

# Conceptual Review Agenda

Schedule for 02/17/22

Meetings hosted via Zoom Web Conferencing

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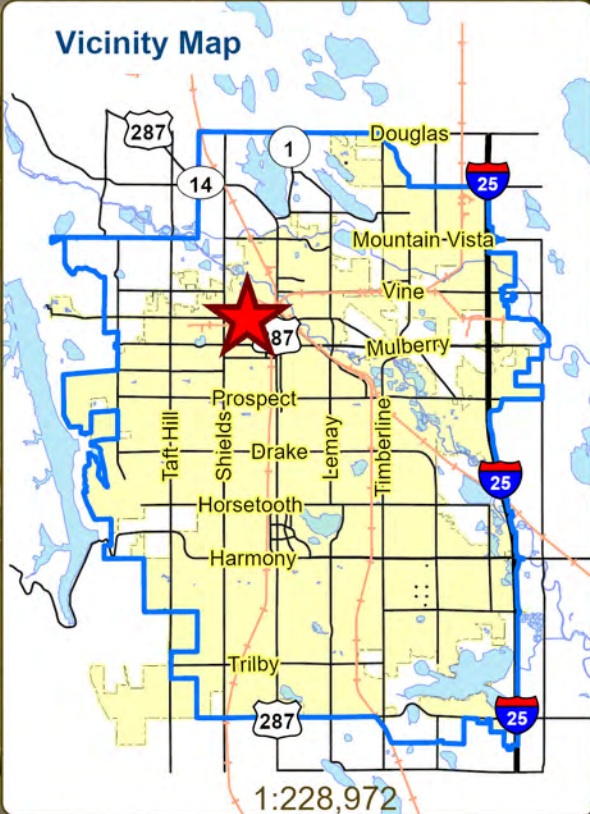
## Thursday, February 17, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	617 Maple St Carriage House  CDR220014	Dick Anderson 970-484-0306 andersonarch02@aol.com	This is a request to build a carriage house at 617 Maple St (parcel # 9711230014). The proposed dwelling unit is approximately 612 square feet and two-stories tall. Access is taken from the alley to the south. The site is approximately .5 miles west of N College Ave and .1 miles north of Laporte Ave. The property is within the Neighborhood Conservation Medium Density (NCM) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Tim Dinger DRC: Brandy Bethurem Harras

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# 617 Maple St Carriage House

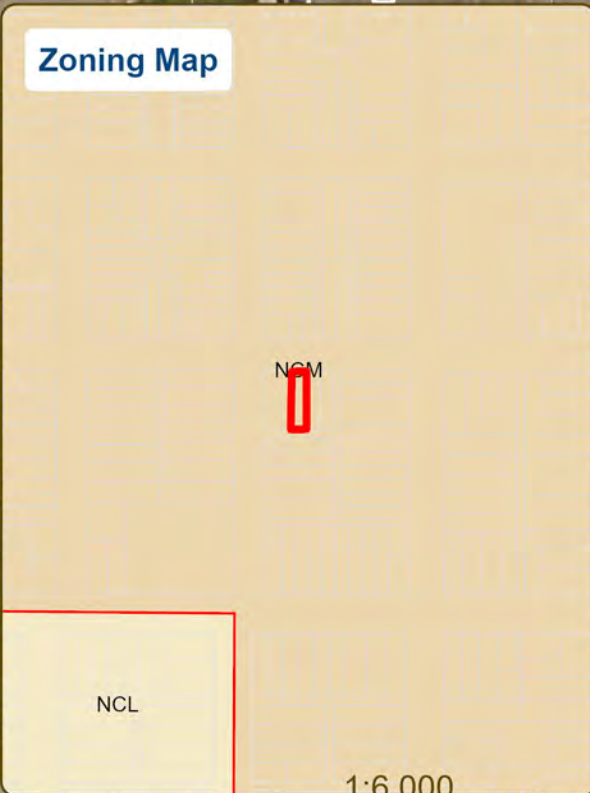
Vicinity Map



Aerial Site Map



Zoning Map







## CONCEPTUAL REVIEW: APPLICATION

### General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto:currentplanning@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

**\*BOLDED ITEMS ARE REQUIRED\*** \*The more info provided, the more detailed your comments from staff will be.\*  
**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) Dick Anderson – Architect / Consultant

Business Name (if applicable) Anderson Associates Architectural Engineers LLC

Your Mailing Address 422 East Oak Street Fort Collins, Colorado 80524

Phone Number 970-484-0306 Email Address andersonarch02@aol.com

Site Address or Description (parcel # if no address) 617 Maple St., Lot 14, 2nd Subdivision of Blk 272, West Side Addition to the City of Fort Collins, County of Larimer, State of Colorado

Description of Proposal (attach additional sheets if necessary) Develop New Two Story Single Family Detached Dwelling on 5,425 Sq. Ft. Lot. Proposed new dwelling behind a street fronting principal building, currently a 1086 Sq. Ft. "Folk Victorian" single family home built in 1870 - 1910 with a 260 Sq. Ft. detached garage. The Lot is 35 ft in width. (See attachment for more details)

Proposed Use personal use or rental apartment Existing Use Vacant ground.

Total Building Square Footage 612 square feet S.F. Number of Stories TWO Lot Dimensions 35' X 155' = 5,425 Sq. Ft.

Age of any Existing Structures Existing House built in 1870 - 1910.

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? \_\_\_\_\_

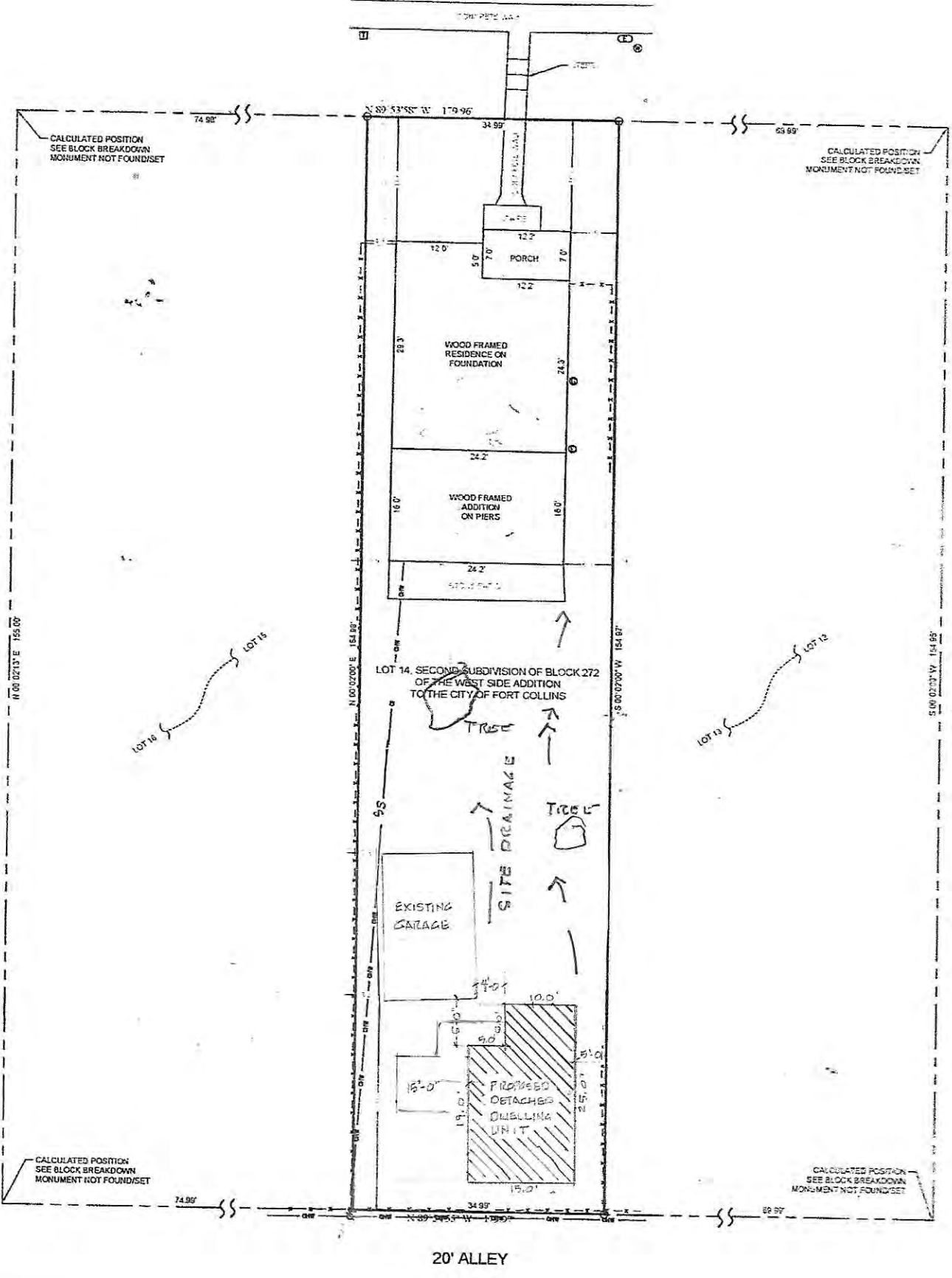
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area - with TRUEGRIT grass pavers only area New Dwelling foot print of 345 S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

### Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?





ANDERSON ASSOCIATES  
ARCHITECTS / ARCHITECTURAL ENGINEERS, LLC  
422 EAST OAK STREET

SHEET  
1 OF 1

DEBORAH JOYCE  
617 MAPLE

REVISION	DATE	BY	DESCRIPTION
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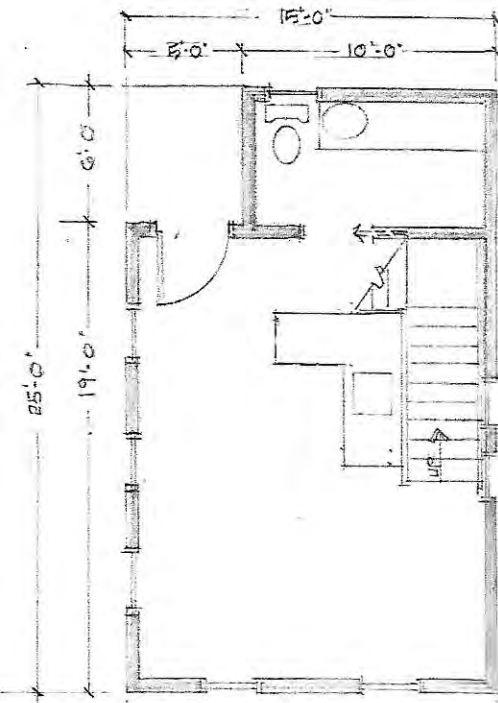
ANDERSON ASSOCIATES  
ARCHITECTS

422 EAST OAK STREET  
FORT COLLINS, COLORADO 80524

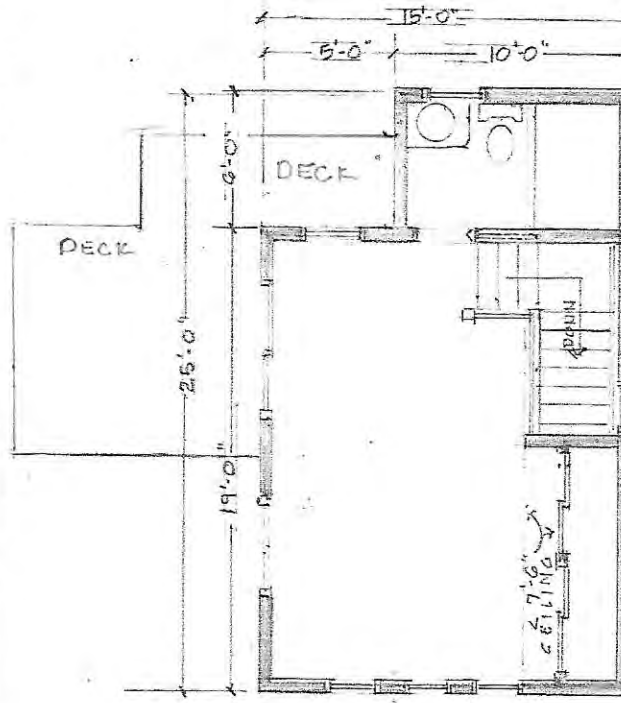
PHONE: 970/484-0306

DEBORAH JOYCE  
617 MAPLE

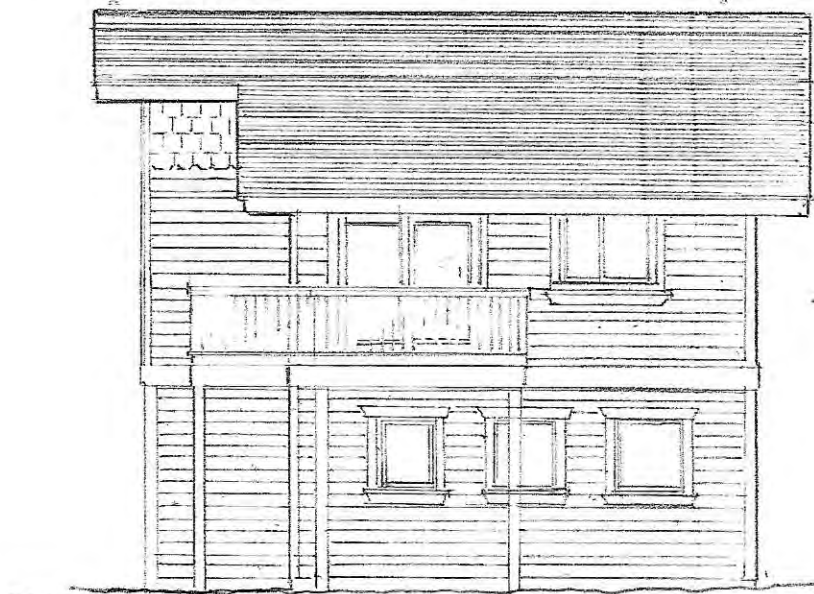
JAN 14, 2022



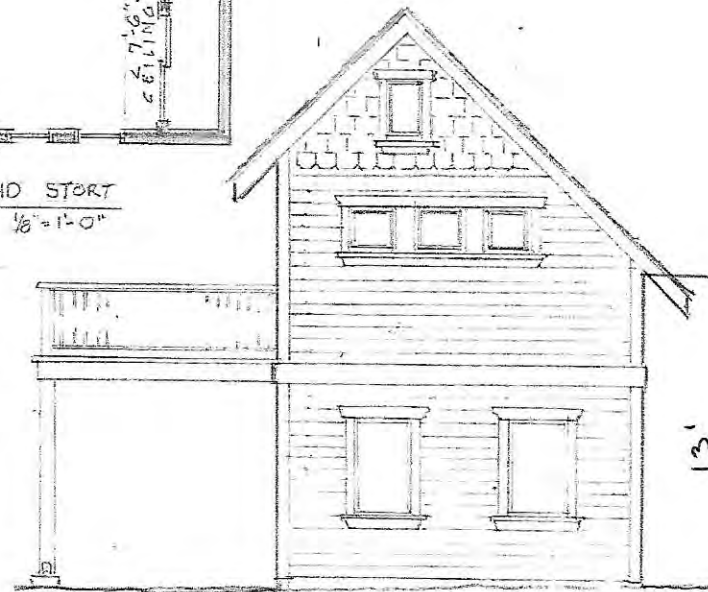
MAIN LEVEL  
SCALE: 1/8" = 1'-0"



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

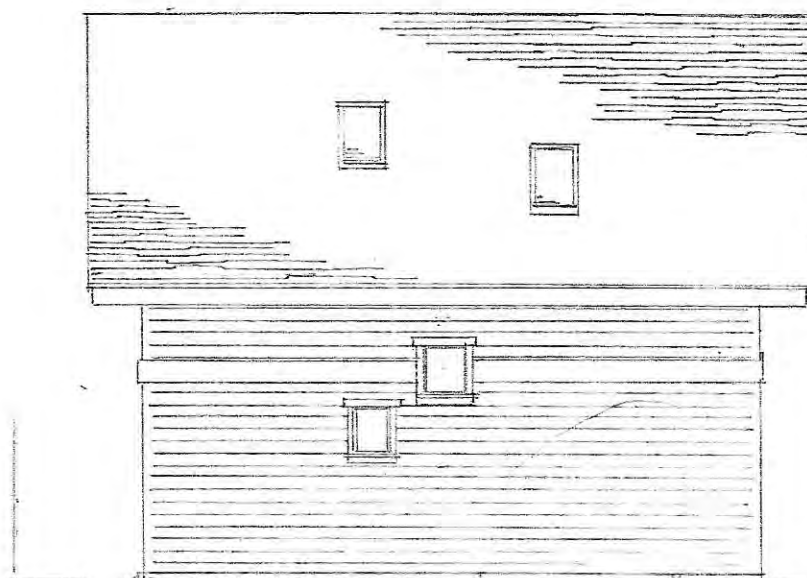


WEST

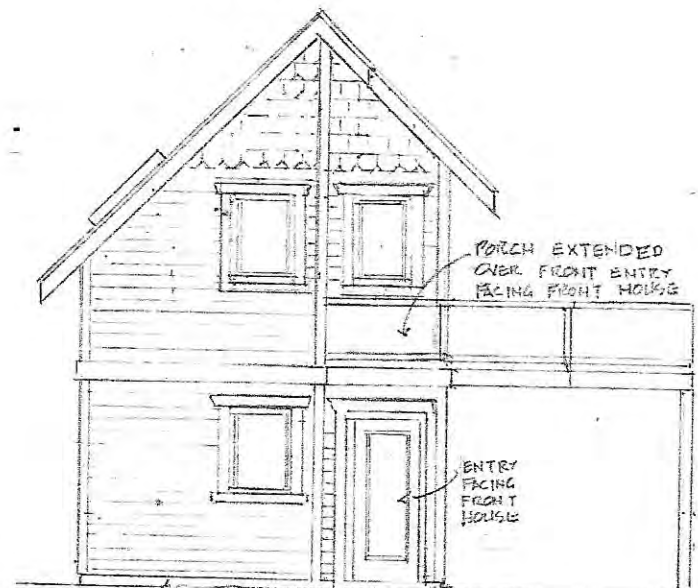


SOUTH ELEVATION (FACING ALLEY)

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



EAST



NORTH ELEVATION - FACING FRONT  
HOUSE

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

**PROJECT NARRATIVE: (continued from 'Description of Proposal') pg.1 of 2**

Due to the location of the existing garage, the proposed detached dwelling is placed less than 10 feet from the garage. A "request for modification" for the New Dwelling to be placed less than 10 foot from the existing garage. (See attached Site Plan) To meet Building Code, the inside of the existing garage walls less than six foot distance to the proposed new dwelling will receive sheet rock for fire protection.

Due to the limited area from the alley to the garage, "request for modification" to allow a two story structure for the proposed New Dwelling. The new dwelling will have a 13 foot eave height adjacent to the east side yard property line and 17 foot eave height at the interior yard. The third and final "request for modification" is to allow the new dwelling square footage to be 612 sq. ft in lieu of the 600 sq. ft maximum specified in Section (D), Paragraph (5) of the Land use Standards.

Section (E), Paragraph (1) states that the minimum lot width shall be forty (40) feet ---- "Request for modification" to allow the New Detached Dwelling on the proposed thirty five (35) foot lot width..

The 35" X 155' lot has a 3 ½% slope from the rear alley to the front street. With rear of lot to street site drainage, no change is affected by the proposed 350 square foot dwelling foot print. No water retention exists, nor proposed, for the site drainage. Run-off is directed to drainage culverts on Maple Street. The existing site circulation is pedestrian parking on Maple Street with access to the front of the existing residence. The proposed dwelling will access off street parking from the rear alley adjacent to the single car garage.

The proposed location of the new dwelling is prairie grass. We propose using Root Pavers – TrueGrid pavers - for the parking adjacent to the new dwelling and for the access to the existing garage. Thus minimal impact will occur in the site's natural features.

Site Information: As NCM Zoning, the neighboring properties have single family dwellings. Each adjacent dwelling has the front abutting Maple Street and the rear sharing the 20 foot rear alley. Introducing the new rear dwelling will not affect the existing established trees on the site. The proposed dwelling will have its entry facing the existing house and pedestrian circulation will be the extension of the existing walk to the existing single car garage. Fire Hydrant locations closest to 617 Maple: NE corner of Maple and Loomis and NW corner of Whitcomb and Maple. Automatic fire sprinklers are not in the existing house nor proposed in the proposed new dwelling. The existing house had a 384 sq. ft. rear addition in 1998 and the only other modification to the existing house was the replacement of the front porch railing.

**Pg. 2 of 2**

Allowable Floor Area: Per Section D, Land Use Standards, on a Lot greater than 4,000 s.f. and less than 10,000 s.f., the floor areas allowed shall not exceed 25% of the Lot area plus one thousand (1,000) s.f. Subject Lot is 5,425 sq. ft. times 25% equals 1,356 sq. ft plus 1,000 sq. ft. plus the 250 s.f. dwelling separation allowance equals an allowed square footage of 2,606 sq.ft. This exceeds the square footage proposed; Existing House: 1,034 sq. ft., Existing Garage: 264 sq. ft., and the proposed 2 story dwelling: 612 sq.ft. Total on lot: 1,910 sq. ft. - less than the 2,606 allowed.

Allowable Floor Area in rear half of the lot; again per Section D, Land Use Standards, shall not exceed thirty-three (33) percent of the area of the rear fifty (50) percent of the lot. Fifty percent of 5,425 sq. ft. equals 2,713 sq. ft. times 33 percent is 895 sq.ft. allowed. Existing Garage: 264 sq. ft. and the proposed 2 story dwelling: 612 sq. ft. = Total 876 sq ft proposed - less than the 895 sq. ft. allowed.

In summary we have four "request for modification" items:

- 1 ) A "request for modification" for the New Dwelling to be placed less than 10 foot from the existing garage.
- 2) Due to the limited area from the alley to the garage, "request for modification" to allow a two story structure for the proposed New Dwelling.
- 3) "Request for modification" is to allow the new dwelling square footage to be 612 sq. ft in lieu of the 600 sq. ft maximum specified in Section (D), Paragraph (5) of the Land use Standards.
- 4) Section (E), Paragraph (1) states that the minimum lot width shall be forty (40) feet -- "Request for modification" to allow the New Detached Dwelling on the proposed thirty five (35) foot lot width..