

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

2/15/2024 10:15 AM

Project Name

Carriage House at 215 Wood Street
CDR240009

Applicant

Robert Work
970 482 1645
workrobert6@gmail.com

Planner: Katelyn Puga

Engineer: Tim Dinger

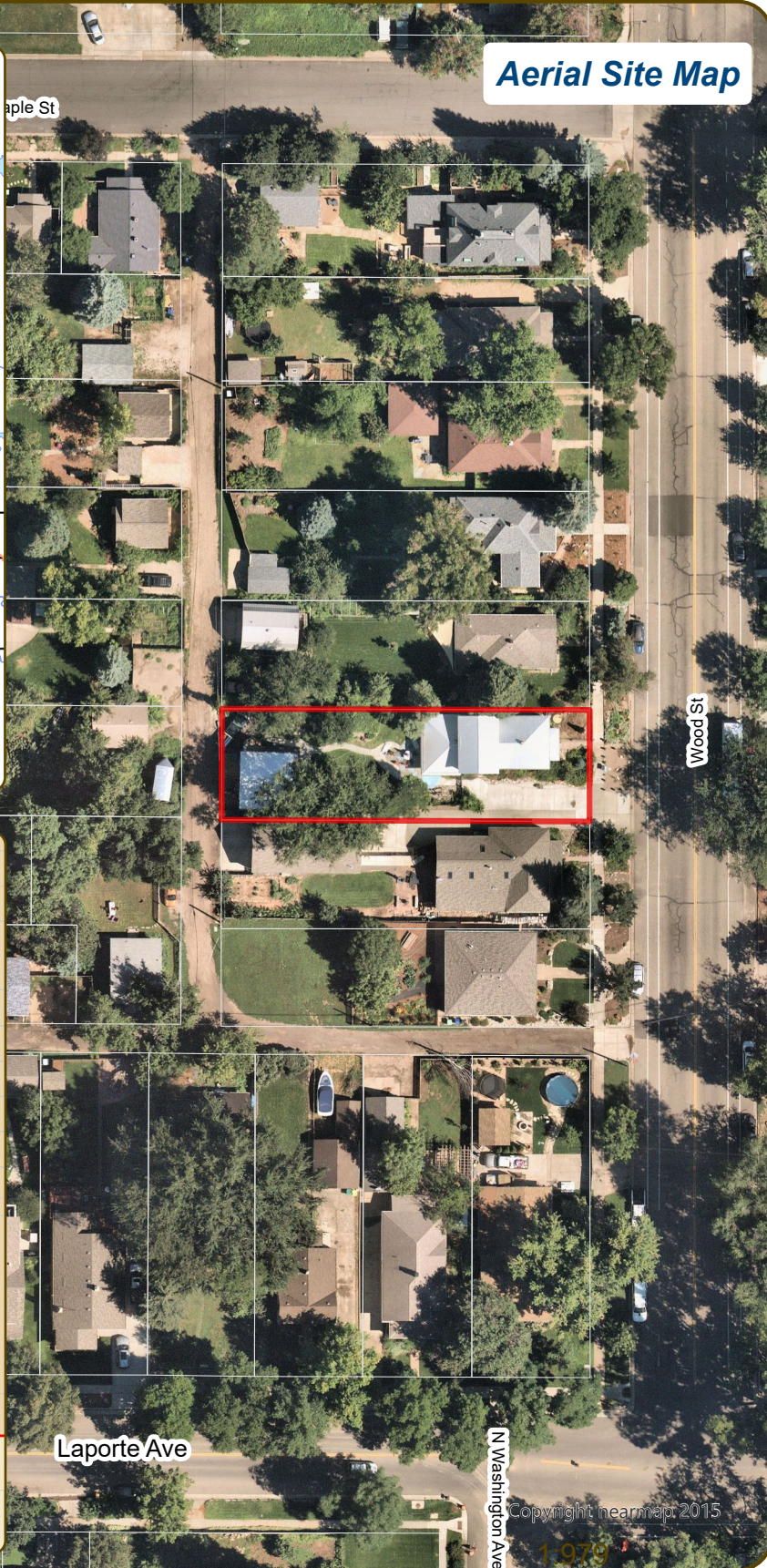
DRC: Brandy Bethurem Harras

Description

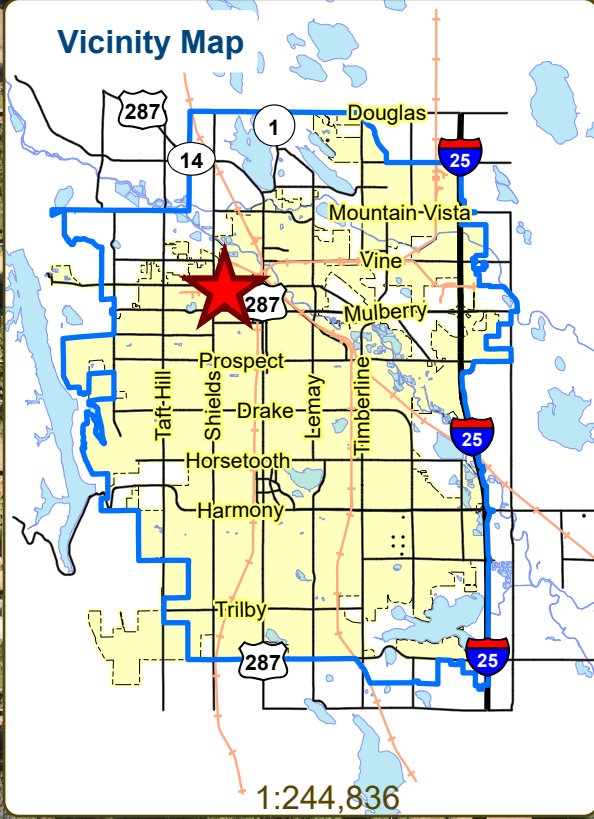
This is a request to develop a carriage house at 215 Wood St (parcel # 9711233002). The applicant is proposing a second residential dwelling on their property. Access can be taken from a private drive behind the property. The site is approximately 0.11 mi west of N Grant Ave and approximately 0.05 mi north of Laporte Ave. The property is located in the Neighborhood Conservation, Medium District (NCM) zone district and is subject to an Administrative (Type 1) Review.

Carriage House at 215 Wood St- Single Family Dwelling

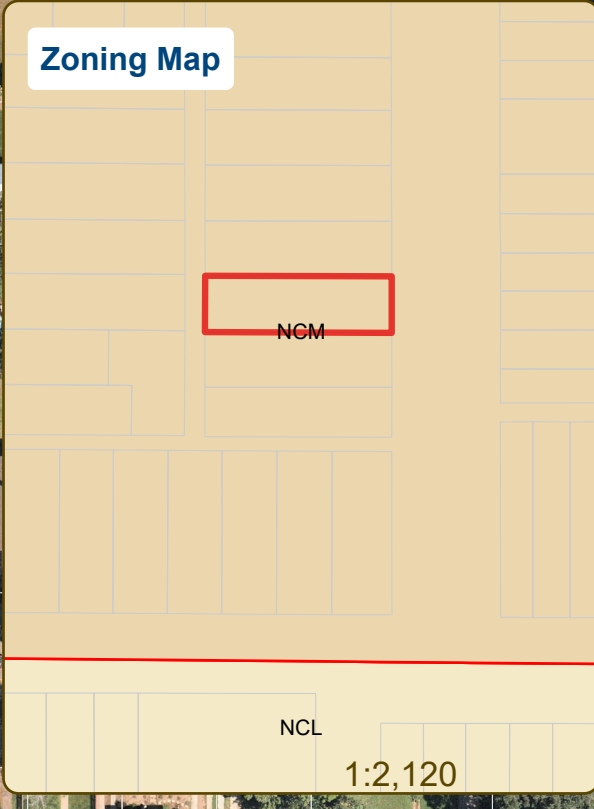
Aerial Site Map



Vicinity Map



Zoning Map



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1:979

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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 preappmeeting@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) _____

Are you a small business? Yes No Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

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 _____ 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?

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Hurr Vasa
 Sprinkler and Landscape
 229 N US HWY 287
 Fort Collins, CO 80524
 Office: (970) 613-0225
 Cell: (970) 682-8342
 jameshurr@gmail.com

FENCING PLAN

DESIGNER / DRAFTER

JAMES LONG

REVIEWER

PROJECT NUMBER

24002

DATE

2.124

SURFACE LOCATION

WILLOX LN

BOOK AND PAGE

L - 10

WILLOX CT
 PARCEL NO: 9835406009
 FORT COLLINS, CO
 80524

Description of proposal for Studio apartment at 215 Wood St. Ft. Collins CO. 80521

We would like to use our secondary Residential building on our property for a studio rental unit.

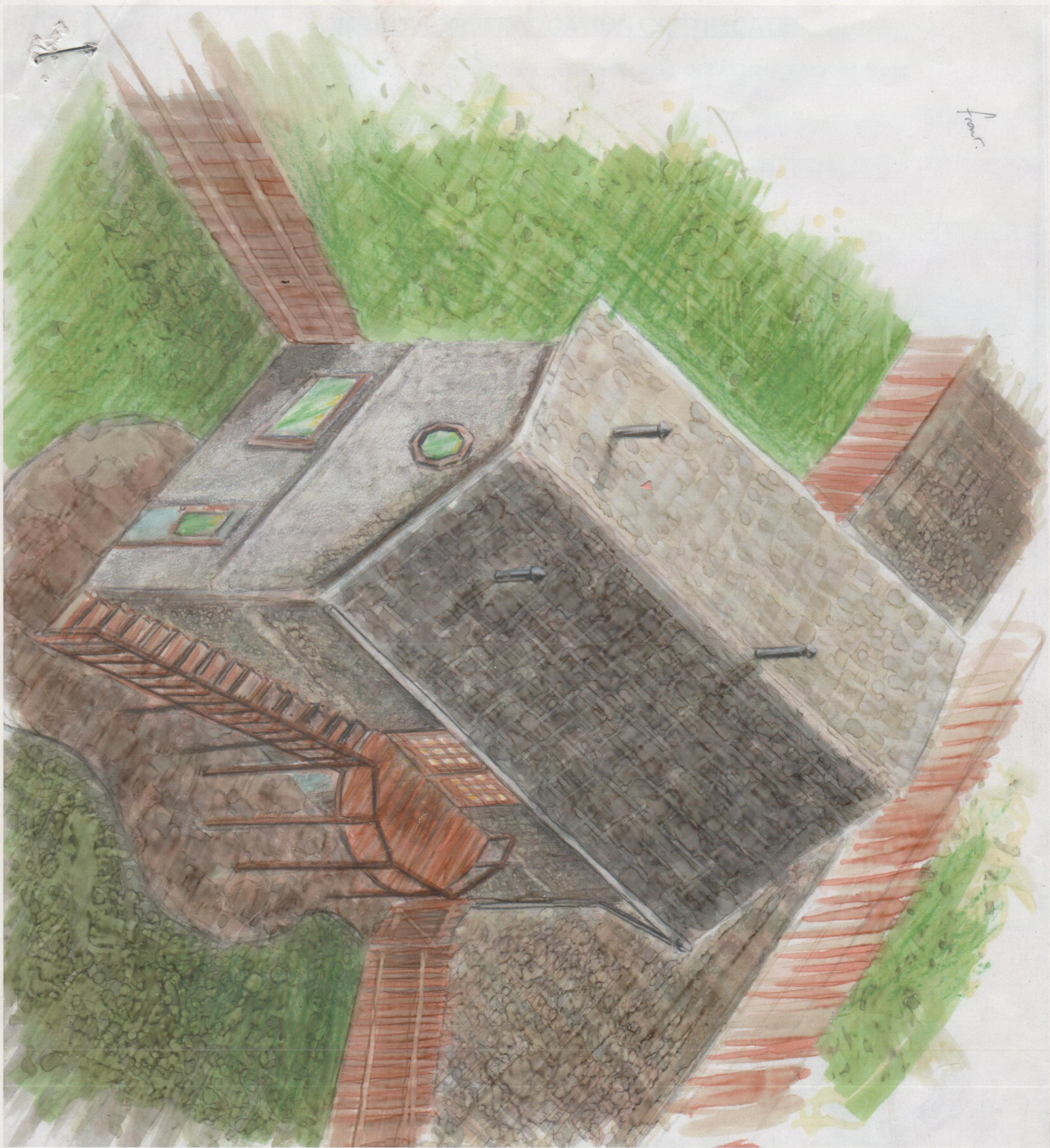
The upstairs is up to code, and we will address all concerns of the building codes and zoning office if they come up.

We have been at this address for almost 30 years and during that time have seen the neighborhood grow from mostly rentals to mostly homeowners. We have good relationships with our neighbors and feel this small rental room would make no impact on Wood Street.

We have a parking area off the alley, and would like to expand it into our lot if need be. This would be a one-person rental unit and would require no additional building to the exterior of the existing structure.

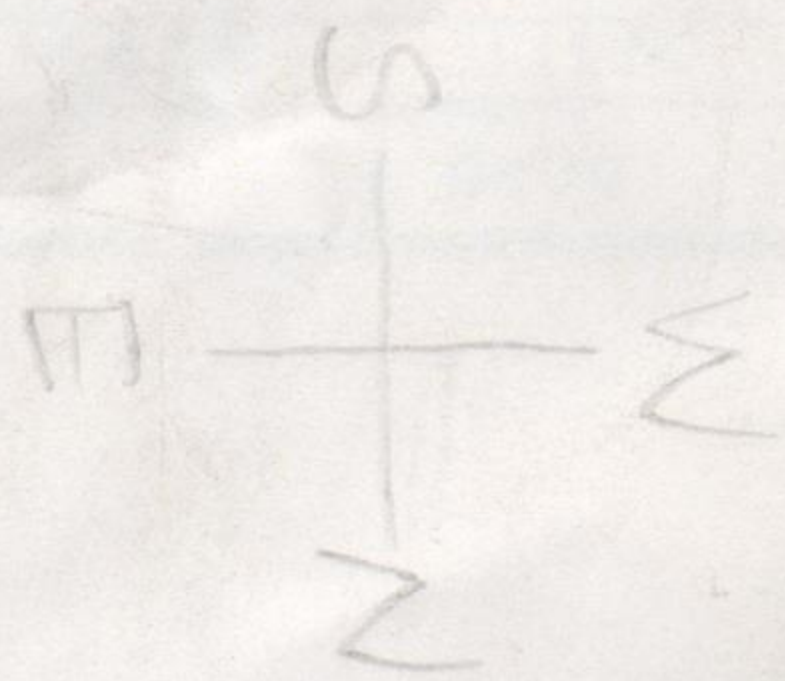
We feel the housing dilemma that Ft. Collins is feeling can be helped with small units such as this.

We are 1500sq feet short of this being an ADU, but feel a variance is warranted due to the low impact of our proposal.

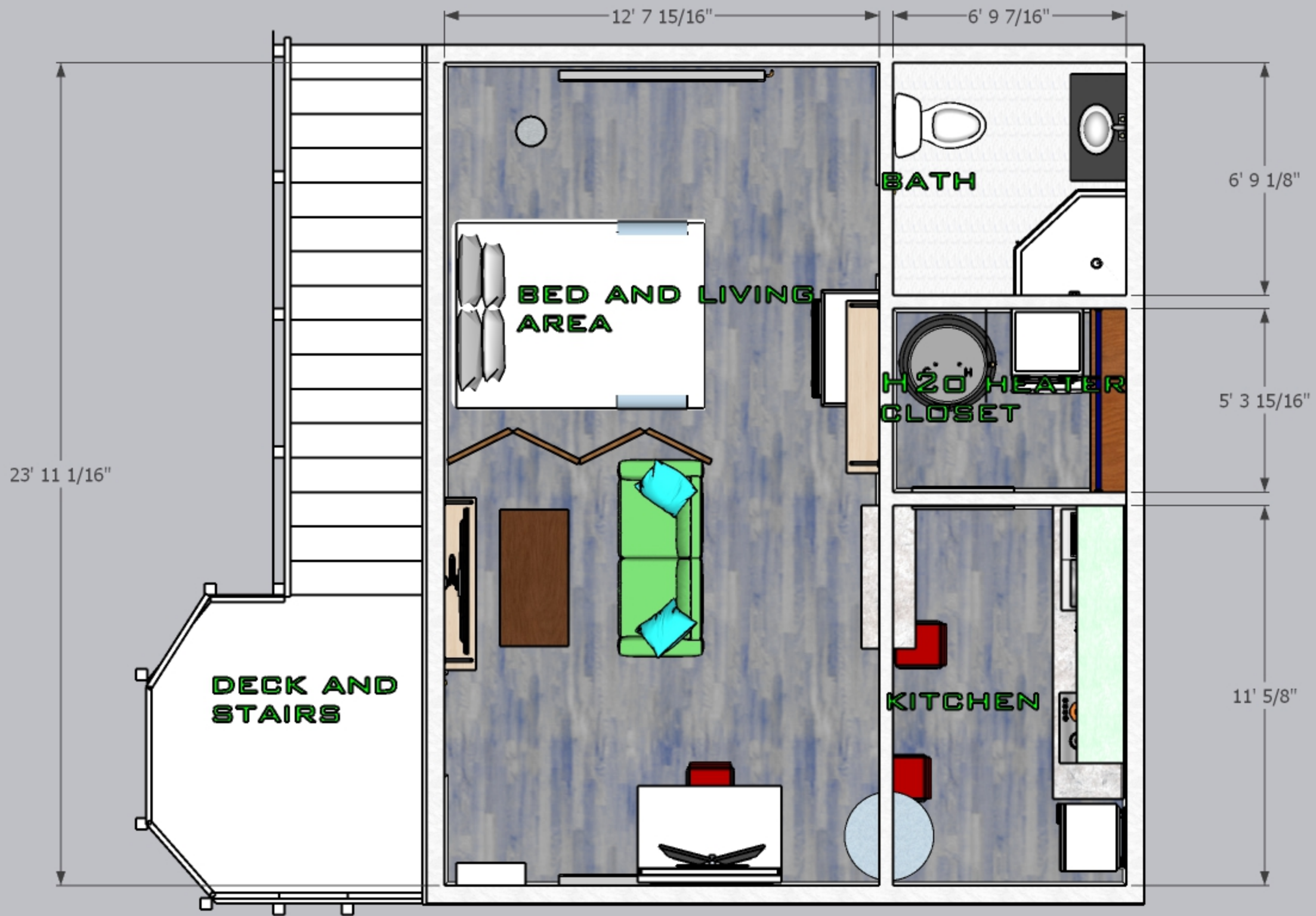


from

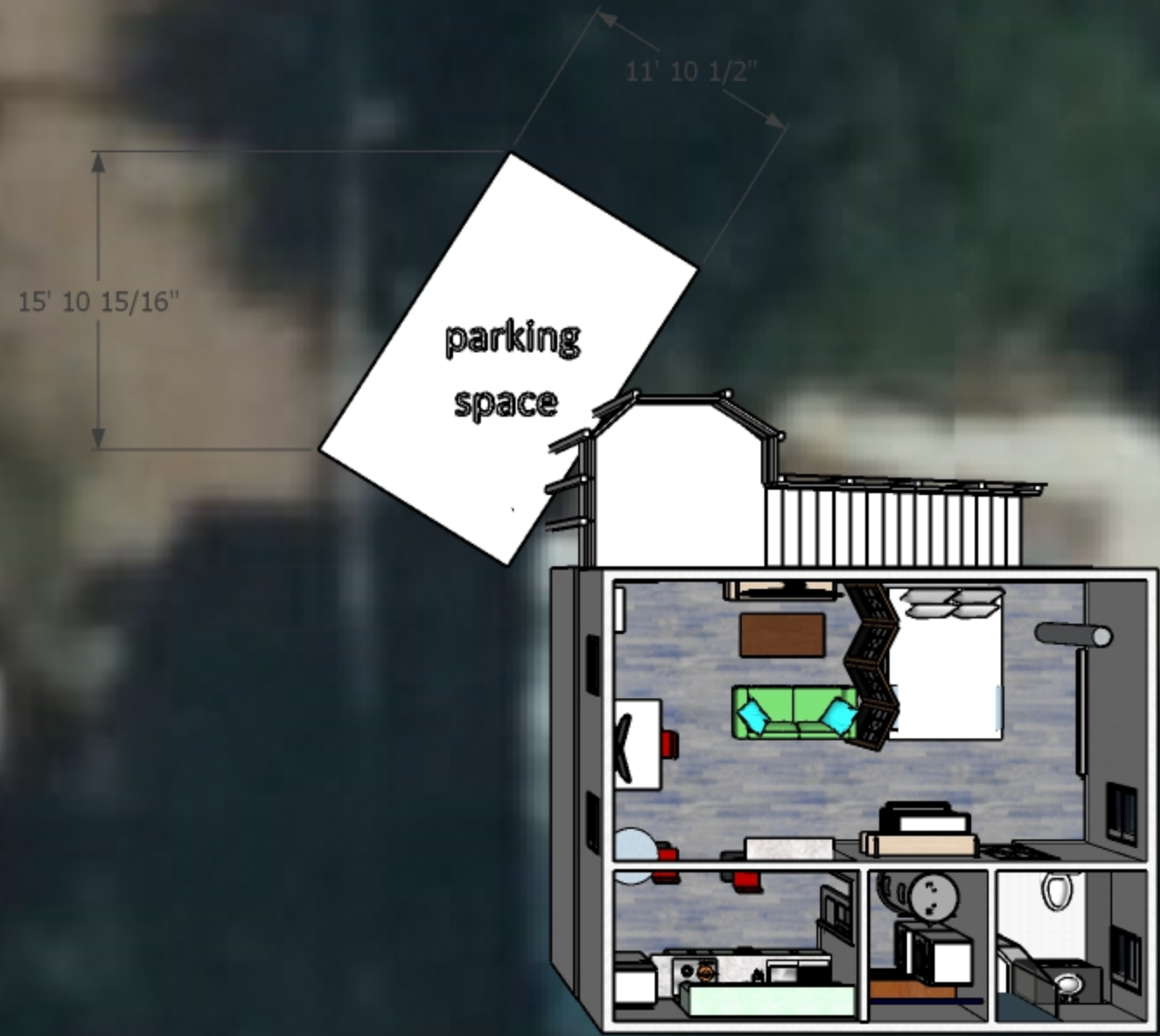
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482-1645
WORK
215 Wood st
F.C. 80521





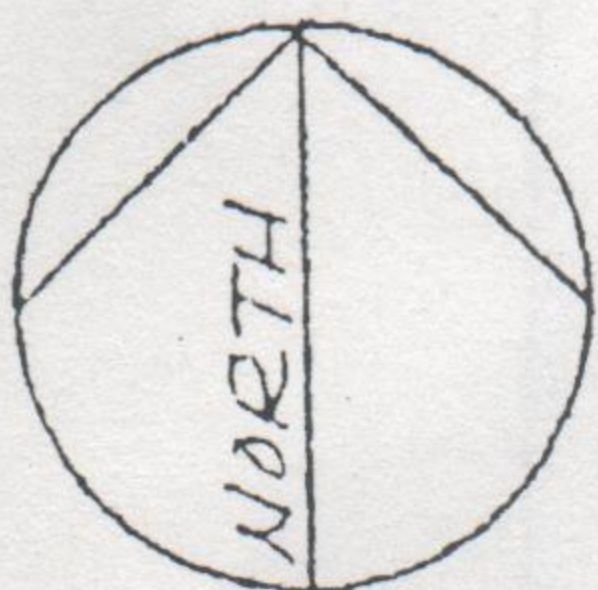


IMPROVEMENT LOCATION CERTIFICATE

PROPERTY DESCRIPTION: Lot 2, Block 302, CAPITOL HILL ADDITION, City of Fort Collins, County of Larimer, State of Colorado

SOURCE: Keycorp Mortgage

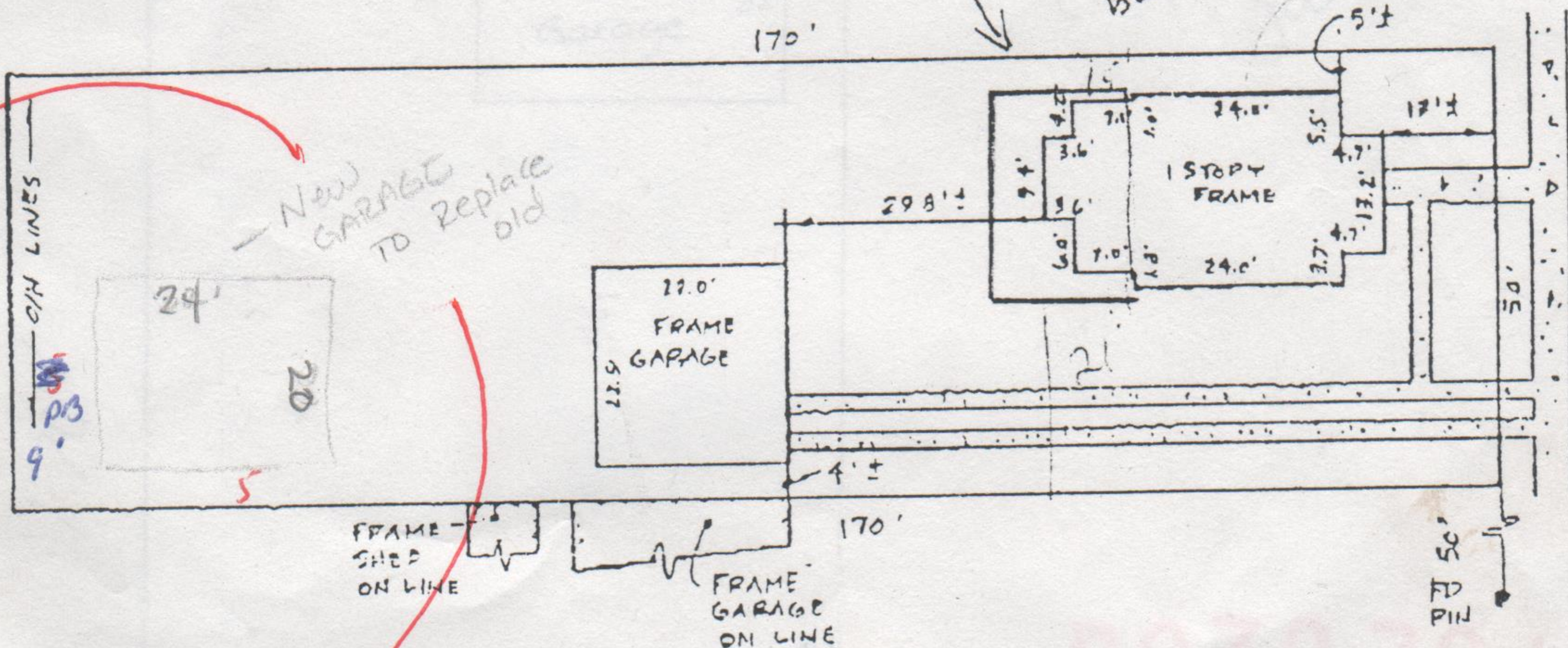
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R3 - U
OCCUPANCY.

16x24 two story addition
to replace existing
kitchen & bath, which will
be torn down.

94347



Lender: Keycorp Mortgage

Borrower: Work

American Heritage
Title Co.: AH05004-2-F93

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Keycorp Mortgage THAT IT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, ON THIS DATE 12-20-93 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 NOTED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL EXCEPT AS NOTED. ACCORDING TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAPS, THIS PROPERTY IS LOCATED IN THE FOLLOWING:

PANEL #: 080102-0002-B DATE: 2-15-94 ZONE: C

BY Ricky J. Lewis
DATE Dec. 21, 1993



RJL SURVEYS

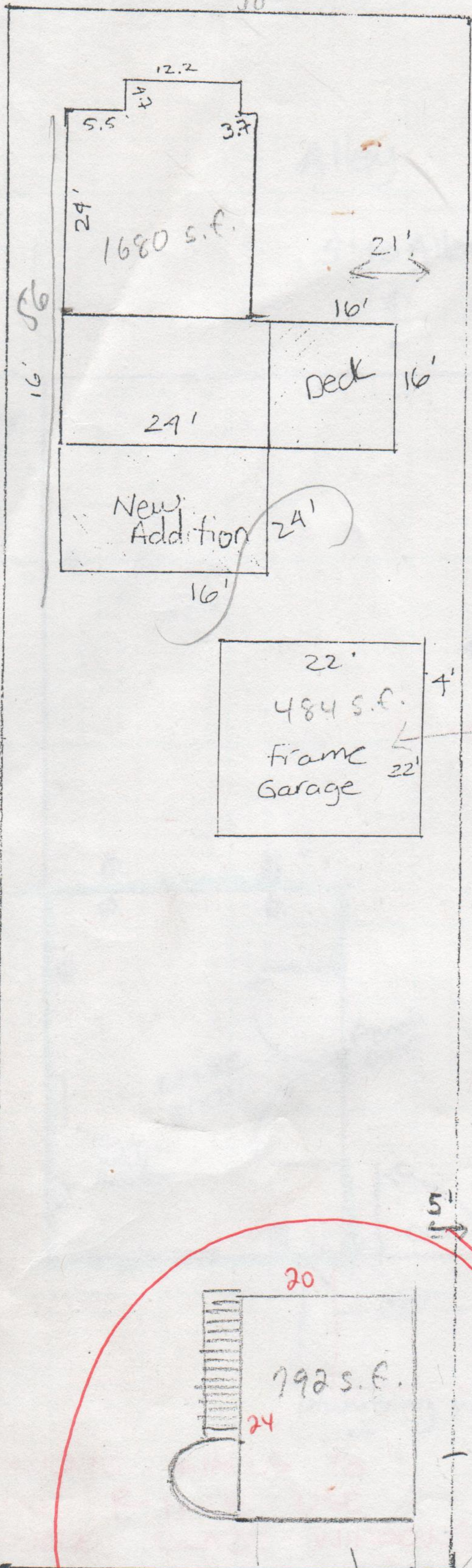
6410 South College Avenue, Suite E
Fort Collins, Colorado 80525
Tel: (303) 226-3007
FAX: (303) 226-3027



SCALE	DATE	DRAWN	ADDRESS	REVISED	FILE NO.
1" = 30'	12-20-93	ASE	215 Wood ST., Fort Collins, CO		6479

ORTH

WOOD ST
50'



will demolish upon completion of new garage

170'

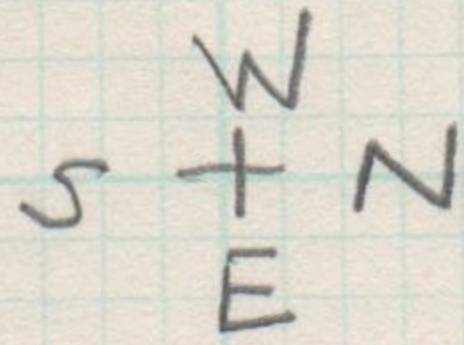
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2,472 s.f. total floor area
8,500 s.f. lot area

1" = 20'

Work
215 WOOD
482-1645

1st floor garage



Alley

5' to Alley

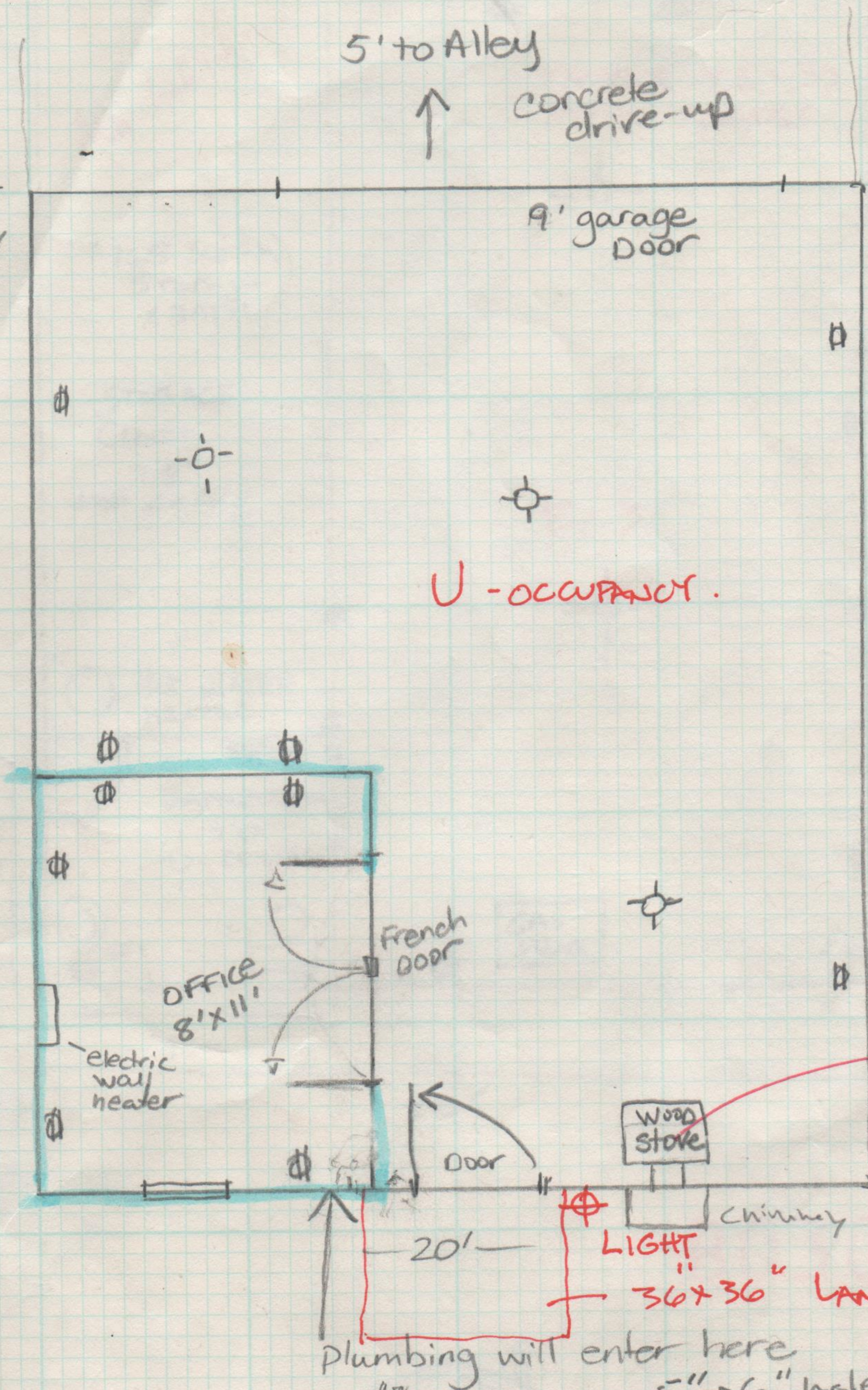
concrete drive-up

5' to property line

9' garage Door

U-OCCUPANCY.

24'



VERMONT CASTINGS
- ASPEN MODEL
WITHIN THE
ALLOWANCE

LIGHT
36x36" LANDING

Plumbing will enter here

5" to 6" hole for pipes
water line 52" under
sewer 1" under

CAN USE
SAME HOLE
for H₂O

B0307840

INSULATE WALLS TO
MIN. R-11 & USE
DOUBLE GLAZE WINDOWS.

792 sq. ft
habitable living space

Work
215 WOOD ST.
H. Collins
80521
482-1645

2nd Floor

215 WOOD ST
A. COLLINS CO
80521
482-1645

W

Non-habitable

PROVIDE 22 + 30
ATTIC ACCESS

8'x8'
DECK
LIGHT

(168 SQ FT.)
STORAGE
& BATH

STORAGE
CLOSET
7'5"
DROP CEILING

R-3

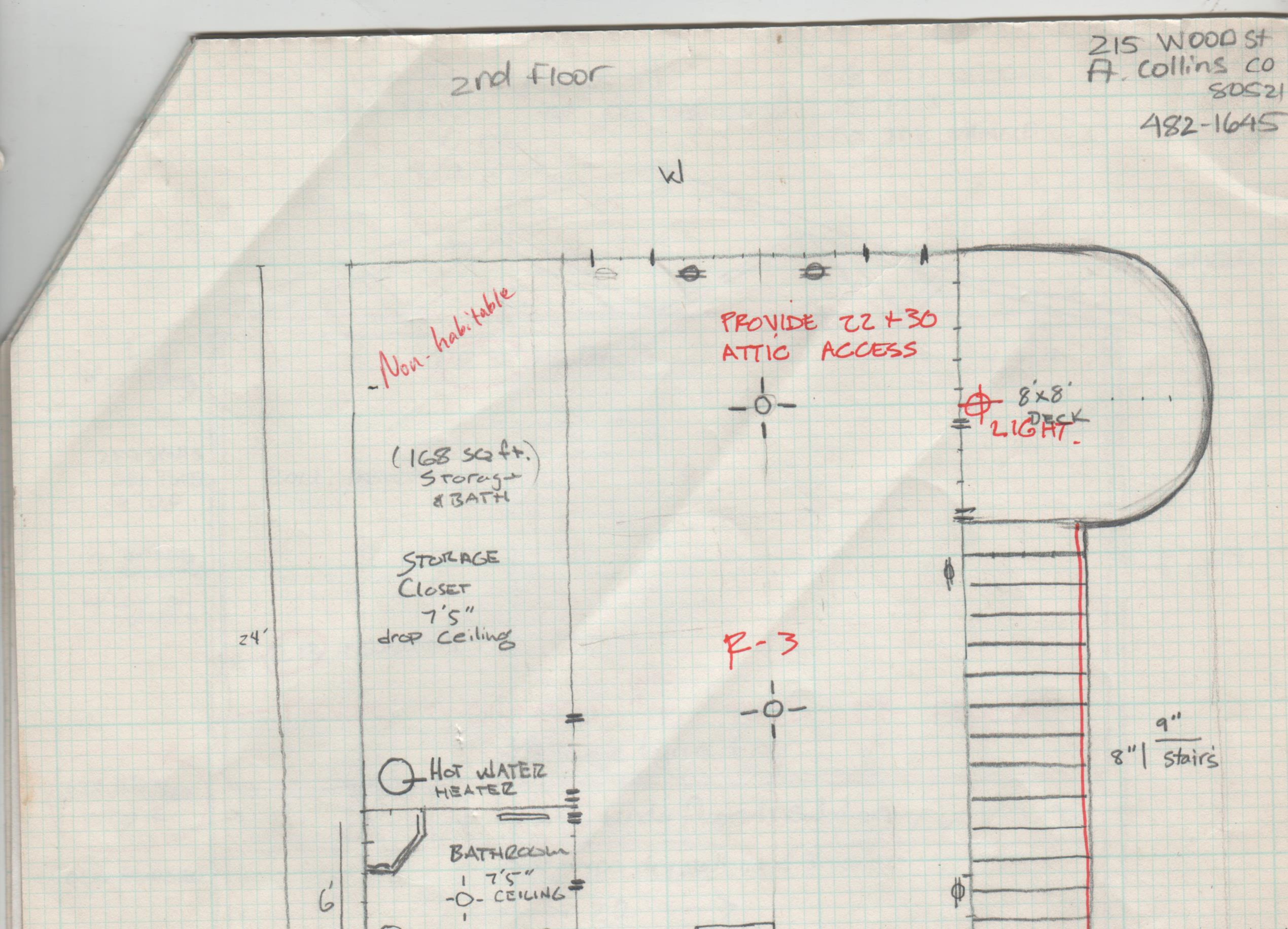
24'

HOT WATER
HEATER

BATHROOM
7'5"
CEILING

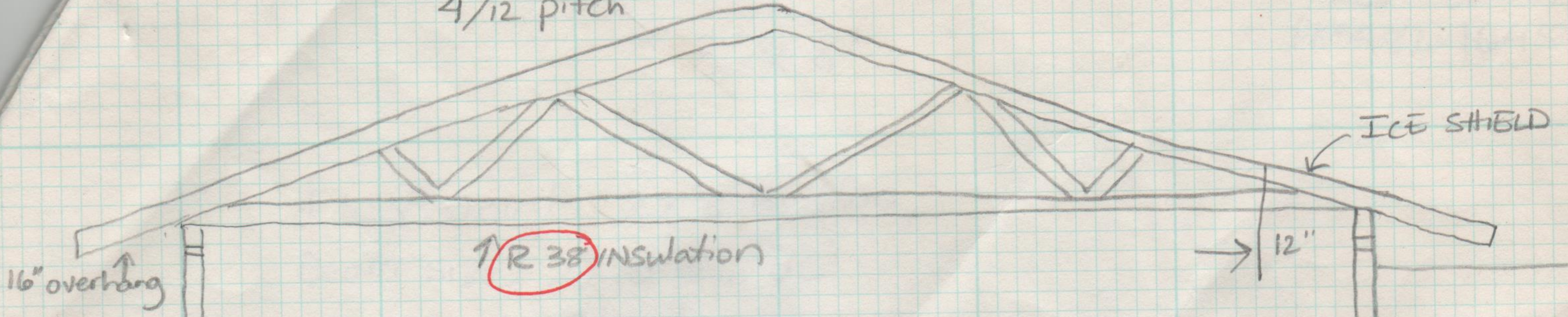
8" | 9"
stairs

6'



Garage 20' x 24'
4-12 TRUSS ROOF pre engineered
2'0 O.C.
4/12 pitch

5/8 CDX DECKING
15" FELT
SQ TAB SHINGLES



2x4 Walls
DBL PLATED
16" O.C.

ROLL INSULATION

1/2" IMPREG SHEETING
W/ CDX ON CORNERS

R 13 INSULATION

PROVIDE ENGINEERED ^{INFO} TO FIELD FOR REVIEW
3/4 tongue & groove floor

TJI 11 7/8 PRO 250
16" O.C.

R 19 Underfloor Insulation

5/8 type drywall lid & Interior

20'

5/8" SHEETROCK INTERIOR ceiling

1/2" sheetrock interior walls

5/8" SHEETROCK ON WALLS
SUPPORTING TJI'S

STUCCO SIDING

9' wall

B0307840

2x12 JOIST
16" O.C.

GRADE

30" MIN.

2x4 CCA OR TREATED PLATE

8" x 36" concrete wall typical all sides

10x20" FOOTER

1/2" REBAR

POURED
concrete
Floor

#4 Vertical rebar 30" O.C.
#4 rebar top & bottom continuous

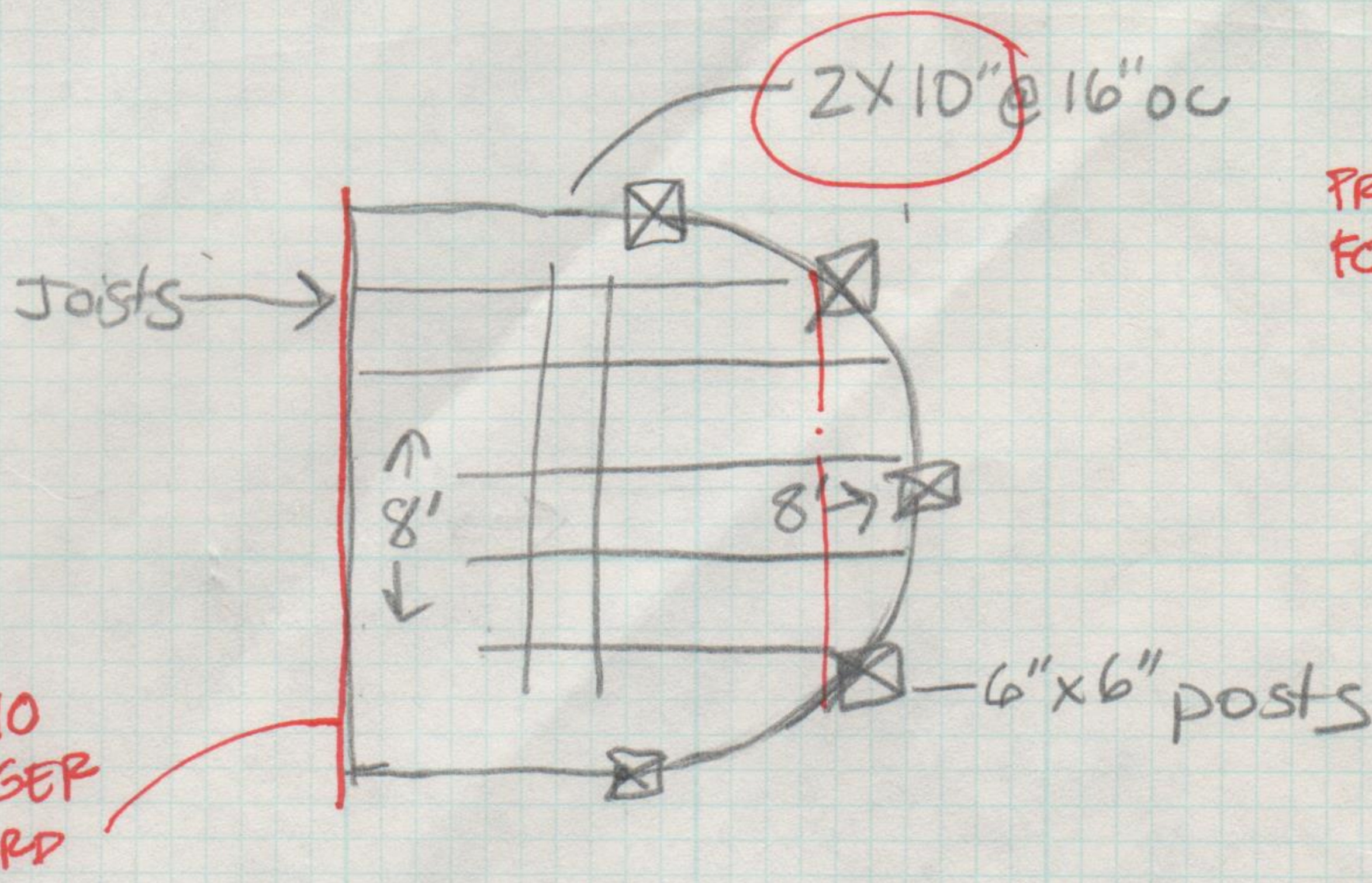
#4 REBAR TOP & BOTTOM

2#4 REBAR continuous in footing horizontal

2nd Floor deck
8' x 8'

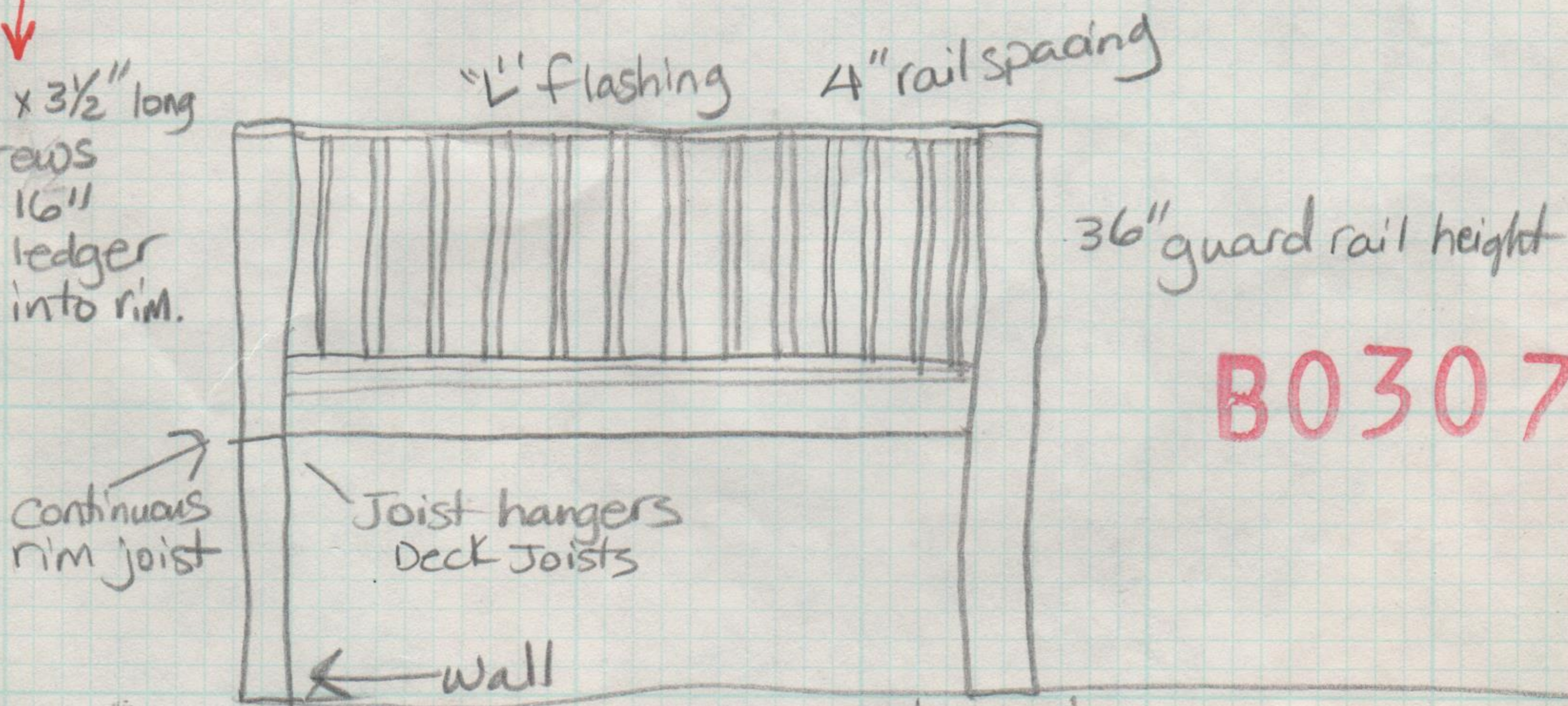
Work
215 WOOD
FC 80521
PK# 482-1645

Floor Joists 2' x 8' @ 16" oc
Beam size 2 x 10 @ 16" oc
Bridged



PROVIDE ADEQUATE SUPPORT FOR FLOOR JOISTS.

1/2" diam x 3 1/2" long lag screws every 16" along ledger board into rim.

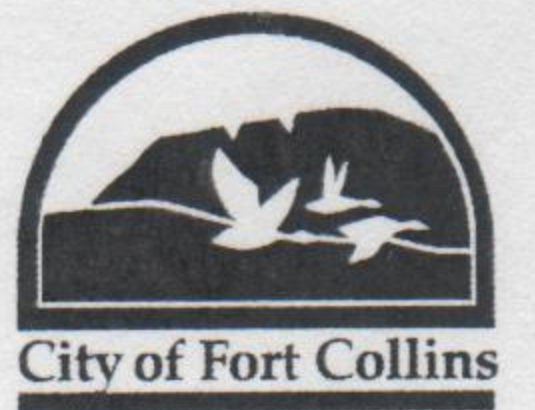


B0307840

the building and zoning dept.

City of Fort Collins Community Planning and Environmental Services

281 N. College Ave., P.O. Box 580; Fort Collins, CO 80522-0580; Voice: 970 221 6760 FAX: 970 224 6134



PERMIT EXPIRATION FINAL REMINDER

Notice Date: October 11, 2004

Address: 215 WOOD ST

Building Permit Number: B0307840

Permit Type: New Secondary Res Bldg

Owner/Occupant
215 WOOD ST
Fort Collins, CO 80521

101-720100-521200

On 11/03/2004, City records indicate that the above building permit will expire and all work authorized thereunder must stop. The property owner of record can elect one of the options below depending on whether or not the permit has expired.

*****BEFORE THE PERMIT EXPIRES*****

1. Obtain a required City inspection, normally associated with this type of project, allowing the permit to remain in effect.
2. Obtain a one-time, no-fee, 180-day extension of a non-expired permit with a **signed written request**, submitted to the Building and Zoning Department.

*****AFTER THE PERMIT EXPIRES*****

3. **Within 1 year** of the original issue date or date of the last inspection, pay a renewal fee of half the original building permit fee to reinstate the original expired permit.
4. **After 1 year** of the original issue date or date of the last inspection, obtain a new permit, by paying the full permit fee.

PENALTIES

Be advised that any building or portion thereof, including installation of new electrical, plumbing, heating, cooling or ventilating equipment and systems, that is used or occupied without the required inspection(s), "Certificate of Occupancy" (CO) or "Letter of Completion" (LOC) is a violation of the applicable Fort Collins building codes and may result in one or more of the following actions:

1. Utility(ies) disconnect.
2. Disciplinary hearing against the contractor(s) of record.
3. Order to vacate the building.
4. Court summons issued to the owner and/or contractor(s) of record.

ADDITIONAL INFORMATION

To schedule a required inspection before the above permit expires, call the Fort Collins Building and Zoning Department "Inspection Line" (970-221-6769). To determine if and when any inspections were performed and whether any required approvals or conditions remain before a CO or LOC can be issued, contact Building and Zoning Customer Services, located at 281 N. College Ave. (970-221-6760), or go online at "www.fcgov.com/dts" to use the Building Permit Inquiry form.

NO OTHER NOTIFICATION WILL BE PROVIDED

Two electric baseboard heaters one on the east and one on the west end will be added. a washing machine, a stove top electric two burner and small fridge will be added as well.

