



BOARD OF ADJUSTMENT
October 30, 2024
7:00pm

SPECIAL MEETING

WILSON LEEPER CENTER – 3800 Wilson Ave.

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to planning@wellingtoncolorado.gov. The email must be received by 4:00 p.m. Tuesday, October 29, 2024. The comments will be provided to the Board and added as a supplement to the packet. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89027819428?pwd=0CKHbRWUcGMiplwGVI6yadNxLR50wj.1>

Meeting ID: 890 2781 9428

Passcode: 114122

One tap mobile

+17193594580,,89027819428#,,,,*114122# US

+17207072699,,89027819428#,,,,*114122# US (Denver)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 4. PUBLIC FORUM**

Public is invited to be heard on non-agenda items (time limit of 3 minutes per person)

- 5. CONSIDERATION OF MINUTES**

5.A. Meeting Minutes

- Regular meeting minutes of March 28, 2024.

- 6. NEW BUSINESS**

6.A. Variance Request – Reduce South Side Yard Setback from 20 ft. to 11 ft., 7963 Timber Wolf Circle

- 7. COMMUNICATIONS**

- 8. ADJOURNMENT**



TOWN OF WELLINGTON
BOARD OF ADJUSTMENTS

Agenda Item #5A

REGULAR MEETING MINUTES
March 28, 2024

1. CALL TO ORDER

The Board of Adjustments for the Town of Wellington, Colorado, met on March 28, 2024, at the Wilson Leeper Center at 7:00 p.m.

2. ROLL CALL

Members Present:

Wyatt Knutson - Chairman
Eric Stahl – Vice Chairman
Kathy Wydallis
Meghan Molin
Sherman Stringer

Members Absent:

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Regular meeting minutes of May 25, 2023

Member Molin moved to approve the regular meeting minutes of May 25, 2023. Member Stahl seconded the motion.

Yeas – Wydallis, Stahl, Knutson, Molin, Stringer

Nays – None

Motion carried.

6. NEW BUSINESS

A. Variance Request – Reduce East Side Yard Setback from 20 ft. to 10 ft., 3496 Timber Wolf Circle

Cody Bird, Planning Director gave a brief reminder of procedures for public hearings. The members were asked if there were any conflicts of interest, or any ex parte communications and there were none.

Paul Whalen, Planner III presented the staff report. The applicant is seeking a sideyard setback variance to place an accessory building on the property. There is a septic tank with a leach field on this property as well as mature trees. There was

a similar variance request a few years back that was just down the street for a side yard setback. The properties in the subdivision were built before the current setbacks were adopted so some houses are even closer to the side yard setbacks than what is currently allowed.

Brett Abernathy, with Western Skies Construction was selected as the contractor for this project. He said they had done substantial research of the property to find the best location before bringing it to the Town. Allowing the building will help with the noise from the highway. Keeping the trees was a big concern, as they are beautiful trees, and didn't want to take any of them out.

Chairman Knutson opened the public hearing for comments.

Clifford Scott identified that there was some confusion about the property addresses that expressed letters of support. Property addresses were clarified on the Larimer County Assessors online address map.

Floyd Stearns said he supported the property owners to be able to build their structures. Many neighbors have them and it doesn't bother him. He lives directly next door.

Chairman Knutson seeing no more public comments, closed the public comment section of the meeting.

Board of Adjustments Conditions for Approval:

1. The side yard setback (east property line only) is not reduced to less than 10 ft;
2. Obtain locates to update the site plan with the location of On-site Wastewater Treatment System (OWTS) septic system components before Building Permit application, (Larimer County Public Health and Environment referral letter).
3. The proposed workshop/garage location is restricted to the rear yard.
4. The 10-ft setback variance is limited to a 10' X 70' zone adjacent to the east property line, 112 feet from the front yard (south) property line.
5. Obtain a valid Town of Wellington building permit in substantial compliance with the revised site plan; and
6. Compliance with all other applicable zoning and building codes.

The members having had a discussion made the following findings:

1. The relief requested is consistent with the Comprehensive Plan and the intent stated in this Land Use Code. There was an attempt to meet the intent of the Land Use Code.
2. Strict application of the regulation will result in unnecessary hardship and practical difficulties on all reasonable use of the land intended by the existing zoning, as opposed to convenience or benefit of the Applicant or a specific application. This site was developed with limited space for an accessory structure to be built without demolishing/relocating existing site features. (Septic system and setbacks consume 30% of the site).
3. The need for the variance is due to specific and unique physical conditions on the site that do not exist on similarly situated land in the area. Septic system and replacement leach fields limit possible pad sites in the backyard.
4. The manner in which the strict application of the regulation deprives the

applicant of reasonable use of the land compared to other similarly situated land in the area. Large lots with large homes mature landscaping and septic systems deprive the owner of reasonable use of the land.

5. The circumstances warranting the variance are not the result of actions by the applicant or could not be reasonably avoided by actions of the applicant. The applicant is the second owner and must seek resolution for the prior lack of planning, and available space for the addition of a workshop/garage.
6. Granting the variance does not adversely affect the public health, safety, and welfare, and in fairness to the applicant, substantial justice is done. There will be minimal if any impacts to the neighborhood. Accessory structures are common to this subdivision.
7. The relief requested is the minimum necessary to alleviate the hardship and practical difficulties. 10 ft is the minimum necessary to accommodate the workshop/garage.
8. The relief requested is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas. Similar variances have been granted previously for workshops/garages in the subdivision.

Member Wydallis moved to grant the variance request for a reduced side yard setback subject to the conditions and based on the findings for approval. Member Molin seconded the motion.

Yeas – Wydallis, Stringer, Stahl, Molin, Carman

Nays – None

Motion carried.

- B. Request to Modify Conditions of Approval for Variance Case No. BOA2023VAR01 for 8121 First Street approved on May 25, 2023, to reduce the setback from a Bar/Tavern to a Residential District

Bird reminded everyone that is just like the previous case and the procedures for public hearings will be the same. The members were asked if there were any conflicts of interest, or any ex parte communications.

Chairman Knutson said he had worked with the client in the past and would recuse himself for this agenda item.

Bird presented the staff report. He mentioned that this originally came before the members in May of 2023 and the minutes from that meeting are in this packet. He talked about the amendment for the outside area. The updated site plan is only for a fence to provide outdoor screening. The proposal to modify the conditions of approval to reflect a reduced scope of work and remove requirements for a site plan review by the Planning Commission.

Jeff Cullers, attorney representing the applicant, explained why they are scaling down the site. It was more burdensome than what was realized. He agreed that there needed to be a variance, but without the condition to go to the Planning Commission. He also wanted to make sure that there would not be anything triggered here tonight that would keep the site plan review process as a condition. Cullers said that he did not agree with the site plan as being a condition on any variance process as it should be tailored to the property. He provided a handout depicting the property and showing trees across from the railroad tracks.

Twila Soles, the applicant explained where the fence was proposed to be located and that it would be steel posts with wooden planks. It would be 8 feet at the back of the property and 4 feet along the front.

Bird explained that the site plan was made a condition previously because the applicant also had an application for site plan review being considered concurrently with the variance application. The applicant has since withdrawn the site plan application.

Vice Chairman Stahl opened the public hearing. Seeing there were no public comments, he closed the public comment section of the meeting.

Board members asked about the patio on the west side and if the parking lot would be paved. Ms. Soles said that there would not be a patio area on the west side, and she was not paving the parking lot. She is just looking to put up a fence so people can sit outside with liquor. There were comments about if there would be lighting changes and Ms. Soles said it would just be the string lights hanging from the fence.

Board of Adjustments Conditions for Approval:

- a. The separation setback is reduced to no less than 140-FT.
- b. Site development shall proceed in substantial compliance with the site layout exhibit attached herein and incorporated by reference.
- c. Solid visual screening shall be installed around the outdoor patio area as illustrated on the site exhibit and shall be a minimum of 6 ft. in height along the western side and a minimum of 4 ft. in height along the eastern side to mitigate potential impacts to the existing residences.
- d. Application for and approval of building permits with the Town of Wellington.
- e. Satisfaction of all applicable State of Colorado, Larimer County and Town of Wellington permits and certifications.
- f. Applicant shall obtain all required licenses and permits to operate a bar/tavern business.

Board of Adjustments Findings:

- A. The relief requested is consistent with the Comprehensive Plan and the intent stated in this Land Use Code. The proposal repurposes an existing historic structure allowing a local business to grow in place in accordance with the intent of the Comprehensive Plan and Land Use Code.
- B. Strict application of the regulation will result in unnecessary hardship and practical difficulties on all reasonable use of the land intended by the existing zoning, as opposed to convenience or benefit of the Applicant or a specific application. Existing site conditions and constraints from an already developed site in the Downtown Core District does not have adequate space to allow for addition of a permitted complimentary use while still complying with the 500-ft setback.
- C. The need for the variance is due to specific and unique physical conditions on the site that do not exist on similarly situated land in the area. The site was platted and developed over 100 years ago, and existing lot dimensions are less than what would typically be required under the current code. The Land Use Code was updated in 2022 and now requires a 500-ft setback between a bar/tavern use and residential property that did not exist for the site previously.

The existing physical conditions and lot size restrict an otherwise permitted and comparable land use allowed within the LI District.

- D. The manner in which the strict application of the regulation deprives the applicant of reasonable use of the land compared to other similarly situated land in the area. Strict application of the regulations deprives reasonable use of the land for Light Industrial purposes otherwise allowed.
- E. The circumstances warranting the variance are not the result of actions by the applicant or could not be reasonably avoided by actions of the applicant. The hardship is attributable to the existing lot and site conditions and the updated land use code provisions created a new separation setback that affects uses allowed on the property.
- F. Granting the variance does not adversely affect the public health, safety, and welfare, and in fairness to the applicant, substantial justice is done. Substantial justice to the applicant is accomplished; The setback variance allowing for the complimentary use will not adversely impact the well-being of the local residents when the site is developed substantially as illustrated on the revised and updated site development plan with scope limited to outdoor seating area and fence enclosure.
- G. The relief requested is the minimum necessary to alleviate the hardship and practical difficulties; The Board of Adjustment confirmed that the 140-ft setback was appropriate to ensure site activities that may include outdoor activities are also included within the varied setback.
- H. The relief requested is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.). The addition of complimentary use on site is consistent with the Comprehensive Plan and the use is a permitted use within the LI – Light Industrial District in accordance with the Land Use Code. The adjacency of the site to the Downtown Core District supports the goals of visions of revitalizing the vibrant and historic Downtown Core and establishing a diversity of business and employment opportunities within a walkable downtown.

Member Molin moved to modify the conditions of approval for Variance Case No. BOA2023VAR01 approved for 8121 First Street including conditions A through F and based on the findings of approval. Member Stringer seconded the motion.

Yeas – Wydallis, Stahl, Molin, Stringer

Nays – None

Motion carried.

C. Election of Officers

Board Member Wydallis nominated Chairman Knutson for Chair, seconded by Member Stahl.

Yeas – Wydallis, Stahl, Knutson, Molin, Stringer

Nays – None

Motion carried.

Member Wydallis nominated Vice Chairman Stahl for Vice Chair, seconded by Member Knutson.

Yeas – Wydallis, Stahl, Knutson, Molin, Stringer

Nays – None

Motion carried.

7. COMMUNICATIONS

No Communications

8. ADJOURNMENT

Chairman Knutson closed the meeting at 8:40 pm.

Approved this ____ day of _____, 2024.

Recording Secretary

Meeting Date: October 30, 2024

Submitted By: Brittany Lenoir, Planner III

Agenda Category: New Business

Subject:

A variance request to reduce the south side yard setback from twenty feet to eleven feet on Lot 12 of the Wellington West Subdivision, 7963 Timber Wolf Circle.

Background:

The applicant, Scott Sida, submitted a variance request seeking relief from Section 15-3-20(g) of the Wellington Municipal Code (Table of Dimensional Standards for Residential Zone Districts). Specifically, to reduce the required side yard setback to eleven feet, where twenty feet is required for R-1 Rural Residential Zoned properties. The reduction of the side yard setback is being requested to accommodate the construction of a new 1,200 square foot (30'x 40') workshop with an attached 360 square foot (12'x 30') roof overhang along the rear of the building to be used for covered parking.

A request for a variance is a quasi-judicial proceeding and requires a public hearing. The Board will need to hear and weigh testimony presented at the public hearing prior to making a decision on the variance request.

Staff Analysis:

When considering a request for a variance, the Board of Adjustments evaluates the request against the Findings for Approval identified in the Land Use Code, Section 15-2-220(d). The findings that are to be considered are listed below (in **bold**), and staff's analysis of each finding follows (in *italics*).

1. The relief requested is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.

This property is located within the Wellington West Subdivision along Timber Wolf Circle. Surrounding development consists of single-family residential homes. See Attachment 1 for a location map.

The property is zoned R-1, which is the Residential Rural Density District. The intent of this district is to provide a very low-density, large-lot residential area, intended for detached single-family development in locations more characteristically rural, and on the outskirts of planning areas that are supported by neighborhood amenities and public facilities. Within the Residential Rural Density District, accessory detached structures are permitted and are common to the rural lifestyle this district provides. Additionally, the Low Density Residential land use category in the Comprehensive Plan supports the development of detached single-family homes and accessory structures. Both the Comprehensive Plan and Land Use Code encourage the single-family development that currently exists on

the lot. The request for a detached workshop to encroach into the twenty-foot side setback area will not impact any surrounding single-family development because it is located along only a short length of the south side lot line (52 feet of the entire 316-foot south lot line – 16%).

- 2. Strict application of the regulation will result in an unnecessary hardship and practical difficulties on all reasonable use of the land intended by the existing zoning, as opposed to convenience or benefit of the applicant or a specific application.**

Strict application of the code does not allow accessory buildings or detached garages to be located within twenty feet of a side property line when within the R1 Rural Residential zoning district. Although the R1 zoning district standards do not prohibit the use of the accessory building, they do prohibit a practical and convenient location which impacts its usability. The building would most likely need to be reduced in size and relocated on the property to meet the zoning standards, which would be a hardship for the applicant. Additionally, there is a private septic system and associated leach field along the north side of the property, and further described in the septic permit record that is included as Attachment 3.

- 3. The need for the variance is due to specific and unique physical conditions on the site that do not exist on similarly situated land in the area.**

Wellington West Subdivision was platted in 1994 as a large-lot, suburban subdivision. Properties within the Wellington West Subdivision were designed to be served by private septic systems. The larger lot sizes allow for the placement of private septic systems and laterals/leach fields. The applicant's property is 1.08 acres in size. As outlined in the applicant's variance request letter included as Attachment 2 and the septic permit record included as Attachment 3, the property has a leach field in the backyard towards the north property. Additionally, the site has a 15-foot drainage and utility easement across the rear of the lot and a 25-foot drainage and utility easement across the front of the lot. The lot size, leach field location, and easement layout is typical for lots within the Wellington West Subdivision.

While this lot layout is very similar to others in this subdivision and is not a unique condition, it creates a somewhat restrictive site condition that can limit the location of detached accessory buildings within the vicinity of the primary home. Additionally, the Covenants, Conditions, and Restrictions (CC&Rs) for this subdivision allows a ten-foot setback along the side property lines. When the Land Use Code and a private covenant or deed imposes a conflicting regulation, like a setback, the more restrictive provision prevails. In this case, the R1 zoning district setback of 20 feet that is required by Chapter 15 of the Municipal Code is more restrictive, so it prevails (Sec. 15-1-70(b)(2)). The private covenant that has a different setback standard is confusing and less predictable for owners who buy these properties assuming all covenant standards and restrictions apply, as written.

4. The manner in which the strict application of the regulation deprives the applicant of reasonable use of the land compared to other similarly situated land in the area.

As an existing developed large lot, there remains very limited open space to locate the proposed workshop while remaining out of the leach field and drainage and utility easements. Requiring strict compliance would deprive the owners of a workshop that is in a convenient location and of a size that is usable for their needs. This type of situation is seen throughout the Wellington West Subdivision. Similar variances for detached structures to encroach into the 20-foot required side yard setback have been granted for surrounding properties, including 3496 and 3493 Timber Wolf Circle.

5. The circumstances warranting the variance are not the result of actions by the applicant, or could not be reasonably avoided by actions of the applicant.

The applicant has demonstrated good faith in pursuing a variance to achieve the desired building placement. The constraints of the leach field and easements on the available buildable area are not conditions created by the applicant.

6. Granting the variance will not harm the public health, safety and welfare or the purposes and intent of these regulations.

Granting the requested variance is not expected to adversely affect the public health, safety and welfare. As can be seen in the project plans, included as Attachment 4, the proposed workshop will be finished with siding and roofing materials to match the house and will provide an attractive building and support the single-family environment. The building will also be over 100 feet from the front property line, which will minimize its visual impacts from Timber Wolf Circle. The workshop will be constructed with the benefit of building permits and will comply with all applicable Building Codes governing safety. The project applicant has provided a letter of support from the closest adjacent neighbor that would be impacted by the variance request (Attachment 5). It is also important to note that other properties within the Wellington West Subdivision have detached buildings that are within the required 20-foot side setback area either because they were constructed before the current regulations were adopted or they received variances for relief of the setback standard.

7. The relief requested is the minimum necessary to alleviate the hardship and practical difficulties; and

The variance request for relief of the 20-foot side setback along the south property line is being requested only for a portion of the length of the property line, to accommodate the building footprint, as described below.

The workshop building is proposed to be 30 feet by 40 feet, with a 12 foot by 30-foot roof overhang at the back of the building, and a 4'-3" by 8-foot covered porch at the front of the building. The building is proposed to be 19 feet in height from the finished slab to the top of the roof ridge, with a roof pitch of 6:12. The building wall will be 11 feet from the side property line, while the roof eave will project an additional 12 inches. Eaves of up to 18 inches are allowed to project in the setback

area under the Land Use Code. The building is proposed to be situated 79'-11" from the existing home and 81'-9" from the rear property line. If approved, these parameters will be applied to the variance request to ensure that the building is constructed in substantial compliance with the plans reviewed by the Board of Adjustment.

8. The relief requested is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.).

Section 15-3-20(g) of the Land Use Code established minimum setbacks standards to provide adequate open space and separation between properties and buildings. The increased setbacks required in the R1 Rural Residential district is intended to provide a large-lot, single-family characteristic that is typical of more rural areas. Both single-family detached buildings and accessory buildings are allowed by right use in the R1 zoning district. It is typical and expected that a single family home has accessory buildings. As outlined in the previous findings, above, the request to reduce the required south side setback from 20 feet to 11 feet will comply with the intent of the R1 Residential Rural Density District and the Low Density Residential classification in the Comprehensive Plans. It will not negatively affect surrounding development, will meet the Building Code requirements, including those related to separation and safety, and the accessory building is a permitted use in this zoning district. For these reasons, staff suggests that the requested variance to reduce the side yard setback to 11 feet is approved as proposed and conditioned.

Conditions of Approval:

Based upon the preceding findings, staff recommends approval of the variance, subject to the following conditions:

1. The side yard setback (south property line only) is not reduced to less than 11 feet;
2. The variance request to reduce the required side yard setback is limited to the building layout demonstrated in the plans, included as Attachment 4.
3. Obtain a valid Town of Wellington building permit in substantial compliance with the site plan; and
4. Compliance with all other applicable zoning and building codes.

Recommendations:

The Board of Adjustment may act on this variance request in one of the following ways:

- Move to grant a variance to the applicability of Section 15-3-20(g) of the Wellington Municipal Code on this property, to reduce the minimum side yard setback requirement of the R-1 Rural Residential zoning district on Lot 12, Wellington West Subdivision to 11 feet, subject to conditions and based on the Findings for Approval;
- Move to grant a variance to the applicability of Section 15-3-20(g) of the Wellington Municipal Code on this property, to reduce the minimum side yard setback requirement of the R-1 Rural Residential zoning district on Lot 12, Wellington West Subdivision to 11 feet, subject to no conditions and based on the Findings for Approval;

- Move to deny the request for a variance of minimum side yard setback requirement of the R-1 Rural Residential zoning district.; or
- Move to continue consideration of the variance request to a regular/special meeting of the Board of Adjustments to be held _____ (month) ____ (day), 2024 at _____ (time) at the Wilson Leeper Center, 3800 Wilson Ave., Wellington, Colorado.

Attachments:

1. Location Map
2. Applicant Request Letter
3. Septic Permit Record
4. Project Plans
5. Neighbor Support Letter



Legend

Addresses	Lakes and Ponds	City or Town
Subdivisions	Major Rivers and Streams	County
Tax Parcels	Rivers and Streams	State
Platted Lots	County Boundary	Federal
Home Owners Assoc & Severed Mine Right	Rocky Mountain National Park	Other

Notes

0.0 0 0.0 Miles

Scale
1: 1,200



Date Prepared: 10/9/2024 1:57:45 PM

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

Attachment 2

Scott and Carol Sida
7963 Timber Wolf Circle
Wellington, CO 80549
PH: 206-669-9843

August 26, 2024

Town of Wellington

To Whom It May Concern,

Regarding: Written Narrative for a request for a variance.

Our property is Zoned R-1. As such the minimum side yard setback is twenty feet. We are requesting a variance of eleven feet.

My wife and I purchased our house located on 7963 Timber Wolf Circle in June 2023. We purchased the house with the intention of building a shop to facilitate our wood working hobby. As a part of our due diligence, we requested a copy of the Wellington West Architectural Standards/Guidelines. Those guidelines, see attached, required a minimum setback of ten feet for side yards.

We were excited to see this because we wanted to be able to park a utility trailer and be able to pull it out of its parking place without getting too close to the leach field located on the North side of the property. Also, the requested setback would have the minimum disruption to our backyard and especially the lawn sprinkler system. As requested, the building and four-foot gravel border will have the additional benefit of eliminating approximately 2,400 sf of sod. While we irrigate with well water, we all benefit when we place less demand on the aquifer.

Finally, our neighbor immediately to the South, Cheryl Klinker, 7949 Timber Wolf Circle, has provided a letter with her support, see attached. Our proposed structure would mostly parallel her outbuilding, see attached. Harry Jara, 7989 Timber Wolf Circle, occupies the house immediately North of our lot. A corn field abuts our western property line.

Your timely approval of this request is greatly appreciated.

Respectfully,



Scott and Carol Sida

APPLICATION AND PERMIT FOR INDIVIDUAL SEWAGE DIS

Attachment 3



7578

MICROFILMED

LARIMER
DEPARTMENT OF HEALTH & ENVIRONMENT
1525 Blue Spruce Drive
Fort Collins, Colorado 80524

(970) 498-6775 F.C.
(970) 586-6349 E.P.
FAX: 498-6772

1. 1/4 1/4 1/4 S 33 T 09 R 68
2. Subdivision Wellington West
3. Lot 12 Block Filing Zoned parcel 8933321012
4. New System X Repair New Vault Remodel
5. Address/Location 7963 Timberwolf Circle, Wellington
6. Owner of Record Ironwood Homes Address 3824 Dahlia Ct, FTC Ph. 226-8562
7. Agent Address Ph. 222-9083
8. System Contractor John Aldrich Address Ph.
9. Building Type SF Basement Bathroom 1 rough-in Design Capacity 3 BDRM
10. Lot Size 1A Slope Perc. Rate/H.C. Depth to Bedrock
11. Depth to Water Table Potable Water Supply public Aquifer
12. Water District Town of Wellington
13. Sanitation District
14. Nearest Location of Public Sewer to Building
15. Exhibits check: Plot Plan X Eng. Geol. Report X Engineers Design John's Letter
16. Owner/Agent Signature Carl Robinson Date 2-06-96
17. Engineer Signature Adv. Peol. Eng. P.E. Reg.# Date
18. Fee of \$ 150.00 payable at time of application.
19. Plot plan on reverse of this form.

Receipt # 85184 BP# 308-CIA

Permission is hereby granted to the owner or his agent to perform the work indicated below in accordance with the Larimer County Individual Sewage Disposal Regulations and is conditional upon the final installation approval of the Larimer County Department of Health and Environment. This permit is to remain in full force for the duration of the Larimer County Building Permit, or 120 days after its issuance, where applicable, providing it is not revoked for non-compliance. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

20. Type and Design of System 1000 gallon tank + 200 lineal ft. 10" SB2 in 2 or 4 runs of equal length, sm alternator valve between trenches req'd.

(Design Code)

21. Maintenance Schedule Pump tank every 3-4 yrs, switch valve annually
22. Please notify the department 24 hours in advance of backfilling to obtain final inspection for issuance of "Occupancy Certificate".

- | Approval Signature | Date | Approval Signature | Date |
|--|----------------|--|---------------|
| 23. Site Inspection: <u>Amc</u> | <u>2/8/96</u> | Sanitation District: <u> </u> | <u> </u> |
| 24. Preliminary: <u>McCloskey</u> | <u>2/8/96</u> | Occupancy Permit Signed: <u>Robinson</u> | <u>9-5-96</u> |
| 25. Final Inspection: <u>Sue Schauer</u> | <u>6/28/96</u> | And Transmitted By: <u> </u> | <u> </u> |

Route: White - Owner; Pink - System Contractor; Tag Copy - File.

L.C.D.H.E. 233 (9/95)

APPLICATION AND PERMIT FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM

ENTERED



LARIMER COUNTY
DEPARTMENT OF HEALTH & ENVIRONMENT
1525 BLUE SPRUCE DRIVE
FORT COLLINS, COLORADO 80524

(970) 498-6775 F.C.
(970) 577-2050 E.P.
(970) 498-6772 FAX

1. Q S 33 T 09 R 68 Parcel 8933321-012
2. Subdivision WELLINGTON WEST
3. LOT 12 BLOCK FILING TRACT
4. ☐ NEWSYSTEM ☒ REPAIR ☐ REMODEL Valut/Prty
5. BUSINESS
6. LOCATION 7963 TIMBERWOLF CIRCLE WELLINGTON CO 80526
7. OWNER: DERNELL, BILL & NANCY PHONE:
8. ADDRESS 7963 TIMBERWOLF CIRCLE FT COLLINS CO 80549
9. AGENT: APEX PHONE: 970-221-1274
10. ADDRESS 339 N HOLLYWOOD FT COLLINS CO 80521
11. CONTRACTOR: APEX, GEORGE LANGE PHONE: 970-221-1274
12. ADDRESS 339 N HOLLYWOOD, FTC, CO 80521
13. ENGINEER SIGNATURE:
14. BUILD TYP SF BSMT BAT R CAPACITY: 3BDRMS LOTSIZE 1ACRE
15. WELL WATERDIS TOWN OF WELL SANDIS
16. PLOT PLA ENG REPOR ENG DESIG
17. OWNER/AGENT SIG
18. FEE: 200 RECEIP #3097 BP: - CROSS RE 7578

App Date 07/14/2006
Permission is hereby granted to the owner or his agent to perform the work indicated below in accordance with the Larimer County Individual Sewage Disposal Regulations and is conditional upon the final installation approval of the Larimer County Department of Health and Environment. This permit is to remain in full force for the duration of the Larimer County Building Permit, or 120 days after its issuance, where applicable, providing it is not revoked for noncompliance. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

18. Depth to Water Table Perc Rate NA Depth to bedrock Slope

19. Type and Design of System Tank replacement; install a minimum 1000 gallon 2 comp. tank and connect to existing field

20. Maintenance Schedule Pump tank every 3-4 yrs; remove or fill in existing tank.
21. Please notify the department 48 hours in advance of backfilling to obtain final inspection for issuance of "Occupancy Certificate".

Approval Signature	Date	Approval Signature	Date
22. Preliminary: <u>DMc</u>	<u>7/18/06</u>	24. Construction Inspection	
23. Site Inspection: <u>McCluskey</u>	<u>7/18/06</u>	25. Final inspection <u>McCluskey</u>	<u>7/25/06</u>
		26. Occupancy Permit Ok'd <u> </u>	<u> </u>

Septic Tank: Gallonage size: 1500 Manufacturer Frabo.

Absorption Area

- Gravel bed or trench square footage area _____
- Infiltrator or bio-diffuser units number _____
- SB2 Lineal footage _____

Evapotranspiration System (total or partial)

- Gravel bed square footage area: _____
- Infiltrator or bio diffuser unit number: _____

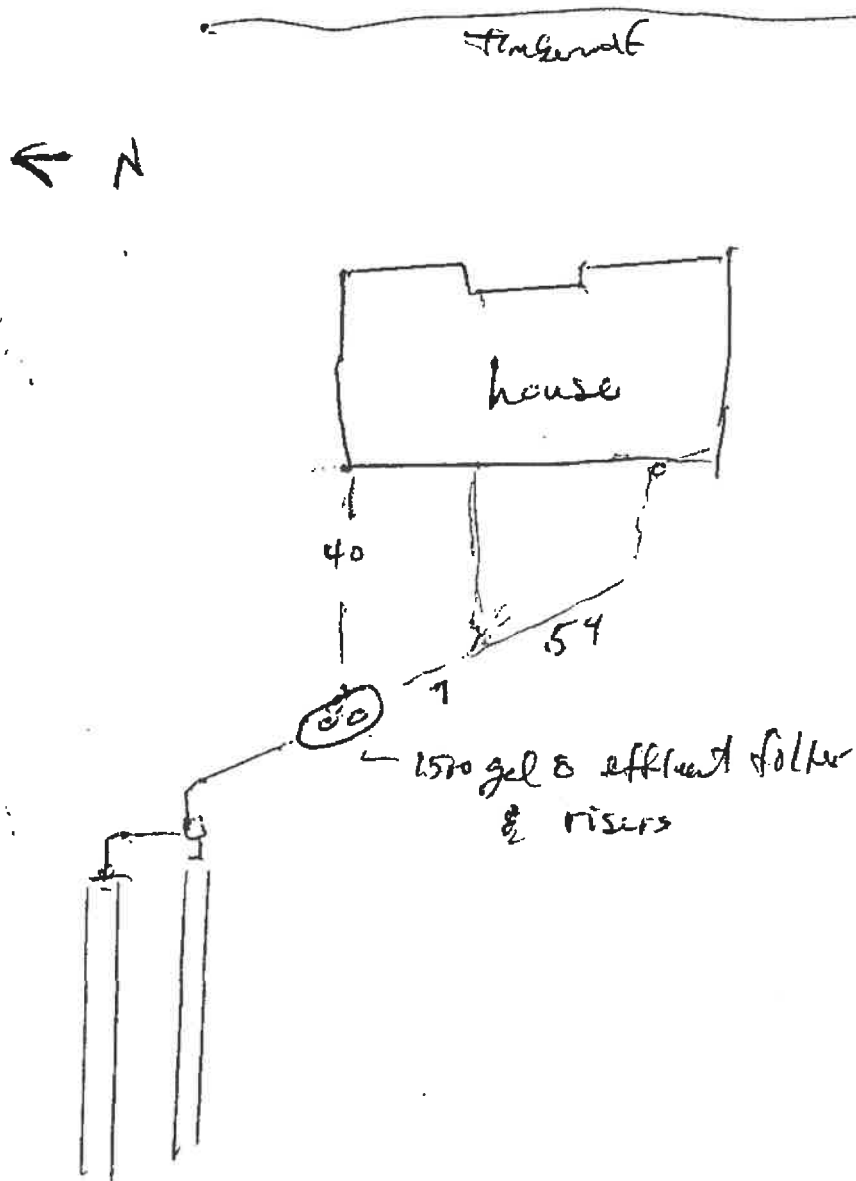
Vault or Privy Vault - Gallonage size: _____

Other: _____

Address: _____

DESIGN CODE R1

DIAGRAM



Attachment 4

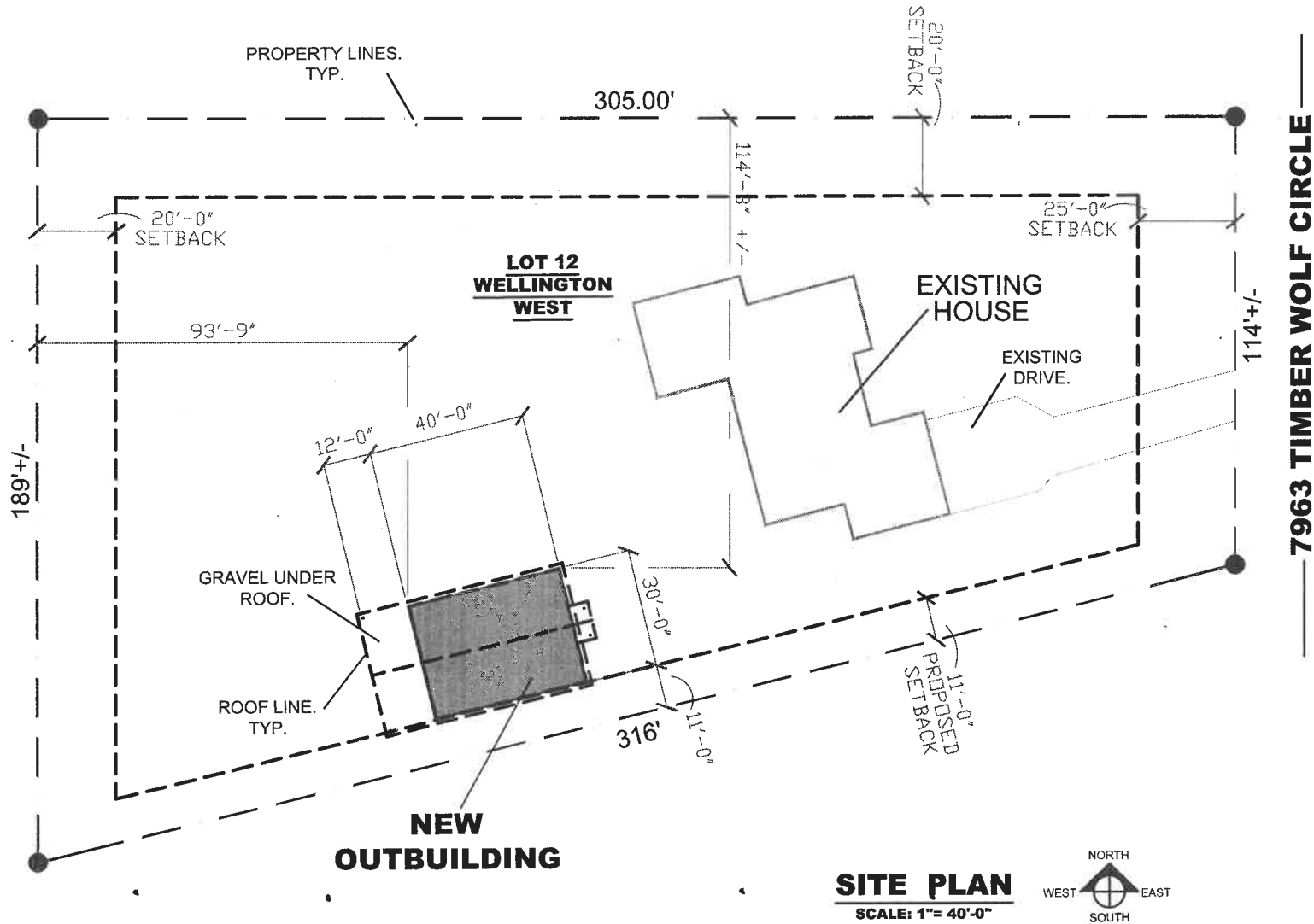
SHEET:

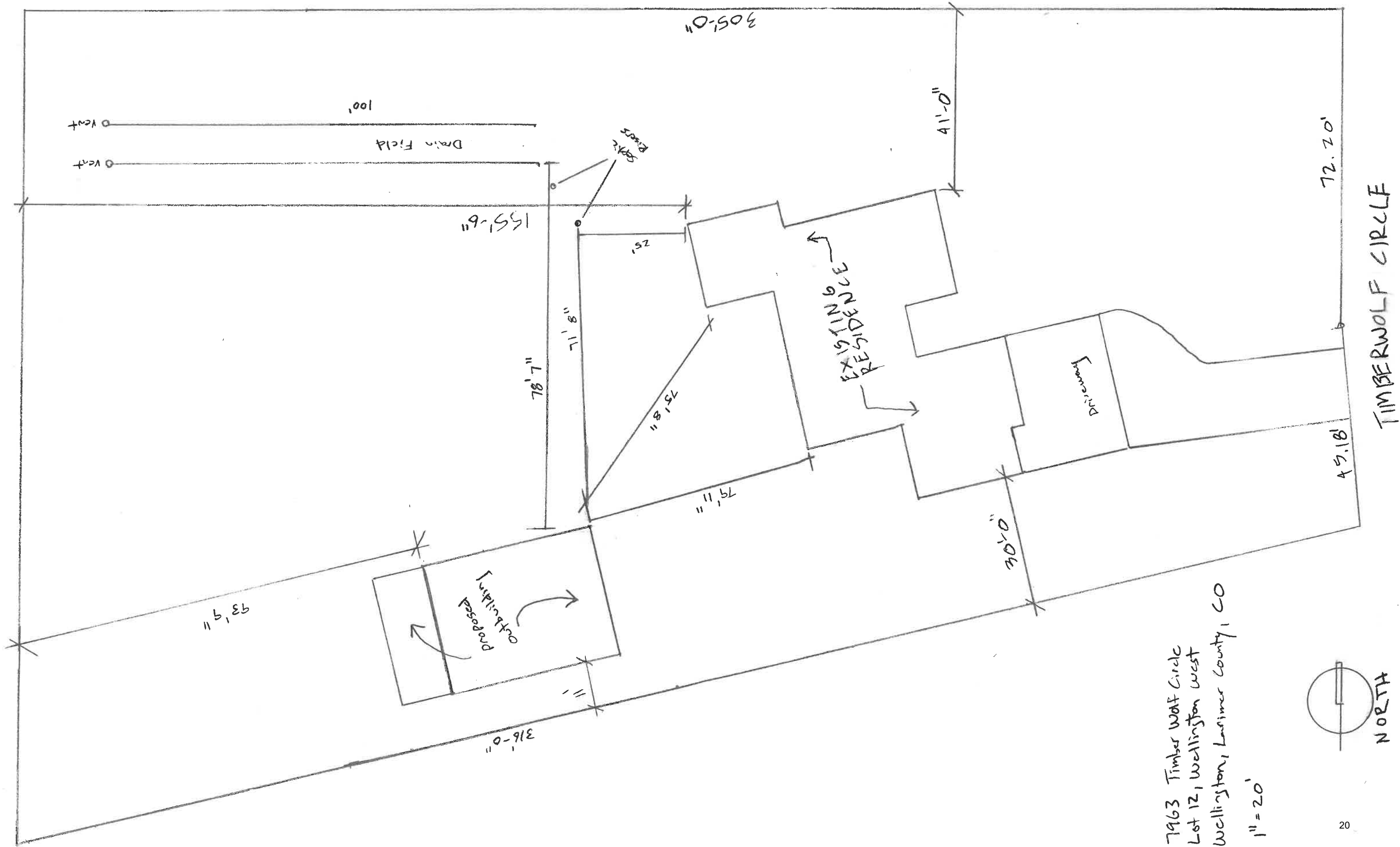
A1.0

DATE: 8/20/2024

PROJECT:

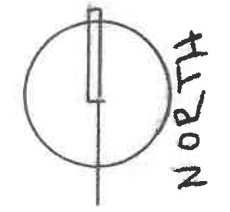
**OUTBUILDING FOR:
7963 TIMBER WOLF CIRCLE
WELLINGTON, COLORADO 80550**





7963 Timber Wolf Circle
 Lot 12, Wellington West
 Wellington, Larimer County, CO

1" = 20'



SHEET INDEX:

A1.0 SITE PLAN (8"X11")

A2.0 FLOOR PLAN - ROOF PLAN

A3.0 SECTIONS & DETAILS

A4.0 SECTIONS & DETAILS

GENERAL NOTE:

1. ALL DIMENSION SHALL BE FIELD VERIFIED. CALCULATED DIMENSIONS TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE REPORTED TO THE GENERAL CONTRACTOR AND HOME OWNER PRIOR TO WORK CONTINUING.
2. PAINT SHALL MATCH EXISTING HOUSE, SELECTED AND APPROVED BY OWNER.
3. GENERAL CONTRACTOR SHALL PROVIDE, INSTALL ALL MATERIALS NEEDED TO COMPLETE SCOPE OF WORK.
4. ELECTRICAL SHALL BE INSTALLED AS PER CODE. CONTRACTOR SHALL MODIFY LAYOUT SHOWN AS NEEDED TO COMPLY WITH CODE AND ADJUST LAYOUT FOR FIELD CONDITIONS AS NEEDED. VERIFY WITH OWNER.

CODES:

- A. ALL CONSTRUCTION SHALL MEET ALL LOCAL, STATE AND FEDERAL CODES AND REQUIREMENTS. ANY WORK COMPLETED NOT MEETING CODE SHALL BE CORRECTED AND THE COST FOR SUCH REPAIRS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR WHOM HAS CAUSED THE VIOLATION.
- B. DRAWINGS WERE PREPARED TO COMPLY WITH THE FOLLOWING CODES:
1. 2021 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS OR UPCOMING GREEN AMENDMENTS.
 2. 2021 INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMENDMENTS OR UPCOMING GREEN AMENDMENTS.
 3. 2021 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS OR UPCOMING GREEN AMENDMENTS.
 4. 2021 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS OR UPCOMING GREEN AMENDMENTS.
 5. 2021 INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS OR UPCOMING GREEN AMENDMENTS.
 6. 2021 INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS OR UPCOMING GREEN AMENDMENTS.
 7. 2023 NATIONAL ELECTRIC CODE.

SITework:

- A. PROVIDE SITE PREPARATION AS SPECIFIED BY SOILS ENGINEER AND / OR STRUCTURAL ENGINEER.
- B. PROVIDE CONSISTANT COMPACTION OF THE TOP 8" OF SUBGRADE AND ALL FILL AND BACKFILL MATERIAL BENEATH STRUCTURE, WALKS AND PAVEMENTS TO MEET THE STATED SOIL PRESSURE.
- C. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY SOIL ENGINEER.
- D. PROVIDE TEMPORARY EROSION CONTROL AS PER LOCAL, STATE AND FEDERAL CODES.

CONCRETE:

- A. SEE STRUCTURAL DRAWINGS FOR ALL CONCRETE REQUIREMENTS.

THERMAL BARRIER:

- A. VAPOR BARRIER BUILDING WRAP SHALL BE INSTALLED ON ALL EXTERIOR AS PER CODE AND STANDARD BUILDING PRACTICES.
- B. PROVIDE THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR SPACES IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS, LOCAL ORDINANCES AND CODES.
- C. ALL WINDOWS AND DOOR FRAME SHALL RECEIVE SEALED WRAP AS PER CODE.

FRAMING:

- A. ALL EXTERIOR WALLS ARE 2X6 STUDS 16" O.C. U.N.D.
- B. ALL MAIN FLOOR WALLS ARE 10'-1"
- C. ALL ANGLED WALLS ON FLOOR PLANS ARE AT 45 DEGREE ANGLE, U.N.D.
- D. ALL EXTERIOR HEADERS TO BE (2) 2X10 W/ 1-2X6 TRIMMER EA. END U.N.D.
- E. ALL WINDOW HEADER HEIGHTS TO BE 6'-4" FROM A.F.F. U.N.D.
- F. FRAMER SHALL PROVIDE AND INSTALL 2X6 BLOCKING IN WALLS EXCEPTING MILLWORK / CABINETS @ 34" O.C. HORIZ. / 56" O.C. HORIZ. / 86" O.C. HORIZ. - TYP. ALL LOCATIONS A.F.F.
- G. PROVIDE FIRE BLOCKING AS NEEDED IN ACCORDANCE WITH R602.8 OF THE 2018 IRC.
- H. ALL ENGINEERED WOOD PRODUCTS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS.
- I. ALL WOOD PLATES BEARING ON CONCRETE OR MASONRY SHALL BE DECAY-RESISTANT AS REQUIRED BY GOVERNING CODES.

GLAZING:

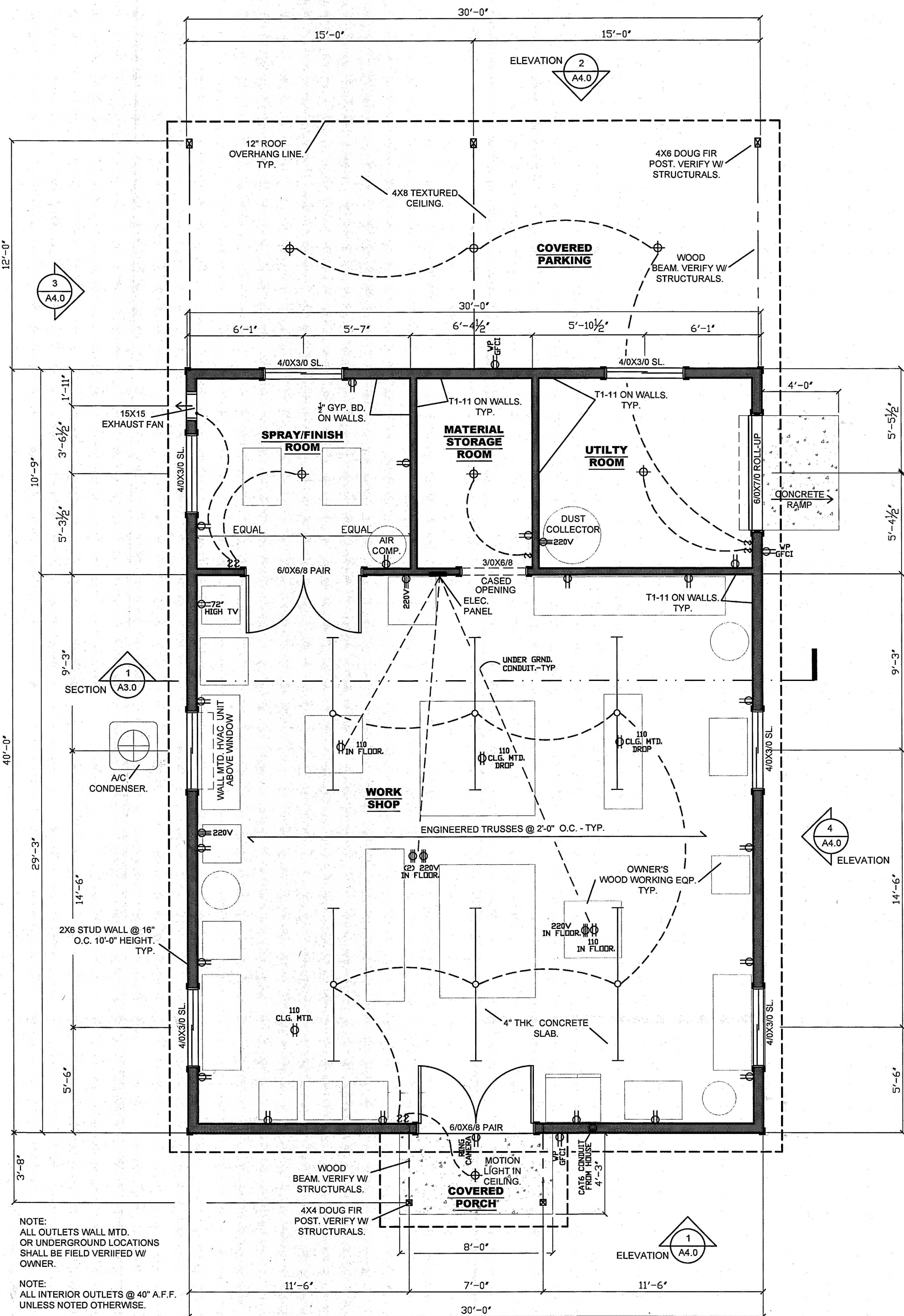
- A. ALL WINDOWS TO BE MIN. (.28 U-FACTOR) U.N.D.
- B. TEMPERED GLASS SHALL BE INSTALLED IN ALL WINDOWS AND DOORS AS NEEDED TO MEET CODE.

ROOFING:

- A. CLASS 4 40 YEAR SHINGLES OVER 30# UNDERLAYMENT TO MATCH EXISTING HOUSE.-TYP. U.N.D.

ELECTRICAL:

- A. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN AND SHALL BE REVIEWED BY ELECTRICAL CONTRACTOR, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
- B. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL OUTDOOR, BATH AND NON-DEDICATED GARAGE WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND FAULT CIRCUIT PROTECTION.
- C. ALL OUTLETS AND SWITCHES TO BE INSTALLED PER LOCAL AND GOVERNMENTAL CODES.
- D. VERIFY DOOR SWINGS WITH NOTES ON JAMBS OR WITH SUPER.
- E. INSTALL ALL EQUIPMENT AND APPLIANCES AS PER MANUFACTURES RECOMMENDATIONS. VERIFY AND PROVIDE PROPER ELECTRICAL SUPPLIES TO EACH.
- F. WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND FAULT CIRCUIT PROTECTION.
- G. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. SMOKE DETECTORS SHALL BE 110 VOLT POWERED AND EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. WHEN MULTIPLE ALARMS ARE REQUIRED IN A DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED SO ACTUATION OF ONE ALARM ACTIVATES ALL ALARMS. ROUGH-IN.



OUTBUILDING FLOOR PLAN

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

ELECTRIC LEGEND:

MISC. FIXTURES	NOTES
SWITCHES	NOTES: OUTLETS NOT SHOWN, BUT WILL BE INSTALLED PER CODE IF OUTLETS ARE SHOWN, THEY ARE ON PLAN FOR SPECIFIC LOCATION
1 SINGLE POLE SWITCH	NOTE 1: WIRE SMOKE DETECTORS IN SERIES
3 3-WAY SWITCH	NOTE 2: ALL OUTLETS AND SWITCHES TO BE INSTALLED PER LOCAL AND GOVERNING CODES
OUTLETS	NOTE 3: VERIFY CABINET LAYOUT W/ NOTES ON FLOOR OR W/ SUPERINTENDENT
110V OUTLET	NOTE 4: VERIFY ALL DOOR SWINGS WITH NOTES ON JAMBS OR W/ SUPERINTENDENT
GFCI GFCI OUTLET	NOTE 5: PROVIDE ONE WORKING OUTLET ON EACH LEVEL & 220V UPON COMPLETION OF ROUGH-IN
220V OUTLET	NOTE 6: WIRE ALL APPLIANCES SHOWN ON PLAN
LIGHTS	NOTE 7: WIRING DIAGRAM FOR CONCEALED WIRE ACCORDING TO LOCAL CODES
SURFACE MOUNT LIGHT	
8FT LED STRIP	
WALL MOUNT LIGHT	
SMOKE DETECTOR/ CARBON MONOXIDE	

CUSTOM DESIGNS

1503 LUCE CT.
FORT COLLINS, COLORADO 80526
970-518-8819
rwcustomdesigns@gmail.com

DISCLAIMER: CUSTOM DESIGNS DRAFTING SERVICES / ROBIN WEBB, NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM, HAS BEEN MADE TO INSURE ALL DIMENSIONS ARE CORRECT AND ENVIRONMENTAL REGULATIONS HAVE BEEN MET. IF ANY ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND / OR OMISSION AT HIS OWN EXPENSE AND NOT THE RESPONSIBILITY OF THE DRAFTING SERVICE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS IN THE FIELD AND SHALL BUILD HOME / PROJECT IN ACCORDANCE WITH THE MOST CURRENT IRC CODES.

PROJECT:

OUTBUILDING FOR 7963 TIMBER WOLF CIRCLE WELLINGTON, COLORADO 80549

FLOOR PLAN

Project: OUTBUILDING
Date: 8/20/24
Scale: 1/4"=1'-0"

Sheet: **A2.0**

19'-0" FROM SLAB

10'-1 1/8" CLG. HT.

FINISHED SLAB

GRADE TYP.

CONCRETE FOOTING AS PER STRUCTURALS.-TYP.

4" THK. GRAVEL SEE STRUCTURALS.-TYP.

4" THK. CONCRETE SLAB. SEE STRUCTURALS.-TYP.

3/0X6/8 PAIR CASED OPENING

MATERIAL STORAGE ROOM

WORK SHOP

NOTE: WRAP ALL WINDOW EDGES AND PROVIDE FLASHING AT TOP OF ALL WINDOWS.

NOTE: VERIFY TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

1/2" GYP. BD ON CEILINGS.-TYP.

2X6 DOUBLE TOP PLATE.-TYP.

LAP SIDING TO MATCH EXISTING HOUSE.-TYP.

2X6 STUD WALL @ 16" O.C. 10'-0" HEIGHT.-TYP.

T1-11 ON WALLS UNLESS NOTED.-TYP.

PRE ENGINEERED TRUSSES BY OTHERS.-TYP.

5/8" OSB. T.&G. TYP.

40 YEAR ASPHALT SHINGLE TO MATCH HOUSE.-TYP.

1 BUILDING SECTION
SCALE: 1/2"= 1'-0"

3 TYPICAL FASCIA / SOFFIT DETAIL
SCALE: 3/4"= 1'-0"

4 FOUNDATION / SLAB DETAIL
SCALE: 3/4"= 1'-0"

16'-1 1/8" CLG. HT.

EXTERIOR

2X6 STUD WALL @ 16" O.C. 10'-0" HEIGHT.-TYP.

8" LAP SIDING. PAINT TO MATCH EXISTING HOUSE.-TYP.

7/16" EXTERIOR SHEATHING.-TYP.

2X6 DOUBLE TOP PLATE.-TYP.

1/2" GYP. BD ON CEILINGS.-TYP.

T1-11 ON WALLS UNLESS NOTED.-TYP.

1" EXPANSION JOINT. TYP.

4" THK. CONCRETE MONOLITHIC SLAB. SEE STRUCTURALS.-TYP.

4" THK. GRAVEL. SEE STRUCTURALS.-TYP.

CONCRETE FOUNDATION WALL AS PER STRUCTURALS.-TYP.

CONCRETE FOOTING AS PER STRUCTURALS.-TYP.

1" EXPANSION JOINT. TYP.

4" THK. CONCRETE MONOLITHIC SLAB. SEE STRUCTURALS.-TYP.

4" THK. GRAVEL. SEE STRUCTURALS.-TYP.

CONCRETE FOUNDATION WALL AS PER STRUCTURALS.-TYP.

CONCRETE FOOTING AS PER STRUCTURALS.-TYP.

1" EXPANSION JOINT. TYP.

4" THK. CONCRETE MONOLITHIC SLAB. SEE STRUCTURALS.-TYP.

4" THK. GRAVEL. SEE STRUCTURALS.-TYP.

CONCRETE FOUNDATION WALL AS PER STRUCTURALS.-TYP.

CONCRETE FOOTING AS PER STRUCTURALS.-TYP.

1" EXPANSION JOINT. TYP.

4" THK. CONCRETE MONOLITHIC SLAB. SEE STRUCTURALS.-TYP.

4" THK. GRAVEL. SEE STRUCTURALS.-TYP.

CONCRETE FOUNDATION WALL AS PER STRUCTURALS.-TYP.

EXTERIOR

2X6 STUD WALL @ 16" O.C. 10'-0" HEIGHT.-TYP.

8" LAP SIDING. PAINT TO MATCH EXISTING HOUSE.-TYP.

7/16" EXTERIOR SHEATHING.-TYP.

2X6 DOUBLE TOP PLATE.-TYP.

1/2" GYP. BD ON CEILINGS.-TYP.

T1-11 ON WALLS UNLESS NOTED.-TYP.

1" EXPANSION JOINT. TYP.

4" THK. CONCRETE MONOLITHIC SLAB. SEE STRUCTURALS.-TYP.

4" THK. GRAVEL. SEE STRUCTURALS.-TYP.

CONCRETE FOUNDATION WALL AS PER STRUCTURALS.-TYP.

CONCRETE FOOTING AS PER STRUCTURALS.-TYP.

1" EXPANSION JOINT. TYP.

4" THK. CONCRETE MONOLITHIC SLAB. SEE STRUCTURALS.-TYP.

4" THK. GRAVEL. SEE STRUCTURALS.-TYP.

CONCRETE FOUNDATION WALL AS PER STRUCTURALS.-TYP.

CONCRETE FOOTING AS PER STRUCTURALS.-TYP.

1" EXPANSION JOINT. TYP.

4" THK. CONCRETE MONOLITHIC SLAB. SEE STRUCTURALS.-TYP.

4" THK. GRAVEL. SEE STRUCTURALS.-TYP.

CONCRETE FOUNDATION WALL AS PER STRUCTURALS.-TYP.

CONCRETE FOOTING AS PER STRUCTURALS.-TYP.

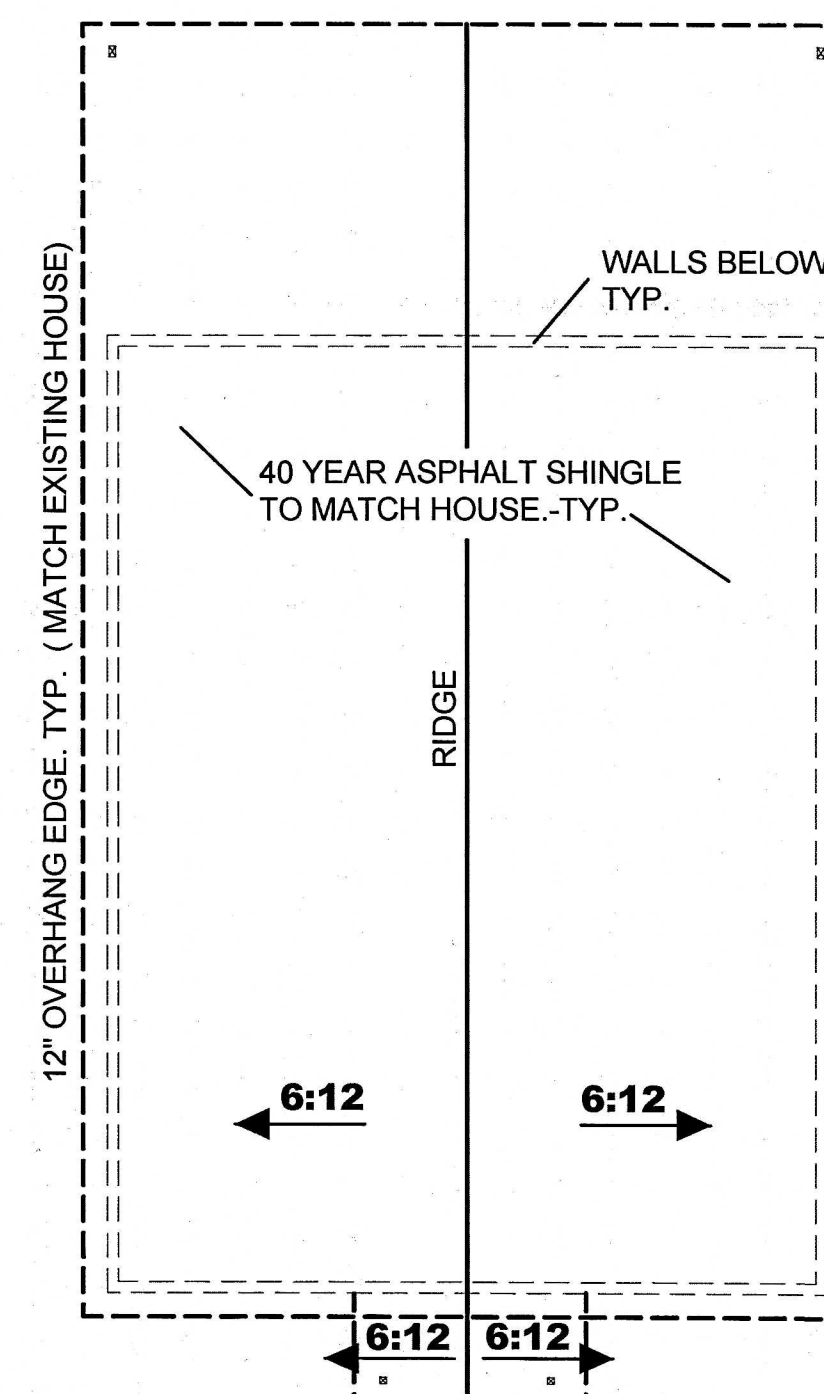
1" EXPANSION JOINT. TYP.

4" THK. CONCRETE MONOLITHIC SLAB. SEE STRUCTURALS.-TYP.

4" THK. GRAVEL. SEE STRUCTURALS.-TYP.

CONCRETE FOUNDATION WALL AS PER STRUCTURALS.-TYP.

2 TYPICAL WALL SECTION
SCALE: 1/2"= 1'-0"



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

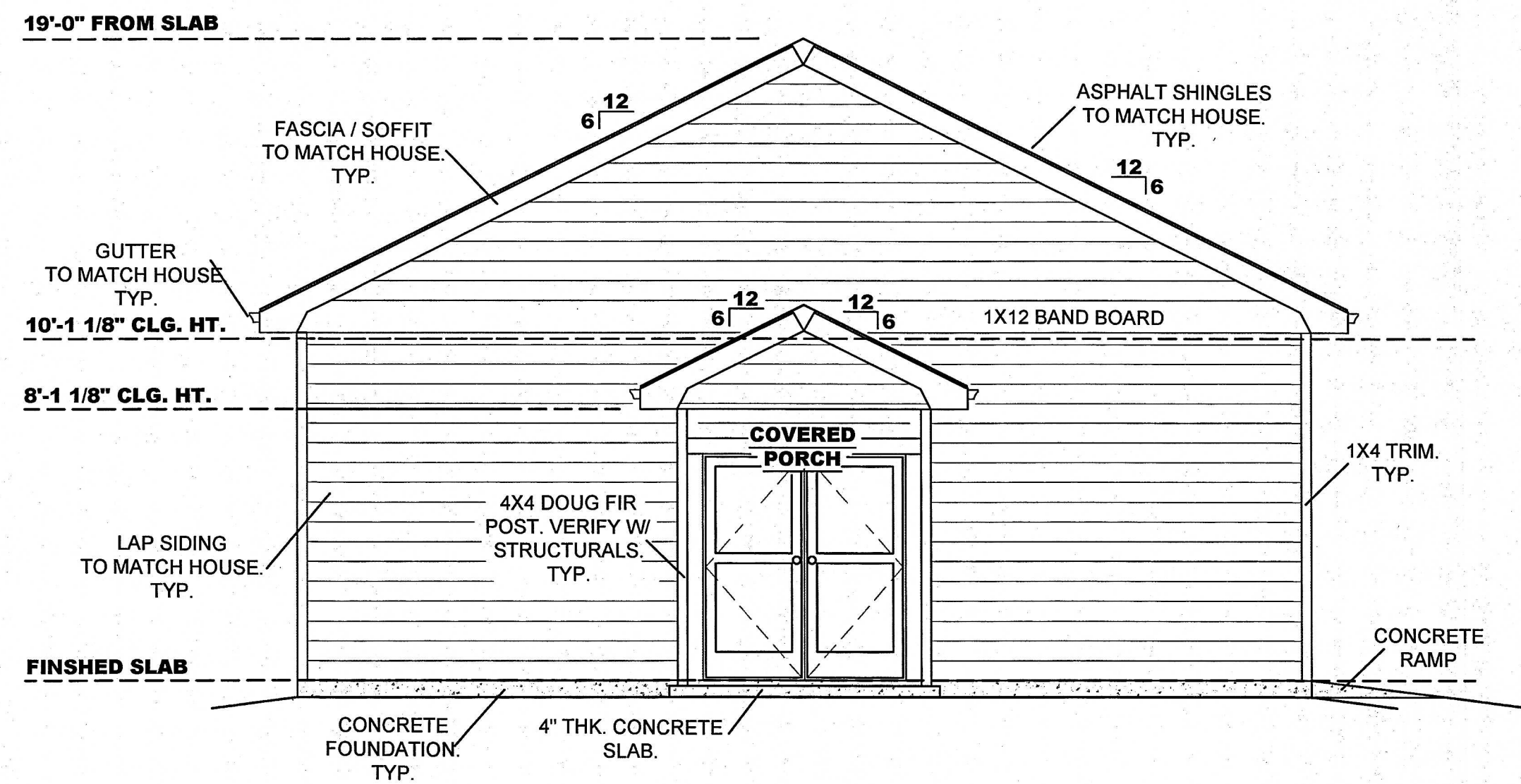
CUSTOM
DESIGNS
1503 LUCE CT.
FORT COLLINS, COLORADO 80526
970-518-8819
rwcustomdesigns@gmail.com

DISCLAIMER:
CUSTOM DESIGNS DRAFTING SERVICES / ROBIN WEBB,
NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM,
ASSUMES NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL
DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO
INSURE ALL DIMENSIONS ARE CORRECT AND ENVIRONMENTAL
REGULATIONS HAVE BEEN MET. IF ANY ERROR OR OMISSION
DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE
CONTRACTOR AND / OR OMISSION AT HIS OWN EXPENSE
AND NOT THE RESPONSIBILITY OF THE DRAFTING SERVICE.
THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF
ALL DIMENSIONS AND THE FIELD AND SHALL BE RESPONSIBLE
FOR THE PROJECT IN ACCORDANCE WITH THE MOST CURRENT IRC
CODES.

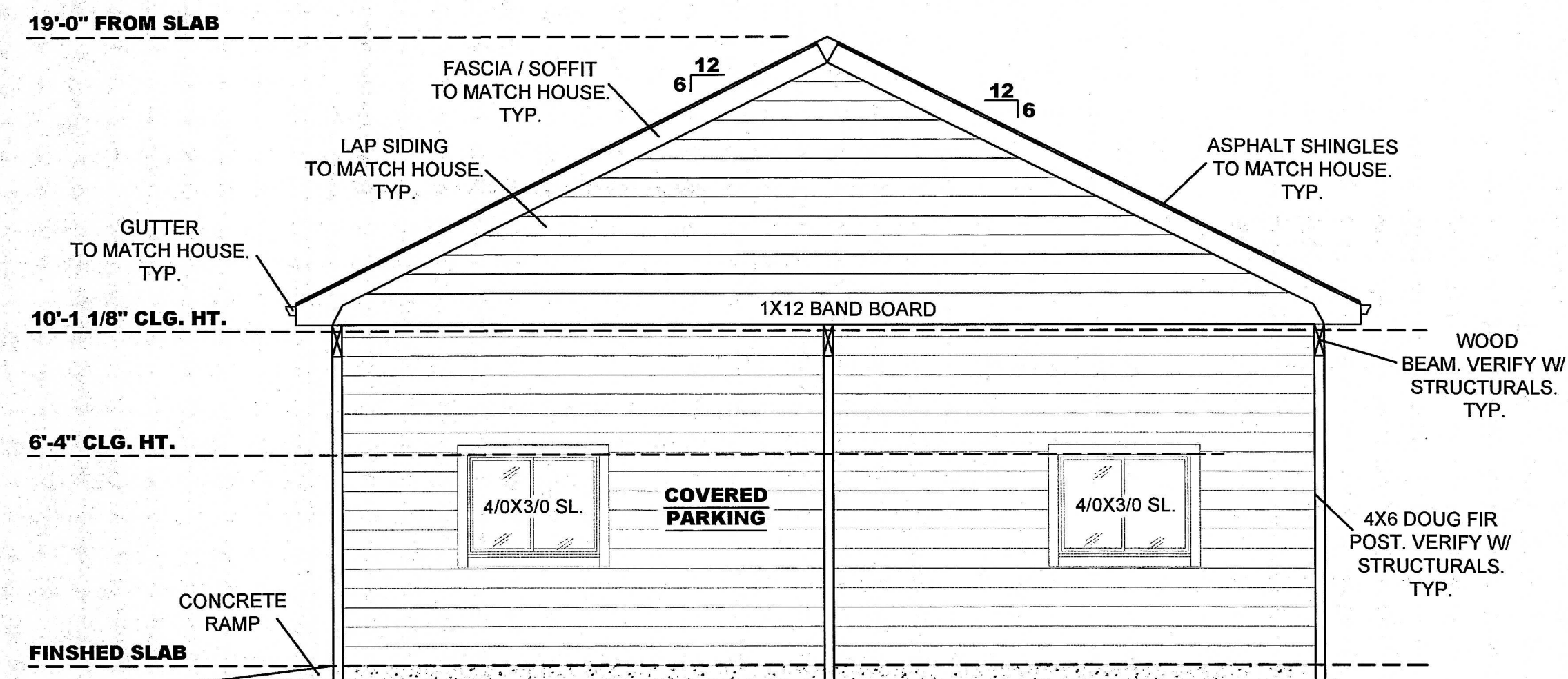
PROJECT:
**OUTBUILDING FOR
7963 TIMBER WOLF CIRCLE
WELLINGTON, COLORADO 80549**

SHEET TITLE:
SECTIONS

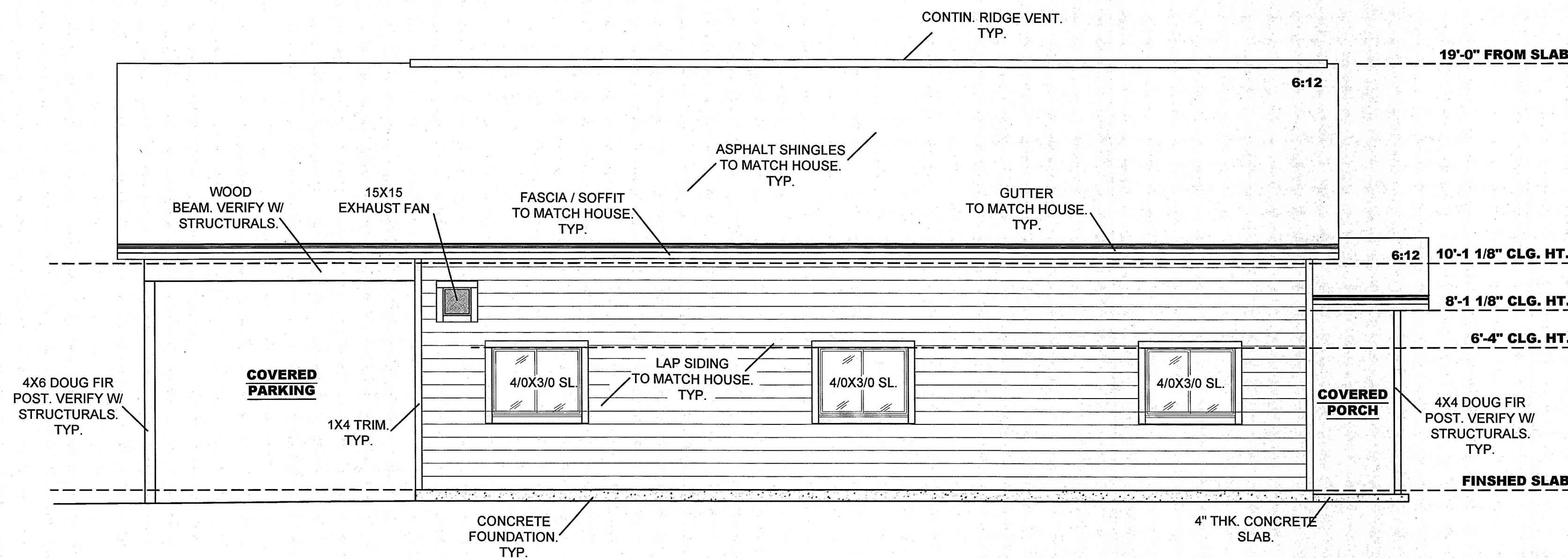
Project	OUTBUILDING	Sheet	
Date	8/20/24		A3.0
Scale	1/4"=1'-0"		



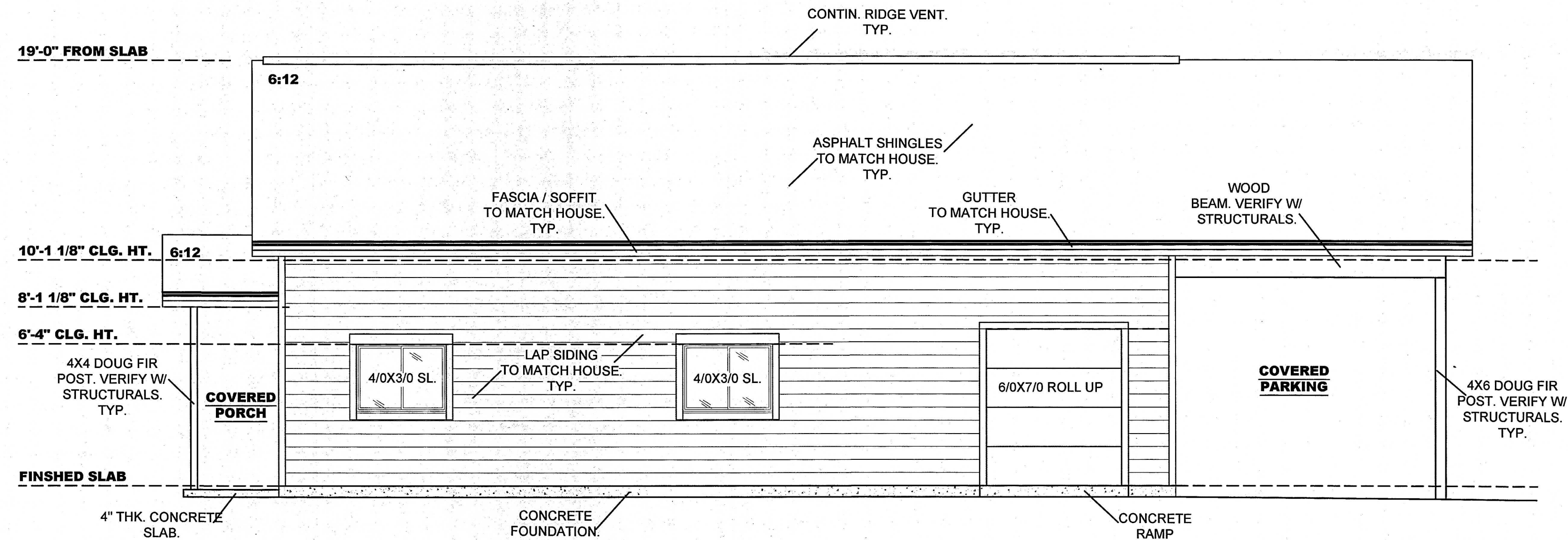
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



3 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CUSTOM
DESIGNS

1503 LUCE CT.
FORT COLLINS, COLORADO 80526
970-518-8819
rwcustomdesigns@gmail.com

DISCLAIMER:
CUSTOM DESIGNS DRAFTING SERVICES / ROBIN WEBB,
NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM,
ASSUMES NO LIABILITY FOR STRUCTURAL OR ENVIRONMENTAL
DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO
INSURE ALL DIMENSIONS ARE CORRECT AND ENVIRONMENTAL
REGULATIONS HAVE BEEN MET. DESIGNER'S RESPONSIBILITY
DOES OCCUR AND IS SOLELY HIS OWN. EVEN IF THE
CONTRACTOR AND/OR OWNER OF THE PROJECT REQUESTS
THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF
ALL DIMENSIONS IN THE FIELD AND SHALL BUILD HOME /
PROJECT IN ACCORDANCE WITH THE MOST CURRENT IRC
CODES.

PROJECT:

**OUTBUILDING FOR
7963 TIMBER WOLF CIRCLE
WELLINGTON, COLORADO 80549**

SHEET TITLE:

ELEVATIONS

Project
OUTBUILDING
Date
8/20/24
Scale
1/4" = 1'-0"

Sheet
A4.0

Attachment 5

August 23, 2024

To whom it may concern:

Re: Variance Application

In response to the application for a variance for a new structure on the Sida property at 7963 Timber Wolf Circle, I approve of the proposed variance for this property. I have reviewed the blueprints and see no problem with the plan for the structure.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl L. Klinker".

Cheryl L. Klinker

7949 Timber Wolf Circle

Wellington, CO 80549

Board of Adjustment Special Meeting

Variance Request for 7963 Timber Wolf Circle

Presented By: Brittany Lenoir, Planner III
Town of Wellington Planning Department

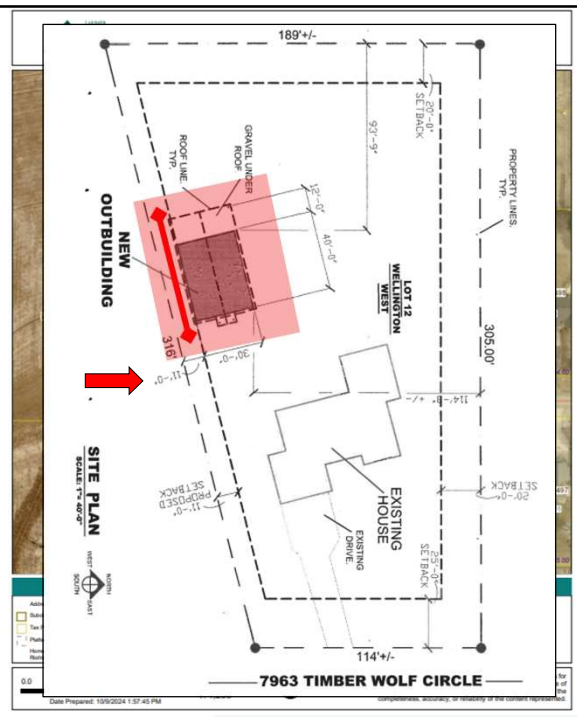
Wednesday, October 30, 2024



1

Background and Project Description

- Wellington West Subdivision
- Developed with a single-family home
- Detached workshop
- 11 feet where 20 feet is required
- Variance for a portion of the South side property line



2

Variance Findings For Approval

1. The relief requested is consistent with the Comprehensive Plan and the intent stated in this Land Use Code;
2. Strict application of the regulation will result in an unnecessary hardship and practical difficulties on all reasonable use of the land intended by the existing zoning, as opposed to convenience or benefit of the applicant or a specific application;
3. The need for the variance is due to specific and unique physical conditions on the site that do not exist on similarly situated land in the area;
4. The manner in which strict application of the regulation deprives the applicant of reasonable use of the land compared to other similarly situated land in the area;



3

Variance Findings For Approval (continued)

5. The circumstances warranting the variance are not the result of actions by the applicant, or could not be reasonably avoided by actions of the applicant;
6. Granting the variance will not harm the public health, safety and welfare or the purposes and intent of these regulations;
7. The relief requested is the minimum necessary to alleviate the hardship and practical difficulties; and
8. The relief requested is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.)



4

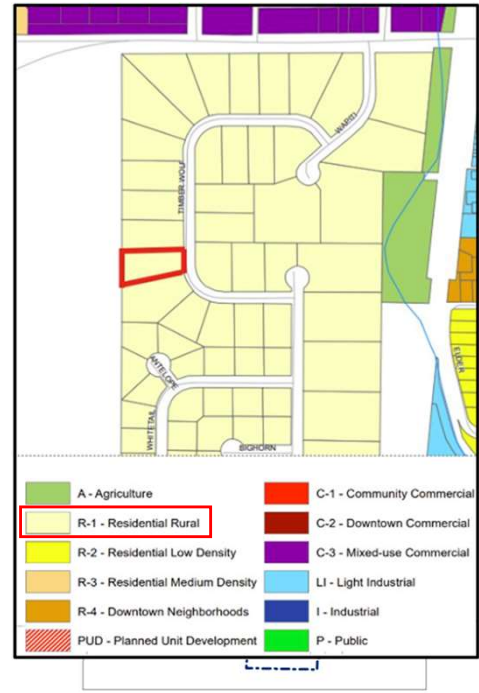
Zoning District and Comprehensive Plan

Zoning District

- R-1, Residential Rural Density
- A very low-density residential district
- Large-lot, detached single-family homes
- District is more characteristically rural

Comprehensive Plan

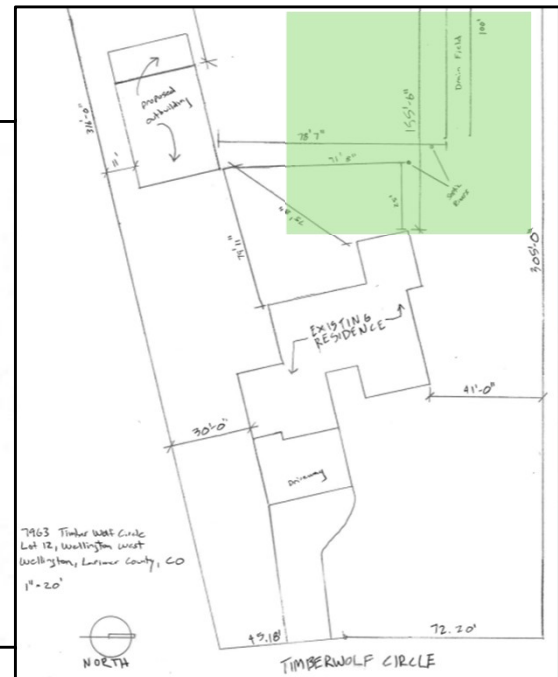
- Future Land Use Map designates this area as being categorized as a Low Density Residential district
- Predominantly detached and attached single family homes



5

Existing Site and Surrounding Condition

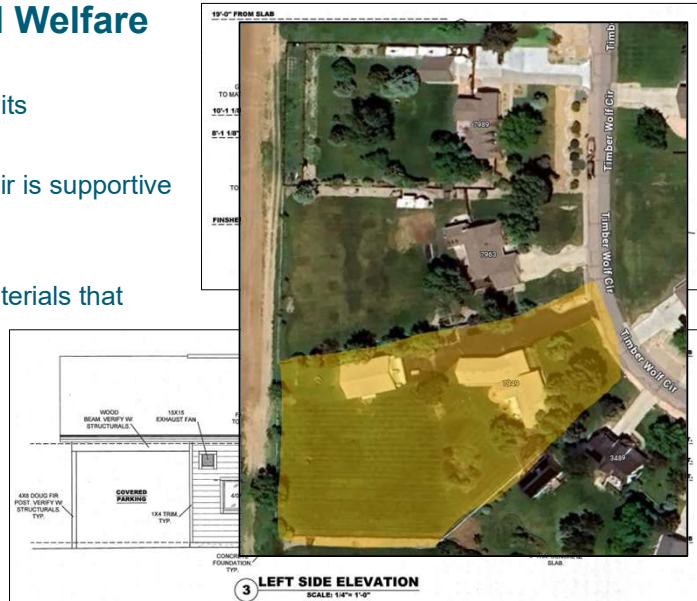
- 25-foot drainage and utility easement along front property line
- 15-foot drainage and utility easement along rear property line
- Private Septic System, Lateral/Leach Fields along North side of backyard
- Similar variances approved along Timber Wolf Cir
 - 3496 Timber Wolf Cir – Ten Feet Side Yard Setback for detached shop
 - 3493 Timber Wolf Cir - Ten Feet Side Yard Setback for 3-car garage



6

Public Health, Safety, and Welfare

- Workshop will be built with permits
- Neighbor at 7949 Timber Wolf Cir is supportive of variance request
- Building will be finished with materials that match the house
 - Asphalt Shingle Roof
 - Lap Siding



7

Staff Recommendation and Conditions of Approval

Move to grant a variance to the applicability of Section 15-3-20(g) of the Wellington Municipal Code on this property, to reduce the minimum side yard setback requirement of the R-1 Rural Residential zoning district on Lot 12, Wellington West Subdivision to 11 feet, subject to conditions and based on the Findings for Approval.

Conditions of Approval:

- 1) The side yard setback (south property line only) is not reduced to less than 11 feet;
- 2) The variance request to reduce the required side yard setback is limited to the building layout demonstrated in the plans, included as Attachment 4.
- 3) Obtain a valid Town of Wellington building permit in substantial compliance with the site plan; and
- 4) Compliance with all other applicable zoning and building codes.



8

Questions or Comments?

