no trees are coming out.

A motion was made by Boardmember Richard Myers, seconded by Boardmember Preston Moxcey; to Approve PZ-25-06-VAR – 5750 Oak Creek Ln; Variance. The motion carried by unanimous voice vote.

Yes: 7 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Paul Wilson

No: 0 - None

Recused: 0 - None

7. DISCUSSION ITEMS

No discussion items were presented. The next meeting will be May 22, 2025.

8. ADJOURNMENT

There being no further business, the meeting adjourned.

City of Greenwood Village
Board of Adjustments and Appeals
July 26, 2025



6060 South Quebec
Street Greenwood
Village, CO 80111

25-10-VAR

Staff Report

Subject Property Address

2 Alexander Lane

Legal Description & Lot Size

Lot 2 South Denver Gardens Resub of Lots 270-272
and 289-292 – 2.5 acres.

Applicant

Dana and Ryan Krauser

Property Owner

Dana and Ryan Krauser

Zoning

Residential 2.5 (R-2.5)

Comp Plan Planning Area

Rural Homestead

Request

Two component variance request both components
of which are precipitated by the Applicant's request
to retain an existing home on the lot and also
construct a new (conforming to zoning) house.

Staff Recommendation

Approval conditioned on the original (2023) variance
that allowed for an accessory structure, to be
located in the front and the removal of the 305 sf
barn. Attachment 5- Action Letter 2 Alexander Ln-
Case No. 23 VAR

Attachment

1. Zoning/Vicinity Map
2. Proposed Plan
3. Subdivision Plat
4. Comp Plan – Rural Homestead
5. Action Letter 2 Alexander Lane- Case No.23-VAR
6. Action Letter 2 Alexander Lane Case No. 23-10-
VAR Extension

Staff

Derek A. Stertz, AICP-GISP, Planning Manager
dstertz@greenwoodvillage.com
(303) 486-5774

Public Notice & Comments – As of 7/20/2025

# Sent	Comments Received	Support	Oppose
5	0		

Public notice was provided as required per Land Development Code
(LDC) Section 16-2-270. The affidavits of posting and mailing will be
presented at the July 27, 2025, hearing.

Executive Summary

The Applicant intends to construct a new house on the lot within the
allowances of the zone district requirements (setbacks, height, etc.) in
the near future. As the new house will be in a setback compliant
location, at least 100 feet setback from the front (south) property line,
the existing house on the Subject Property must be classified as an
accessory structure in the front yard which is prohibited.

Additionally, above ground accessory structures in this zone district
are limited to 900 square feet per acre. As there are two existing
accessory structures on the lot, which are proposed to remain, adding
the coverage of those structures with the coverage of the existing
house (now defined as an accessory structure) brings the total
coverage beyond the 900 square foot per acre allowance.

This request was approved by the BoAA in July of 2023. The applicant
requested a one-year extension in July of 2024. The applicant
struggled to meet the variance requirement to have a

permit issued in one year, 16-2-120(f)(1). An additional year was granted. The applicant has currently found a firm that can accomplish their initial request. Section 16-2-120 (f)(1) states that the BoAA may issue not more than one (1) extension of the deadline. This is the rationale for the new variance request. The applicant cannot obtain the required permit by the July 26, 2025, deadline. The proposal is identical to the original request in 2023. Section 16-2-120 (f)(2) states that “no application for a variance which is the same or substantially the same as the application previously considered and ruled upon by the BoAA shall be accepted by the City until at least one (1) year has elapsed from the date of the last ruling by the BoAA. The City Attorney determined that the original ruling is the approved request from 2023. Thus, a new variance application is in front of the BoAA for consideration. Staff’s findings from the original 2023 hearing are the same.

Background

- The Subject Property is located in the “Rural Homestead” planning area of the Greenwood Village Comprehensive Plan (Attachment 5).
- The Subject Property is zoned R-2.5 and subject to the LDC zoning regulations regarding accessory structures found in Article 22 and Article 5 of the LDC. This includes the prohibition on accessory structures in front yards (Article 22) as well as the 900 square foot per acre coverage limitation (Article 5).
- The existing house on the Subject Property was constructed in 1946 before the incorporation of the City of Greenwood Village.
- The plat which the Subject Property is a part of was approved in 1972 (Attachment 4).
- Multiple previous building permits (2003 – 2009) and a previously approved fence variance (2003) established the south property boundary as the front property boundary. Current Staff agrees that for this lot the south property line most appropriately functions as the front property boundary.
- The LDC defines “front yard” as “that portion of a property extending across the full width of the lot between the front lot line and street facing elevation (front facade) of the principal building, provided that there can only be one (1) front yard on a lot”.
- The LDC defines “lot frontage” as the shortest distance between the sides of the lot along the boundary abutting the street or private road.
- The plat was approved without the Subject Property directly abutting Alexander Lane, the street from which the property is accessed and addressed. The Property does abut the Steele Street right of way however this frontage is not accessible from the home due to Little Dry Creek.
- Staff has confirmed that up until at least 1977 the LDC stated that the Arapahoe County Subdivision Procedures were to be followed. Currently the City has its own Subdivision Procedures. Staff is unable to confirm specifically if the Subject Property met the requirements of the time or if the lot received special permission to not have a minimum lot frontage at an accessible location and either scenario is possible.
- Under current LDC regulations all properties must have a minimum lot frontage of 30-feet in width therefore if this plat were approved today the access provided by easement would be a special approval by City Council.
- The LDC defines a principal building as a building containing one (1) or more residential dwelling units, including attached garages, allowed as a use by right in any residential zone district, provided that there can only be one (1) principal building on a lot.
- The current owners purchased the property in November 2017.
- A variance for the identical proposal here was approved by the BoAA in July of 2023 (attachment 6).
- An extension request was approved for one (1) year by the BoAA in July of 2024 (attachment 7).
- The current extension will expire on July 27, 2025.

Applicant Request

Summary of Two Component Variance Request

Accessory Structure (Existing House) in the Front Yard

Accessory structures other than patios and decks are **prohibited in front yards** and the Applicant requests to retain the existing 1,884 sf house in the front yard as an accessory structure.

Total Accessory Structure Ground Coverage

Total above ground accessory structures ground coverage is limited to 900 square feet per acre. The Subject Property is 2.5 acres therefore the maximum allowed coverage is 2,250 sf.

Existing Barn	Existing Shed	Existing House	Total
734 sf	305 sf	1,884 sf	2,923 sf This amount of coverage is 673 sf or 23% more than allowed.

*Although not part of the request it should be noted that the existing house is located 20.10 feet from the front property line and 42.29 feet from the side property line and does not conform to principal building setbacks (currently) nor will conform to accessory structure setbacks (front only) if a new house is constructed. The reason it is not part of the request is that it is an existing condition, and no changes are proposed to the existing house, it will remain as is.

Analysis

Staff finds that this variance would ameliorate a difficulty, which was not caused by the Applicant, regarding the location of the existing house. The existing house is already a non-conforming structure with regard to front and side setbacks and is located in a peculiar position on the lot, in particular it's extreme proximity to the front property line. Although the Applicant desires to construct a new house, which meets all current zoning requirements, they are being precluded from doing so due to an existing three-quarters-of-a-century old house's location. The existing house is relatively small as compared to other houses in the Rural Homestead area of the city, smaller than many other properties accessory buildings. Additionally, it is still completely functional and is lived in currently. Staff finds that requiring demolition of the functional and unimposing structure, in order to allow the Applicant to proceed forward with a zoning compliant new house is an unnecessary difficulty for the Applicant.

Staff finds that the Subject Property is impacted by numerous special conditions, as outlined in the Applicant's variance application, however we do not find that those special conditions (topography, mature trees, floodplain, lot shape, etc.) are applicable to this request. The reason they are not applicable, is that even in considering all the special conditions, the lot is still completely "buildable", i.e., there is a large amount of available space in the center of the lot in which to construct a new, zoning-compliant home. The large amount of available building envelope also exhibits to Staff that the Applicant does and would have reasonable use of the lot without a variance; however, forcing the demolition of the existing house would still be required to meet the requirements of the LDC.

Staff finds that the existing house was constructed in 1946 and predates all existing houses on the adjacent properties. The existing house is small and has been part of the neighborhood for 77 years and is therefore a familiar part of the neighborhood context. Staff finds that because no changes are proposed to the existing house, and that it has been in the same location for decades that the variance would not alter the character or spirit of the zone district, nor will

constructing a new zoning compliant house on the Subject Property negatively impact any adjacent properties. The basis of the variance request is to retain an existing condition, and all future work is proposed to meet the zone district requirements.

Approval Criteria

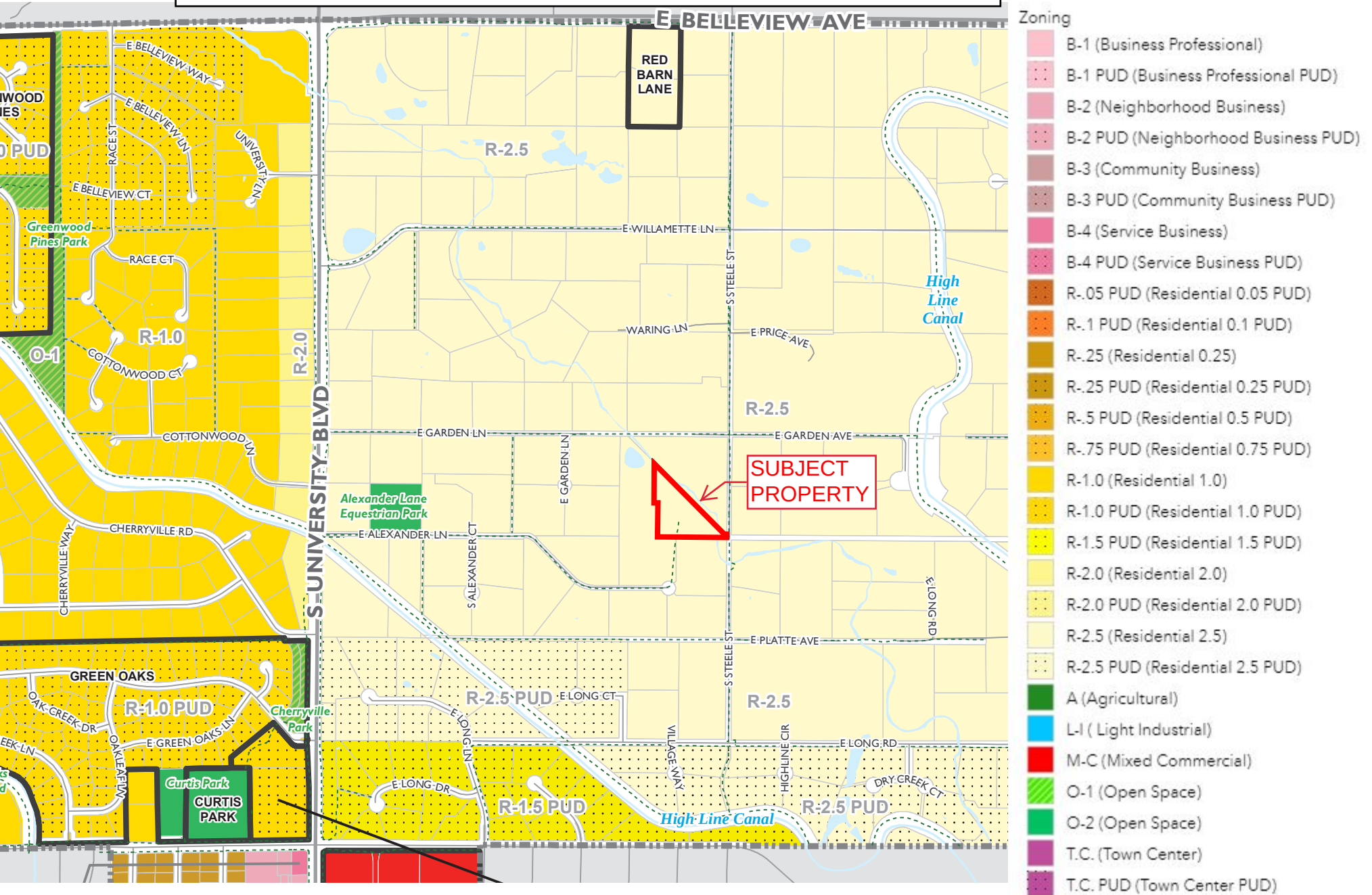
Prior to approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least on Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the tables below:

Section A Criteria	Finding	Rationale
1. The existence of special conditions or circumstances, such as size, shape, location, topography or surroundings of the land, structure or building involved, which deprive the applicant of privileges enjoyed by owners of other properties in the vicinity or in the same zone district; or	No	Staff finds that there are numerous special conditions (shape of lot, floodplain and topography/drainage) however they are not applicable to the request to retain the existing house and construct a new zoning compliant house in the allowed building envelope. As the Applicant has the ability to construct a zoning compliant house in the substantial building envelope they are not being deprived of privileges enjoyed by owners of other properties in the vicinity.
2. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or	No	The Applicant currently has reasonable use of the property for the lots primary purpose which is a dwelling unit and is also able to construct a new house within the allowed building envelope.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	Yes	Staff finds that the location of the existing house, which was not an action of the Applicant is a difficulty which would be ameliorated by the variance request. Additionally, Staff finds that forcing demolition of the existing house, which has been a part of the neighborhood context for 77 years is overburdensome and also a difficulty for the Applicant.

Section B Criteria	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	Yes	Staff finds that the harmony and spirit of the R-2.5 zone district will not be impacted by allowing the Applicant to retain the existing home on the property. The house predates all other dwelling units that are adjacent to it and is a known and familiar condition of the neighborhood.
2. The variance will not substantially or permanently injure the appropriate use	Yes	Staff finds that the use of adjacent properties are not injured currently and therefore allowing the Applicant to construct a

of adjacent properties in the same zone district.		zoning compliant house in the allowed building envelope while retaining the existing house will also not cause injury to the use of adjacent properties.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff finds that the variance will not have an adverse impact on public health, safety, or welfare.

Attachment 1: Zoning/Vicinity Map Case No. 23-10-VAR, 2 Alexander Lane





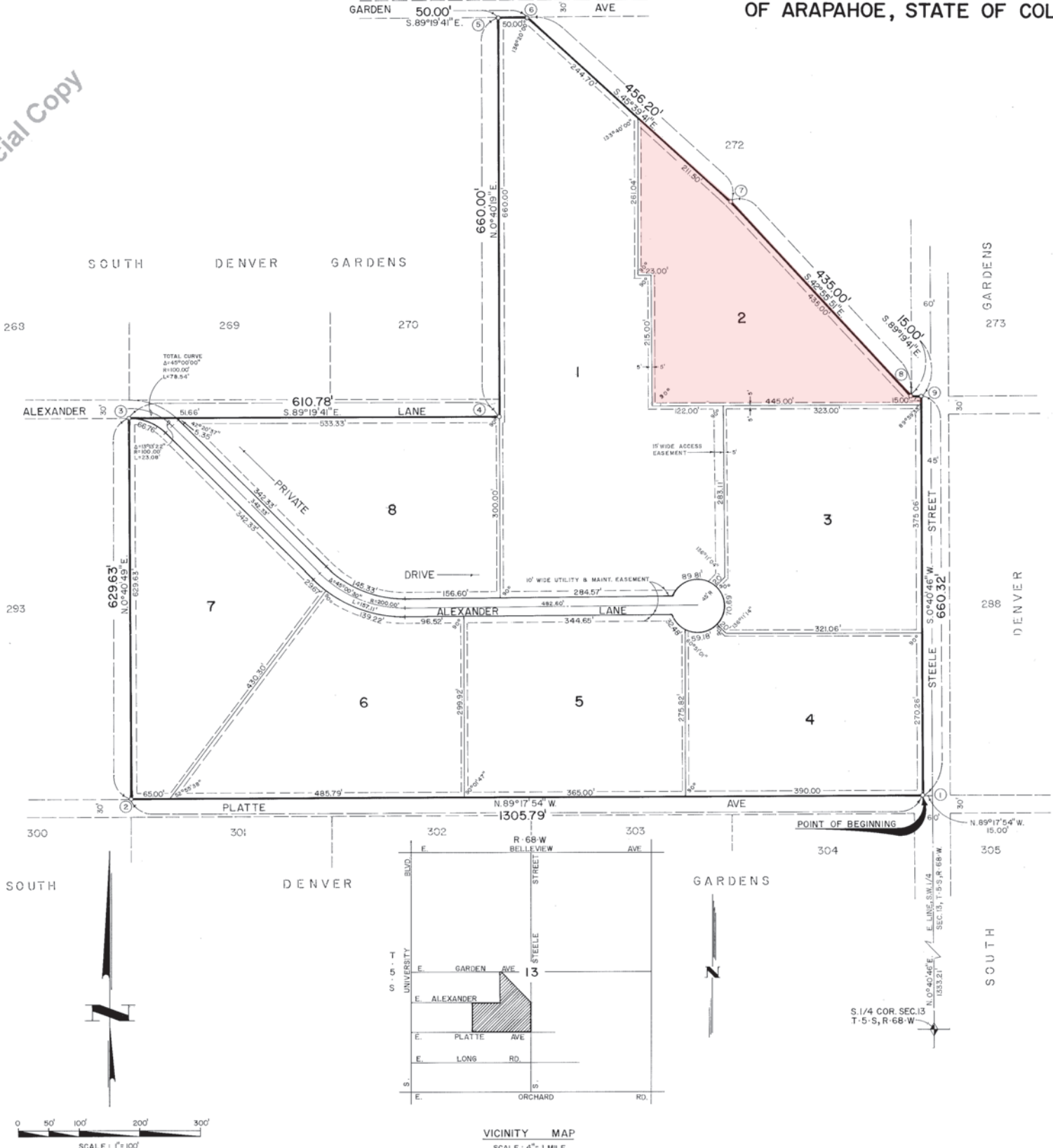
2 ALEXANDER LANE,
GREEDWOOD VILLAGE,
CO 80121

16-22-10 REQUEST FOR VARIANCE

RESUBDIVISION OF LOTS 270-272 & 289-292 OF SOUTH DENVER GARDENS.

A PART OF THE S.W. 1/4 OF SECTION 13, T-5-S, R-68-W, 6TH P.M., CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Unofficial Copy



KNOW ALL MEN BY THESE PRESENTS that the undersigned being the Owners of a part of South Denver Gardens located in the Southwest one-quarter of Section 13, Township 5 South, Range 68 West of the Sixth Principal Meridian, City of Greenwood Village, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the South one-quarter corner of said Section 13; thence N. 00°40'46"E. and along the East line of said Southwest one-quarter 1333.21 feet; thence N. 89°17'54"W., 15.00 feet to the point of beginning; thence continuing along the aforesaid course and along the South line of Lots 289 through 292 and said South line extended of said South Denver Gardens, 1305.79 feet to the Southwest corner of said Lot 292; thence N. 00°40'46"E. and along the West line of said Lot 292, 629.63 feet to the Northwest corner of said Lot 292; thence S. 89°19'41"E. and along the North line of Lot 292 and Lot 291, 610.78 feet; thence N. 00°40'19"E. and along a line parallel to and 50.00 feet West of the East line of Lot 270 of said South Denver Gardens, 660.00 feet to a point on the North line of said Lot 270; thence S. 89°19'41"E. and along the North line of said Lot 270, 50.00 feet to the Northeast corner of said Lot 270; thence S. 45°23'41"E., 458.20 feet to a point on the East line of Lot 271 of said South Denver Gardens; thence S. 89°19'41"E., 15.00 feet to the Southeast corner of Lot 272 of said South Denver Gardens; thence S. 89°19'41"E., 15.00 feet to a point 15.00 feet West of the East line of said Southwest one-quarter; thence S. 00°40'46"W. parallel to and 15.00 feet West of said East line 880.32 feet to the point of beginning; containing 24.751 acres, more or less.

have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of RESUBDIVISION OF LOTS 270-272 & 289-292 OF SOUTH DENVER GARDENS and do hereby dedicate all easements for purposes shown hereon.

Executed this 26th day of June A.D., 1972

OWNER AND SUBDIVIDER: OLYMPIC BUILDERS, INC.

Pete Pavlakis
Pete Pavlakis, President

OWNERS:

Lincoln Wallbank *Ardis R. Wallbank* *David F. Butler* *Valerie P. Butler* *Gordon T. Speckman*
Lincoln Wallbank, Ardis R. Wallbank, David F. Butler, Valerie P. Butler, Gordon T. Speckman

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

The foregoing instrument was acknowledged before me by Pete Pavlakis, as President of Olympic Builders, Inc. and Lincoln Wallbank, Ardis R. Wallbank, David F. Butler, Valerie P. Butler and Gordon Speckman, as Owners; this 26th day of June A.D., 1972

Witness my hand and seal. My commission expires June 19, 1973

David F. Butler
Notary Public

I, Bobby Lee Perkins, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

Bobby Lee Perkins
Bobby Lee Perkins, Registered Land Surveyor No. 10737

This plat was approved by the City of Greenwood Village Planning Commission this 24th day of July A.D., 1972.

Chairman

Approved by the Greenwood Village City Council, State of Colorado. Witness my hand and the corporate seal of Greenwood Village.

This 24th day of July A.D., 1972

ATTEST:

Chairman

This plat was filed for record in the office of the County Clerk and Recorder of Arapahoe County at 10:11 A.M. on the 21 day of July A.D., 1972 in Book 22 Page 68 Map Reception 1308367

Margaret L. Long
County Clerk and Recorder
By Margaret L. Long Deputy

GENERAL NOTES:

1. This symbol ② indicates a 5/8 inch rebar with metal cap stamped with boundary point number and L.S. No. 10737.
2. Bearing of the East line of the Southwest one-quarter based on Meurer, Serafini and Meurer, Inc. survey No. 39398 for Temple Buell College dated July, 1970.
3. All rear lot line utility easements are 8 feet wide and all side lot line utility easements are 5 feet wide except where noted otherwise.

NOTE:

At the time of sale for each of the lots 4, 5, 6, 7 an amount of 360 DOLLARS will be given to the Greenbelt Commission for landscaping along the northern half of the dedication of Platte Ave, adjacent to the subdivision's southern boundary.

We the owners do agree to and support the dedication of Platte Ave to the Greenbelt System for use as a bridle path.

MILLER - ERNSTSEN & ASSOCIATES
470 SOUTH COLORADO BLVD. - SUITE 201 A
DENVER, COLORADO 80222

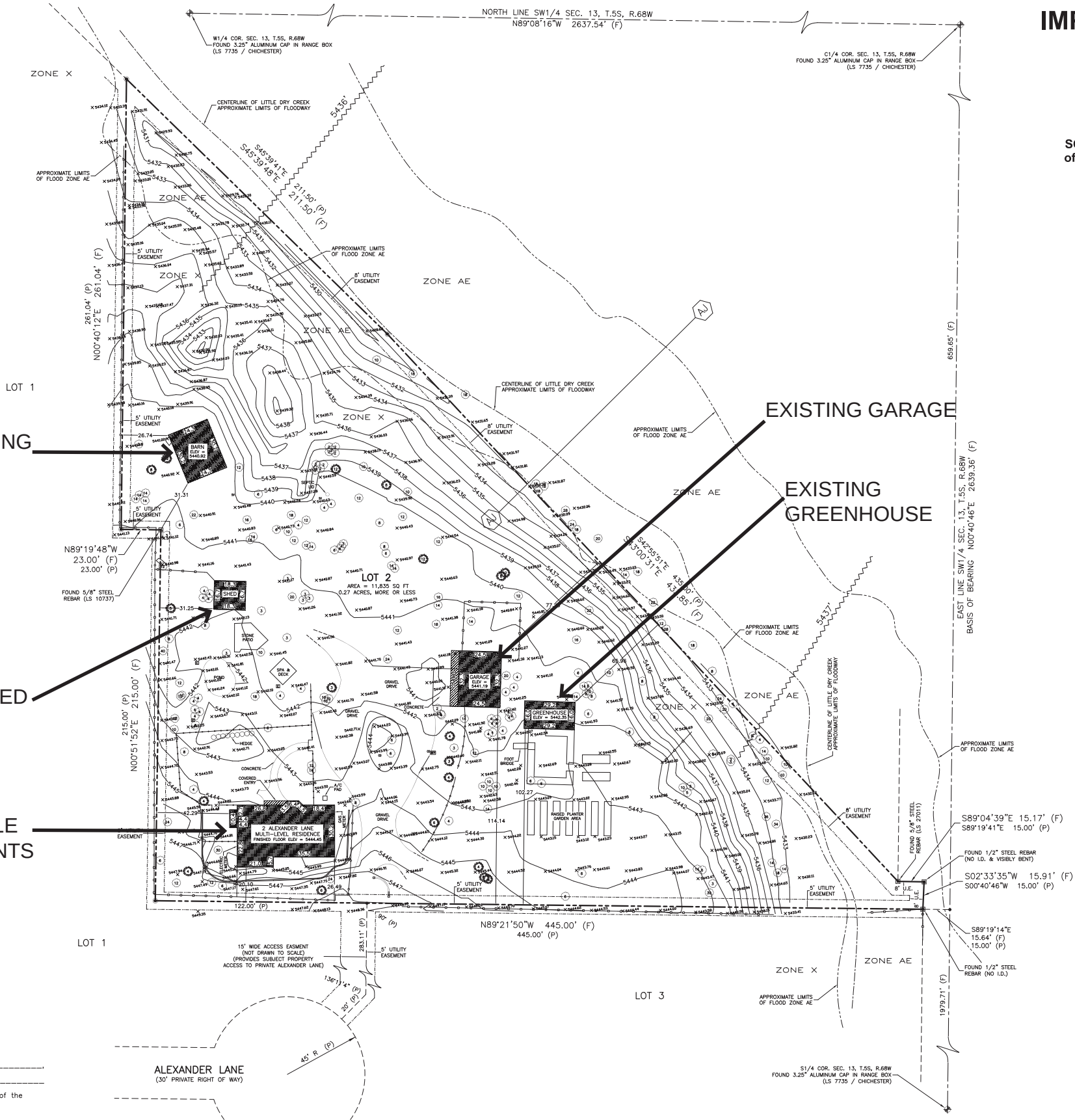
- LEGEND:
- (P) = PLAT MEASUREMENT
(F) = FIELD MEASUREMENT (ACTUAL)
(C) = CALCULATED MEASUREMENT
(D) = TITLE COMMITMENT OR VESTING DEED MEASUREMENT
- = SET 5/8" REBAR WITH YELLOW CAP (HUFFMAN/PLS 38183)
■ = FOUND REBAR PIN AS NOTED
✚ = FOUND SECTION CORNER AS NOTED
☐ = CLEAN OUT
■ = BACKFLOW PREVENTER
■ = SEPTIC VENT
■ = ELECTRIC STUB
① = DECIDUOUS TREE (APPROX. TRUNK DIAMETER IN INCHES)
② = EVERGREEN TREE (APPROX. TRUNK DIAMETER IN INCHES)
- RIGHT OF WAY / PROPERTY BOUNDARY
--- CENTERLINE CONTROL / LAND LINE
--- ADJACENT LINES
--- EASEMENT / RESTRICTION
--- 3" SPLIT RAIL FENCE
--- 4" PICKET FENCE
--- 6" METAL SECURITY FENCE
--- 6" WOOD OR PVC FENCE
--- UNDERGROUND UTILITY LINE
--- APPROX. LIMITS OF FLOOD ZONE AE
--- BASE FLOOD ELEVATION LINE
- = CONCRETE
■ = ASPHALT

SCALE: 1" = 30'

NOTES:

- All elevations shown hereon are based on the County of Arapahoe benchmark #1422-6, having an elevation of 5482.41 feet (NAVD 88).
- Portions of the subject property lie within Flood Zone Classification "AE" according to FEMA's FIRM map number 08000C 0452K, effective December 17, 2010, with approximate limits and base flood elevations shown hereon.

Deposited this _____ day of _____, 20____
at _____ o'clock in Book _____, Page _____
and Reception No. _____ in the office of the
County Surveyor's Index of Land Survey Plats.



IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC SURVEY

2 Alexander Lane, Greenwood Village, Colorado
Lot 2, Resubdivision of Lots 270-272 & 289-292 of
SOUTH DENVER GARDENS, being a portion of the SW1/4
of Section 13, Township 5 South, Range 68 West, 6th P.M.
County of Arapahoe, State of Colorado

LEGAL DESCRIPTION: (as provided by the client)

Lot 2, RESUBDIVISION OF LOTS 270-272 &
289-292 OF SOUTH DENVER GARDENS,
County of Arapahoe, State of Colorado.

PROPERTY ADDRESS: (as provided by the client)

2 Alexander Lane,
Greenwood Village, CO 80121

Surveyor's Notes:

- Improvements certified to and shown hereon include: permanent structures with a foundation or on raised columns, driveways, fences, and accessories.
- The boundary evidence shown hereon is the result of observations and calculations made at the time of survey. Additional evidence which may not be available due to snow, lack of access, traffic, danger or other causes may provide different results.
- Fence lines shown hereon are measured to the centerline of the post at ground level. Many fences may vary by width, type of construction, and foundation. These variances are not shown and are not certified to hereon.
- The measurements and results shown hereon are the opinion of the surveyor and may change upon further review or the discovery of additional evidence. The property boundary shown hereon is a representation only, of the recorded plat or deed instrument.
- The legal description and address shown hereon were provided by the client. The accuracy and correctness thereof is the responsibility of the interested party ordering the survey. According to Colorado law, any legal action against the surveyor must be commenced within one year of initial discovery.
- All distances and lengths shown hereon are measured in decimal feet, unless otherwise noted. All angles, bearings and directional courses are measured in degrees, minutes and seconds as determined from the nearest cardinal direction, unless otherwise noted.
- Underground utilities, foundations and burial grounds have not been located and are not certified hereon. It is strongly recommended to contact the local utility providers for location and approval, prior to any type of construction or excavation.
- Unless specifically requested, flood zone locations have not been researched and are not certified to hereon. Contact local emergency managers for additional information.
- The basis of bearing shown hereon was determined from the recorded plat, deed instrument referred to above, or locally obtained GPS observations.
- All improvements are located within the property boundary unless otherwise shown and listed here.
(none)



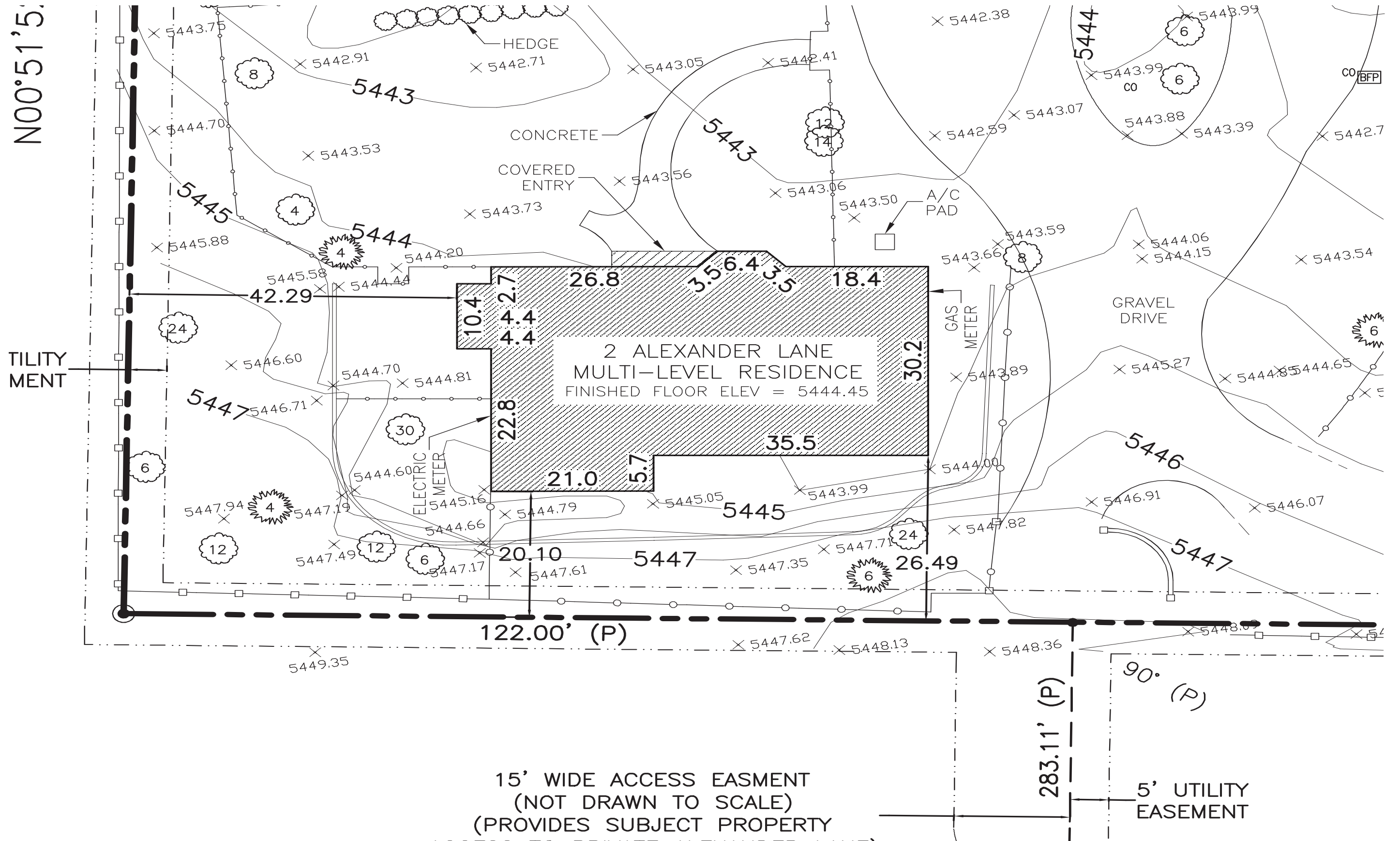
I hereby certify that this Land Survey Plat was prepared for Friends Ryan Krouser and Dana Lynn Krouser, that this Land Survey Plat was made under my supervision and that to the best of my knowledge and belief, it is a true and correct representation.
Further certify that the improvements on the above described parcel on this date, September 5, 2020, 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.

By: _____ September 5, 2020
(date)

Matthew L. Huffman, PLS
Licensed Professional Land Surveyor,
State of Colorado, No. 38183

FILE:	ARAPAHOE/S.DEN.02
FIELD DATE:	8-5-20
DRAWING DATE:	9-5-20
CERTIFY DATE:	9-5-20
REVISION DATE:	
FIELD BOOK/PAGES:	62/43-44
FIELD CRIB:	1165
DRAWING BY:	MLH / MLH
PROJECT NUMBER:	222016609
TYPE OF SURVEY:	ISP & TOPO

HUFFMAN SURVEYING
PO BOX 12293
DENVER, CO 80212
(303) 421-5263
www.huffmansurveying.com

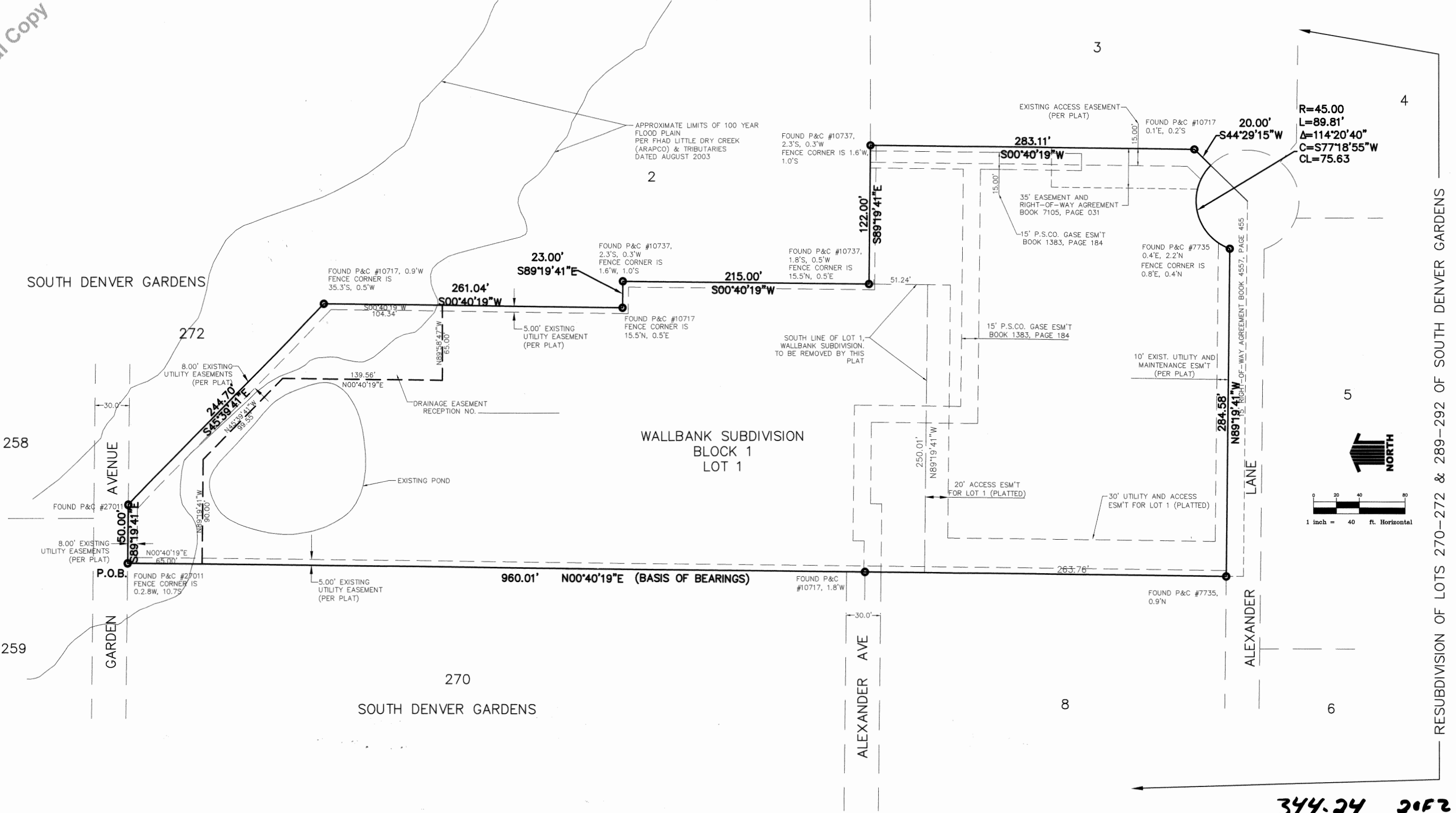


ENLARGED VIEW OF EXISTING HOUSE AND SETBACKS

Unofficial Copy

WALLBANK SUBDIVISION, AMENDED NO. 1
A RESUBDIVISION OF LOTS 1 AND 2, WALLBANK SUBDIVISION, LOCATED IN THE SW 1/4
OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREENWOOD VILLAGE, ARAPAHOE COUNTY, COLORADO
SHEET 2 OF 2

AREA= 251,515.64 SQUARE FEET (5.7740 ACRES) MORE OR LESS

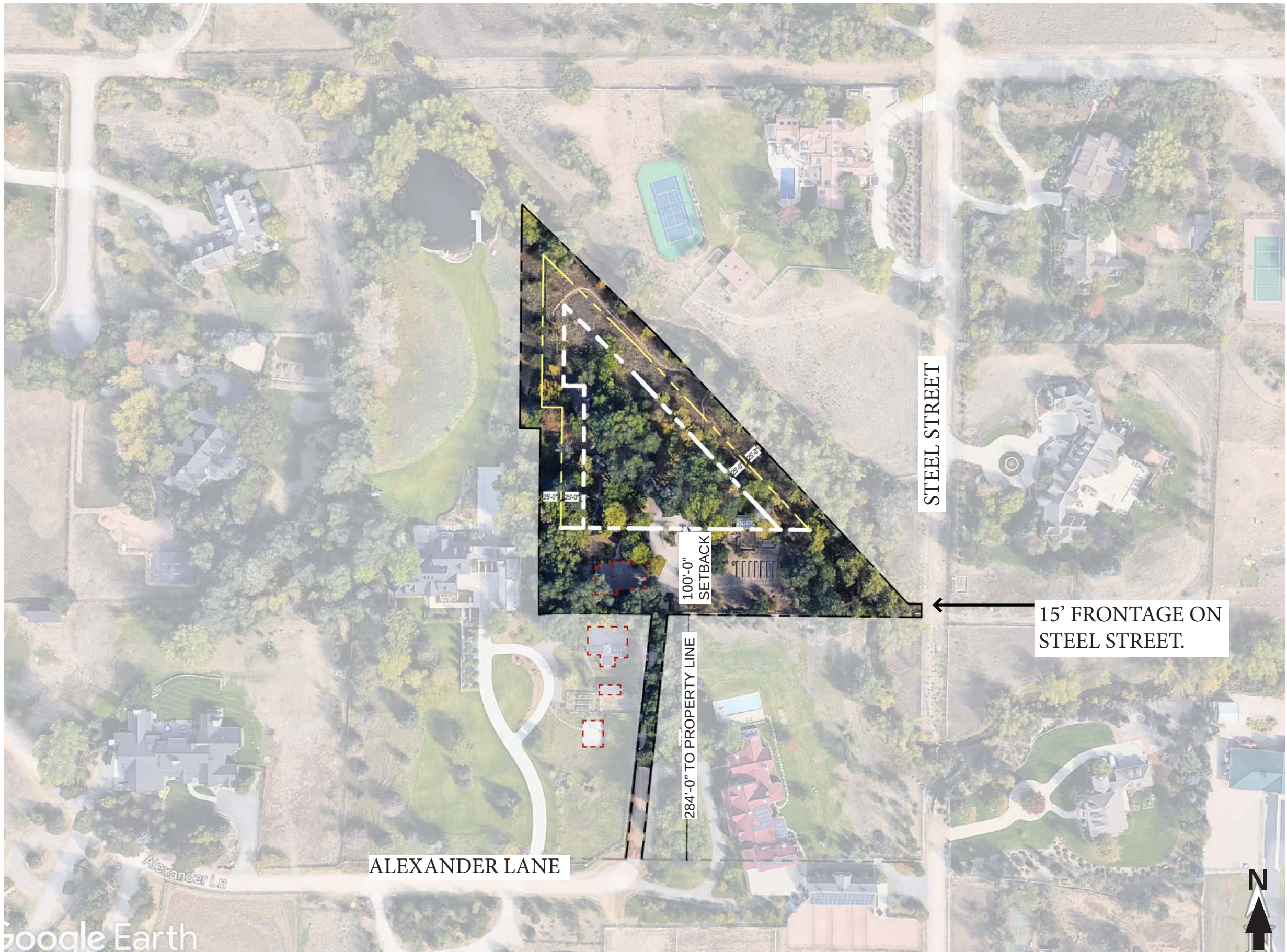


REVISIONS			
NO.	DESCRIPTION	DATE	BY

Calibre
ENGINEERING
Calibre Engineering, Inc.
8001 Southpark Lane, Unit 200
Littleton, CO 80120 (303) 730-0434
Municipal Engineering Development Master Planning
Prepared for:

**WALLBANK SUBDIVISION
BLOCK 1 LOT 1
PLAT AMMENDMENT**
DECEMBER 15, 2006

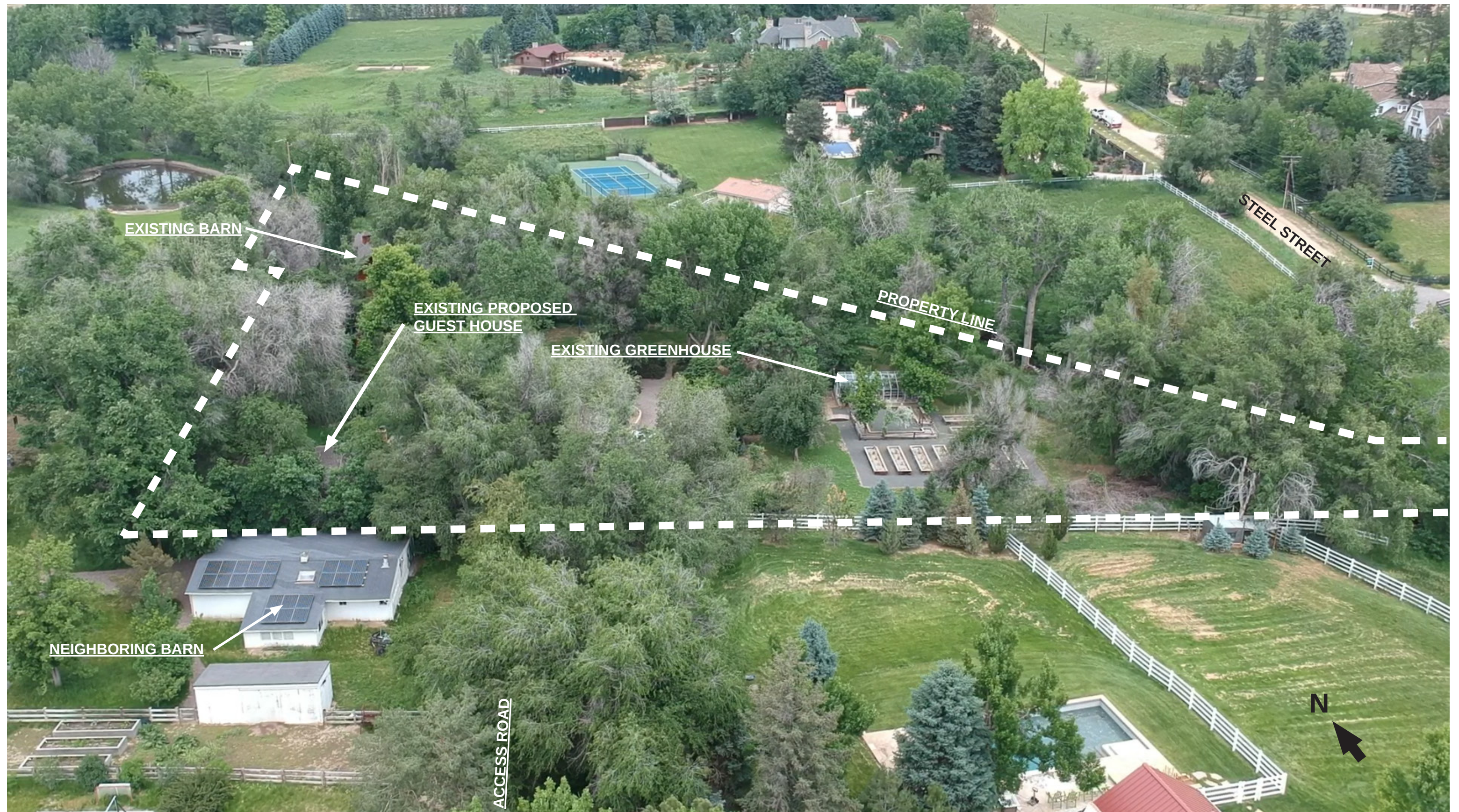
Sheet
2
of 2 Sheets
Designer: S.F. Dunbar, J.E. Check: G.W.
Drawing Name: RePlat.dwg
Plot: P:\REDIG WALLCADD\SURVEY\



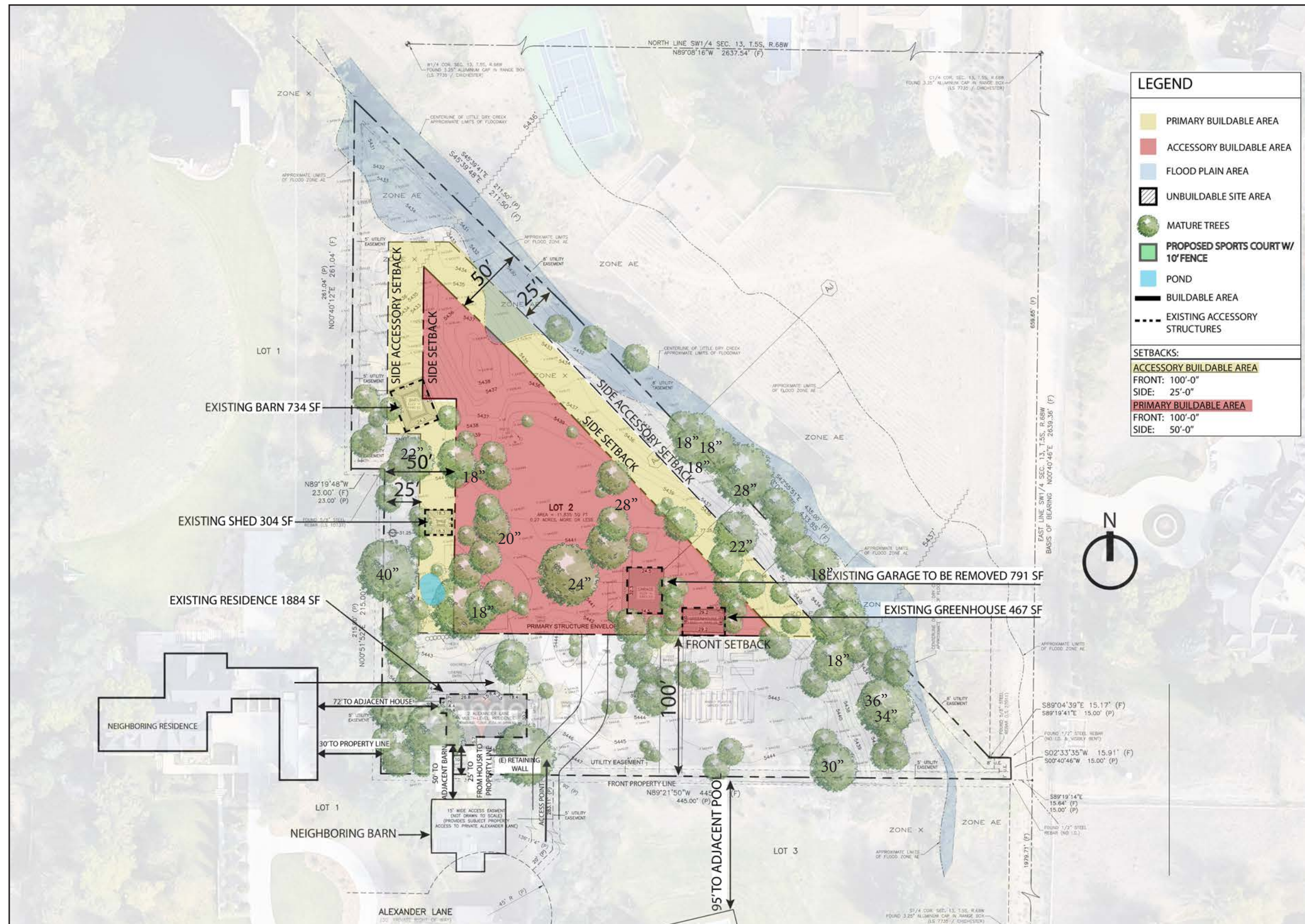
SITE AERIAL



SITE AERIAL FROM NORTH WEST



SITE AERIAL FROM SOUTH



SITE SETBACKS AND EXISTING CONDISTIONS



EAST VIEW OF PROPOSED GUEST HOUSE



NORTH VIEW OF PROPOSED GUEST HOUSE (FRONT)



SOUTH SIDE OF PROPOSED GUEST HOUSE (REAR)



PROPOSED GUEST HOUSE ELEVATION



WEST VIEW OF PROPOSED GUEST HOUSE



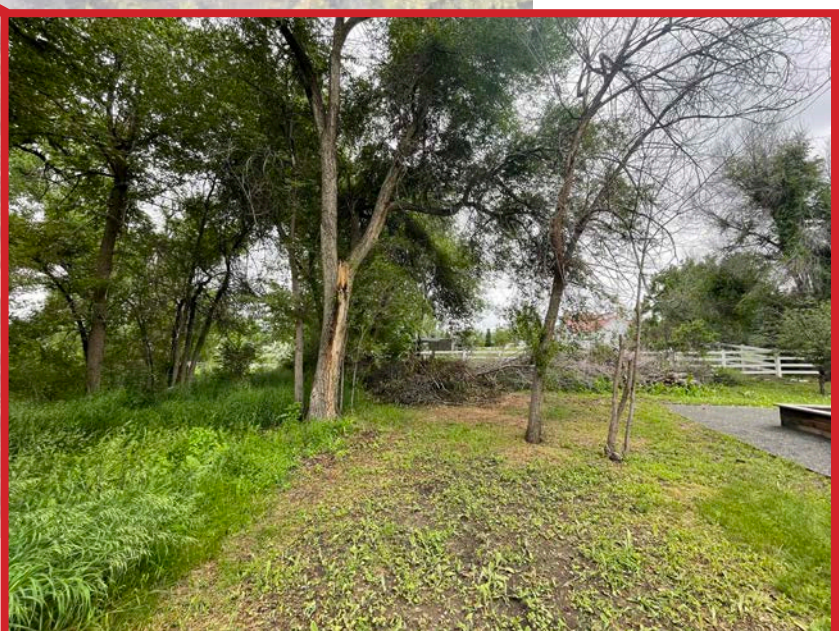
EAST SIDE OF PROPOSED GUEST HOSUE

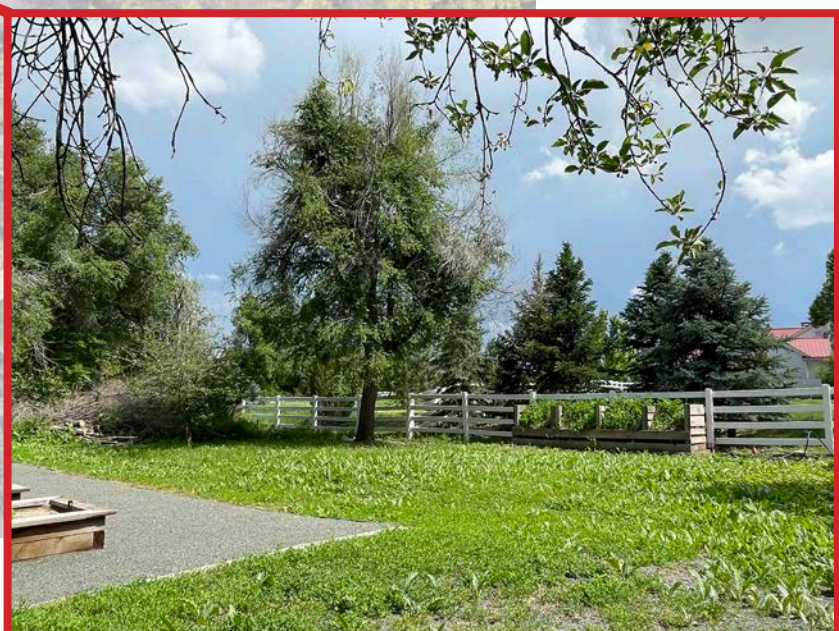


NORTH WEST VIEW OF PROPOSED GUEST HOUSE



PROPOSED GUEST HOUSE ELEVATION





Rural Homestead Planning Area

CHAPTER CONTENT

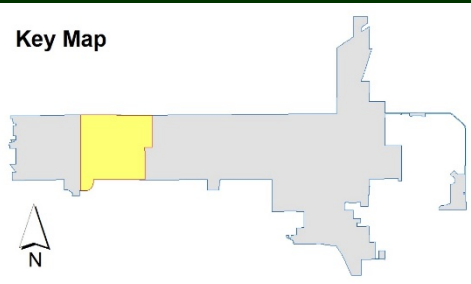
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Planning Area Facilities
Recreation
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Goals, Objectives & Policies
Land Use
Transportation
Community Services & Amenities
Natural Environment

Key Map



PLANNING AREA DESCRIPTION

Planning Area Boundaries

The Rural Homestead planning area is bounded by Belleview Avenue on the north, Orchard Road on the south, University Boulevard on the west, and Colorado Boulevard on the east. It also includes an existing shopping center south of Orchard Road at University Boulevard.

Planning Area History

This planning area was part of the original Village when the Village was incorporated in 1950. An additional commercial area south of Orchard Road and east of University Avenue was annexed in 1999.



Rural Homestead Planning Area



RURAL HOMESTEAD CHARACTER

Natural Environment

The natural environment includes rural open grassland areas, horse pastures, and large trees.

Built Environment

The character of the planning area is generally homogeneous with the following characteristics:

- Land Uses: The planning area is comprised of single family residential dwellings. The southwest corner of this area is a neighborhood-oriented commercial district.
- Residential Density: The very low density, single family planning area consists of an average density of 0.4 dwelling units per acre, or one residence per 2.5 acres of land. The notable exception is the Orchard Creek Park neighborhood, which is about one residence per acre, in the southwest corner of the planning area.
- Street Characteristics: Primarily gravel roads and a limited number of paved streets meander through the planning area.
- Landscape: There is a combination of natural landscape, trees, and irrigated lawns at single family residences.

RURAL HOMESTEAD INVENTORY

Utilities/Services

The following utility/service providers serve the Rural Homestead planning area:

- School Districts: Littleton School District, Cherry Creek School District
- Sanitation: South Englewood, Southgate (along the south planning area border), some areas with no municipal service served by private septic systems
- Water: South-East Englewood, Southgate, some scattered areas throughout the planning area have no municipal service and are served by wells
- Metro Districts: None
- Fire Districts: Littleton Fire Protection District, South Metro Fire Rescue District

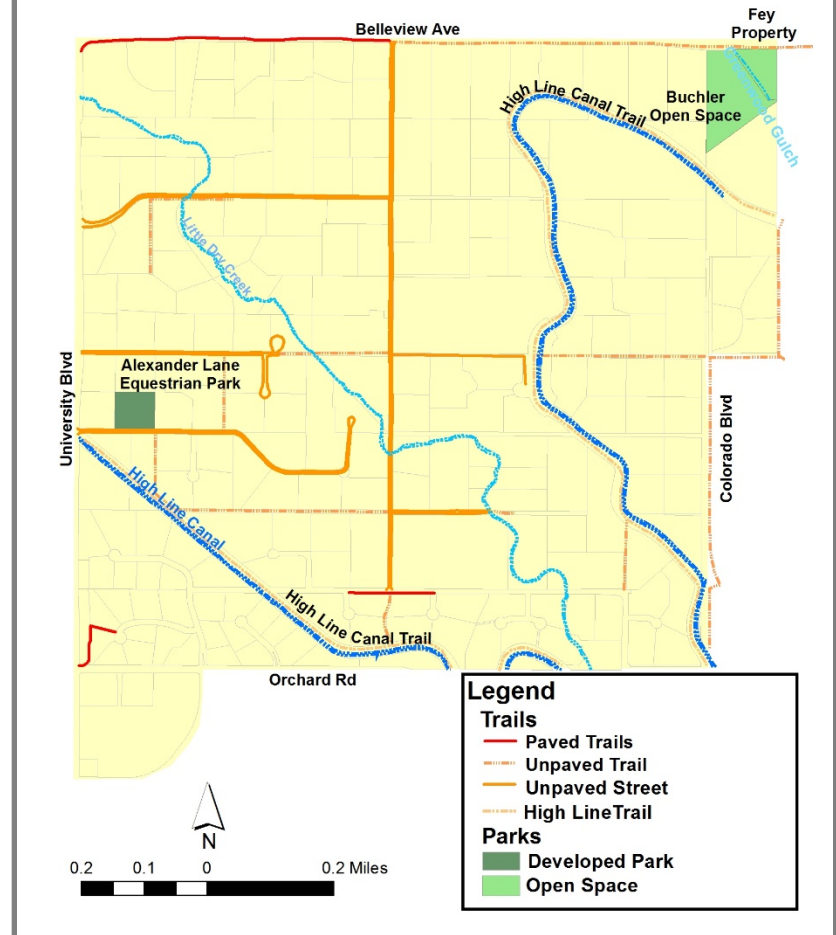
Planning Area Facilities

Recreation

Parks provide both active and passive recreation space, while open space is restricted to only passive recreation. The amount of parks, open space and trails in the planning area consist of the following:

- Developed Parks: 2.40 acres
- Open Space: 11.5 acres
- Bike Paths: 1.02 miles
- Equestrian Paths: 3.47 miles

Parks and Trails



Rural Homestead Planning Area



Parks

The following parks and open space areas are located in the Rural Homestead planning area:

- Alexander Lane Equestrian Park
- Buchler Open Space
- Fey Open Space
- Pogge Conservation Easement

Other Public Facilities

There is one public facility in this planning area, which is shown on the Parks & Trails Map:

- High Line Canal Trail

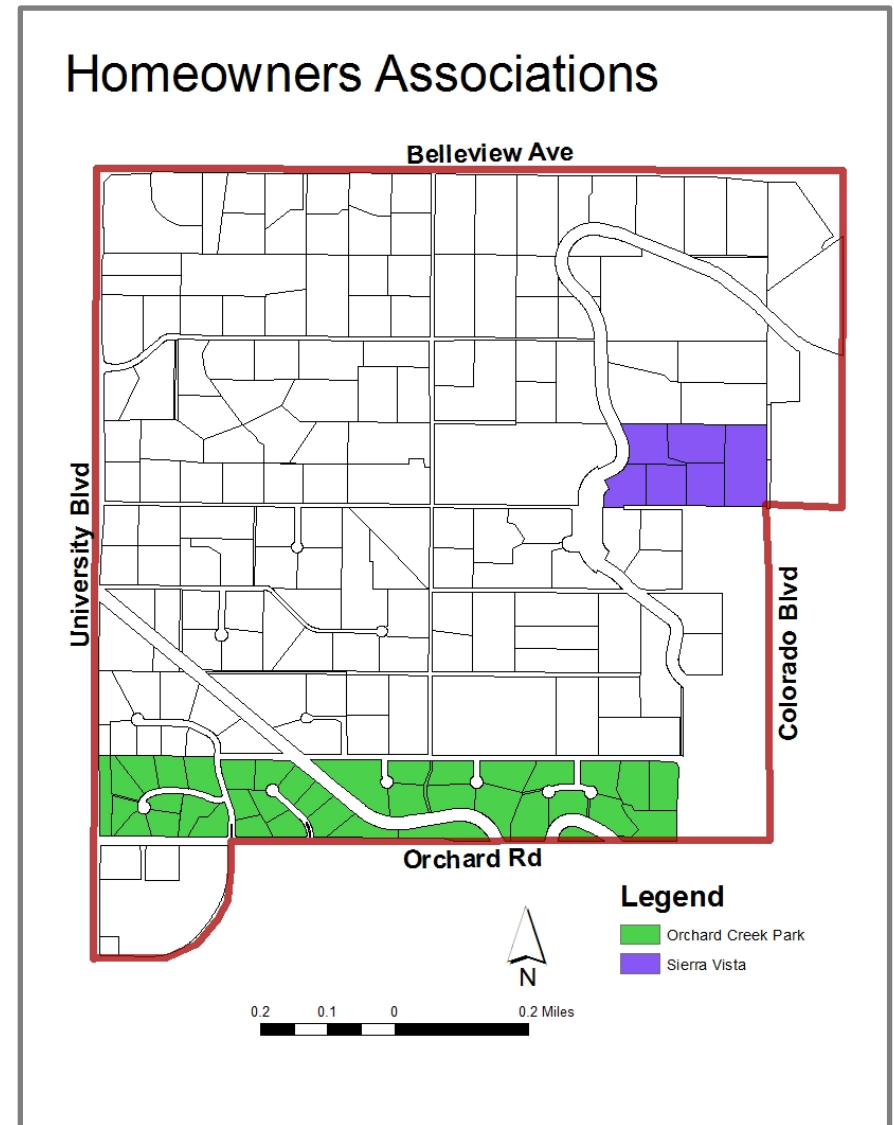
Public Schools – None

Rural Homestead Planning Area

Homeowners Associations

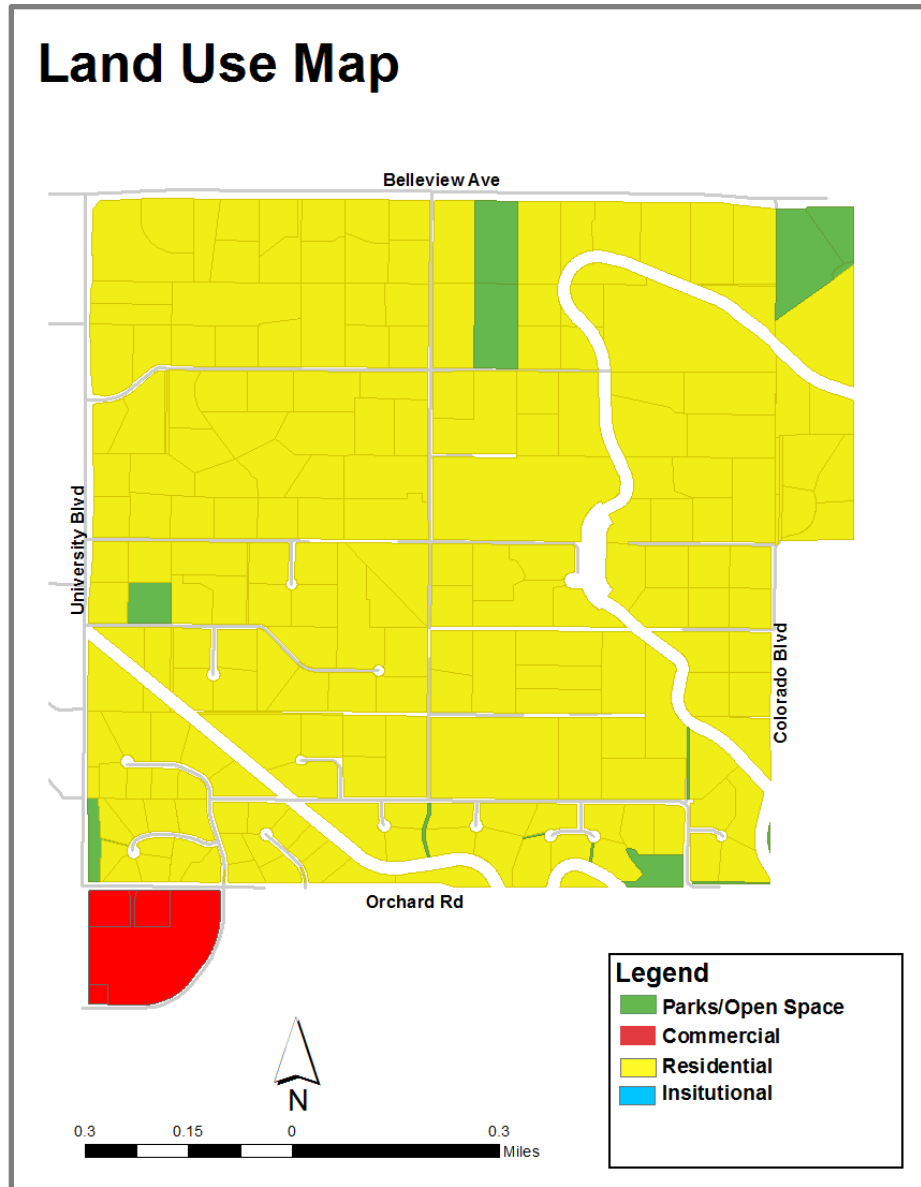
There are two homeowners associations maintained in the Rural Homestead planning area. The associated neighborhoods are shown in the related map.

- Orchard Creek Park
- Sierra Vista



Rural Homestead Planning Area

Land Use Map



THE RURAL HOMESTEAD PLAN

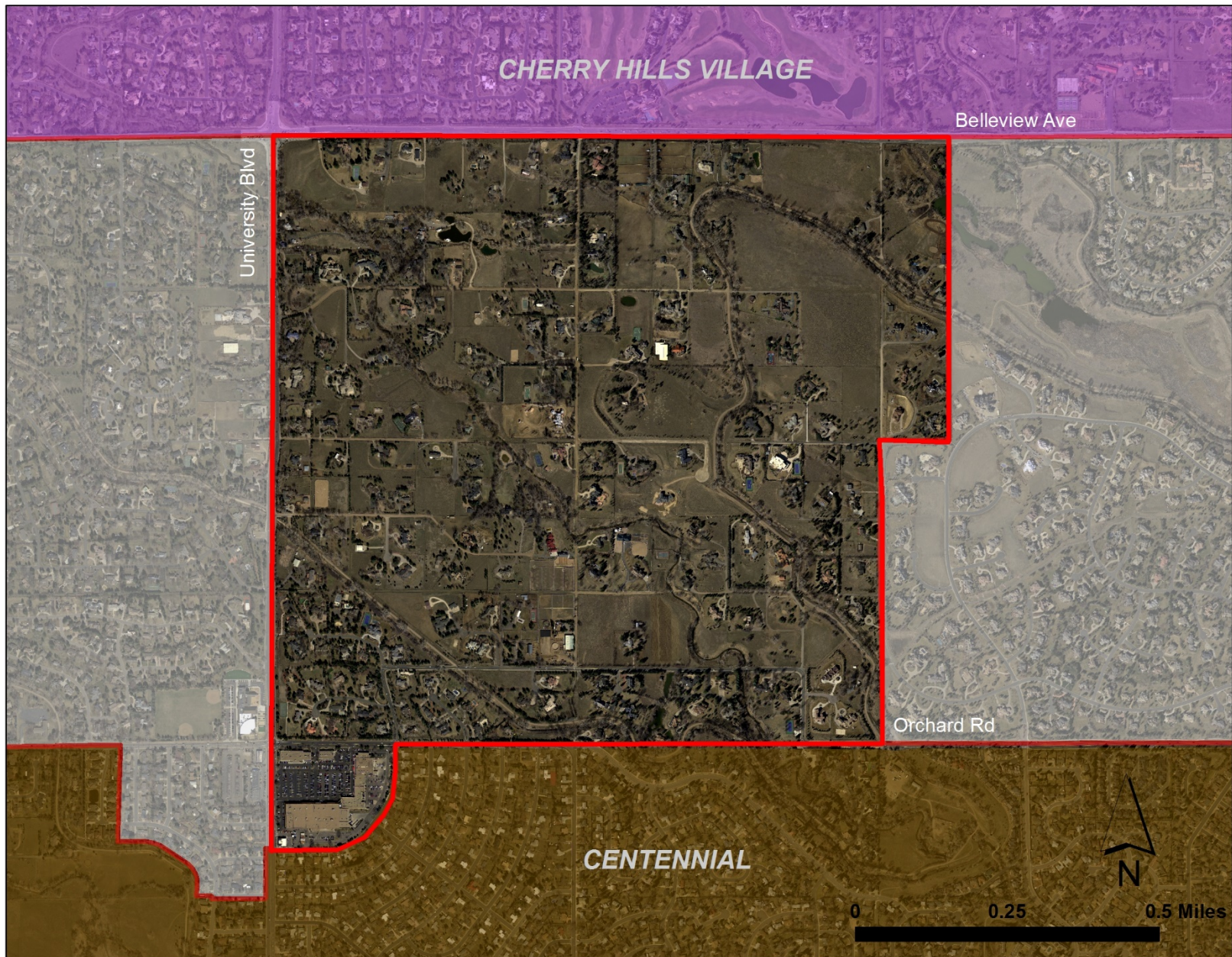
Planning Area Vision

The Rural Homestead planning area will retain its rural and agricultural character defined by very low density developments, unpaved roads, mature vegetation, and large distances between homes. The planning area serves as the equestrian center of the Village and includes improved equestrian trails and an equestrian center. The neighborhood provides convenient and safe bicycle and pedestrian travel opportunities along bicycle, pedestrian, and equestrian trails within the planning area and sidewalks and bike lanes along Orchard Road, Colorado Boulevard, University Boulevard, and Bellevue Avenue. The major perimeter roads will include detached sidewalks and enhanced landscaping to maintain and improve the image and character of the area.

Planning Area Goals, Objectives, & Policies

The goals/objectives have been associated with four primary categories for a residential planning area, including: land use, transportation, community services and amenities, and natural environment. Policy direction is provided, where appropriate, to further define the needs and interests of the planning area.

Rural Homestead Planning Area



Rural Homestead Planning Area

Land Use



Goal 1: Maintain the residential densities and high quality character of the planning area.

- Maintain the current density of one dwelling unit per 2.5 acres.
- Areas in the southwest portion of the planning area that are developed at less than one dwelling unit per acre should be maintained at their current densities.
- Maintain the rural, large lot, open character of the planning area by preserving the large distances between buildings and preserving trees and other mature vegetation.
- Protect existing equestrian and agricultural uses in the planning area.
- Encourage this planning area to be an equestrian activity center.
- Preserve properties identified as having historic or cultural significance.
- Protect the image, identity, quality, and character of the community as a whole, and the individual neighborhoods within the planning area.
- Encourage private conservation easements in an effort to preserve the open, rural character of the planning areas.

Goal 2: Protect against incompatible development.

- Ensure that all in-fill and redevelopment within the planning area is compatible with existing development.
- Coordinate with adjacent jurisdictions to achieve compatibility between new development and the planning area.

Land Use

Goal 3: Provide a buffer between residential properties and commercial or employment properties.

- Ensure adequate buffers are provided with development and redevelopment within the planning area.

Goal 4: Ensure proper maintenance of residential properties throughout the planning area and any neighborhood commercial properties within or adjacent to the planning area.

Goal 5: Preserve and protect mountain views.

- Preserve and protect view corridors of the mountains with development and redevelopment within the planning area.

Goal 6: Encourage high quality landscaping.

- Ensure high quality landscaping, compatible with the aesthetic qualities of existing landscaping, is provided with development and redevelopment within the planning area.
- Support extensive landscaping and planting of trees to enhance streetscapes and Village gateways in the planning area.



Rural Homestead Planning Area

Transportation



Goal 1: Minimize traffic congestion.

- Protect the internal planning area roadways by encouraging traffic on the external arterial roadways including Belleview Avenue and University Boulevard.
- Consider signalization of intersections on Belleview Avenue only when warrants are met.

Goal 2: Minimize traffic impacts on the residential neighborhoods.

- Maintain the rural character of portions of the planning area through unpaved streets.
- Discourage non-local through traffic in the planning area.
- Minimize the impacts from unpaved roads through reasonable provisions for dust abatement.
- Discourage additional street extensions or Little Dry Creek crossings that would allow traffic to traverse the planning area.
- Maintain existing non-paved roads on a regular, consistent basis to ensure a safe, quality travel surface is provided.
- Promote safe operations on the internal planning area neighborhood streets through the use of appropriate traffic calming techniques.

Transportation

Goal 3: Minimize noise impacts.

- Support the use of attractive landscape berms and/or noise walls for noise abatement along arterial roadways and other roadways in the planning area in need of noise abatement.
- Support extensive landscaping, compatible with the aesthetic qualities of the existing landscaping, to minimize the negative visual impact of existing noise walls.

Goal 4: Provide safe routes for walking and riding bikes to schools, parks, recreational facilities, transit facilities and neighboring amenities.



Rural Homestead Planning Area

Community Services and Amenities



Goal 1: Maintain the high quality neighborhood trails and connections to regional trails.

- Encourage improved pedestrian connections to area retail centers and community facilities.

Goal 2: Maintain the accessibility to, appearance of, and amenities within neighborhood parks.



Goal 3: Preserve the open spaces and maintain the recreational facilities within the planning area.

- Recognize the High Line Canal as an important recreational asset and maintain it in a manner that balances safety and aesthetics.

Goal 4: Maintain the quality of life in the planning area by providing a high standard of community services.

- Ensure the resources provided by utility companies are maintained at a high level of service in the planning area.
- Encourage development of reliable water supplies for residential purposes.
- Encourage the introduction and use of public water and sewage into the area for health and safety purposes.
- Minimize effects of septic systems on groundwater through the exploration of connections to sanitary districts.
- Support the reliability of power supplies through under-grounding of power facilities that historically are unreliable.



Natural Environment

Goal 1: Seek a balance between the existing wildlife, current urban development, and quality of life.

- An emphasis should be placed on resident safety when evaluating the interface between wildlife and development.

Goal 2: Preserve the existing wetland areas, riparian environments, and aquatic habitats.

- Protect wetlands, riparian areas, and aquatic habitats of Little Dry Creek and Greenwood Gulch.
- Maintain High Line Canal, Little Dry Creek, Greenwood Gulch, and other drainageways in their current state.
- Encourage natural features, such as natural drainageways, wetlands, trees, and critical wildlife habitat areas to be incorporated into the design of developments.

Goal 3: Protect floodplains.

- Ensure that all development property detains stormwater to minimize the impacts of flooding.
- Improve the quality of drainage systems to minimize flooding impacts.
- Encourage the use of drainageways as open space and recreation areas.

Goal 4: Protect water quality.

- Encourage development and land management practices that will protect groundwater quality in the area.
- Protect water quality in Little Dry Creek and Greenwood Gulch.



Rural Homestead Planning Area

July 28, 2023

Dana and Ryan Krauser
2 Alexander Lane
Greenwood Village, CO. 80121

Subject: Variance Request
Case # 23-10-VAR

Dear Dana and Ryan,

This letter is to confirm the action taken by the Board of Adjustments and Appeals (BOAA) for the City of Greenwood Village on July 27, 2023 for the above referenced case. The Board **conditionally approved** your two-component variance request both components of which are precipitated by your request to retain an existing home on the lot and also construct a new (conforming to zoning) house.

1. The first component is to have an accessory structure in the front yard which is prohibited per Sec. 16-22-10 of the Land Development Code (LDC). The accessory structure in the front yard is the existing 1,884 square foot house located in the southwest corner of the lot. After the construction of a zoning compliant house the existing house must be classified as an accessory building as the LDC only allows for one principal building per lot. This portion of the request was required in order to retain the existing house.
2. The second component is to exceed the maximum allowed accessory building ground coverage of 2,250 square feet by 368 square feet (2,618 total coverage) or 16.35 percent. The existing house is 1,884 and the existing barn is 734 square feet. **The conditional approval was that the BOAA required that existing 305 square foot shed be removed from the lot.** Additional accessory buildings and the expansion of existing accessory buildings will not be permitted on this lot as the maximum allowed accessory building ground coverage is already exceeded.

Per Sec. [16-2-120\(f\)](#) the following conditions apply:

1. The building permit required to complete the approved variance must be acquired within one (1) year from the approval date.
2. Construction pursuant to such a variance shall be completed within one (1) year from the date following issuance of the permit.

If either the permit is not issued or construction is not completed within the established deadlines, the variance shall automatically terminate. However, upon application made prior to



either deadline, the BOAA may, for good cause shown, issue not more than one (1) extension of the deadline.

Please retain this letter for your records. Please note that [Sec. 16-22-40](#) of the LDC prohibits accessory buildings to be used as permanent dwelling units and provides that guests staying in such buildings must do so for fewer than fifteen (15) days in a 30-day period.

Please contact me if you have any questions. I can be reached at (303) 486-5748 or dfrench@greenwoodvillage.com

Sincerely,



David French, Senior Planner



July 26, 2024

Dana and Ryan Krauser
2 Alexander Lane
Greenwood Village, CO. 80121

Subject: Variance Request Extension
Case # 23-10-VAR

Dear Dana and Ryan,

This letter is to confirm the action taken by the Board of Adjustments and Appeals (BOAA) for the City of Greenwood Village on July 25, 2024 for the above-referenced case. The Board **approved** your two-component variance request extension. The original request was a conditional approval of to retain an existing home on the lot and also construct a new (conforming to zoning) house.

1. The first component is to have an accessory structure in the front yard which is prohibited per Sec. 16-22-10 of the Land Development Code (LDC). The accessory structure in the front yard is the existing 1,884 square foot house located in the southwest corner of the lot. After the construction of a zoning compliant house the existing house must be classified as an accessory building as the LDC only allows for one principal building per lot. This portion of the request was required in order to retain the existing house.
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2. Construction pursuant to such a variance shall be completed within one (1) year from the date following issuance of the permit.

If either the permit is not issued or construction is not completed within the established deadlines, the variance shall automatically terminate. However, upon application made before



either deadline, the BOAA may, for good cause shown, issue not more than one (1) extension of the deadline. The deadline is now **July 27, 2025** to obtain a building permit.

Please retain this letter for your records. Please note that [Sec. 16-22-40](#) of the LDC prohibits accessory buildings to be used as permanent dwelling units and provides that guests staying in such buildings must do so for fewer than fifteen (15) days in a 30-day period.

Please contact me if you have any questions. I can be reached at (303) 486-5774 or dstertz@greenwoodvillage.com

Sincerely,



Derek A. Stertz, Planning Manager AICP-GISP

