

Legislation Text

File #: AR R 20-00612-HPB, **Version:** 1

An amendment to the previously approved Report of Acceptability for a single-family residence with a detached garage located at 15 West Del Norte Street.
(Quasi-Judicial)

Presenter:
Gaby Serrano, Planner II, Planning & Community Development

ITEM NO.: 6.B

FILE NO.: AR R 20-00612-HPB

OWNER: Ashley and Adam Ackerman

APPLICANT: Lindsey Tysland

PROJECT TITLE: 15 West Del Norte Street Amendment

AERIAL IMAGE OF THE PROPERTY:



PROJECT SUMMARY:

1. Project Description: The project includes an application of Report of Acceptability. This project proposes an amendment to the previously approved Report of Acceptability for a single-family residence and detached garage. The property associated with this project is located at 15 West Del Norte Street. **(see “Site Plan” attachment)**
2. Applicant's Project Statement: **(see “Project Statement” attachment)**
3. Planning and Development Team's Recommendation: City Planning staff recommends approval of the application as proposed.

BACKGROUND:

1. Site Address: The project site is addressed as 15 West Del Norte Street.
2. Existing Zoning: The subject property is currently zoned R1-9/HP (Single-Family Residential with a Historic Preservation Overlay)
3. National Register/Listing Contributing: The property is not listed as a contributing parcel within the North End Historic District.
4. Conformance with Design Standards and/or Guidelines: The project, as proposed, has been found to be in general conformance with the Old North End Neighborhood (ONEN) design standards and guidelines.
5. Concurrent Applications: City Planning staff is concurrently reviewing three (3) nonuse variance applications, which aligns with the applicable review criteria established in City Code.

STAKEHOLDER PROCESS:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 13 property owners on one occasion; prior to the Historic Preservation Board hearing. The site was also posted during the one occasion noted above. All written comments received prior to the hearing will be transmitted separately to the Historic Preservation Board for their consideration.

STAFF ANALYSIS:

On August 3 2020, the City Historic Preservation Board considered and voted to approve an amendment to a previously approved Report of Acceptability for a single-family residence on the property. The amended Report of Acceptability changes certain aspects and design elements on the home.

This project proposes an amendment to a previously approved Report of Acceptability for a new single-family home and detached garage on the property located at 15 West Del Norte Street. The Applicant continues to propose a Tudor styled home with a stucco clad facade and design elements and features consistent with the architectural style. The proposed single-family residence consists of a 1½-story home with a building height reduced from 25 feet to 23 feet 7.5 inches. The amended proposal illustrates a single-store detached garage where previously the plan illustrated an attached garage. The proposed detached garage incorporates similar materials that are proposed on the home. Please refer to the applicant's project statement and plans for further details on the materials of the residence. **(see “Project Statement” and “Site Plan” attachments)**

The proposed dwelling and detached garage will be visible from the public right-of-way and require a building permit from the Pikes Peak Regional Building Department, which triggers approval of a Report of Acceptability from the Historic Preservation Board. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for approving a Report of Acceptability, as set forth in City Code Section 7.5.1605.C.

REGISTER STATUS AND COMMENTS

The National Register of Historic Places listing for the North End Historic District did not document any known historically significant aspects of the property.

STAFF RECOMMENDATION:

AR R 20-00612-HPB - 15 West Del Norte Street

Approve a Report of Acceptability for the 15 West Del Norte Street Amendment project, based upon the findings that the request meets the review criteria for granting a Report of Acceptability, as set forth in City Code Section 7.5.1605.C.

PROPOSED MOTION:

AR R 20-00612-HPB

Approve a Report of Acceptability for the 15 West Del Norte Street Amendment project, based upon the findings that the request meets the review criteria for granting a Report of Acceptability, as set forth in City Code Section 7.5.1605.C.