

**Project Review Report**  
**Planning Commission**  
**July 9, 2014**



**Project Name: Steve Riden - Minturn Duplex & Accessory Apartments - 1131 Main Street**

**Project Number: #14DBR009 + Variance**

**Project Request:** This is an existing lot where the original home has been removed. It is being proposed to build a duplex and an accessory apartment on the lot.

There are 2 garages with 2 spaces in each garage. 1 garage for each duplex. There is not a garage for the accessory apartment.

Unit A - has 3 bedrooms, a living room, kitchen and bathrooms. There is one large room next to the Master Bedroom that is labeled "unfinished bonus room."

Unit B - has 3 bedrooms, living space, kitchen and bathrooms.

Unit 2B - this is an accessory apartment. The design is a studio apartment with kitchen, living room, bedroom on one floor above the garage.

There is 320 square feet of snow storage. Need 2.5% of lot size 209 sq ft.

Lot size is: 8,333.028 sq ft

Maximum lot coverage 50%: 4,165 Proposed building foot print is: 2,705 sq ft - 32% of lot coverage

Present driveway access meets CDOT code is 16-18' driveway access onto a highway. Need approved permit from CDOT on final ILC.

**Parking**

Required for Unit A: 3 spaces - 2 covered & 2 surface

Required for Unit B: 3 spaces - 2 covered & 2 surface

**Variance:** There are 3 encroachments in the setbacks:

1. The design requires 1 deck to be in the setback behind the home that borders U.S. Forest Property.
2. A covered walkway on the east side encroaching in set back from 1' - 5' expands with driveway.
3. A covered walkway, a retaining wall roof eaves with fasteners encroach 3' on the west side of the property.

**Required Minturn Zoning Codes:**

Sec 16-17-190 Setbacks for Residential in South Minturn Town Character:

Maximum lot coverage is 50%

Front setback 20'      Rear setback 10'      Side setback 5'

Sec 16-17-190 Garage door setbacks: facing Main Street is 18' - facing other streets is 15'

Sec 16-16-20 – Parking Required for Single Family Residence:

2 spaces per dwelling unit for up to 3 bedrooms - 3 spaces for more than 3 bedrooms

Sec 16-17-50 - Building height South Minturn Town Residential is 28' mid line to grade

Sec 16-16-110 Location of required parking spaces: 'to be on the same lot as the structure the spaces are intended to serve'

Sec 16-16-120 Minimum parking area dimensions – the standard is 9' x 18'

Sec 16-16-130 Snow Storage: (1) Minimum area of 2.5% of the total area, inclusive of access drives shall be designated to serve as snow storage area

Sec 16-7-60 Accessory apartments are by limited use

Sec 16-7-60 Duplexes in South Minturn are a Use-by Right

International Fire Code: any structure in a setback has to be rated with 1 hour non-burning material

CDOT Highway Regulations: one driveway access onto the highway per lot.

Width of driveway is limited to 16-18'