



**ZONING BOARD OF APPEALS
Agenda**

January 10, 2017

**1025 9th Avenue
District 6 Administration Building
School Board Meeting Room
1:15 p.m.**

-
- I. Call to Order**
- II. Approval of minutes for the meeting held on October 11, 2016**
- III. A public hearing to consider a request for a variance to reduce a street-side setback from 15 feet to 6.5 feet to allow for construction of a garage. The property is zoned R-L (Residential Low Density) and is approximately 11,763 square feet in size.**

Case No.: VAR 8:16
Applicant: Jim and Debbie Neergaard
Location: 3372 W. 19th Street Drive
Presenter: Marian Duran, Planner I

- IV. Adjournment**

This page intentionally left blank.

ZONING BOARD OF APPEALS SUMMARY

ITEM: Street Side Setback Variance in the R-L (Residential Low Density) Zoning District

CASE NO: VAR 8:16

PROJECT: 3372 19th Street Drive – Street-Side Setback Variance

LOCATION: 3372 19th Street Drive

APPLICANT: Jim and Debbie Neergaard

CASE PLANNER: Marian Duran, Planner I

ZONING BOARD OF APPEALS HEARING DATE: January 10, 2016

ZONING BOARD OF APPEALS FUNCTION:

Review the proposal for compliance with Chapter 18.22, Variances, of the City of Greeley Development Code and approve, approve with conditions, continue the application for future consideration, or deny the request.

EXECUTIVE SUMMARY

The City of Greeley is considering a variance request by Jim and Debbie Neergaard, to allow a street-side setback reduction from 15 feet to 6.5 feet in the R-L (Residential-Low Density) zoning district for the purposes of constructing a two-car garage on a .270 (11,763 square feet) acre property (*see Attachment A – Aerial-Vicinity Map & Attachment B – Existing Zoning Map*). The property is located at 3372 19th Street Drive, approximately 100 feet south of the corner of 19th Street Road and 34th Avenue.

A. REQUEST

Approval of a street side setback variance to allow for the construction of a two- car garage to be located within 6.5 feet of the street-side setback in the R-L zoning district.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

- North - R-L (Residential Low Density) Single-Family Residential Homes
- South - R-L (Residential Low Density) Single-family Residential Homes
- East - R-L (Residential Low Density) Single-family Residential Homes
- West - R-L (Residential Low Density) Single-family Residential Homes

Site Characteristics

The site currently has a single-family residential structure.

D. BACKGROUND

The property was annexed in 1971 under the Rolling Hills Third Annexation (File No: Z 8:71) and was zoned to allow single-family residential housing (*see Attachment B – Existing Zoning Map*). The ranch-style single-family residential structure of approximately 1,568 square feet was built in 1972. The applicant proposes to construct a two-car garage addition that extends approximately 6.5 feet within the 15-foot street side setback (*see Attachment C – Site Plan*). Per the Development Code, an enclosed structure must adhere to a 15-foot street side setback from the property line. The applicant states that it appears that the home was utilized as a model home from 1972-1976 and that the garage was perhaps never built or converted to a one-car garage per the Development Code. There is no evidence in the address file that a one-car garage was converted to a garage or that it was permitted to be used a living space. Nevertheless, the neighbors located at 3366 19th Street Drive and moved into the neighborhood in 1976, stated that the subject property was a model home and that the subject space, identified as a one-car garage, was fitted with a patio door and finished as a show room. Thus, it is assumed that a garage was never built on the property and the applicants moved into the home with no garage.

If the Zoning Board of Appeals supports the request, planning staff would administratively review and approve the subsequent building permit application that is required for the construction of the garage. The addition will need to be consistent with the design, color, and materials of the existing structure and be compatible in design with existing structures in the neighborhood.

E. APPROVAL CRITERIA

DEVELOPMENT CODE COMPLIANCE

Variances: Section 18.22.040 of the Development Code states that: When practical difficulties, unnecessary hardship, or results inconsistent with the general purpose of this Code occur through the strict and literal interpretation and enforcement of the provisions thereof, the Zoning Board of Appeals shall have the authority, subject to the provisions of this Chapter, to grant such conditions as it may determine to be necessary to be in conformance with the intent of the Land Use Chapter of the Comprehensive Plan. In

general, the power to authorize a variance from the terms of this Code shall be exercised only under peculiar and exceptional circumstances. The Board may grant a variance as applied for, or a variance constituting a reduction thereof. The Board may attach conditions in granting a variance, which conditions shall be reasonably related to promoting compatibility with the surrounding area and land uses.

The review criteria found in Section 18.22.040 (f) 1-5 and (g) 1-3 of the Greeley Development Code shall be used by the Zoning Board of Appeals when considering all variance requests.

Consideration Criteria: Development Code Section 18.22.040 (f)

In taking action on a variance request, the Zoning Board of Appeals shall consider any comments received from the public and the applicant and the staff recommendation. The Board shall also consider if the proposed variance meets the following criteria in taking action to approve, approve with conditions, deny, or table the application for future consideration:

1. Any variance granted shall be the minimum needed to accommodate or alleviate the difficulty or hardship involved.

Staff Comment: According to the applicant, the house was constructed without a legal off-street parking space. However, the request for a 57% reduction in the street-side setback from 15 feet to 6.5 feet to allow for a two-car garage addition is not the minimum needed to accommodate or alleviate the difficulty involved. The Development Code standards allow a one-car garage for a single-family residential home. A one-car garage would meet the minimum standards, hence, would be the minimum needed to alleviate the difficulty involved (*see Attachment C – Site Plan*).

The proposal does not comply with this criterion.

2. A variance is necessary to accommodate an unusual or atypical lot configuration which makes a reasonable use of the property unreasonable without a variance.

Staff Comment: The subject property's configuration is such that the house is constructed on an irregular shaped lot due to the cul-de-sac street design and five property angles, causing for some design configuration difficulties because the two northern property lines subject the house location to be somewhat in the front-setbacks of the northern property. The applicants have claimed that they have a disadvantage over the other lots as a result of

their atypical lot configuration and lack of garage (*Attachment D – Narrative*).

The proposal complies with this criterion.

3. **Any difficulty or hardship constituting the basis for a variance shall not be created by the party seeking the variance, nor shall it be due to, or a result of the general conditions in the area.**

Staff Comment: The variance request for a garage addition is determined to be a legitimate appeal. Since the applicant claim's that a one-car garage was never built, staff has determined that the hardship is not created by the party seeking the variance.

The request complies with this criterion.

4. **Granting the variance is necessary so that the building or structure can align with the prevailing location of other similar buildings or structures on the same block face.**

Staff Comment: Typically, a block-face setback refers to the front setbacks of all the homes within a block. The proposed garage addition would occur on the street-side setback and as a result would not be considered to relate to the alignment of structures on the same block face. However, because the garage addition would be proposed on an atypical lot configuration, it creates a difficult design placement, which forces the garage addition to be placed along the front setback of the northern property. The structure, as a result, would not be located within the prevailing location of other homes along the block face.

The request does not apply with this criterion.

5. **Granting the variance is consistent with the Comprehensive Plan and area neighborhood plans, or may achieve a better result in meeting the intent of the plan objectives than if the codes were strictly applied.**

The following Comprehensive Plan policies apply to this request:

Comprehensive Plan Policy LU 1.B

Encourage a broad diversity of residential products proportionate to the needs and desires of community residents.

Staff Comment: The applicants' request would be in character with the existing neighborhood being that all have houses in the neighborhood have a two-car garage (*see Attachment D - Elevations*).

The proposal complies with this criterion.

Development Code Section 18.22.040(g)

In every instance where the Board grants a variance there shall be a finding that:

- 1. The granting of such variance will not be of substantial detriment to the public interest or to adjacent property or improvements in such district in which the variance is sought, and will observe the spirit of the Code; and**

Staff Comment: Staff has determined that granting the proposed variance request would not be detrimental to the public interest within the neighborhood. The proposal would not impact utilities, easements or accesses. Although the proposal for a two-car addition would be within the street-side setback, staff determines that the proposal should not affect the neighborhood or the property to the north. The request generally meets the spirit of the Development Code, which supports architectural variation and architectural treatment. The addition would provide off-street parking, which in turn would help the property meet the spirit of the Code and meet 2060 Comprehensive Plan goals mentioned above in section 5.

The request complies with this criterion.

- 2. The strict application of the provisions of the Code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the Code; and**

Staff Comment: Strict application of the Code would limit the ability to construct the desired garage addition. The request generally supports the intent of the Code by adding off-street parking spaces. Per the Development Code, all properties are required to include off-street parking

The request complies with this criterion.

- 3. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use or development of the property that do not apply generally to other properties or uses in the same zoning district.**

Staff Comment: Because the property is located on an atypical shaped cul-de-sac bulb, staff has determined that there are exceptional

circumstances and conditions applying to the property involved or to the intended use or development of the property that does not apply generally to other properties or uses within the same zoning district.

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property was platted with the Rolling Hills 3rd Addition (Recordation No. 1585062).

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The site is not located in an area identified for moderate or high wildlife impacts.

4. FLOODPLAIN

The property is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

The proposal should not impact the existing conditions.

6. TRANSPORTATION

There should not be negative impacts to the residents within the neighborhoods from the proposed two-car garage addition. Traffic should continue to be consistent with how it has been historically in the neighborhood.

7. SERVICES

The property is currently served by City services and there would not be any development proposed that would impact the existing services.

G. PUBLIC NOTICE AND COMMENT

Letters regarding the Zoning Board of Appeals public hearing for the proposed rear yard setback were mailed on December 16, 2016 to property owners within 500 feet of the site, pursuant to Development Code Requirements (*see Attachment F – Noticing Area*).

One sign was posted at the site on the southeast corner of 34th Avenue and the cul-de-sac on December 22, 2016, pursuant to Development Code requirements.

The Planning Division received one comment letter in support of the proposed two-car garage addition.

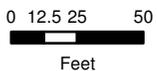
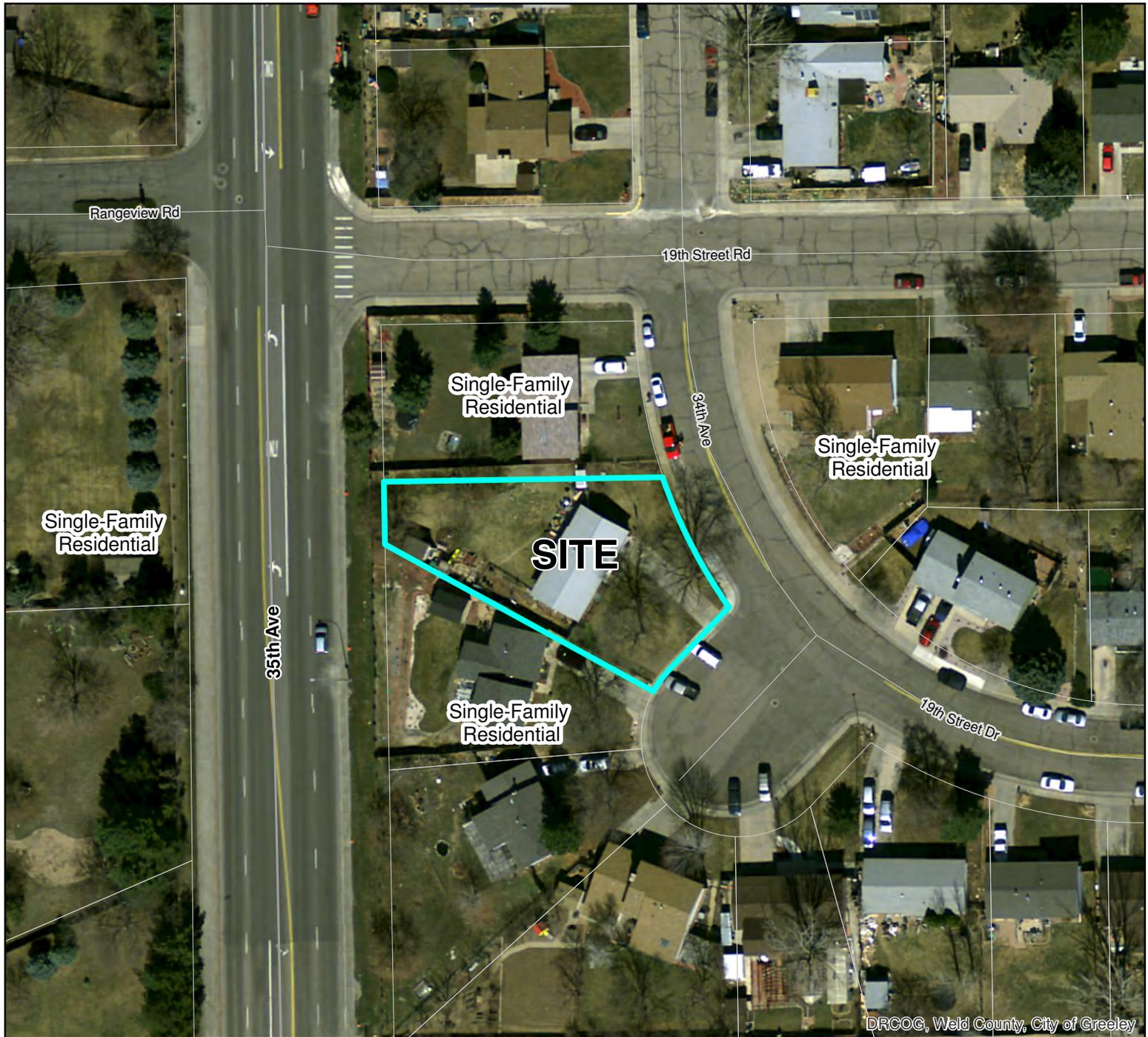
H. ZONING BOARD OF APPEALS RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Zoning Board of Appeals find the request for a reduction in street side setback from 15 feet to 6.5 feet in the R-L zone district complies with Section 18.22.040 (f), Items 2, 3 & 5, and, the variance request complies with Section 18.22.040 (g), Items 1, 2, & 3 of the Development Code.

I. ATTACHMENTS

- Attachment A – Aerial-Vicinity Map
- Attachment B – Existing Zoning Map
- Attachment C – Site Plan
- Attachment D – Narrative
- Attachment E – Elevations
- Attachment F – Noticing Area & Neighbor Letter

This page intentionally left blank.



3372 W 19th Street Drive Street-Side Yard Setback Variance Request Residential Low (R-L) Zoning District

Legend

-  Subject Site
-  Greeley Parcels

Created: Decemeber 13, 2016
By: duranm, CD
File: 3372_19th_St.mxd

Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.



This page intentionally left blank.



Created: Decemeber 13, 2016
 By: duranm, CD
 File: 3372_19th_St.mxd

3372 W 19th Street Drive Street-Side Yard Setback Variance Request Residential Low (R-L) Zoning District

Legend

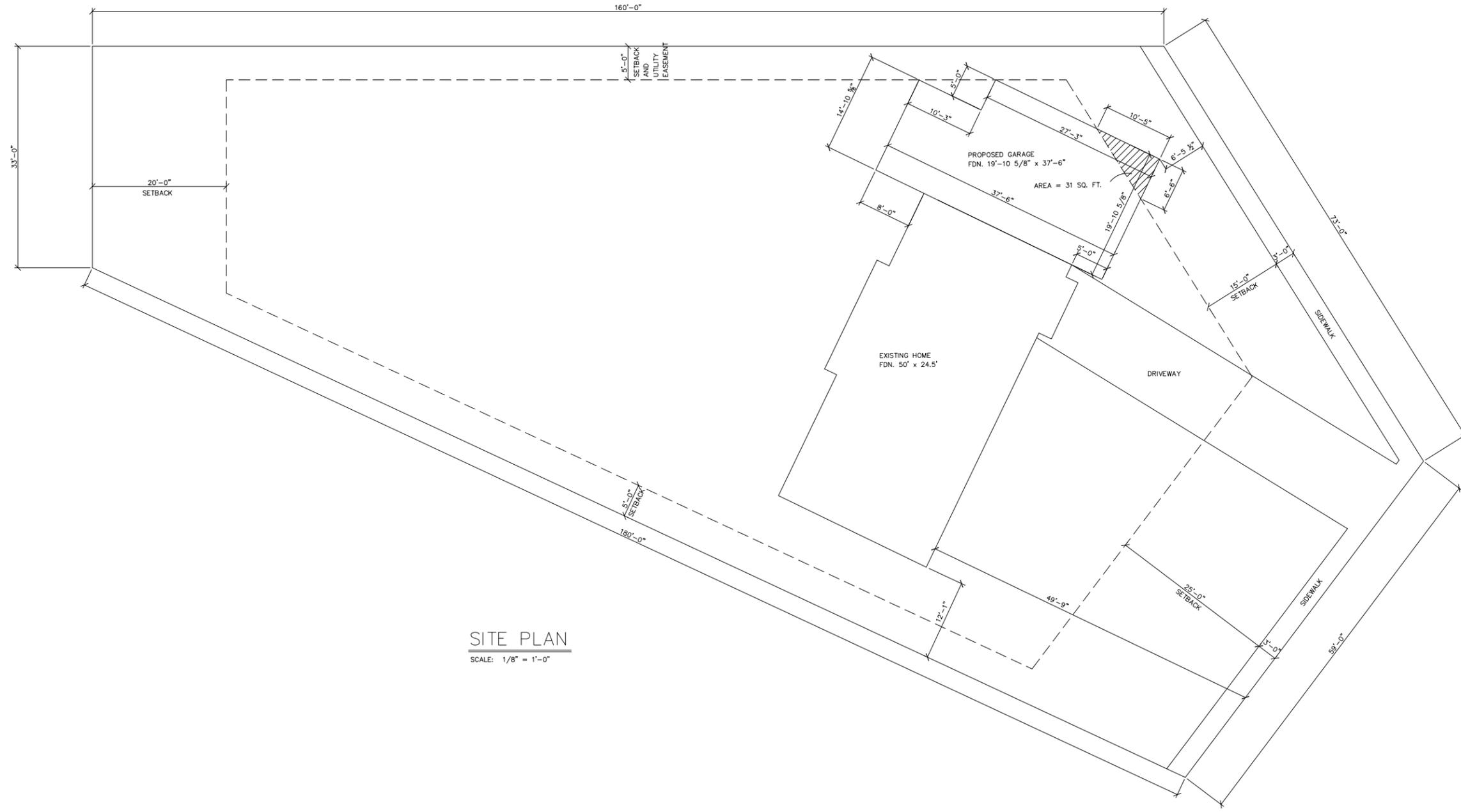
- Subject Site
- Greeley Parcels
- Residential Estate
- Residential Low Density

Notes:
 All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

13

This page intentionally left blank.

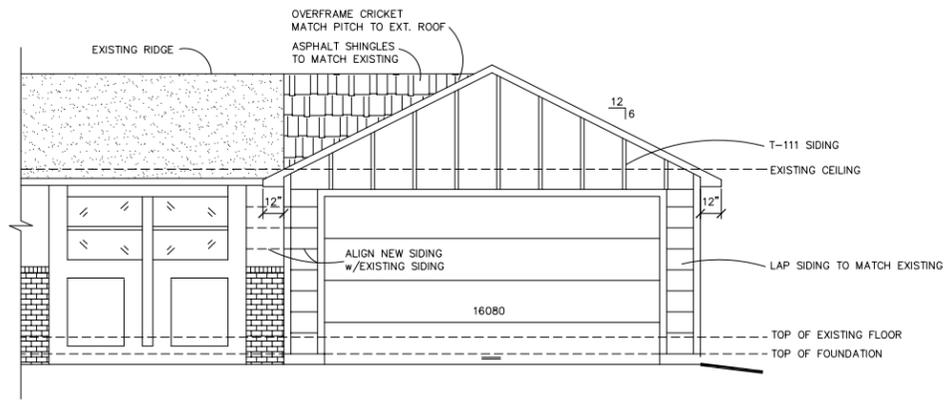


SITE PLAN
SCALE: 1/8" = 1'-0"

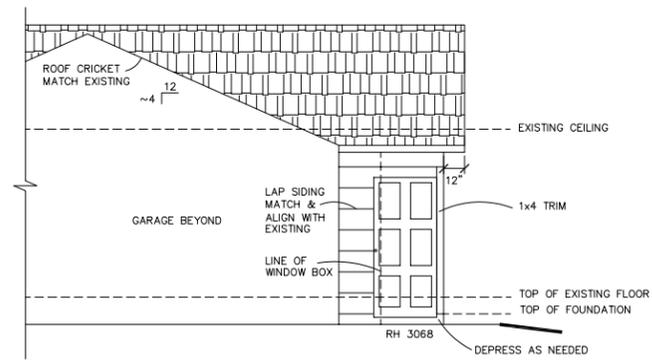
OPTION 1

| | | |
|---|--|----------------|
| JIM & DEBBIE NEERGAARD FOUNDATION LOCATED AT: 3372 19th STREET DRIVE GREELEY, COLORADO DRAFTING by PATRICIA ROSS 4660 E. GREENLAND ROAD, LARKSPUR, CO 80118, PHONE # (303) 688-2860 | THIS DRAWING IS FOR SITE PLANNING ONLY. IT IS NOT A SURVEY & SHOULD NOT BE USED AS A SURVEY. DIMENSIONS PROVIDED BY OWNER. | |
| | OPTION 1 | |
| NAME: NEERGAARD | FIRST BAPT: 07/29/16 | PAR |
| DATE - RI: 06/20/16 | DES PAR: 07/29/16 | DATE: 07/29/16 |
| JOB NO.: 2016-1 | SHT. NO.: 1 OF 3 | DRAWN BY: PARR |

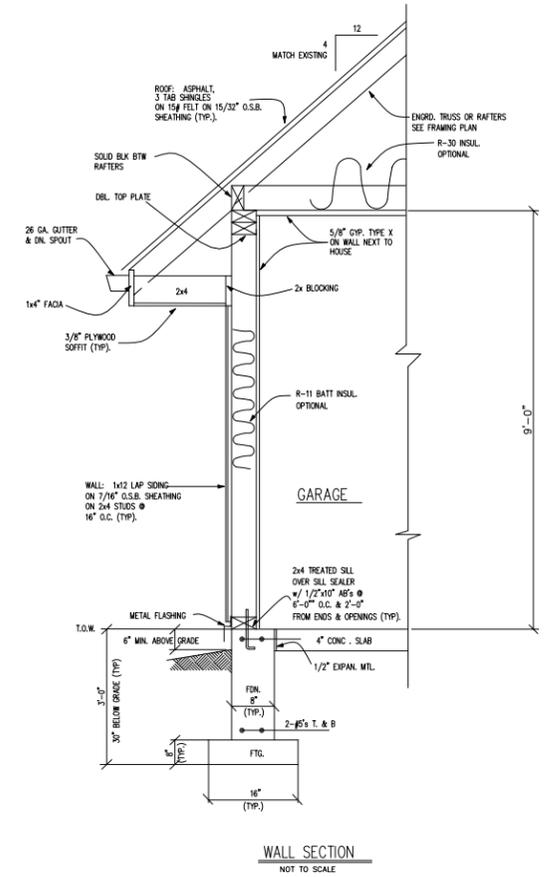
This page intentionally left blank.



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

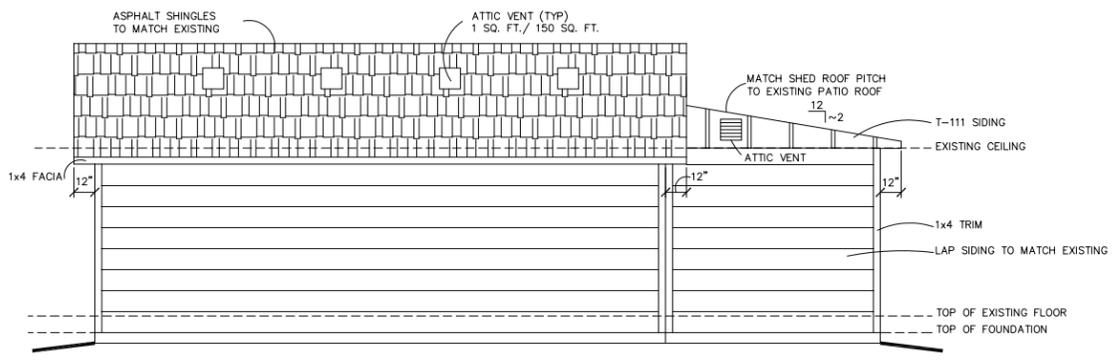


FRONT SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

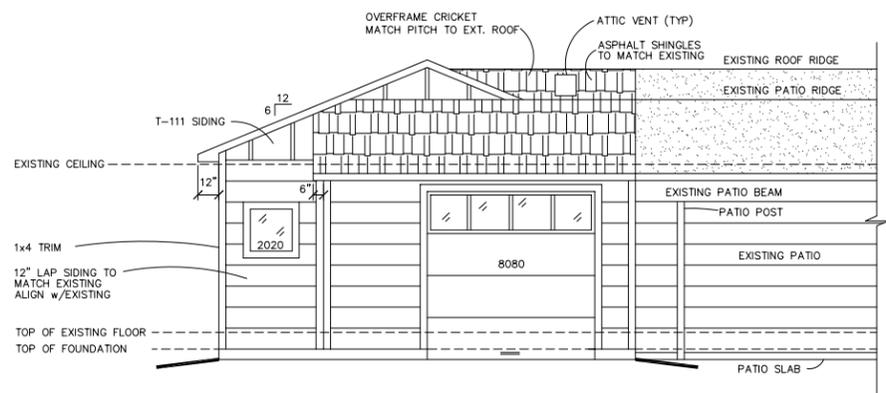


WALL SECTION
NOT TO SCALE

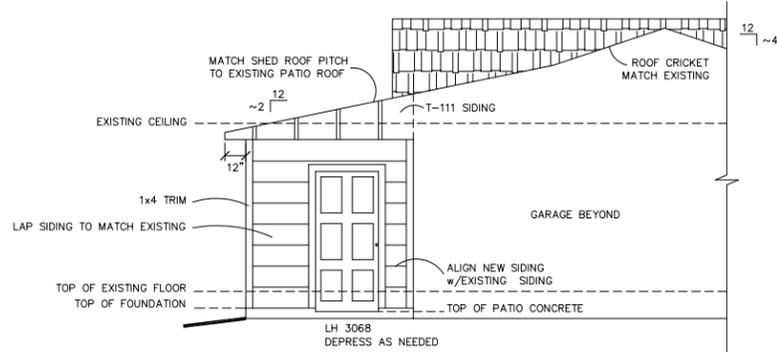
OPTION 1



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



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



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

- NOTES:**
- 1 ALL DIMENSIONS SHOWN ARE ROUGH FRAMING DIMENSIONS TO FACE OF INTERIOR AND EXTERIOR STUD WALLS, OR TO FACE OF BRICK LEDGE AT CONCRETE FOUNDATION WALLS. ALL PARTITIONS NOT DIMENSIONED ARE 3.5" WOOD STUDS, PROVIDE BLOCKING AS REQUIRED IN ALL FRAMED WALLS.
 - 2 PROVIDE A MODIFIED ONE-HOUR FIRE RESISTIVE SEPARATION BETWEEN LIVING SPACES AND THE GARAGE BY INSTALLING 5/8" TYPE X GYPSUM WALLBOARD ON THE GARAGE SIDE OF ALL COMMON WALLS. WHEN FIRE RESISTIVE SEPARATION IS REQUIRED AT THE CEILING, ALL WALLS, BEAMS AND POSTS SUPPORTING THE CEILING SHALL BE COVERED W/ A LAYER OF 5/8" TYPE X GYPSUM WALLBOARD PER IRC SECTION 302.4, EXCEPTION 3.
 - 3 ALL GLAZING WHICH IS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC SECTION 2406.
 - 4 PROVIDE ADEQUATE ATTIC VENTILATION WITH A MINIMUM OF ONE S.F. OF VENT PER 150 S.F. OF ATTIC SPACE. WHEN CEILING IS APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, CROSS VENTILATE EACH RAFTER SPACE PER IRC SECTION 1505.3.
 - 5 TYPICAL ELECTRIC WALL SWITCH HEIGHT IS 48" AFF. TYPICAL ELECTRIC WALL OUTLET HEIGHT IS 12" AFF. AT LOCATIONS OVER COUNTER TOPS, BOTH SWITCH AND OUTLET HEIGHTS TO BE 42" AFF.
 - 6 ALL ROOF RAFTERS OR TRUSSES SHALL BE INSTALLED AT 24" O.C. (MAX.) UNLESS NOTED OTHERWISE.
 - 7 PRE-ENGINEERED ROOF TRUSSES AND CONNECTIONS BETWEEN TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER.
 - 8 ROOF DECKING FOR THIS PROJECT SHALL BE 15/32" OSB.
 - 9 THE ABBREVIATION "ML" INDICATES A MICRO-LAM BEAM.
 - 10 PROVIDE (2) FULL HEIGHT STUDS AND (1) TRIMMER STUD AT ALL HEADERS, UNLESS NOTED OTHERWISE.

| | | | | | |
|---|--|---|-----------|----------|--------|
| OPTION 1 | | FIRST BHMT: | 07/29/16 | PAR | |
| | | DES. PAR | DATE: | 07/29/16 | |
| FOUNDATION LOCATED AT: 3372 19th STREET DRIVE GREELEY, COLORADO | | NAME: | NEERGAARD | JOB NO. | 2016-1 |
| | | DRAFTING by PATRICIA ROSS | | SHT. NO. | 2 OF 3 |
| JIM & DEBBIE NEERGAARD | | 4660 E. GREENLAND ROAD, LARKSPUR, CO. 80116, PHONE: (303) 688-2860 | | | |

This page intentionally left blank.

To who it may concern:

We request the approval of the variance needed in-order to begin our project of adding on a garage to the side of our home at 3372 W. 19th St. Dr. The original build-out of this property was the first show home to be entered by clients and then they could traverse the rest of the show homes thru out the Cul-de-Sac to see the various options offered for this subdivision. At this address, the office show-home, the customers entered thru sliding doors into what would be the single car garage for this style of home. The garage was finished into a living area with carpeting and finished walls and fireplace by the original contractor for this purpose of meeting new clients and showing of the options for home decorations and such.

The original size of the living room was way too small to meet our needs for our growing family, and there wasn't a dining area in order for us to use for any family or friends to sit and eat comfortably at. So, years ago we converted this show-home garage area into a dining area to meet our needs. This decision at the time was and still is more important of the aesthetics of the home for livability and salability.

The next step in finishing off our home to complete the livability is to add on a garage to not only be used but too also give us a legal off street parking area.

Thank you for your consideration on this matter.

Jim and Debbie Neergaard

3372 W. 19th St. Dr.

Greeley, Co.

Variance Criteria Explained:

Our lot is unusual in its shape, configuration and setbacks. The lot has 5 sides, two of which are considered fronts. Each front has a different setback requirement. The setback for the actual front of our home is 25'. The other front setback is 15'. This area is the north side of our home. It is the second setback for which we are requesting the variance. We are honoring all other lot variances that we know of.

Per Zoning, this front is considered the northwest corner of 19th St. Dr. even though there is a house to the north of us which is at the corner of 19th St. Dr. The street area in front of this setback is more than 30' wide between sidewalks and more than 30' from the corner stop sign. Fulfilling our request for a variance does not affect the safety of our neighbors and community.

A large number of homes in this area have two car garages. We are an exception to this and the only home in our block not to have a garage. By granting our request for a variance, our home will be more in line with the other homes in the neighborhood.

This improvement will help to better aging our neighborhood. The home was never returned to it's intended original plan after it's use as a show-home office.

Since many homes in our area have two car garages, our request is reasonable and we cannot build the garage without a variance since a standard width for a two car garage is 20'. We are keeping the front just under 20' in order to avoid the utility easement along the north property line and not impeding on that setback. This makes the smallest two car garage possible for our needs.

We would also like to note our home has had two thefts recently. Our plan calls for the front of the garage to extend in front of our home to allow for a service door visible from our front door and living/dining room windows. Without the variance, a service door to access the front lawn would need to be on the north side of the garage. This would prevent us from hearing anyone tampering with the service door and leave us susceptible to break-ins. Setting the garage slightly forward from the existing structure helps break up the motel look it would otherwise have, making it cosmetically

better looking.

Please write a Narrative according to the criteria listed below, which are the same criteria that staff and the Zoning Board of Appeals will use in the consideration of the Variance Request. A solid Narrative is essential to the process and will enable a better understanding of your request. Please submit this revised Narrative at your earliest convenience. Staff needs as much justification for the variance as possible in order for the Zoning Board of Appeals to consider the applicants request. We will notify you of when & where the Zoning Board of Appeals Public Hearing will be held.

- In taking action on a variance request, the Board shall consider any comments received from the public and the applicant and the staff recommendation. Every piece of land is unique, so evidence that a variance was previously granted under similar circumstances shall not be considered binding grounds for granting a variance. The Board shall also consider if the proposed variance meets the following criteria in taking action to approve, approve with conditions, deny, or table the application for future consideration (*please disregard the criteria that has an N/A as this is not applicable to your request*):

1. *Any variance granted shall be the minimum needed to accommodate or alleviate the difficulty or hardship involved.*

Please see our narration under General Notes.

2. *A variance is necessary to accommodate an unusual or atypical lot configuration which makes a reasonable use of the property unreasonable without a variance.*

Please see our narration under General Notes.

3. *Any difficulty or hardship constituting the basis for a variance shall not be created by the party seeking the variance, nor shall it be due to or a result of the general conditions in the area.*

We did not create the lots shape or its setbacks. Nor is a five sided lot a general condition in this neighborhood.

4. *Granting the variance is necessary so that the building or structure can align with the prevailing location of other similar buildings or structures on the same block face. N/A*

5. *Granting the variance is consistent with the Comprehensive Plan and area or neighborhood plans, or may achieve a better result in meeting the intent of the plan objectives than if the codes were strictly applied.*

By granting us the variance, our home will be more like the other homes in our neighborhood in appearance and use.

In every instance where the Board grants a variance, there shall be a finding that:

1. *The granting of such variance will not be of substantial detriment to the*

public interest or to adjacent property or improvements in such district in which the variance is sought, and will observe the spirit of the Code;

Because the street in front of our home is unusually wide, we are removed from the stop sign. The granting of a variance does not add any safety issue to our neighborhood of which we are aware.

AND

2. *The strict application of the provisions of the Code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the Code;*

The strict application of the Code would require building a two car garage. This is outside the norm in our neighborhood and our block. It also leaves us more susceptible to break-ins.

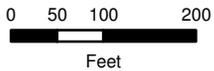
OR

3. *There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use or development of the property that do not apply generally to other properties or uses in the same zoning district.*

Having a 15' setback is an exceptional and extraordinary circumstance/condition for a side area of a home in our neighborhood. We are unaware of this setback being imposed on our neighbors.



DRCOG, Weld County, City of Greeley



3372 W 19th Street Drive Street-Side Yard Setback Variance Request

(Noticing Area 500 ft.)

Legend

-  Subject Site
-  Noticing Area 500 ft.
-  Greeley Parcels

Created: Decemeber 13, 2016
By: duranm, CD
File: 3372_19th_St.mxd

Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.



Re: Setback Variance Request for 3372 W 19th Street Drive

December 21, 2016

Dear Ms. Marian Duran and Zoning Board:

We received the letter to neighbor home property owners about the variance request by the Neergaards regarding their proposed garage.

My husband and I are both very comfortable with the plans for that garage. In fact, during the summer while they were laying out stakes and string to get a sense of the size and site setting, we walked over to scope it out and see their designs. We were very pleased with what we saw. When other neighbors asked about it, the general feel was one of satisfaction, no complaints. In fact, we were surprised that only a small portion was needed to encroach into the easement.

We sit at the back of the cul de sac. This garage addition will only occlude a portion of 19th Street Road. We still have full sight of 34th Avenue, which is no big deal anyway! It is a win-win for us actually.

We moved to our home in 1976. Originally, the Neergaard house and the 2 others just south of it were model homes for either Wheeler or Roche construction. The Neergaard house was the show home, so the intended garage was fitted with a patio door and finished as a show room for possible home finishes. It was then sold to a young family and never converted to the planned garage. That family, in fact, added a fireplace/stove in the "living room" portion. Later when Neergaards moved in, they did extensive updating to the interior, including removing the stove and leveling the floor. So, this home was never finished nor habited by families as having a garage. Hence, this addition is an improvement for our area, since all the other homes do have garages.

My husband also noted to me that this particular easement does not have utilities located there, which might have complicated matters, but given the scope of this project, we consider it a "no brainer."

Sincerely,

Michael and Cindy Shoemaker
3366 W 19th Street DR
Greeley, CO 80634

970-353-8993