Jessica Earley

From: Hilary Mayes
Sent: Tuesday, January 02, 2018 2:18 PM
To: Jessica Earley
Subject: RE: myerson/jackson subdivision

JACKSON SUBDIVISION TRACT 1: W25' L1-3, ALL L6, AND A PORTION OF L7
(W25' L1-3, ALL L6, E2'N68'L7 AND E12'S47'L7 AND THE PORTION OF LAND LYING EAST OF THE BOUNDARY LINE THAT CONNECTS THESE TWO AREAS AT A BEARING OF N45E)

JACKSON SUBDIVISION TRACT 2: ALL OF L8 AND PORTIONS OF L7 AND L9
(W23'N68'L7 AND W13'S47'L7 AND THE PORTION OF LAND LYING WEST OF THE BOUNDARY THAT CONNECTS THESE TWO AREAS AT A BEARING OF N45E, ALL L8, E1'N70.50' L9 AND THE E6'S49.5'L9 AND THE PORTION OF LAND LYING EAST OF THE BOUNDARY LINE THAT CONNECTS THESE TWO AREAS AT A BEARING OF N45E)

JACKSON SUBDIVISION TRACT 3: A PORTION OF L9 AND ALL OF L10
(W24'N70.5' L9 AND W19'S49.5' L9 AND THE PORTION OF LAND LYING WEST OF THE BOUNDARY LINE THAT CONNECTS THESE TWO AREAS AT A BEARING OF N45E, ALL OF L10).

From: Jessica Earley
Sent: Wednesday, December 27, 2017 12:01 PM
To: Hilary Mayes <HMayes@crestedbutte-co.gov>
Subject: myerson/jackson subdivision

Hi there young lady,
When you are back in the office, would you mind sending me the descriptions of each of these tracts that you created. I will put that in the file.
Thanks and hope that your holiday was fabulous!
Jessie

Jessie Earley
Assistant Design Review & Historic Preservation Coordinator
Town of Crested Butte
PO BOX 39
Crested Butte, CO 81224
(970) 349-5338
Please consider the environment before printing this email.

Jessica Earley

From: Molly Minneman
Sent: Thursday, January 04, 2018 10:12 AM
To: Jessica Earley
Subject: RE: Information for moving the house at 10 Butte Ave.

Great work pulling this all together, Jessie. Thank you.

From: Jessica Earley
Sent: Thursday, January 04, 2018 8:58 AM
To: help@crestedbuttecomputers.com
Cc: Rodney Due <RDue@crestedbutte-co.gov>; Michael Reily <MPReily@crestedbutte-co.gov>; Michael Yerman <MYerman@crestedbutte-co.gov>; Greg Faust <gfaust@cirruspartners.com>; Dara MacDonald <dmacdonald@crestedbutte-co.gov>; Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Information for moving the house at 10 Butte Ave.

Hi there Mark,
I am not sure if this is the best email for you, but I'm going to give it a go and let me know if there is a different one that works better. I've cc'ed a bunch of folks here that will be involved in this process just to start the discussion and to help down the line when we set up a meeting. Folks thought maybe a month a head of time might be good to get everyone together to make sure we are on the same page.

Here are the things that have been discussed and what will happen for the Town portion of moving this building:

- Right of way permit (see attached) – This will be for the work that Vogy's does while the building is still onsite, as they will most likely need to be working in the parking/ROW to the North of the home. This costs $40 per 25 feet of the right of way used per month. This lot is probably 50' wide, so this will cost $80. Vogy's will need to fill this out, as they are the contractor doing the work and they have the insurance for this.
- Building permit/Demo permit – As you mentioned, Greg and Jimmy will cover this in the cost of their permit, which will be pulled before the work begins.
- Special transport permit (see attached) – This will be for the vehicle/trailer with home traversing the streets through town. There isn't a fee for this permit at this time. Vogy's will need to fill this out. Town may have a sheet of conditions, as you discussed with Rodney for instance that this needs to take place before a certain time in the morning and on a certain day of the week.
- You will need to notify folks, as we discussed on the 0 blocks of Butte, Teocalli, Gothic, Maroon and Elk Avenues to let them know what is happening and about towing.
- Rodney thought that we could also send an e alert closer to this to notify folks.
- It was decided that this won't need to go to the Council in a formal capacity, but will be talked about in Staff updates to make sure that the Council is aware of what will happen. So, there isn't a need to worry on your part about their approval it will be more of an update for them.

Here are some other folks to make sure that you've contacted:

- GCEA
- CDOT/State Patrol
- Atmos (if applicable)
- Crystal Lambert, Gunnison County – clambert@gunnisoncounty.org – county permitting
- CB South POA – Dom Eymere dom@cbsouth.net - For placement in CB South & design review

I think that Crystal is talking about one of these permits: https://www.colorado.gov/pacific/cdphe/asbestos-notifications-and-permits . Astrid mentioned that she thought it is 1978 and older for lead paint and 1988 and older for asbestos.

Please just let me know if there are any other questions that come up.
Thanks much,

Jessie Earley
Assistant Design Review & Historic Preservation Coordinator
Town of Crested Butte
PO BOX 39
Crested Butte, CO 81224
(970) 349-5338
Please consider the environment before printing this email.

Molly Minneman

From: Molly Minneman
Sent: Thursday, January 04, 2018 10:54 AM
To: 'Michael Helland'
Cc: Jessica Earley
Subject: RE: Miller Project - follow up

Hi again,

Jessie and I were going over the original submittal with the revised topography today. With the additional two feet of drop in the topography of the site, we will need this information transferred onto the elevations and street scape. We still plan on bringing the project through the January cycle. Can you get back with me about your turn around time?

Thanks,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Molly Minneman
Sent: Thursday, January 04, 2018 10:24 AM
To: 'Michael Helland' <mdhelland1@gmail.com>
Cc: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: Miller Project

Hi Michael,

Thank you for sending the updated survey information for the Miller project. The DRC meets on the 16th and I would like for you to attend the meeting to go over the subdivision and the survey information with to new DRC members. BOZAR is on the 30th.

Hope you and extended family had a wonderful holiday and new year,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

Jessica Earley

From: Jessica Earley
Sent: Tuesday, January 09, 2018 1:07 PM
To: Randy Swift
Cc: 'Greg Faust'; 'Molly Minneman (mollym@crestedbutte-co.gov)'
Subject: Information needed

HI there Randy,
I've gone through the plans and done the FAR and you are under the maximum. A couple of things:

- Site plan seems to not reflect the 8" jog/jut out for the porch roof on the East. If it does jut out here, this means the 20' setback isn't met.
- Also on the site plan, what are the two squares behind the trees on the North elevation?
- I think Molly rang you, but we will need a streetscape for this.
- Astrid will also need a cross section for the garage.

Thanks much,

Jessie Earley
Assistant Design Review & Historic Preservation Coordinator
Town of Crested Butte
PO BOX 39
Crested Butte, CO 81224
(970) 349-5338
Please consider the environment before printing this email.

Astrid Matison

From: Astrid Matison
Sent: Wednesday, January 10, 2018 3:48 PM
To: 'Randy Swift'; 'gfaust@cirruspartners.com'
Cc: Molly Minneman; Jessica Earley
Subject: RE: 10 Butte Avenue

check this again

Randy and Greg,
One more item. The third floor cannot be considered habitable because the width to the 5' height is less than 7'. See **IRC Section R304.2. Habitable rooms** shall not be less than 7 feet in width. I believe the width of the third floor in either direction is 6 feet to the 5 foot height.
Astrid

From: Astrid Matison
Sent: Tuesday, January 09, 2018 5:18 PM
To: 'Randy Swift' <randyswift55@gmail.com>; 'gfaust@cirruspartners.com' <gfaust@cirruspartners.com>
Cc: Molly Minneman <mollym@crestedbutte-co.gov>; Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: 10 Butte Avenue

Randy an Greg,
I conducted a preliminary code review of BOZAR plans submitted on 12/20/17. Please address the concerns, questions or requirements that are listed below.
1. Site Plan: The plastic lot corner symbols are not located at the lot line corners. This must be a drawing error correct?
2. **2015 IRC Section 1003.9 Termination.** Chimneys shall extend not less than 2 feet higher than any portion of the building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof..
3. Check your second and third floor windows for fall out protection. **Section R312.2.1 Window sill.** In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches above the finished floor shall have fall out protection meeting this section.
4. Windows cannot be located at the bottom of stair landings 60 inches from the bottom nosing. **Section 308.4.7.**
5. Window glazing less than 18" from finished floor must be tempered. **Section R308.4.3.**
6**. Section R308.4.2 Glazing adjacent to doors.** Where the glazing is within 24 inches of either side of the door in plane of the door in a closed poistion must be tempered.
7. Glazing at the tub must be tempered if the bottom edge of the glass is less than 60 inches vertically above the standing surface of the tub or shower. **Section R308.4.5.**
8. What is happening at the first floor plan exterior 3' door that opens into what appears to be an interior bedroom closet?
9. Gas Fireplace? yes
10. Dog shower is not allowed in the garage. It can too easily be converted to a human use shower.
11. Door to the living space with the half bath adjacent to garage must be a 20 minute self closing door.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224

Please consider the environment before printing this email.

Astrid Matison

From: Astrid Matison
Sent: Tuesday, January 09, 2018 5:18 PM
To: 'Randy Swift'; 'gfaust@cirruspartners.com'
Cc: Molly Minneman; Jessica Earley
Subject: 10 Butte Avenue

Randy an Greg,
I conducted a preliminary code review of BOZAR plans submitted on 12/20/17. Please address the concerns, questions or requirements that are listed below.
1. Site Plan: The plastic lot corner symbols are not located at the lot line corners. This must be a drawing error correct?
2. **2015 IRC Section 1003.9 Termination.** Chimneys shall extend not less than 2 feet higher than any portion of the building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof..
3. Check your second and third floor windows for fall out protection. **Section R312.2.1 Window sill.** In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches above the finished floor shall have fall out protection meeting this section.
4. Windows cannot be located at the bottom of stair landings 60 inches from the bottom nosing. **Section 308.4.7.**
5. Window glazing less than 18" from finished floor must be tempered. **Section R308.4.3.**
6. **Section R308.4.2 Glazing adjacent to doors.** Where the glazing is within 24 inches of either side of the door in plane of the door in a closed poistion must be tempered.
7. Glazing at the tub must be tempered if the bottom edge of the glass is less than 60 inches vertically above the standing surface of the tub or shower. **Section R308.4.5.**
8. What is happening at the first floor plan exterior 3' door that opens into what appears to be an interior bedroom closet?
9. Gas Fireplace?
10. Dog shower is not allowed in the garage. It can too easily be converted to a human use shower.
11. Door to the living space with the half bath adjacent to garage must be a 20 minute self closing door.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Molly

To: DRC and BOZAR
From: Molly Minneman
Date: January 6, 2010
RE: January 11, 2010 DRC
Project: Ed Miller – Construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the E½ of Lot 4 in the R1C zone.
Architectural approval is required and contingent upon subsequent subdivision of lots 1-5, and the demolition approval for 624 Maroon.
A conditional use for a plumbed and heated accessory building is required.

DRC Glenn Michel and Liz Sawyer

Michael Helland submitted an application seeking re-approval of the May 29, 2007 BOZAR approval to construct a single family residence and accessory building at 628 Maroon Ave. The home and accessory building will be constructed on a 1½ lot parcel created by the subdivision described in the 630 Maroon Avenue project overview. The smaller parcels at 628 and 624 Maroon drive smaller buildings. The reduced mass and scale is positive in creating some variation in massing within the block.

The smaller parcels also generated undersized snow storage setbacks for two-story buildings, 9'9" in the east side yards of 628 Maroon and 624 Maroon. See the setback provisions in Code section 16-4-490 that encourages 11'6". Helland mitigated the snow shed with snow stops on the affected roof areas. The 2007 Board also requested snow shed easements are included either through the restrictive covenant agreement or by a special agreement drafted and recorded by the applicant. The Board has found over the years that snow stops may fail creating significant damage to a neighbor's property. Usually, subsequent owners are unaware of friendly snow shed agreements and costly legal battles ensue. A formal agreement will provide future owner's notice of the potential for shared snow shed areas.

The FAR for the home is at the matter of right of .3, and full build out is under the .48 maximum being calculated at .44. A full basement under the residence is planned.

Site Plan:
Topography: The natural grade variation drops slightly from west to east. With the height of the residence 18" below the maximum height of 28 feet in the R1C zone, no issues are apparent.
Setbacks:

- The front yard setback for the residence is 22.6" from the front porch. The west side yard setbacks meet snow shed requirements for one and two story roof overhangs. The east side yard setback is 1'9" shy of the code suggested 11'6" setback. Snow stops are shown to mitigate snow shed problems.

- Accessory dwelling side yard setbacks meet the minimum requirements. The rear yard setback is 9'6" from the wall and is 8' from the eaves providing more than adequate turning radius from the alley.
- Distance between buildings is 13' from primary wall line to the accessory stairs, meeting the zoning code setback requirement of at least a 10' separation.

Parking: Two parking spaces are required for the proposal; one space in the garage and the second accessed from Maroon Avenue. Winter maintenance for required access is the responsibility of the property owner.
Snow storage: Snow storage areas are noted on the plan.
Utilities: Utility easements should be added to the site plan.
Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.
Basement: The basement windows are sub grade and curbing is reflected on the elevations.
Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference.*
Existing residence: The existing residence obviously has to be removed for the development of 624 and 628 Maroon. The demolition will be formally addressed under the 624 Maroon proposal, although referencing the demolition as a condition of the current proposal is suggested.

Architectural Review:
The 2007 Board supported the mass, scale and form of the residence relating to Guidelines 4.8 and 4.10, now known4.29 and 4.31. The symmetrical gable roof forms and roof angle are consistent with traditional forms per Guideline 4.16, now known as 4.37, and 4.41. The front porch style is functional and highlights the entry creating a pedestrian friendly façade as conveyed in Guideline 4.24, now 4.45 and 4.46. The shed style dormers are relatively small features on the front roof module. Guideline 4.22, now 4.42 along with 4.43 encourage dormer styles that do not overwhelm the roof, and are placed further back from the front façade. The 2007 Board supported the style and placement of the dormers due to their low profile within the smaller scale of the building even though the dormers placement was closer to the front of the building than encouraged in Guideline 4.22, now Guideline 4.43 b. In regards to the window fenestration and style, the window placements as seen from the street appear consistent with historic placements. Consult Guidelines 4.29 and 4.32, now known as 4.50 and 4.53. The front and secondary door styles were also supported.

The light gray stucco siding for the residence was supported by the 2007 Board and seen as creating variation with the development proposal. The building size parameters are met in Guideline 4.50, now known as 4.73, and the building will be the only structure on 600 block of Maroon clad in stucco. The white painted wood windows with white window and door trim together with the wood vertical wood gable details help to minimize larger expanses of the stucco on the gable walls. Traditional galvanized corrugated metal roof material is noted on the material list.

The accessory building is proposed as a plumbed/heated structure requiring a conditional use permit. The building scale and form is consistent with newer buildings constructed in the core and older R1 neighborhoods. Consult Guidelines 4.58 and 4.59,

now known as 4.82 and 4.83. The building form appears relatively proportional with historic structures in relation to the new Guideline 4.81 relating to height to width ratio. Window fenestration is minimal as encouraged in the Guidelines. Styles and wood materials are consistent with historic buildings. The siding material proposed for the building is weathered steel with a galvanized (matt finish) standing seam roof. White wood trim and fascia are traditional widths, and the garage doors are laminated with carriage style wood.

DRC:

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding the conditional use for an accessory building with plumbing and heating in the R1C zone**
3. **Provide a recommendation to the BOZAR regarding architectural approval contingent upon subsequent subdivision of lots 1-5. Include a recommendation in favor or against a snow shed easement for the east side yards of the residence and accessory as a condition of an approval.**
    a. *Utility easements for pedestals should be added to the site plan.*
    b. *Miller or his contractor will need to address any upgrades to the alley and alterations to the current utility locations with the Utilities Director prior to pulling a building permit.*
    c. *Subject to demolition of the existing residence that extends into the parcel.*

Molly

To: DRC and BOZAR
From: Molly Minneman
Date: January 6, 2010
RE: January 11, 2010 DRC
Project: Ed Miller – Construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 4, W ½ Lot 5 in the R1C zone.

Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53.
Demolition of a non-historic residence is required.
A conditional use permit for an accessory building in the R1C zone is required.

DRC Glenn Michel and Liz Sawyer

Michael Helland submitted an application seeking re-approval of the May 29, 2007 BOZAR approval to demolish the existing residence and construct a new single-family residence, and the June 26, 2007 approval to construct an accessory building at 624 Maroon Ave. The home and accessory building will be constructed on a 1½ lot parcel created by the subdivision described in the 630 Maroon Avenue project overview. Like 628 Maroon, the smaller lot size drives smaller building forms that may appear more compatible with the residences in the Block 53 neighborhood.

As in the 628 Maroon Avenue parcel, the east side-yard setback, 9'9", is undersized for snow storage setbacks for two-story buildings. See the setback provisions in Code section 16-4-490. Helland depicts snow stops to mitigate the snow shed into the side yard. roof areas. The Board also requested snow shed easements are included either through the restrictive covenant agreement or by a special agreement drafted and recorded by the applicant. The Board has found over the years that snow stops may fail creating significant damage to a neighbor's property. Usually, subsequent owners are unaware of friendly snow shed agreements and costly legal battles ensue. A formal agreement will provide future owner's notice of shared snow shed areas.

The FAR for the home is .31, and the site is .4. A full basement under the residence is planned. See the enclosed fact sheet for FAR parameters.

Site Plan:
Topography: The natural grade variation drops slightly from west to east. With the height of the residence is approximately 18" below the maximum height of 28 feet in the R1C zone, no issues are apparent.
Setbacks:

- The front yard setback for the residence is 20' from the front porch. The west side yard setbacks meet snow shed requirements for one and two story roof overhangs. The east side yard setback is 1'9" shy of the code suggested 11'6" setback. Snow stops are shown to mitigate snow shed problems.
- Accessory dwelling 7'6" eastside yard setbacks are minimal for the building height. Shed from a 7' wall on a 1-story building is generally accommodated

within the minimum requirement; the 11′ wall height as shown is a concern. Options could be to shift the building 6″ west, and or require snow stops.

- Distance between buildings is 11′ from primary wall line to the accessory stairs, meeting the zoning code setback requirement of at least a 10′ separation.

Parking: Two parking spaces are required for the proposal; both spaces are proposed in the front yard. In 2007, the neighbors complained about the congestion of the ally when a garage space was planned for the building. The Board chose to set aside Guideline 4.26.a. limiting the front yard access to 10 linear feet in a core zone, in favor relieving the alley congestion. Also a factor is the location of the utility pole in the southeast corner of the parcel that would have to be relocated affecting the service lines to surrounding properties. The pole should remain in place.

Snow storage: Snow storage areas are noted on the plan.

Utilities: The 2007 approval required a 5′ utility easement across the rear yard of lots 1-5 to deal with the various utility issues. In addition, a provision was included to work with the Utility department relating altering existing utilities, replacement of the galvanized water line, alley grading.

Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.

Basement: The basement windows are sub grade and curbing is reflected on the elevations.

Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference.*

Existing residence: The existing must be demolished or removed prior to the purchase of a building permit for construction, and should be reflected in a motion for an approval of the project.

Architectural Review:

The 2007 Board supported the demolition of the existing residence. In regards to the new residence, the mass, scale and form of the proposal was consistent with traditional forms and relating to Guidelines 4.8 and 4.10, now known 4.29 and 4.31. The uncomplicated gable roof forms together with the steep angle appear traditional in design and style that meet the intents of Guidelines 4.16, now known as 4.37, and 4.41. The front porch style is similar to 630 Maroon, yet in 2007 was seen as appearing functional together with creating a pedestrian friendly façade as conveyed in Guideline 4.24, now 4.45 and 4.46. The window fenestration and styles were supported in 2007, although the Board requested adding square windows above the family room on the east and west elevation to achieve window to wall ratios visible from the street encouraged in guidelines 4.32 know known as 4.49. Consult Guidelines 4.29 and 4.32, now known as 4.50 and 4.53. The front and secondary door styles were also supported.

The 2007 Board supported the horizontal lap wood siding with vertical accents in the gables element for the residence. The accents were considered contemporary interpretations of historic features. Diversifying the siding materials among the three-parcel development was important in minimizing the stylistic similarities of 624 and 628 Maroon. A similar comparison are the historic residences 209 and 211 Sopris that are similar in form, but differ in details and siding materials. All siding, window and trim materials are specified as wood products. The material list identifies blue and off white

stain for the siding materials, off white trim and windows. The Board may want to discuss the contrasting stain treatment of the siding materials. Galvanized metal siding is proposed.

The accessory building will be heated and plumbed requiring a conditional use permit. The building scale and form is consistent with newer buildings constructed in the core and older R1 neighborhoods. Consult Guidelines 4.58 and 4.59, now known as 4.82 and 4.83. Horizontal wood siding materials treated with a natural stain, white painted wood windows, and galvanized corrugated metal roofing is proposed.

DRC:

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding the demolition of the single family residence.**
3. **Provide a recommendation to the BOZAR regarding the conditional use for an accessory building with plumbing and heating in the R1C zone**
4. **Provide a recommendation to the BOZAR regarding architectural approval contingent upon subsequent subdivision of lots 1-5. Include a recommendation in favor or against a snow shed easement for the east side yards of the residence and accessory as a condition of an approval.**
    a. *Utility easements for pedestals should be added to the site plan.*
    b. *Miller or his contractor will need to address any upgrades to the alley and alterations to the current utility locations with the Utilities Director prior to pulling a building permit.*
    c. *Subject to demolition of the existing residence that extends into the parcel.*

Molly

To: DRC and BOZAR
From: Molly Minneman
Date: January 6, 2010
RE: January 11, 2010 DRC
Project: Ed Miller – Development of Lots 1-5, Block 53 in the R1C zone.
Overview

Michael Helland brought a development plan to the BOZAR in 2007 on behalf of Ed Miller, the owner of Lots 1-5 in Block 53, and currently known as 624 Maroon Avenue. The development plan was approved that ultimately included the demolition of the residence, the separation of the 5-lot parcel into three building sites pending approval of a minor subdivision, and the construction of three residences, two with accessory buildings and one with an accessory dwelling. Miller's vested property rights will expire in 2010. Helland resubmitted the development plan seeking re-approval of all three proposals by the BOZAR.

The following three proposals are enclosed for your review.

1. **624 Maroon** will be situated at the west end on Lot 5 and the W ½ of lot 4. A new primary residence with a basement is proposed, together with an accessory building with plumbing and heating.

2. **628 Maroon** is the center parcel to be located on Lot 3 and E ½ Lot 4. A new primary residence with a basement is proposed, together with an accessory building/garage with plumbing and heating.

3. **630 Maroon** will be located at the east end on lots 1-2. A new residence with a basement and an accessory dwelling/garage is proposed.

The 2007 review spanned three months in part due to the increased building density that precipitated neighborhood feedback, addressed topographical issues, and solved problems relating to the limitations of the alley's function together with impacts to the neighbors. The south side of the block is characterized with historic residential buildings, while the north side is minimally developed post period of significance building styles. The east end of the block is impacted by a high water table and seasonal surface water. During the 2007 review, Helland requested the Building Official grant approval to fill the low lying areas and those areas are referenced on the site plan. A development plan will be subject to approval by the Building and Utility Departments' relating to the upgrade of the alley, installation of the new utilities that may include the replacement of the old galvanized water line, and any relocation of existing utilities, ground water mitigation and drainage.

Molly

To: DRC and BOZAR
From: Molly Minneman
Date: January 6, 2010
RE: January 11, 2010 DRC
Project: Ed Miller – Construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. **Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53.**
A conditional use permit for an accessory dwelling in the R1C zone is required.

DRC Glenn Michel and Liz Sawyer

Michael Helland submitted the enclosed plans for review seeking re-approval of the November 27, 2009 residential approval and the May 29, 2009 accessory dwelling approval for 630 Maroon Ave., on behalf of Ed Miller.

Project Overview:
The five lot parcel will require a subdivision that can be administered through the minor subdivision process. In regards to the parcel divisions, Helland related in 2007 that the site divisions were developed in part around the mature trees that exist on site. The mature evergreen and aspen trees will remain in place, but the willows will be removed. The site plan depicts the natural topography of the parcel that slopes from west to east that is expected to be the same with the exception of the low lying areas on lot 1. The topography plan was reviewed by Gillie in '07 and under the code provisions; he agreed the holes can be filled up to the 8894' grade, creating a revised natural grade in these locations.

The subdivision code provides two avenues for lot separation depending upon the complexity of the proposal. An administrative separation that can be officiated by the building and zoning director provided the all standard zoning and land use requirements can be achieved after the subdivision. The second option requires Board review when special circumstances occur. An example is a building encroachment into one of the setbacks. Gillie opinioned that the Miller parcel can be subdivided administratively provided the enclosed proposals are approved and a building permit is purchased simultaneously with the demolition permit for the existing residence at 624 Maroon. If Miller chooses to construct 630 Maroon ahead of the rest of the devilment, Lots 1-2 can be separated administratively, as well. So, it is anticipated that the Board will not have to be involved with the subdivision process for the Miller parcel.

During the 2007 review, neighbors opposed the density of the proposal. Block 53 was a historic residential neighborhood and characterized by relatively small miner's homes in a low density setting. The Miller development significantly impacts the density of the block and the neighbors complained their view corridors will be obstructed in part due to the density of the accessory buildings. They also objected to funneling the majority of the traffic and parking though the dead-end alley and complained several of the home's water shut off valves is located in the alley (see site plan). The 2007 Board generally supported the development plan of the parcel because it is not unlike the density seen

in the core areas west of Hwy 135. The Board met on site prior to the first BOZAR meeting with Helland and determined the original traffic plan for the alley was not serviceable. The solution was to remove parking access for 624 Maroon. In addition, the Millers agreed to lower the water shut off valves located in the alley to the two homes shown on the site plan. Miller or the future owners of the residences will be responsible for snow plowing and regular winter maintenance for access of the alley for the parking areas.

Site Plan:

Topography: The orientation of the individual residences on the parcels depicts the slight alterations in grade, and more evident on the streetscapes associated with the individual applications. Natural and finished grade are expected to be one in the same.

Setbacks:

- The front yard setback for the residence is 20′ and side-yard setbacks of 11′ and 10′ provide view corridor and adequate snow shed where two-story elements shed into the side yards.
- Accessory dwelling side yard setbacks meet maximum requirements. The rear yard setback is 11′6″ from the wall and is 10′6″ from the eaves to ensure adequate turning radius from the alley.
- Distance between buildings is 11′ from primary wall line to accessory wall line, and provided the rear steps are below 18″, the setback meets the intent of the code.

Parking: Three parking spaces are required for the proposal; the residence parking is located in the garage and accessory on the southeast corner of the property. Winter maintenance for required access is the responsibility of the property owner.

Snow storage: Snow storage areas are noted on the plan.

Utilities: Utility easements should be added to the site plan.

Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.

Basement: The basement windows are sub grade and curbing is reflected on the elevations.

Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference.*

Architectural review:

The 2007 BOZAR supported the mass and scale of the residence, together with its simple rectangular buildings forms because they relate proportionately with the historic building forms referenced in Guidelines 4.8 and 4.10, now 4.29 and 4.31 (2009 revision). The roof pitch, overhangs along with the open rafter tails enhance the appearance relating to the traditional styles encouraged in the Guidelines. The vertical gable details were supported as contemporary interpretations of historic features. In regards to the form and scale of the front porch, the Board discussed the element complied with the intents of Guideline 4.24, now 4.45 (2009), but debated the similarity of the porch styles of all three buildings see 4.25, know 4.46. The functionality and aesthetically pleasing appearance of the porch caused the Board to ultimately support its design as drawn. In regards to window fenestration, the DRC supported the fenestration of the north and east elevations following separation of the overall fenestration and styles. They debated the appropriateness of three windows on the

north and east elevations per Guideline 4.33, now 4.45 (2009), and concluded the window placements appear as separate units, a style encouraged within the core zones. The window trim along with the two panel half light doors were supported.

The materials chosen for the residence create a rustic motif. Vertical wood board and baton siding is to be stained with gray/brown transparent stain was supported. The residences at 628 and 624 will be painted horizontal siding creating acceptable variations of siding treatment. The window material chosen is wood double hungs painted white with natural 1x4 trim as shown on the materials list. Gray corrugated metal roofing is proposed.

In regards to the accessory dwelling, the scale and form appear to be consistent with the new Guideline 4.81 relating to the height to width ratio of 1:1. The building's simple in design and style appears to comply with Guideline 4.81 (formerly 4.58). The plan notes the garage doors will have a 'barn wood style overlay' and the Board may request a photo of the desired appearance. The materials include reclaimed wood siding (random width?), 1x4 natural wood trim and 1x10 gray stained fascia, and corrugated galvanized steel roofing.

The DRC took a longer look at the alley parking proposal for all three building sites. Staff and the Utilities Director Eddie Balch met on the site.

DRC:

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding the conditional use for an accessory dwelling in the R1C zone**
3. **Provide a recommendation to the BOZAR regarding architectural approval.**
    a. *Utility easements for pedestals should be added to the site plan.*
    b. *Miller or his contractor will need to address any upgrades to the alley and alterations to the current utility locations with the Utilities Director prior to pulling a building permit.*

FACT SHEET
Block 53 Lots 1-2
Address: 630 Maroon Avenue
Proponent – Miller

Project: To demolish a single-family residence and construct a new single-family home and accessory dwelling.

Revised for January 2010 BOZAR:

1) ~~Demolition of an existing non-historic residence.~~
2) Architectural approval is required.
3) A conditional use to allow an accessory dwelling is required.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Proposed**	**Accessory**
Front	20'	**20'**	-----
Rear	10'	-----	**10'6"**
West Side	7'6"-11'6"	**11'**	**11'**
East Side	7'6"-11'6"	**10'**	**14'6"**
Dist. b/t buildings	10'	**11'**	
F.A.R			
Permitted	.3		
Max	.32	**.31 (1974)**	**(889)**
Total Buildings	.48	**.45 (2863)**	
Neighborhood F.A.R.	(primary/accessory)		
1) 611 Elk Ave (Bordes)	.25 (1522)		
2) 619 Elk Ave (Prince)	.21 (1275.5)		
3) 620 Maroon (Wilson)	.27 (1917)/.09(635) = .35 (2549)		
Building Heights	28' / 24'	**27'6"**	**23'6"**
Neighborhood Heights	(primary/accessory)		
1) 611 Elk Ave (Bordes)	27'6"		
2) 619 Elk Ave (Prince)	17'		
3) 620 Maroon (Wilson)	27'3"/19'6"		
Building Widths	35'	**29'**	**24'6"**
Neighborhood Widths	(primary/accessory)		
1) 611 Elk Ave (Bordes)	30'		
2) 619 Elk Ave (Prince)	35'3"		
3) 620 Maroon (Wilson)	30'/25'8"		
Maximum Lot Area	9375	**6250**	

Astrid Matison

From: Astrid Matison
Sent: Friday, January 12, 2018 9:15 AM
To: 'Randy Swift'; 'gfaust@cirruspartners.com'
Cc: Molly Minneman; Jessica Earley
Subject: FW: 10 Butte Avenue

Randy,
Thanks for meeting with me yesterday afternoon to discuss my emails sent on January 9th and 10th.
I relooked at the third floor in terms of habitable space. It is habitable. I apologize I made an error looking at your plans.

The two square windows at each mid floor stair landing do not meet **Section R308.4.7 Glazing at the bottom of the stair landing.** They need to be removed unless the glazing of the window is 3' above the finished landing. Please bring the revised elevation to the DRC.

I did not see a building section for the garage in the set we have. Please bring this drawing as well.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

From: Astrid Matison
Sent: Wednesday, January 10, 2018 3:48 PM
To: 'Randy Swift' <randyswift55@gmail.com>; 'gfaust@cirruspartners.com' <gfaust@cirruspartners.com>
Cc: Molly Minneman <mollym@crestedbutte-co.gov>; Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: RE: 10 Butte Avenue

Randy and Greg,
One more item. The third floor cannot be considered habitable because the width to the 5' height is less than 7'. See **IRC Section R304.2. Habitable rooms** shall not be less than 7 feet in width. I believe the width of the third floor in either direction is 6 feet to the 5 foot height.
Astrid

From: Astrid Matison
Sent: Tuesday, January 09, 2018 5:18 PM
To: 'Randy Swift' <randyswift55@gmail.com>; 'gfaust@cirruspartners.com' <gfaust@cirruspartners.com>
Cc: Molly Minneman <mollym@crestedbutte-co.gov>; Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: 10 Butte Avenue

Randy an Greg,
I conducted a preliminary code review of BOZAR plans submitted on 12/20/17. Please address the concerns, questions or requirements that are listed below.
1. Site Plan: The plastic lot corner symbols are not located at the lot line corners. This must be a drawing error correct?
2. **2015 IRC Section 1003.9 Termination.** Chimneys shall extend not less than 2 feet higher than any portion of the building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof..
3. Check your second and third floor windows for fall out protection. **Section R312.2.1 Window sill.** In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches above the finished floor shall have fall out protection meeting this section.
4. Windows cannot be located at the bottom of stair landings 60 inches from the bottom nosing. **Section 308.4.7.**
5. Window glazing less than 18" from finished floor must be tempered. **Section R308.4.3.**
6. **Section R308.4.2 Glazing adjacent to doors.** Where the glazing is within 24 inches of either side of the door in plane of the door in a closed poistion must be tempered.
7. Glazing at the tub must be tempered if the bottom edge of the glass is less than 60 inches vertically above the standing surface of the tub or shower. **Section R308.4.5.**
8. What is happening at the first floor plan exterior 3' door that opens into what appears to be an interior bedroom closet?
9. Gas Fireplace?
10. Dog shower is not allowed in the garage. It can too easily be converted to a human use shower.
11. Door to the living space with the half bath adjacent to garage must be a 20 minute self closing door.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Agenda
Design Review Committee
Tuesday
January 16, 2017

3:00 Consideration of the application of **Crested Butte Nordic Council and West Elk Hockey Association (WEHA) in conjunction with the Town of Crested Butte** to relocate the existing building and construct a new mixed use building to serve hockey and Nordic uses to be located at 620 Second Street, Block 40/45 in the P zone. (White/Hansen)
- Architectural approval is required.

4:00 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

4:30 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- Demolition of a non-historic single family residence is requested.
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

4:50 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

5:10 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

5:30 Consideration of the application of **TPB 3 LLC, a Colorado limited liability corporation** to construct a single family residence to be located at 6 Treasury Hill Road, Lot 3, Treasury Hill Subdivision in the R1B zone. (Patterson)
- Architectural approval is required.

6:30 Consideration of the application of **Gregory S. Faust and Susan M. Faust** to relocate/demolish the existing single family residence and construct a new single family residence and accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone. (Swift/Faust)
- Architectural approval is required.
- Approval to relocate/demolish a non-historic single family residence is requested.
- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Agenda
Design Review Committee
Tuesday
January 16, 2017

3:00 Consideration of the application of **Crested Butte Nordic Council and West Elk Hockey Association (WEHA) in conjunction with the Town of Crested Butte** to relocate the existing building and construct a new mixed use building to serve hockey and Nordic uses to be located at 620 Second Street, Block 40/45 in the P zone. (White/Hansen)
- Architectural approval is required.

4:00 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

4:30 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- Demolition of a non-historic single family residence is requested.
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

4:50 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

5:10 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

5:30 Consideration of the application of **TPB 3 LLC, a Colorado limited liability corporation** to construct a single family residence to be located at 6 Treasury Hill Road, Lot 3, Treasury Hill Subdivision in the R1B zone. (Patterson)
- Architectural approval is required.

6:30 Consideration of the application of **Gregory S. Faust and Susan M. Faust** to relocate/demolish the existing single family residence and construct a new single family residence and accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone. (Swift/Faust)
- Architectural approval is required.
- Approval to relocate/demolish a non-historic single family residence is requested.
- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Agenda
Design Review Committee
Tuesday
January 17, 2016

3:00 Consideration of the application of **Warren Seekatz and Heather Allyn** to construct a single family residence to be located at 926 Butte Avenue, Block 79, Lot 3 in the R2A zone. (Laggis)
- Architectural approval is required.

3:45 Consideration of the application of **Kent Cowherd** to construct a single family residence to be located at 901 Teocalli Avenue, Block 79 lot 12 in the R2A zone. (Cowherd)
- **Architectural approval is required.**

4:10 Consideration of the application of the **Mountain Earth Ltd. in conjunction with Elk Avenue Partners LLC** to have a restaurant operation, which is to remain ancillary to the retail commercial establishment located at 405 Fourth Street, Block 27, Lots 1-4 in the B1 zone. (Fessenden)
- A conditional use permit for a restaurant, ancillary to the retail commercial establishment, in the B1 zone is required.
- Architectural Approval is required.

4:35 Consideration of the application of **Gregory S. Faust and Susan Faust** to construct a single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Tract 2 of the Belleview Renaissance Subdivision, (also known as Block 63, Lots 23-24) in the R1 zone. (Faust/Swift)
- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.

5:35 Consideration of the application of **Douglas Brennan Reilly and Helena Garcia Reilly** to demolish an accessory building, move the mobile home and construct an ADA ramp on the Northwest elevation of the existing mobile home located at 132 Butte Avenue, Block 5, Lot 1 in the M zone. (Barney)
- Architectural approval is required.

6:05 Consideration of the application of **Jafar Tabaian and Lauren Holm Bock** to remodel the existing single family residence and to construct an accessory building to be located at 732 Whiterock Avenue, Block 63, Lots 1-2 in the R1 zone. (Hadley)
- **Architectural approval is required.**
- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Molly's

To: BOZAR
From: Molly Minneman
Date: January 22, 2010
RE: January 17, 2010 BOZAR
Project: Ed Miller – Construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. **Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53.**
A conditional use permit for an accessory dwelling in the R1C zone is required.

DRC Glenn Michel and Liz Sawyer

5x5

The DRC met with Michael Helland on January 11 for the review of the Ed Miller development plan for the re-approval of the November 27, 2007 BOZAR approval to construct a single family residence, and the May 29, 2009 to construct an accessory dwelling at 630 Maroon Ave. The FAR for the home is at .31, and full build out is under the .48 maximum being calculated at .45. A full basement under the residence is planned. A question raised by most Board members was whether the current plan for all three proposals is exactly the same as those approved in 2007, and the answer is yes they are the same.

The DRC expressed their support for the architectural appropriateness for the residence and accessory dwelling as presented. The setbacks are adequate for the snow storage guidelines on the west elevation. The 10' east side yard setback is buffered by the Town Rights of Way. Note, however, a snow storage easement is requested along the west 1'9" of lot 2 to satisfy the snow shed requirements for 628 Maroon. As iterated in the DRC memo, any approval will be contingent upon the creation of a Minor Subdivision, and stipulate the demolition of the residence at 624 Maroon, and purchase of a building permit.

Staff received questions about the development plan from the neighbor at 615 Elk Avenue last week. In 2007, several members of the public including the neighbor from 615 Elk voiced concern about the overall density of development plan for Lots 1-5 together with increased congestion of the alley. Also note in the proposed motions section of the memo, staff prepared individual motions for approval and opposition for each building.

Project Overview:
The five lot parcel will require a subdivision that can be administered through the minor subdivision process. In regards to the parcel divisions, Helland related in 2007 that the site divisions were developed in part around the mature trees that exist on site. The mature evergreen and aspen trees will remain in place, but the willows will be removed. The site plan depicts the natural topography of the parcel that slopes from west to east that is expected to be the same with the exception of the low lying areas on lot 1. The topography plan was reviewed by Gillie in '07 and under the code provisions; he agreed the holes can be filled up to the 8894' grade, creating a revised natural grade in these locations.

Greatest Issue is the alley
H2O Line
Access
Snow storage

The subdivision code provides two avenues for lot separation depending upon the complexity of the proposal. An administrative separation that can be officiated by the building and zoning director provided the all standard zoning and land use requirements can be achieved after the subdivision. The second option requires Board review when special circumstances occur. Bob Gillie opinioned that the Miller parcel can be subdivided administratively provided the enclosed proposals are approved and a building permit is purchased simultaneously with the demolition permit for the existing residence at 624 Maroon. If Miller chooses to construct 630 Maroon ahead of the rest of the devilment, Lots 1-2 can be separated administratively, as well. So, it is anticipated that the Board will not have to be involved with the subdivision process for the Miller parcel.

As noted above, during the 2007 review, neighbors opposed the density of the proposal. Block 53 was a historic residential neighborhood and characterized by relatively small miner's homes in a low density setting. The Miller development significantly impacts the density of the block and the neighbors complained their view corridors will be obstructed in part due to the density of the accessory buildings. They also objected to funneling the majority of the traffic and parking though the dead-end alley and complained several of the home's water shut off valves is located in the alley (see site plan). The 2007 Board generally supported the development plan of the parcel because it is not unlike the density seen in the core areas west of Hwy 135. The Board met on site prior to the first BOZAR meeting with Helland and determined the original traffic plan for the alley was not serviceable. The solution was to remove parking access for 624 Maroon. In addition, the Millers agreed to lower the water shut off valves located in the alley to the two homes shown on the site plan. Miller or the future owners of the residences will be responsible for snow plowing and regular winter maintenance for access of the alley for the parking areas.

Site Plan:

Topography: The orientation of the individual residences on the parcels depicts the slight alterations in grade, and more evident on the streetscapes associated with the individual applications. Natural and finished grade are expected to be one in the same.

Setbacks:

- The front yard setback for the residence is 20' and side-yard setbacks of 11' and 10' provide view corridor and adequate snow shed where two-story elements shed into the side yards.
- Accessory dwelling side yard setbacks meet maximum requirements. The rear yard setback is 11'6" from the wall and is 10'6" from the eaves to ensure adequate turning radius from the alley.
- Distance between buildings is 11' from primary wall line to accessory wall line, and provided the rear steps are below 18", the setback meets the intent of the code.

Parking: Three parking spaces are required for the proposal; the residence parking is located in the garage and accessory on the southeast corner of the property. Winter maintenance for required access is the responsibility of the property owner.

Snow storage: Snow storage areas are noted on the plan.

Utilities: Utility *easements should be added to the site plan is required by Utility Companies.*
Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.
Basement: The basement windows are sub grade and curbing is reflected on the elevations.
Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference.*

Architectural review:
The 2007 BOZAR supported the mass and scale of the residence, together with its simple rectangular buildings forms because they relate proportionately with the historic building forms referenced in Guidelines 4.8 and 4.10, now 4.29 and 4.31 (2009 revision). The roof pitch, overhangs along with the open rafter tails enhance the appearance relating to the traditional styles encouraged in the Guidelines. The vertical gable details were supported as contemporary interpretations of historic features. In regards to the form and scale of the front porch, the Board discussed the element complied with the intents of Guideline 4.24, now 4.45 (2009), but debated the similarity of the porch styles of all three buildings see 4.25, know 4.46. The functionality and aesthetically pleasing appearance of the porch caused the Board to ultimately support its design as drawn. In regards to window fenestration, the DRC supported the fenestration of the north and east elevations following separation of the overall fenestration and styles. They debated the appropriateness of three windows on the north and east elevations per Guideline 4.33, now 4.45 (2009), and concluded the window placements appear as separate units, a style encouraged within the core zones. The window trim along with the two panel half light doors were supported.

The materials chosen for the residence create a rustic motif. Vertical wood board and baton siding is to be stained with gray/brown transparent stain was supported. The residences at 628 (stucco) and 624 (painted horizontal siding) created acceptable variations of siding treatment. The window material chosen is wood double hungs painted white with natural 1x4 trim as shown on the materials list. Gray corrugated metal roofing is proposed.

In regards to the accessory dwelling, the scale and form appear to be consistent with the new Guideline 4.81 relating to the height to width ratio of 1:1. The building's simple in design and style appears to comply with Guideline 4.81 (formerly 4.58). The plan notes the garage doors will have a 'barn wood style overlay' and the Board may request a photo of the desired appearance. The materials include reclaimed wood siding (random width?), 1x4 natural wood trim and 1x10 gray stained fascia, and corrugated galvanized steel roofing.

The DRC took a longer look at the alley parking proposal for all three building sites. Staff and the Utilities Director Eddie Balch met on the site.

Board Actions

Finding for Residence - Approve

The Board finds that the proposed single-family residence to be located at 630 Maroon Avenue on Lots 1-2 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit.

The mass and scale of the proposed alterations to the residence create a complementary appearance that related effectively with residences seen in Town. The architectural form and style of the residence can be **supported** *by complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 2.9- 2.10 (solar devices) 4.45 (porch element sizes), 4.49-5.44 (windows), 4.71 (materials).*

Architectural approval

Motion to ***approve*** *the architectural appropriateness to construct a single-family residence to be located at 630 Maroon Avenue Lots 1-2, Block 53 in the R1C zone (with any changes noted _____) and based upon Compliance* ***with*** *Guidelines 4.28, 4.29, 4.32, 4.37, 2.9-2.10, 4.45, 4.49-5.44, 4.71, _____, and per the plans and material list, with the following stipulations:*

1. *Approval is contingent upon the subdivision of Lots 1-5 Block 53 as determined by the Building and Zoning Director,*
2. *As a condition of the approval, a cross easement to provide adequate snow shed area for 628 Maroon, on the west 1'9" of lot 2, that is either recorded on the real property records or placed on the Minor Subdivision plat.*
3. *A 5' x' 5' utility easement is provided on the property as required by the Utilities companies,*

4. Snow Removal

Finding for Accessory Dwelling - Approval

The Board finds that the proposed accessory dwelling will not appear excessively dissimilar to structures of like use in surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.23(context), 4.28(site orientation), 4.81 (height to width ratio) 4.80, 4.82 and 4.83 (accessory structures) and _____.

Architectural approval:

Motion to ***approve*** *the architectural appropriateness to construct an accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone (with any changes noted _____), provided the Proponent is responsible for the development of the alley under the approval of the Utilities Director, and lowering of the water shut off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80 - 4.83, and _____, and per the plans and the material list.*

Finding for Residence - Denial

The Board finds that the proposed single-family residence to be at 630 Maroon Avenue Lots 1-2, Block 53 in the R1C zone will appear excessively dissimilar creating excessive density of the development plan within the surrounding R1C neighborhood. The mass and scale of the residence and accessory building is excessive in relation to structures of like use within the surrounding neighborhood. The plan cannot be supported by the application of Guidelines 4.23, (context) 4.29, 4.32 (mass, scale)

Architectural denial

Motion to ***deny*** *the architectural appropriateness to relocate the single-family residence at 630 Maroon Avenue Lots 1-2, Block 53 in the R1C zone and based upon Non-compliance with Guidelines 4.23, 4.29, 4.32 _____.*

Finding for Accessory Building - Denial

The Board finds that the proposed accessory dwelling will appear excessively dissimilar to structures of like use within the surrounding R1C zone. There are no 1 ½ story accessory dwellings that exist in the zone. The size and scale of the dwelling will appear dissimilar with the neighborhood *and should therefore be denied due to non-compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and 4.83.*

Architectural denial:

Motion to deny the architectural appropriateness to construct an accessory building to be located at 630 Maroon Avenue Lots 1-2, Block 53 in the R1C zone based upon non-compliance with neighborhood context and Guidelines 4.23, 4.28, 4.80, 4.82 and 4.83, and _____.

Conditional use for an accessory building

Motion to deny the conditional use for an accessory building to be located at 630 Maroon Avenue Lots 1-2, Block 53 in the R1C zone, based upon ***non-compliance*** *with the conditional use criteria in Code Section 16-8-30.*

Agenda
Design Review Committee
Monday
January 23, 2016

3:00 Informal review requested by the **Town of Crested Butte in conjunction with the Gunnison Watershed School District** to construct a single family residence to be located at 906 Butte Avenue, Block 79, Lot 8 in the R2A zone.

4:10 Recommendation to Town Council regarding a change to the parking code for mechanical lift system, and PIL of parking in the T zone to be satisfied by easements. (Gillie/Yerman)

4:25 Consideration of the application of **Warren Seekatz and Heather Allyn** to construct a single family residence to be located at 926 Butte Avenue, Block 79, Lot 3 in the R2A zone. (Laggis)
- Architectural approval is required.

4:40 Consideration of the application of **Jafar Tabaian and Lauren Holm Bock** to remodel the existing single family residence and to construct an accessory building to be located at 732 Whiterock Avenue, Block 63, Lots 1-2 in the R1 zone. (Hadley)
- **Architectural approval is required.**
- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.
- A conditional waiver for a non-conforming aspect with respect to the West side yard setback is requested.
- Demolition of a portion of a non-historic building is requested.

5:00 Consideration of the application of **Gregory S. Faust and Susan Faust** to construct a single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Tract 2 of the Belleview Renaissance Subdivision, (also known as Block 63, Lots 23-24) in the R1 zone. (Faust/Swift)
- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.

5:30 Informal review requested by **Samantha Smiles, LLC** to construct a commercial/residential building to be located at 206 Elk Avenue, Block 28, Lot 14 and the East half of Lot 15 in the B1 zone. (Hartman)

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Molly Minneman

To: Cathy Steinberger; Lynelle Stanford
Cc: Michael Yerman; Astrid Matison; Rodney Due; Jessica Earley
Subject: RE: Notes for January 30th Bozar Meeting

Hi Cathy,
Thank you for your e-mail. I have responded to your questions/concerns below in red.

Please let me know if you have additional questions.

Best regards,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Cathy Steinberger [mailto:cathy@bighornrealty.com]
Sent: Tuesday, January 23, 2018 1:47 PM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Cc: Molly Minneman <mollym@crestedbutte-co.gov>
Subject: Notes for January 30th Bozar Meeting

Cathy Steinberger & Eric Peterson
615 Elk Ave.
Crested Butte

Comments for Miller Project BOZAR meeting 1/30/18.

1 - Drainage ramifications - With multiple (6?) basements planned for an area that's a wetlands, where will that displaced water go, especially with the lots depleted of the Willows and the natural catchment pond that forms in Spring in big snow years.
Each residence will have a basement. The accessory structures will have normal stem wall foundations. The willows will be removed and the 2' circular low point filled. The fill material in this location that aids the water movement for drainage to 7th Street curb and sheet floor to the street is a remedy that will need to be addressed with the excavation. I believe a similar situation occurred with Stellberger's developed their property at 829 Elk in the 80's installing the front yard garage.

2 - The Alley is currently used by Utility companies to access the utility pole. What is the plan for that pole? We are not interested in burying our power lines as it would entail digging up our yard and removing our deck! Where will this pole go when you bring the alley up to code? Same question for the large utility boxes and boulders near the alley on 7th St. The plan is to leave the utility pole in place for it to service your home. The utilities for 624, 628 and 630 will be buried.

3 – Snow storage and Parking seem inadequate, it's fine on paper but is it realistic? If owners don't plow the alley multiple parking spaces are then pushed to the street. Each property will require a restrictive covenant agreement that will have stipulations for the 'required' parking located on 628 (1-spot) and 630 Maroon (3 spots) to be maintained through the winter. In addition, the owners of the property will be required to have the alley plowed and haul the snow. Most likely the snow will be stored behind 624 Maroon with a requirement to haul the snow when it reaches a specified height – such at 6-8 feet to accommodate 2-3 storm cycles. A permit is required for improving the alleys.

We're aware that several BOZAR members have walked the alley, but not all members. It's difficult to do at this time of year as the Town has stored snow at entrance on 7th. If anyone would like to walk back to the alley you can contact me, Cathy at 275-6257, for permission to cut through our yard. The members did walk the alley in November. As a result, an updated topographical survey was required and has been submitted. In addition, a drainage plan is provided for drainage to the alley.

The alley as you are aware will have to be developed to the full 16' width. The existing water shut off valves relocated on their respective properties. The developer will be required to bare the expense of the ally upgrade and ensure the drainage to 7th Street, to the satisfaction of the Town (Public Works Dept.)

Thank you for considering these concerns.

Cathy Steinberger, Broker Assoc./
Operations Manager
Coldwell Banker Bighorn Realty
cathy@bighornrealty.com
www.bighornrealty.com
970-349-5313 off.
970-349-6214 fax
970-275-6257cell

Molly

To: BOZAR
From: Molly Minneman
Date: January 21, 2010
RE: January 27, 2010 BOZAR
Project: Ed Miller – Construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the E½ of Lot 4 in the R1C zone.
Architectural approval is required and contingent upon subsequent subdivision of lots 1-5, and the demolition approval for 624 Maroon.
A conditional use for a plumbed and heated accessory building is required.

DRC Glenn Michel and Liz Sawyer

The DRC met with Michael Helland on January 11 for the review of the Ed Miller development plan for the re-approval of the May 29, 2007 BOZAR approval to construct a single family residence and accessory building at 628 Maroon Ave. The FAR for the home is at the matter of right of .3, and full build out is under the .48 maximum being calculated at .44. A full basement under the residence is planned. A question raised by most Board members was whether the current plan for all three proposals is exactly the same as those approved in 2007, and the answer is yes they are the same.

The DRC expressed their support for the architectural appropriateness for the residence and accessory building as presented. In regards to the undersized snow storage setbacks for two-story buildings, 9'9" in the east side yard, the DRC discussed the setback provisions in Code section 16-4-490 that encourages 11'6". Helland's plan includes snow stops to mitigate the snow shed on the affected roof areas. The 2007 approval also included snow shed easements as a stipulation of the conditional use permit that will be generated in the restrictive covenant agreement. The Board has found over the years that snow stops may fail creating significant damage to a neighbor's property. Usually, subsequent owners are unaware of friendly snow shed agreements and costly legal battles ensue. A formal agreement will provide future owner's notice of the potential for shared snow shed areas.
As iterated in the DRC memo, any approval will be contingent upon the creation of a Minor Subdivision, and stipulate the demolition of the residence at 624 Maroon, and purchase of a building permit.

Site Plan:
Topography: The natural grade variation drops slightly from west to east. With the height of the residence 18" below the maximum height of 28 feet in the R1C zone, no issues are apparent.
Setbacks:

- The front yard setback for the residence is 22.6" from the front porch. The west side yard setbacks meet snow shed requirements for one and two story roof overhangs. The east side yard setback is 1'9" shy of the code suggested 11'6" setback. Snow stops are shown to mitigate snow shed problems.

- Accessory dwelling side yard setbacks meet the minimum requirements. The rear yard setback is 9'6" from the wall and is 8' from the eaves providing more than adequate turning radius from the alley.
- Distance between buildings is 13' from primary wall line to the accessory stairs, meeting the zoning code setback requirement of at least a 10' separation.

Parking: Two parking spaces are required for the proposal; one space in the garage and the second accessed from Maroon Avenue. Winter maintenance for required access is the responsibility of the property owner.
Snow storage: Snow storage areas are noted on the plan.
Utilities: Utility easements should be added to the site plan.
Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.
Basement: The basement windows are sub grade and curbing is reflected on the elevations.
Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference.*
Existing residence: The existing residence obviously has to be removed for the development of 624 and 628 Maroon. The demolition will be formally addressed under the 624 Maroon proposals, although referencing the demolition as a condition of the current proposal is suggested.

Architectural Review:
The 2007 Board supported the mass, scale and form of the residence relating to Guidelines 4.8 and 4.10, now known 4.29 and 4.31. The symmetrical gable roof forms and roof angle are consistent with traditional forms per Guideline 4.16, now known as 4.37, and 4.41. The front porch style is functional and highlights the entry creating a pedestrian friendly façade as conveyed in Guideline 4.24, now 4.45 and 4.46. The shed style dormers are relatively small features on the front roof module. Guideline 4.22, now 4.42 along with 4.43 encourage dormer styles that do not overwhelm the roof, and are placed further back from the front façade. The 2007 Board supported the style and placement of the dormers due to their low profile within the smaller scale of the building even though the dormers placement was closer to the front of the building than encouraged in Guideline 4.22, now Guideline 4.43 b. In regards to the window fenestration and style, the window placements as seen from the street appear consistent with historic placements. Consult Guidelines 4.29 and 4.32, now known as 4.50 and 4.53. The front and secondary door styles were also supported.

The light gray stucco siding for the residence was supported by the 2007 Board and seen as creating variation with the development proposal. The building size parameters are met in Guideline 4.50, now known as 4.73, and the building will be the only structure on 600 block of Maroon clad in stucco. The white painted wood windows with white window and door trim together with the wood vertical wood gable details help to minimize larger expanses of the stucco on the gable walls. Traditional galvanized corrugated metal roof material is noted on the material list.

The accessory building is proposed as a plumbed/heated structure requiring a conditional use permit. The building scale and form is consistent with newer buildings constructed in the core and older R1 neighborhoods. Consult Guidelines 4.58 and 4.59,

now known as 4.82 and 4.83. The building form appears relatively proportional with historic structures in relation to the new Guideline 4.81 relating to height to width ratio. Window fenestration is minimal as encouraged in the Guidelines. Styles and wood materials are consistent with historic buildings. The siding material proposed for the building is weathered steel with a galvanized (matt finish) standing seam roof. White wood trim and fascia are traditional widths, and the garage doors are laminated with carriage style wood.

KEVIN

Finding for Residence - *Approve*

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue on Lot 3 and the east ½ of lot 4 Block 53 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit. And, as a condition of the approval, the residence at 624 Maroon will have to be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single family residences seen in Town. The architectural form and style of the residence can be **supported** by complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.83 and 4.83 (accessory structures, and _____.

Architectural approval

Motion to **approve** the architectural appropriateness to construct a single-family residence to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone (*with any changes noted _____*) and based upon Compliance **with** Guidelines 4.28, 2.29, 4.32, 4.37, 4.42, 4.46, 4.49-5.44, 4.73, _____, and per the plans and material list, with the following stipulations:

Notice Cross snow storge front

1. Approval is contingent upon the subdivision of Lots 1-5 Block 53 as determined by the Building and Zoning Director,
2. As a condition of the approval, the existing residence located at 624 Maroon will have to be demolished, but contingent upon the purchase of a building permit for the new residence, and
3. As a condition of the approval, a cross easement for snow shed providing a total of 11'6" for snow shed from the east overhang, said easement will affect lot 2, that is either recorded on the real property records or placed on the Minor Subdivision plat.
4. A 5' x' 5' utility easement is provided on the property ~~in~~ required by the Utilities companies,

5) ~~Not~~ Color change windows
6) snow storge add to front

Finding for Accessory Building - Approval

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83 and _____.

Finding for Residence - Approve

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue on Lot 3 and the east ½ of lot 4 Block 53 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit. And, as a condition of the approval, the residence at 624 Maroon will have to be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town. The architectural form and style of the residence can be ***supported*** *by complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.83 and 4.83 (accessory structures, and _____.*

Architectural approval

Motion to ***approve*** *the architectural appropriateness to construct a single-family residence to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone (with any changes noted _____) and based upon Compliance* ***with*** *Guidelines 4.28, 2.29, 4.32, 4.37, 4.42, 4.46, 4.49-5.44, 4.73, _____, and per the plans and material list, with the following stipulations:*

1. *Approval is contingent upon the subdivision of Lots 1-5 Block 53 as determined by the Building and Zoning Director,*
2. *As a condition of the approval, the existing residence located at 624 Maroon will have to be demolished, but contingent upon the purchase of a building permit for the new residence, and*
3. *As a condition of the approval, a cross easement for snow shed providing a total of 11'6" for snow shed from the east overhang, said easement will affect lot 2, that is either recorded on the real property records or placed on the Minor Subdivision plat.*
4. *A 5' x' 5' utility easement is provided on the property in required by the Utilities companies,*

Finding for Accessory Building - Approval

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83 and _____.

FACT SHEET
Block 53 Lots 3 & E ½ 4
Address: 628 Maroon Avenue
Proponent – Miller, Plan "A"

Project: To construct a heated/plumbed accessory building in the R1C zone.

Revised for January 2010 BOZAR:

1) A conditional use to allow an accessory building with plumbing and heating is required.
2) Architectural approval is required and contingent upon approval of the subdivision of lots 1-5 of Block 53.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Proposed**	**Accessory**
Front	20'	**22'6"**	-----
Rear	10'	------	**10'9"**
West Side	7'6"-11'6"	**7'6"**	**8'**
East Side	7'6"-11'6"	**8'**	**7'6"**
Dist. b/t buildings	10'	**13'6"**	**14'6"**
F.A.R			
Permitted	.3		
Max	.32	**.3(1408)**	**480**
Total Buildings	.48	**.40(1888)**	
Neighborhood F.A.R.	(primary/accessory)		
1) 611 Elk Ave (Bordes)	.25 (1522)		
2) 619 Elk Ave (Prince)	.21 (1275.5)		
3) 620 Maroon (Wilson)	.27 (1917)/.09(635) = .35 (2549)		
Building Heights	28' / 20'	**25'6"**	**18'10"**
Neighborhood Heights	(primary/accessory)		
1) 611 Elk Ave (Bordes)	27'6"		
2) 619 Elk Ave (Prince)	17'		
3) 620 Maroon (Wilson)	27'3"/19'6"		
Building Widths	35'	**20'**	**21'10"**
Neighborhood Widths	(primary/accessory)		
1) 611 Elk Ave (Bordes)	30'		
2) 619 Elk Ave (Prince)	35'3"		
3) 620 Maroon (Wilson)	30'/25'8"		
Maximum Lot Area	9375	**4687.5**	

Molly

To: BOZAR
From: Molly Minneman
Date: January 22, 2010
RE: January 17, 2010 BOZAR
Project: Ed Miller – Construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 4, W ½ Lot 5 in the R1C zone.

Approved **Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53.**

Approved **Demolition of a non-historic residence is required.**

Approved **A conditional use permit for an accessory building in the R1C zone is required.**

DRC Glenn Michel and Liz Sawyer

The DRC met with Michael Helland on January 11 for the review of the Ed Miller development plan for the re-approval of the May 29, 2007 BOZAR approval to demolish the existing residence, and construct a single family residence, and the June 26, 2007 approval to construct an accessory building at 624 Maroon Ave. The FAR for the home .31, and the site is .4. A full basement under the residence is planned. See the enclosed fact sheet for FAR parameters. A question raised by most Board members was whether the current plan for all three proposals is exactly the same as those approved in 2007, and the answer is yes they are the same. There was also some confusion between the 624 and 628 proposals as the small sets were inadvertently miss-labeled. 624 Maroon is the horizontal sided residence with vertical accents. 628 is the succo clad residence with dormers.

The DRC expressed their support for the architectural appropriateness for the residence and accessory building as presented, together with the demolition of the existing residence. Support for the conditional use for a plumbed and heated accessory building was also provided. The smaller lot size drives smaller building forms that may appear more compatible with the residences in the Block 53 neighborhood. In regards to the undersized snow storage setbacks for two-story buildings, 9'9" in the east side yard, the DRC discussed the setback provisions in Code section 16-4-490 that encourages 11'6". Helland's plan includes snow stops to mitigate the snow shed on the affected roof areas. The 2007 approval also included snow shed easements as a stipulation of the conditional use permit that will be generated in the restrictive covenant agreement. The Board has found over the years that snow stops may fail creating significant damage to a neighbor's property. Usually, subsequent owners are unaware of friendly snow shed agreements and costly legal battles ensue. A formal agreement will provide future owner's notice of the potential for shared snow shed areas.
As iterated in the DRC memo, any approval will be contingent upon the creation of a Minor Subdivision, and stipulate the demolition of the residence at 624 Maroon, and purchase of a building permit.

Staff received questions about the development plan from the neighbor at 615 Elk Avenue last week. In 2007, several members of the public including the neighbor from 615 Elk voiced concern about the overall density of development plan for Lots 1-5

together with increased congestion of the alley. It is for this reason a parking space was removed from the accessory building and two parking spaces are located in the front yard. See further discussion in the parking section, below. Also note in the proposed motions section of the memo, staff prepared individual motions for approval and opposition for each building.

Site Plan: *Topography:* The natural grade variation drops slightly from west to east. With the height of the residence is approximately 18" below the maximum height of 28 feet in the R1C zone, no issues are apparent.
Setbacks:

- The front yard setback for the residence is 20' from the front porch. The west side yard setbacks meet snow shed requirements for one and two story roof overhangs. The east side yard setback is 1'9" shy of the code suggested 11'6" setback. Snow stops are shown to mitigate snow shed problems.
- Accessory dwelling 7'6" eastside yard setbacks are minimal for the building height. Shed from a 7' wall on a 1-story building is generally accommodated within the minimum requirement; the 11' wall height as shown is a concern. Options could be to shift the building 6" west, and or require snow stops.
- Distance between buildings is 11' from primary wall line to the accessory stairs, meeting the zoning code setback requirement of at least a 10' separation.

Parking: Two parking spaces are required for the proposal; both spaces are proposed in the front yard. In 2007, the neighbors complained about the congestion of the ally when a garage space was planned for the building. The Board chose to set aside Guideline 4.26.a. limiting the front yard access to 10 linear feet in a core zone, in favor relieving the alley congestion. Also a factor is the location of the utility pole in the southeast corner of the parcel that would have to be relocated affecting the service lines to surrounding properties. Under the current proposal the pole will remain in place.
Snow storage: Snow storage areas are noted on the plan.
Utilities: The 2007 approval required a 5' utility easement across the rear yard of lots 1-5 to deal with the various utility issues. Helland conveyed the utilities are in place and the easement is unnecessary. Staff advises individual easements for each property are at the discretion of the Town Utility Director. Any alterations to the alley relating to grading, lowering the stub height of the water shut off valves in the alley, and the replacement of the existing galvanized water line, is subject to the Utility Director's approval.
Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.
Basement: The basement windows are sub grade and curbing is reflected on the elevations.
Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference*.
Existing residence: The existing must be demolished or removed prior to the purchase of a building permit for construction, and should be reflected in a motion for an approval of the project.

Architectural Review:
The 2007 Board supported the demolition of the existing residence. In regards to the new residence, the mass, scale and form of the proposal was consistent with traditional

forms and relating to Guidelines 4.8 and 4.10, now known 4.29 and 4.31. The uncomplicated gable roof forms together with the steep angle appear traditional in design and style that meet the intents of Guidelines 4.16, now known as 4.37, and 4.41. The front porch style is similar to 630 Maroon, yet in 2007 was seen as appearing functional together with creating a pedestrian friendly façade as conveyed in Guideline 4.24, now 4.45 and 4.46. The window fenestration and styles were supported in 2007, although the Board requested adding square windows above the family room on the east and west elevation to achieve window to wall ratios visible from the street encouraged in guidelines 4.32 know known as 4.49. Consult Guidelines 4.29 and 4.32, now known as 4.50 and 4.53. The front and secondary door styles were also supported.

The 2007 Board supported the horizontal lap wood siding with vertical accents in the gables element for the residence. The accents were considered contemporary interpretations of historic features. Diversifying the siding materials among the three-parcel development was important in minimizing the stylistic similarities of 624 and 628 Maroon. A similar comparison are the historic residences 209 and 211 Sopris that are similar in form, but differ in details and siding materials. All siding, window and trim materials are specified as wood products. The material list identifies blue and off white stain for the siding materials, off white trim and windows. The Board may want to discuss the contrasting stain treatment of the siding materials. Galvanized metal siding is proposed.

The accessory building will be heated and plumbed requiring a conditional use permit. The building scale and form is consistent with newer buildings constructed in the core and older R1 neighborhoods. Consult Guidelines 4.58 and 4.59, now known as 4.82 and 4.83. Horizontal wood siding materials treated with a natural stain, white painted wood windows, and galvanized corrugated metal roofing is proposed.

Architectural approval:
Motion to **approve** the architectural appropriateness to construct an accessory building with plumbing and heating to be located at 624 Maroon Avenue on Lot 5 and the west ½ of lot 4 Block 53 in the R1C zone (with any changes noted _____), *provided the Proponent is responsible for the development of the alley under the approval of the Utilities Director, and lowering of the water shut off valves in the alley, as shown on the site plan, and* based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and 4.83, and _____, and per the plans and the material list.

Color changes to Trim to be submitted

****

Finding for <u>Residence</u> - Denial

The Board finds that the proposed single-family residence to be at 624 Maroon Avenue on Lot 5 and the west ½ of lot 4 Block 53 in the R1C zone <u>will</u> appear <u>excessively dissimilar</u> creating excessive density of the development plan within the surrounding R1C neighborhood. The mass and scale of the residence and accessory building is excessive in relation to structures of like use within the surrounding neighborhood. The plan cannot be supported by the application of Guidelines 4.23, (context) 4.29, 4.32 (mass, scale)

Architectural denial

Motion to **deny** the architectural appropriateness to relocate the single-family residence at 624 Maroon Avenue on Lot 5 and the west ½ of lot 4 Block 53 in the R1C zone and based upon *Non-compliance with* Guidelines 4.23, 4.29, 4.32 _____.

Finding for Accessory Building - Denial

The Board finds that the proposed accessory building will appear excessively dissimilar to structures of like use within the surrounding R1C zone. The height and increased density of the building appears excessive in relation to the neighborhood context and should therefore be denied due to non-compliance with Guidelines 4. 23, 4.28, 4.80, 4.83 and 4.83.

Architectural denial:

Motion to *<u>deny</u>* the architectural appropriateness to construct an accessory building to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone based upon non-compliance with neighborhood context and Guidelines 4. 23, 4.28, 4.80, 4.83 and 4.83, and _____.

Conditional use for an accessory building

Motion to ~~*deny*~~ Approve the conditional use for an accessory building to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone, based upon **<u>non-compliance</u>** with the conditional use criteria in *Code Section 16-8-30*, **a**, (denial of the primary residence) **1.b**.(incompatible with the density of building, open space ...) residence.

No Bathing, sleeping per code

FACT SHEET
Block 53 Lots W ½ 4 & 5
Address: 624 Maroon Avenue
Proponent – Miller, ~~Plan "B"~~

Project: To construct a single family residence and accessory building in the R1C zone.

Revised for January 2010 BOZAR:

1) A conditional use to allow an accessory building with plumbing and heating is required.
2) Architectural approval is required and contingent upon approval of the subdivision of lots 1-5 of Block 53.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Proposed**	**Accessory**
Front	20'	**20'**	-----
Rear	10'	-----	~~6'~~ **7'2"**
West Side	7'6"-11'6"	~~7'8" 7'6"~~ **8'**	~~7'6"~~ **8'**
East Side	7'6"-11'6"	~~7'8" 8'~~ **7'6"**	~~7'6" 8'~~ **7'6"**
Dist. b/t buildings	10'	~~16' 11'~~ **15'**	
F.A.R			
Permitted	.3		
Max	.32	~~.322 (1510)~~ **.31(1470)**	~~(436)~~ **(437)**
Total Buildings	.48	~~.41(1946)~~ **.4(1907)**	
Neighborhood F.A.R.	(primary/accessory)		
1) 611 Elk Ave (Bordes)	.25 (1522)		
2) 619 Elk Ave (Prince)	.21 (1275.5)		
3) 620 Maroon (Wilson)	.27 (1917)/.09(635) = .35 (2549)		
Building Heights	28' / 24'	~~27'3"~~ **26'9"**	**19'6"**
Neighborhood Heights	(primary/accessory)		
1) 611 Elk Ave (Bordes)	27'6"		
2) 619 Elk Ave (Prince)	17'		
3) 620 Maroon (Wilson)	27'3"/19'6"		
Building Widths	35'	**20'**	**20'**
Neighborhood Widths	(primary/accessory)		
1) 611 Elk Ave (Bordes)	30'		
2) 619 Elk Ave (Prince)	35'3"		
3) 620 Maroon (Wilson)	30'/25'8"		
Maximum Lot Area	9375	**4687.5**	

Finding for Residence - *Approve*

The Board finds that the proposed single-family residence to be located at 624 Maroon Avenue on Lot 5 and the west ½ of lot 4 Block 53 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit.
The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will ~~be demolished~~, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single family residences seen in Town. The architectural form and style of the residence can be **supported** by complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.45 (porch elements), 4.49-5.44 (windows), 4.71 (materials), 474 (siding treatment) 4.80, 4.82 and 4.83 (accessory structures), & _____.

Architectural approval

add Landscaping - chair
Alternate - colors
- Back snow storage

Motion to **approve** the architectural appropriateness to construct a new single-family residence to be located at 624 Maroon Avenue on Lot 5 and the west ½ of lot 4 Block 53 in the R1C zone (*with any changes noted* _____) and based upon Compliance **with** Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74, _____, and per the plans and material list, with the following stipulations:

1. Approval is contingent upon the subdivision of Lots 1-5 Block 53 as determined by the Building and Zoning Director,
2. Approval is contingent upon the demolition of the existing residence and the purchase of a purchase of ~~a building permit~~ for the new residence, and
3. As a condition of the approval, a cross easement for snow shed providing a total of 11'6" for snow shed from the east overhang, said easement will affect the west 1/2 lot 4, that is either recorded on the real property records or placed on the Minor Subdivision plat.
4. A 5' x' 5' utility easement is provided on the property if required by the Utilities companies,

ok

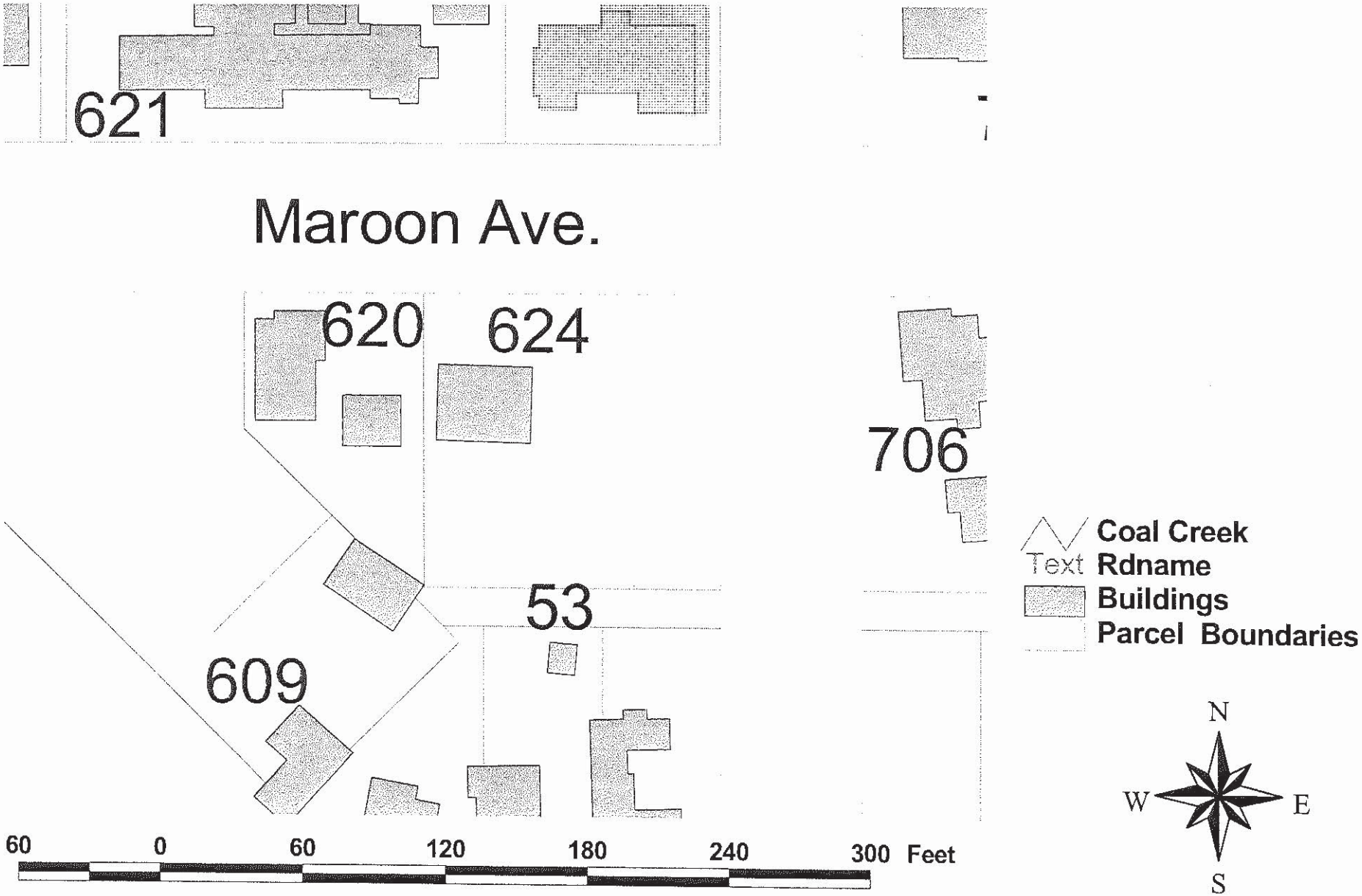
Demolition of a non-historic building

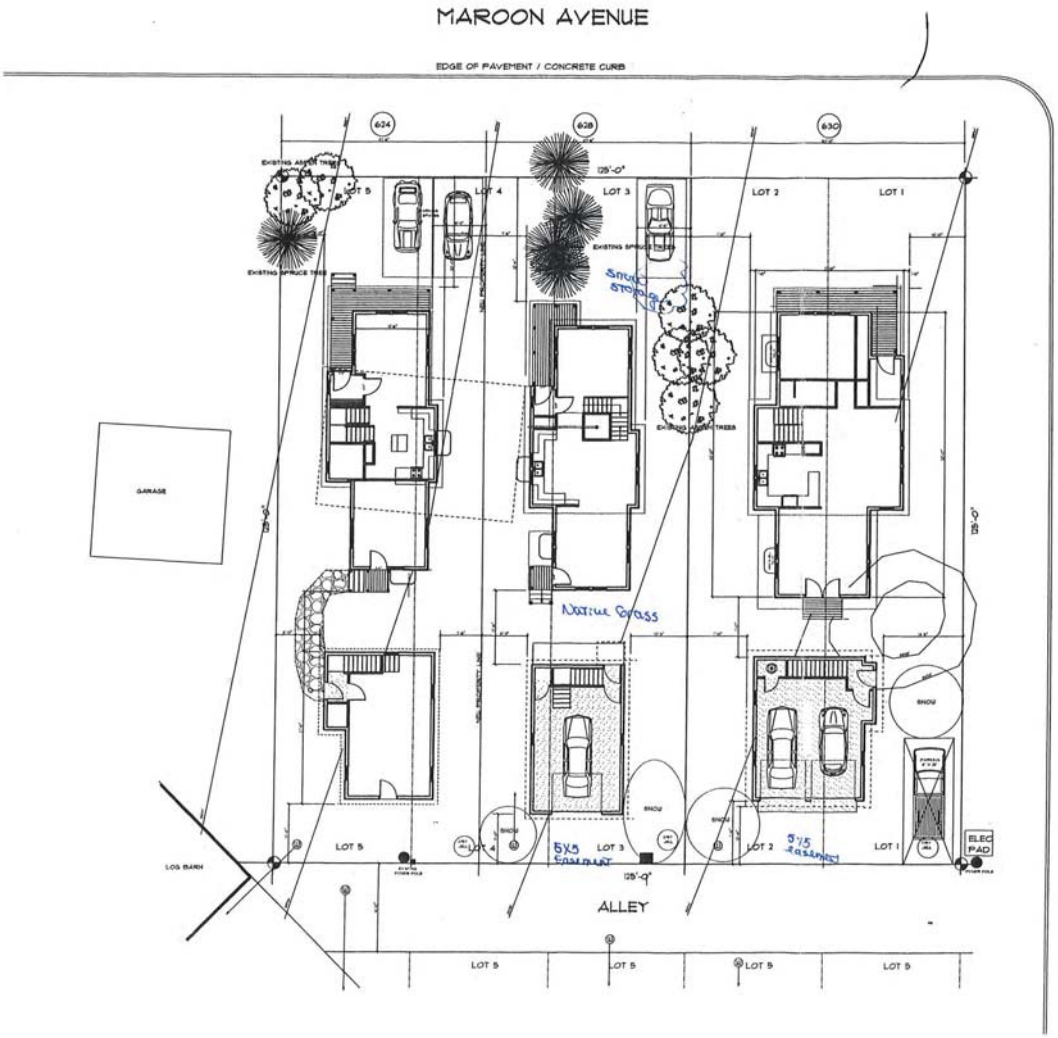
Motion to approve the demolition of the non-historic residence located at 624 Maroon Avenue, lots 1-5 in the R1C zone.

Finding for Accessory Building - Approval

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28 (site orientation), 4.80, 4.82 and 4.83 (accessory structures), and _____.

Miller: 624 Maroon Ave.





628 MAROON
B53, E 12.5' LOT 4, LOT 3

~~RESIDENCE - 624 MAROON AVE~~
~~TOWN OF CRESTED BUTTE~~
~~BLOCK 53~~
~~LOTS - W 12.5 ' LOT 4, LOT 5~~
~~LOT AREA = 4687.5 SF~~
~~PRINCIPAL RESIDENCE FLOOR AREA = 1435 SF (FAR .30)~~
~~ACCESSORY DWELLING FLOOR AREA = 790 SF (FAR .16)~~
~~TOTAL BUILD OUT = 2225 SF (FAR .47)~~

RESIDENCE - 628 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 3
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1409 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .18)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1950 SF (FAR .31)
ACCESSORY DWELLING FLOOR AREA = 984 SF (FAR .15)
TOTAL BUILD OUT = 2934 SF (FAR .47)

7TH STREET

NORTH

SITE PLAN

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

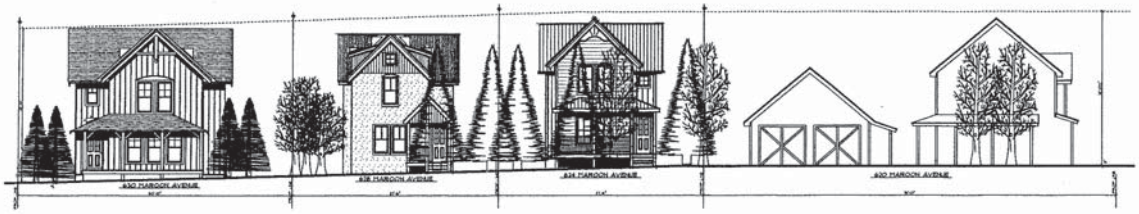
DRC 1-11-10

BOZAR 1-27-10
Approved

NOTICE OF DUTY OF COORDINATION

MILLER RESIDENCES - 624 MAROON AVE.
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE
REVISION
SHEET OF



STREETSCAPE

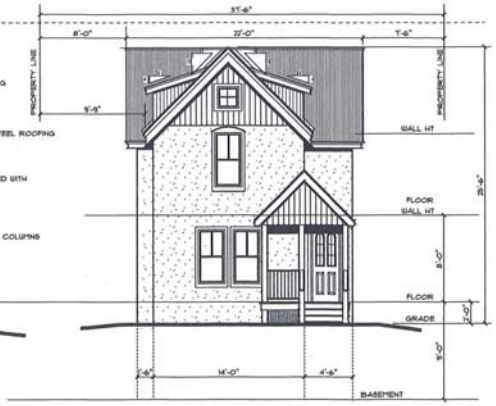
MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

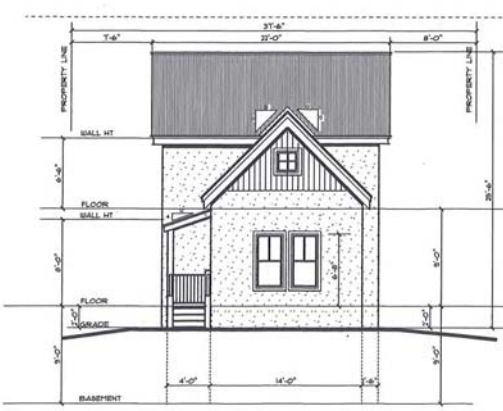
SHEET
OF

NOTICE OF DUTY OF COOPERATION

WEST ELEVATION - A
1/4" = 1'-0"



NORTH ELEVATION - A
1/4" = 1'-0"



SOUTH ELEVATION - A
1/4" = 1'-0"

EAST ELEVATION - A
1/4" = 1'-0"

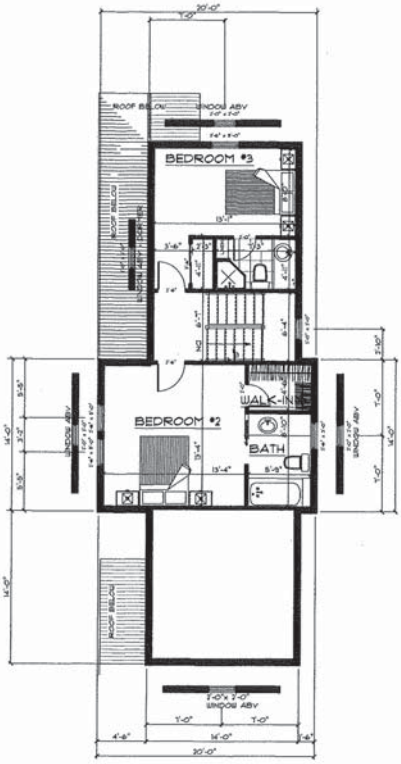
NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

628 Maroon

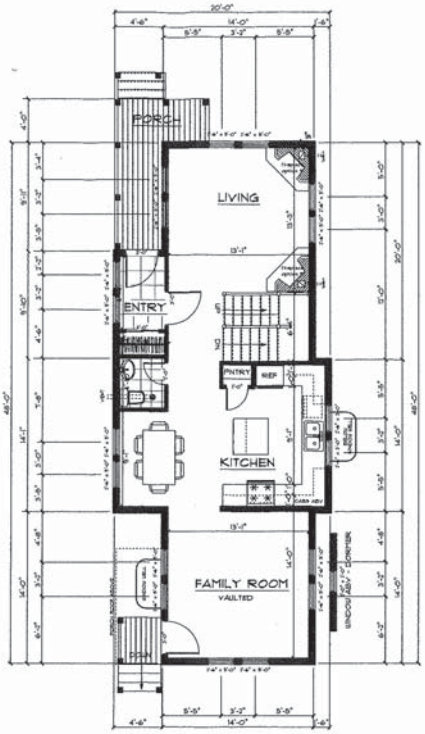
DATE:
REVISION:

SHEET
OF



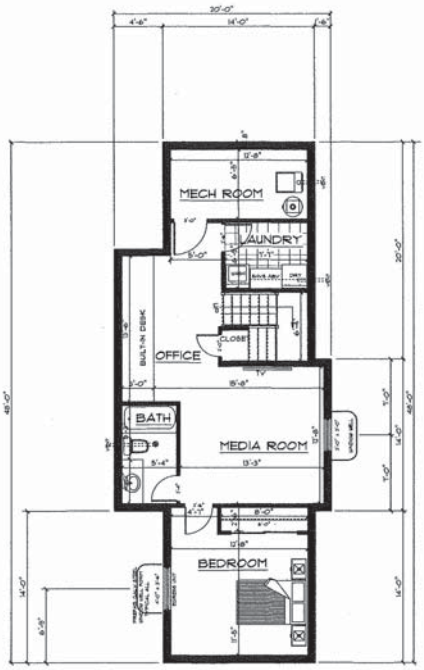
SECOND FLOOR PLAN - A

560 SF 1/4" = 1'-0"



FIRST FLOOR PLAN - A

801 SF (HEATED)
97 SF (PORCHES)
1/4" = 1'-0"



BASEMENT FLOOR PLAN - A

801 SF 1/4" = 1'-0"

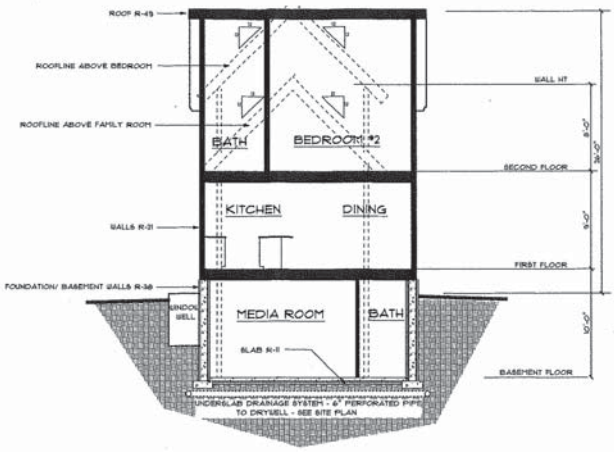
TOTAL SF, ABV GRADE INCLUDING PORCHES (1/2 OF TOTAL) = 1,405

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

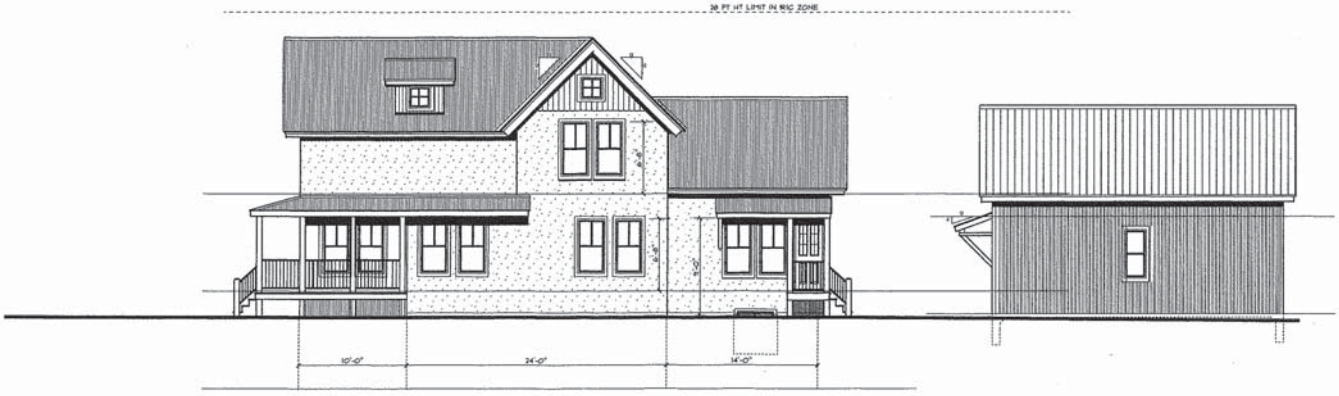
DATE:
REVISION:

SHEET
OF



A - TYPICAL BUILDING SECTION

1/4" = 1'-0"



WEST ELEVATION - A

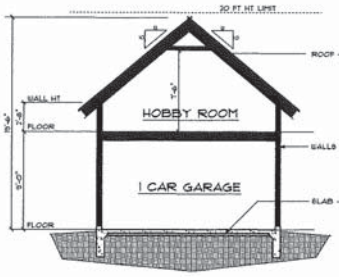
NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

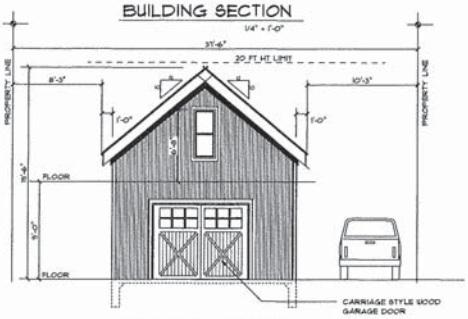
DATE:

REVISION:

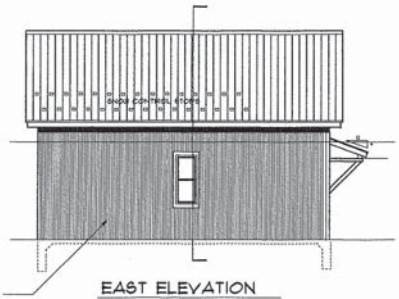
SHEET
OF



BUILDING SECTION
1/4" = 1'-0"

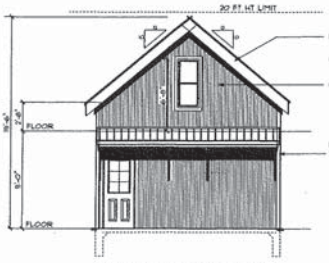


SOUTH ELEVATION
1/4" = 1'-0"



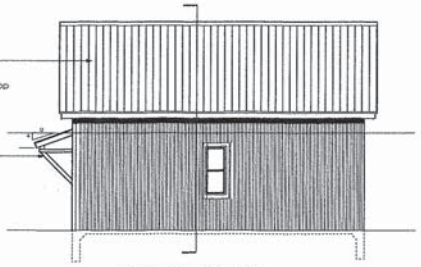
EAST ELEVATION
1/4" = 1'-0"

WEATHERED CORRUGATED STEEL SIDING
1X6 WOOD CORNER TRIM - TYP

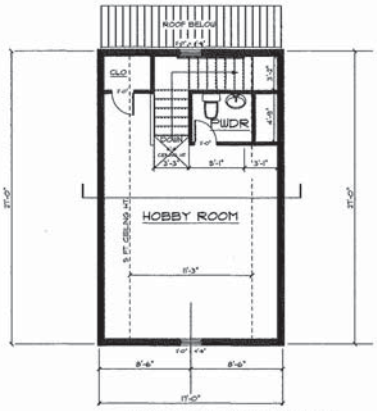


PAINTED WOOD FACIA
GALVANIZED STEEL ROOFING
OPENINGS TRIM - 1X4 PAINTED WOOD
PAINTED WOOD KNEE BRACES TO SUPPORT PORCH ROOF

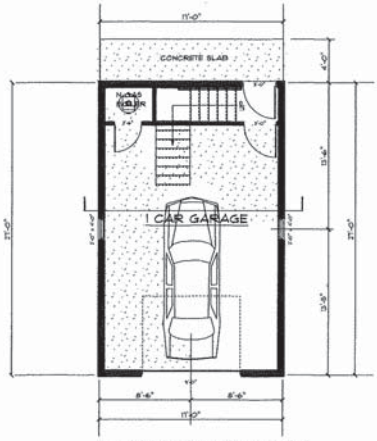
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



A - SECOND FLOOR PLAN
306 SF
1/4" = 1'-0"

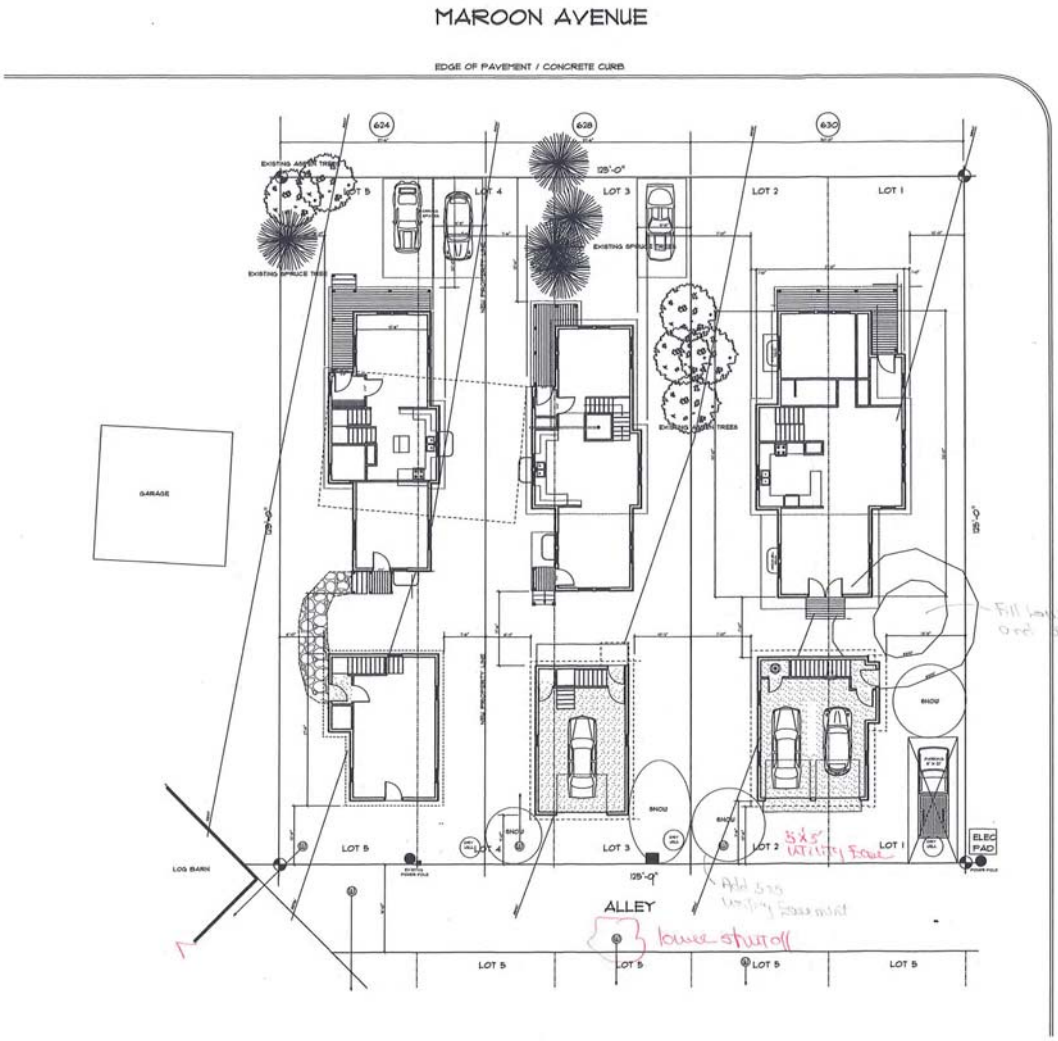


A - FIRST FLOOR PLAN
459 SF
1/4" = 1'-0"

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

SHEET
OF



RESIDENCE - 624 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - W 12.5 ' LOT 4, LOT 5
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1435 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 790 SF (FAR .16)
TOTAL BUILD OUT = 2225 SF (FAR .47)

RESIDENCE - 628 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 3
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1409 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .18)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1950 SF (FAR .31)
ACCESSORY DWELLING FLOOR AREA = 984 SF (FAR .15)
TOTAL BUILD OUT = 2934 SF (FAR .47)

Fill low points over stone facade

NORTH

SITE PLAN

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

DRC 1-11-10

BOZAR 1-27-10
Approved w stipulations

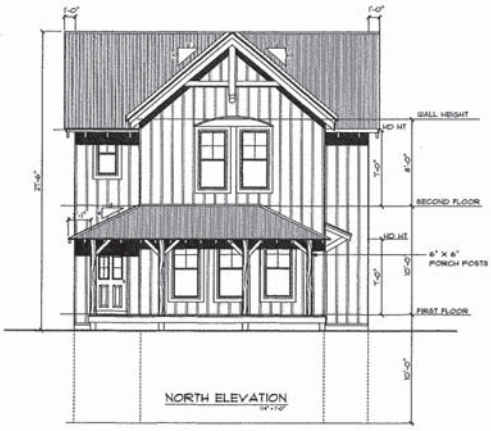
Michael D. Hartnett / Architect
P.O. Box 1923
Crested Butte, Colorado 81224 970 349 0443
mike@mdhartnettarchitect.com

NOTICE OF DUTY OF COOPERATION
Neither of us has any duty to the other beyond the duties expressed in the Uniform Commercial Code, the laws of the State of Colorado, and the laws of the United States of America. In particular, neither of us has any duty to the other to keep any information supplied by the other to us or our employees or agents confidential, or to refrain from using such information to the advantage of our clients or to the disadvantage of the other, or to refrain from using such information in any other way or for any purpose whatsoever. Neither of us has any duty to the other to disclose to the other any information we may have or obtain that may be of advantage to the other, or to the disclosure of any information which we may have or obtain that may be of disadvantage to the other.

MILLER RESIDENCES - 630 MAROON AVE.
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

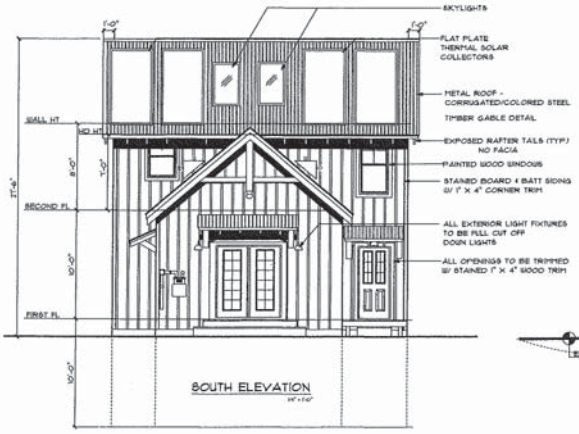
DATE:
REVISION:

SHEET
OF



NORTH ELEVATION
1/4" = 1'-0"

WEST ELEVATION
1/4" = 1'-0"

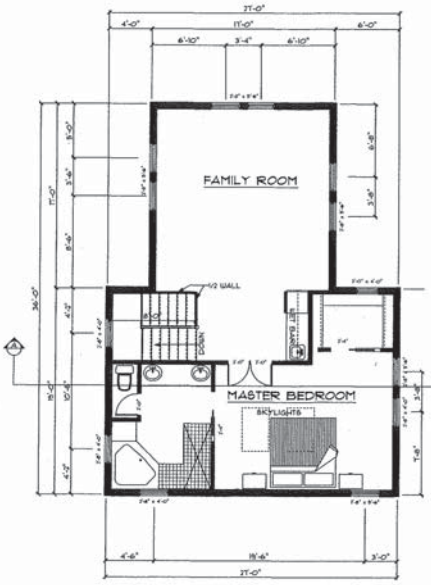


SOUTH ELEVATION
1/4" = 1'-0"

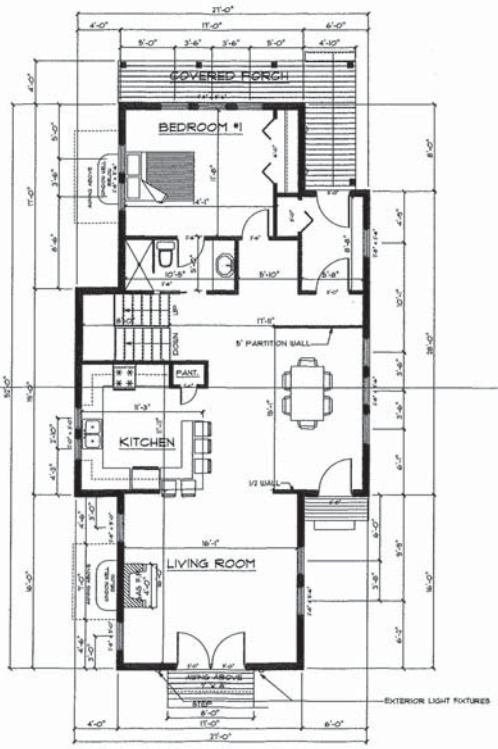
EAST ELEVATION
1/4" = 1'-0"

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

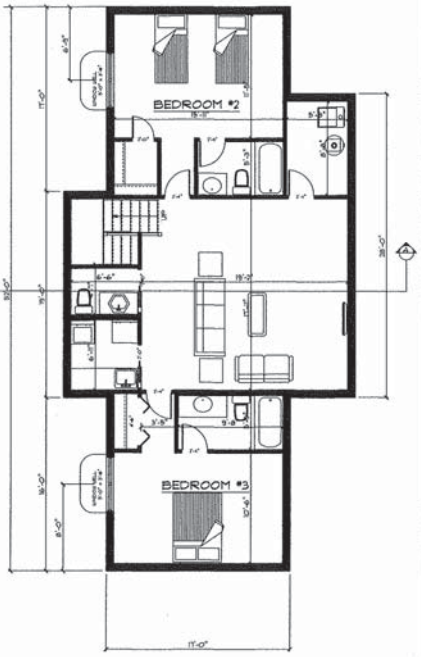
REVISION:
DATE:
SHEET
OF



SECOND FLOOR PLAN
1/4" = 1'-0" 802 SF



FIRST FLOOR PLAN
1/4" = 1'-0" (936 SF (HEATED)
60 SF (PORCHES)



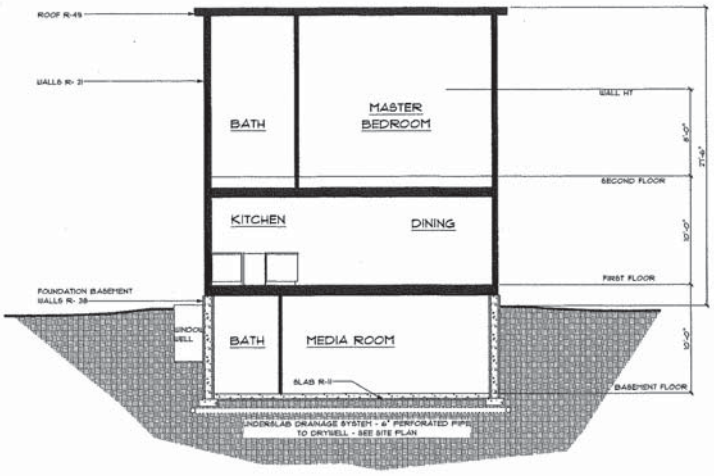
BASEMENT PLAN
1/4" = 1'-0"

TOTAL SF, ABV. GRADE INCLUDING PORCHES (1/2 OF TOTAL) = 1930

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

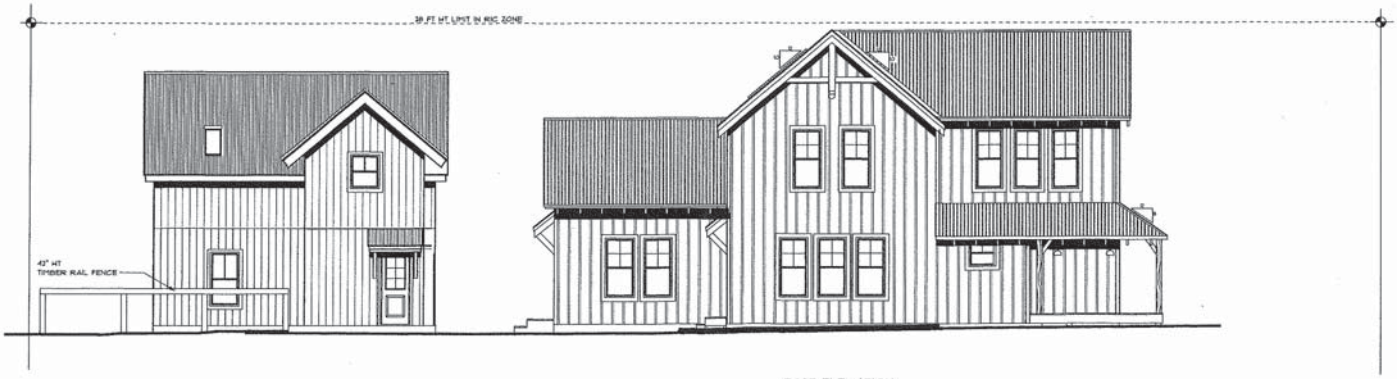
DATE:
REVISION:

SHEET
OF



A - TYPICAL BUILDING SECTION

1/4" = 1'-0"



EAST ELEVATION

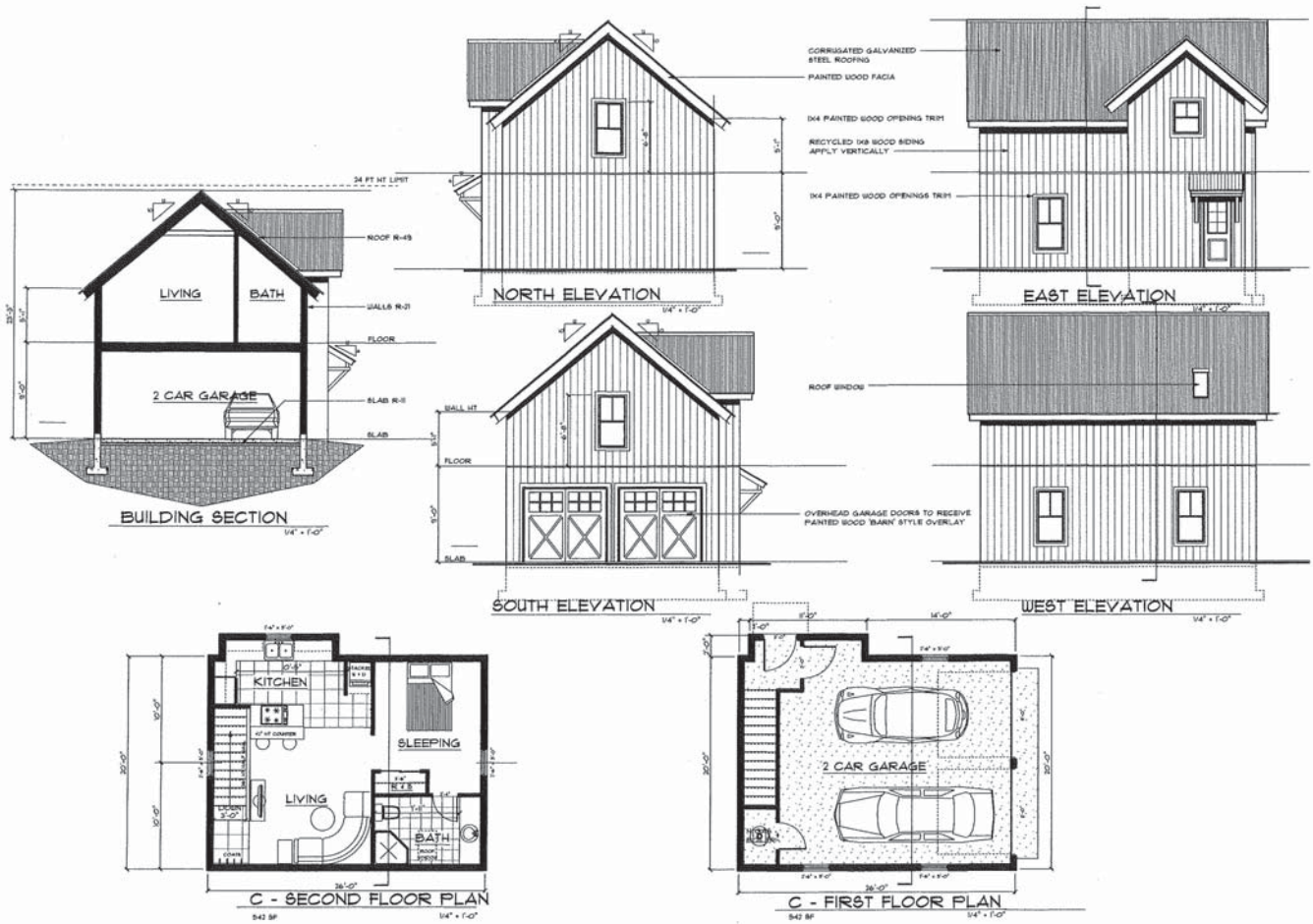
1/4" = 1'-0"

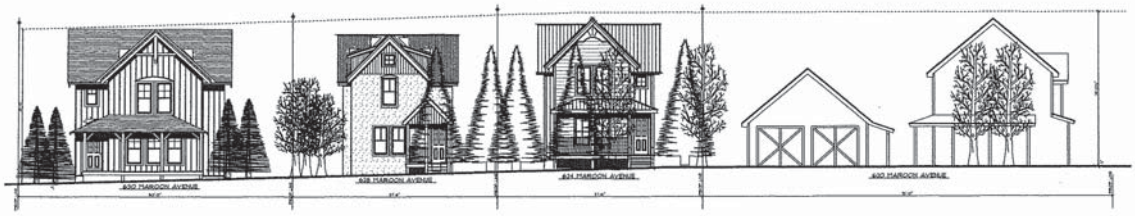
MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

REVISION:

DATE:

SHEET
OF


CORRUGATED GALVANIZED STEEL ROOFING
PAINTED WOOD FACIA
1X4 PAINTED WOOD OPENING TRIM
RECYCLED 1X8 WOOD SIDING APPLY VERTICALLY
1X4 PAINTED WOOD OPENINGS TRIM
24 FT HT LIMIT
ROOF R-49
LIVING
BATH
WALLS R-21
FLOOR
2 CAR GARAGE
SLAB R-11
SLAB
BUILDING SECTION
1/4" = 1'-0"
NORTH ELEVATION
1/4" = 1'-0"
EAST ELEVATION
1/4" = 1'-0"
ROOF WINDOW
WALL HT
FLOOR
SLAB
OVERHEAD GARAGE DOORS TO RECEIVE PAINTED WOOD 'BARN' STYLE OVERLAY
SOUTH ELEVATION
1/4" = 1'-0"
WEST ELEVATION
1/4" = 1'-0"
KITCHEN
SLEEPING
LIVING
BATH
C - SECOND FLOOR PLAN
542 SF
1/4" = 1'-0"
2 CAR GARAGE
C - FIRST FLOOR PLAN
542 SF
1/4" = 1'-0"
MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO
REVISION:
DATE:
SHEET
OF



STREETSCAPE

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

SHEET
OF

MAROON AVENUE

EDGE OF PAVEMENT / CONCRETE CURB

624

SNOW STORAGE

EXISTING ASPEN TREES

EXISTING SPRUCE TREES

LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

125'-0"

GARAGE

SEED GRASS TREES

TREES

LOG BARN

SNOW

ELEC PAD

ALLEY

LOT 5 LOT 5 LOT 5 LOT 5

7TH STREET

RESIDENCE - 624 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - W 12.5 ' LOT 4, LOT 5
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1435 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 790 SF (FAR .16)
TOTAL BUILD OUT = 2225 SF (FAR .47)

RESIDENCE - 628 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 3
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1409 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .18)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1950 SF (FAR .31)
ACCESSORY DWELLING FLOOR AREA = 984 SF (FAR .15)
TOTAL BUILD OUT = 2934 SF (FAR .47)

NORTH

SITE PLAN

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

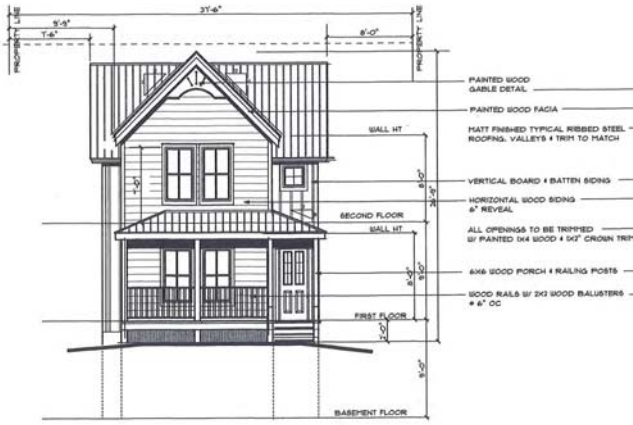
624 Maroon
DRC 1-11-10
BOZAR 1-27-10
Approved

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO
W 12.5' Lot 4, Lot 3

DATE:
REVISION:

SHEET OF

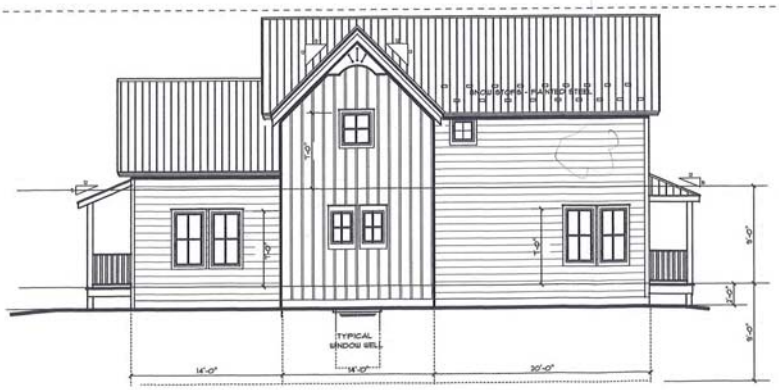


NORTH ELEVATION - B

1/4" = 1'-0"

WEST ELEVATION - B

1/4" = 1'-0"



EAST ELEVATION - B

1/4" = 1'-0"

SOUTH ELEVATION - B

1/4" = 1'-0"

Michael D. Miller / Architect
Post Office Box 1000
Cheyenne Wells, Colorado 80924
(719) 767-5092 (Office)
(719) 243-2563 (Cell)

NOTICE OF DUTY OF COOPERATION

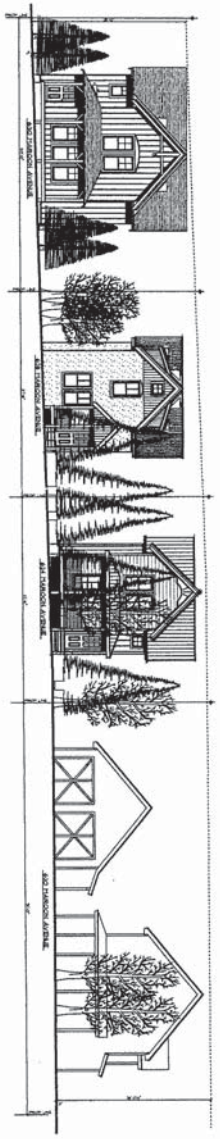
Notice of duty of cooperation. Prior to commencement of any work, the contractor shall notify the architect of any discrepancies between the drawings and specifications and the actual conditions of the site which affect the work shown on the drawings and specifications. Failure to notify the architect of such discrepancies shall be deemed a waiver by the contractor of any claim against the architect for additional compensation or time for any work affected by such discrepancies which the contractor performs after such discrepancies are discovered by the contractor or should have been discovered by the contractor in the exercise of reasonable care and diligence. Failure to notify the architect of such discrepancies shall also be deemed a waiver by the contractor of any claim against the architect for any damages or loss resulting from such work affected by such discrepancies which the contractor performs after such discrepancies are discovered by the contractor or should have been discovered by the contractor in the exercise of reasonable care and diligence. Failure to notify the architect of such discrepancies shall also be deemed a waiver by the contractor of any claim against the architect for any damages or loss resulting from such work affected by such discrepancies which the contractor performs after such discrepancies are discovered by the contractor or should have been discovered by the contractor in the exercise of reasonable care and diligence.

MILLER RESIDENCES 6 & 4 Maroon
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:

REVISION:

SHEET
OF



STREETSCAPE

SHEET OF

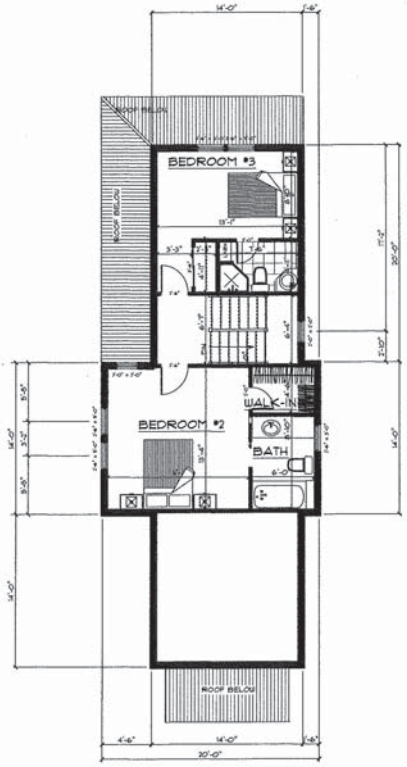
DATE

REVISION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

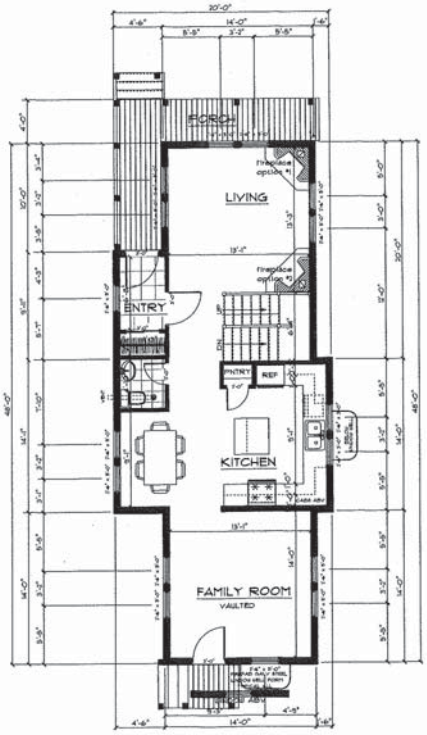
NOTICE OF DUTY OF COOPERATION

Thomas D. Hetland - Architect
PO Box 180
Crested Butte, Colorado 81224 970 349 0443



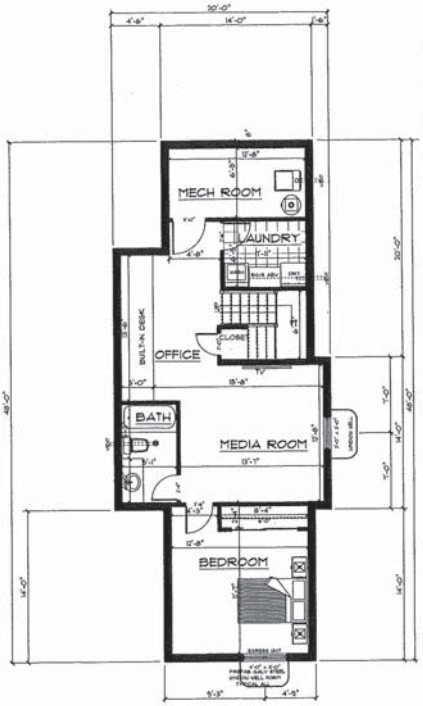
SECOND FLOOR PLAN - B

560 SF 1/4" = 1'-0"



FIRST FLOOR PLAN - B

1/4" = 1'-0" 801 SF (HEATED)
136 SF (PORCHES)



BASEMENT FLOOR PLAN - B

1/4" = 1'-0" 801 SF

TOTAL SF. ABV GRADE INCLUDING PORCHES (1/2 OF TOTAL) = 1,435

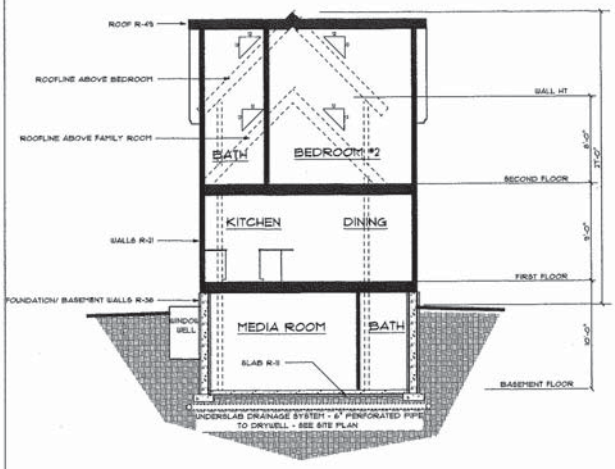
NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:

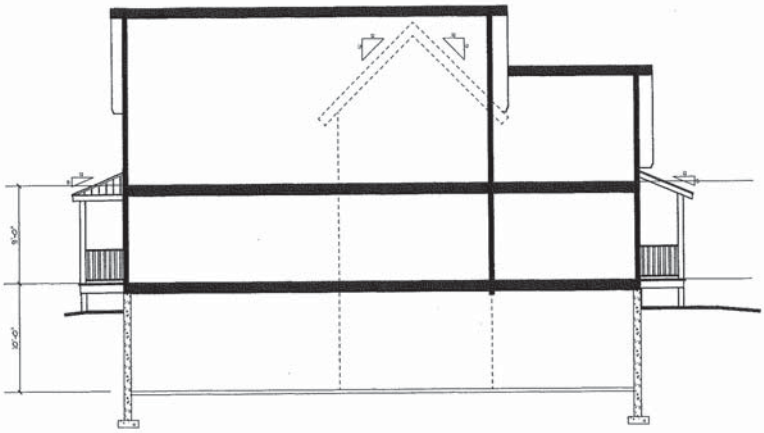
REVISION:

SHEET
OF



B - TYPICAL BUILDING SECTION

1/4" = 1'-0"



WEST ELEVATION - B

1/4" = 1'-0"

WEST ELEVATION - B

1/4" = 1'-0"

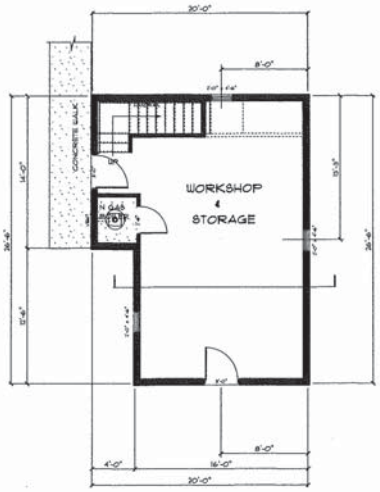
NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:

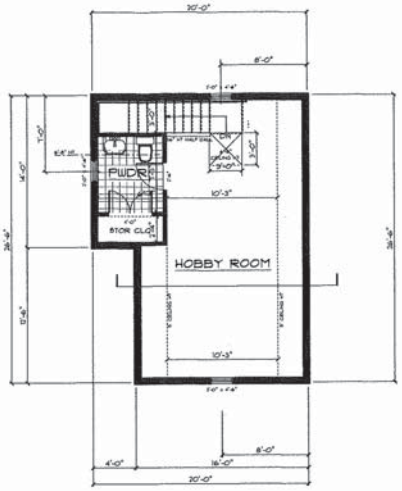
REVISION:

SHEET
OF



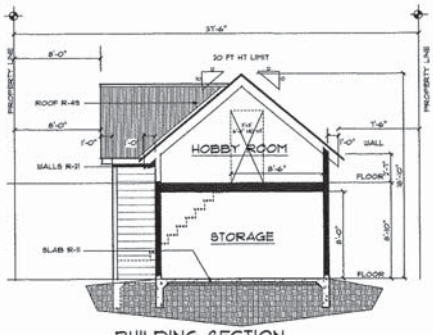
B - FIRST FLOOR PLAN

480 SF 1/4" = 1'-0"



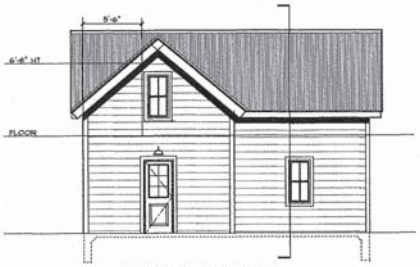
B - SECOND FLOOR PLAN

310 SF 1/4" = 1'-0"



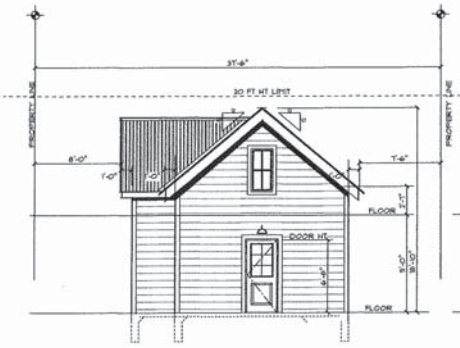
BUILDING SECTION

1/4" = 1'-0"



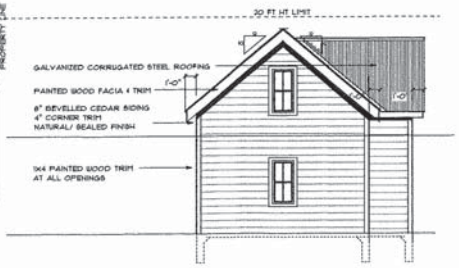
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

EAST ELEVATION

1/4" = 1'-0"

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:

REVISION:

SHEET
OF

Agenda
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
January 30, 2018

6:00 Call to Order.

6:03 Review and approve the minutes from the **December 19, 2017** BOZAR meeting.

6:05 Recommendation to the Town Council to approve an amendment regarding special off street parking allowances in the B3 and T zones.
- A recommendation to the Town Council is requested.

6:45 Consideration of the application of **Crested Butte Nordic Council and West Elk Hockey Association (WEHA) in conjunction with the Town of Crested Butte** to relocate the existing building and construct a new mixed use building to serve hockey and Nordic uses to be located at 620 Second Street, Block 40/45 in the P zone. (White/Hansen)
- Architectural approval is required.

8:00 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

8:30 BREAK

8:40 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- Demolition of a non-historic single family residence is requested.
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

9:10 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

9:40 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

10:10 Consideration of the application of **Gregory S. Faust and Susan M. Faust** to relocate/demolish the existing single family residence and construct a new single family residence and accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone. (Swift/Faust)
- Architectural approval is required.
- Approval to relocate/demolish a non-historic single family residence is requested.
- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

11:10 Consideration of the application of **TPB 3 LLC, a Colorado limited liability corporation** to construct a single family residence to be located at 6 Treasury Hill Road, Lot 3, Treasury Hill Subdivision in the R1B zone. (Patterson)
- Architectural approval is required.

12:15 Miscellaneous:
- DRC for February 12 and 20: _____ (BOZAR – February 27th)
- DRC for March 12 and 19: _____ (BOZAR – March 27th)

12:20 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Agenda
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
January 30, 2018

6:00 Call to Order.

6:03 Review and approve the minutes from the **December 19, 2017** BOZAR meeting.

6:05 Recommendation to the Town Council to approve an amendment regarding special off street parking allowances in the B3 and T zones.
- A recommendation to the Town Council is requested.

6:45 Consideration of the application of **Crested Butte Nordic Council and West Elk Hockey Association (WEHA) in conjunction with the Town of Crested Butte** to relocate the existing building and construct a new mixed use building to serve hockey and Nordic uses to be located at 620 Second Street, Block 40/45 in the P zone. (White/Hansen)
- Architectural approval is required.

8:00 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

8:30 BREAK

8:40 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- Demolition of a non-historic single family residence is requested.
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

9:10 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

9:40 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.* (Helland)
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

10:10 Consideration of the application of **Gregory S. Faust and Susan M. Faust** to relocate/demolish the existing single family residence and construct a new single family residence and accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone. (Swift/Faust)
- Architectural approval is required.
- Approval to relocate/demolish a non-historic single family residence is requested.
- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

11:10 Consideration of the application of **TPB 3 LLC, a Colorado limited liability corporation** to construct a single family residence to be located at 6 Treasury Hill Road, Lot 3, Treasury Hill Subdivision in the R1B zone. (Patterson)
- Architectural approval is required.

12:15 Miscellaneous:
- DRC for February 12 and 20: _____ (BOZAR – February 27th)
- DRC for March 12 and 19: _____ (BOZAR – March 27th)

12:20 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Agenda
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
January 31, 2017

6:00 Call to Order.

6:02 Review and approve the minutes from the **December 20, 2016** BOZAR meeting.

6:05 Recommendation to Town Council regarding a change to the parking code for mechanical lift system, and PIL of parking in the T zone to be satisfied by easements. (Gillie/Yerman)
- A recommendation to the Town Council regarding a change to the parking code is required.

6:25 Consideration of the application of **Kent Cowherd** to construct a single family residence to be located at 901 Teocalli Avenue, Block 79 lot 12 in the R2A zone. *Continued from the December 20, 2017 BOZAR meeting.* (Cowherd)
- **Architectural approval is required.**

7:05 Consideration of the application of **Warren Seekatz and Heather Allyn** to construct a single family residence to be located at 926 Butte Avenue, Block 79, Lot 3 in the R2A zone. (Laggis)
- Architectural approval is required.

7:50 Consideration of the application of **Heneley LLC** to expand the conditional use permit for a bar/restaurant use located at 309 Third Street, Block 21 Lot 5 in the B3 zone. *Continued from the December 20, 2017 BOZAR meeting.* (Henry)
- An expansion of the conditional use permit for a bar/restaurant use in the B3 zone is required.

8:20 Consideration of the application of the **Mountain Earth Ltd. in conjunction with Elk Avenue Partners LLC** to have a restaurant operation, which is to remain ancillary to the retail commercial establishment located at 405 Fourth Street, Block 27, Lots 1-4 in the B1 zone. (Fessenden)
- A conditional use permit for a restaurant, ancillary to the retail commercial establishment, in the B1 zone is required.
- Architectural Approval is required.

8:40 Break

8:45 Consideration of the application of **Douglas Brennan Reilly and Helena Garcia Reilly** to demolish an accessory building, move the mobile home and construct an ADA ramp on the Northwest elevation of the existing mobile home located at 132 Butte Avenue, Block 5, Lot 1 in the M zone. (Barney)
- Architectural approval is required.

9:05 Consideration of the application of **Jafar Tabaian and Lauren Holm Bock** to remodel the existing single family residence and to construct an accessory building to be located at 732 Whiterock Avenue, Block 63, Lots 1-2 in the R1 zone. (Hadley)
- **Architectural approval is required.**
- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.
- A conditional waiver for a non-conforming aspect with respect to the West side yard setback is requested.
- Demolition of a portion of a non-historic building is requested.

9:35 Consideration of the application of **Gregory S. Faust and Susan Faust** to construct a single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Tract 2 of the Belleview Renaissance Subdivision, (also known as Block 63, Lots 23-24) in the R1 zone. (Faust/Swift)
- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.

10:35 Miscellaneous:
- DRC for January 16 and 23: Alvarez Marti and Meyer (BOZAR – January 31th)
- DRC for February 13 and 20: Alvarez Marti and Ellis (BOZAR – February 28th)
- DRC for March 13 and 20: _____ (BOZAR – March 28th)

10:40 Adjourn.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Molly Minneman

From: ballena66@gmail.com on behalf of Windhorse Center [windhorsecenter@hotmail.com]
Sent: Wednesday, February 06, 2013 10:01 PM
To: Molly Minneman
Subject: hi Molly from Barbara

Hi Molly,
Moon got me your e-mail, so I'm hoping this is a satisfactory way to communicate with you. If it's not, it's Moon's fault. (heh Heh.)
First off, hope all's well with you and Trevor. We're all just fine. Good really, wriggling happily on our way to whatever's next.....

Now, CB business. Jesse Ebner's handling the listing and -one day- sale of our property on Gothic Av. She's going to start out by listing the whole thing. I think you and she spent some time discussing this, and thank you for that! What we'd really like to do, though, is initiate the process to divide off the building and land where Danny Albin and John Penn live, drawing a property line 7.5' from the west end of 218 Gothic. That would be 214 Gothic. We'd like to try to keep that, a little space for Myersons to park their toes in town still. Who knows. But if we can keep that possibility open, it feels best to us. Jesse thought that if I wrote you, then she could pick up some of the pieces from there. What do you advise? We're thinking of listing the whole property just to get it out there and start the energy moving. Then we work with the town and figure out how to separate one end off. Billy most likely, because he knows more about this kind of thing and is better at it, could then come to town and work on getting the actual tasks done. Jesse thought the permits would take a while, so perhaps the work could be done in early summer and the larger chunk of property sold to a happy new resident (who will take care in some way of the wonderful people who rent there now). All good. That's the plan, though we will most likely list both pieces of the property separately and see which one moves first. If it comes to it, we'd let it all go. Would rather not, but it'll be interesting to see how the playing pieces land. So Dear Molly, what's the next step? Did I explain clearly enough?
We don't have a fax but can receive them at our bank, in case there is paperwork. Our contact info, or you can work through Jesse if that makes it easier for you.
home phone- 243-261-2088 e-mail- windhorsecenter@hotmail.com 13700 New Hwy 68, Tellico Plains, TN 37385
thanks muchly, with love Barbara Myerson

Agenda
Design Review Committee
Monday
February 8, 2016

3:00 Insubstantial determination requested by **Elk Ave LLC** to change a window on the mixed use building to be located at 123 Elk Avenue, Block 20, Lots 27-28 in the B1 zone. (Hadley)
- **An insubstantial determination is requested.**

3:10 Insubstantial determination requested by **Ice House LLC** to revise the plan for the chimney for the historic commercial building located at 202 Elk Avenue, Block 28, Lot 16 in the B1 zone. (Murphy)
- **An insubstantial determination is requested.**

3:20 Consideration of the application of **J&K Holdings LLC** to expand a conditional use permit for a restaurant to include additional outdoor seating located at 303 Elk Avenue, Block 22, West 75' of lots 17-21 in the B1 zone. (Falzone)
- **Expansion of a conditional use permit for a bar/restaurant in the B1 zone is required.**
- **Payment in lieu of up to 2 off-street parking spaces is requested.**

3:45 Consideration of the application of **Kobi Platt and Margaret Platt** to add additions to the historic single family residence located at 640 Elk Avenue, Parcel A of the Block 52 Minor Subdivision, Block 52, part Lots 1-3 in the R1C zone.
- **Architectural approval is required.**
- **A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.**

4:45 Consideration of the application of **Mitchell Jay Evans in conjunction with Greg Grossman** to site a vehicle rental business at the existing mixed use building at 611 Fourth Street, Block 39, North 25' of Lots 30-32 in the C zone.
- **A conditional use permit for a vehicle rental business in the C zone is required.**

5:30 Consideration of the application of **Colorado Investments LLC** to demolish the existing residence and construct a new single family residence to be located at 640 ½ Elk Avenue, Parcel B of the Block 52 Minor Subdivision, Block 52, part Lots 1-3 in the R1C zone.
- **Permission to demolish a non-historic structure is requested.**
- **Architectural approval is requested.**

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Molly Minneman

To: gfaust@cirruspartners.com
Cc: 'Jill T. Norris'; 'jim faust'; Bob Gillie
Subject: RE: 711 Belleview Ave. (Lots 21 - 24 Block 63)
Attachments: 711 Belleview - Assessor Records.pdf

Good morning Greg,

Thank you for the survey information. In answering your and Jill's question, I am attaching a copy of the assessor record for the property together with links to the minor subdivision requirements. The property is listed a contiguous 4-lot parcel in both Crested Buttes records, and in the assessor records. Splitting the parcel into two separate parcels requires formal documentation approved by either the Building Official or the BOZAR.

This parcel in particular will probably necessitate the demolition of the current residence to achieve the desired lot split that comply with code setback requirements. In order to do this, I anticipate that this will fall in to the BOZAR's realm as a minor subdivision. The process will most likely sequence the manner in which the recordation of the subdivision can occur, and that is dependent upon the demolition and permitting for the new residence.

I have a few irons in the fire today having been at a conference most of last week. I am happy to answer any additional questions you or Jill may have, tomorrow or Wednesday.

Best regards,
Molly

Minor Subdivision Characteristics:
https://www.municode.com/library/co/crested_butte/codes/municipal_code?nodeId=CH17SU_ART3MAMISUGE_S17-3-20CHMISU

Minor Subdivisions:
https://www.municode.com/library/co/crested_butte/codes/municipal_code?nodeId=CH17SU_ART4MISU

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Fax: (970) 349-6626
Website: townofcrestedbutte.com

From: Greg Faust [mailto:gfaust@cirruspartners.com]
Sent: Monday, February 08, 2016 10:27 AM
To: Molly Minneman <mollym@crestedbutte-co.gov>
Cc: 'Jill T. Norris' <norris@dwmk.com>; 'jim faust' <jimafaust@yahoo.com>
Subject: 711 Belleview Ave. (Lots 21 - 24 Block 63)

Hello Molly,

Hope you had a good weekend. We are working on the key items that will be required to develop the 711 Belleview Avenue property (Lots 21-24, Block 63). We know we will need a demolition plan for the existing home, and we are developing plans for a new home and accessory dwelling to be placed on the western two lots 21 & 22. In an earlier meeting, you also mentioned needing a minor sub-division plan as the current home sits on top of all 4 lots. Our attorney Jill Norris is asking why we need a minor sub-division plan if a lot line may never have been vacated or these lots were never formally clustered. Can you please advise. Norm Whitehead is prepared to do the plat as discussed but I am wondering if we need it? I have attached the topo and ILC surveys for the lots for your information.

Thank you and best regards,

Greg
(303)549-1002
gfaust@cirruspartners.com

Agenda
Design Review Committee
Tuesday
February 16, 2016

3:00 Insubstantial determination requested by **Ice House LLC** to revise the plan for the chimney for the historic commercial building located at 202 Elk Avenue, Block 28, Lot 16 in the B1 zone. (Murphy)
- **An insubstantial determination is requested.**

3:10 Consideration of the application of **Colorado Investments LLC** to demolish the existing residence and construct a new single family residence to be located at 640 ½ Elk Avenue, Parcel B of the Block 52 Minor Subdivision, Block 52, part Lots 1-3 in the R1C zone. (Cowherd)
- **Permission to demolish a non-historic structure is requested.**
- **Architectural approval is requested.**

3:35 Consideration of the application of **Mitchell Jay Evans in conjunction with Greg Grossman** to site a vehicle rental business at the existing mixed use building at 611 Fourth Street, Block 39, North 25' of Lots 30-32 in the C zone. (Grossman)
- **A conditional use permit for a vehicle rental business in the C zone is required.**

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Molly Minneman

From: Molly Minneman
Sent: Thursday, February 18, 2016 4:59 PM
To: 'gfaust@cirruspartners.com'
Subject: RE: 711 Belleview - Minor Sub-division submission

Hi Greg,

Thank you for the documents and I have some revisions that will be needed for the submittal:

1. Sketch Plat: Please add the footprint and parking areas for the duplex, and for the residence and accessory building, with the existing building ghosted.
2. Final Plat: By March 4, please have a rough draft of the final plat and surveyor certificate. We now need to provide our attorney with this information early in the submittal process. I anticipate that Jill Norris may not have the attorney's opinion flushed out, but let's see what she can provide.
3. Application for Minor Subdivision: Please add the proposed use for the subdivision. I interpret this to mean that you would supply the information about the demolition of the existing building that will enable the construction of a duplex on Tract 1 and a new single family residence and accessory dwelling on Tract 2, as noted below.
4. Demolition proposal: Demolition of existing buildings necessitate a redevelopment plan for the BOZAR to consider it. You related that the redevelopment is on its way. For the subdivision to be approved, the BOZAR has required that in other situations that demolition is contingent upon the purchase of a building permit for one of the development plans. I anticipate that a subdivision agreement will be written that outlines the Board's motions and the chain of events that need to occur and when.

Do you have time to talk tomorrow sometime? I have a meeting from 9-10:30, but can talk at 8:30 or after my meeting.

Thanks,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Fax: (970) 349-6626
Website: townofcrestedbutte.com

(a) If the Building Official determines that any of the above criteria has not been met, or if the above required minimum information is deemed by the Building Official to be insufficient to make the required determinations, the Building Official shall refer the matter to the Board for consideration. In such case, the applicant shall provide to the Town the information and documentation contained in Subsection (b) below.

(b) A final plat of the resubdivision proposal shall be provided. The final plat shall be prepared by a Colorado licensed surveyor on twenty-four-inch-by-thirty-six-inch sheet size and shall contain the following:

(1) Scale no less than one (1) inch to thirty (30) feet;

(2) A legal description of the existing lots or tracts and proposed parcels within the resubdivision, identifying the proposed parcels as parts of lots or tracts and blocks on the Town Plat;

(3) All Town boundary (if applicable), lot, tract and parcel lines, easements and rights-of-way;

(4) All such lines with exact lengths and land bearings, which shall close within the limits of one (1) in ten thousand (10,000);

(5) The location of any existing and proposed public rights-of-way, having their width, curves, radii and other dimensions clearly shown;

(6) The existing and proposed names of streets within the resubdivision;

(7) The location of any existing and proposed snow storage areas;

(8) The proposed use of parcels within the resubdivision; and

(9) The name of the subdivision or the original Town Plat, within which the property lies and the wording required in Appendix I to this Code.

From: Greg Faust [mailto:gfaust@cirruspartners.com]
Sent: Thursday, February 18, 2016 2:22 PM
To: Molly Minneman <mollym@crestedbutte-co.gov>
Cc: 'jim faust' <jimafaust@yahoo.com>
Subject: 711 Belleview - Minor Sub-division submission

Hello Molly,

Please find attached the information we believe is necessary for the 711 Belleview "Minor Sub-division Plan" and the "Demolition Plan" for the existing structure. Please let me know if this submission is complete and what the required application fees are and we can deliver a check.

As mentioned in an earlier email, we will be submitting a home and accessory dwelling for the west lot of the 711 property for the March BOZAR review. We hope to get this submitted a couple days before the submission deadline.

We are sending in the mail today from Evergreen the 717 & 719 Red Lady scaled duplex plans directly to you. Let me know if there is anything else outstanding on those projects. We have been in touch with Marco and will meet with him on site when our schedules align --- he has been back east.

Thank you and best regards,

Greg
(303)549-1002
gfaust@cirruspartners.com

AGENDA-
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
February 23, 2016

6:00 Call to order

6:02 Review and approve the minutes from the **January 26, 2016** BOZAR meeting.

6:04 *WITHDRAWN: Consideration of the application of* ***Mitchell Jay Evans in conjunction with Greg Grossman*** *to site a vehicle rental business at the existing mixed use building at 611 Fourth Street, Block 39, North 25' of Lots 30-32 in the C zone. (Grossman)*
- A conditional use permit for a vehicle rental business in the C zone is required.

6:06 Consideration of the application of **Town of Crested Butte** for the minor subdivision and replat of Blocks 79 and 80 in the R2A zone. (Yerman) Continued from the January 26, 2015 BOZAR meeting.
- Approval of a minor subdivision is required.

6:25 Consideration of the application of **J&K Holdings LLC** to expand a conditional use permit for a restaurant to include additional outdoor seating located at 303 Elk Avenue, Block 22, West 75' of lots 17-21 in the B1 zone. (Falzone)
- Expansion of a conditional use permit for a bar/restaurant in the B1 zone is required.
- Payment in lieu of up to 2 off-street parking spaces is requested.

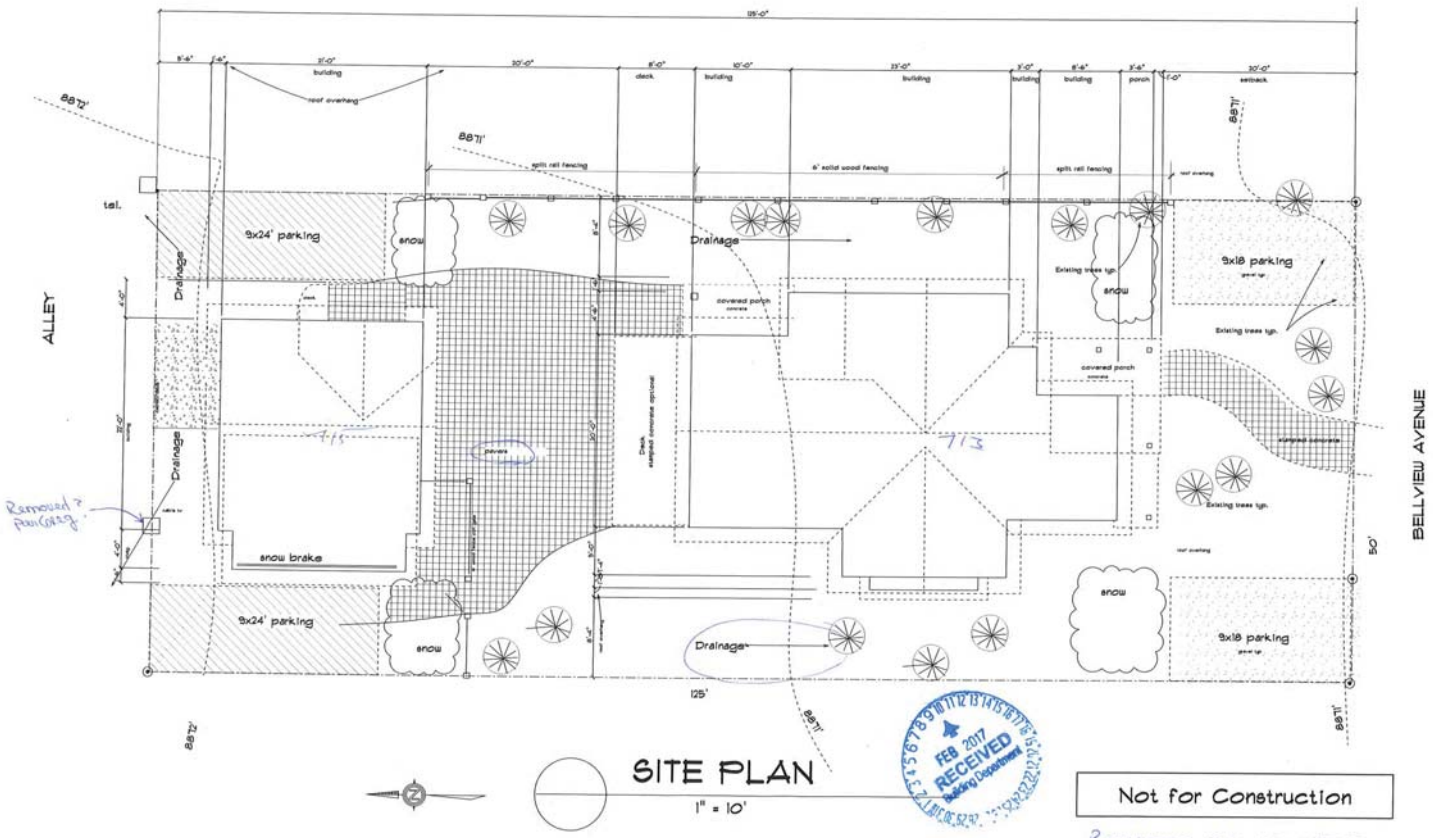
7:00 Consideration of the application of **Colorado Investments LLC** to demolish the existing residence and construct a new single family residence and accessory building to be located at 640 ½ Elk Avenue, Parcel B of the Block 52 Minor Subdivision, Block 52, part Lots 1-3 in the R1C zone. (Cowherd)
- Permission to demolish a non-historic structure is requested.
- Architectural approval is requested.

7:40 Consideration of the application of **Kobi Platt and Margaret Platt** to add additions to the historic single family residence located at 640 Elk Avenue, Parcel A of the Block 52 Minor Subdivision, Block 52, part Lots 1-3 in the R1C zone.
- **Architectural approval is required.**
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.

8:25 Miscellaneous:
- DRC for March 14 and 25: Alvarez Marti and Russell volunteered. (BOZAR – March 29th)
- DRC for April 11 and 18: Alvarez Marti and Russell volunteered. (BOZAR – April 26th)
- DRC for May 16 and 23: _____ (BOZAR – May 31st)
- Insubstantial Determinations:
  - Elk Ave LLC (123 Elk Avenue) – Window change.

8:35 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled



SITE PLAN

1" = 10'

FEB 2017 RECEIVED Building Department

Not for Construction

Revisions per 1-31-17 BOZAR
Pavers
Drainage
Accessory Setback OK
Primary Finished Grade

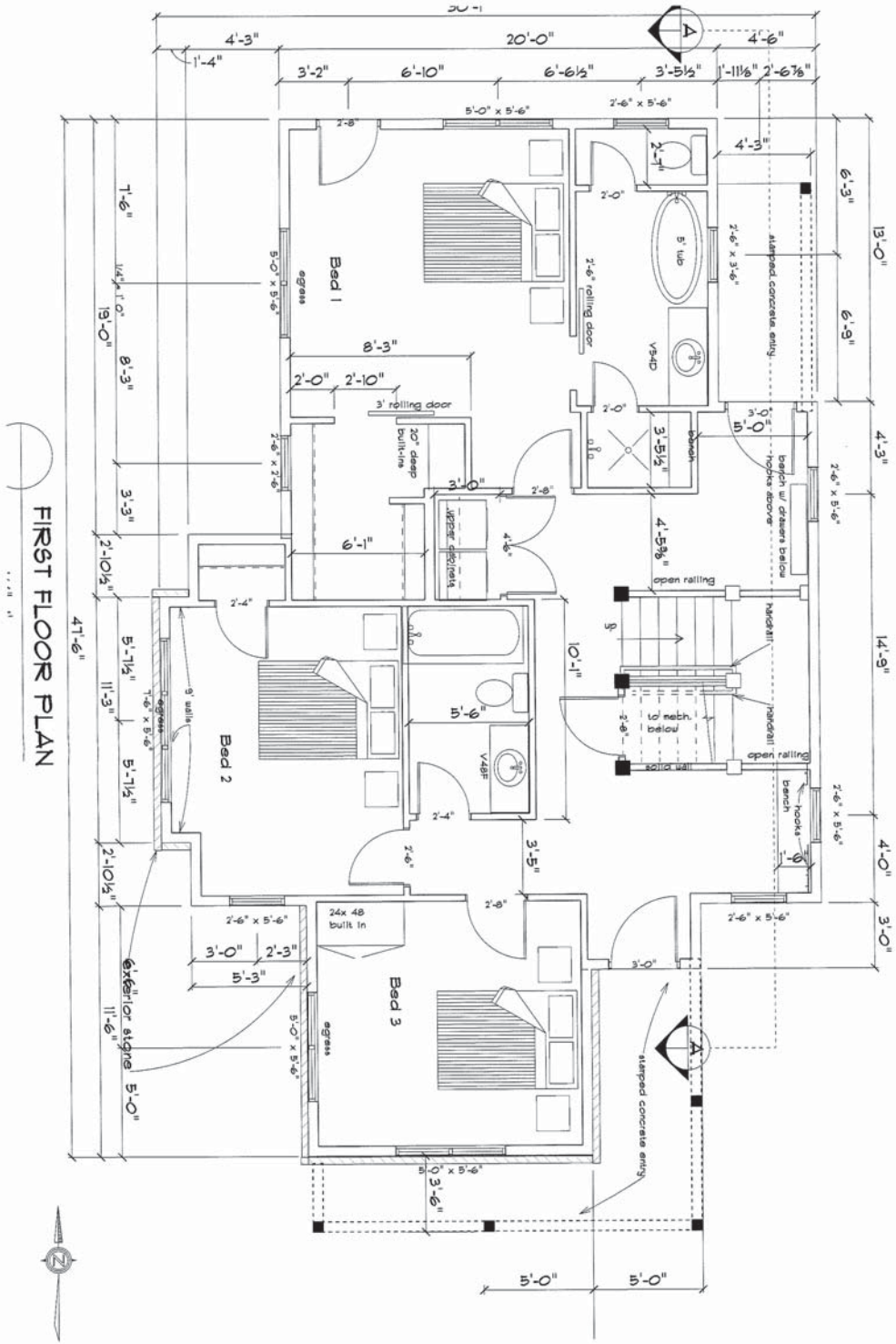
PROJECT: Greg Faust Residence

Design: Greg Faust

Drafting: Swift Construction Inc

LOCATION:
70 / 78 Bellview Ave, Crested Butte
Lots 23 and 24 Block 63 Crested Butte

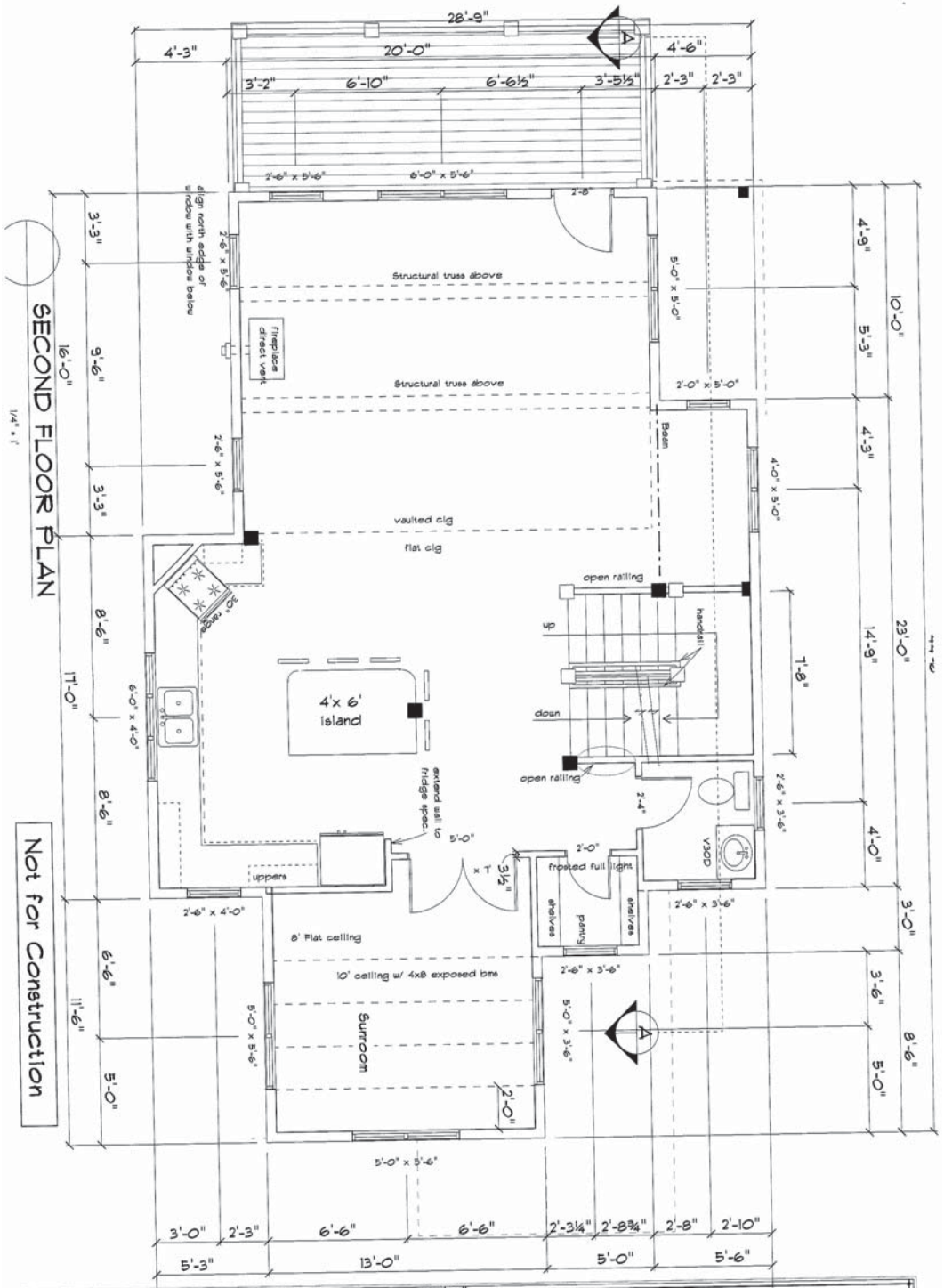
Sht. No. 1



PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

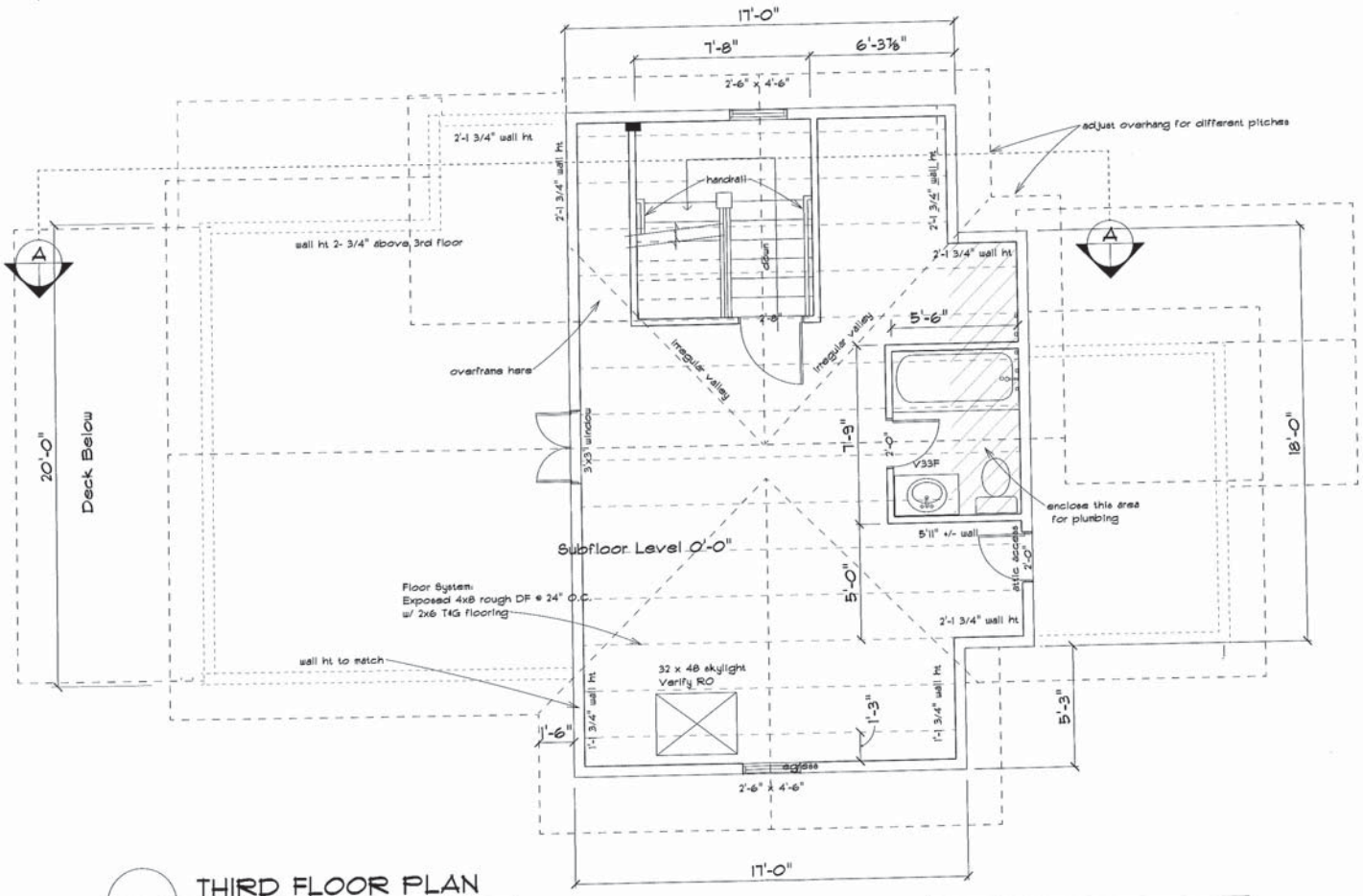
Sht. No: 2



PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 3



THIRD FLOOR PLAN

1/4" = 1'

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

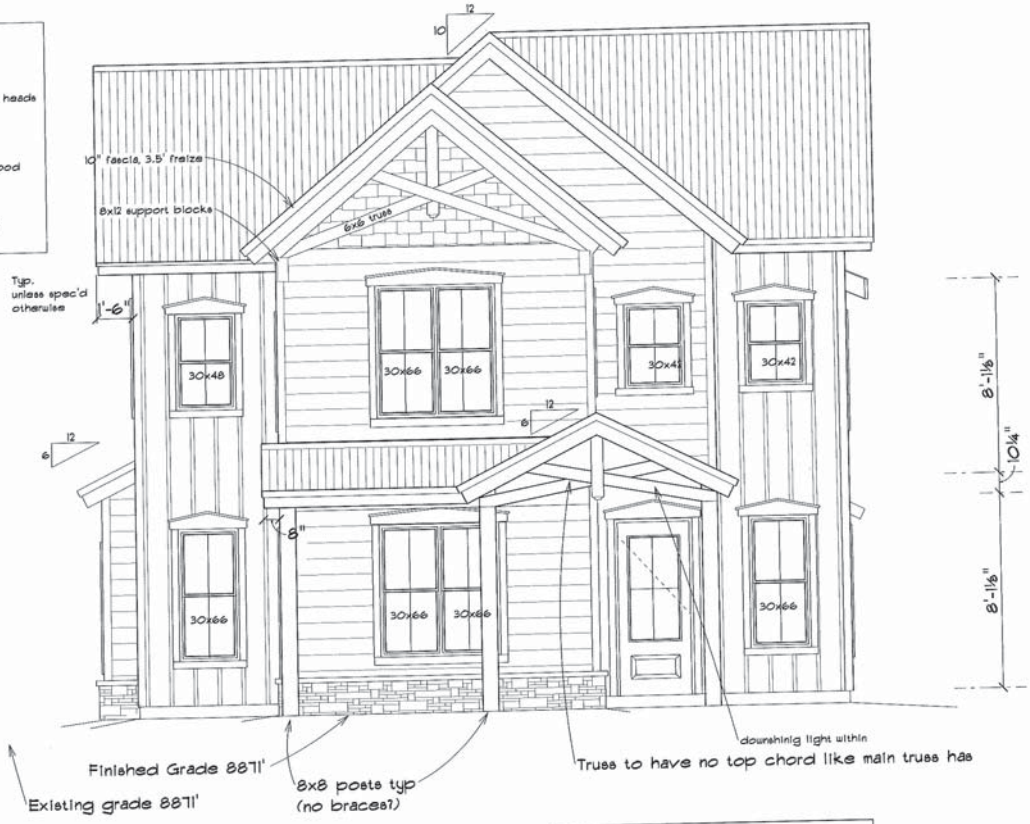
Sht. No: 4

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T4G wd soffits.
2. 2x4 wd corner and window trim. 2x Custom mould at window heads
3. 1x8 channel rustic horizonta areas
4. 1x8 T4G siding at all vertical areas
5. galvanized dull sheen roofing
6. 18" high stone masonry wainscot where shown
7. 8x8 distressed deck posts with metal " hog wire" btwn, wood top and metal bottom rails
8. all exterior woodwork to be natural stain
9. all exterior lights to be downshining
10. exterior recessed can lights @ all covered entry doors

FAR

First floor	1075.3 SF
Second floor	1000.3 SF
Front and rear entry 148 SF x .5 =	74 SF
Garage	1068 SF
Garage Credit	- 100 SF
TOTAL	3117.6 SF



SOUTH ELEVATION

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

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:
Sht. No:

NORTH ELEVATION

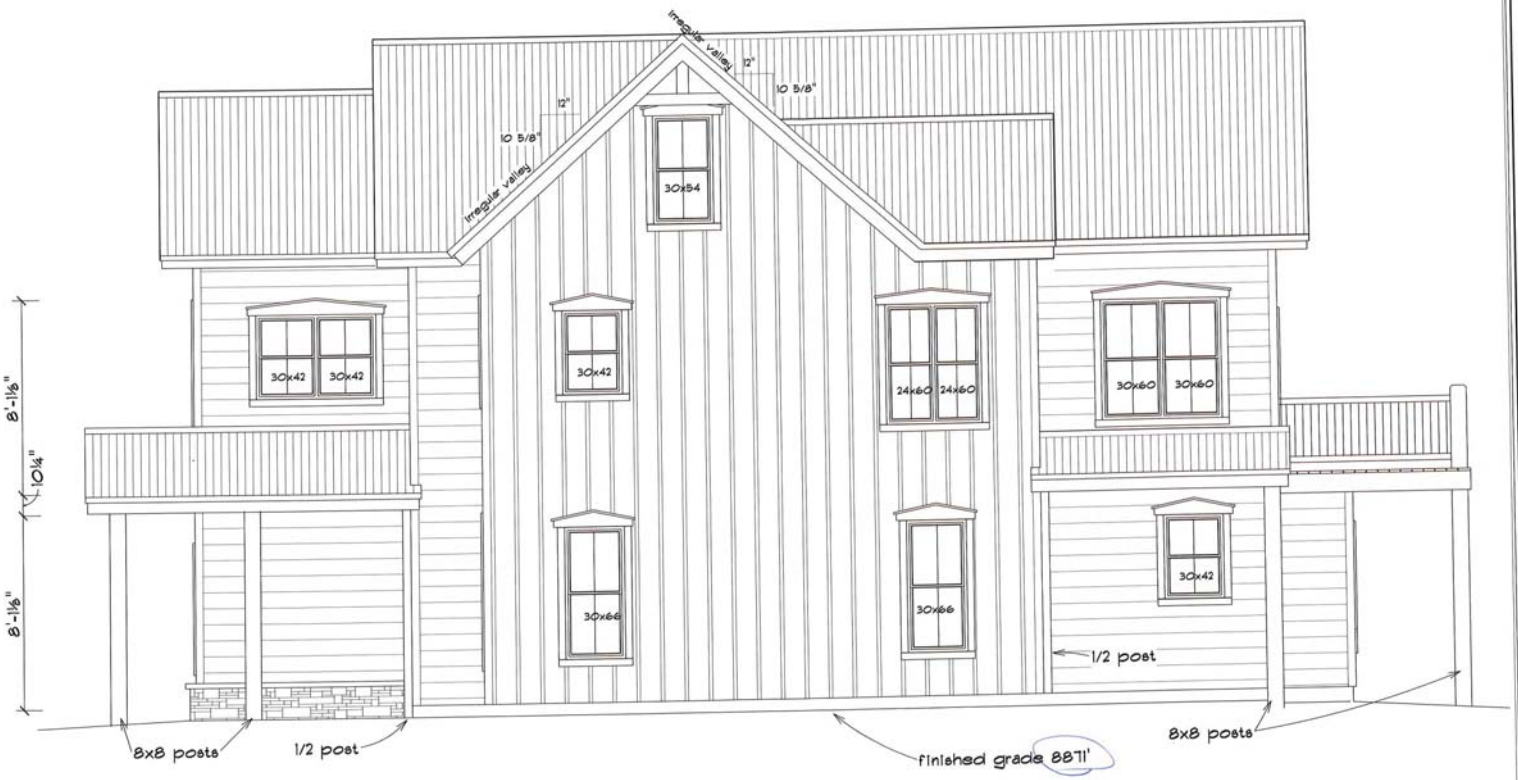
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Residence
OWNER:
SAME
DATE:

Design: Greg Faust
LOCATION:
113 / 115 Bellvview Ave, Crested Butte
BUILDER:

Sht. No: 6



EAST ELEVATION

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

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 1

WEST ELEVATION

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

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 8

CROSS SECTION A

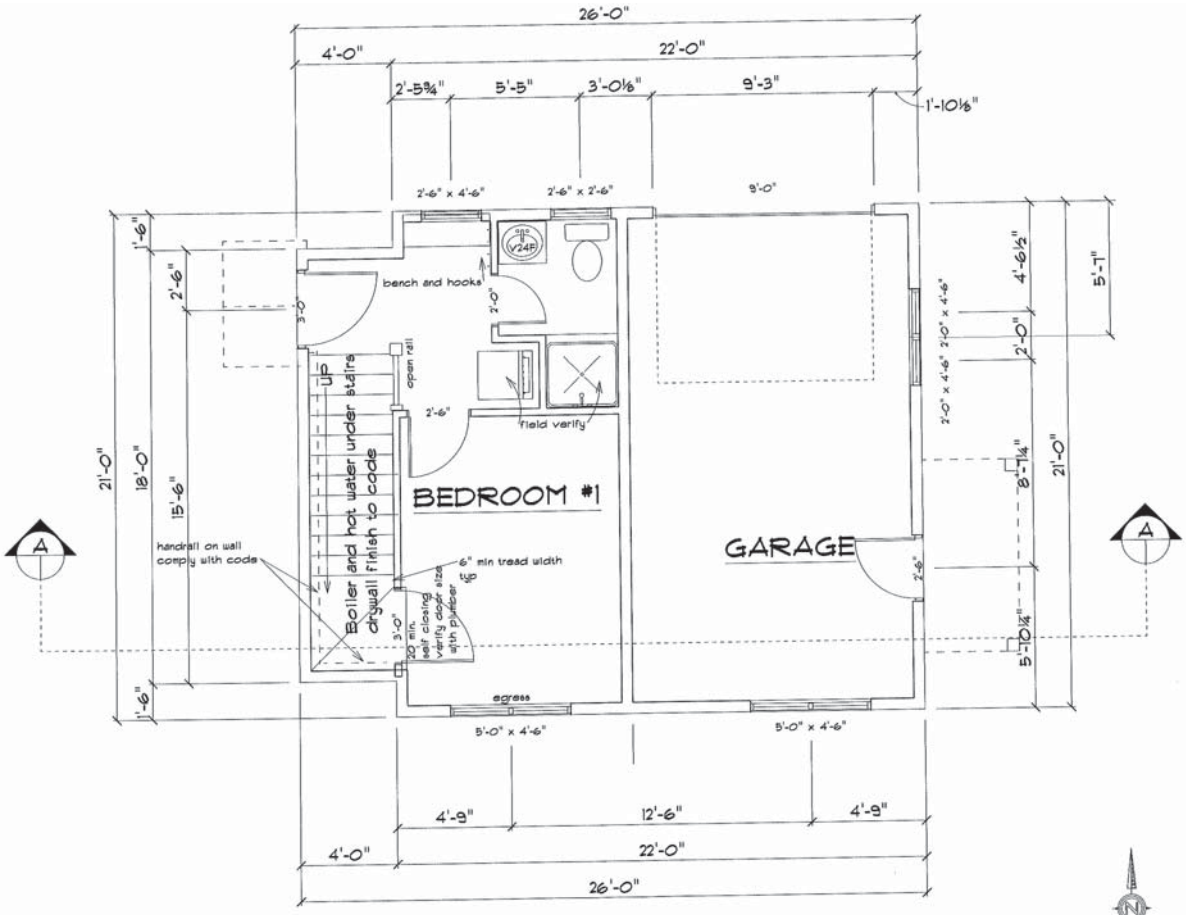
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Residence
SAME
OWNER:
DATE:

Design: Greg Faust
LOCATION:
713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 9



Not for Construction

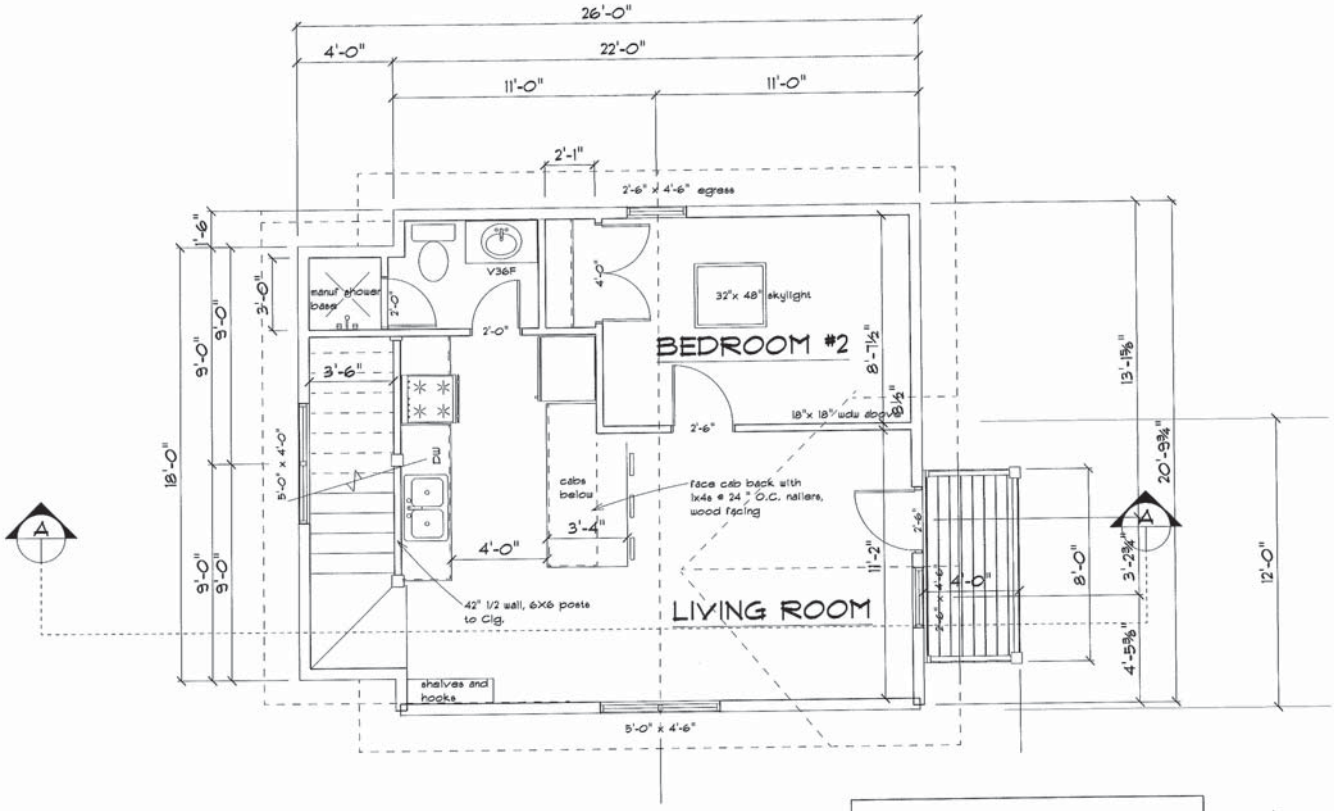
GARAGE FIRST FLOOR PLAN

1/4" = 1' 0"

PROJECT: Greg Faust Duplex
OWNER:
DATE:
SAME

Design: Greg Faust
LOCATION:
113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 1



Not for Construction

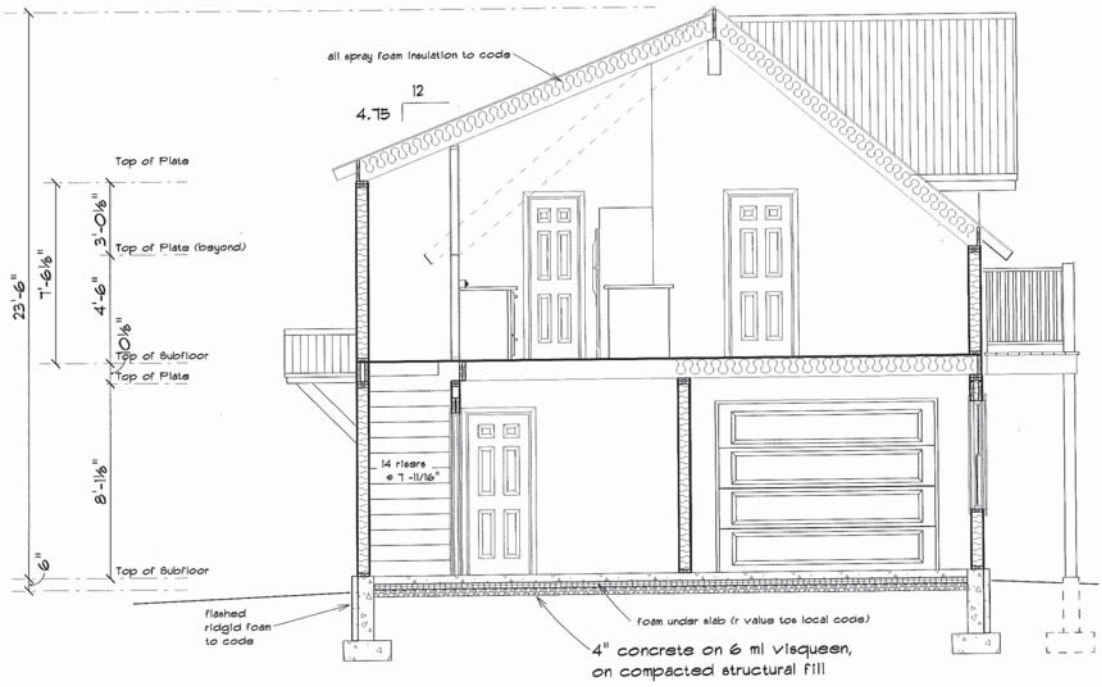
GARAGE SECOND FLOOR PLAN

1/4" = 1'

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHT. No: 2



ACCESSORY SECTION A

1/4" = 1' 0"

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHL No: 1

GARAGE EAST ELEVATION

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

Not for Construction

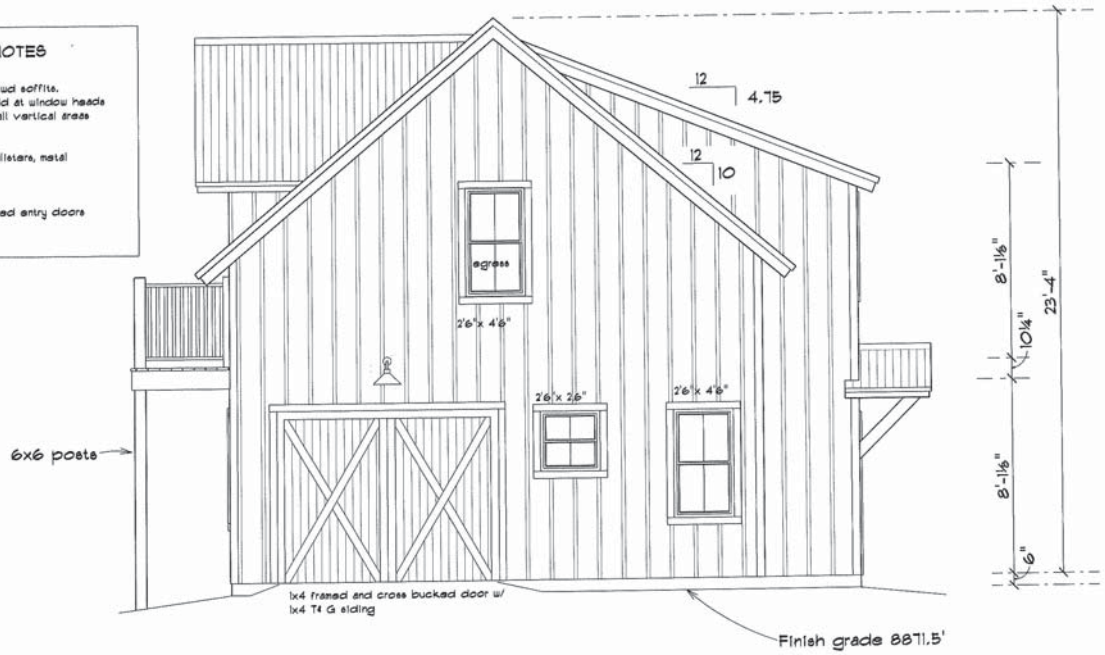
PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellvlew Ave, Crested Butte
BUILDER:

SHT. NO: 5

EXTERIOR FINISH NOTES NOTES

1. 1x8 wd fascia with 1x 2.75" frieze trim. T4G wd soffits.
2. 1x4 wd corner and window trim. Crown mould at window heads
3. 8" rough wd board and batten siding at all vertical areas
4. galvanized dull sheen roofing
5. stone masonry wainscot where shown
6. 6x6 distressed deck posts with metal balisters, metal top and bottom rails
7. all exterior woodwork to be natural stain
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors



GARAGE NORTH ELEVATION

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

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHL No: 3

GARAGE SOUTH ELEVATION

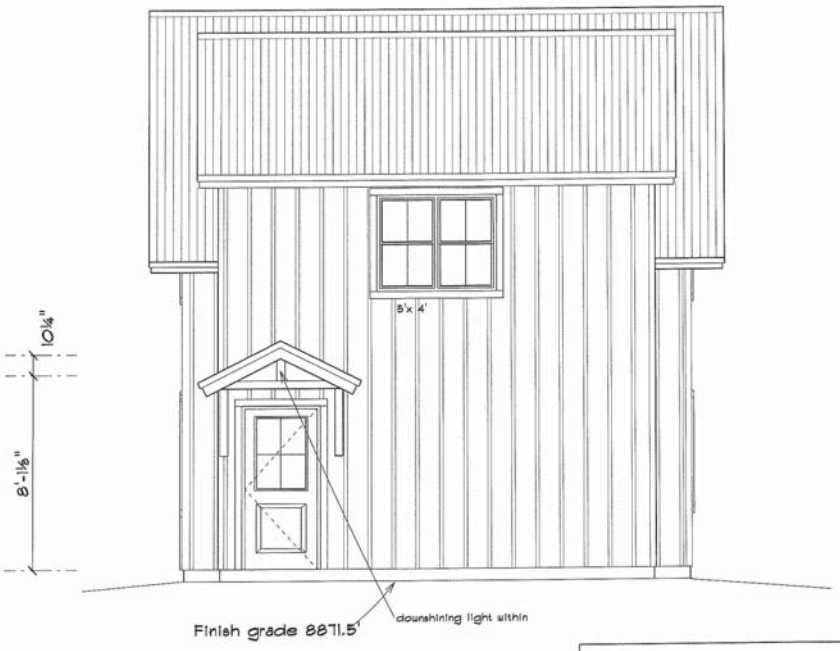
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Duplex
OWNER:
DATE:
SAFE

Design: Greg Faust
LOCATION:
113 / 115 Bellview Ave, Crested Butte
BUILDER:

SHT. No: 4



Not for Construction

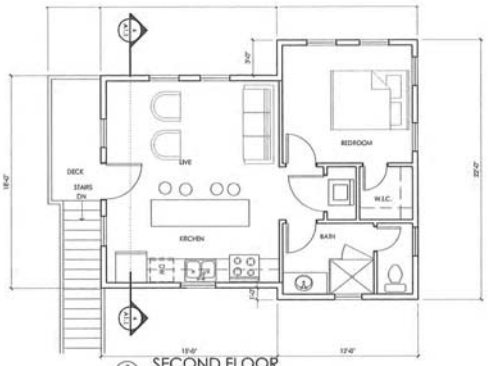
GARAGE WEST ELEVATION

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

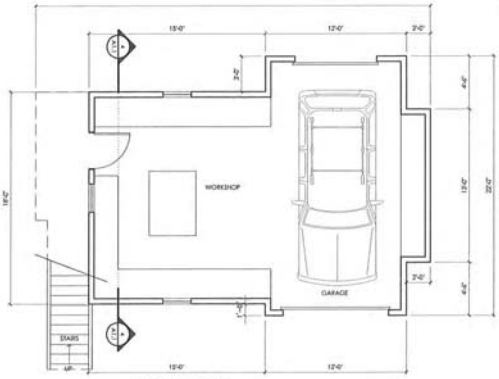
PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

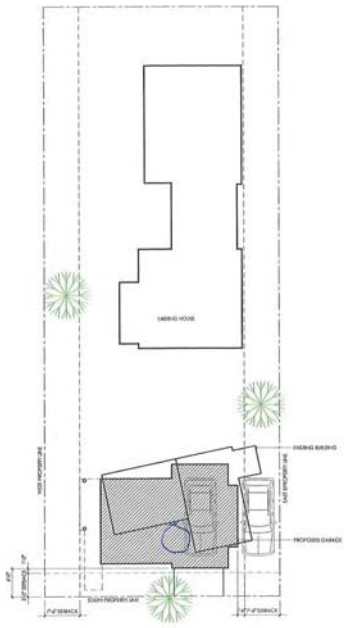
SHT. No: 6



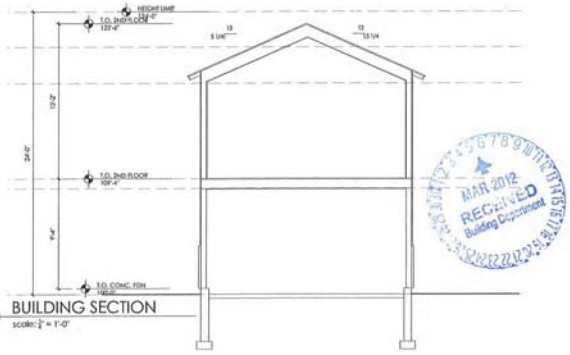
2 A1.1 SECOND FLOOR
scale: 1/4" = 1'-0"



3 A1.1 FIRST FLOOR
scale: 1/4" = 1'-0"



1 A1.1 SITE PLAN
scale: 1" = 10'-0"



4 A1.1 BUILDING SECTION
scale: 1/4" = 1'-0"

MAR 2012
RECEIVED
Building Department

COBURN
Creating Great Places
232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81224
T: 970.349.1366
F: 970.349.1369
www.coburndev.com
plan | design | bui

508 Sopris Avenue
Crested Butte, CO
81224

Disclaimer:
These documents are provided by Coburn Development Inc., for the design intent of this specific project and only this project. The contractor shall be responsible for c Construction coordination, method and materials required for the successful completion of the proje This includes but is not limited to the quality of workmanship and materials required for execution of these documents and work or materials supplied by any subcontractors. All work shall comply with governing codes and ordinances. The contractor shall review and understand all documents and shall notify the Architect immediately of any discrepancies in the drawings, field conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

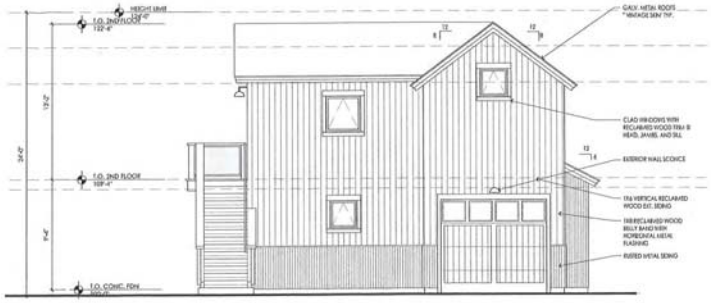
REVISIONS

NOTE	DATE
BOZAR REVIEW	02.29.12

A1.1

SITE PLAN AND FLOOR P

1 A2.1 WEST ELEVATION
scale: 1/8" = 1'-0"



2 A2.1 SOUTH ELEVATION
scale: 1/8" = 1'-0"

3 A2.1 EAST ELEVATION
scale: 1/8" = 1'-0"

4 A2.1 NORTH ELEVATION
scale: 1/8" = 1'-0"

MAR 2012

CO
Creating
232
P.
Crested
T: 9
F: 9
www.
plan I

508 So
Creste
81224

Disclaimer:
These docum
Coburn Deve
design intere
and only this
contractor of
construction
and materia
successful co
This includes
quality of wo
materials rec
these docum
materials sup
subcontracts
comply with
ordinances,
review and u
documents c
Architect Inv
discrepancie
conditions a

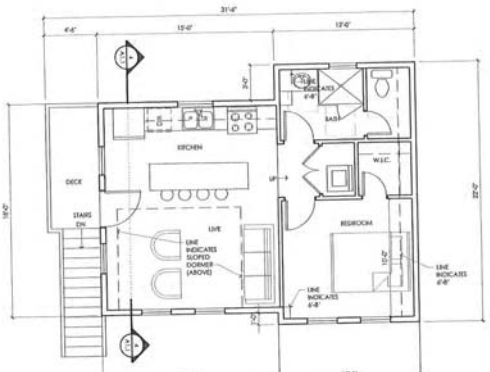
AUTHORS

REVISION

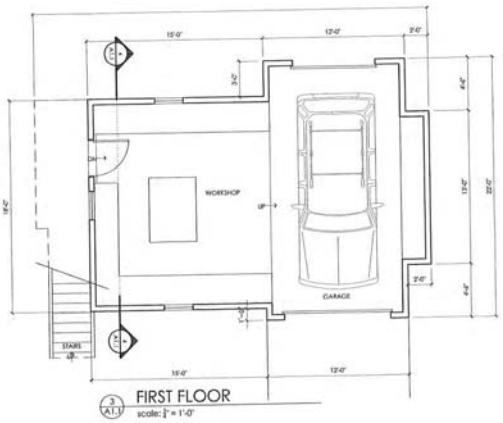
BOZAR R

A

ELE

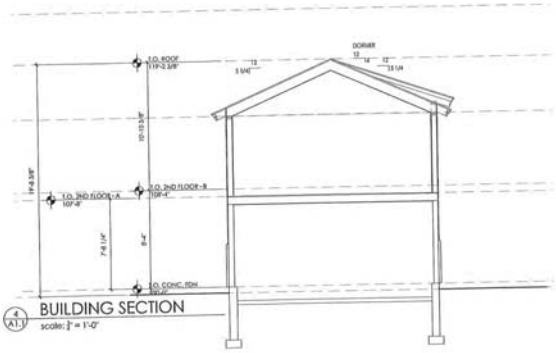


2 A1.1 SECOND FLOOR
scale: 1/8" = 1'-0"



3 A1.1 FIRST FLOOR
scale: 1/8" = 1'-0"

1 A1.1 SITE PLAN
scale: 1" = 10'-0"



4 A1.1 BUILDING SECTION
scale: 1/8" = 1'-0"

COB
Creating Gr
232 Elk
P.O.B
Crested Butt
T: 970.3
F: 970.3
www.cobu
plan I des

508 Sopris
Crested B
81224

Disclaimer:
These document
Coburn Developr
design intent of t
and only this proj
contractor shall b
construction coor
and materials rec
successful compl
this includes but i
quality of workme
materials require
these document
materials supplie
subcontractors.
comply with gov
ordinances. The
review and unde
documents and
Architect immed
discrepancies in
conditions or dir

AUTHORSHI

REVISIONS

BOZAR

A

SITE PLAN AN

ALLEY SCAPE ELEVATION
scale: 1/8" = 1'-0"

APR 2012
RECEIVED
Building Department

CO
Creating
232
P.
Crested E
T: 97
F: 97
www.c
plan I c
508 Sop
Crestec
81224

Disclaimer:
These docum
Column Deve
design intent
and only this
contractor sh
construction
and material
successful co
This includes
quality of wo
materials req
these docum
materials sup
subcontracto
comply with
ordinances.
review and
documents
Architect lim
discrepancie
conditions or

AUTHORS

REVISION
BOZAR

A
ELE

1 A2.2 EXISTING SOUTH ELEVATION
scale: 1/8" = 1'-0"

2 A2.2 PROPOSED SOUTH ELEVATION
scale: 1/8" = 1'-0"

MAR 2012
RECEIVED
Building Department

COBURN
Creating Great Places
232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81224
T: 970.349.1366
F: 970.349.1369
www.coburndev.com
plan | design | bui

508 Sopris Avenue
Crested Butte, CO
81224

Disclaimer:
These documents are provided by Coburn Development Inc., for the design intent of this specific project and only this project. The contractor shall be responsible for c construction coordination, method and materials required for the successful completion of the proje This includes but is not limited to the quality of workmanship and materials required for execution of these documents and work or materials supplied by any subcontractors. All work shall comply with governing codes and ordinances. The contractor shall review and understand all documents and shall notify the Architect immediately of any discrepancies in the drawings, field conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

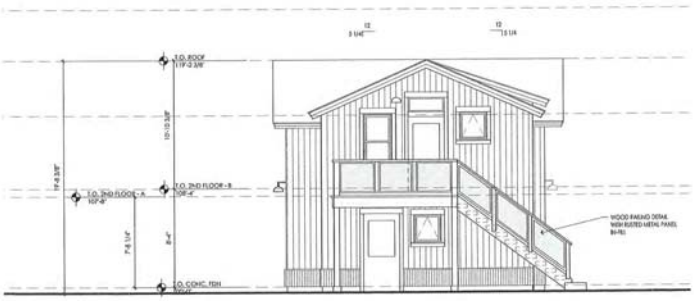
REVISIONS

DESC	DATE
BOZAR REVIEW	02.29.12

Main House

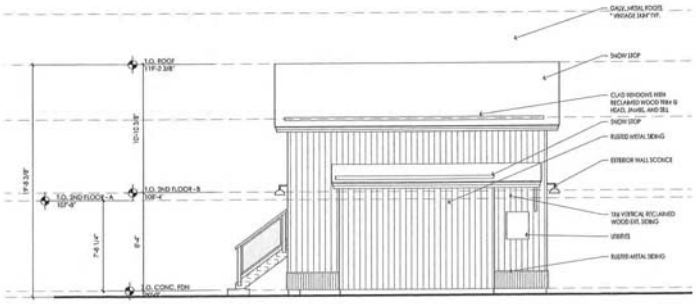
A2.2

ELEVATIONS

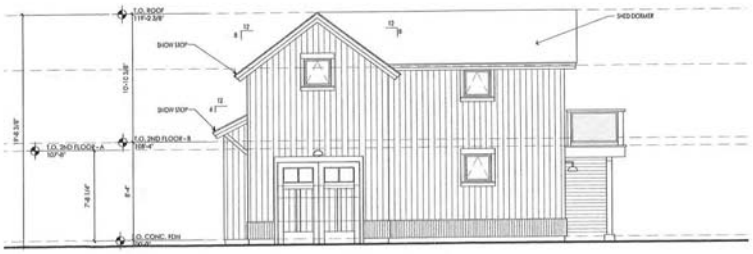


1 A2.1 WEST ELEVATION
scale: 1/4" = 1'-0"

2 A2.1 SOUTH ELEVATION
scale: 1/4" = 1'-0"



3 A2.1 EAST ELEVATION
scale: 1/4" = 1'-0"



4 A2.1 NORTH ELEVATION
scale: 1/4" = 1'-0"

MAR 2012
RECEIVED
Building Department

COBURN
Creating Great Places

232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81224
T: 970.349.1366
F: 970.349.1369
www.coburndev.com

plan | design | bui

508 Sopris Avenue
Crested Butte, CO
81224

Disclaimer:
These documents are provided by Coburn Development Inc., for the design intent of this specific project and only this project. The contractor shall be responsible for construction coordination, method and materials required for the successful completion of the project. This includes but is not limited to the quality of workmanship and materials required for execution of these documents and work or materials supplied by any subcontractors. All work shall comply with governing codes and ordinances. The contractor shall review and understand all documents and shall notify the Architect immediately of any discrepancies in the drawings, field conditions or dimensions.

AUTHORSHIP

[illegible]	[illegible]	DATE

REVISIONS

BOZAR	03.28.12

Accessory

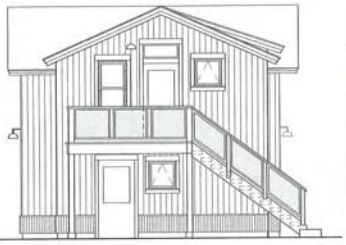
A2.1

ELEVATIONS

1 A2.2 EXISTING HOUSE SOUTH ELEVATION
scale: 1/8" = 1'-0"

2 A2.2 PROPOSED HOUSE SOUTH ELEVATION
scale: 1/8" = 1'-0"

3 A2.2 WEST ELEVATION - EXISTING HOUSE
scale: 1/8" = 1'-0"



WEST ELEVATION - PROPOSED GARAGE
scale: 1/8" = 1'-0"

COBURN
Creating Great Places
232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81224
T: 970.349.1366
F: 970.349.1369
www.coburndev.com
plan | design | bui

508 Sopris Avenue
Crested Butte, CO
81224

Disclaimer:
These documents are provided by Coburn Development Inc., for the design intent of this specific project and only this project. The contractor shall be responsible for construction coordination, method and materials required for the successful completion of the project. This includes but is not limited to the quality of workmanship and materials required for execution of these documents and work or materials supplied by any subcontractors. All work shall comply with governing codes and ordinances. The contractor shall review and understand all documents and shall notify the Architect immediately of any discrepancies in the drawings, field conditions or dimensions.

AUTHORSHIP

Accessory

REVISIONS

BOZAR	03.28.12

A2.2

ELEVATIONS

Astrid Matison

From: Jessica Earley
Sent: Wednesday, March 07, 2018 5:08 PM
To: scotthahn163@gmail.com
Cc: Josh Jackson; Molly Minneman
Subject: Wainscot/posts (222 Gothic)

Hi there Scott and Josh,
The 18" or less of wainscot on the main house has been approved. Also, your proposal for the posts has been approved.
Have a wonderful evening!

Jessie Earley
Assistant Design Review & Historic Preservation Coordinator
Town of Crested Butte
PO BOX 39
Crested Butte, CO 81224
(970) 349-5338
Please consider the environment before printing this email.

Astrid Matison

To: Randy Swift; jim faust
Cc: Molly Minneman; Jessica Earley
Subject: Residence and Accessory Dwelling, block 63, lots 21 and 22

Hi Randy and Jimmy,

Both buildings meet the habitable Space code section the 2009 IRC.

Accessory Dwelling:

1. The elevations show a narrow stairway without continuous stair rails. The plan shows a wider over 3' stairway- which is correct? You do need a continuous stair railing for the exterior stair. The railing must return to the posts at minimum above the top and bottom stair nosing.
2. The shower must have 30" x 30" x 6'-8" high. I don't think this code requirement is met.
3. A light fixture (full cutoff) is required at the exterior stair landing. See code section R303.6.

Main House:

1. Can you illuminate with a full cut off fixture- the deck near the top of the spiral staircase to meet the above code section?
2. Are you providing lighting at the main street entry? How about at the backyard entry?

The elevations are drawn flat when the topo shown on the site plan shows at least a foot of grade change. I am not sure where grade 8870 is located- do you? Most likely you have more than a foot of grade change.
Please mark the grade at each building corner. You may have to increase the height of the stem wall to accommodate the grade difference from the west and east side of the main house. I can assist you if you need help figuring this out.

Please provide an east/west section through the main house stairway.

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

-----Original Message-----
From: Randy Swift [mailto:randyswift55@gmail.com]
Sent: Wednesday, March 09, 2016 9:37 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Garage found hit

Hi Astrid,
I assume from our conversation on monday that the garage foundation ht. for the Bellview project would set 6" above the lowest corner of the lot as well
(the same as the house). The building is 24' high so there is no wiggle
room there. The north end of the lot (where the garage sits) is 1' higher than the south end so it would make sense to give us more ht for the garage?
Thanks
Randy

This email has been checked for viruses by Avast antivirus software.
https://www.avast.com/antivirus

Astrid Matison

To: Randy Swift
Subject: FW: Garage found hit 711 Belleview west two lots

Randy,
I spoke with Bob Gillie about the grade at this site. Draw what you think works in terms of the existing alley height, driveway, and the garage- then we will have to look on site if it will work.
He thinks that the grade of the existing house will be what you will be using as the existing grade. All the other grades have been manipulated through the years for landscaping berms etc.
When the snow melts we can get a better idea...
Thanks,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

-----Original Message-----
From: Randy Swift [mailto:randyswift55@gmail.com]
Sent: Wednesday, March 09, 2016 3:20 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Re: Garage found hit

Astrid, yes that is what I want to do. I am concerned because the bldg is exactly 24' high and if I put the foundation ht at 12" higher than the house foundation, would that make the garage 25' high from the existing grade point (and thus not meet town code). It seems sensible to me for the town to let me put the foundation 12" higher than the house since the grad is such. if this is not clear perhaps we should talk?
thanks
Randy
----- Original Message -----
From: "Astrid Matison" <amatison@crestedbutte-co.gov>
To: "Randy Swift" <randyswift55@gmail.com>
Sent: Wednesday, March 09, 2016 10:44 AM
Subject: RE: Garage found hit

Hi Randy,
Since the garage is on higher ground it would be better to use the low point back at the alley so that it isn't too low in the ground and cause drainage issues.
Does that make sense to you?
Astrid

Astrid Matison

From: Randy Swift <randyswift55@gmail.com>
Sent: Friday, March 11, 2016 2:25 PM
To: Astrid Matison
Subject: Re: Residence and Accessory Dwelling, block 63, lots 21 and 22
Attachments: 711garage first.pdf; 711 east elev.pdf; 711 garage east.pdf; 711 garage north.pdf; 711 garage second.pdf; 711 east elev.pdf; 711 south elev.pdf; 711 west elev.pdf; 711north .pdf

Hi Astrid,
Here are the revisions on the garge and house that you requested from the email below for the Bellview Faust proect. The first floor garage has very minor changes due to the stair railing revision. You will see the shower adjustment for the accessorie on the garage second floor. All elevations now show the existing grade lines. also please see the handrail for the stairs on the accessorie on elevations and floor plans.
Thankyou and have a good weekend
Randy

----- Original Message -----
From: Astrid Matison
To: Randy Swift ; jim faust
Cc: Molly Minneman ; Jessica Earley
Sent: Friday, March 04, 2016 4:48 PM
Subject: Residence and Accessory Dwelling, block 63, lots 21 and 22

Hi Randy and Jimmy,

Both buildings meet the habitable Space code section the 2009 IRC.

Accessory Dwelling:

1. The elevations show a narrow stairway without continuous stair rails. The plan shows a wider over 3' stairway- which is correct? You do need a continuous stair railing for the exterior stair. The railing must return to the posts at minimum above the top and bottom stair nosing.
2. The shower must have 30" x 30" x 6'-8" high. I don't think this code requirement is met.
3. A light fixture (full cutoff) is required at the exterior stair landing. See code section R303.6.

Main House:

1. Can you illuminate with a full cut off fixture- the deck near the top of the spiral staircase to meet the above code section?
2. Are you providing lighting at the main street entry? How about at the backyard entry?

The elevations are drawn flat when the topo shown on the site plan shows at least a foot of grade change. I am not sure where grade 8870 is located- do you? Most likely you have more than a foot of grade change.
Please mark the grade at each building corner. You may have to increase the height of the stem wall to accommodate the grade difference from the west and east side of the main house. I can assist you if you need help figuring this out.

Please provide an east/west section through the main house stairway.

Thank you,
Astrid

Astrid Matison

Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

This email is safe. www.avast.com

Astrid Matison

From: Greg Faust <gfaust@cirruspartners.com>
Sent: Tuesday, March 13, 2018 1:44 PM
To: Jessica Earley; Astrid Matison; Molly Minneman
Cc: 'jim faust'
Subject: Demo Permit for 10 Butte Ave.
Attachments: DEMO Permit 10 Butte.pdf

Hello Jessie, Astrid & Molly,

Attached is the demo permit for 10 Butte Ave. Mark Ewing is still scheduled to have the home moved on April 17th.

Best regards,

Greg
(303)549-1002
gfaust@cirruspartners.com

TOWN OF CRESTED BUTTE
SPECIAL TRANSPORT PERMIT

Owner Authorized Vogy's House Moving, LLC

Representative Address 21872 Uncompahgre Rd

City, State, Zip Montrose, Co 81403

Phone 970 275 4074 Emergency Phone # 970 275 4074

VEHICLE DESCRIPTION

If a fleet, how many vehicles will be included on this permit. 1

Height of Vehicle 26'

Width of Vehicle 30'

Weight of Vehicle 75,000

Number of Axles 7

LEGAL LOAD LIMITS

(Maximum Weights are Total Gross Weights of Vehicle and load)

Maximum weight on any one axle (with low pressure tires)..... 20,000 lbs.
Maximum gross vehicle weight on any vehicle combination is ..... 85,000 lbs.
W = (L plus 40) X 1,000
W being gross vehicle weight, L being distance in feet between first and last axle in ft.
Maximum height (Total distance from ground to top part of load) ..... 13 ft.
Maximum width..... 8 ft 6 in.
Maximum length, any combination of vehicles ..... 70 ft.

NO OVERHEAD PERMITS: YOU ARE RESPONSIBLE TO CHECK ALL LOW OVERHEAD STRUCTURES

ROUTE DESCRIPTION

Starting From 10 Butte, CB, CO

City Streets Used Butte to 2nd to Elk Ave to Hwy 135

Final Destination of Vehicle CB South, CB, CO

Traffic Control Plan Approved —— YES ——

OPERATION DESCRIPTION

Date(s) of Operation: Start 4/17/18 Finish 4/17/18

Hour(s) of Operation: Start 7am Finish 1pm

ADDITIONAL PERMIT CONDITIONS

Owner, by and through its Authorized Representative, agree to comply with the Additional Permit Conditions attached hereto as Exhibit "A." The Additional Permit Conditions are deemed incorporated herein.

I hereby certify that the above information is provided to the best of my knowledge to be accurate and representative of the proposed scope of work. Further herby certify that I have read and understand the provisions of Chapter 8, Article 5, Vehicle Weight Limits of the Town of Crested Butte Municipal Code, as they apply to this Special Permit

Noah Vogenthaler 4/2/2018

Owner / Authorized Representative (print name)

Owner / Authorized Representative (signature) Date

For Office Use Only Do Not Write Below

Approved by

Date Permit Fee Waived

Type of Permit(s) Permit Expires (date)

Conditions of Approval

Every such permit shall be carried in the vehicle or combination of vehicles to which it refers and shall be open to inspection by any police agent or authorized agent of any authority granting such permit

10 Butte Ave.

TOWN OF CRESTED BUTTE PUBLIC WORKS DEPARTMENT

TEMPORARY ENCROACHMENT PERMIT CHECKLIST

This checklist has been provided to serve the applicant as a reminder to include all required documents and application processing fees. **Incomplete applications will not be accepted.**

- Completed Application Form (*do not leave blank spaces*).
- Obtain and sign "Affidavit of Insurance Coverage". This document is attached.
- A *nonrefundable* application review fee of $ 0 , in cash or check issued to the Town of Crested Butte to be submitted with application. Do not combine fees.
- Traffic management plan. This plan includes vehicular and pedestrian traffic, protection devices for trees and notifications of all emergency service authorities.
- Applications must be accompanied by an attached, accurately drawn "*Scaled Plan*" of the site on 8 ½" x 11" OR 11" x 17" sheets of paper. The plan shall indicate the requested area to be encroached with square footage of public property utilized and parking locations (if requested), abutting property lines, abutting property addresses and abutting street names.
- Applications must be accompanied by any encroachment license agreements granted by the Town.
- Please allow five (5) business days for review. **Permit must be posted on jobsite.**

Town of Crested Butte

Temporary Encroachment Permit

507 Maroon Avenue, P.O. Box 39, Crested Butte, Colorado 81224
Phone (970) 349-5338; Fax (970) 349-6626

PERMIT NO.

Project Address: 10 Butte Crested Butte, CO		Master Building Permit #:
Owner: Mark Ewing	Owner's Mailing Address: P.O. Box 55 C.B. CO 81224	Owner's Phone: 303-859-4994
Owner's Authorized Agent: Same as above	Agent's Mailing Address:	Agent's Phone:
Agent's Email Address: photos@denverperialphoto.com		
Contractor: Vogy's House Moving, LLC	Contractor's Address: 21872 Uncompahgre Rd Montrose, Co 81403	Contractor's Phone: 970-275-4074
Item of Encroachment:	☐Dumpster ☒Crane/Vehicle ☒Trailer ☐Other (Describe):	
Location of Encroachment:	☐Sidewalk ☐Alley ☐Street ☒Other (Describe): town easement	
Purpose of Encroachment: move house	Description of Encroachment (w drawings attached hereto): Parking house moving equipment	
Requested Right of Way Encroachment (Location and Sq. Ft.): Lot line to Lot line N of house	Dates of Encroachment (Dates and Times): 4/6 – 4/19 8am – 7pm	
Requested Parking Spaces: 3	Dates of Parking: 4/6 – 4/19	

A temporary permit (this "Permit") is hereby granted to Owner to occupy, maintain and utilize the above-described portion of public right-of-way for the purposes described above. This Permit is granted for a specific use and within a specified term as checked above, subject to being terminated at any time for any reason at the sole discretion of the Town. This Permit shall at all times be subordinate to the right of the Town to use said area for any public purpose.

The Town hereby grants to Owner a temporary encroachment license (the "License") to construct, keep and maintain the improvements as described in Exhibit "A" (the "Improvements") attached hereto on public property in the location set forth on Exhibit "B" attached hereto. The License term shall be for _____ or until the Town determines that the Improvements must be removed in order to make the public property available for public use or for such other reason as determined by the Town in its sole discretion, including, without limitation, its breach of any term of this Permit.

Upon notice to Owner from the Town, the Improvements must be promptly removed. In the event that the Improvements are not so removed by Owner, the Town may remove the Improvements and restore the location to its original condition at Owner's sole cost and expense. In such case the Town shall have no responsibility for damage to the Improvements or Owner's other property, whether personal or real property, located on public property. Owner shall immediately reimburse the Town such costs and expenses incurred by the Town in such removal.

Owner assumes the risk of damage to the Improvements and agrees to repair any damage to the public property, Town property and any third party's property arising from or relating to Owner's use of public property. Additionally, Owner assumes all risk of damage to property or injury to persons, including death, in connection, whether directly or indirectly, with the License and the Improvements. In the event of any such damage or injury, Owner agrees to pay all costs related thereto, including, without limitation, reasonable attorneys' fees.

Owner agrees to indemnify and hold harmless the Town, its elected and appointed officials, officers, employees, insurers, insurance pools, contractors, agents and attorneys, from and against any and all liability, claims and demands, on account of injury, loss or damage, including, without limitation, claims arising from bodily injury, death, property loss or damages, or any other loss of any kind whatsoever, that arise out of or are in any manner connected with this Permit, if such injury, loss or damage is caused in whole or in part by, or is claimed to be caused in whole or part by the act, omission, error, professional error, mistake, negligence or other fault of Owner. Owner agrees to investigate, handle, respond to and provide defense for and defend against any such liability, claim or demands at the sole expense of Owner; or, at the option of the Town, Owner agrees to pay or reimburse the Town for the defense costs incurred by the Town in connection with any such liability, claims or demands. Owner agrees to bear all other costs and expenses related thereto, including, without limitation, court costs and attorneys' fees, whether or not any such liability, claims or demands alleged are groundless, false or fraudulent. Owner also agrees to reimburse the Town for loss, cots or damage to all impacted improvements constructed within the Permit encroachment area.

The Town may terminate this Permit at any time and for any reason at the sole discretion of the Town. Upon such termination, Owner shall, at Owner's expense, remove any Permit improvements or encroachments from said public right-of-way. The public right-of-way shall be restored to a condition satisfactory to the Town.

Owner is responsible for the maintenance and repair of the public right-of-way, together with Permit improvements constructed therein, which the Town, in the exercise of its discretion, shall determine to be necessary to keep the same in a safe and clean condition. Owner shall restore the right-of-way under the Permit encroachment to its original or better conditions immediately and in accordance with the latest Town standards for improvements of public right-of-way. Owner acknowledges and agrees that this Permit is issued with the specific understanding that it is subject to the terms and conditions of the Crested Butte Municipal, including Chapter 11, Article 2 thereof.

Owner / Agent's Signature	Print Name	Date
Noah Vogenthaler	Noah Vogenthaler	4/2/18

For Office Use Only:

Approval Conditions:

OK,

* See attachments *

AFFIDAVIT OF INSURANCE COVERAGE

This affidavit must be completed and on file with the Town of Crested Butte Finance Department before any Temporary Encroachment Permit will be issued.

Noah Vogenthaler
Owner (please print)

21872 Uncompahgre Road Montrose, CO 81403
Street Address City State Zip Code

970-240-8175

Owner shall obtain and maintain the following insurance in connection with activities with the activities contemplated in the Permit from the date of issuance thereof. Insurance coverage shall be with companies licensed to do business in Colorado and having an A.M. Best's Rating of at Least "A," "Class VII," and must include the following:

(a) 1. Workers' Compensation and Employers' Liability

State of Colorado: Statutory
Applicable Federal: Statutory
Employer's Liability: $100,000 Each Accident
$500,000 Disease-Policy
$100,000 Disease-Each Employee

Waiver of Subrogation

2. Commercial General Liability

Bodily Injury & Property Damage General Aggregate Limit $2,000,000
Each Occurrence Limit $1,000,000
~~Excess Umbrella Coverage $5,000,000~~

The policy shall be on an Occurrence Form and include the following coverages: Premises Operations; Personal and Advertising Injury; Medical Payments; Liability assumed under an Insured Contract; Independent Contractors; and Broad Form Property Damage. Coverage provided should be at least as broad as found in Insurance Services Office (ISO) form CG0001.

3. Professional Liability (errors and omissions)
   a) Each Claim/Loss: $1,000,000
   b) Aggregate: $1,000,000

4. Commercial Automobile Liability Limits
   a) Bodily Injury & Property Damage Combined Single Limit $1,000,000
   b) Medical Payments per person $5,000
   c) Uninsured/Underinsured Motorist $100,000

Coverage is to be provided on Business Auto, Garage, or Truckers form. Coverage provided should be at least as broad as found in ISO form CA0001 (BAP), CA0005 (Garage) or CA0012 (Trucker) including coverage for owned, non-owned, & hired autos.

(b) Insurance required by this Permit shall be primary coverage, unless otherwise specified, and shall specify that in the event of payment for any loss under the coverage provided, the Insurance company shall have no right of recovery against the Town or its insurers. All policies of insurance under this Permit shall be provided by a reputable insurance company or companies qualified to conduct business in Colorado. Property and Liability Insurance Companies shall be licensed to do business in Colorado and shall have an AM Best rating of not less than A- VI. This insurance shall be maintained in full force and effect during the term of the Permit and for such a period of time so as to cover the exposures of the parties described in the Permit and shall protect Owner, its agents, employees, contractors and representatives, from claims for damages for personal injury and wrongful death and for damages to property arising in any manner from negligent or wrongful acts or omissions of the Owner, its agents, employees, contractors and representatives in the performance of the activities contemplated by the Permit.

(c) All insurance policies (except Workers Compensation and Professional Liability) shall include the Town, its elected and appointed officials, employees, contractors, agents, representatives, attorneys, insurers and insurance pools as additional insureds as their interests may appear. The additional insured endorsement should be at least as broad as ISO form CG2010 for General Liability coverage and similar forms for Commercial Auto and Umbrella Liability. Blanket Additional Insured Endorsement providing coverage for the Town, its elected and appointed officials, agents, employees, contractors, attorneys, insurers and insurance pools shall be on a primary, non-contributory basis. Additional Insured Endorsement CG 2010 11/85 or CG2010 10/01 in conjunction with CG2037 10/01. Coverage shall include completed operations arising out of "your work".

(d) Automobile insurance shall, without limitation, cover all automobiles used in performing the transactions contemplated under this Permit.

(e) If coverage is to be provided on Claims Made forms, Owner must refer the policy to the Town Attorney's Office for approval and additional requirements. In the case of any claims-made insurance policies, Owner shall procure necessary retroactive dates, "tail" coverage and extended reporting periods to cover a period at least two years beyond the expiration date of this Permit. This obligation shall survive the termination or expiration of this Permit.

(f) Owner shall not cancel, materially change or fail to renew required insurance coverages. Owner shall notify the Town Attorney of any material reduction or exhaustion of aggregate limits.

(g) Certificates showing that Owner is carrying the above-described insurance and the status of the additional insureds shall be furnished to the Town prior to commencement of the activities contemplated under the Permit. Owner shall notify the Town of any cancellation or reduction in coverage or limits of any insurance

Mark Ewing

Property Lot Line To Lot Line & 20' wide

Parking for Semi & House moving equipment

10 Butte Ave.

Fax Cover Sheet

Vogy's House Moving, L.L.C.

21872 Uncompahgre Rd.
Montrose, Colo. 81403
Phone 970-240-8175/ Fax 970-249-1321
vogy@montrose.net

Send to: Town of Crested Butte	From: Noah Vogenthaler
Attention: Public Works Dept	Date: 4/2/2018
Office location:	Office location:
Fax number 970-349-6626	Fax number: 970-249-1321

Total pages, including cover: 3

Comments:

VOGYS-1 OP ID: MD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/06/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Maguire Agency
1970 Oakcrest Avenue,#300
Roseville, MN 55113
Housemovers

CONTACT NAME: Housemovers
PHONE (A/C, No, Ext): 651-638-9100 FAX (A/C, No): 651-638-9762
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Nova Casualty Company	42552
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Vogy's House Moving, LLC
21872 Uncompahgre Road
Montrose, CO 81403

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$	1,000,000
	CLAIMS-MADE X OCCUR	X		MSMML10000096	06/01/2017	06/01/2018	DAMAGE TO RENTED PREMISES (Ea occurrence)	$	100,000
							MED EXP (Any one person)	$	5,000
							PERSONAL & ADV INJURY	$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$	2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$	2,000,000
	OTHER:							$	
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$	1,000,000
A	ANY AUTO			MSMML10000096	06/01/2017	06/01/2018	BODILY INJURY (Per person)	$	
	ALL OWNED AUTOS / X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$	
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$	
								$	
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$	
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$	
	DED / RETENTION $							$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$	
							E.L. DISEASE - POLICY LIMIT	$	
A	Cargo			MSMML10000096	06/01/2017	06/01/2018	ACV up to		250,000
							Ded.		2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Town of Crested Butte is included as additional insured per form #AGL01350116. 30 Day Notice of Cancellation - 10 Day Notice for Non-Pay

CERTIFICATE HOLDER

TOWNCRE

Town of Crested Butte
PO Box 39
Crested Butte, CO 81224

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2014 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Astrid Matison

From:	Astrid Matison
Sent:	Thursday, April 05, 2018 4:56 PM
To:	vogy@montrose.net
Cc:	Rodney Due
Subject:	House moving 10 Butte to CB South project
Attachments:	1846_001.pdf; 1845_001.pdf

Hi Noah,
Please provide a certificate of insurance per the corrections on the certificate you supplied to the town.
Also sign the attached form.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

within seven (7) days of receipt of insurer's notification to that effect. Licensee shall forthwith obtain and submit proof of substitute insurance in the event of expiration or cancellation of coverage.

_____ _____

Signature Date

By signing the above I understand and agree with the fore mentioned statement.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

GENERAL LIABILITY EXTRA ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. SECTION I – COVERAGES, COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY, Paragraph **2. Exclusions** is amended as follows:

1. **EXPECTED OR INTENDED INJURY EXTENSION**
   Paragraph **a. Expected Or Intended Injury** is deleted and replaced by the following:
   a. "Bodily Injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.
2. **NON OWNED WATERCRAFT EXTENSION**
   Subparagraph **(2)** of **g. Aircraft, Auto Or Watercraft** is deleted and replaced by the following:
   (2) A watercraft you do not own that is:
   a. Less than 52 feet long; and
   b. Not being used to carry persons or property for a charge;
   This provision applies to any person who, with your consent, either uses or is responsible for the use of a watercraft.
   This insurance is excess over any other valid and collectible insurance available to the insured whether primary, excess, or contingent.
3. **PROPERTY SOLD OR ABANDONED BY YOU**
   Subparagraph **(2)** of **j. Damage To Property** is deleted and replaced by the following:
   (2) Premises you sell, give away, or abandon, if the "property damage" arises out of any part of those premises, and occurred from hazards that were known by you or should have reasonably been known by you at the time the property was transferred or abandoned.
4. The last paragraph of **2. Exclusions** is deleted and replaced by the following:
   Exclusions **c.** through **n.** do not apply to damage to premises while rented to you, or temporarily occupied by you with the permission of the owner, when the damage is caused by fire, lightning, explosion, smoke or leaks from automatic fire protective systems. A separate limit of insurance applies to this coverage as described in **SECTION III – LIMITS OF INSURANCE**.

B. ADDITIONAL INSUREDS

1. **SECTION II - WHO IS AN INSURED** is amended to include, as an additional insured, any person(s) or organization(s) for whom a written contract or written agreement between you and such person(s) or organization(s) exists and requires such person(s) or organizations(s) to be added as an additional insured to your policy, but only for liability arising out of "bodily injury," "property damage," or "personal and advertising injury".
   a. This endorsement applies only if the written contract or written agreement is:
   (1) Currently in effect or becomes effective during the term of this policy; and
   (2) Executed prior to the "bodily injury", "property damage", or "personal and advertising injury".
   b. The insurance afforded to such additional insured only:
   (1) Applies to the extent permitted by law; and
   (2) Will not be broader than that which you are required by the written contract or written agreement to provide for such additional insured.
2. The insurance provided to the additional insured by this endorsement applies as follows:
   a. The person(s) or organization(s) is an additional insured but only for liability caused in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
   (1) In connection with your premises owned by or rented to you; or
   (2) In the performance of your ongoing operations.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.
COMPANY

b. If the additional insured is an architect, engineer, or surveyor, this insurance does not apply to "bodily injury," "property damage," or "personal and advertising injury" arising out of the rendering of or failure to render any professional services including:
   (1) The preparing, approving, or failing to prepare or approve maps, drawings, opinions, reports, surveys, change orders, designs or specifications; or
   (2) Supervisory, inspection, or engineering services.
   This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional services by or for you.
c. If the additional insured is a lessor of equipment, this insurance only applies to liability caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such additional insured and does not apply to any "occurrence" which takes place after the equipment lease expires.
d. If the additional insured is a state or governmental agency or political subdivision and has issued a permit in connection with premises you own, rent, or control, this insurance applies only with respect to the following hazards for which the state or political subdivision has issued such permit:
   (1) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decoration and similar exposures;
   (2) The construction, erection, or removal of elevators; or
   (3) The ownership, maintenance, or use of any elevators covered by this insurance.
e. If the additional insured is a state or governmental agency or political subdivision that has issued a permit or authorization with respect to operations performed by you or on your behalf, then this insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality.
f. If the additional insured is a manager or lessor of insured premises, that person or organization is an additional insured only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you.
   This insurance does not apply to:
   (1) Any "occurrence" that takes place after you cease to be a tenant in that premises.
   (2) Structural alterations, new construction or demolition operations performed by or on behalf of the manager or lessor of insured premises.
g. If the additional insured is grantor of franchise, that person(s) or organization(s) is only an additional insured with respect to liability as grantor of a franchise to you.
h. If the additional insured is an owner or other interest from whom land has been leased, that person(s) or organization(s) is only an additional insured with respect to liability arising out of the ownership, maintenance or use of that part of the land leased to you.
   This insurance does not apply to:
   (1) Any "occurrence" that takes place after you cease to lease that land;
   (2) Structural alterations, new construction or demolition operations performed by or on behalf of the owner or other interest from whom land has been leased.
i. If the additional insured is a mortgagee, assignee, or receiver, that person(s) or organization(s) is only an additional insured with respect to their liability as such and arising out of the ownership, maintenance or use of the premises by you.
   This insurance does not apply to structural alterations, new construction or demolition operations performed by or for that mortgagee, assignee, or receiver.
j. If the additional insured is a controlling interest, that person(s) or organization(s) is an additional insured but only for their liability arising out of:
   (1) Their financial control of you; or
   (2) Premises they own, maintain or control while you lease or occupy those premises.
   This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that controlling interest.
k. If the additional insured is a vendor, that person(s) or organization(s) is only an additional insured with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business, but only if this policy provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard."

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

COMPANY

(1) This insurance afforded to the vendor does not apply to:

(a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;

(b) Any express warranty unauthorized by you;

(c) Any physical or chemical change in the product made intentionally by the vendor;

(d) Repackaging, except when unpacked under the instructions of the manufacture for the sole purpose of inspection, demonstration, testing or the substitution of parts and then repackaged in the original container;

(e) Any failure by the vendor to make inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of "your products";

(f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of "your products";

(g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

(h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

(i) The exceptions contained in Sub-Paragraphs **(d)** or **(f)**; or

(ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of "your products".

(2) This insurance does not apply to any insured person or organization from whom you have acquired such products, or any ingredient, part or container entering into, accompanying or containing such products.

3. With respect to the insurance afforded to an additional insured as provided in paragraphs **B.1.** and **B.2.** above, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This insurance shall not increase the applicable Limits of Insurance shown in the Declarations.

If an Additional Insured endorsement is attached to this policy that specifically names a person or organization as an insured, then the above Subsection **B. ADDITIONAL INSUREDS** does not apply to such person(s) or organization(s).

4. **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS,** paragraph **4. Other Insurance**, is amended to include:

As respects the coverage provided by this endorsement, regardless of whether other insurance is available to an additional insured on a primary basis, this insurance will be primary and noncontributory if a written contract between you and the additional insured specifically requires that this insurance be primary and noncontributory.

C. **SECTION II - WHO IS AN INSURED** is amended as follows:

BROADENED NAMED INSURED

Paragraph **3.** is deleted and replaced by the following:

3. Any business entity organized under the laws of the United States of America (including any state thereof, its territories or possessions), or Canada (including any province thereof) will qualify as a Named Insured if there is no similar insurance available to that business entity, provided that one or more Named Insureds shown in the Declarations have, at the inception of the policy period, an ownership interest in such business entity of more than 50%. However, if a Named Insured has an ownership interest in a business entity of more than 50%, the business entity will not be a Named Insured if such business entity is an insured under any other liability policy or would be an insured under such policy but for its termination or the exhaustion of its Limit of Insurance.

D. Paragraph **6.** of **SECTION III – LIMITS OF INSURANCE** is deleted and replaced by the following:

Subject to paragraph **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

COMPANY

SECTION I – COVERAGES, COVERAGE A for damages because of "property damage" to any one premises while rented to you, or temporarily occupied by you with permission of the owner, when the damage is caused by fire, lightning, explosion, smoke, or leaks from automatic fire protective systems.

E. SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS are amended as follows:

1. KNOWLEDGE AND NOTICE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

The notification requirements of paragraphs **2.a.** and **2.b. Duties In The Event Of Occurrence, Offense, Claim Or Suit** apply only when the "occurrence", offense, claim or "suit" is known to:

a. You, if you are an individual;

b. A partner or member if you are a partnership or joint venture;

c. An officer or director if you are an entity other than a partnership, joint venture or limited liability company;

d. A member or manager if you are a limited liability company; or

e. An insurance manager, risk manager or other "employee" you designate prior to loss to give notice to us.

Knowledge of an "occurrence," offense, claim, or "suit" by your agent, servant or "employee" shall not in and of itself constitute knowledge by you unless an individual in one of the positions listed above has actual knowledge.

2. FAILURE TO DISCLOSE HAZARDS

The following is added to paragraph **6. Representations**:

If you unintentionally failed to disclose all hazards or prior "occurrences" existing at the inception of this policy, but reported such error or omission to us as soon as practicable after discovery, then we will not deny coverage under this Coverage Part because of such failure.

This provision does not affect our right to collect any additional premium or exercise our right of cancellation or non-renewal.

3. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

The following is added to paragraph **8. Transfer Of Rights of Recovery Against Others To Us**:

We waive any right of recovery we may have against any person or organization when such waiver is required by a written contract that you have agreed to prior to any "occurrence", "suit" or the offense which caused the "personal and advertising injury", provided that the "occurrence", "suit" or the offense which caused the "personal and advertising injury" arises out of operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

F. SECTION V – DEFINITIONS is amended as follows:

BODILY INJURY

The definition of "bodily injury" in paragraph **3.** is deleted and replaced by the following:

"Bodily injury" means bodily injury, sickness or disease sustained by a person, including mental anguish or death resulting from any of these at any time.

PERSONAL AND ADVERTISING INJURY

The definition of "personal and advertising injury" in paragraph **14.b.** is deleted and replaced by the following:

Abuse of process; and malicious prosecution;

All other terms and conditions of the policy remain unchanged.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.
COMPANY

Molly Minneman

From: Kendall K. Burgemeister <kburgemeister@lawoftherockies.com>
Sent: Tuesday, April 03, 2018 9:32 PM
To: Michael Yerman; Molly Minneman
Cc: john@sullivangreenseavy.com
Subject: RE: Edward Miller
Attachments: Miller Plat.pdf

Michael,

My understanding is that the attached is the most up-to-date version of the plat and is the same as what was provided to BOZAR.

Kendall Burgemeister
Member | Law of the Rockies
525 North Main Street
Gunnison, CO 81230
Tel: 970-641-1903 ext. 3
Fax: 970-641-1943
kburgemeister@lawoftherockies.com
www.lawoftherockies.com

This transmission is from the law firm of Law of the Rockies and may contain information that is privileged, confidential, and/or exempt from disclosure under law. If you are not the intended recipient, any disclosure, copying, distribution, or use of the information in this message, including any reliance thereon by you or any other third person, is prohibited. If you have received this message in error, please immediately contact the sender and destroy this message in both electronic and any hard copy formats. Thank you.

From: Michael Yerman [mailto:MYerman@crestedbutte-co.gov]
Sent: Tuesday, April 3, 2018 3:50 PM
To: Kendall K. Burgemeister <kburgemeister@lawoftherockies.com>; Molly Minneman <mollym@crestedbutte-co.gov>
Cc: john@sullivangreenseavy.com
Subject: RE: Edward Miller

Kendall and Edward,

John and I sat down with a draft yesterday of our typical Subdivision Improvements Agreement and inserted the BOZAR approval terms into our standard agreement. John is working on edits from our meeting. I will need to do another review prior to shipping off for your review. I will touch base by the end of the week with a status update on our progress. We hope to have a draft off for your review Friday or Monday. We are currently pushing to have the agreement before the Council on April 16th or May 7th. I would ask that you to please send the latest version of the plat you have in digital form to John and I. I want to ensure we are working from the most up to date document has we continue forward. We will setup a conference call next week once you have a chance to look over the draft to discuss any items you have identified from your review.

Thank you,

Michael Yerman
Community Development Director

(970)349-5338

From: Kendall K. Burgemeister [mailto:kburgemeister@lawoftherockies.com]
Sent: Tuesday, April 03, 2018 3:37 PM
To: Molly Minneman <mollym@crestedbutte-co.gov>
Cc: Michael Yerman <MYerman@crestedbutte-co.gov>; john@sullivangreenseavy.com
Subject: RE: Edward Miller

Thank you Molly. That sounds good.

Kendall Burgemeister
Member | Law of the Rockies
525 North Main Street
Gunnison, CO 81230
Tel: 970-641-1903 ext. 3
Fax: 970-641-1943
kburgemeister@lawoftherockies.com
www.lawoftherockies.com

This transmission is from the law firm of Law of the Rockies and may contain information that is privileged, confidential, and/or exempt from disclosure under law. If you are not the intended recipient, any disclosure, copying, distribution, or use of the information in this message, including any reliance thereon by you or any other third person, is prohibited. If you have received this message in error, please immediately contact the sender and destroy this message in both electronic and any hard copy formats. Thank you.

From: Molly Minneman [mailto:mollym@crestedbutte-co.gov]
Sent: Tuesday, April 3, 2018 3:34 PM
To: Kendall K. Burgemeister <kburgemeister@lawoftherockies.com>
Cc: Michael Yerman <MYerman@crestedbutte-co.gov>; john@sullivangreenseavy.com
Subject: RE: Edward Miller

Kendall,

Thank you for contacting me about Edward Miller's subdivision. I related to him in an e-mail today that the Town's Community Development Director, Michael Yerman and I had met with the Town attorney recently about the subdivision agreement documents stemming from the 1-30-18 BOZAR approval. I advised Edward that Michael would be in contact with him. I will speak to Michael tomorrow about the Miller project and one of us will be in contact with you as soon as possible.

Best regards,

Molly Minneman

Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Kendall K. Burgemeister [mailto:kburgemeister@lawoftherockies.com]
Sent: Tuesday, April 03, 2018 2:17 PM
To: Molly Minneman <mollym@crestedbutte-co.gov>
Subject: Edward Miller

Molly,

I was contacted by Edward Miller to assist in wrapping up his subdivision application. I have seen the minutes from the 1/30/18 BOZAR meeting, as well as your email from 3/8 indicating that the matter would be on the Council's 3/19 agenda. I see that "Miller subdivision" was on the agendas for 3/19, 4/2, and 4/16, but do not know what has transpired. I would appreciate a call or email to gain a better understanding of where things sit and what you need from the Miller's side to wrap this up.

Thank you,

Kendall Burgemeister
Member | Law of the Rockies
525 North Main Street
Gunnison, CO 81230
Tel: 970-641-1903 ext. 3
Fax: 970-641-1943
kburgemeister@lawoftherockies.com
www.lawoftherockies.com

This transmission is from the law firm of Law of the Rockies and may contain information that is privileged, confidential, and/or exempt from disclosure under law. If you are not the intended recipient, any disclosure, copying, distribution, or use of the information in this message, including any reliance thereon by you or any other third person, is prohibited. If you have received this message in error, please immediately contact the sender and destroy this message in both electronic and any hard copy formats. Thank you.

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Tuesday, April 05, 2016 1:32 PM
To: Astrid Matison
Cc: Randy Swift; Molly Minneman; Jessica Earley
Subject: Re: 705 and 707 Belleview ?
709 / 711

Astrid,
We will change that to a tub.
Thanks,
Jimmy

Sent from my iPhone

On Apr 5, 2016, at 12:00 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

> Hi Jimmy and Randy,
> I don't see how the shower meets code for the garage dwelling unit. The height requirement in front of the shower head is 6'8" and 30" x 30" standing space.
> How did the shower change from the previous plan?
> Thank you,
> Astrid
>
> Astrid Matison
> Building Inspector
> (970) 349-5338
> PO BOX 39
> Crested Butte, Co 81224
> Please consider the environment before printing this email.
>
> <image003.jpg>

Agenda
Design Review Committee
Monday
April 11, 2016

3:00 Consideration of the application of **RWG Partners LLC** to construct an new single family residence and two accessory buildings to be located at 931 Belleview Avenue, Block 75, Tract 1 in the R1D zone. (Barney)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1D zone is required.

4:00 Consideration of the application of **Faust Mountain Properties LLC** to allow demolition of an existing structure and subdivision of the property located at 711 Belleview Avenue, Block 63, Lots 21-24 in the R1 zone. (Faust)
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1 zone is required.

5:00 Consideration of the application of **Faust Mountain Properties LLC** to construct a single family residence and accessory dwelling to be located at 709/711 Belleview Avenue, Block 63, Lots 21-22 in the R1 zone. (Faust/Swift)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

6:00 Site visit at the Grubstake building located at 331 Elk Avenue to meet with Jim Thomas regarding roof repair project on the historic building.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Astrid Matison

Subject: FW:

From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Wednesday, April 11, 2018 5:22 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:

Sent from my iPhone

Molly Minneman

To: Greg Faust
Cc: 'jim faust'; Jessica Earley
Subject: FW: Faust Mountain Properties/Minor Subdivision
Attachments: Faust subdivision (711 Belleview) plat 04-11-2016 - DRC Packet.pdf

Hi Greg,

The next step with the Belleview Renaissance plat is to have Norman finalize the language adding the BOZAR approval date of 26th day of April, 2016, and get with the title company to fill in the blanks for their certificate.

Then send me an electronic version that I can forward to John Belkin, and bring in a large format copy. If all is satisfactory, then we can work on getting this on a Council consent agenda for their certification. We might want to shoot for the June 6 agenda which means that the revision needs be in the office by around May 12-13. Let me know if this all works.

Thanks and have a nice weekend,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Molly Minneman
Sent: Tuesday, April 12, 2016 11:44 AM
To: 'John Belkin' <jbelkin@jbelkinlaw.com>
Cc: Bob Gillie <bobg@crestedbutte-co.gov>
Subject: FW: Faust Mountain Properties/Minor Subdivision

Hi John,

Can we set up a time to talk about the subdivision submittal from the Faust brothers for 711 Whiterock, and anything else you will need to give me the go-ahead. It is going to BOZAR on April 26.

Thanks,
Molly

From: Molly Minneman
Sent: Tuesday, April 12, 2016 11:41 AM
To: 'John Belkin' <jbelkin@jbelkinlaw.com>; Bob Gillie <bobg@crestedbutte-co.gov>
Subject: RE: Faust Mountain Properties/Minor Subdivision

AGREEMENT

THIS AGREEMENT, dated the_____day of_____, 2016, is by and between Faust Mountain Properties ("Faust") and the Town of Crested Butte, a Colorado home rule municipality ("Town").

1. **Facts and Purposes**. The following facts and purposes apply to this Agreement:

1.1 Faust's own:

Lots 21-24, both inclusive, Block 63, TOWN OF CRESTED BUTTE, according to the plat thereof filed July 8, 1880 as Reception No. 2840½, and according to the plat filed June 6, 1881, as Reception No. 14191, County of Gunnison, State of Colorado ("Faust Property").

1.2 Faust's have applied to the Town for approval to subdivide the Faust Property on which one single family residence and accessory building is located.

1.3 Although the Town is inclined to approve the Fausts' subdivision application, the subdivision cannot be finalized before the existing buildings are demolished or new non-conforming uses would be created in violation of the Town Code.

1.4 The purpose of this Agreement is to spell out the procedure for finalizing the Faust Subdivision in compliance with the Town Code.

NOW, THEREFORE, in consideration of the foregoing facts and purposes and the mutual covenants set forth in this Agreement, Faust's and Town agree as follows:

2. **Building Permit**. In order to finalize the subdivision, the following events must occur in the order listed below:

2.1 Faust's shall file for a building permit with the Town for the approved plans for a new single family residence and accessory dwelling to be constructed on the Faust Property and which will cover the construction of the new structures and demolition of all the existing structures.

2.2 Faust's shall set a meeting with the Town's building inspector for the establishment of undisturbed natural grade for Lots 21-22; and Lots 23-24, in relation to the curb or agreed upon stationary feature.

2.3 Upon review of the recycle plan that accompanied the Development Application, the Faust's shall demolish and remove the existing buildings from the Faust Property.

2.4 Contemporaneously (Simultaneously) with demolition and removal of the buildings, Faust's shall relocate the trees as identified on the site plan, on the Faust Property per the approved plans; and those to be relocated to ____ Red Lady Avenue, and irrigate the relocated trees to ensure that they survive.

2.5 As part of the structure demolition and removal, the Faust's shall reconfigure or disable the existing common utilities (including water and wastewater) as per requirements of the respective utility providers.

2.6 Faust's shall file construction drawings for the new single family residence and accessory dwelling to be constructed on the Faust Property, and associated with the building permit on file for construction.

2.7 Town shall approve and, at Faust's' expense, record the final plat of the Renaissance Belleview Subdivision, subdividing the Faust Property into two tracts. A recorded copy to be provided to the Town.

2.8 After the plat has been recorded, Faust can proceed with construction of the development plan over Lots 21-22 of said parcel; and proceed with development proposal over lots 23-24, or convey lots and assign the building permit to a purchaser.

3. **Attorneys' Fees**. If any legal action is commenced or maintained in court, whether in law or in equity, to interpret, enforce or construe this Agreement or any document provided for herein or related hereto, the prevailing party shall be awarded all reasonable attorneys' fees together with all reasonable costs and expenses incurred including, without limitation, expert witness fees.

4. **Binding Agreement**. This Agreement and all of its provisions shall be binding upon and inure to the benefit of the parties and their successors, assigns, representatives and heirs.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above set forth.

Faust Mountain Properties, LLC

Town of Crested Butte, a Colorado home rule municipality

_____

James Anthony Faust

Title:_____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing Agreement was acknowledged before me this_____day of _____, 2016, by James Anthony Faust on behalf of Faust Mountain Properties, LLC.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

_____
Notary Public

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing Agreement was acknowledged before me this_____day of _____, 2016, by_____, _____ of the Town of Crested Butte, a Colorado home rule municipality.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

Astrid Matison

From: Astrid Matison
Sent: Thursday, April 19, 2018 11:42 AM
To: 'Greg Faust'
Cc: Molly Minneman; Jessica Earley
Subject: FW: 10 Butte Avenue Permit Review
Attachments: 2015 IRC Glazing adjacent to stairs and ramps.pdf; permit to final checklist 3-28-17.pdf

Greg,
Are you still in town? Could you stop by and sign the restrictive covenant and bring in a check for $43. Please call ahead so that we make sure someone can witness and notarize the document as well.
Thank you,
Astrid

From: Astrid Matison
Sent: Thursday, April 19, 2018 11:33 AM
To: 'Randy Swift' <randyswift55@gmail.com>; 'Greg Faust' <gfaust@cirruspartners.com>; 'jim faust' <jimafaust@yahoo.com>
Subject: 10 Butte Avenue Permit Review

Hi Everyone,
I conducted the permit review for 10 Butte Avenue for the architectural plans that are not dated, and the engineering plans dated 3-21-18.. The following must be clarified on the plans. The garage is not part of the review and will be permitted separately from the main house.
1. The deck guardrails must have wood top and bottom rails per the BOZAR approved plans dated 1-30-18, and 2-21-18 and BOZAR minutes dated 1-3018.
2. The windows shall be separated with framing and trim per the floorplans per BOZAR requirements.
3. The gas pipe termination must meet the **2015 IFGC Section 503.5.4 Chimney termination at minimum** or the manufacturer requirement. If the termination of the pipe is grater than 10 feet from the top of the ridge the top of the termination must be 2 feet above the ridge height. And the chimney must extend 3' above the sloped roof.
4. The chimney cricket must be ½ of the width of the chimney in height. **2015 IRC Section R1003.20.**
5. Chimney blocking must meet **IRC Section R1003.19.**
6. The windows in the stairways and at the bottom of the stairs must meet **IRC Sections R308.4.6 and R308.4.7.** Please see attachment.
7. The spiral staircase must meet the minimum requirements.. Please see diagram below.
8. Fall out protection for second story windows is if the window opening is less than 24 inches from the finished floor. The note says not to exceed which does not make sense.
9. Fire blocking must be provided at the perimeter of the T & G and beam floor ceiling assembly.
10. Tub and shower windows located less than 5 feet from the standing surface must be tempered.
11. The range hood vent must exhaust 400 cfm or less or make up air will need to be provided.
12. The tub will not have a shower faucet correct?
13. Floor protection for mechanicals located below the first floor in the crawl space must meet **IRC Section R302.13.**
14. A wall section detail is not provided; however, the notes for the exterior wall indicate the following:
    2 x 6 framing, 1" Zip Sheathing, and closed cell foam insulation in framed cavities
    And insulated floor joists R38 to fill cavities or R19 minimum to fill cavities needs to be noted.
    And Roof inusulation must be R49 needs to be noted – to meet the 2015 IECC.
15. Flashing to protect exterior foam insulation installed on the exterior of the stem walls must extend at a minium 6 inches below finished grade.

16. A passive radon system per **IRC Appendix F** is required with a future space for a radon fan located in the attic space with an electrical outlet must be provided for.
17. An HRV system must be provided to provide air to living spaces. **IECC Section R403.6 Mechanical ventilation (Manditory).**
18. Structural concrete pads noted with letters are not specified on the structural plans.
19. Detail 9/Sheet S1.0 is labeled Pier to Pad. I think this is a typo correct?
20. A door blower test must be conducted per **IECC Section R402.4.1.2.**
21. The crawl space shall be venitlated either passively or mechanically. Which method will be used please?
22. 75% of the light fixtures shall have low energy use lamping installed in them. **IECC Section R404.1 Lighting equipment (Manditory)**
23. The appliances other than the range shall be energy star rated appliances. **Town Code**
24. Foam plastics must be protected per the IRC.
25. All hot and cold water lines throughout must meet **IECC R403.4.**

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

AGENDA-
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
April 26, 2016

6:00 Call to order

6:02 Review and approve the minutes from the **March 29, 2016** BOZAR meeting.

6:04 Consideration of the application of **Antonette C. Kapushion and Ina Kristine Kapushion** to add heating and/or plumbing to the accessory building to be located at 429 Gothic Avenue, Block 11, Lots 30-32 in the R1 zone. (Miller/Kapushion)
- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

6:14 Work Session: A presentation by the **Center for the Arts in conjunction with the Town of Crested Butte** for the purpose of receiving informal input from the Board regarding changes proposed from recent plans to the Center for the Arts site plan and structure proposed for the Crested Butte Town Park to be located at 606 Sixth Street, Blocks 50 and 51 in the P zone. (Birnie/Hadley)

7:30 Consideration of the application of **Faust Mountain Properties LLC** to allow demolition of an existing structure and subdivision of the property located at 711 Belleview Avenue, Block 63, Lots 21-24 in the R1 zone. (Faust)
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1 zone is required.

8:00 Consideration of the application of **Faust Mountain Properties LLC** to construct a single family residence and accessory dwelling to be located at 709/711 Belleview Avenue, Block 63, Lots 21-22 in the R1 zone. (Faust/Swift)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

9:00 Work Session: Consideration of the application of **RWG Partners LLC** to construct an new single family residence and two accessory buildings to be located at 931 Belleview Avenue, Block 75, Tract 1 in the R1D zone. (Barney)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1D zone is required.

10:00 Miscellaneous:
- DRC for May 16 and 23: Alvarez Marti and Sawyer volunteered. (BOZAR – May 31st)
- DRC for June 13 and 20: _____ (BOZAR – June 28th)
- DRC for July 11 and 18: _____ (BOZAR – July 26th)
- CLG Report from History Colorado, Mark Rodman
- Insubstantial Determinations:
  - Walters (229 Elk) – Roofing material change

10:05 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Astrid Matison

To: 'Randy Swift'; 'jim faust'
Subject: RE: 713 & 715 Belleview Avenue Greg Faust Residence

Hi,
Are you going to answer and provide the below information soon?
Jimmy wants to get started on this project.
I will go ahead and issue the permit ahead of getting this information from you.
Thank you,
Astrid

From: Astrid Matison
Sent: Monday, May 01, 2017 4:55 PM
To: 'Randy Swift' <randyswift55@gmail.com>; 'jim faust' <jimafaust@yahoo.com>
Subject: 713 & 715 Belleview Avenue Greg Faust Residence

Hi Randy and Jimmy,
Please see below questions or comments regarding the project at 713 and 715 Belleview Avenue project permit set. See updated permit to final checklist attached.

Main House: 713 Belleview

1. There isn't a window schedule included so I don't know if the window above the tub in the bathroom off of bedroom 1 is tempered or higher than 5' above the tub standing surface.
2. Second floor west windows flanking the fireplace may have to have fall out protection. Fall out protection is required when the window opening is higher than 24" from the finished floor and 6 feet above grade below the window- per **312.2 Window fall protection.**
3. East third floor windows may need fall out protection as well.
4. The windows in the stairwell may have to be tempered if they are less than 60 inches above the landing.
5. Protective shield plates shall be placed where nails or screws from finish or other work are likely to penetrate the clothes dryer duct. Shield plates shall be placed on the finished face of framing members where there is less than 1 ¼" between duct and the finished face of the framing member. Protective shield plates shall be constructed of steel, shall have a minimum thickness of 0.062 inch and shell extend not less than 2 inches above sole plates and below top plates. **2015 IRC 1502.5 Protection required.**
6. The dryer exhaust duct shall terminate not less than 3 feet from operable and non-operable openings into the buildings and 10 feet from mechanical air intakes except where the opening is located 3 feet above the air intake. **2015 Section M506.3 Exhaust openings.**
7. The dryer and washer must be installed per manufacturer installation guides and be rated to be enclosed in a closet. Electric dryer?
8. Range Hood: make up air is required if range hood exhaust exhausts more than 400 cfm cubic feet per minute. The makeup air rate must be approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with no less than one damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced. New for **2015 IRC Section M1503.4 Make up air required.**
9. **(New revised code section) M1503.4.1 Location.** Kitchen exhaust makeup air shall be discharged into the same room in which the exhaust system is located or into rooms or duct systems that communicate through one or more permanent openings with the room in which such exhaust system is located. Such permanent openings shall have a net cross sectional area of not less than the required area of the makeup air supply openings.

10. The whole house mechanical system per **IRC Table M1507.3.3(1)** for 4-5 bedrooms the minimum CFM rate is 75 for the main house. An HRV is still required and is now also required in the 2015 International Energy Conservation Code.
11. Is the fireplace a gas insert?
12. A building exterior wall section detail is not provided. The **2015 IECC** now requires continuous insulation on the outside or inside the structure framed walls.
13. The moisture barrier in the crawl space must overlap 12 inches and be taped.
14. A Radon passive system must be provided. The fan must be located in an attic space preferably outside of the tempered building envelope.
15. See insulation requirements in the attached document.
16. Please provide a structural truss drawing.
17. Roof Framing Plan: there is a note "purlins?," are purlins being provided?
18. 75% of the Light fixture bulbs must be energy efficient lamps.
19. The appliances installed in the unit must be energy star rated.
20. The gas meter location must be approved by the CBFPD.
21. What are the dotted lines on the floor plan at the entry and the north bedroom?

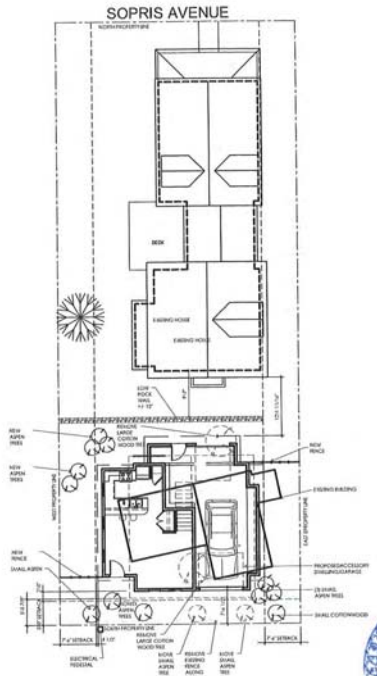
Garage: 715 Belleview Avenue

1. Crawl space access?
2. The closet that will house the mechanical equipment cannot be used for anything other than mechanical equipment.
3. Bedroom window near the mechanical access door needs to be tempered.
4. The window next to the deck door needs to be tempered.
5. The window in the stairwell may need to be tempered if less than 60 inches from the stair tread.
6. I would flip flop the toilet and the vanity sink in the second floor bathroom. The space will work better.
7. Are the rafters above the kitchen 2 x 12 framing?
8. 75% of the Light fixture bulbs must be energy efficient lamps.
9. The appliances installed in the unit must be energy star rated.
10. Separate gas meter?- must be approved by the CBFPD.

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

2 / T1.0 NORTH ELEV. FROM SOPRIS AVENUE
scale: 1/4" = 1'-0"



1 / T1.0 SITE PLAN
scale: 1" = 10'-0"

3 / T1.0 WEST
scale: 1/4" = 1'-0"

MAY 2012
RECEIVED
Building Department

COBUR
Creating Great Plac

232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81
T: 970.349.1366
F: 970.349.1369
www.coburndev.con

plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided Coburn Development Inc., for t designs intend of this specific pro and only this project. The contractor shall be responsible construction coordination, mel and materials required for the successful completion of the pr This includes but is not limited to quality of workmanship and materials required for executing these documents and work or materials supplied by any subcontractors. All work shall comply with governing codes o ordinances. The contractor sha review and understand all documents and shall notify the Architect immediately of any discrepancies in the drawings, conditions or dimensions.

AUTHORSHIP

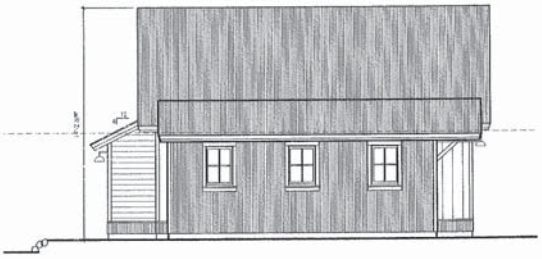
DRAWN BY	CHECKED	DATE

REVISIONS

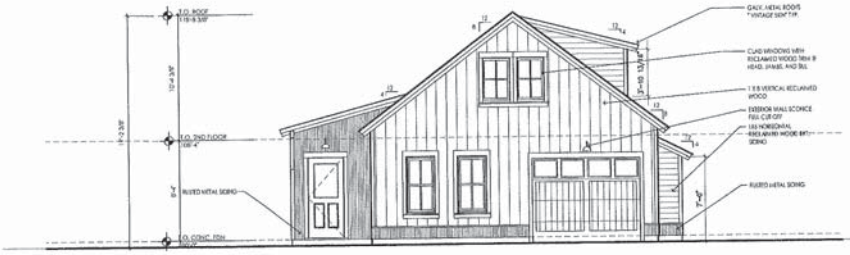
DESC	DATE
BOZAR	04.12.
BOZAR	05.04.

T1.0

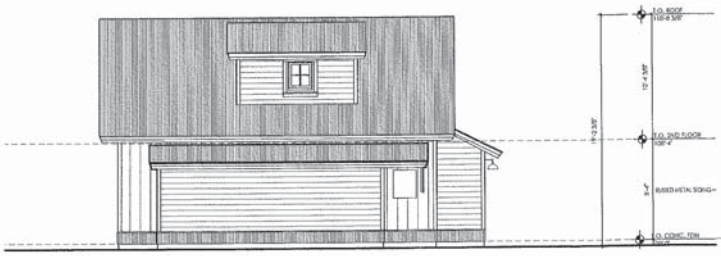
SITE PLAN AND SEC



1 / A2.1 WEST ELEVATION
scale: 3/8" = 1'-0"



2 / A2.1 SOUTH ELEVATION
scale: 3/8" = 1'-0"



3 / A2.1 EAST ELEVATION
scale: 3/8" = 1'-0"

4 / A2.1 NORTH ELEVATION
scale: 3/8" = 1'-0"

COBUR
Creating Great Plac
232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81
T: 970.349.1366
F: 970.349.1369
www.coburndev.co
plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided
Coburn Development Inc., for t
design intent of this specific pro
and only this project. The
contractor shall be responsible
construction coordination, met
and materials required for the
successful completion of the pr
This includes but is not limited to
quality of workmanship and
materials required for execution
these documents and work or
materials supplied by any
subcontractors. All work shall
comply with governing codes a
ordinances. The contractor sha
review and understand all
documents and shall notify the
Architect immediately of any
discrepancies in the drawings,
conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

REVISIONS

Item	Date
BOZAR	04.12.
BOZAR	05.04.

A2.

ELEVATIONS

1 A2.2 EXISTING HOUSE SOUTH ELEVATION
scale: 1/4" = 1'-0"

2 A2.2 PROPOSED HOUSE SOUTH ELEVATION
scale: 1/4" = 1'-0"

COBUR
Creating Great Plac

232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81
T: 970.349.1366
F: 970.349.1369
www.coburndev.co

plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided
Coburn Development Inc., for t
design intent of this specific pro
land only this project. The
contractor shall be responsible
construction coordination, mat
and materials required for the
successful completion of the pr
this includes but is not limited to
quality of workmanship and
materials required for execution.
These documents and work or
materials supplied by any
subcontractors. All work shall
comply with governing codes a
ordinances. The contractor sha
review and understand all
documents and shall notify the
Architect immediately of any
discrepancies in the drawings,
conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

REVISIONS

ITEM	DATE
BOZAR	04.12.
BOZAR	05.04.

A2.2

ELEVATIONS

ALLEY SCAPE ELEVATION
scale: 1/8" = 1'-0"

COBUR
Creating Great Plac
232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81
T: 970.349.1366
F: 970.349.1369
www.coburndev.com
plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided
Coburn Development Inc., for t
design intent of this specific pro
and only this project. The
contractor shall be responsible
construction coordination, mat
and materials required for the
successful completion of the pr
This includes but is not limited to
quality of workmanship and
materials required for execution
these documents and work or
materials supplied by any
subcontractors. All work shall
comply with governing codes a
ordinances. The contractor sha
review and understand all
documents and shall notify the
Architect immediately of any
discrepancies in the drawings,
conditions or dimensions.

AUTHORSHIP

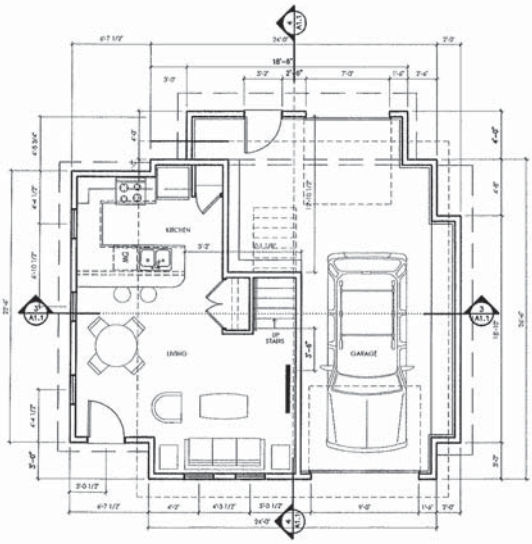
DRAWN BY	CHECKED	DATE

REVISIONS

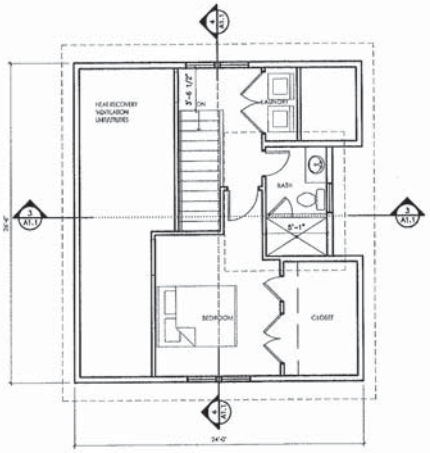
FOR	DATE
BOZAR	04.12.
BOZAR	05.04.

A2.3

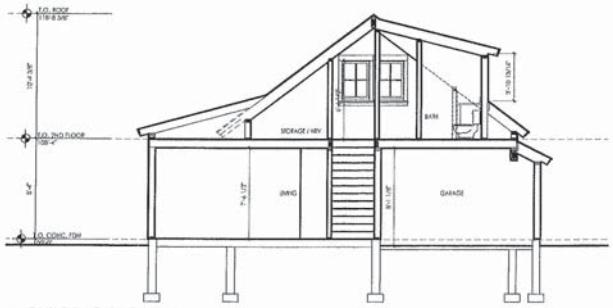
ELEVATIONS



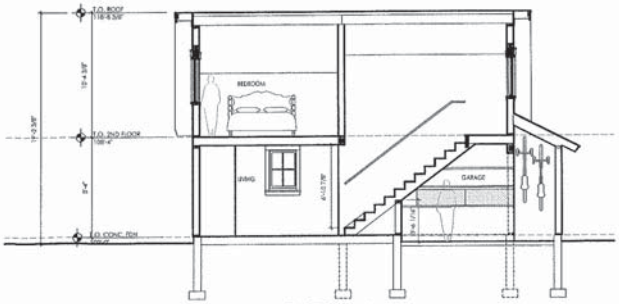
FIRST FLOOR
scale: 1/4" = 1'-0"



SECOND FLOOR
scale: 1/4" = 1'-0"



BUILDING SECTION
scale: 1/4" = 1'-0"



BUILDING SECTION
scale: 1/4" = 1'-0"

COBUR
Creating Great Plac

232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81
T: 970.349.1366
F: 970.349.1369
www.coburndev.co

plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided
Coburn Development Inc., for t
design intent of this specific pro
and only this project. The
contractor shall be responsible
construction capabilities, met
and materials required for the
successful completion of the pr
This includes, but is not limited to
quality of workmanship and
materials required for execution
these documents and work or
materials supplied by any
subcontractors. All work shall
comply with governing codes a
ordinances. The contractor sha
review and understand all
documents and shall notify the
Architect immediately of any
discrepancies in the drawings,
conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

REVISIONS

DESC.	DATE
BOZAR	04.12.
BOZAR	05.04.

A1.

SITE PLAN AND FLOO

Molly Minneman

To: photos@denveraerialphoto.com; Astrid Matison
Cc: Jessica Earley; Rodney Due; Michael Reily
Subject: RE: 10 Butte Avenue Potential moving of existing house to out of town location.

Hi Mark,

To answer your question, for the most part you are correct. The property owners are responsible for taking the project through BOZAR for the building removal (demolition in the code) and the new construction. A permit for demolition/building removal is required, and coordinated with the new permit for the residence. It's a matter of timing and coordination between you, the property owners and Astrid.

Is Vogie's House Moving going to do the lift and transport?

To move the home, and hopefully I am not treading information you have already explored, you will need to contact Mike Reily at the Marshal's Dept. and Rodney Due, the Utilities Director well ahead of time to work out the day for the building to be transported. This means, involve them in your coordination with the house mover. I am not sure of the building width off hand, but suspect that either the Marshal's or Public Works may need to close some streets for transport as it can be a tight fit through Town.

Thanks,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: photos@denveraerialphoto.com [mailto:photos@denveraerialphoto.com]
Sent: Wednesday, May 10, 2017 5:12 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Cc: Molly Minneman <mollym@crestedbutte-co.gov>; Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: RE: 10 Butte Avenue Potential moving of existing house to out of town location.

It's the Faust brothers - they are very familiar with your process.

So there is nothing for us to do with the town other than make sure the new plans and permit are approved and ready?

Mark Ewing
Foresight Aerial Photography
303-859-4994
photos@denveraerialphoto.com
www.denveraerialphoto.com
https://www.facebook.com/ColoradoAerialPhotography

From: Astrid Matison [mailto:amatison@crestedbutte-co.gov]
Sent: Wednesday, May 10, 2017 5:09 PM

To: photos@denveraerialphoto.com
Cc: Molly Minneman; Jessica Earley
Subject: RE: 10 Butte Avenue Potential moving of existing house to out of town location.

Hi Mark,
What is the contact information for the owners of the property? Would it be possible for you forward the email I sent to you- to them as a starting point?
Thank you,
Astrid

From: photos@denveraerialphoto.com [mailto:photos@denveraerialphoto.com]
Sent: Wednesday, May 10, 2017 5:02 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: RE: 10 Butte Avenue Potential moving of existing house to out of town location.

Thanks - our landlords will be the ones building - so they will work with BOZAR. Is there anything else for my wife and I just to move the house?

Mark Ewing
Foresight Aerial Photography
303-859-4994
photos@denveraerialphoto.com
www.denveraerialphoto.com
https://www.facebook.com/ColoradoAerialPhotography

From: Astrid Matison [mailto:amatison@crestedbutte-co.gov]
Sent: Wednesday, May 10, 2017 5:00 PM
To: photos@denveraerialphoto.com
Cc: Molly Minneman; Jessica Earley
Subject: FW: 10 Butte Avenue Potential moving of existing house to out of town location.

Hi Mark,
I believe you called me last week regarding potentially moving a house located at 10 Butte out of town. You will have to go through the BOZAR process detailing what will be built on the lot once the house is moved.
A building permit must be obtained and will include a performance deposit that is refundable once the site at 10 Butte Avenue is cleaned up of any construction debris etc.
In other words the house cannot be moved without a redevelopment plan. A POA form can be submitted if you would like someone else to represent you locally.

See Town Code excerpts below.

I hope this information is helpful. Please do not hesitate to contact me with further questions.

Thank you,

Astrid

Sec. 16-14-190. - *Demolition* requirements.

Notwithstanding any restrictions that may otherwise exist under Section 16-2-60 of this Chapter, the Board may approve the *demolition* of an existing nonhistoric structure or portion thereof if the Board finds that all of the following conditions have been met:

(1)

A site redevelopment plan has been submitted to and approved by the Board. Said plan must consist of, at a minimum and without limitation, a landscaping, weed mitigation plan and ongoing maintenance plan.

(2)

There is no net loss of deed-restricted housing units.

(3)

A site specific deconstruction and recycle plan must be submitted and approved by the Building Official in conformance with Article 15 of Chapter 18 of this Code.

(Ord. 6 §1, 2010)

1. **Sec. 13-1-80. - Permit required.**

(a) No person shall open, uncover or in any way connect any plumbing to the Town system without first obtaining a written permit from the Town.

(b) No person shall construct, install, move, expand, connect or disconnect any plumbing service or any portion of a service line on public or private land to any Town system line, or change the use for which the services are supplied which, when connected or changed, requires the payment of a system development fee, an incremental system development fee, an increased service charge, a connection charge or a disconnection charge, without first obtaining a written permit from the Town.

2. **Sec. 13-1-90. - Application for permit.**

The application for the permit required by Section 13-1-80 above shall be in writing, signed by the owner of the property for which the permit is sought and shall contain, in addition, the following information:

(1) The name and address of the owner of the property.

(2) The street address of the property for which the permit is sought.

(3) The legal description of the property for which the permit is sought.

(4) A description of the structures and buildings located on or to be constructed or enlarged on the property for which the permit is sought, which shall include:

a. The number of square feet in each building or structure; and

b. The number of dwelling, office, commercial or other units on the property.

(5) The location of every service line and the point at which each service line will be connected to the Town system.

(6) A description of the type and size of each connection to be made between a service line and the Town system.

(7) A description of the pipe and any valves to be used in the service line, including the materials and size.

(8) Any other information which, due to the particular circumstances of the property or use thereof, the Town reasonably deems necessary to ascertain whether or not the permit should be issued.

3. **Sec. 13-1-160. - Availability of service fee.**

(a)There is hereby levied and charged against all owners of a building site, as that term is defined in Chapter 16 of this Code, within the Town whose building site is located within one hundred fifty (150) feet of water or sewer lines installed and ready for connection but to which lines said building site is not connected, an availability of service fee in the amount of nine dollars ($9.00) per month for water for each building site and nine dollars ($9.00) per month for sewer for each building site. If the costs of the water or sewer line arc paid by a person or entity other than the Town, the applicable availability of service fee will not commence until the building site is thereafter sold by the developer.

(b)Any owner of a building site who uses such building site as a yard incidental to a residential use may be exempted from the requirement to pay this availability of service fee, upon proof of such yard use and execution and recordation of a restrictive covenant evidencing such owner's agreement that such building site will be used as a yard and for no other purpose, to the satisfaction of the Town Manager. In the event that any owner who has executed such a restrictive covenant desires to rescind such covenant, prior to the Town's agreement to rescind such covenant, the owner must pay all availability of service fees that would have been charged hereunder but for his or her execution of such restrictive covenant, plus eighteen percent (18%) interest on the total fee.

(c)The Town Manager shall have the discretion to partially or totally waive the availability of service fee levied and charged against an owner of a building site if such site is utilized by the Town for parking, snow storage, open space or other public purpose. The terms and conditions of any such waiver shall be set forth in writing and executed by the property owner and Town Manager.

(Prior code 14-1-12; Ord. 7 § 11, 1994; Ord. 3 § 2, 1995; Ord. 43 § 3, 1995; Ord. 19 § 3, 2001; Ord. 17 § 3, 2005; Ord. 24 §4, 2008; Ord. 34 § 5, 2010; Ord. 10, § 3, 2015)

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Virus-free. www.avast.com

Astrid Matison

To: photos@denveraerialphoto.com
Cc: Molly Minneman; Jessica Earley
Subject: 10 Butte Avenue Potential moving of existing house to out of town location.
Attachments: Building Permit Application 10-28-2013 fillable.pdf; Limited POA fillable.pdf; Plumbing & Mechanical Permit Form.pdf; BOZAR Application.pdf

Hi Mark,
I believe you called me last week regarding potentially moving a house located at 10 Butte out of town. You will have to go through the BOZAR process detailing what will be built on the lot once the house is moved.
A building permit must be obtained and will include a performance deposit that is refundable once the site at 10 Butte Avenue is cleaned up of any construction debris etc.
In other words the house cannot be moved without a redevelopment plan. A POA form can be submitted if you would like someone else to represent you locally.

See Town Code excerpts below.

I hope this information is helpful. Please do not hesitate to contact me with further questions.

Thank you,

Astrid

Sec. 16-14-190. - *Demolition* requirements.

Notwithstanding any restrictions that may otherwise exist under Section 16-2-60 of this Chapter, the Board may approve the *demolition* of an existing nonhistoric structure or portion thereof if the Board finds that all of the following conditions have been met:

(1)
A site redevelopment plan has been submitted to and approved by the Board. Said plan must consist of, at a minimum and without limitation, a landscaping, weed mitigation plan and ongoing maintenance plan.

(2)
There is no net loss of deed-restricted housing units.

(3)
A site specific deconstruction and recycle plan must be submitted and approved by the Building Official in conformance with Article 15 of Chapter 18 of this Code.

(Ord. 6 §1, 2010)

1. **Sec. 13-1-80. - Permit required.**
   (a) No person shall open, uncover or in any way connect any plumbing to the Town system without first obtaining a written permit from the Town.
   (b) No person shall construct, install, move, expand, connect or disconnect any plumbing service or any portion of a service line on public or private land to any Town system line, or change the use for which the services are supplied which, when connected or changed, requires the payment of a system development fee, an incremental system development fee, an increased service charge, a connection charge or a disconnection charge, without first obtaining a written permit from the Town.

2. **Sec. 13-1-90. - Application for permit.**

The application for the permit required by Section 13-1-80 above shall be in writing, signed by the owner of the property for which the permit is sought and shall contain, in addition, the following information:

(1) The name and address of the owner of the property.
(2) The street address of the property for which the permit is sought.
(3) The legal description of the property for which the permit is sought.
(4) A description of the structures and buildings located on or to be constructed or enlarged on the property for which the permit is sought, which shall include:
   a. The number of square feet in each building or structure; and
   b. The number of dwelling, office, commercial or other units on the property.
(5) The location of every service line and the point at which each service line will be connected to the Town system.
(6) A description of the type and size of each connection to be made between a service line and the Town system.
(7) A description of the pipe and any valves to be used in the service line, including the materials and size.
(8) Any other information which, due to the particular circumstances of the property or use thereof, the Town reasonably deems necessary to ascertain whether or not the permit should be issued.

3. **Sec. 13-1-160. - Availability of service fee.**

(a)There is hereby levied and charged against all owners of a building site, as that term is defined in Chapter 16 of this Code, within the Town whose building site is located within one hundred fifty (150) feet of water or sewer lines installed and ready for connection but to which lines said building site is not connected, an availability of service fee in the amount of nine dollars ($9.00) per month for water for each building site and nine dollars ($9.00) per month for sewer for each building site. If the costs of the water or sewer line arc paid by a person or entity other than the Town, the applicable availability of service fee will not commence until the building site is thereafter sold by the developer.

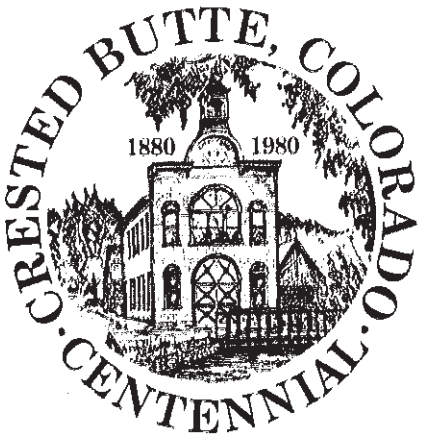
(b)Any owner of a building site who uses such building site as a yard incidental to a residential use may be exempted from the requirement to pay this availability of service fee, upon proof of such yard use and execution and recordation of a restrictive covenant evidencing such owner's agreement that such building site will be used as a yard and for no other purpose, to the satisfaction of the Town Manager. In the event that any owner who has executed such a restrictive covenant desires to rescind such covenant, prior to the Town's agreement to rescind such covenant, the owner must pay all availability of service fees that would have been charged hereunder but for his or her execution of such restrictive covenant, plus eighteen percent (18%) interest on the total fee.

(c)The Town Manager shall have the discretion to partially or totally waive the availability of service fee levied and charged against an owner of a building site if such site is utilized by the Town for parking, snow storage, open space or other public purpose. The terms and conditions of any such waiver shall be set forth in writing and executed by the property owner and Town Manager.

(Prior code 14-1-12; Ord. 7 § 11, 1994; Ord. 3 § 2, 1995; Ord. 43 § 3, 1995; Ord. 19 § 3, 2001; Ord. 17 § 3, 2005; Ord. 24 §4, 2008; Ord. 34 § 5, 2010; Ord. 10, § 3, 2015)

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224

Please consider the environment before printing this email.



Agenda
Design Review Committee
Monday
May 14, 2018

3:00 Consideration of the application of **Mountain Express in conjunction with the Town of Crested Butte** to site a storage building for buses at 2 Eighth Street, #F in the P zone. (Larsen/Aderhold)
- Architectural approval is required.

3:45 Consideration of the application of **Richard Melnick** to construct a single family residence and accessory building to be located at 915 Belleview Avenue, Block 75, Tract 5 in the R1D zone. *Continued from the March 27, 2018 BOZAR meeting.* (Alling)
- Architectural approval for the primary home was granted at the March 27, 2018 BOZAR meeting. Architectural approval for the accessory building is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1D zone is required.

4:30 Consideration of the application of **Sopris House LLC** to rehabilitate the existing historic accessory building to be used as an office located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone. *Continued from the April 24, 2018 BOZAR meeting*. (Barney)
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.
- Recommendation to the Town Council for a revocable license agreement of the existing 6-inch north eave encroachment onto the Town rights of way (alley) is required.
- Architectural approval is required.

5:15 Consideration of the application of **J & A Investments CB, LLC** to expand a conditional use permit for a medical marijuana center and retail marijuana store (dual use facility) to be located at 310 Belleview Avenue, Unit 2 of the Belleview Park Condominiums, also known as Block 46, west 50 feet of the east 75 feet of Lots 12-16 in the C zone. (Raish/Radding)
- An expansion of a conditional use permit for a medical marijuana center and retail marijuana store (dual use facility) in the C zone is required.

5:45 Insubstantial review requested by **Gregory S. Faust and Susan M. Faust** to revise the previously approved plan for the accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone. (Swift/Faust)
- An insubstantial determination is requested.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Astrid Matison

To: kcowherd@frontier.net; jcarmour@outloo.com
Subject: 5-20-16 640 1/2 Elk Avenue Permit Submittal
Attachments: ROW permit application.pdf; 2016 Permit Fee Work Sheet 640 and a half Elk Avenue.pdf

Hi Kent and Joe,
Thanks for submitting such complete plans.

1. Make sure windows #1 and #8 are tempered.
2. No heated outdoor areas correct?
3. The fences will be what heights please? The fence will have a gap between wood pickets correct? Meet Code
4. The crawl space insulation should completely fill the floor joists at a minimum of R19 or should have R38 value to meet IECC 2009 Code.
5. Will you be staging or working in the Town right of way? If so a ROW permit is required. I attached the permit form if you need it. The cost is $40/25 feet of ROW length. None
6. I will need the Lead and Asbestos testing that you had done on the existing building submitted as soon as possible.

Let me know when you will do the Demolition of the existing house.
Also see attached the permit costs.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Agenda
Design Review Committee
Monday
May 22, 2017

3:00 Site visit and insubstantial determination requested by **Pals LLC** to replace the garage door at the existing mixed use building located at 300 Belleview Avenue, Unit 1 Lone Tree Condominiums, also known as Block 46, part Lots 12-16 in the C zone. (Wyckoff)
- An insubstantial determination is requested.

3:20 Site visit and insubstantial determination requested by **Ice House LLC** to add a fence to the East side yard and revise the check-in arrangements for the hotel use at the building located at 202 Elk Avenue, Block 29, Lots 15-16 in the B1 zone. (Hahn/Murphy)
- An insubstantial determination is requested.

4:10 Site visit requested by **Edward R. Baker** to discuss the rehabilitation measures for the existing historic building located at 319 Sopris Avenue, Block 27, Lots 25 and the West 22 feet of Lot 26 in the R1C zone. (Wynes)

5:00 Site visit and insubstantial determination requested by **Faust Mountain Properties, LLC** to use a synthetic grass product in the side yard of the property located at 709/711 Belleview Avenue, Block 63, Lots 21-22, Tract 1 of the Belleview Renaissance Subdivision in the R1 zone. (Faust)
- An insubstantial determination is requested.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

DRC 05-22-2017 Faust (711 Belleview)
Ross and Russell
Minneman and Earley
Another example was put in on Red Lady at some point without approval. Minneman asked if this was an insubstantial determination. She also asked if it is hidden from view.

Faust said that they have the final grading prepared for this. It will be a 10' wide strip. There will be a fence in front, back and on the East. There are no seams.

Coen (a neighbor at 712 Belleview) voiced support, as did the Renick's (706 Belleview).

There are 6" spikes and it is stretched much like carpet. They put in silica sand for blades and it drains well.

Write in – 1. Environmental benefits, site visit needed.

Ross supports. He wasn't sure, but wasn't sure if it was an insubstantial determination. He said it is okay in limited quantities and with low visibility.

Minneman said that they could allow it in this location and then revisit as they did with the Euroshake material.

Agenda
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
May 29, 2018

6:00 Call to Order.

6:02 Review and approve the minutes from the **April 24, 2018** BOZAR meeting.

6:05 Recommendation to the Town Council to approve an amendment to the tree ordinance. (Hansen)
- A recommendation to the Town Council is requested.

6:35 Request by **Andrew Allen** to reconsider the roofing material for the single family residence and accessory building to be located at 910 Butte Avenue, Block 79, Lot 7 in the R2A zone. (Allen)
- A vote to reconsider is required.
- Architectural approval for the roof material will be required.

7:05 Consideration of the application of **Sopris House LLC** to rehabilitate the existing historic accessory building to be used as an office located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone. *Continued from the April 24, 2018 BOZAR meeting*. (Barney)
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.
- Recommendation to the Town Council for a revocable license agreement of the existing 6-inch north eave encroachment onto the Town rights of way (alley) is required.
- Architectural approval is required.

7:40 An insubstantial determination by **Recvac Inc.** to change the roofing material on the front and rear entry roofs located at 419 Sixth Street, Bullion King Condominiums, Block 25, Lot 17 in the B2 zone. (Frame)
- An insubstantial determination is requested.

8:10 Consideration of the application of **J & A Investments CB, LLC** to expand a conditional use permit for a medical marijuana center and retail marijuana store (dual use facility) to be located at 310 Belleview Avenue, Unit 2 of the Belleview Park Condominiums, also known as Block 46, west 50 feet of the east 75 feet of Lots 12-16 in the C zone. (Raish/Radding)
- An expansion of a conditional use permit for a medical marijuana center and retail marijuana store (dual use facility) in the C zone is required.

8:45 Insubstantial review requested by **Gregory S. Faust and Susan M. Faust** to revise the previously approved plan for the accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone. (Swift/Faust)
- An insubstantial determination is requested.

9:15 Consideration of the application of **Richard Melnick** to construct a single family residence and **accessory building** to be located at 915 Belleview Avenue, Block 75, Tract 5 in the R1D zone. *Continued from the March 27, 2018 BOZAR meeting.* (Alling)
- Architectural approval for the primary home was granted at the March 27, 2018 BOZAR meeting. Architectural approval for the accessory building is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1D zone is required.

9:45 Miscellaneous:
- DRC for June 11 and 18: Farnell? and _____ (BOZAR – June 26th)
- DRC for July 16 and 23: _____ (BOZAR – July 31st)
- Insubstantial Reviews:
  - Raphael Tamari (Ore Bucket residential condos, 619 Maroon Avenue) – Add two skylights to the north elevation.

9:55 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Town of Crested Butte

P.O. Box 39 Crested Butte, Colorado 81224

-National Trust for Historic Preservation's 2008 Dozen Distinctive Destinations Award Recipient-

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

May 31, 2017

Kiley Flint
Benson Sotheby's International Realty
401 Elk Avenue
Crested Butte, CO 81224

Subject: Myerson-Jackson Subdivision Agreement
Block 16, the West 25' Lots 1-3, Lots 6-10 also known as 214, 218, and 222 Gothic Avenue.

Dear Kiley,

The above referenced property owned by William B. Myerson and Barbara Beirer Myerson have conditional approval by the BOZAR for subdivision and redevelopment of the parcel. The subdivision and redevelopment is contingent upon the owner of the property entering into an 'Agreement' with the Town of Crested Butte (Town) that outlines the requirements for subdivision.

It is our understanding that Peter Joshua Jackson and Peter James Jackson have entered into a contract for purchase the above property, and wish to assume the subdivision and redevelopment plan for the property.

The Building Department can allow the Jacksons to assume the subdivision and redevelopment plan provided the attached 'Agreement' is signed and notarized subsequent to the closing of the property. The original document to be returned to the Town of Crested Butte for signature by the Mayor, and held until the requirements have been satisfied. The Agreement will then be filed in the Real Property Records in Gunnison.

Yours truly,

Bob Gillie

Bob Gillie
Building and Zoning Director

Astrid Matison

From: Bob Gillie
Sent: Thursday, April 27, 2017 11:41 AM
To: Barbara Myerson
Cc: 'info@djmarchitect.com'; Molly Minneman; Astrid Matison; Jessica Earley
Subject: Myerson subdivision

Barbara,
Sorry I didn't get back to you sooner but I was out of town for a couple days. Here's the deal, back in the fall of 2015 we came up with a fairly complex set of requirements and sequence of events that allowed you to have a way forward to subdivide your property and yet not violate the Town's rule set. The sequence was outlined in an agreement that we worked out with David Leinsdorf which you will find attached. More on that later. The agreement was never executed and recorded because we didn't want to cloud the title on the property if it didn't go forward. However if the intent is to still subdivide the property either by you or a subsequent buyer the conditions outlined in the agreement still hold. You may transfer the approval to a new owner as long as they understand the parameters of the deal and sign the agreement. A subsequent owner could choose to move forward on developing the property in another manner, most likely as a non-conforming use, but the number and size of units on the property would likely be much reduced.

Let me explain the agreement to refresh everyone's memory. The Town (BOZAR) allowed the property to be subdivided in a somewhat non-standard manner due to the fact that the existing parcel is not configured in a typical manner because it has a dogleg on the east end. The new configuration was gerrymandered to achieve the minimum lot size requirements in the zone and to provide each new parcel access to both the street and alley, which is a requirement of subdivision. In addition to offset the loss of the low income housing that currently exists on the parcel you agreed to require that accessory dwellings be built on all the new parcels. Working with Dan Murphy, plans were developed to assure that all the setbacks and parking requirements could be accommodated on the new layout. The designs could be changed but the requirements remain the same and the design review process would have to be re-engaged if the plans were changed.

The Town, as a long standing matter of practice, does not allow existing housing to be demolished unless there is a development plan approved for the property. The subdivision could not be accomplished with the existing buildings in place because conforming side yard setbacks could not be achieved. Also there were some complications with shared utilities between the existing buildings. In order to work around this, the agreement sets out a definitive sequence of events to move forward. It requires that a building permit be pulled to develop the first parcel. This assured that the developer had some skin in the game and assured that the intent of the agreement was committed to. Once the permit is pulled then the existing buildings can be demolished. A number of other conditions were agreed to regarding the utilities, landscaping, and re-cycle plan. The Town agreed to this because of the shared utilities that exist on the current parcel. Once the existing buildings are demolished and other commitments adhered to, the non-conforming side setback issues no longer comes into play and the subdivision plat can be filed and concurrently the agreement is executed and recorded. Also at this time the commitment to provide the accessory dwellings on each parcel is recorded on each parcel.

You have 5 taps currently on the property. At the time of subdivision the owner would have to write the Town and tell us how the taps are to be allocated between the new parcels. An even split would be 1.66 taps per property. This should be enough to cover an 1800 square foot house and an accessory dwelling. Normally the developer would give us a construction number to calculate the fees. For the sake of argument, let's say the build for each parcel is an 1800 square foot primary dwelling and a 900 square foot accessory dwelling. At $350 a square foot this would amount to $945,000 (2700 sq. ft. x $350). At this price the fees would be:

Building Permit - $6465.35
Plan Review - $1939.60

Use tax deposit - $21,262.50 (1/2 of $945,00 is materials x .045)
Performance deposit - $4725.00
Tap fees - 0
Total - $34,392.45

The deposits are potentially refundable in whole (performance) or in part (use tax).

The kids are all doing fine. Ben is in Richmond, VA and Mo is in Denver. Hope your kids are doing well.

I hope this answers your questions.

Bob

AGREEMENT

THIS AGREEMENT, dated the_____day of_____, 2015, is by and between William B. Myerson and Barbara Bierer Myerson ("Myersons") and the Town of Crested Butte, a Colorado home rule municipality ("Town").

1. **Facts and Purposes**. The following facts and purposes apply to this Agreement:

1.1 Myersons own:

The North 75 feet of Lot 5, and all of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the plat thereof filed July 8, 1880 as Reception No. 2840½, said property also described as the West 25 feet of Lots 1, 2 and 3, and all of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the plat filed June 6, 1881, as Reception No. 14191, County of Gunnison, State of Colorado ("Myerson Property").

1.2 Myersons have applied to the Town for approval to subdivide the Myerson Property on which 1 single family and 2 two family residences are located.

1.3 Although the Town is inclined to approve the Myersons' subdivision application, the subdivision cannot be finalized before the existing buildings are demolished or new non-conforming uses would be created in violation of the Town Code.

1.4 The purpose of this Agreement is to spell out the procedure for finalizing the Myerson Subdivision in compliance with the Town Code.

NOW, THEREFORE, in consideration of the foregoing facts and purposes and the mutual covenants set forth in this Agreement, Myersons and Town agree as follows:

2. **Building Permit**. In order to finalize the subdivision, the following events must occur in the order listed below:

2.1 Myersons shall file completed plans for a new single family residence and accessory dwelling to be constructed on the Myerson Property and obtain a building permit from the Town which will cover the construction of the new structures and demolition of all the existing structures.

2.2 After submitting and receiving approval for a recycle plan Myersons shall demolish and remove the existing buildings from the Myerson Property.

2.3 Contemporaneously with demolition and removal of the buildings, Myersons shall remove the berm adjacent to the alley, relocate the trees on the Myerson Property per the approved plans and irrigate the relocated trees to ensure that they survive.

2.4 As part of the structure demolition and removal the Myersons shall reconfigure or disable the existing common utilities (including water and wastewater) as per requirements of the respective utility providers.

2.5 Town shall approve and, at Myersons' expense, record the final plat of the Myerson Subdivision, subdividing the Myerson Property into three tracts.

2.6 Prior to the sale of the tracts to a third party a restrictive covenant shall be recorded on each tract reflecting the conditions required by the Board of Zoning and Architectural Review and including the requirement that a deed restricted accessory dwelling be constructed contemporaneously with the primary dwelling on each tract.

2.7 After the plat has been recorded, Myersons can convey lots and assign the building permit to a purchaser.

3. **Attorneys' Fees**. If any legal action is commenced or maintained in court, whether in law or in equity, to interpret, enforce or construe this Agreement or any document provided for herein or related hereto, the prevailing party shall be awarded all reasonable attorneys' fees together with all reasonable costs and expenses incurred including, without limitation, expert witness fees.

4. **Binding Agreement**. This Agreement and all of its provisions shall be binding upon and inure to the benefit of the parties and their successors, assigns, representatives and heirs.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above set forth.

Town of Crested Butte, a Colorado home rule municipality

_____
William B. Myerson

By:_____

_____
Barbara Bierer Myerson

Title:_____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing Agreement was acknowledged before me this_____day of _____, 2015, by William B. Myerson and Barbara Bierer Myerson.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

_____
Notary Public

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing Agreement was acknowledged before me this_____day of _____, 2015, by _____, _____ of the Town of Crested Butte, a Colorado home rule municipality.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

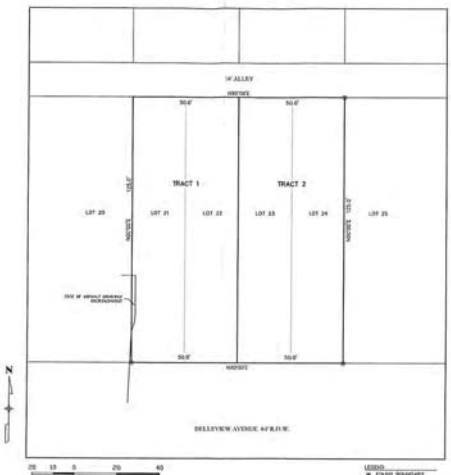
PLAT OF

BELLEVIEW RENAISSANCE SUBDIVISION

BEING LOTS 21 THROUGH 24, BLOCK 63,
TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE
SW1/4 NW1/4 SECTION 2
TOWNSHIP 14 SOUTH, RANGE 86 WEST
OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
1"=600'±



ATTORNEYS OPINION

I JD T. Morris, being an attorney duly licensed to practice before courts of record in the State of Colorado do hereby certify that it has examined the title to all lands a shown hereon and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

1. Unpatented mining claims.
2. Reservations or exceptions, or an act authorizing the issuance thereof, as created by United States Patents recorded in Book 25 at Page 126 and recorded October 10, 1882 in Book 45 at Page 12.
3. Reservation of any and all coal, oil, gas, or other minerals described in Quit Claim Deed recorded April 7, 1955 in Book 299 at Page 147 as Reception No. 230559, together with the appurtenant rights to use the surface of the Land.
4. All matters as shown on the plat of the Plat of Crested Butte recorded July 8, 1880 as Reception No. 2848-9, map of the Town of Crested Butte recorded June 6, 1881 as Reception No. 14191 and on the plat of Town of Crested Butte recorded September 25, 1958 as Reception No. 250196.
5. Any taxes, fees, assessments, or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1980 in Book 535 at Page 245.
6. Ordinance No. 12 Series 1995, recorded August 23, 1995 in Book 769 at Page 84.
7. Right of way for all ditches and creeks crossing subject property.

Dated this _____ day of _____, 2016.

_____
JD T. Morris, Attorney at Law
Attorney Registration No. 25464

SURVEYOR'S CERTIFICATE:

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BELLEVIEW RENAISSANCE SUBDIVISION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required by all boundary corners.

Dated this _____ day of _____, 2016.

_____
Norman C. Whitehead
Colorado registration number: 27739

NOTES:

1. BASIS OF BEARING = A line between monuments found at the center line intersections of Elk Avenue and Third Street (3" aluminum cap, LS No. 9476) and Elk Avenue and Seventh Street (an aluminum cap, LS No. None) having a bearing of North 00° 00' 00" East.

2. Location based on the Town Plat and control monuments located at 3rd st. and elk ave. and 7th st. and elk ave.

3. According to Colorado law you must commence legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this _____day of _____, 2016.

Reception No._____ Time:_____

Date:_____

_____
County Clerk

DEDICATION

Know all people by these presents: That Faust Mountain Properties, LLC, a Colorado limited liability company, being the owner of the land described as follows:

Lots 21, 22, 23 and 24, Block 63, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado

In the Town of Crested Butte, Colorado, under the name and style of BELLEVIEW RENAISSANCE SUBDIVISION, has laid out, plated and subdivided the same as shown on the plat, and by these presents does hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

In witness whereof, the said Faust Mountain Properties, LLC, a Colorado limited liability company has caused its name to be hereunder subscribed this ____ day of _____, 2016.

Faust Mountain Properties, LLC, a Colorado limited liability company

By:_____
James A. Faust, Member

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me on this the ____ day of _____, 2016, by James A. Faust, as Member of Faust Mountain Properties, LLC, a Colorado limited liability company

Witness my hand and official seal.
My commission expires:_____

_____
Notary Public

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the 20th day of April, 2016. This written plat of BELLEVIEW RENAISSANCE SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE

By:_____
Chairman

ATTEST:

_____
Town Clerk

MAY 2016
RECEIVED
Building Department

PLAT OF BELLEVIEW RENAISSANCE SUBDIVISION TOWN OF CRESTED BUTTE, COLORADO	
LOTS 21 THROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO	
Prepared By: NCW & Associates, Inc. P.O. Box 3688 (970) 349-5384 Crested Butte Colorado 81224	
PROJECT: 13184-00	DWG.: PLAT
DATE: 5/26/16	SHEET 1 OF 1

Staff Report
June 6, 2016

To: **Mayor and Town Council**

Thru: **William V. Crank, Interim Town Manager**

From: **Molly Minneman, Design Review and Historic Preservation Coordinator**

Subject: Resolution No. 14, Series 2016, Belleview Renaissance Subdivision of Block 63, lots 21-24.

SUMMARY

The Board of Zoning and Architectural Review (BOZAR) approved the Belleview Renaissance Subdivision, a minor subdivision located at 711 Belleview Avenue in Block 63, lots 21-24 in the R2 zone at the April 26, 2016 BOZAR meeting. The separation of the four-lot parcel created two fee simple parcels of equal size. The minor subdivision regulations contained in code section 17-4-40 (d) require that the Town Council certify the final plat prior to recordation in the real property records of Gunnison County.

DISCUSSION

The Town Attorney reviewed the plat and language for compliance of the minor subdivision regulations. He referred the matter to the Town Council for certification. A copy of the plat is attached. The item is placed on the consent agenda for approval.

RECOMMENDATION

Make a motion to approve as part of the consent agenda, Resolution No. 14, Series 2016 certifying the Final Plat of Belleview Renaissance Subdivision, Block 63, lots 21-24 in to two parcels.

RESOLUTION NO. 14

SERIES NO. 2016

RESOLUTIONS OF THE CRESTED BUTTE TOWN COUNCIL CERTIFYING THE PLAT OF BELLEVIEW RENAISSANCE SUBDIVISION, LOTS 21–24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO

WHEREAS, the Town of Crested Butte, Colorado (the "**Town**") is a home rule municipality duly and regularly organized and now validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado;

WHEREAS, on April 26, 2016, during a properly noticed public hearing, the Crested Butte Board of Zoning and Architectural Review (the "**Board**"), by Motion, approved the Plat of Belleview Renaissance Subdivision, Lots 21-24, Block 63, Town of Crested Butte, Colorado (the "**Plat**");

WHEREAS, pursuant to Section 17-4-40 of the Crested Butte Municipal Code (the "**Code**"), the Board has certified the Plat;

WHEREAS, pursuant to subsection (d) of Section 17-4-40 of the Code, the Town Council must also certify the Plat as a pre-condition to the approval of such minor subdivision; and

WHEREAS, the Town Council hereby finds that approving the minor subdivision of Lots 21-24, Block 63 by way of certifying the proposed Plat thereof is in the best interest of the Town, the general public and the applicant therefor.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO, THAT:

1. **Findings**. The Town Council hereby finds that approving the minor subdivision of Lots 21-24, Block 63 by way of certifying the proposed Plat of Belleview Renaissance Subdivision thereof in the form attached hereto as **Exhibit "A"**, the Board having already approved and certified the same, is in the best interest of the Town, the general public and the applicant therefor.

INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL THIS ___ DAY OF _____, 2016.

TOWN OF CRESTED BUTTE

By: _____
Glenn Michel, Mayor

ATTEST

_____
Lynelle Stanford, Town Clerk (SEAL)

EXHIBIT "A"

Plat of Belleview Renaissance Subdivision

[attach copy of final to be executed Plat here]

Jessica Earley

From: Jessica Earley
Sent: Tuesday, June 06, 2017 12:40 PM
To: 'Sean Norton - Norton Designworks'
Cc: 'Molly Minneman (mollym@crestedbutte-co.gov)'
Subject: Haney (20 3rd)

Hi there Sean,
I have a note on the file for Haney saying that we still need the warranty deed and limited power of attorney. I will be doing the FAR and will let you know if I have any other questions.

Also, will the accessory be heated and/or plumbed?
Thanks!
Jessie

Agenda
Design Review Committee
Monday
June 12, 2017

3:00 Consideration of the application of the **KRN Enterprises, LLC** to site a restaurant use to be located at 327 Elk Avenue, Block 22, Lot 30 in the B1 zone. (Machemehl)
- A conditional use permit for a limited restaurant in the B1 zone is required.

3:45 Consideration of the application of **Mountain Roots Food Project in conjunction with Sheep Mountain Partners LLC** to site a community garden at the property located at the 40 acre parcel in the Verzuh Ranch Annexation, in the A-O zone. (Conn/Pickett)
- A conditional use permit for a community garden in the A-O zone is required.

4:30 Consideration of the application of **Michael R. Haney** to make an addition to the existing accessory building located at 20 Third Street, Block 3, West 100' of Lots 20-21 and the West 100' of the South half of Lot 19 in the R1 zone. (Norton)
- Architectural approval is required.
- An expansion of a conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

5:00 Consideration of the application of **John Geoffrey Biggers and Janet G. Biggers** to demolish the existing buildings and site a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone. (Swift/Biggers)
- Architectural approval is required.
- Approval of demolition of a non-historic primary and accessory structure in the R2C zone is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.

6:00 Informal review requested by **Oh Be Joyful Baptist Church** to make additions to the existing building located at 625 Maroon Avenue, Block 54, Lots 30-32 East 16' of Lot 29 in the B3 zone. (J. Barney)

6:45 **Site visit** and informal review requested by **Joel Wisian and Amy Wisian** to rehabilitate and make additions to the existing historic building and to move and rehabilitate the existing historic accessory building at 509 Elk Avenue, Block 24, East half of Lot 20 and all of Lots 21-22 in the B3 Zone. (K. Barney)

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Agenda
Design Review Committee
Monday
June 12, 2017

3:00 Consideration of the application of the **KRN Enterprises, LLC** to site a restaurant use to be located at 327 Elk Avenue, Block 22, Lot 30 in the B1 zone. (Machemehl)
- A conditional use permit for a limited restaurant in the B1 zone is required.

3:45 Consideration of the application of **Mountain Roots Food Project in conjunction with Sheep Mountain Partners LLC** to site a community garden at the property located at the 40 acre parcel in the Verzuh Ranch Annexation, in the A-O zone. (Conn/Pickett)
- A conditional use permit for a community garden in the A-O zone is required.

4:30 Consideration of the application of **Michael R. Haney** to make an addition to the existing accessory building located at 20 Third Street, Block 3, West 100' of Lots 20-21 and the West 100' of the South half of Lot 19 in the R1 zone. (Norton)
- Architectural approval is required.
- An expansion of a conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

5:00 Consideration of the application of **John Geoffrey Biggers and Janet G. Biggers** to demolish the existing buildings and site a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone. (Swift/Biggers)
- Architectural approval is required.
- Approval of demolition of a non-historic primary and accessory structure in the R2C zone is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.

6:00 Informal review requested by **Oh Be Joyful Baptist Church** to make additions to the existing building located at 625 Maroon Avenue, Block 54, Lots 30-32 East 16' of Lot 29 in the B3 zone. (J. Barney)

6:45 **Site visit** and informal review requested by **Joel Wisian and Amy Wisian** to rehabilitate and make additions to the existing historic building and to move and rehabilitate the existing historic accessory building at 509 Elk Avenue, Block 24, East half of Lot 20 and all of Lots 21-22 in the B3 Zone. (K. Barney)

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

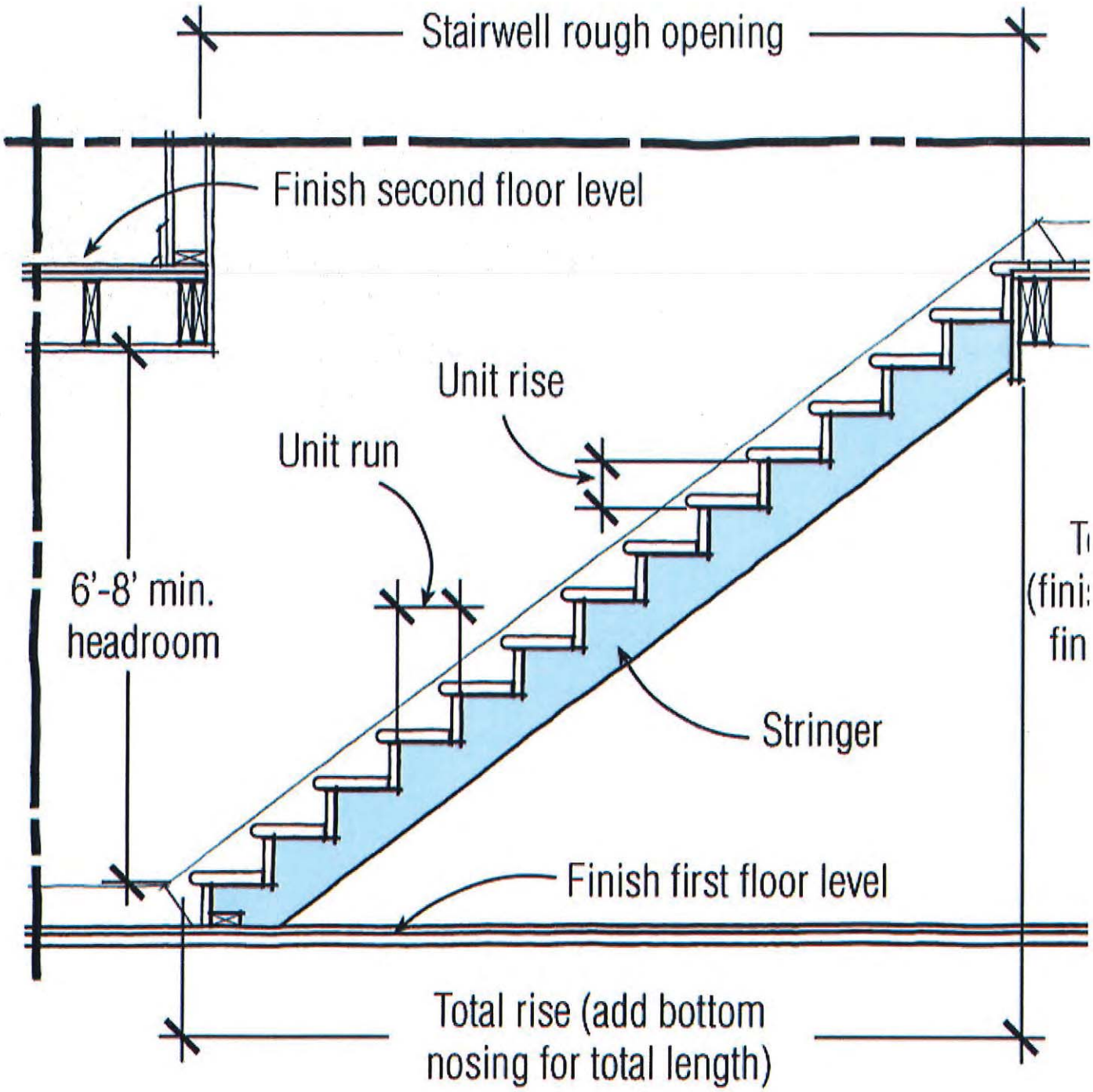
6-12-17

Astrid Matison

To: sean@nortondesignworks.com
Cc: Molly Minneman; Jessica Earley
Subject: 20 Third Street Garage Accessory Building Addition Preliminary Code Review
Attachments: permit to final checklist 3-28-17.pdf

Sean,
I conducted a preliminary code review of the addition to the garage/accessory building at 20 Third Street. Please see below my comments or questions concerning the plans submitted May 9th, 2017. Also I attached the permit to final checklist for your use.

1. I don't believe you meet **IRC 2015 Section R311.7.2 Headroom.** The headroom in stairways shall not be less than 6'8" measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway. At the top landing of the stairs the height is less than 6'8".



Unit rise = Total rise ÷ Number of Risers
Unit run = Total run ÷ Number of Treads

2. Habitable Space minimum area is met.
3. The addition must meet the 2015 International Energy Conservation Code.
4. Please provide elevation datum's showing the location of the first floor and the second floor.
5. Glazing less than 18" from the finished floor must be tempered.
6. The window at the entry to the office is required to be tempered.

7. Window fall out protection is not required since the space is not considered by the 2015 IRC definition as a dwelling unit. The homeowner can decide whether they want the added protection.
8. A bath fan for the bathroom is required per Town code.
9. 5/8" Type X gypsum board must be installed on the lid of the garage from habitable space above per 2015 IRC Table R302.6.
10. How will the office be heated?

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

id Matison

om:	Astrid Matison
ent:	Tuesday, June 19, 2018 8:33 AM
To:	'jim faust'; 'Shannon Renick'; 'Mike Arbaney'
Subject:	10 Butte Avenue Permit Review
Attachments:	2018 Permit Fee 10 Butte Avenue.pdf; Building Permit Application 10-28-2013 fillable.pdf

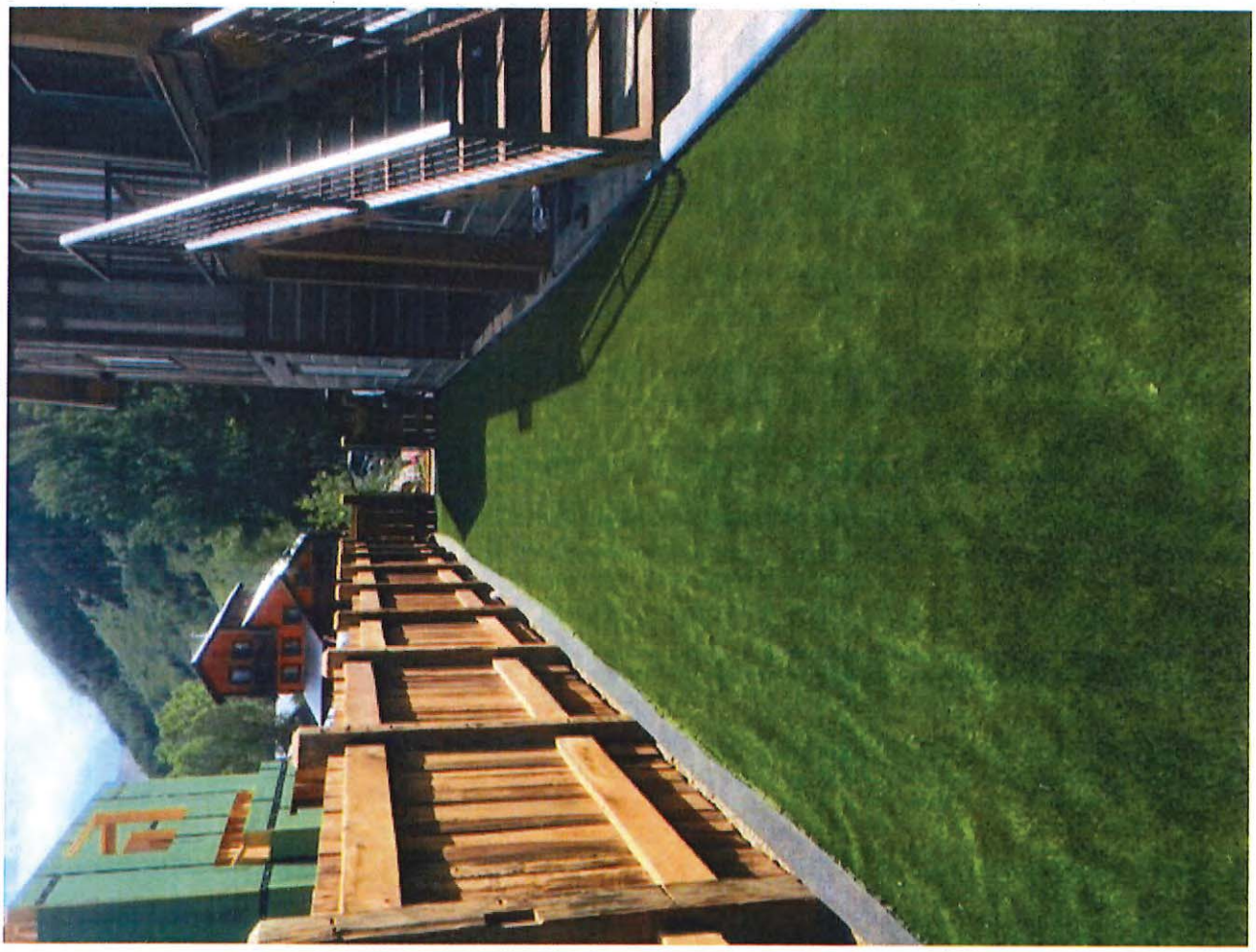
Everyone,
I conducted the permit review based on the plans stamped 4/25/18.
As long as the building can withstand 115 mph wind design speed per Town Code Chapter 18, I can approve the plans.
Please submit the truss drawings when you have them.
Also please see the permit costs attached. Greg needs to initial and sign the back of the permit. If needed I attached a permit form that he can fill electronically.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Jessica Earley

From: astridmatison@gmail.com
Sent: Tuesday, June 20, 2017 3:08 PM
To: Molly Minneman; Jessica Earley
Subject: Fake grass at Jimmy's FYI

Looks pretty good!



Sent from my iPhone

Astrid Matison

To: jim faust
Subject: 709 Belleview Avenue
Attachments: 0676_001.pdf

Hi Jimmy,
See TCO letter attached.
The following must be completed prior to issuance of the final Certificate of Occupancy.

1. HERS Certificate for the main House.
2. Chinking for siding completed.
3. Landscaping- sod or seeded grass completed.

You stated you thought this could be completed by end of May, just give me call around then.
711 Belleview Avenue – two weeks or so from now- call for the final inspection for the accessory dwelling.
Just curious did you test for Radon? How did the house and dwelling test at? No response
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

From: Mike Arbaney <mike@coloradostructural.com>
Sent: Wednesday, June 20, 2018 8:20 AM
To: Astrid Matison
Subject: Re: 10 Butte Avenue Permit Review

Astrid,
I confirm that project is designed for the 115 mph per the new code requirements.
Thanks,
Mike Arbaney

On Jun 19, 2018, at 8:33 AM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

Everyone,
I conducted the permit review based on the plans stamped 4/25/18.
As long as the building can withstand 115 mph wind design speed per Town Code Chapter 18, I can approve the plans.
Please submit the truss drawings when you have them.
Also please see the permit costs attached. Greg needs to initial and sign the back of the permit. If needed I attached a permit form that he can fill electronically.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

<image003.png>

<2018 Permit Fee 10 Butte Avenue.pdf><Building Permit Application 10-28-2013 fillable.pdf>

Mike Arbaney P.E.
Colorado Structural, Inc.
tel: (970)-349-5922
fax: (970)-349-5926
mike@coloradostructural.com

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Wednesday, June 20, 2018 10:12 AM
To: Astrid Matison
Subject: Re: Are you the owner of 10 Butte?

Yes

On Jun 20, 2018, at 10:01 AM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

<image001.png>

Molly Minneman

From: Molly Minneman
Sent: Wednesday, June 20, 2018 3:45 PM
To: 'Greg Faust'; 'jim faust'
Cc: Astrid Matison; Jessica Earley
Subject: 10 Butte Site Plan

Greg and Jimmy,

Done

I am writing about the site plan for 10 Butte because the plan provided for the May's DRC / insubstantial determination that reduced the size of the garage did not include the parking plan /landscape plan details from the January 30 BOZAR meeting. Having two site plans with different information/foot prints is confusing.

We will need an updated site plan that merges both plans so that the three parking spots (one in the front yard, the second in the garage, and third in the SW yard) are shown together with the snow stops shown on the west roof of the garage from the January meeting. Please include all of the landscaping, ground cover, walk ways, trees, etc. and bring it in so it can be signed off by the BOZAR Chair.

Please let me know if you have any questions.

Thank you,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

Agenda
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
June 27, 2017

6:00 Call to Order.

6:02 Review and approve the minutes from the **May 30, 2017** BOZAR meeting

6:05 Consideration of the application of **Bishop of Pueblo** for general plan and building permit review for a P.U.D. to construct a rectory building to be located at 403 Sopris Avenue, Block 26, Lots 21-28 in the R1C zone. (J. Hartman)
- **General Plan and Building Permit Review for a P.U.D. in the R1C zone is required**.
- **A conditional use permit for the expansion of church related facilities to include a rectory and charity pantry in the PUD Overlay for the R1C zone is required.**
- **Architectural approval as part of Building Permit Review is required.**

7:35 Consideration of the application of **Mountain Roots Food Project in conjunction with Sheep Mountain Partners LLC** to site a community garden at the property located at the 40 acre parcel in the Verzuh Ranch Annexation, in the A-O zone. (Conn/Pickett)
- **A conditional use permit for a community garden in the A-O zone is required.**

8:10 Consideration of the application of **John Geoffrey Biggers and Janet G. Biggers** to demolish the existing buildings and site a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone. (Swift/Biggers)
- **Architectural approval is required.**
- **Approval of demolition of a non-historic primary and accessory structure in the R2C zone is required.**
- **A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.**

9:00 Break

9:10 Consideration of the application of the **KRN Enterprises, LLC** to site a restaurant use to be located at 327 Elk Avenue, Block 22, Lot 30 in the B1 zone. (Machemehl)
- **A conditional use permit for a limited restaurant in the B1 zone is required.**

9:40 Miscellaneous:
- DRC for July 10 and 17: Nauman and Ellis (BOZAR – July 25th)
- DRC for August 14 and 21: _____ (BOZAR – August 29th)
- Special Meeting for Sixth Street Station
- Insubstantials:

9:45 Adjourn.

9:46 **Work Session**: A presentation by the Oh Be Joyful Baptist Church for the purpose of receiving informal input from the Board regarding architectural changes proposed to the existing building located at 625 Maroon Avenue, Block 54, Lots 30-32 in the T zone. (J. Barney/Winn)

10:45 Adjourn.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Molly Minneman

From: Molly Minneman
Sent: Thursday, July 06, 2017 1:06 PM
To: 'sean@nortondesignworks.com'
Cc: Jessica Earley
Subject: Haney - May submittal

Hi Sean,
We have your check for the Haney project that was withdrawn. Would you like for me to return or destroy it.

Thanks,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

Molly Minneman

To: 'Josh Jackson'
Cc: Astrid Matison; Michael Yerman; Rodney Due; Jessica Earley
Subject: RE: Subdivision and Demo of 214-222 Gothic Ave.
Attachments: Myerson Subdivision Agreement 07-11-2017.pdf; Building_Permit_Revision_06-2015 _fillable_1.pdf; Excavation-Cutting_Permit_Applicaion(1)(1)(1).pdf; ROW_permit_application.pdf

Hi Josh,

Included in the attachments is the Myerson Agreement for subdivision (Agreement). As you are probably aware, this is where the heavy lifting occurs to bring about the demolition and subdivision of the property. It is helpful that you submitted the asbestos report to Astrid Matison. Below is a list of the next steps to move forward with demolition:

1. Please send us a copy of the recorded warranty deed. The Myerson Agreement requires that all three properties have an accessory dwelling constructed in tandem with the primary residence. Each property will have a restrictive covenant agreement memorializing the requirement. The covenants will need to be signed in front of a notary by you and your father for recording in the real property records. These documents will need to be signed before the permit can be issued.

2. I am aware that you have been working on the recycle plan. A written plan needs to be submitted to the building inspector for review and approval. Below is the code requirements.
   Sec. 18-15-10. - Required.
   If a permit is requested for the demolition of an existing structure in accordance with Section 16-2-60 or 16-14-190 of this Code, a site specific deconstruction and recycle plan must be submitted and approved by the Building Official. ...Materials from the following categories should be considered: doors, windows, cabinets, roofing, wood flooring, plumbing fixtures, mechanical and heating fixtures, framing and structural materials, landscaping elements, concrete and bricks. The plan should identify what materials are to be recovered. The plan should either specify a destination for the recycled materials or the materials should be made available to the public for acquisition for a minimum of two (2) weeks, as well as how the same is to be communicated and accomplished. Recycled materials may not be placed on Town rights-of-way or other Town property.

3. Please respond to Astrid's inquiry about the lead paint.

4. Please provide the construction drawings for the 222 Gothic residence and accessory dwelling to the building inspector

5. Provide the building permit application (attached) that includes the request for the demolition of the buildings, the construction of 222 Gothic. The purchase of the permit is a requirement of the Agreement.
   a. Please provide how you would like to allocate the existing taps after the subdivision occurs.

6. The building inspector can then issue the demo permit.

7. During the demolition process, and prior to the excavation of the property, please submit an interim landscape and grading plan (include elevations) that includes the temporary and/or permanent location of trees, ground cover for the two western parcels, together with an irrigation plan to ensure survival.

8. As you are aware, the existing water, sewer and utility lines will need to be removed.

9. Submit a utilities plan for the installation of water and sewer stubs to each property. The installation of water lines and sewer from the main to the three properties should be provided. The primary and accessory structures must each have a separate water line.
    a. Each property will be required to have two water lines stubbed in from the main; one for the residence and the second for the accessory dwelling.
    b. A situation involving a sewer line for 217 ½ Maroon that was installed in the alley around 40 years ago has recently come to light. It may generate some logistical issues that may need to be resolved during the excavation and installation of the utilities in the alley, and will involve collaboration with the Town and homeowner.
    c. Show the location of lines to be installed.

10. Applications for right of way permit are attached if staging in the ROW or alleyway is necessary, together with an excavation – cutting permit for the insulation of the water/sewer lines. Each need to be submitted to the building department and approved prior to commencement of the work.

11. Work with Norman Whitehead to provide a copy of the final subdivision plat to the Building Department for review and comment.

Please let us know if you have questions or would like to meet with staff members.

Best regards,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Molly Minneman
Sent: Monday, July 10, 2017 1:03 PM
To: 'Josh Jackson' <joshjackson73@outlook.com>
Cc: Astrid Matison <amatison@crestedbutte-co.gov>; Michael Yerman <MYerman@crestedbutte-co.gov>
Subject: Subdivision and Demo of 214-222 Gothic Ave.

Hi Josh,

Thank you for contacting me about pursuing the demolition permit for the subdivision in preparation for development of the 222 Gothic residence and accessory dwelling. This is where the heavy lifting happens for you to get started. Following a staff meeting on Friday, we identified that you will need to get the buildings tested by a licensed provided for asbestos and lead. I will have additional requirements that will be sent in a follow up e-mail on Tuesday.

For the time being, your first step is getting set up for testing for the demolition that will generate a report to be provided to Astrid Matison, the building inspector before she can issue a demo permit. See the attached regulation by the State of Colorado. https://www.colorado.gov/pacific/sites/default/files/AP_ASB-RenovationDemolition.pdf.

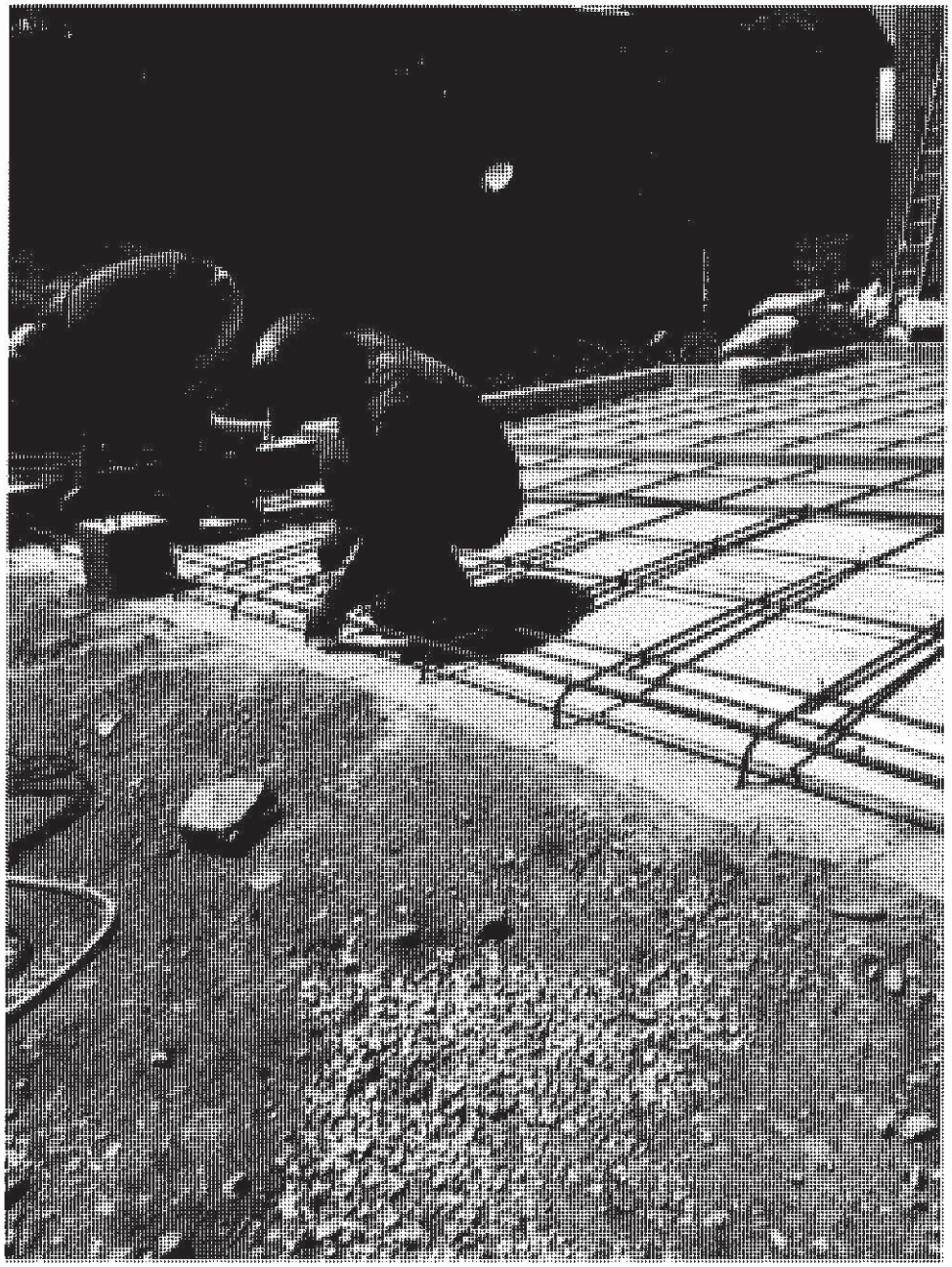
Plateau Environmental, http://plateauenv.com/environmental-testingcontact-us/ 970-641-1000 services this area. If you find other licensed providers, that is fine as well.

Best regards,

Astrid Matison

Subject: FW: 10 butte

From: Eric Treadwell [mailto:erkgingerbrew@yahoo.com]
Sent: Tuesday, July 10, 2018 10:06 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: 10 butte



Astrid Matison

From: Eric Treadwell <erkgingerbrew@yahoo.com>
Sent: Tuesday, July 10, 2018 10:05 AM
To: Astrid Matison
Subject: 10 butte

Sent from my iPhone

Molly Minneman

To: 'Josh Jackson'
Cc: Astrid Matison; Michael Yerman; Rodney Due; Jessica Earley
Subject: RE: Subdivision and Demo of 214-222 Gothic Ave.
Attachments: Myerson Subdivision Agreement 07-11-2017.pdf; Building_Permit_Revision_06-2015 _fillable_1.pdf; Excavation-Cutting_Permit_Applicaion(1)(1)(1).pdf; ROW_permit_application.pdf

Hi Josh,

Included in the attachments is the Myerson Agreement for subdivision (Agreement). As you are probably aware, this is where the heavy lifting occurs to bring about the demolition and subdivision of the property. It is helpful that you submitted the asbestos report to Astrid Matison. Below is a list of the next steps to move forward with demolition:

1. Please send us a copy of the recorded warranty deed. The Myerson Agreement requires that all three properties have an accessory dwelling constructed in tandem with the primary residence. Each property will have a restrictive covenant agreement memorializing the requirement. The covenants will need to be signed in front of a notary by you and your father for recording in the real property records. These documents will need to be signed before the permit can be issued.

2. I am aware that you have been working on the recycle plan. A written plan needs to be submitted to the building inspector for review and approval. Below is the code requirements.
   Sec. 18-15-10. - Required.
   If a permit is requested for the demolition of an existing structure in accordance with Section 16-2-60 or 16-14-190 of this Code, a site specific deconstruction and recycle plan must be submitted and approved by the Building Official. ...Materials from the following categories should be considered: doors, windows, cabinets, roofing, wood flooring, plumbing fixtures, mechanical and heating fixtures, framing and structural materials, landscaping elements, concrete and bricks. The plan should identify what materials are to be recovered. The plan should either specify a destination for the recycled materials or the materials should be made available to the public for acquisition for a minimum of two (2) weeks, as well as how the same is to be communicated and accomplished. Recycled materials may not be placed on Town rights-of-way or other Town property.

3. Please respond to Astrid's inquiry about the lead paint.

4. Please provide the construction drawings for the 222 Gothic residence and accessory dwelling to the building inspector

5. Provide the building permit application (attached) that includes the request for the demolition of the buildings, the construction of 222 Gothic. The purchase of the permit is a requirement of the Agreement.
   a. Please provide how you would like to allocate the existing taps after the subdivision occurs.

6. The building inspector can then issue the demo permit.

7. During the demolition process, and prior to the excavation of the property, please submit an interim landscape and grading plan (include elevations) that includes the temporary and/or permanent location of trees, ground cover for the two western parcels, together with an irrigation plan to ensure survival.

8. As you are aware, the existing water, sewer and utility lines will need to be removed.

9. Submit a utilities plan for the installation of water and sewer stubs to each property. The installation of water lines and sewer from the main to the three properties should be provided. The primary and accessory structures must each have a separate water line.
    a. Each property will be required to have two water lines stubbed in from the main; one for the residence and the second for the accessory dwelling.
    b. A situation involving a sewer line for 217 ½ Maroon that was installed in the alley around 40 years ago has recently come to light. It may generate some logistical issues that may need to be resolved during the excavation and installation of the utilities in the alley, and will involve collaboration with the Town and homeowner.
    c. Show the location of lines to be installed.

10. Applications for right of way permit are attached if staging in the ROW or alleyway is necessary, together with an excavation – cutting permit for the insulation of the water/sewer lines. Each need to be submitted to the building department and approved prior to commencement of the work.

11. Work with Norman Whitehead to provide a copy of the final subdivision plat to the Building Department for review and comment.

Please let us know if you have questions or would like to meet with staff members.

Best regards,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Molly Minneman
Sent: Monday, July 10, 2017 1:03 PM
To: 'Josh Jackson' <joshjackson73@outlook.com>
Cc: Astrid Matison <amatison@crestedbutte-co.gov>; Michael Yerman <MYerman@crestedbutte-co.gov>
Subject: Subdivision and Demo of 214-222 Gothic Ave.

Hi Josh,

Thank you for contacting me about pursuing the demolition permit for the subdivision in preparation for development of the 222 Gothic residence and accessory dwelling. This is where the heavy lifting happens for you to get started. Following a staff meeting on Friday, we identified that you will need to get the buildings tested by a licensed provided for asbestos and lead. I will have additional requirements that will be sent in a follow up e-mail on Tuesday.

For the time being, your first step is getting set up for testing for the demolition that will generate a report to be provided to Astrid Matison, the building inspector before she can issue a demo permit. See the attached regulation by the State of Colorado. https://www.colorado.gov/pacific/sites/default/files/AP_ASB-RenovationDemolition.pdf.

Plateau Environmental, http://plateauenv.com/environmental-testingcontact-us/ 970-641-1000 services this area. If you find other licensed providers, that is fine as well.

Best regards,

Astrid Matison

From: Bob Gillie
Sent: Thursday, July 14, 2016 12:07 PM
To: Astrid Matison
Subject: RE: 640 1/2 Elk Ave

Yes.

From: Astrid Matison
Sent: Thursday, July 14, 2016 11:25 AM
To: Bob Gillie
Subject: RE: 640 1/2 Elk Ave

Thanks!
I take it that yes you inspected these two items.

From: Bob Gillie
Sent: Thursday, July 14, 2016 11:23 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: RE: 640 1/2 Elk Ave

Sure.

From: Astrid Matison
Sent: Wednesday, July 13, 2016 4:42 PM
To: Bob Gillie
Subject: 640 1/2 Elk Ave

Hi Bob,
I stopped by to talk to Joe Armour at 640 ½ Elk. He says there are two line items on the permit card that you didn't sign off on.
Stem Wall and Top of Foundation approval because it was raining hard or some such thing.
You inspected those to line items correct?
Thank you,
Astrid

Molly Minneman

From: Astrid Matison
Sent: Friday, July 14, 2017 4:49 PM
To: Josh Jackson
Cc: Michael Yerman; Molly Minneman; Jessica Earley
Subject: 214, 218 and 222 Gothic Avenue project
Attachments: Building Permit Application 222 Gothic Avenue.pdf; Excavation Cutting Permit (2).pdf

Josh,
I spoke with Kris with Plateau Engineering. Based on the Plateau Asbestos Report dated June 8th, 2017, I cannot issue the demolition of the three buildings located at 214, 218 and 222 Gothic Avenue on Monday.
Kris said she sent via FEDEX (you received yesterday), the three forms for you to submit to the state. The state permitting process takes at a minimum 10 days. Parker Construction must follow OSHA Asbestos Construction regulations. See OSHA Asbestos and Construction Manual and OSHA safety for workers on the job links below. Both must be carefully adhered too.

The windows must be removed first (asbestos is in the glazing), wrapped and placed in the dumpster. No visible emissions must be visible during the demolition, by wetting down the site prior to tear down. It is important to not drive over materials and have asbestos leach into the soils. The concrete cinderblocks have asbestos in the coating so the local gravel pit needs to be made aware of this hazardous condition.

You as the property owner and your demolition contractor must make sure the neighbors are safe from hazardous material exposure, as well as the workers on site.

https://www.osha.gov/Publications/osha3096.pdf

https://www.osha.gov/OshDoc/data_Hurricane_Facts/AsbestosHazards.pdf

Lead does not need to be tested for per Kris, because of the total volume amount of materials being taken to the dump; however, workers must take precautions. See OSHA information below.

https://www.osha.gov/OshDoc/data_Hurricane_Facts/lead_hazards_fs.pdf

https://www.osha.gov/Publications/OSHA3680.pdf

Once I get a copy of the state demolition permits, Michael Yerman and Molly Minneman are satisfied with the recycling plan, the landscape/grading/tree nursery or replacement plan, and the full permit is paid for- then you may proceed with the demolition.

See the attached the permit costs. Is there going to be any outdoor heated areas? Digging in the Town Right of Way requires the attached form to be filled out and submitted to Rodney Due, the Town Public Works Director. Since you have plenty of land, I assume you will not need to use any Town Right of Way for staging of materials correct?

Best Regards,
Astrid

Astrid Matison
Building Inspector

Myerson Subd

Molly Minneman

From:	Molly Minneman
Sent:	Thursday, July 16, 2015 2:07 PM
To:	'David Leinsdorf'
Cc:	'Daniel J. Murphy Architect PC'
Subject:	Myerson Subdivision
Attachments:	2014_DEVELOPMENT_PERMIT_APPLICATION.pdf; Minor Subdivsion Submittal - narrative.pdf

Hi David,

In talking with Dan Murphy today about the Myerson subdivision, I attached the link for the Minor Subdivision application requirements together with the requirements listed in 17-4-10.

www.municode.com/library/co/crested_butte/codes/municipal_code?nodeId=CH17SU_ART4MISU_S17-4-10APBUOFRE

Also included is an application to the BOZAR for the purpose of providing contact information, and 'Minor Subdivision' for the Project Description.

It is most helpful to start with a working plat that includes the survey information, light ghosting of the existing lot lines building footprints, and building encroachments together with the proposed plot plan. If the surveyor can include the square footage of each parcel. The final plan will depict, lot lines, subdivision language and name.

The fee $250

Please let me know if you have any comments or questions.

Thank you,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Fax: (970) 349-6626
Website: townofcrestedbutte.com

Agenda
Design Review Committee
Monday
July 16, 2018

4:00 Consideration of the application of **Town of Crested Butte** to construct a shed near the bike park near Tommy V field in the P zone. (Hansen)
- Architectural approval is required.

4:30 Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone. (Jackson)
- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.

5:00 Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone. (Jackson)
- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.

5:30 **Site visit** and consideration of the application of **David Johnston and Andrea Johnston** to rehabilitate and add an addition to the historic accessory building on the north west corner of the lot located at 115 Whiterock Avenue, Block 32, East half of Lot 23 and all of Lot 24 in the R2C zone. (Ryan/Hadley)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.

6:15 **Site visit** and insubstantial review requested by **Corey Thomas Harbold and Mary Elizabeth Harbold** to change the siding from log slabs to hand hewn on the new portion of the building located at 410 Maroon Avenue, Block 23, South half of Lot 11 and all of Lots 12-13 in the R1C zone.
- An insubstantial determination is requested.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Agenda
Design Review Committee
Monday
July 16, 2018

4:00 Consideration of the application of **Town of Crested Butte** to construct a shed near the bike park near Tommy V field in the P zone. (Hansen)
- Architectural approval is required.

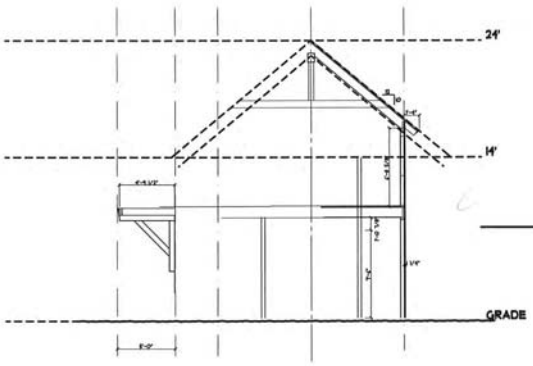
4:30 Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone. (Jackson)
- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.

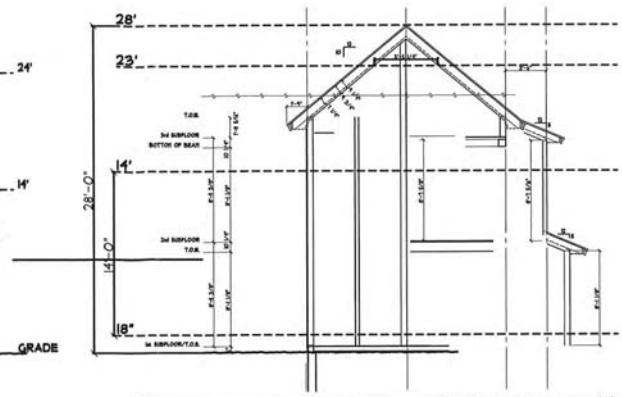
5:00 Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone. (Jackson)
- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.

5:30 **Site visit** and consideration of the application of **David Johnston and Andrea Johnston** to rehabilitate and add an addition to the historic accessory building on the north west corner of the lot located at 115 Whiterock Avenue, Block 32, East half of Lot 23 and all of Lot 24 in the R2C zone. (Ryan/Hadley)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.

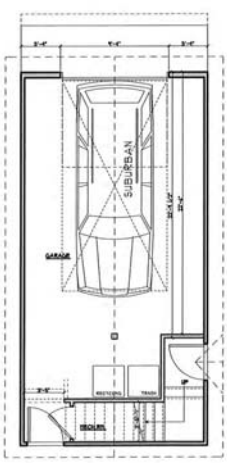
6:15 **Site visit** and insubstantial review requested by **Corey Thomas Harbold and Mary Elizabeth Harbold** to change the siding from log slabs to hand hewn on the new portion of the building located at 410 Maroon Avenue, Block 23, South half of Lot 11 and all of Lots 12-13 in the R1C zone.
- An insubstantial determination is requested.

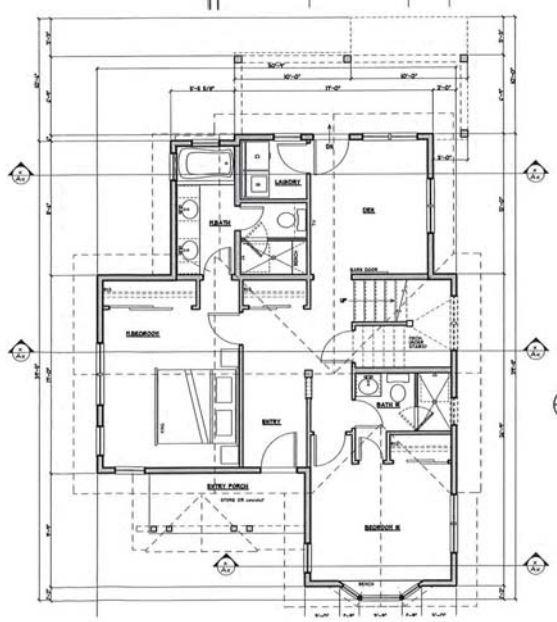
The above times are only tentative. The meeting may move more quickly or slowly than scheduled





DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com





1 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
18" LINE: 922.6 + COV. P

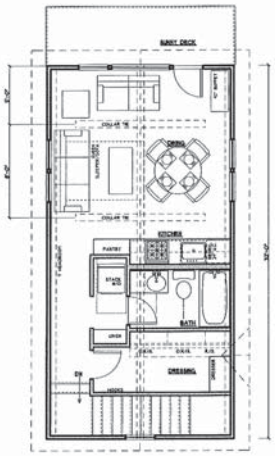
JUL 2015
RECEIVED
Building Department

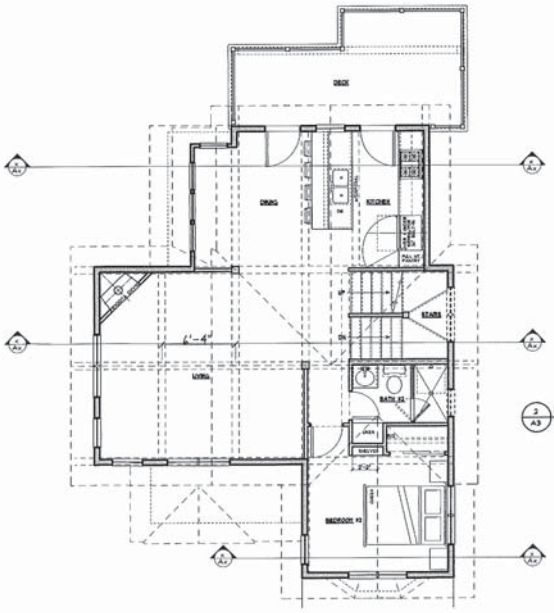
REVISIONS:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com



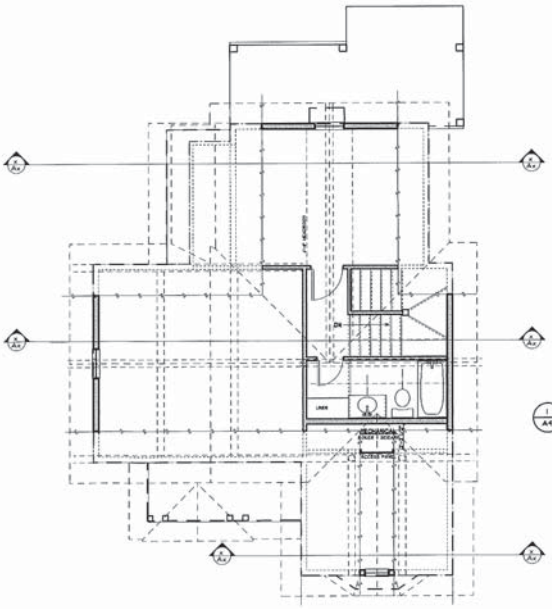


2 A3 **SECOND FLOOR PLAN** LIVING
SCALE: 1/4"=1'-0" H' LINE: LIVING 890.2 • DECK 170

REVISIONS:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO
SHEET NAME:
SECOND FLOOR PLAN

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2171 • 121 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com



1 / A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN

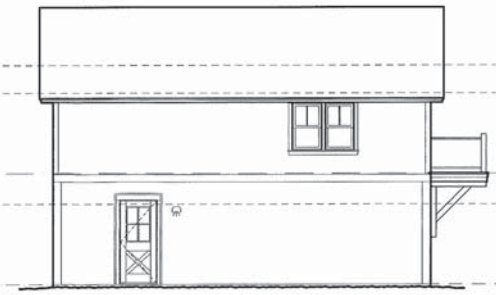
SOUTH

EAST

NORTH

222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

WEST



ACCESSORY DWELLING

7/25/17

Astrid Matison

From: Astrid Matison
Sent: Tuesday, July 25, 2017 2:30 PM
To: 'jim faust'
Subject: 709 & 711 Belleview

Jimmy,
I found the Hers Certificate for the main house, but did not find the Door Blower test results for the accessory dwelling. Please forward this to me as soon as you are able to.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

C.O. Pending
Door Blower
Test
for 711 Belle

Molly Minneman

From: Kyle Thomas
Sent: Thursday, July 26, 2018 12:12 PM
To: Molly Minneman
Subject: Gothic 214, 218, 222

Molly,

The total EQR is 5.

214 = 1
218 = 2
222 = 2

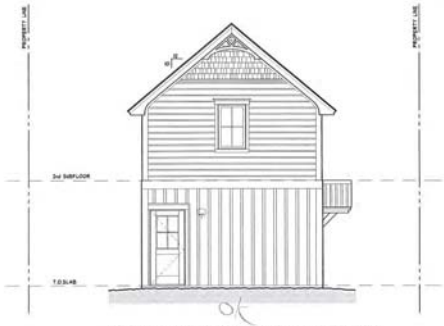
214 & 218 are only being charged for ½ EQR during construction.

Kyle Thomas
Finance Assistant
Town of Crested Butte
970-349-5338

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com

OK

1 SOUTH ELEVATION
A1a SCALE: 1/4"=1'-0"



OK

2 NORTH ELEV. - ACC. DWELLING
A1a SCALE: 1/4"=1'-0"

Simplified Trim & Windows

mdr

3 SOUTH ELEV. - ACC. DWELLING
A1a SCALE: 1/4"=1'-0"

OK

4 NORTH ELEVATION
A1a SCALE: 1/4"=1'-0"

Discussed Generally ok

JUL 2015
RECEIVED
Building Department

REVISIONS:
DESIGN REVIEW SUBMITTAL N.T.S.

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 7/30/2015
SHEET NO: A1a

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2119 • 429 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax. 970-349-0101
e-mail: info@djmarchitect.com

1 / A1b EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A1b EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A1b WEST ELEVATION
SCALE: 1/4"=1'-0"

4 / A1b WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

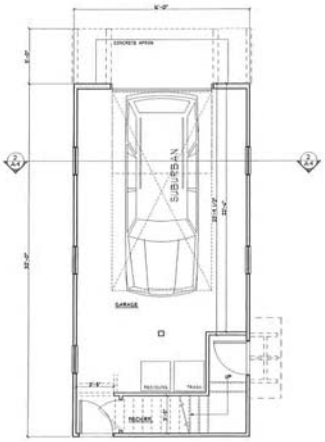
REVISIONS:
DESIGN REVIEW SUBMITTAL N.T.S.

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

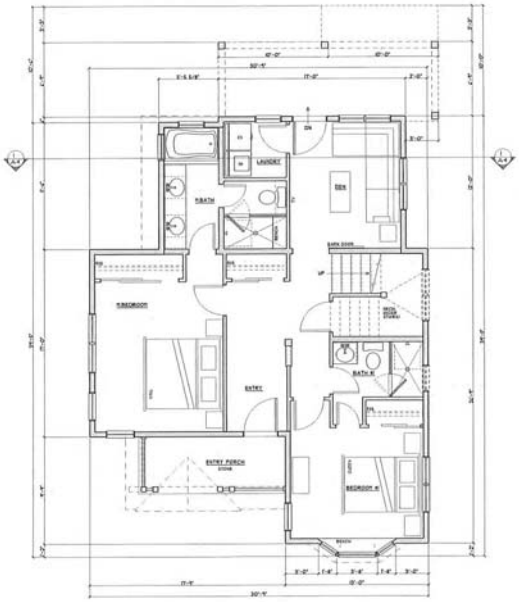
SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 1/30/2015
SHEET NO: A1b

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2171 • 429 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax 970-349-0101
e-mail: info@jmarchitect.com



1 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 912 S.F.
GRADE: AREA 912 - 100 GARAGE = 812 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1,122.4 S.F.
18" LINE: 1,122.4 + COV. PORCH 43.4 + .5 = 1,165.8 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL N.T.S

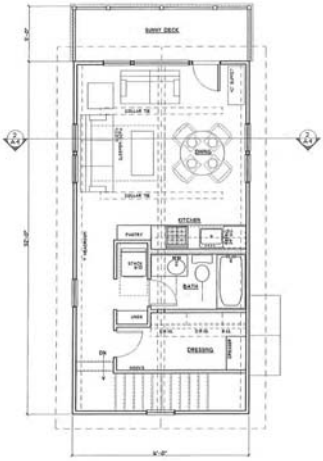
PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

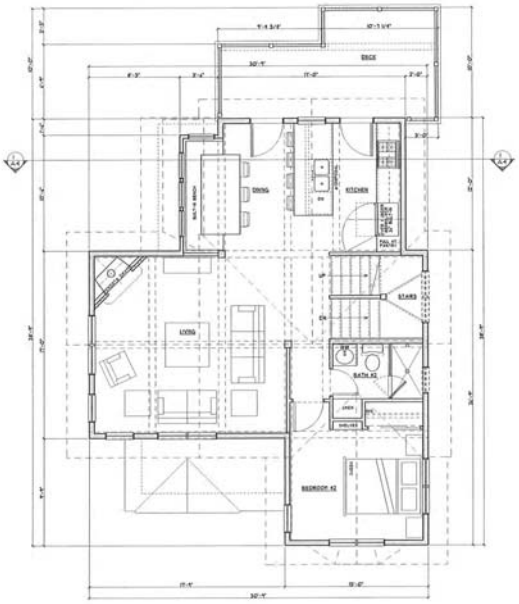
DATE:
1/30/2015

SHEET NO:
A2

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 South Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com



1 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 512 S.F.
14' LINE: LIVING 512 + DECK 815 + 0 = 512 S.F.



2 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 890.2 S.F.
14' LINE: LIVING 890.2 + DECK 170.3 + 0 = 890.2 S.F.

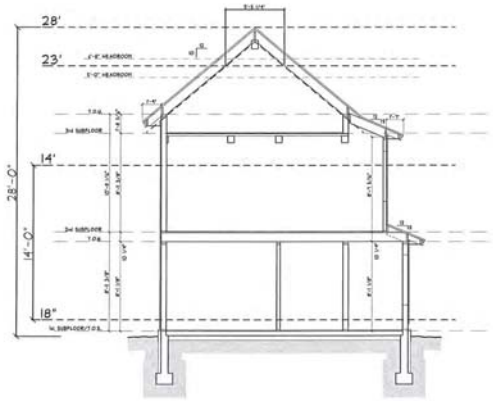
REVISIONS:
DESIGN REVIEW SUBMITTAL N.T.S.

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

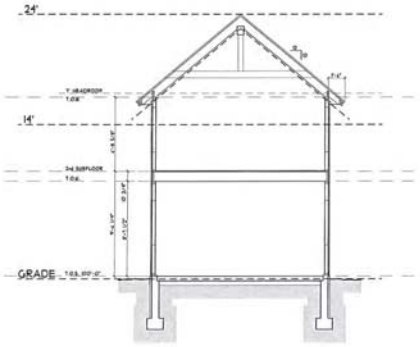
SHEET NAME:
SECOND FLOOR PLAN

DATE: 7/30/2015
SHEET NO. A3

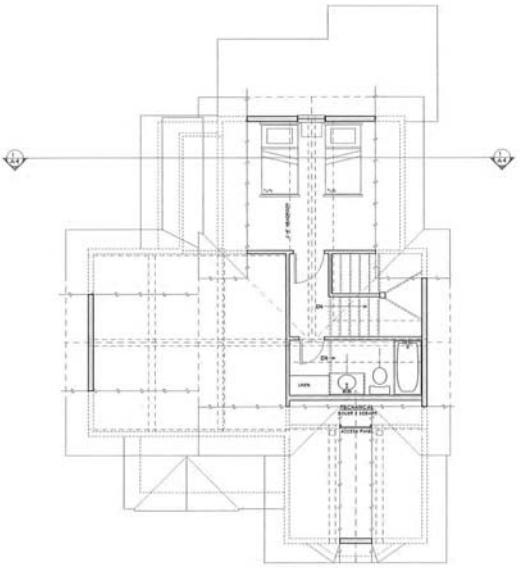
DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 211 • 429 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax. 970-349-0101
e-mail: info@djmarchitect.com



1/A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



2/A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



3/A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA (AT 5' HEADROOM) = 2311 S.F.
23' LINE: LIVING = 0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL N.T.S.

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN

DATE:
1/30/2015

SHEET NO.
A4

Agenda
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
July 31, 2018

6:00 Call to Order.

6:02 Review and approve the minutes from the **June 26, 2018** BOZAR meeting.

6:05 Consideration of the application of **Town of Crested Butte** to construct a shed near the bike park near Tommy V field in the P zone. (Hansen)
- Architectural approval is required.

6:35 Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone. (Jackson)
- Architectural approval is required.
- ~~A conditional use permit for an accessory dwelling in the R1C zone is required.~~

7:15 Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone. (Jackson)
- Architectural approval is required.
- ~~A conditional use permit for an accessory dwelling in the R1C zone is required.~~

8:00 Miscellaneous:
- DRC for August 13 and 20: Meyer and Russell (BOZAR – August 28th)
- DRC for September 10 and 17: _____ (BOZAR – September 25th)
- Insubstantial Reviews:
  - Harbold (410 Maroon Avenue) – Change of siding material for new portions of building.
  - Andrew Allen (910 Butte Avenue) – Trial use vertically for Boral Tru Exterior siding.
  - Richard Melnick (915 Belleview Avenue) – Denial of Ultra Batten siding.
  - Eldo building (215 Elk Avenue) – Third floor railing detail.
  - Discussion about railing details versus fencing details
  - Discussion about revisions to parking plans per vacation rental licenses

8:30 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Agenda
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
July 31, 2018

6:00 Call to Order.

6:02 Review and approve the minutes from the **June 26, 2018** BOZAR meeting.

6:05 Consideration of the application of **Town of Crested Butte** to construct a shed near the bike park near Tommy V field in the P zone. (Hansen)
- Architectural approval is required.

6:35 Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone. (Jackson)
- Architectural approval is required.
- ~~A conditional use permit for an accessory dwelling in the R1C zone is required.~~

7:15 Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone. (Jackson)
- Architectural approval is required.
- ~~A conditional use permit for an accessory dwelling in the R1C zone is required.~~

8:00 Miscellaneous:
- DRC for August 13 and 20: Meyer and Russell (BOZAR – August 28th)
- DRC for September 10 and 17: _____ (BOZAR – September 25th)
- Insubstantial Reviews:
  - Harbold (410 Maroon Avenue) – Change of siding material for new portions of building.
  - Andrew Allen (910 Butte Avenue) – Trial use vertically for Boral Tru Exterior siding.
  - Richard Melnick (915 Belleview Avenue) – Denial of Ultra Batten siding.
  - Eldo building (215 Elk Avenue) – Third floor railing detail.
  - Discussion about railing details versus fencing details
  - Discussion about revisions to parking plans per vacation rental licenses

8:30 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Molly Minneman

From: Molly Minneman
Sent: Thursday, August 09, 2018 4:26 PM
To: 'Johnny Biggers'
Cc: Michael Yerman; Jessica Earley; Astrid Matison
Subject: RE: 228 Whiterock Ave

Hi Johnny,

Your vested property right for the development of your property expires on June 26, 2020. I talked with Michael Yerman about whether the building will be designated as historic in 2019. Because you received the vested rights, your development plan that includes demolition of the building will be preserved until June of 2020. I will add this e-mail to your file as a record of the decision.

Best regards,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator Town of Crested Butte A National Historic District PO Box 39 Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

-----Original Message-----
From: Molly Minneman
Sent: Thursday, August 09, 2018 10:09 AM
To: 'Johnny Biggers' <crestedbuttebuilders@icloud.com>
Cc: Michael Yerman <MYerman@crestedbutte-co.gov>
Subject: RE: 228 Whiterock Ave

Hi Johnny,

Thank you for asking the question, now. Yes, the zoning code does contain the 50 year rule classifying buildings that are 50 years or older to be considered as historic.

I did find a permit dated 5-19-69 and one might deduce that the work would have 2-3 months to complete. I do want to discuss with Michael Yerman whether your three year vested property right will preserve your right for demolition and reconstruction, and will get back with you.

Molly

Molly Minneman
Design Review & Historic Preservation Coordinator Town of Crested Butte A National Historic District PO Box 39 Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

-----Original Message-----

From: Johnny Biggers [mailto:crestedbuttebuilders@icloud.com]
Sent: Thursday, August 09, 2018 9:44 AM
To: Molly Minneman <mollym@crestedbutte-co.gov>
Subject: 228 Whiterock Ave

Hi Molly, as you know I am Bozar approved for the demolition of the existing steel building and a new duplex build at 228 Whiterock. I believe I have till June or July of 2019 to buy the permit. My question is, since I believe that Dan McElroy built or completed that building in 1969 does the 50 year old rule (if the is one) make this building Historic? If so, does that over rule the permit approval and when in 2019 would that Historic designation take effect? Also does that building have a chance of becoming Historic? It maybe easier to discuss by phone if you like. Thanks JB

Johnny Biggers
Crested Butte Builders Inc
P.O. Box 642, Crested Butte
Colorado, 81224
Office: 9703495990
Fax: 9703493423
Cell: 9702093261
www.crestedbuttebuilders.com
crestedbuttebuilders@icloud.com
https:www.facebook.com/crestedbuttebuildersinc

Astrid Matison 8-11-17

To: 'DJM Architect PC'; Scott Hahn
Subject: FW: 8-11-17 222 Gothic Avenue Permit Review

Dan and Scott,
Josh Jackson paid for the permit already and picked up the permit card. Scott the second set of permit plans are here to be picked up when you are ready.
I attached the list below to the plans.
Just verify the wind design speed does not change the structural design, and provide the soils report. The rest of the items are details to keep in mind and a couple of minor questions that should be answered when you can.
Thank you,
Astrid

From: Astrid Matison
Sent: Friday, August 11, 2017 1:17 PM
To: 'DJM Architect PC' <info@djmarchitect.com>; 'Scott Hahn' <scotthahn163@gmail.com>
Subject: 8-11-17 222 Gothic Avenue Permit Review

Dan and Scott,
I reviewed the plans for 222 Gothic Avenue. The following must be addressed:

1. Windows #8, #6, #4, #8 and #22 at accessory must have tempered glazing. Per 2015 IECC .32 U Factor is required for the windows.
2. Please provide geotechnical soils report.
3. Do you access the mechanical attic space from a bedroom? Is this the location for a (if needed) radon fan?
4. Handrails are not shown on the plans. They must be continuous the entire flight from the bottom stair riser to the top riser and return to a post, newel or wall. The height of the handrail must be not less than 34 inches and not greater than 38" in height.
5. The Town Code has been revised.-Please see Chapter 18 for full code adoptions and amendments.
6. All penetrations of the walls or ceilings of the mechanical closet shall be fire caulked.
7. Range Hood Vent shall exhaust 400 CFM or less or make up air must be provided.
8. A heat recovery ventilation system must be provided for both structures. And must meet Section IRC M1507 and Table M1507.33(1).
9. All fuel gas appliances must be high efficiency, sealed combustion direct vent appliances.
10. Plumbing fixtures must be low water use per the State of Colorado.
11. R3 insulation must be installed on all hot and cold piping per IRC Section N1103.4.
12. R15 insulation must be installed at the edges of heated slabs.
13. Are you mechanically venting the crawl space?
14. Crawl Space Hatches must be gasketed.
15. Penetrations through the subfloor above the crawl space must be caulked.
16. The appliances installed in the structures shall be Energy Star Rated products.
17. 75% of the light fixtures must have low energy lamps installed in them.
18. Blower door tests must be completed per building and pass the .25 maximum air exchange rate.
19. If the Town Right of Way is used for staging a ROW permit must be obtained.
20. If digging in the Town Right of Way a dig permit must be obtained.
21. The gas meter location must be approved by the CBFPD.

22. Sec. 18-2-30. - Amendments.

23. The code adoption herein is hereby modified by the following amendments:

24. (1)
25. IRC Section R105.2 (Work Exempt from permit). Eliminate item #1 (detached accessory structure), #9 (window awning), and #10 (decks).
26. (2)
27. IRC section 202 (Definitions), definition of "Townhouse shall be amended by changing the definition from "...a group of three (3) or more..." to"...a group of two or more..." A "Crawl Space" shall be defined as "any space below the first floor of a building with a height of 60 inches or less, measured from the ground level at any point within the perimeter to the bottom of the floor joist directly above."
28. (3)
29. IRC Section R301.2 is amended by added the following table to R 301.2 (1);

Flat Roof Snow Load:	100 lbs. per square foot
Ground Snow Load:	Not Determined
Wind Design Speed:	115 Miles per Hour
Topographic effects	No
Special wind region	No
Wind-borne debris zone	No
Seismic Design Category	C
Subject to Damage From	
Weathering	Severe
Frost Line depth	36 inches
Termite	Slight

Winter Design Temp.	-16 degrees Fahrenheit
Ice Barrier Underlayment Required	Yes
Floor Hazard	Flood Insurance Rate Maps (FIRM) 08051C0726D, 08051C0727D
Air Freezing Index	3500
Mean Annual Temperature	35 degrees Fahrenheit

30.

31. (4)
32. IRC Section 303.3 (Bathrooms) shall be amended to read:" Bathrooms, water closet compartments and other similar rooms shall be provided with mechanical ventilation with minimum ventilation rates of 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside."
33. (5)
34. IRC Section 310 2.3 (Window Wells) shall be amended to add the following. "All window wells required for emergency escape shall be provided with a roof or projection above and curbing sufficient to prevent the accumulation of snow and ice inside the window well."
35. (6)
36. IRC Section 313.1 (Townhouse automatic fire sprinkler systems) shall be amended to add the following. "... in townhouses of more than two units."
37. (7)
38. IRC Section 313.2 (Two family dwelling automatic fire systems) shall be amended to delete "one-and." And add after two family dwelling, "not otherwise classified as townhouses."
39. (8)
40. IRC Section 315.1 (Carbon monoxide alarms) shall be amended to add "and Chapter 18, Article 14 of the Crested Butte Municipal Code. In the case of conflicts between the codes the more restrictive will apply."
41. (9)
42. IRC Section 406.2 (Foundation waterproofing and damp proofing) shall be amended to add "All basement construction shall be in compliance with the requirements of Section 18-16-10 of the Crested Butte Municipal Code. In the case of conflicts between the codes the more restrictive will apply."
43. (10)
44. IRC Section R1002.2 (Masonry heaters) and IRC Section R1004.1 "Factory built fireplaces) shall be amended to add "All solid fuel burning devices shall conform to Chapter 18, Article 8 of the Crested Butte Municipal Code."
45. (11)
46. IRC Chapter 11 (Energy efficiency) shall be deleted in its entirety and replaced with the following: "All residential construction shall comply with the requirements of the 2015 International Energy Conservation Code and with the provision of Chapter 18, Article 9 of the Crested Butte Municipal Code. In the case of conflict between the codes the more restrictive will apply."
47. (Ord. 13 §1, 1988; Ord. 1 §1, 2001; Ord. 1 §1, 2005; Ord. 2 §1, 2009; Ord. 4 §1, 2009; Ord. 8 §§2, 3, 2009; Ord. 13 §2, 2011; Ord. 19 §2, 2016)

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

Subject: FW: 10 butte

From: Astrid Matison
Sent: Tuesday, August 21, 2018 11:28 AM
To: 'jim faust' <jimafaust@yahoo.com>
Subject: FW: 10 butte

Thank you!
Did you fire block the other side of the steel beam? I need a photo of this work.

From: jim faust [mailto:jimafaust@yahoo.com]
Sent: Tuesday, August 21, 2018 10:57 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: 10 butte

Astrid Matison

From: Astrid Matison
Sent: Tuesday, August 21, 2018 11:26 AM
To: 'jim faust'
Subject: FW: 10 butte

Great! Thanks!

From: jim faust [mailto:jimafaust@yahoo.com]
Sent: Tuesday, August 21, 2018 10:59 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: 10 butte

Astrid Matison

From: Astrid Matison
Sent: Tuesday, August 21, 2018 11:27 AM
To: 'jim faust'
Subject: RE: 10 butte

Thank you!

From: jim faust [mailto:jimafaust@yahoo.com]
Sent: Tuesday, August 21, 2018 10:57 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: 10 butte

Astrid Matison

From: Mike Arbaney <mike@coloradostructural.com>
Sent: Tuesday, August 21, 2018 11:47 AM
To: Astrid Matison
Subject: Re: 10 Butte

Astrid,
They have top flange hangers so they do not need a web packout.
Thanks,
Mike

On Aug 21, 2018, at 11:40 AM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

Hi Mike,
The photo below shows a steel header with joists hung. Again you do not require a pack out of the steel beam correct?

From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Tuesday, August 21, 2018 11:38 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:

<IMG_1552.JPG>

Sent from my iPhone

Mike Arbaney P.E.
Colorado Structural, Inc.
tel: (970)-349-5922
fax: (970)-349-5926
mike@coloradostructural.com

Astrid Matison

From: Astrid Matison
Sent: Tuesday, August 21, 2018 11:40 AM
To: 'Mike Arbaney'
Subject: 10 Butte

Hi Mike,
The photo below shows a steel header with joists hung. Again you do not require a pack out of the steel beam correct?

From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Tuesday, August 21, 2018 11:38 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:

Sent from my iPhone

Astrid Matison

From: Astrid Matison
Sent: Monday, August 20, 2018 4:50 PM
To: jim faust
Subject: 10 Butte and 10 1/2 Butte Framing Inspection

Jimmy,
Thanks for meeting over at 10 and 10 ½ Butte Avenue to conduct the framing inspection. The following must be addressed.

1. Install the missing through bolt at the steel connector shown above.
2. Install the missing fastener at the main structural steel in the living room.
3. Provide blocking in the steel web near the center to prevent the passage of smoke and fire in the concealed space of the web.
4. Provide blocking for the garage snow stops if required by Mike Arbaney.
5. Provide the plumbing inspection report.
6. The CBFPD will be emailed to me once they do the rough-in inspection.
7. Fire caulk the wiring penetrations of the stair framing to protect the stair egress during a fire situation.

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

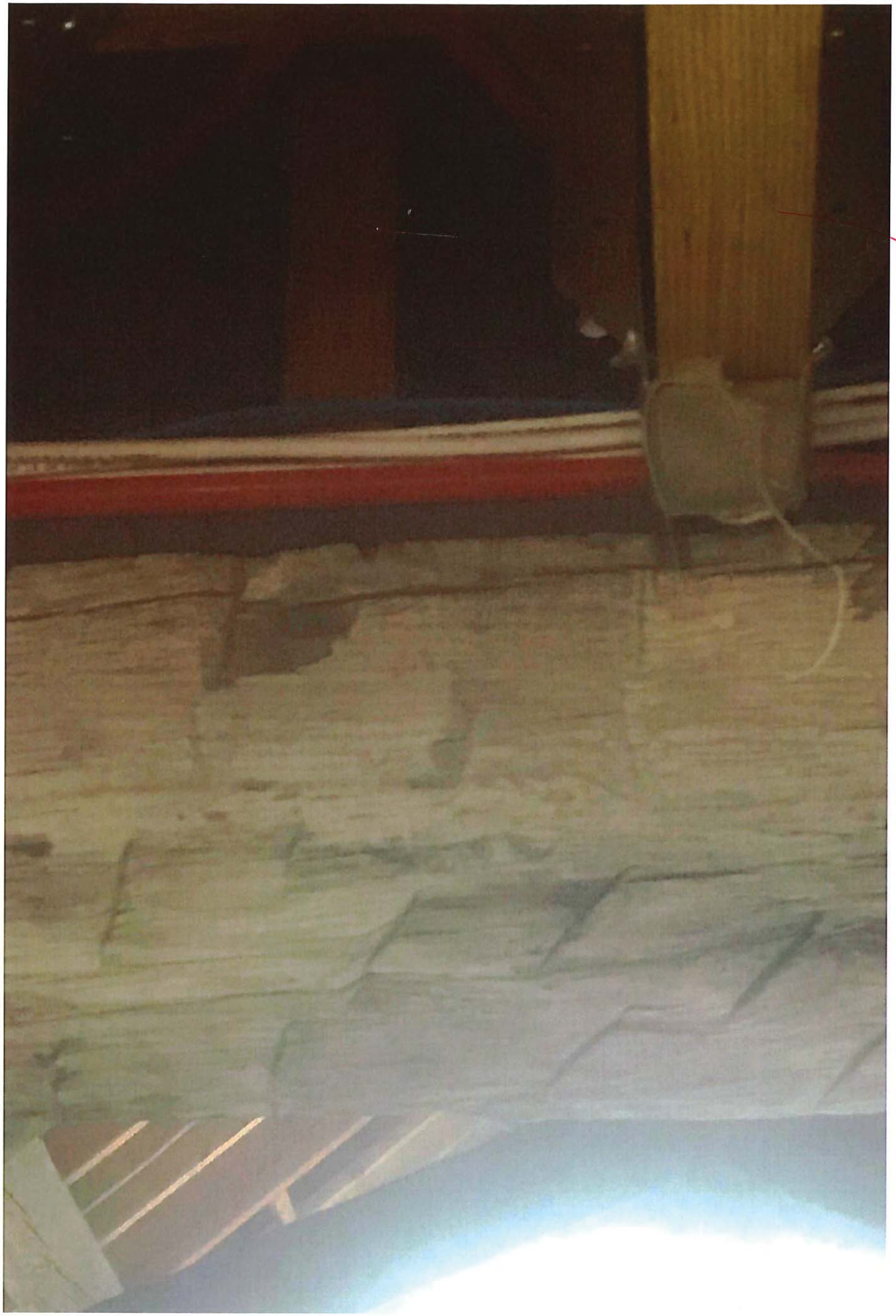
Subject: FW: 10 butte

From: jim faust [mailto:jimafaust@yahoo.com]
Sent: Tuesday, August 21, 2018 11:39 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Fwd: 10 butte

Fire block on other side of beam

Begin forwarded message:

> **From:** jim faust <jimafaust@yahoo.com>
> **Date:** August 21, 2018 at 10:57:53 AM MDT
> **To:** Astrid Matison <amatison@crestedbutte-co.gov>
> **Subject: 10 butte**
>
> Fire block

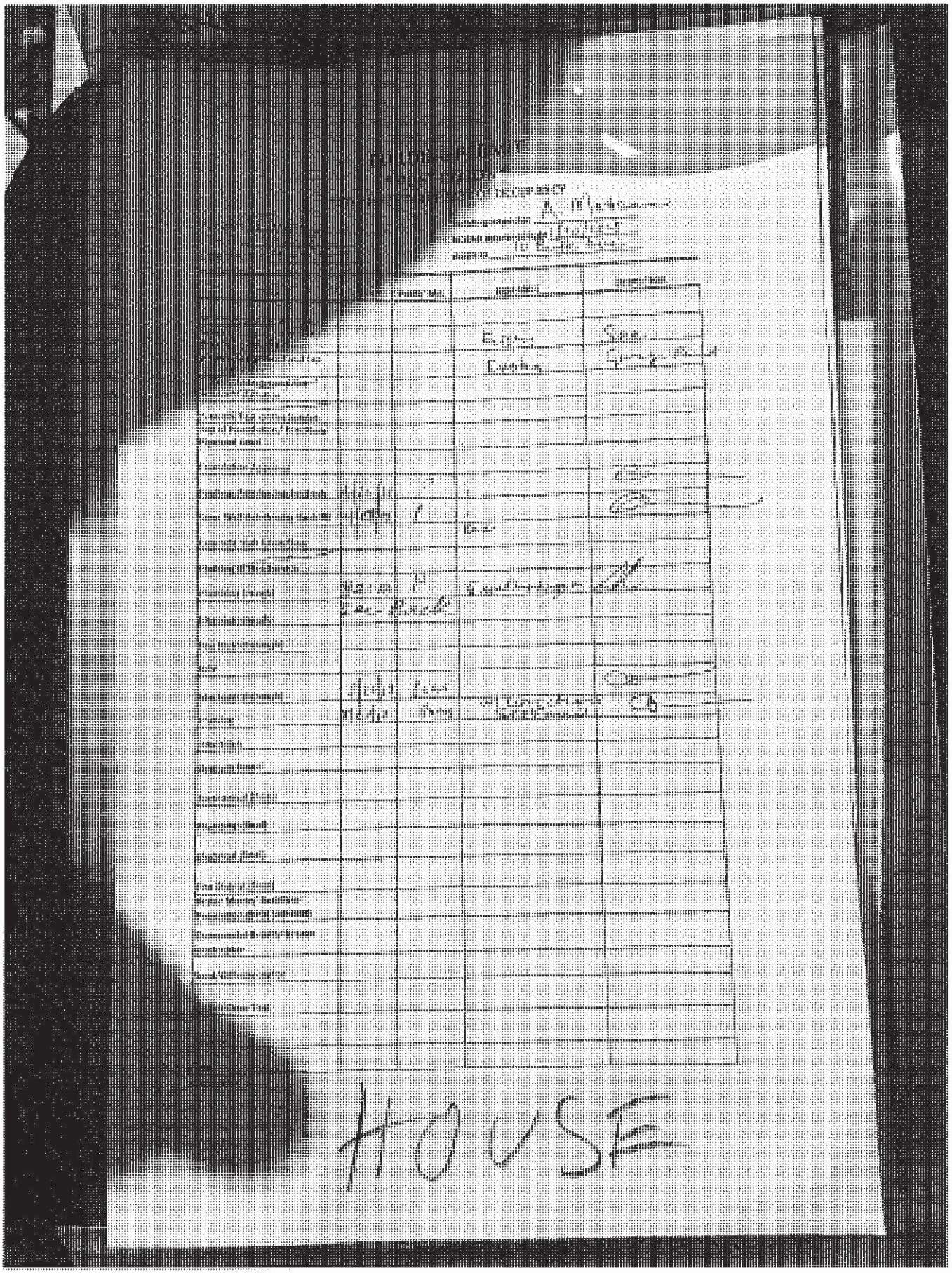

Blockers

Astrid Matison

Subject: FW: 10 butte

From: jim faust [mailto:jimafaust@yahoo.com]
Sent: Wednesday, August 22, 2018 4:22 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: 10 butte

Plumbing rough..pass


HOUSE

Astrid Matison

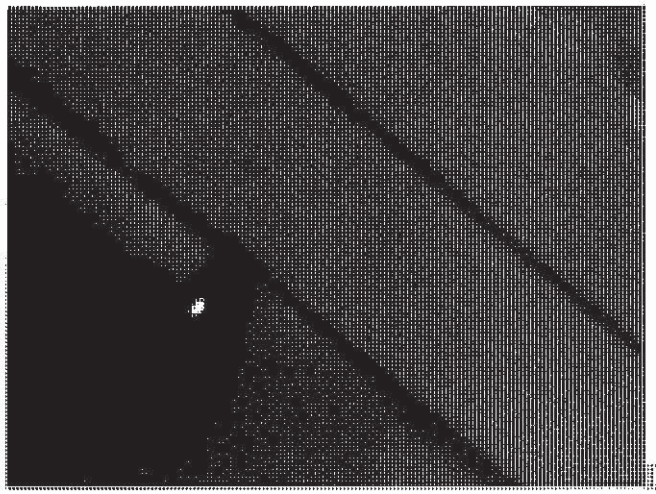
From: Astrid Matison
Sent: Monday, August 27, 2018 4:12 PM
To: 'jim faust'
Cc: Eric Treadwell
Subject: 10 Butte Avenue

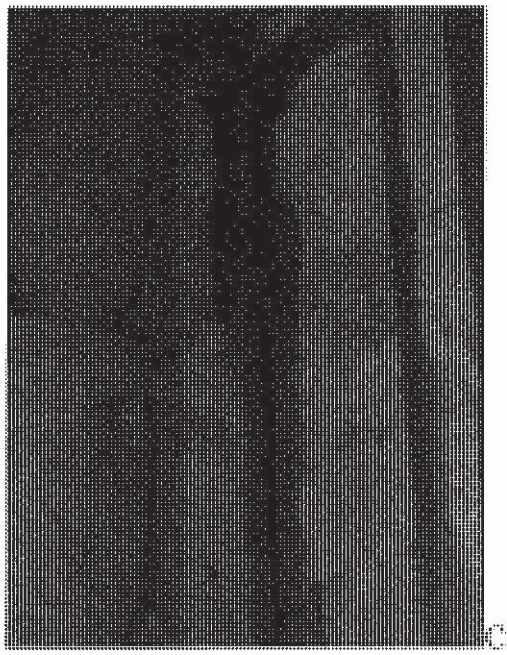
Not completed

Hi Jimmy,
Eric and I conducted the insulation inspection today. The below items must be corrected. Eric or I can come back to check on the corrections when they are ready. The garage was not insulated at this visit.
Thank you,
Astrid

From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Monday, August 27, 2018 3:47 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:

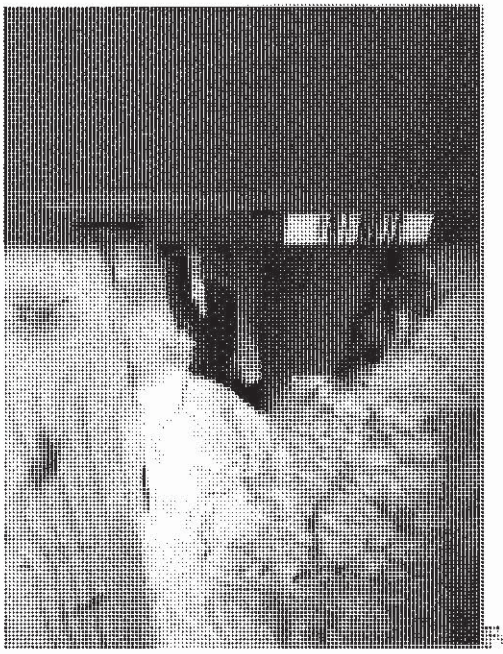
Corner not completely filled.at third floor.


Daylight can be seen at the low open attic space east side.

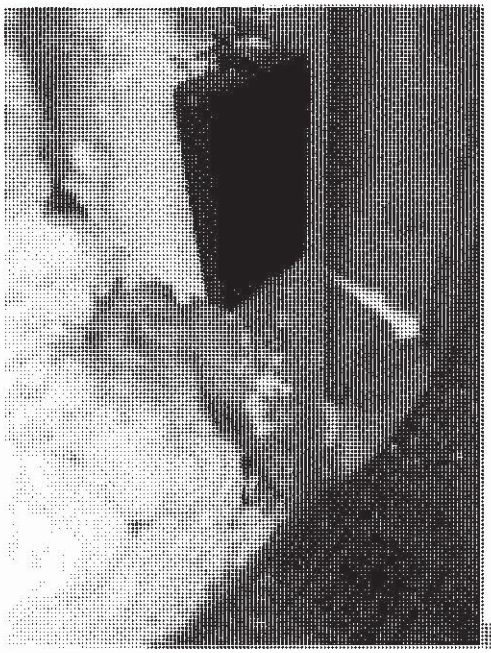

Corner gap should be filled using a spray can of foam.

Fire Blocking at first set of stairs not complete.

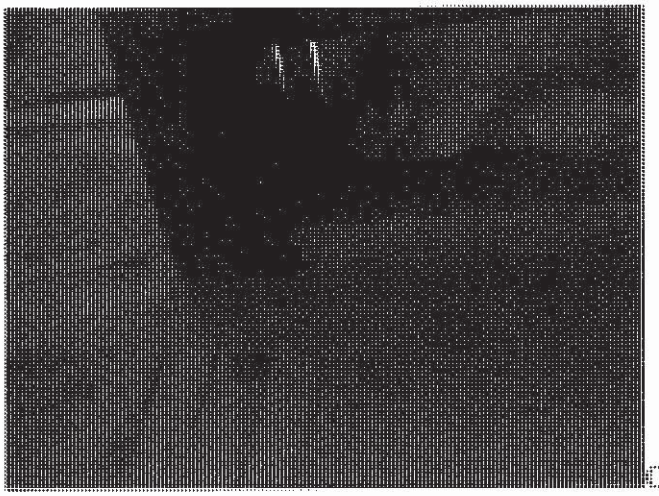
Foam Plastic is installed more than 3 ¼ inches thick in a lot of places. A fire protection coating such as DC-315 must be applied to these areas.

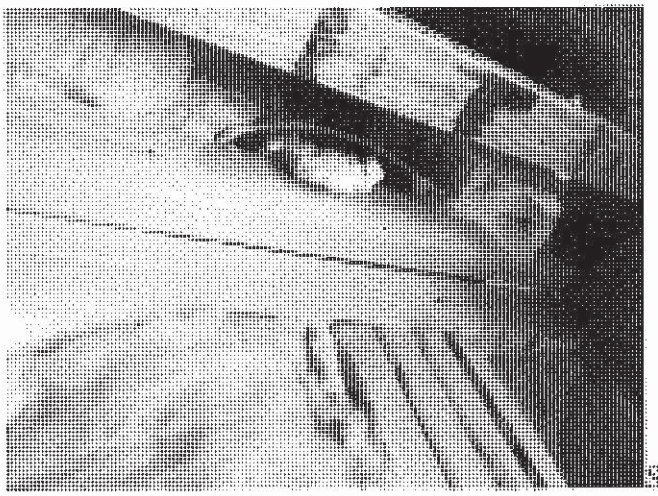


Foam Plastic installed at the bottom of the electrical panel is not thick enough.

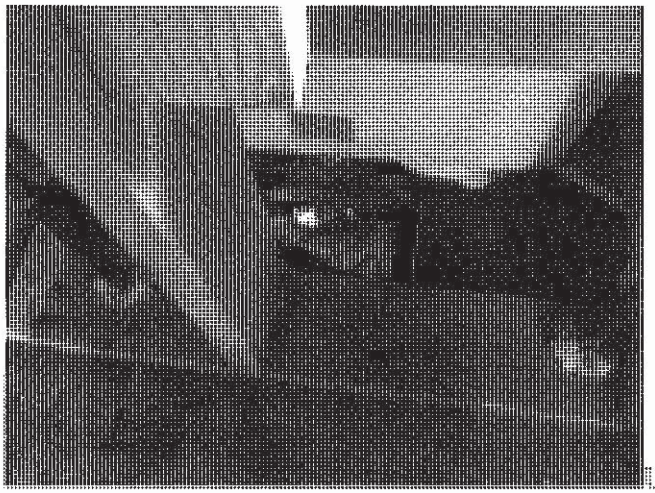


Foam Plastic under the outlet near the electrical panel needs to have more foam plastic installed.

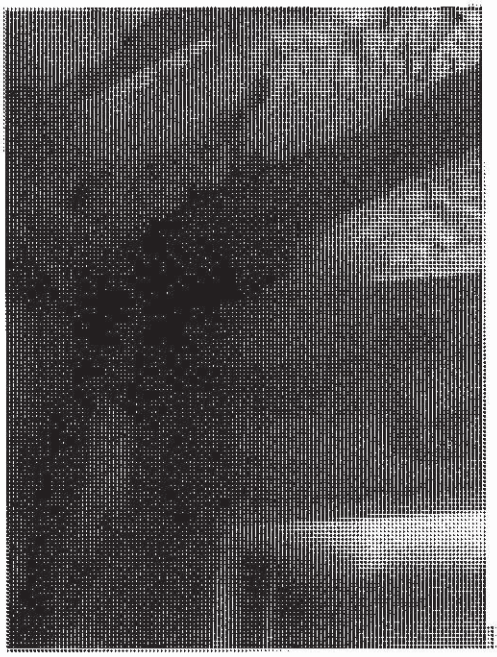

Corner missing foam plastic insulation. (First Floor)


South wall first floor missing foam at rim joist.

First floor corner southwest corner? Missing foam insulation.

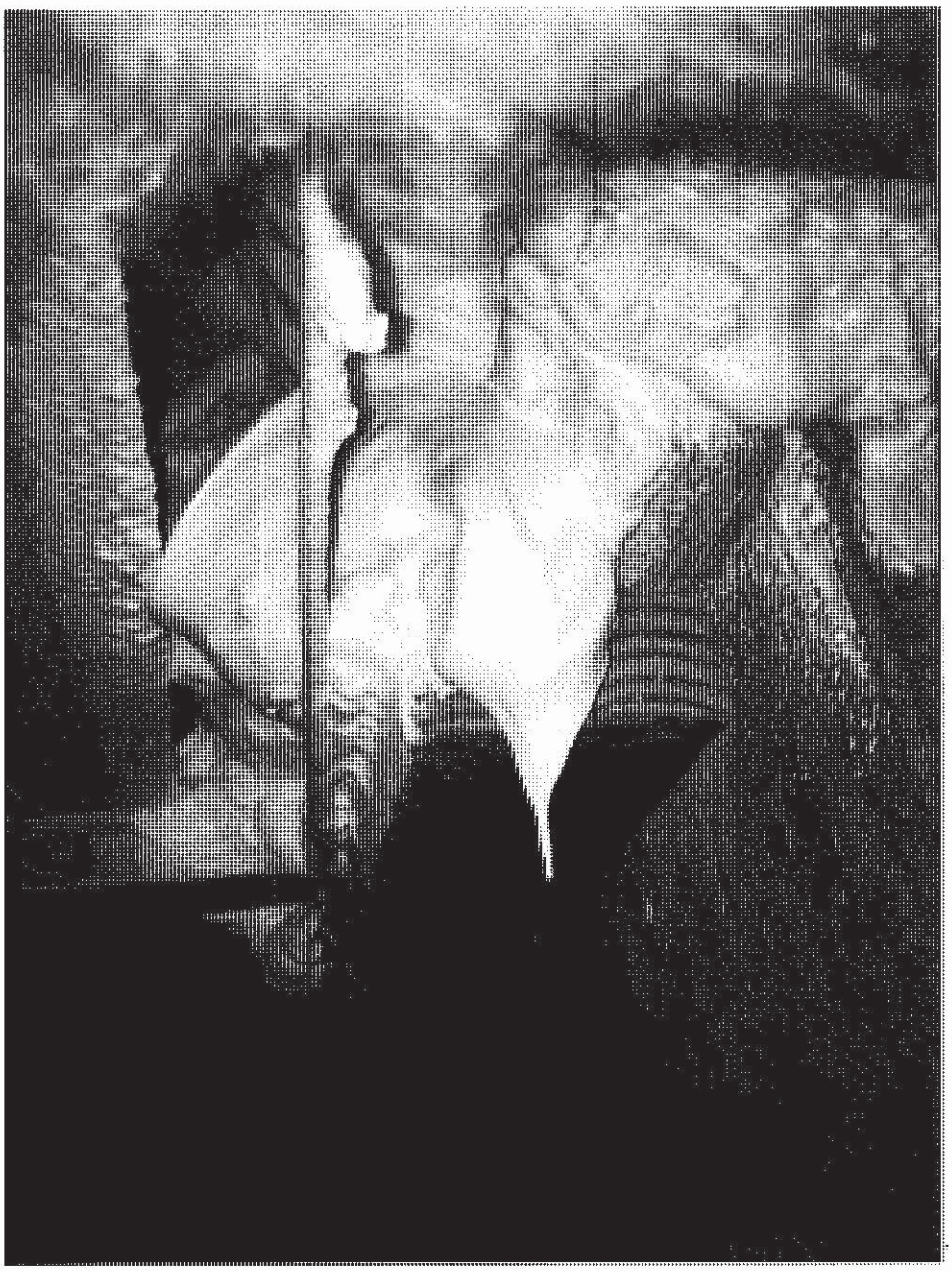

Under tub on the first floor the hole needs to be filled so that air cannot pass through.

The hot and cold plumbing need a minimum of R3 insulation to meet the 2015 IECC requirements. Sound batts have not been installed; however, the sound batts can work as long as the hot and cold lines are wrapped in the material on all sides.


Insulation missing at the corner on the first floor?

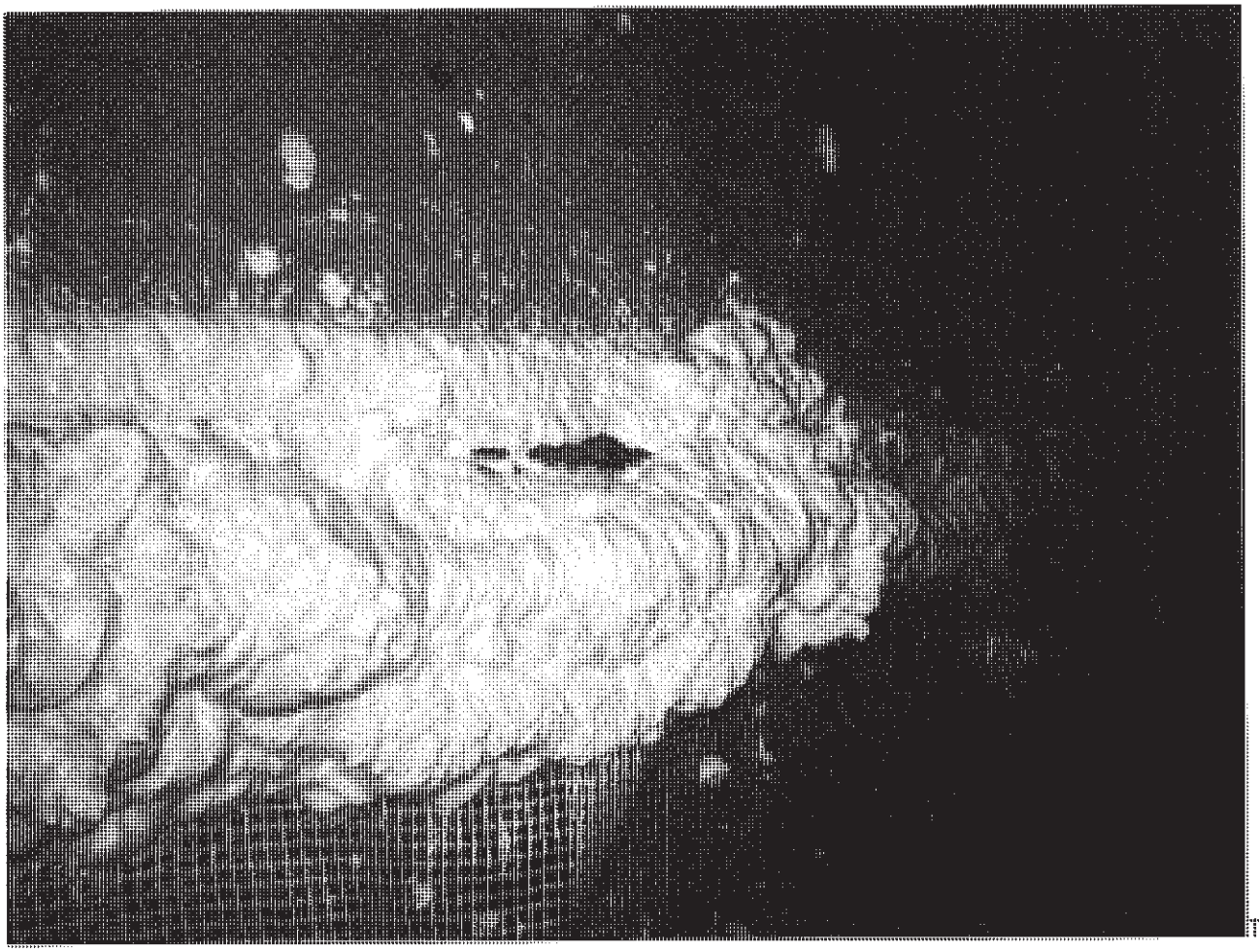
Insulation missing at the rim joist.

Batt insulation missing at the corner of the Butte Avenue Entry.



Too much foam. Maximum depth is 3 ¼ inches per 2015 IRC Section

R316.5.11



The vapor/radon foam plastic is peeling off the concrete already. Please fix these conditions. Install the fire protection coating.

Sent from my iPhone

9/6/17 PLANS BEING REVISED Luna checking

Astrid Matison

To: 'DJM Architect PC'; Scott Hahn
Subject: 8-11-17 222 Gothic Avenue Permit Review

Heated Garage apron?

Dan and Scott,
I reviewed the plans for 222 Gothic Avenue. The following must be addressed:

1. Windows #8, #6, #4, #8 and #22 at accessory must have tempered glazing. Per 2015 IECC .32 U Factor is required for the windows.
2. Please provide geotechnical soils report.
3. Do you access the mechanical attic space from a bedroom? Is this the location for a (if needed) radon fan?
4. Handrails are not shown on the plans. They must be continuous the entire flight from the bottom stair riser to the top riser and return to a post, newel or wall. The height of the handrail must be not less than 34 inches and not greater than 38" in height.
5. The Town Code has been revised.-Please see Chapter 18 for full code adoptions and amendments.
6. All penetrations of the walls or ceilings of the mechanical closet shall be fire caulked.
7. Range Hood Vent shall exhaust 400 CFM or less or make up air must be provided.
8. A heat recovery ventilation system must be provided for both structures. And must meet Section IRC M1507 and Table M1507.33(1).
9. All fuel gas appliances must be high efficiency, sealed combustion direct vent appliances.
10. Plumbing fixtures must be low water use per the State of Colorado.
11. R3 insulation must be installed on all hot and cold piping per IRC Section N1103.4.
12. R15 insulation must be installed at the edges of heated slabs.
13. Are you mechanically venting the crawl space?
14. Crawl Space Hatches must be gasketed.
15. Penetrations through the subfloor above the crawl space must be caulked.
16. The appliances installed in the structures shall be Energy Star Rated products.
17. 75% of the light fixtures must have low energy lamps installed in them.
18. Blower door tests must be completed per building and pass the .25 maximum air exchange rate.
19. If the Town Right of Way is used for staging a ROW permit must be obtained.
20. If digging in the Town Right of Way a dig permit must be obtained.
21. The gas meter location must be approved by the CBFPD.

22. Sec. 18-2-30. - Amendments.

23. The code adoption herein is hereby modified by the following amendments:

24. (1)
25. IRC Section R105.2 (Work Exempt from permit). Eliminate item #1 (detached accessory structure), #9 (window awning), and #10 (decks).
26. (2)
27. IRC section 202 (Definitions), definition of "Townhouse shall be amended by changing the definition from "...a group of three (3) or more..." to"...a group of two or more..." A "Crawl Space" shall be defined as "any space below the first floor of a building with a height of 60 inches or less, measured from the ground level at any point within the perimeter to the bottom of the floor joist directly above."
28. (3)
29. IRC Section R301.2 is amended by added the following table to R 301.2 (1);

Flat Roof Snow Load:	100 lbs. per square foot

Ground Snow Load:	Not Determined
Wind Design Speed:	115 Miles per Hour
Topographic effects	No
Special wind region	No
Wind-borne debris zone	No
Seismic Design Category	C
Subject to Damage From	
Weathering	Severe
Frost Line depth	36 inches
Termite	Slight
Winter Design Temp.	-16 degrees Fahrenheit
Ice Barrier Underlayment Required	Yes
Floor Hazard	Flood Insurance Rate Maps (FIRM) 08051C0726D, 08051C0727D
Air Freezing Index	3500

Mean Annual Temperature	35 degrees Fahrenheit

30.

31. (4)
32. IRC Section 303.3 (Bathrooms) shall be amended to read:" Bathrooms, water closet compartments and other similar rooms shall be provided with mechanical ventilation with minimum ventilation rates of 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside."
33. (5)
34. IRC Section 310 2.3 (Window Wells) shall be amended to add the following. "All window wells required for emergency escape shall be provided with a roof or projection above and curbing sufficient to prevent the accumulation of snow and ice inside the window well."
35. (6)
36. IRC Section 313.1 (Townhouse automatic fire sprinkler systems) shall be amended to add the following. "... in townhouses of more than two units."
37. (7)
38. IRC Section 313.2 (Two family dwelling automatic fire systems) shall be amended to delete "one-and." And add after two family dwelling, "not otherwise classified as townhouses."
39. (8)
40. IRC Section 315.1 (Carbon monoxide alarms) shall be amended to add "and Chapter 18, Article 14 of the Crested Butte Municipal Code. In the case of conflicts between the codes the more restrictive will apply."
41. (9)
42. IRC Section 406.2 (Foundation waterproofing and damp proofing) shall be amended to add "All basement construction shall be in compliance with the requirements of Section 18-16-10 of the Crested Butte Municipal Code. In the case of conflicts between the codes the more restrictive will apply."
43. (10)
44. IRC Section R1002.2 (Masonry heaters) and IRC Section R1004.1 "Factory built fireplaces) shall be amended to add "All solid fuel burning devices shall conform to Chapter 18, Article 8 of the Crested Butte Municipal Code."
45. (11)
46. IRC Chapter 11 (Energy efficiency) shall be deleted in its entirety and replaced with the following: "All residential construction shall comply with the requirements of the 2015 International Energy Conservation Code and with the provision of Chapter 18, Article 9 of the Crested Butte Municipal Code. In the case of conflict between the codes the more restrictive will apply."
47. (Ord. 13 §1, 1988; Ord. 1 §1, 2001; Ord. 1 §1, 2005; Ord. 2 §1, 2009; Ord. 4 §1, 2009; Ord. 8 §§2, 3, 2009; Ord. 13 §2, 2011; Ord. 19 §2, 2016)

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

CRESTED BUTTE, COLORADO · CENTENNIAL ·

1880 1980

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Monday, September 11, 2017 1:11 PM
To: Astrid Matison
Subject: Re: 713 & 715 Inspections

Thanks Astrid..all floor penetrates are done..and with fire foam.

Sent from my iPhone

On Sep 11, 2017, at 11:20 AM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

> Good Morning Jimmy,
> Thanks for meeting me on Friday September 8th to take a look at the main house insulation and the garage framing.
> The Garage is good to go in terms of proceeding with insulation.
> The Main House insulation wasn't totally complete- penetrations through the first floor subfloor from crawl space needed to be completed and a couple of other corrections were done while I was there..
> Once corrections are completed you can proceed with the drywall phase of the project.
> Have a great day!
> Thank you,
> Astrid
>
> Astrid Matison
> Building Inspector
> (970) 349-5338
> PO BOX 39
> Crested Butte, Co 81224
> Please consider the environment before printing this email.
>
> <image003.jpg>

Astrid Matison

From: Mike Arbaney <mike@coloradostructural.com>
Sent: Monday, September 11, 2017 10:50 AM
To: Astrid Matison
Subject: Re: 715 Belleview Ave Garage/Dwelling (Jimmy Faust Project)

Astrid,
The rim joists at the Garage unit is not structural and may be cut as shown in your photo.

The 9 1/2" TJI joists that has the hole for the waste line is only 9'-6" or less in length and therefore the shear strength in the location of the hole is not exceeded, and it does work structurally as installed.

Please give me a call with and further questions or concerns.
Thanks,
Mike Arbaney

On Sep 8, 2017, at 12:19 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

Mike,
Please look at the photos below.
The first photo is taken at the rim joist at the stair opening at the garage at 715 Belleview.
The second photo is looking at the same waste line cut through the joist.
Also see the Trus Joist Specifier Guide attached.
Please let me know what you think please. Jimmy is planning on insulating the garage/dwelling soon.
Thanks in advance for your help.
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

<image001.jpg>

From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Friday, September 08, 2017 12:05 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:

<image002.jpg> Stair rim cut completely- is this OK?

<image007.jpg> Is this waste line too close to the end of the TJI joist.

Sent from my iPhone
<2015 TJI Joist Allowable Holes.pdf>

Mike Arbaney P.E.
Colorado Structural, Inc.
tel: (970)-349-5922
fax: (970)-349-5926
mike@coloradostructural.com

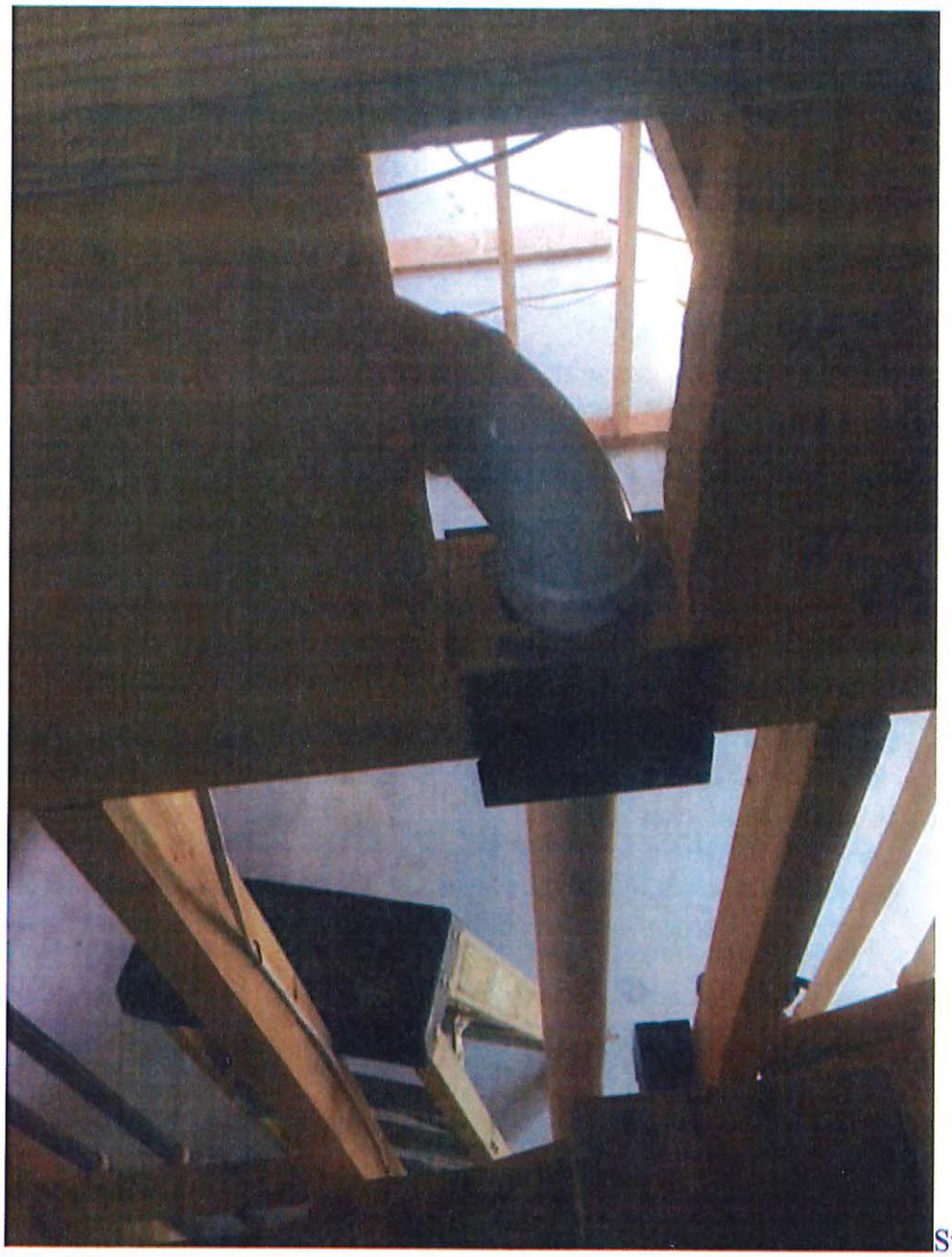
Astrid Matison

To: Mike Arbaney
Subject: 715 Belleview Ave Garage/Dwelling (Jimmy Faust Project)
Attachments: 2015 TJI Joist Allowable Holes.pdf

Mike,
Please look at the photos below.
The first photo is taken at the rim joist at the stair opening at the garage at 715 Belleview.
The second photo is looking at the same waste line cut through the joist.
Also see the Trus Joist Specifier Guide attached.
Please let me know what you think please. Jimmy is planning on insulating the garage/dwelling soon.
Thanks in advance for your help.
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Friday, September 08, 2017 12:05 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:



Stair rim cut completely- is this OK?

Is this waste line too close to the end of the TJI joist.

Sent from my iPhone

Astrid Matison

From: astridmatison@gmail.com
Sent: Friday, September 08, 2017 12:04 PM
To: Astrid Matison

Sent from my iPhone

9-11-17

Astrid Matison

To: Scott Hahn
Subject: 222 Gothic Avenue
Attachments: permit to final checklist 3-28-17.pdf

Scott,
For your use the town of Crested Butte permit to final checklist.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Molly Minneman

From: Molly Minneman
Sent: Wednesday, September 19, 2018 5:53 PM
To: 'jim faust'; 'Greg Faust'
Cc: Jessica Earley
Subject: 10 Butte site plan/parking

Hi Jim,
The BOZAR Chair signed off on your changes to the site plan with the addition of the three aspen trees added to the front yard per the approved plan. Let us know where they will be located.

Thanks,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

Molly Minneman

From: Molly Minneman
Sent: Friday, September 21, 2018 11:32 AM
To: 'Greg Faust'; 'jim faust'
Cc: Jessica Earley
Subject: RE: 10 Butte site plan/parking

Greg,
Thank you for the updated plan. The tree placements are in the area that the Chair requested. You are good to go.

Have a good weekend,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Greg Faust [mailto:gfaust@cirruspartners.com]
Sent: Friday, September 21, 2018 10:53 AM
To: Molly Minneman <mollym@crestedbutte-co.gov>; 'jim faust' <jimafaust@yahoo.com>
Cc: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: RE: 10 Butte site plan/parking

Hello Molly,

Please find the site plan showing the location of the 3 aspen that will be planted on the North (Butte Ave. street side).

Best regards,

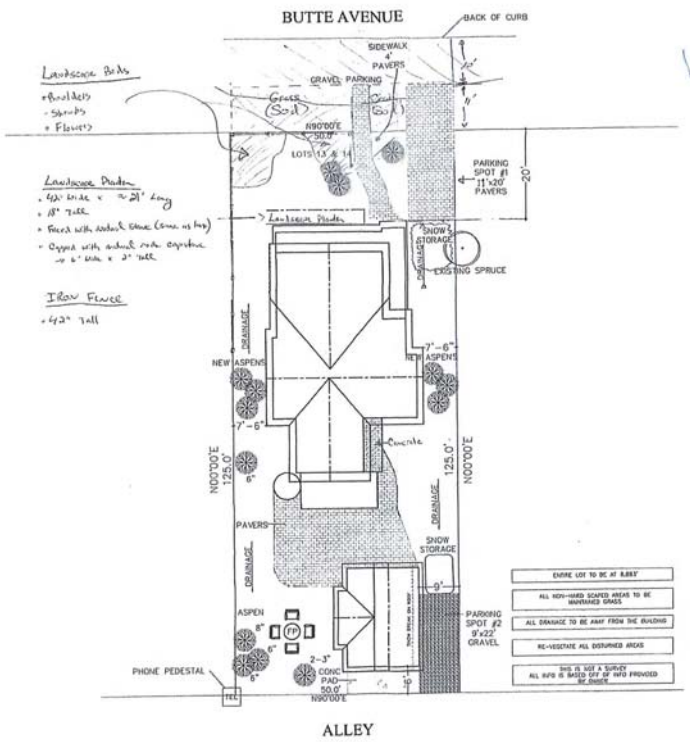
Greg
(303)549-1002

From: Molly Minneman [mailto:mollym@crestedbutte-co.gov]
Sent: Wednesday, September 19, 2018 5:53 PM
To: 'jim faust' <jimafaust@yahoo.com>; Greg Faust <gfaust@cirruspartners.com>
Cc: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: 10 Butte site plan/parking

Hi Jim,
The BOZAR Chair signed off on your changes to the site plan with the addition of the three aspen trees added to the front yard per the approved plan. Let us know where they will be located.

Thanks,
Molly

Molly Minneman



SITE PLAN

Landscape Plan
9-20-18

SEP 2018
RECEIVED
Building Department

SITE PLAN

faust garage
16 BUTTE AVENUE
CRESTED BUTTE, COLORADO

alpine dwelling.

c1.1

ı Matison

ı:	Josh Jackson <joshjackson73@outlook.com>
ıt:	Thursday, September 28, 2017 9:39 AM
:	Astrid Matison
ıbject:	Re: 222, 218, 214 Gothic Avenue

Hello Astrid,
Sorry I have not replied, I was told Scott Hahn had spoke to you regarding this email and all was good. We are planning on using the other lots for construction storage until the home at 222 is completed. I believe it will be better to plant grass seed in the spring once the snow melts and we are not driving heavy machinery in the area. No new weeds will be popping up this time of year.
As for the plat, Norm is working on it, as well as David Leinsdorf. I want to get this done asap as well and will keep you updated as I learn more. The re plat should show the new existing grade.

Please let me know if you have any questions, Thanks, Josh

On Sep 27, 2017, at 3:11 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

Good Afternoon Josh,
We have not heard from you regarding your project at 222, 218 and 214 Gothic Avenue. Please give us an update regarding our request stated in the below email.
Thank you,
Astrid

From: Astrid Matison
Sent: Wednesday, September 13, 2017 1:18 PM
To: 'Josh Jackson' <joshjackson73@outlook.com>
Cc: Michael Yerman <MYerman@crestedbutte-co.gov>; Rodney Due <RDue@crestedbutte-co.gov>; Molly Minneman <mollym@crestedbutte-co.gov>; Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: 222, 218, 214 Gothic Avenue

Hi Josh,
We discussed your project over at 222, 218 and 214 Gothic Avenue this morning. Now that the buildings have been removed, we need at minimum a small site plan showing the new existing grade and the new landscaping plan for the two lots that will only be built on in the future. Native grass seed and straw will need to be put down soon or noxious weeds will take over. Then a watering system must be provided so that the seeds germinate. Please contact Rodney Due in regards to obtaining a water meter. On the site plan please indicate the surface watering plans. For example where will the water meter be located and what method will you use to water the areas. Watering will have to occur per the town rules. I believe the water meter will have to be moved prior to arrival of snow.

Once this site plan described above is submitted and approved, the next step is to get the plat completed. Parking will have to be designated on it as well as the wording of the agreement recorded on

7/5/17. Norm Whitehead, a local civil engineer prepares a lot of these plats. His number is 349-6384. An attorney of your choice will have to be involved to include the correct text on the plat.

If you have further questions please do not hesitate to ask.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

<image001.jpg>

Astrid Matison

To: jim faust
Subject: FW: 9-29-17 713 & 715 Belleview Avenue Drywall Inspection
Attachments: 2015 IRC Table R702.3.5 Drywall Minimum Thickness, type, and Screw Pattern Requirements.pdf; FOAM PLASTICS.docx

10-12-17
Jimmy,
Did these below items regarding drywall get taken care of?
Thank you,
Astrid

From: Astrid Matison
Sent: Friday, September 29, 2017 1:05 PM
To: 'jim faust' <jimafaust@yahoo.com>
Subject: 9-29-17 713 & 715 Belleview Avenue Drywall Inspection

Jimmy,
The **house at 713 Belleview** looked fine, just to remember to have the penetrations through the drywall under the stairs fire caulked.

Garage 715 Belleview:

1. The garage drywall at lid must meet **2015 IRC Table R702.3.5.**
   Type X at garage ceiling beneath habitable rooms requires closer screw pattern. See attached table.

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0ahUKEwiNsqalhsvWAhXoq1QKHXk2DFUQFggoMAA&url=https%3A%2F%2Fwww.usg.com%2Fcontent%2Fdam%2FUSG_Marketing_Communications%2Funited_states%2Fproduct_promotional_materials%2Ffinished_assets%2Fsheetrock-gypsum-panels-mold-tough-regular-and-firecode-cores-submittal-WB2390.pdf&usg=AFQjCNF28D3CrlNcA3wAtKkyRKRuTSe1mw

2. The link above is the PDF Drywall Product used: USG Sheetrock Firecode X (UL Type SCX), does not indicate the required screw pattern.

3. At the garage the mechanical closet under the stairs off of the bedroom will require a self-closing 20 minute door. No storage of combustibles can be stored there.

4. There is a small area in the upstairs shower that does not have continuous insulation? When my phone cooperates I will send a photo to you.

5. The HRV attic space requires an ignition barrier over the foam plastic.

Thank you,
Astrid

Astrid Matison
Building Inspector

To: DRC and BOZAR
From: Molly Minneman
Subject: January 16, 2018 DRC
Project: Gregory and Susan Faust**:** Relocate/demolish the existing single family residence to construct a new single family residence and accessory building to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 zone.
Architectural approval is required.
A conditional use permit to allow a heated and/or plumbed accessory building in the R1 zone is required.
Permission to relocate/demolish a non-historic single family residence is requested.

DRC: Mary Ellis and David Russell

Project Overview: Greg Faust submitted an application construct a residence and accessory building/garage to be located at the above noted address. The 2½-story residence has five bedrooms and requires three parking spaces. Proposed cladding is 8-12" random width reclaimed horizontal wood chinked with 10" board and baton cladding the upper floors. Cedar truss details and galvanized corrugated metal roofing with ZacTique finish.

The one story accessory building provides a double car garage with office and half bath. The building is to be clad with 24 gauge weathered (to rust) corrugated metal siding with galvanized corrugated metal roofing with ZacTique finish.

Issues for the Board to consider for review:

1. The relocation / demolition of the existing residence.
2. A **conditional use permit** for an accessory dwelling with plumbing and heating as defined in code section 16-2-10 to be located in the R1 zone under code section 16-8-30.
3. **Site Plan**:
    a. **Parking:** Discussion of the snow shed from the west roof of the accessory onto the parking space.
4. Standard review of neighborhood context in relation to building forms and styles within the neighborhood Gothic (GL 4.22 and 4.23).
5. Standard review of the overall building form and style of the building in relation to the guidelines (4.29—4.30).
6. **Accessory building**: The roof forms and angles appear conventional. The form is similar with Faust projects, and new to this neighborhood.

Demolition:

Jessie Early coordinated with Town staff, the Faust's and Mark Ewing, the new owner of the existing residence with regards to the relocation/ demolition of the residence. Similar to the demolition of a home at 711 Belleview Avenue (2017), Ewing approached the Faust's to reuse the home and move it to a lot they own in CB South. Moving is slated for mid-April when town is a bit quieter. All relevant staff and other entities (i.e. GCEA, Atmos, etc.) have been notified and a meeting will take place one month prior to the move to ensure that all items are addressed before the day of the move regarding the town portion of the move. Ewing has also been made aware that he will need to be in contact with other agencies regarding the highway portion of the move and down into CB South (i.e. County Building Inspector, CB South POA, State Patrol, CDOT, etc.). Vogy's will move the home and will take it down Butte Avenue to First Street to Elk Avenue to the Highway. Rodney Due, Public Works Director, has asked that this occur on a Tuesday and as early as possible in the morning.

The Board can consider the demolition of the non-historic residence as they did with the 711 Belleview home in 2017. A permit must be pulled for the demo and relocation with the Town and simultaneously provide the construction drawings and purchase the building permit for the new home.

Site Plan:

- Topography and drainage: Topographical information depicts a relatively flat lot.
- Drainage notations to be added.
- Parking: Three parking spaces are required; one space is depicted in the front yard, two in the garage. A fourth space in the rear yard will be seasonal unless snow stops are added. This can be at the discretion of the applicant.
    - Front yard parking is consistent on the 10 block of Butte Ave. Consult GL 4.26
- **Snow storage areas to be added to the plan**.
- Setbacks-
    - Primary:
        - Front yard: 20'.
        - East side yard: 7'6" (must be noted on small set)
        - West side yard: 7'6"
        - Distance between buildings – 11'
    - Accessory:
        - Rear yard: 5' from the eave and 6''5"from the garage door.
            - *Generally the Board requests deeper setback from the garage doors to ensure adequate turning radius. Consult GL 4.26 (c).*
        - East side yard: 10'
        - West side yard: 7'6"
- Landscaping: The plan depicts walkways, ground covering, patio areas and tree coverage.
    - *Existing trees are shown along the east and rear yards. An aspen and evergreen are noted for removal in the rear yard.*
        - *Discuss whether new trees (or shrubs) are propose that could replace those removed.*
    - Ground cover includes grass and pavers (?) between the residence and accessory.
- Lighting: Recessed lighting under porch roofs anticipated. Other locations show down-shield fixtures to comply dark sky lighting ordinance.
- Utility: While utilities existing, the depicting the location is requested.
- Fencing – none shown.

Architectural discussion:

Context: Refer to guidelines 4.22-4.23. The buildings within the 10 block of Butte were constructed between the 1970's and 2010's. A variety of building forms and styles are represented through the decades. The building uses single-family residences. Accessory structures are relegated to garages. Some have office/studios on the second floor. Three properties have accessory dwellings. The older neighborhoods access parking from the street. Across the street in Kapushion Subdivision, parking must be accessed from the street.

The DRC will want to address whether the forms and style of the residence and accessory building will appear compatible with surrounding building forms, yet appear as a product of its own time.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The plan is well developed that incorporate exiting and new trees, walkways, parking surfaces and ground cover. Locations for parking spots work effectively provided on snow shed and location of utilities in the rear.

Mass, scale, form (4.29-4.31 and 5.82-85, 5.91, 5.96). T – shaped footprint has relationships with historic forms. The north gabled drops from the primary E/W ridge seen in new development zones.

Design and Style: Refer to guidelines 4.32-4.35. Overall, the design is relational with newer construction.

Roof forms: Refer to guidelines *4.37 – 4.41. Symmetrical of gable roof forms is achieved. The scale of the primary ridge (30') appears consistent with the neighborhood. The front module is significant in scale with ridge is subordinate to the primary as encouraged in the guidelines.

Porch features: Refer to guidelines 4.45-46. The front porch spans the front module. The gable entry feature incorporates a 4:12 pitch with rounded truss detail conveys a contemporary interpretation of traditional forms. The scale of the porch is consistent with the intents of GL 4.46.

The rear deck spans the rear module and spiral stair set in from the west sidewall, and appears to meet the intents of GL 4.47. Posts appear to be wood. Materials of top and bottom rails holding the meshing appear to be metal. Call-outs are requested.

Windows: Refer to Guidelines 4.49-4.58. Two-over-two double hung windows with egress casements are proposed. Window sizes are provided.

Window fenestration throughout the home appears consistent with new construction. The window to wall ratio as seen from the street is heavier by one opening on the second floor than first. Discussion per GL 4.49-50 is encouraged. With regards to opening size, 40% of the east elevation is square. The Board has addressed GL 4.50 that provides for a limited presence of square openings. More discussion is encouraged. Triple windows are allowed in the new zones. All units have 3.5" trim in between as encouraged in the GL.

Doors: Refer to Guidelines 4.59-4.64. The wood entry and rear doors are 2/3 divided-light with rounded glass that complements the motif of curved header trim and truss details. It appears consistent with the intent of the guidelines.

Materials: Modern cladding scheme with 8-12" random width reclaimed horizontal wood chinked with 10" board and baton cladding the gable modules (stain colors at DRC) appear consistent with the intents of GL 4.71 and 4.76 (mixing materials). Rounded decorative truss (natural treatment) elements at the gable ends. Call outs for truss, post, and window trim are requested. Aluminum clad windows with rounded trim throughout are shown. Ten-inch fascia with 3" frieze is noted. Four-inch corner boards where shown. Full color scheme to be provided.

Accessory Dwelling: Refer to Guidelines 4.79-4.83. The one story (17' at peak) gable roof building with shed module conveys a relatively simple form from the north elevation. The south elevation appears more contemporary with long shallow slope of the east roof. The roof form minimizes the mass. The single garage door is laminated to appear as 'two doors". Double doors serve the west storage/office module. The south elevation will be seen only from the dead end alley. The Board will have to discussion whether the roof form can be considered as a contemporary interpretation of a historic style.

The window fenestration incorporates greater with double windows on the East elevation. The Board will want to discuss whether the window fenestration is consistent with the intents of GL 4.82. Double windows are generally used for dwelling units. The openings surrounded with wood trim help to break up the facades. Wood fascia and entry doors are noted on the material list. Double garage doors are proposed, and seen in the R1 zones especially east of the highway. Rusted metal cladding is seen in a number of locations in R1 zones that includes the Kapushion Subdivision. Roofing to be corrugated metal in ZacTique finish.

DRC:

1. **Review the plans and material lists.**
2. **Discuss the relocation/demolition of the existing residence.**
3. **Make a recommendation to the BOZAR regarding architectural appropriateness of the residence.**
4. **Make a recommendation to the BOZAR regarding the conditional use permit for an accessory dwelling in the R1 zone.**
5. **Make a recommendation to the BOZAR regarding architectural appropriateness of the accessory dwelling.**

The guidelines to consider:

2.15-18 Landscaping plan.

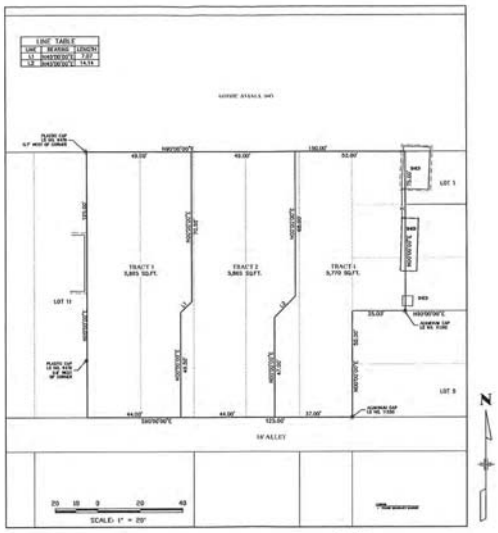
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-34	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.41	Desired roof angle 8:12-12:12
4.42-42	Dormers – scale subordinate to roof plane, scale, desired forms and mixing roof forms
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square.
4.53	Fenestration and splitting floor levels.
5.44	Trim surround window and doors in historical proportion
4.71	Exterior materials should be similar to those seen historically on relative building type. Wood preferred; metal materials (accessory structures)
4.76	Mixing primary materials may be considered.
4.82	Accessory dwellings
4.83	Garage door styles

FINAL PLAT OF
JACKSON SUBDIVISION

LOCATED WITHIN
THE NW ¼ SE ¼ SECTION 3
TOWNSHIP 14 SOUTH, RANGE 86 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CRESTED BUTTE, GUNNISON COUNTY, COLORADO

Approximately 0.48 Acres

VICINITY MAP
SCALE 1"=400'±



LEGEND
- FOUND BOUNDARY MARKER
- SET BOUNDARY MARKER

DEDICATION

Know all people by these presents: That Gothic Avenue, LLC, a Colorado limited liability company, being the owner, and William B. Myerson and Barbara Ellenor Myerson, being the fee holders, of the land described as follows:

The North 75 feet of Lot 5, and all of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the plat thereof filed July 8, 1890 as Reception No. 28400, said property also described as the West 25 feet of Lots 1, 2 and 3, and all of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the plat filed June 6, 1881, as Reception No. 14191, County of Gunnison, State of Colorado,

under the name and style of JACKSON SUBDIVISION, have laid out, platted and subdivided the same as shown on this Final Plat as Tract 1, Tract 2 and Tract 3
and by these presents do hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

In witness whereof, the said Peter Joshua Jackson and Peter James Jackson as Members of Gothic Avenue, LLC, a Colorado limited liability company, and William B. Myerson and Barbara Ellenor Myerson have caused their names to be hereunto subscribed this _____ day of _____, 2017.

Gothic Avenue, LLC, a Colorado limited liability company

By: _____
Peter Joshua Jackson, Member

By: _____
Peter James Jackson, Member

_____ _____
William B. Myerson Barbara Ellenor Myerson
STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Dedication was acknowledged before me this _____ day of _____, 2017, by Peter Joshua Jackson as Member of Gothic Avenue, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Dedication was acknowledged before me this _____ day of _____, 2017, by Peter James Jackson as Member of Gothic Avenue, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Dedication was acknowledged before me this _____ day of _____, 2017, by William B. Myerson and Barbara Ellenor Myerson.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado, does hereby authorize and approve this Final Plat for JACKSON SUBDIVISION at a meeting of the Board of Zoning and Architectural Review held on the ____ day of _____, 2017.

This Final Plat of JACKSON SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE, COLORADO

By: _____ Chairman

ATTEST: _____ Town Clerk (SEAL)

ATTORNEY'S OPINION

I, David Leinsdorf, attorney at law duly licensed to practice before courts of record in the State of Colorado, do hereby certify that I have examined the title to all lands as shown hereon and that title to such lands is in the dedicators free and clear of all liens, taxes, and encumbrances, except as follows:

1. The lien for 2017 real property taxes and assessments.
2. All Patent reservations as reserved in United States Patent recorded in Book 20 at Page 196.
3. Any taxes, fees, assessments or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1989 in book 636 at page 145.
4. Town of Crested Butte Ordinance No. 12 Series 1991, recorded August 23, 1993 in Book 703 at page 94.
5. Zoning, easements, rights of way, land use restrictions, terms, and conditions as set forth in Notice regarding Town of Crested Butte 1996 Land Use Plan recorded May 3, 1996 in Book 762 at page 272 and Crested Butte Land Use Plan, adopted by Resolution No. 4, Series of 1996, recorded May 24, 1996 in book 763 at page 348.
6. Agreement recorded as Reception No. 547399.
7. Deed of Trust from Gothic Avenue, LLC, a Colorado limited liability company, for the benefit of William B. Myerson and Barbara Ellenor Myerson recorded as Reception No. 547431.

Dated this ____ day of _____, 2017.

_____
David Leinsdorf, Attorney Reg #27141
215 Elk Avenue, 3rd Floor
P.O. Box 187
Crested Butte, CO 81224-0187
Phone: (970) 349-6111
Fax: (970) 349-6343
dleo801224@gmail.com

LAND SURVEYOR'S CERTIFICATE

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of JACKSON SUBDIVISION were made by me and under my supervision and both are accurate to the best of my knowledge. Steel pins will be permanent cap monuments were set as required at all boundary corners.

Dated this ____ day of _____, 2017.

_____
Norman C. Whitehead, Colorado L.S. #27739
P.O. Box 3088
Crested Butte, CO 81224

NOTE:
1. Location based on Town Plat and Control monuments located at 3rd Street and Elk Avenue and 7th Street and Elk Avenue.

2. Basis of Bearing: N00°00'00"E between control monuments located at 3rd Street and Elk Avenue and 7th Street and Elk Avenue.

3. According to Colorado law you must commence legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This Final Plat for JACKSON SUBDIVISION was accepted for filing in the office of the Clerk and Recorder of Gunnison County on this ____ day of _____, 2017.

Reception number: _____ Time: _____

Date: _____

_____
County Clerk

OCT 2017
RECEIVED
Building Department

FINAL PLAT OF
JACKSON SUBDIVISION

TOWN OF CRESTED BUTTE
GUNNISON, COUNTY COLORADO

Prepared By:
NCW & Associates, Inc.
P.O. Box 3088 Crested Butte
(970) 349-6354 Colorado 81224

PROJECT: 17169.00	DWG.: PLAT
DATE: 10/26/17	SHEET 1 OF 1

Jessica Earley

From: Jessica Earley
Sent: Tuesday, October 31, 2017 10:02 AM
To: 'Josh Jackson'
Cc: Michael Yerman (MYerman@crestedbutte-co.gov)
Subject: RE: Jackson Plat

Hi there Josh,
Our Town Attorney got back with us about some changes, which I have forwarded to David. I let him know I will need the updated plat on Thursday morning for it to be included in the packet. You shouldn't get the Mylar printed until they approve it at the meeting though. Then, we are sure that there aren't any last minute changes. I know you are in crunch time, but just want to make sure that we save you some headaches if there are any changes. We can make sure signatures happen quickly after the meeting to get things done for you.
Thanks for checking in and have a good day.
Jessie

From: Josh Jackson [mailto:joshjackson73@outlook.com]
Sent: Tuesday, October 31, 2017 9:48 AM
To: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: Re: Jackson Plat

Hi Jessie, just checking in with you about the plat. I would like to get the Mylar copy sent out for signatures if you guys are ok with the revisions made? We want to have it ready for the November 6th meeting. My bank cannot close our construction loan until the plat is recorded, so really hoping to get this done asap.

Thanks, Josh

Sent from my iPhone

On Oct 26, 2017, at 10:57 AM, Jessica Earley <JEarley@crestedbutte-co.gov> wrote:

> Thanks very much, Josh. We will be in touch and let you know if any other information is needed.
> Kindly,
> JEssie
>
> **From:** Josh Jackson [mailto:joshjackson73@outlook.com]
> **Sent:** Thursday, October 26, 2017 9:53 AM
> **To:** Jessica Earley <JEarley@crestedbutte-co.gov>
> **Subject:** Fwd: Jackson Plat
>
> Hey Jessie, here is the revised plat. Please let me know when you guys have approved the revisions so I can get a Mylar copy signed by the appropriate parties.
> Thanks, Josh
>
> Sent from my iPhone
>
> Begin forwarded message:

From: David Leinsdorf <david81224@gmail.com>
Date: October 26, 2017 at 9:45:27 AM MDT
To: Josh Jackson <joshjackson73@outlook.com>
Subject: Fwd: Jackson Plat

FYI

---------- Forwarded message ----------
From: **nkw** <nkw@crestedbutte.cc>
Date: Thu, Oct 26, 2017 at 8:15 AM
Subject: Jackson Plat
To: David Leinsdorf <david81224@gmail.com>

David,

Attached is a 24x36 pdf of the plat. It should plot to scale with scale set to none (100%).

I do not have Josh's info. Can you forward.

Thank you,

Norman

--

11-4-16

Astrid Matison

To: armour@crestedbutte.net
Subject: 640 1/2 Elk Avenue

Joe,

1. I will need to see the gas fireplace and venting prior to enclosing the unit.

2. See important information below from greenbuilding.com and discuss with the architect of record.

3. Also see attached code excerpts for insulating hot and cold water lines inside the home and Ducts etc.

4. The dryer flex duct must be installed into a dryer box then routed rigid 4" duct within the walls or ceiling directly to the outside of the building. Dryer Manufacturer will provide more required information about installing a gas dryer in an enclosure and make up air required. Did Rick require a CO detector in the closet itself?

5. Please send me the photos of the RADON work.

6. Access hatch to the crawl space see Section 402.2.3 IECC.

7. Openings for under-floor ventilation see R408.

Thank you,
Astrid

How to Install Rigid Foam Sheathing

What you need to know to install polyisocyanurate, XPS, or EPS on the outside of your walls
POSTED ON SEP 30 2011 BY MARTIN HOLLADAY, GBA ADVISOR

Exterior rigid foam improves air tightness, adds R-value, reduces the chance of condensation in wall cavities, and greatly reduces thermal bridging through studs. Not only that — foam sheathing will soon be mandated by code in some climate zones. The 2012 version of the International Residential Code will require builders in cold climates to include exterior foam sheathing or another comparable measure to reduce thermal bridging through studs.

UPDATED on July 20, 2015

What's the best way to install foam insulation on the outside of a wall?

Although GBA has published many articles and videos on the topic, we continue to receive frequent questions from readers asking how to install rigid foam sheathing on exterior walls — so it's time to provide a primer on the topic.

Which type of foam should I use?

There are three major types of rigid foam: expanded polystyrene (EPS), extruded polystyrene (XPS), and polyisocyanurate. All brands of EPS and XPS sold in the U.S. include a brominated flame retardant — hexabromocyclododecane (HBCD) — that many environmentalists find worrisome. Moreover, most green builders avoid using XPS because it is manufactured with a blowing agent with a very high global warming potential.

That leaves polyiso, which enjoys a reputation as the most environmentally friendly type of rigid foam insulation. However, polyiso doesn't perform very well at cold temperatures. (For more information on this issue, see In Cold Climates, R-5 Foam Beats R-6.) The bottom line: green builders in hot climates tend to prefer polyiso, while green builders in cold climates tend to prefer EPS.

To determine the minimum R-value of the rigid foam, see Calculating the Minimum Thickness of Rigid Foam Sheathing.

Fastening foam to your wall

Rigid foam is usually attached to studs or wall sheathing with cap nails, which can be purchased in a variety of lengths up to 8 inches. If you intend to install vertical 1x4 furring strips on top of the foam to create a rainscreen drainage gap, then you only need to install a few fasteners — just enough to hold the foam in place until the strapping is screwed to the wall.

If you are installing more than one layer of rigid foam — for example, two layers of 2-inch-thick polyiso — remember to stagger the seams of the second layer to improve airtightness and to reduce the chance of thermal bridging. Seams between foam sheets should be sealed with caulk, canned foam, or a compatible tape.

Most foam-sheathed walls include vertical furring strips to create a rainscreen gap. Use 1x4s, which are less likely to split than 1x3s. Vertical furring strips should be installed directly over the studs, which means they will usually be 16 inches or 24 inches on center. The furring strips are attached to the studs with long screws through the foam. Some suppliers of long screws include:

- Best Materials — Dekfast 6-inch roofing screws and Dekfast 9-inch roofing screws
- Wind-Lock (a source of long screws and plastic hold-down buttons)
- FastenMaster (a source of screws up to 10 inches long)

If you need more information on how many screws to use, see Fastening Furring Strips to a Foam-Sheathed Wall.
More details on installing rigid foam on a new house can be found in a Fine Homebuilding article, Save Energy With Rigid-Foam Insulation.

Flashing and insect screening at the base of the wall

For instructions on creating and installing metal flashing (dripedge) to protect the rigid foam at the base of the wall, see this GBA video: How to Install Rigid Foam Insulation Outside a House.
For information on installing insect screening at the base of a wall with vertical furring strips, see All About Rainscreens.

What do I use for a WRB?

The most popular material to use as a water-resistive barrier (WRB) for a foam-sheathed wall is plastic housewrap. However, it's also possible to use the foam itself as a WRB.
If you want to use rigid foam as a WRB, you need to understand the code implications of your decision, and you need to have a good flashing plan. To learn more about this option, see Using Rigid Foam As a Water-Resistive Barrier.
If you are using housewrap as a WRB, you have to decide where to install it. The housewrap can either be installed under or over the foam. To learn more about these two approaches, see Where Does the Housewrap Go?
For more information on WRBs, see All About Water-Resistive Barriers.

What about windows?

There are several ways to install windows in a foam-sheathed wall. If your foam is relatively thin, it's possible to nail or screw the window flanges through the foam to the rough framing. If the foam is thick, you'll probably want to install a "picture frame" around the rough opening to provide secure nailing, or to install a cantilevered window buck (usually made out of plywood) to hold your window. If you go the window-buck route, you have two options: the windows can be installed as "innies" or "outies."
To learn more about installing windows in a foam-sheathed wall, see Nailing Window Flanges Through Foam and 'Innie' Windows or 'Outie' Windows?
If you're installing new windows as part of a deep-energy retrofit that includes rigid foam sheathing, you might want to use "Dudley boxes." For more information on the Dudley box approach to window installation, see Window Installation Tips for a Deep Energy Retrofit.
Here is a link to an article that describes all of the different ways that windows can be installed in a wall with exterior rigid foam: Installing Windows In a Foam-Sheathed Wall.
A great resource containing lot of specific recommendations for installing windows in foam-sheathed walls is REMOTE: A Manual from the Cold Climate Housing Research Center.

How do I flash the windows?

There are almost as many ways to flash windows in a foam-sheathed wall as there are window brands. The most important point: window flashings need to be integrated with your WRB. (If you aren't sure whether your rigid foam or your housewrap is your WRB, that's a sign of trouble.)

Flashings should direct water to drain toward the exterior, usually to the rainscreen gap between the siding and the foam.

As a conceptual framework for your flashing plan, it's a good idea to remember this motto: "Flash the rough opening, not the window." If the rough opening is waterproof, and if the rough sill directs rain to the exterior face of your WRB, you've done a good job.

Here are some GBA details for flashing "innie" windows:

- "Innie" window sill detail
- "Innie" window head detail.

Here are some GBA details for flashing "outie" windows:

- "Outie" window sill detail
- "Outie" window head detail.

You may want to watch an 8-part GBA video series demonstrating methods for flashing windows. Here is a link to the first episode in the series: Window Sills That Won't Rot.

More details showing flashing methods for both "innie" and "outie" windows can be found in a *Journal of Light Construction* article by Thorsten Chlupp, "Installing Exterior Insulation in Cold Climates."

Read more: http://www.greenbuildingadvisor.com/blogs/dept/musings/how-install-rigid-foam-sheathing#ixzz4P3xILS6m
Follow us: @gbadvisor on Twitter | GreenBuildingAdvisor on Facebook

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Staff Report

November 6, 2017

To: Town Council

Thru: Dara MacDonald, Town Manager and Michael Yerman, Community Development Director

From: Jessie Earley, Assistant Design Review and Historic Preservation Coordinator

Subject: Resolution 66, Series 2017 Jackson Subdivision

SUMMARY:

The Board of Zoning and Architectural Review (BOZAR) approved what was then called the Myerson Subdivision, now known as the Jackson Subdivision on August 25, 2015 for the North 75 feet of Lot 5, and all of lots 6 through 10, Block 16. The minor subdivision regulations contained in code section 17-4-40 (d) requires that the Town Council certify that the final plat of the Jackson Subdivision is in compliance with the regulations, and authorizes the Chair of the BOZAR to sign the plat.

DISCUSSION:

The Town Attorney reviewed the plat and language for compliance of the minor subdivision regulations. They have referred the matter to Town Council for certification. A copy of the plat is attached. The item is placed on the consent agenda for approval.

RECOMMENDATION:

Staff recommends that the Town Council approve Resolution 66, Series 2017 certifying the Final Plat of the Jackson Subdivision involving Block 16, North 75 feet of Lot 5 and all of Lots 6-10.

RESOLUTION NO. 66

SERIES NO. 2017

RESOLUTIONS OF THE CRESTED BUTTE TOWN COUNCIL APPROVING THE JACKSON SUBDIVISION LOCATED WITHIN BLOCK 16, NORTH 75 FEET OF LOT 5 AND ALL OF LOTS 6-10, TOWN OF CRESTED BUTTE, COUNTY OF GUNNISON, STATE OF COLORADO

WHEREAS, the Town of Crested Butte, Colorado (the "**Town**") is a home rule municipality duly and regularly organized and now validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado;

WHEREAS, Section 17-4-40 of the Crested Butte Municipal Code requires that the Crested Butte Board of Zoning and Architectural Review (BOZAR) and the Town Council certify that the final plat of Subdivisions are in compliance with the requirements of Article 4, Chapter 17; and

WHEREAS, the Town Staff reviewed the Jackson Subdivision and found it to be in compliance with the regulations for Minor Subdivisions in Chapter 17; and

WHEREAS, the BOZAR held a public hearing on August 25, 2015 and approved the Jackson Subdivision and certified that the Final Plat was in compliance with Article 4, Chapter 17 of the Crested Butte Municipal Code; and

WHEREAS, based on the Town Staff and the BOZAR recommendation, the Town Council hereby finds that it is in the best interest of the Town and general welfare of the public that the Jackson Subdivision be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO, THAT:

1. **Approval of the Plat: Approval of Mayor to Execute Resolution No. 66, Series 2017.** The Town Council certifies that the Final Plat of the Jackson Subdivision, North 75 feet of Lot 5 and all of Lots 6-10, Block 16, Town of Crested Butte, County of Gunnison, State of Colorado in the for attached hereto as Exhibit A is in compliance with the Town regulations and authorizes the Chair of the BOZAR to sign the plat.

2. **Authorization of Mayor**. Based on the foregoing, the Town Council hereby authorizes the Chair of the BOZAR to execute the Final Plat of the Jackson Subdivision in substantially the same form as attached hereto as **Exhibit "A"** (the "**Map**") upon proper execution of all parties with an interest therein as approved by the Town Attorney.

INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL THIS ___ DAY OF _____, 2017.

Agenda
Design Review Committee
Monday
November 6, 2017

3:00 **Site Visit (weather dependent)** and Insubstantial determination requested by **KRN Investments LLC** to site fabric awnings on the South windows at the historic building located at 327 Elk Avenue, Block 22, Lot 30 in the B1 zone. (Machemehl)
- An insubstantial determination is requested.

3:30 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-3 into three parcels in the R1C zone. (Helland)
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

4:00 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. (Helland)
- Demolition of a non-historic single family residence is requested.
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

4:45 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. (Helland)
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

5:30 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. (Helland)
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

FINAL PLAT OF

JACKSON SUBDIVISION

LOCATED WITHIN
THE NW 1/4NE 1/4 SECTION 3
TOWNSHIP 14 SOUTH, RANGE 86 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CRESTED BUTTE, GUNNISON COUNTY, COLORADO

Approximately 0.68 Acres

VICINITY MAP
SCALE 1"=400'±

ATTORNEY'S OPINION

I, David Leinsdorf, attorney at law duly licensed to practice before courts of record in the State of Colorado, do hereby certify that I have examined the title to all lands as shown hereon and that title to such lands is in the dedicators free and clear of all liens, taxes, and encumbrances, except as follows:

1. The lien for 2017 real property taxes and assessments.
2. All Patent reservations as reserved in United States Patent recorded in Book 28 at Page 108.
3. Any liens, fees, assessments or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1986 in book 606 at page 143.
4. Town of Crested Butte Ordinance No. 12 Series 1991, recorded August 23, 1993 in Book 769 at page 94.
5. Zoning, easements, rights of way, land use restrictions, terms, and conditions as set forth in Notice regarding Town of Crested Butte 1980 Land Use Plan recorded May 2, 1986 in Book 582 at page 272 and Crested Butte Land Use Plan, adopted by Resolution No. 4, Series of 1990, recorded May 24, 1990 in book 743 at page 949.
6. Agreement recorded as Reception No. 567369.
7. Deed of Trust from Gothic Avenue, LLC, a Colorado limited liability company, for the benefit of William S. Myerson and Barbara Ellen Myerson recorded as Reception No. 647421.
8. Restrictive Covenant Agreements recorded as Reception Numbers 547877, 647552, and 647894.

Dated this _____ day of _____, 2017.

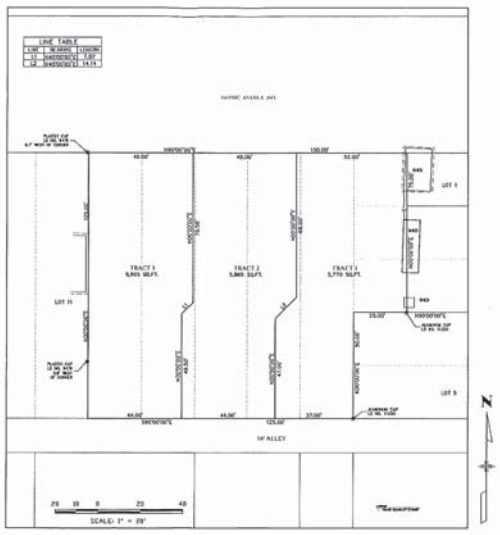
David Leinsdorf, Attorney Reg #27740
210 Elk Avenue, 3rd Floor
P.O. Box 187
Crested Butte, CO 81224-0187
Phone: (970) 349-6111
Fax: (970) 349-6243
davidl0123@gmail.com

LAND SURVEYOR'S CERTIFICATE

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of JACKSON SUBDIVISION were made by me and under my supervision and both are accurate to the best of my knowledge. Steel pins will be permanent cap monuments were set as required at all boundary corners.

Dated this _____ day of _____, 2017.

Norman C. Whitehead, Colorado L.S. #27729
P.O. Box 3688
Crested Butte, CO 81224



SCALE: 1" = 20'

LEGEND
★ FOUND BOUNDARY MARKER
■ SET BOUNDARY MARKER

NOTE:
1. Location based on Town Plat and Correct monuments located at 3rd Street and Elk Avenue and 7th Street and Elk Avenue.

2. Basis of Bearing: N90°00'00"E between found monuments located at 3rd Street and Elk Avenue and 7th Street and Elk Avenue.

3. According to Colorado law you must commence legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

DEDICATION

Know all people by these presents : That Gothic Avenue, LLC, a Colorado limited liability company, being the owner, and William S. Myerson and Barbara Ellen Myerson, being the lien holders, of the land described as follows:

The North 75 feet of Lot 5, and all of Lots 6 through 10, both inclusive, Block 10, TOWN OF CRESTED BUTTE, according to the plat thereof filed July 6, 1883 as Reception No. 284855, said property also described as the West 20 feet of Lots 1, 2 and 3, and all of Lots 6 through 10, both inclusive, Block 18, TOWN OF CRESTED BUTTE, according to the plat filed June 6, 1881, as Reception No. 14141, County of Gunnison, State of Colorado,

under the name and style of JACKSON SUBDIVISION, have laid out, platted and subdivided the same as shown on this Final Plat as Tract 1, Tract 2 and Tract 3
and by these presents do hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such;

In witness whereof, the said Peter Joshua Jackson and Peter James Jackson as Members of Gothic Avenue, LLC, a Colorado limited liability company, and William S. Myerson and Barbara Ellen Myerson have caused their names to be hereunto subscribed this _____ day of _____, 2017.

Gothic Avenue, LLC, a Colorado limited liability company

By: _____
Peter Joshua Jackson, Member

By: _____
Peter James Jackson, Member

_____ _____
William S. Myerson Barbara Ellen Myerson

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Dedication was acknowledged before me this _____ day of _____, 2017, by Peter Joshua Jackson as Member of Gothic Avenue, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Dedication was acknowledged before me this _____ day of _____, 2017, by Peter James Jackson as Member of Gothic Avenue, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Dedication was acknowledged before me this _____ day of _____, 2017, by William S. Myerson and Barbara Ellen Myerson.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado, does hereby authorize and approve this Final Plat for JACKSON SUBDIVISION at a meeting of the Board of Zoning and Architectural Review held on the _____ day of _____, 2017.

This Final Plat of JACKSON SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE, COLORADO

By: _____ Chairman

ATTEST: _____ Town Clerk (SEAL)

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This Final Plat for JACKSON SUBDIVISION was accepted for filing in the office of the Clerk and Recorder of Gunnison County on this _____ day of _____, 2017.

Reception number: _____ Time: _____

Date: _____

_____
County Clerk

FINAL PLAT OF
JACKSON SUBDIVISION
TOWN OF CRESTED BUTTE
GUNNISON, COUNTY OF COLORADO

Prepared By:
NCW & Associates, Inc.
P.O. Box 3688 Crested Butte
(970) 349-6364 Colorado 81224

PROJECT: 17168.00	DWG: PLAT
DATE: 11/1/17	SHEET 1 OF 1

Jessica Earley

From: Jessica Earley
Sent: Tuesday, November 07, 2017 11:05 AM
To: 'Josh Jackson'
Cc: Michael Yerman (MYerman@crestedbutte-co.gov); 'Molly Minneman (mollym@crestedbutte-co.gov)'
Subject: RE: Re plat

Hi there Josh,
Yes, it was approved. So, you can move ahead with signatures. The BOZAR Chair will need to sign and he has a standing visit to our office on Wednesday afternoons to look at insubstantial changes and sign documents. I believe it is best for him to sign last. So, just drop it by when you are ready.

Then, when you have it recorded, we will need a large (24x36) copy of the recorded plat.
Thanks and hope that you have a good day!
Jessie

-----Original Message-----
From: Josh Jackson [mailto:joshjackson73@outlook.com]
Sent: Tuesday, November 07, 2017 10:58 AM
To: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: Re plat

Hi Jessie, I was unable to attend the meeting regarding the replat yesterday. Was everything approved? Can I get a copy sent out to the appropriate parties for signatures so we can get the plat recorded?
Thanks, Josh

Sent from my iPhone

Astrid Matison mdhelland@gmail.com

To: ~~mhelland1@gmail.com~~
Cc: Molly Minneman; Jessica Earley
Subject: Miller Residence Block 53, lots 1-2
Attachments: permit to final checklist 3-28-17.pdf

11-8-17

Good Afternoon Michael,
I hope you and family are all doing well.

I conducted a preliminary code review of the Miller Residence located at Block 53, Lots 1-2.

1. The town of Crested Butte adopted the 2015 series of International Codes. I attached the permit to final checklist for your use.
2. Thermal Solar Collectors must meet **Chapter 23 of the IRC.**
3. Windows sills that are located less than 24 inches from the finished floor and greater than 72 inches above finished grade or other surface below on the exterior of the building, the operable window shall be provided with window fall out protection. **IRC Section R312.1.4.**
4. Hallways shall not be less than 3 feet finished dimension. **IRC R311.6**
5. Stairways shall not be less than 3 feet finished dimension above the handrail. **IRC R3117.**
6. **IECC Table R402.1.2** requires .32 U-Factor for fenestration, skylights- .55 U-Factor, ceilings- (not changed) R49, Floors R38, crawl space wall or basement wall- R15 on the interior or exterior of the basement wall or R19 cavity insulation. Also you can do R5 continuous insulation on the exterior or interior of the basement wall and R13 cavity insulation on the interior of the basement wall. For framed walls you can do R20 cavity insulation and R5 continuous rigid insulation on the interior or exterior wall, or R13 cavity insulation and R10 continuous ridged insulation on the exterior or interior of the wall.
7. Every exterior landing shall not be less than 36 inches measured in the direction of travel. **IRC R311.3 Floors and landings at exterior doors.**
8. Sheet 4 of 6: The window at the main entry vestibule must be tempered. **IRC 308.4.2**
9. Concrete floor must meet **IRC Section R506** including vapor retarder and radon mitigation **Appendix F.**
10. Windows located below 5' of the standing surface shall be tempered. **IRC R308.4.5**

Accessory Dwelling
1. Stairways shall not be less than 3 feet finished dimension above the handrail. **IRC R3117.**
2. Windows sills that are located less than 24 inches from the finished floor and greater than 72 inches above finished grade or other surface below on the exterior of the building, the operable window shall be provided with window fall out protection. **IRC Section R312.1.4.**
3. Glazing in stairway must be tempered if less than 36" from the walking surface. **IRC 308.4.6**
4. Finished grade must be 6" below wood siding. **IRC R404.1.6**
5. Concrete floor must meet **IRC Section R506** including vapor retarder and radon mitigation. 12 inch lapped 6 mil polyethylene sealed with adhesive. Waterproofing must meet **IRC Section R406.**
6. The exteior rigid insulation at the foundation wall must be protected by flashing. The flashing must extend 6 inches below grade. **IECC Section R303.2.1**
7. ICF or stay in place forms must meet **IRC R404.1.3.3.6.1** and for waterproofing **R406.2 Exception.**

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338

Astrid Matison

To: Michael Helland
Cc: Molly Minneman; Molly Minneman
Subject: Miller Residence Block 53, Lots 3 and 1/2 of 3

11-09-17
Michael,
I conducted a preliminary code review of the property at Block 53, Lots 3 and half of lot 4.
1. Horizontal projection of the window wells minimum is 36". **2015 IRC R310.2.3**
2. Fireplace type? Wood or gas?
3. The basement plan does not match the site plan in terms of window well locations.
Have a wonderful afternoon!
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

CRESTED BUTTE, COLORADO • A National Historic District •

Agenda
Design Review Committee
Monday
November 13, 2017

3:00 **Site visit (weather dependent)** and insubstantial determination requested by **215 Elk Ave LLC** to make changes to the North exterior stair to the building located at 215 Elk Avenue, Elk Ave Condos, Block 21, Lot 23 in the B1 zone.
- An insubstantial determination is requested.

3:30 **Site Visit (weather dependent)** and Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-3 into three parcels in the R1C zone. (Helland)
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Astrid Matison

To: jim faust; Randy Swift
Cc: Molly Minneman
Subject: RE: stair final 711 Belleview

Jimmy and Randy,
We will not use this last drawing. The previous drawing that shows the landing and stairs in line with the 3' building bump out is approved.
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

From: jim faust [mailto:jimafaust@yahoo.com]
Sent: Wednesday, November 16, 2016 2:35 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Fwd: stair final

Sent from my iPhone

Begin forwarded message:

> **From:** "Randy Swift" <randyswift55@gmail.com>
> **Date:** November 16, 2016 at 2:25:40 PM MST
> **To:** <jimafaust@yahoo.com>
> **Subject: stair final**

Jimmy,
Let me know and I will go talk to Shawn about it.
R

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Monday, November 19, 2018 5:27 PM
To: Astrid Matison
Subject: Fwd: Underground Gas Inspection Report for Permit: 851938

10 butte gas line to firepit.
Thanks..Happy Thanksgiving!

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: November 19, 2018 at 2:54:36 PM MST
To: <jimafaust@yahoo.com>
Subject: Underground Gas Inspection Report for Permit: 851938

Jimmy,

Andy told me he simply "blew it" on Wednesday, it was on his docket, and he just missed it.....

Johnnie

Inspection Report

Permit #: **851938** **Date Inspected:** 16-NOV-18

Permit Holder: John Walker

405 Sierra Vista Way Gunnison 812309746

Phone: (970) 641-0987 **Fax:**

Email: 5windowjohnnie@pcrs.net

Site: 10 Butte Avenue Crested Butte **County:** Gunnison

Owner: Greg Faust
Faust Residence **Phone:** (970) 641-0987

Status: **ACCEPTED**

Inspection Type: Gas Piping **Trim Permit:** N

Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471

Corrections:

Comments: Gas to the fire pit is on test to 30# bedded in sand tracer wire attached Ok to cover

Virus-free. www.avast.com

Agenda
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
November 28, 2017

6:00 Call to Order.

6:02 Review and approve the minutes from the **November 1, 2017** BOZAR meeting.

6:03 Insubstantial determination requested by **Pals LLC** to revise the approved garage door for the existing mixed use building located at 300 Belleview Avenue, Unit 1 Lone Tree Condominiums, also known as Block 46, part of Lots 12-16 in the C zone. (Wyckoff)
- An insubstantial determination is requested.

6:05 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-3 into three parcels in the R1C zone. (Helland) *Continued to future meeting.*
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

6:07 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. (Helland) *Continued to future meeting.*
- Demolition of a non-historic single family residence is requested.
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

6:09 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. (Helland) *Continued to future meeting.*
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

6:11 Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. (Helland) *Continued to future meeting.*
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

6:13 Consideration of the application of the **Town of Crested Butte** to site a storage shed to be located at the Town Bike Park South of the Crested Butte Community School in the P zone. *To be withdrawn*.

6:15 Miscellaneous:
- DRC for December 4 and 11: Russell and Meyer (BOZAR – December 19th)
- DRC for January 16 and 22: _____ (BOZAR – January 30th)
- Insubstantials:
  - KRN (327 Elk Avenue) – Directed fabric awnings to full Board for discussion.
- Project of the year and Nathan Bilow presentation

6:20 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Molly Minneman

From: Michael Helland <mdhelland1@gmail.com>
Sent: Friday, December 08, 2017 12:05 PM
To: Molly Minneman
Subject: Re: Miller Development Block 53

Molly
Our intention is to move ahead with the January review agenda.
I will contact you soon to verify my understanding of what drainage info BOZAR wants to see on the Site Plans.
I'm waiting for a new contour plat being prepared by our surveyor.
Thanks, M

On Wed, Dec 6, 2017 at 9:14 AM, Molly Minneman <mollym@crestedbutte-co.gov> wrote:

> Good morning Michael,
>
> Just checking about the Miller project. We have four spots saved for the January cycle if that can work for you. The submittal deadline is January 5 with DRC on the 16th or the 22nd and BOZAR on the 30th. Jessie advises me that there will not be four openings again until the March cycle.
>
> A little house keeping: In November, the four applications were continued until January. If you are thinking of engaging the BOZAR in March or April, we will need a letter specifying the month of review and waiving the BOZAR's requirement for a speedy decision that signed by either you or the Millers.
>
> Just let me know about your plans.
>
> Thank you,
>
> Molly
>
> *Molly Minneman*
>
> Design Review & Historic Preservation Coordinator
>
> Town of Crested Butte
>
> A National Historic District

PLAN CHECK FLOW

Hickok

(A) Items 1-14 complete. ✓

(B) FEES: building permit: ✓

b.p. fee 103.00

bozar fee 100.00

clean up 100.00

x

occupancy & type

x .93

(C) OFF STREET PARKING NA

(D) PERMIT SIGNED ✓

(E) BLUEPRINTS: site plan ✓ 2 Elevations ✓

floor plans ✓ X section ✓

(F) USE: permitted ___

conditional ___

(G) VARIANCE: (1) Square ft. ✓ (5) Open space ✓

(2) lot area ✓ (6) EXT. WALL HEIGHT

(3) 4-way set back ✓ (7) BVE TO GRADE ✓

(4) building height ✓ (8) ROOF PITCH ✓

(9) EXIT REQ ✓

(H) STREAM MARGIN ✓ (CONDITIONAL WAIVER ___)

(I) SLOPE REVIEW ✓ (SPECIAL DEVELOPEMENT ___)

(J) FIRE SEPARATIONS ___

(K) UBC. CHECK ___

(L) WATER & SEWER 1200

(M) Publication 14 / 21

(N) Physical Notice

(O) Meeting Date 26

Notes

✓ Lot Nos.

✓ If 3rd bath put in all plumbing to be cont.

Physical notice ✓

NOTES AND SPECIAL CONDITIONS

B.I. - IF 3rd story bath installed or roughed in cast plumbing required. (No plastic)

- 2×6 roof rafters - specs necessary ✓ OK

- Bdr window 3rd floor must meet para 1404 UBC.

- requires P.O.C. hardwired detector para 1413 UBC

- clothes dryer vent illegal - U.M.C. 1903 do not vent under crawlspace

03191

TOWN OF CRESTED BUTTE PROPERTY LEGAL DESCRIPTION

ACCOUNT NO. 20437

Legal: W 100' of Lots 20 + 21, W 100' of S 2 of Lot 19, Block 3

B3 W100' L20-21 & S/2 L19

Address: 20 3RD

RS

Owner & Address: ~~UASH ASSOCIATES~~

(6-90) ~~Emery, John + Sandra Kipp~~

6/14/24 Haney, Michael

C.# 1206634

1995

Date Account Established

SEWER Number of EQR's 1 1-SWT

Monthly Charge 12.25

WATER Number of EQR's 1

Monthly Charge 14.50

TRASH Number of EQR's 1

Monthly Charge 8.50

WOOD STOVE Date Installed

Type or Make

Monthly Charge

S.I.D. Account # 705 paid off

May 26, 2006

Scott:

As we discussed over the phone, I'm about to replace the windows on my mid-seventies era house at 20 Third Street. The existing windows are leaking badly – I can see daylight between the sashes and frames! My friend and I are starting the replacement next week.

My new windows are exactly like the existing ones – with the exception of one vertical munton in the upper sash that I ordered to better reflect the windows I'm seeing in newly approved projects. Before and after sketches are shown below.

Existing

New

Given that my home is not historic, that the current windows badly need replacement, and that I'm making no visible changes to the home other than the munton, I trust that this repair will meet with your approval.

Thanks for your consideration.

Mike

Mike Haney
312-593-7600

L Sawyer
O.K. change
5-31-06

Replacements must go in current window openings.

Aluminum Clad

May 26, 2006

Scott:

As we discussed over the phone, I'm about to replace the windows on my mid-seventies era house at 20 Third Street. The existing windows are leaking badly – I can see daylight between the sashes and frames! My friend and I are starting the replacement next week.

My new windows are exactly like the existing ones – with the exception of one vertical munton in the upper sash that I ordered to better reflect the windows I'm seeing in newly approved projects. Before and after sketches are shown below.

Existing

New

Given that my home is not historic, that the current windows badly need replacement, and that I'm making no visible changes to the home other than the munton, I trust that this repair will meet with your approval.

Thanks for your consideration.

Mike Haney
312-593-7600

5.26.06

Dear Molly,

Scott referred us to you regarding the change of windows at our house at 20 Third Street. The change is shown in the letter at right. Can you give us a call at 349.5778 when you are back in the office? Thanks for your attention.

Sincerely,
Julie Naggs and Mike Haney

P.S. A second way to reach us is on Mike's cell at 312.593.7600.

FAUST 209-1012
6/13/16

NORTH ELEVATION

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

JUN 2016
RECEIVED
Building Department

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T&G wd soffits.
2. 2x4 wd c window trim.
3. galvanized dull sheen roofing
4. galvanized metal siding
5. all exterior woodwork to be natural stain
16. all exterior lights to be downshining

Framing Inspection 1/24/17
Access
Plumbing & electrical Inspection
Scott Warner inspection?

CONSTRUCTION SET

Chair Approval	Date
Bozar Approval	Date
Revision	Date

Garage
711 Sopris

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

Drafting: Swift Construction Inc. 209-5570
Location: Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 3

SOUTH ELEVATION

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

PROJECT: Single Family Residence

OWNER: Faust Mountain Properties

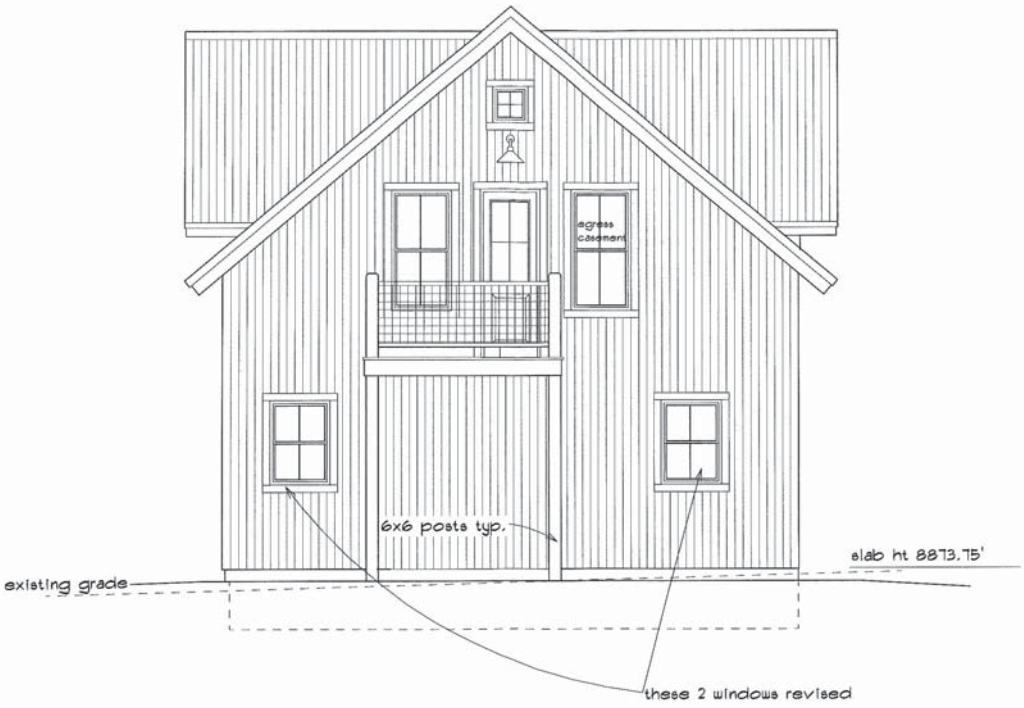
DATE:

revised:

Drafting: Swift Construction Inc. 209-5570

Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 4



1
A-3

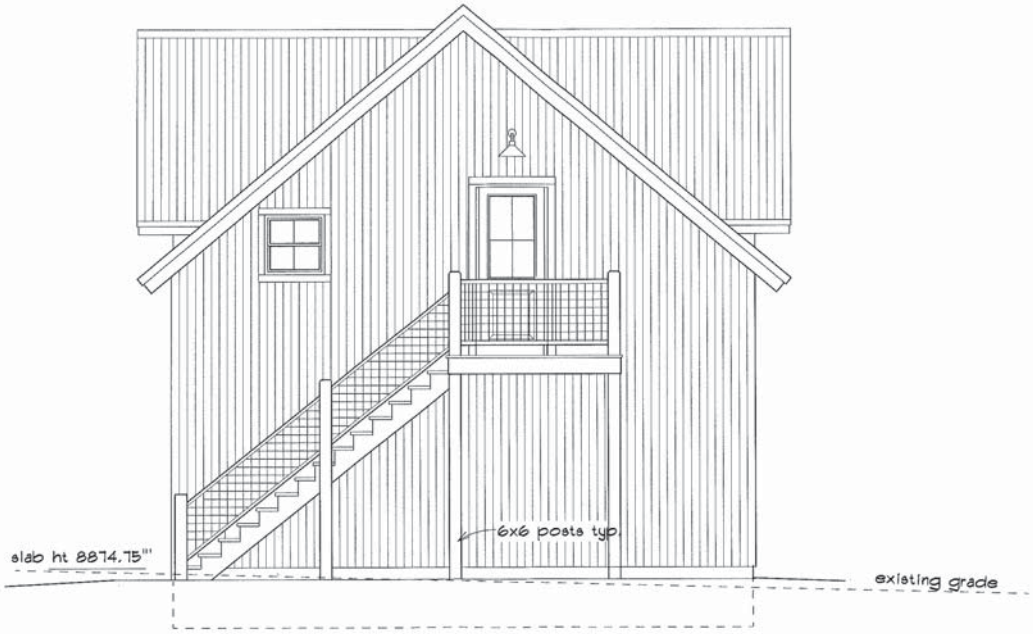
EAST ELEVATION

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

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, Till Bellview, Crested Butte

Sht. No: 5



1
A-4

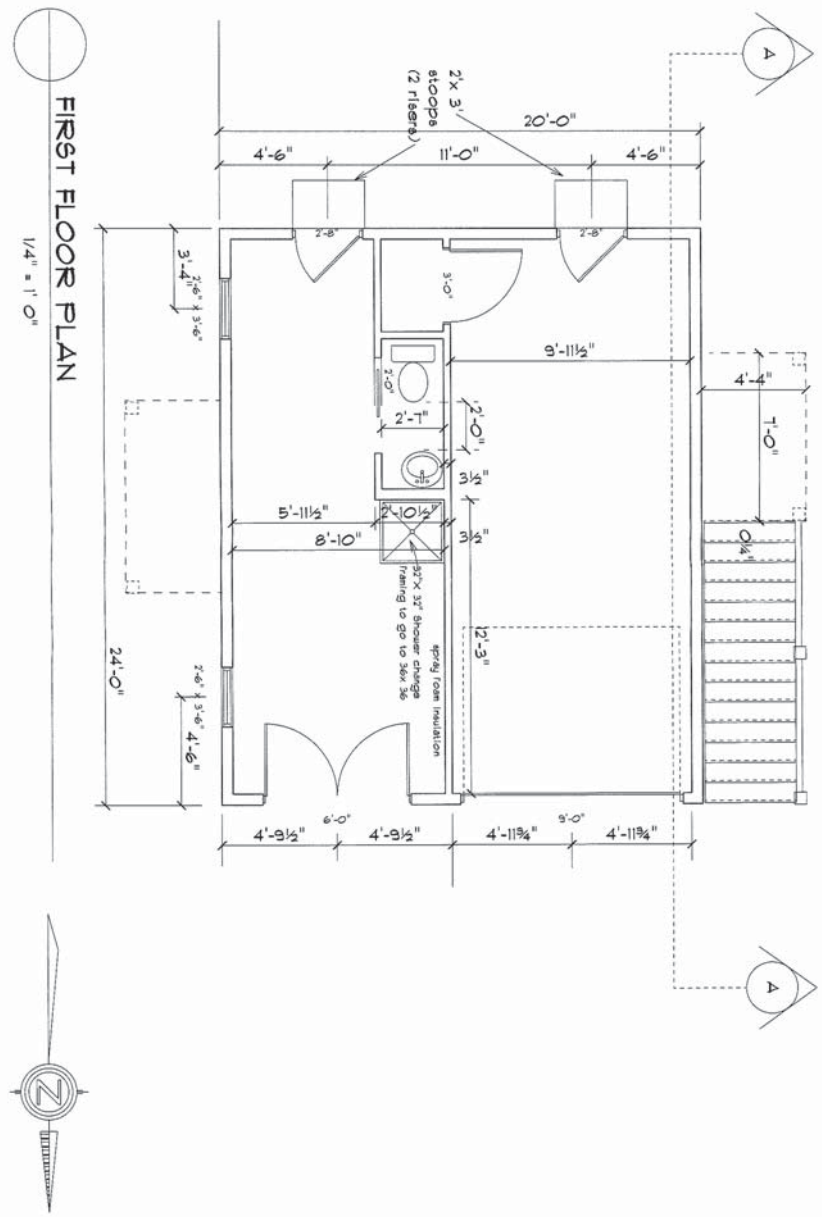
WEST ELEVATION

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

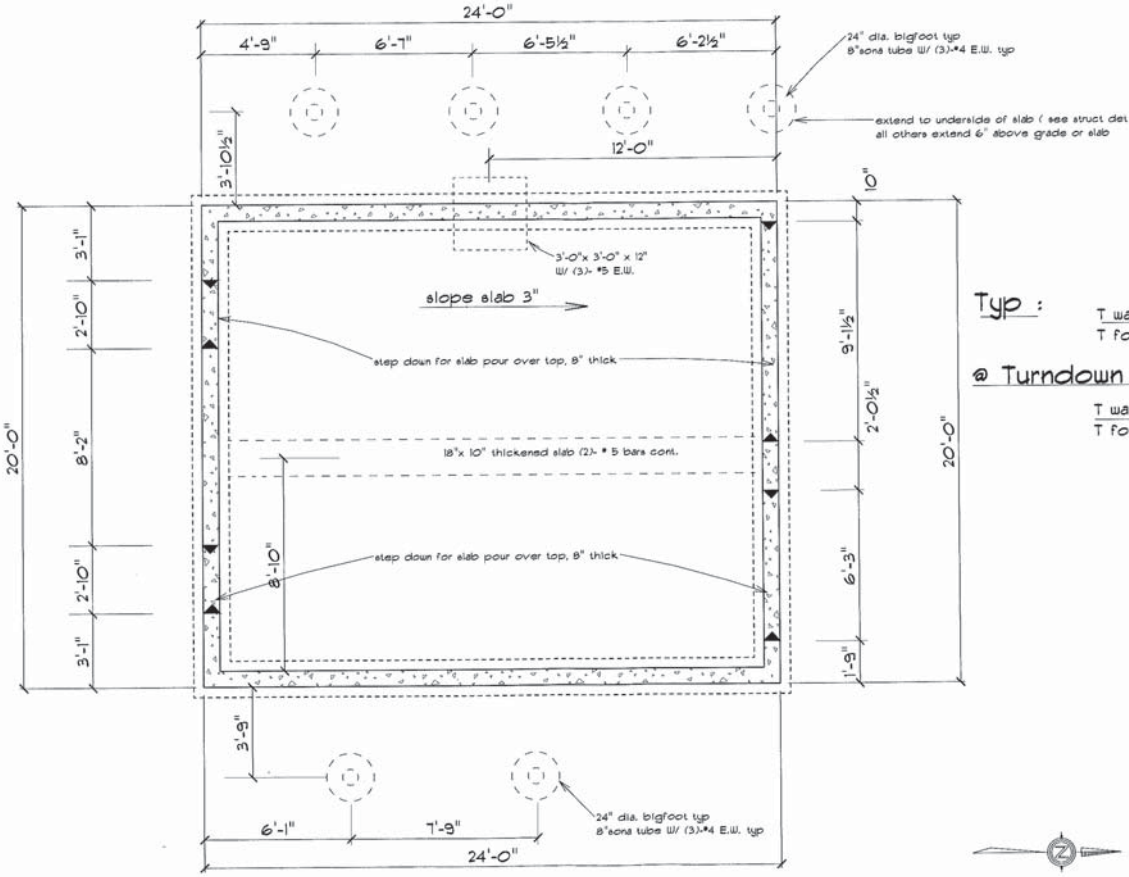
PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5570
Location: Lots 21 & 22 block 63, TII Bellview, Crested Butte

Sht. No: 6



PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte	Snt. No: 1
DATE: revised:			



Typ :

T wall = 100'-0"
T footer = 97'4"

@ Turndown slab:

T wall = 99'-4"
T footer = 97'4"

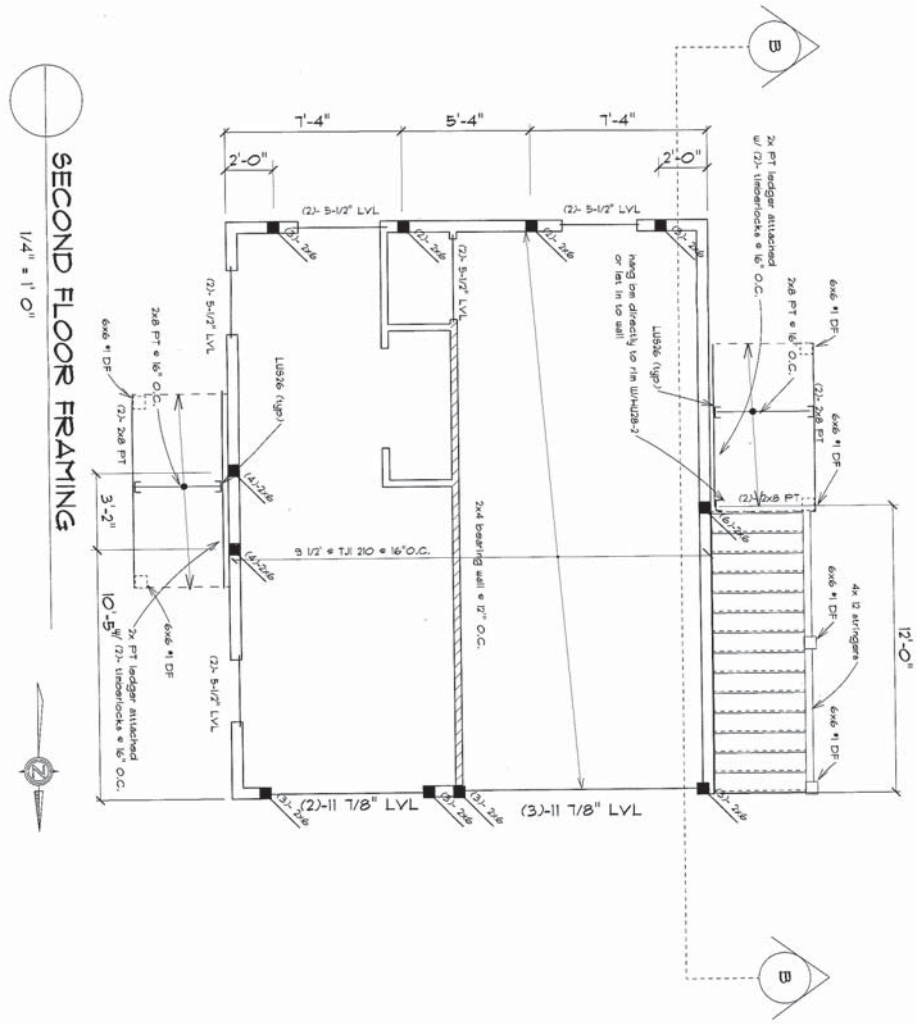
FOUNDATION PLAN

1/4" = 1' 0"

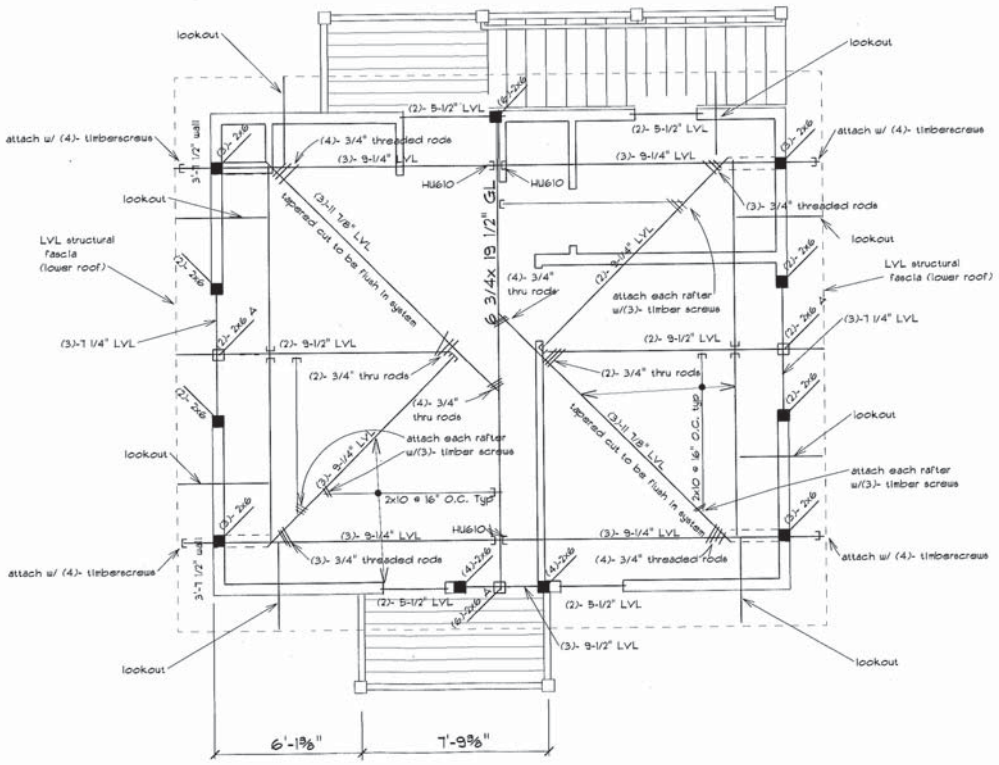
PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5570
Location: Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 8



PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte	Sht. No: 9
DATE: revised:			



ROOF FRAMING PLAN

1/4" = 1' 0"

PROJECT: Single Family Residence
Faust Mountain Properties
OWNER:
DATE:
revised:

Drafting: Built Construction Inc. 209-5570
Location: Lots 21 & 22 block 63, Tll Bellview, Crested Butte

SHT. No: 10

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

November 7, 2017

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Edward F. Miller and Rita M. Bral Revocable Trust

Project: The application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone.

Additional requirements:
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

Meeting Date: Tuesday, November 28, 2017

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Gerald Douglas Hosier Jr		PO BOX 163	Crested Butte	CO	81224	707 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224	619 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224	615 Elk
Tara Gorman		2740 Evergreen Ln N	Plymouth	MN	55441-3030	611 Elk
	Oh Be Joyful Baptist Church	PO BOX 175	Crested Butte	CO	81224	625 Maroon
Monica & Herbert Dillon		865 S GILPIN ST	Denver	CO	80209	609 Elk
Linda & Jan Van Gorder		22230 Fairview Bend Dr	Bonita Springs	FL	34135-2004	620 Maroon
	Crisitiana Guesthaus LLC	333 E Durant Ave.	Aspen	CO	81611-1839	621 Maroon
Jesse Scott Irons		PO BOX 2698	Crested Butte	CO	81224	706 Maroon Units 1-3, 5, 6
Dale & Valerie Stahl		506 W. 33rd St	Austin	TX	78705-2321	706 Maroon, Unit 4
Shannon & Michael Callahan		4932 Valkyrie Dr	Boulder	CO	80301-4390	703 Maroon
	707 Elk Ave LLC c/o Endeavor Real Estate	500 W 5th St, Ste 700	Austin	TX	78701-3833	707 Elk

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

August 11, 2015

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: William B. and Barbara Beirer Myerson

Project: The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.

Additional requirements:
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Meeting Date & Time: Tuesday, August 25, 2015

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Elizabeth Kawecki		115 Haines Dr.	Moorestown	NJ	08057-2635	230 Gothic
The Breard's		3615 Centenary Ave	Dallas	TX	75225-5122	203 3rd
Patrick Hoffman		6201 Parkside Dr	Arlington	TZ	76001-8435	207 3rd
	213 Third LLC	PO BOX 5277	Crested Butte	CO	81224-5277	213 3rd
James D. Moore Living Trust		PO BOX 2770	Crested Butte	CO	81224	221 Maroon
The Smith's		735 Scenic Ave	Bloomsburg	PA	17815-8205	217 Maroon
The Stroh's		821 Mapleton Ave	Boulder	CO	80304-3993	211 Maroon
Marybeth Goodnough Survivors Trust		1083 Lauderdale Pl N	Onalaska	WI	54650-3296	210 Gothic
Sally Ryan		43 Barnes Rd	Washington	CT	06793-1402	211 Gothic, unit b
Neal Gilman		341 Quail Dr	Grand Junction	CO	81507-2526	211 Gothic, unit a
	Hasley Basin LLC	1329 E. Belleview Ave	Littleton	CO	80121-8105	217 Gothic
Lisa Darrigo, Scott Truex & Lucille Beckman		PO BOX 998	Crested Butte	CO	81224-0998	219, 221 Gothic

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

August 11, 2015

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: William B. and Barbara Beirer Myerson

Project: The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all of Lot 8 and part of Lot 7 (Tract 2) in the R1C zone.

Additional requirements:
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Meeting Date & Time: Tuesday, August 25, 2015

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Elizabeth Kawecki		115 Haines Dr.	Moorestown	NJ	08057-2635	230 Gothic
The Breard's		3615 Centenary Ave	Dallas	TX	75225-5122	203 3rd
Patrick Hoffman		6201 Parkside Dr	Arlington	TZ	76001-8435	207 3rd
	213 Third LLC	PO BOX 5277	Crested Butte	CO	81224-5277	213 3rd
James D. Moore Living Trust		PO BOX 2770	Crested Butte	CO	81224	221 Maroon
The Smith's		735 Scenic Ave	Bloomsburg	PA	17815-8205	217 Maroon
The Stroh's		821 Mapleton Ave	Boulder	CO	80304-3993	211 Maroon
Marybeth Goodnough Survivors Trust		1083 Lauderdale Pl N	Onalaska	WI	54650-3296	210 Gothic
Sally Ryan		43 Barnes Rd	Washington	CT	06793-1402	211 Gothic, unit b
Neal Gilman		341 Quail Dr	Grand Junction	CO	81507-2526	211 Gothic, unit a
	Hasley Basin LLC	1329 E. Belleview Ave	Littleton	CO	80121-8105	217 Gothic
Lisa Darrigo, Scott Truex & Lucille Beckman		PO BOX 998	Crested Butte	CO	81224-0998	219, 221 Gothic

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

July 17, 2018

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson

Project: The application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone.

Additional Requirements:

- **Architectural approval is required.**
- **A conditional use permit for an accessory dwelling in the R1C zone is required.**

Meeting Date: Tuesday, July 31, 2018

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Elizabeth Kawecki		115 Haines Dr.	Moorestown	NJ	08057-2635	230 Gothic
The Breard's		3615 Centenary Ave	Dallas	TX	75225-5122	203 3rd
Patrick Hoffman		6201 Parkside Dr	Arlington	TZ	76001-8435	207 3rd
	213 Third LLC	PO BOX 5277	Crested Butte	CO	81224-5277	213 3rd
James D. Moore Living Trust		PO BOX 2770	Crested Butte	CO	81224	221 Maroon
The Smith's		1939 Rocky Dells Dr	Prescott	AZ	86303-5683	217 Maroon
The Stroh's		821 Mapleton Ave	Boulder	CO	80304-3993	211 Maroon
Marybeth Goodnough Survivors Trust		PO BOX 7033	South Lake Tahoe	CA	96158-0033	210 Gothic
Heathyr Ryan		PO BOX 3023	Crested Butte	CO	81224-3023	211 Gothic, unit b
Neal Gilman		341 Quail Dr	Grand Junction	CO	81507-2526	211 Gothic, unit a
	Hasley Basin LLC	1329 E. Belleview Ave	Littleton	CO	80121-8105	217 Gothic
Lisa Darrigo, Scott Truex & Lucille Beckman		PO BOX 998	Crested Butte	CO	81224-0998	219, 221 Gothic

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

July 17, 2018

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson

Project: The application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone.

Additional Requirements:

- **Architectural approval is required.**
- **A conditional use permit for an accessory dwelling in the R1C zone is required.**

Meeting Date: Tuesday, July 31, 2018

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Elizabeth Kawecki		115 Haines Dr.	Moorestown	NJ	08057-2635	230 Gothic
The Breard's		3615 Centenary Ave	Dallas	TX	75225-5122	203 3rd
Patrick Hoffman		6201 Parkside Dr	Arlington	TZ	76001-8435	207 3rd
	213 Third LLC	PO BOX 5277	Crested Butte	CO	81224-5277	213 3rd
James D. Moore Living Trust		PO BOX 2770	Crested Butte	CO	81224	221 Maroon
The Smith's		1939 Rocky Dells Dr	Prescott	AZ	86303-5683	217 Maroon
The Stroh's		821 Mapleton Ave	Boulder	CO	80304-3993	211 Maroon
Marybeth Goodnough Survivors Trust		PO BOX 7033	South Lake Tahoe	CA	96158-0033	210 Gothic
Heathyr Ryan		PO BOX 3023	Crested Butte	CO	81224-3023	211 Gothic, unit b
Neal Gilman		341 Quail Dr	Grand Junction	CO	81507-2526	211 Gothic, unit a
	Hasley Basin LLC	1329 E. Belleview Ave	Littleton	CO	80121-8105	217 Gothic
Lisa Darrigo, Scott Truex & Lucille Beckman		PO BOX 998	Crested Butte	CO	81224-0998	219, 221 Gothic

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

June 13, 2017

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: John Geoffrey Biggers and Janet G. Biggers

Project: The application of **John Geoffrey Biggers and Janet G. Biggers** to demolish the existing buildings and site a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone.

Additional requirements:

- **Architectural approval is required.**
- **Approval of demolition of a non-historic primary and accessory structure in the R2C zone is required.**
- **A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.**

Meeting Date: Tuesday, June 27, 2017

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Jeffrey J. & Kyleena A. Graceffa		PO BOX 205	Crested Butte	CO	81224	302 Whiterock
Robert V. Hunt		5811 Gaston Ave	Dallas	TX	75214-4409	612 3RD
	GIPEpsilon LLC	PO BOX 353	Crested Butte	CO	81224	611 3rd
The Truscott's		3509 Willow Springs Dr	Oklahoma City	OK	73112-3165	226 Whiterock
Cathy Sporcich		PO BOX 279	Crested Butte	CO	81224	225 Whiterock
Roger Glasgow c/o Wright & Lindsey & JE		200 W. Capitol Ave	Little Rock	AR	72201-3605	513 3rd
The Banks'		P OBOX 342	Crested Butte	CO	81224	S20 3rd

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

June 11, 2013

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte

Proponent: Edward Miller

Project 1: Consideration of the application of **Edward Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone.

- **Demolition of a non-historic single family residence is requested.**
- **A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.**
- **Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.**

Project 2: Consideration of the application of **Edward Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone.

- **A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.**
- **Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.**

Project 3: Consideration of the application of **Edward Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone.

- **A conditional use permit is required to allow an accessory dwelling in the R1C zone.**
- **Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.**

Meeting Date & Time: Tuesday, June 25, 2013 6:00 PM

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

If you are interested in gaining additional information about this project, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov.

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Gerald Douglas Hosier Jr		PO BOX 163	Crested Butte	CO	81224	707 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224	619 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224	615 Elk
Tara Gorman		PO BOX 3171	Crested Butte	CO	81224	611 Elk
	Oh Be Joyful Baptist Church	PO BOX 175	Crested Butte	CO	81224	625 Maroon
Monica & Herbert Dillon		865 S GILPIN ST	Denver	CO	80209	609 Elk
Linda & Jan Van Gorder		8803 NEW CASTLE DR	Ft Meyers	FL	33908	620 Maroon
Rosie & Martin Catmur		PO BOX 427	Crested Butte	CO	81224	621 Maroon
Jesse Scott Irons		PO BOX 2698	Crested Butte	CO	81224	706 Maroon Units 1-3, 5, 6
Dale & Valerie Stahl		6 N TIMBER TOP DR	Spring	TX	77380	706 Maroon, Unit 4
Shannon & Michael Callahan		28 PINE BROOK RD	Boulder	CO	80304	703 Maroon

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

June 11, 2013

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte

Proponent: Edward Miller

Project 1: Consideration of the application of **Edward Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone.

- **Demolition of a non-historic single family residence is requested.**
- **A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.**
- **Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.**

Project 2: Consideration of the application of **Edward Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone.

- **A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.**
- **Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.**

Project 3: Consideration of the application of **Edward Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone.

- **A conditional use permit is required to allow au accessory dwelling in the R1C zone.**
- **Architectural approval is required, and contingent upou approval of the subdivision of Lots 1-5 of Block 53.**

Meeting Date & Time: Tuesday, June 25, 2013 6:00 PM

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

If you are interested in gaining additional information about this project, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov.

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Gerald Douglas Hosier Jr		PO BOX 163	Crested Butte	CO	81224	707 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224	619 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224	615 Elk
Tara Gorman		PO BOX 3171	Crested Butte	CO	81224	611 Elk
	Oh Be Joyful Baptist Church	PO BOX 175	Crested Butte	CO	81224	625 Maroon
Monica & Herbert Dillon		865 S GILPIN ST	Denver	CO	80209	609 Elk
Linda & Jan Van Gorder		8803 NEW CASTLE DR	Ft Meyers	FL	33908	620 Maroon
Rosie & Martin Catmur		PO BOX 427	Crested Butte	CO	81224	621 Maroon
Jesse Scott Irons		PO BOX 2698	Crested Butte	CO	81224	706 Maroon Units 1-3, 5, 6
Dale & Valerie Stahl		6 N TIMBER TOP DR	Spring	TX	77380	706 Maroon, Unit 4
Shannon & Michael Callahan		28 PINE BROOK RD	Boulder	CO	80304	703 Maroon

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

June 11, 2013

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte

Proponent: Edward Miller

Project 1: Consideration of the application of **Edward Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone.

- **Demolition of a non-historic single family residence is requested.**
- **A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.**
- **Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.**

Project 2: Consideration of the application of **Edward Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone.

- **A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.**
- **Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.**

Project 3: Consideration of the application of **Edward Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone.

- **A conditional use permit is required to allow an accessory dwelling in the R1C zone.**
- **Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.**

Meeting Date & Time: Tuesday, June 25, 2013 6:00 PM

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

If you are interested in gaining additional information about this project, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov.

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Gerald Douglas Hosier Jr		PO BOX 163	Crested Butte	CO	81224	707 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224	619 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224	615 Elk
Tara Gorman		PO BOX 3171	Crested Butte	CO	81224	611 Elk
	Oh Be Joyful Baptist Church	PO BOX 175	Crested Butte	CO	81224	625 Maroon
Monica & Herbert Dillon		865 S GILPIN ST	Denver	CO	80209	609 Elk
Linda & Jan Van Gorder		8803 NEW CASTLE DR	Ft Meyers	FL	33908	620 Maroon
Rosie & Martin Catmur		PO BOX 427	Crested Butte	CO	81224	621 Maroon
Jesse Scott Irons		PO BOX 2698	Crested Butte	CO	81224	706 Maroon Units 1-3, 5, 6
Dale & Valerie Stahl		6 N TIMBER TOP DR	Spring	TX	77380	706 Maroon, Unit 4
Shannon & Michael Callahan		28 PINE BROOK RD	Boulder	CO	80304	703 Maroon

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

February 9, 2016

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Colorado Investments LLC

Project: The application of **Colorado Investments LLC** to demolish the existing residence and construct a new single family residence and accessory building to be located at 640 ½ Elk Avenue, Parcel B of the Block 52 Minor Subdivision, Block 52, part of Lots 1-3 in the R1C zone.

Additional requirements:
- Architectural approval is required.
- Permission to demolish a non-historic structure is requested.

Meeting Date: Tuesday, February 23, 2016

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
	707 Elk Ave LLC c/o Endevor Real Estate Group	500 W. 5th St., #700	Austin	TX	78701-3833	B 60, L 17-18
Christopher Usher & Ewa Borowska		637 Pine St.	Boulder	CO	80302-4739	702 Elk
	Kiope LLC c/o Racheal M. Donnel	PO BOX 242	Crested Butte	CO	81224-0242	701 Sopris
	Seventh and Sopris LLC	PO BOX 2834	Crested Butte	CO	81224-2834	B 52, L 26-27
	Six Twenty Five Sopris LLC	5630 Dyer St	Dallas	TX	75206-5004	625 Sopris
The Byrne's		3002 Eagle Lake Dr	Pearland	TX	77581-4474	624 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224-0544	615 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224-2410	619 Elk
Margaret & Kobi Platt		219 Bennets Farm Road	Ridgefield	CT	6877	640 Elk

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

April 12, 2016

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Faust Mountain Properties LLC

Project: The application of **Faust Mountain Properties LLC** to construct a single family residence and accessory dwelling to be located at 709/711 Belleview Avenue, Block 63, Lots 21-22 in the R1 zone.

Additional requirements:
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.
- Approval is contingent upon approval of a minor subdivision and demolition.

Meeting Date: Tuesday, April 26, 2016

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Elizabeth & Anthony Bishop		2509 Patricia Ave	Los Angeles	CA	90064-3323	717 Belleview
Marco & Rebecca White		PO BOX 652	Crested Butte	CO	81224-0652	716 Belleview
Candace Coen		PO BOX 1785	Crested Butte	CO	81224-1785	712 Belleview
Raymond Clark		3681 21st St	San Francisco	CA	94114-2912	708 Belleview
The Renick's		PO BOX 4254	Crested Butte	CO	81224-3715	706 Belleview
Cathy Sporcich & Helen Turner		PO BOX 279	Crested Butte	CO	81224	705 Belleview
Henry Seeberg		PO BOX 1759	Crested Butte	CO	81224-1759	710 Whiterock
Robert Berglund Family Trust		PO BOX 1553	Crested Butte	CO	81224-1553	712 Whiterock
Courtney Van Hoose Revocable Trust		101 NE 70th St	Oklahoma City	OK	73105-1206	716 Whiterock
	PC Butte LLC	PO BOX 682894	Park City	UT	84068-2894	724 Whiterock

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

January 17, 2017

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Gregory S. Faust and Susan Faust

Project: The application of **Gregory S. Faust and Susan Faust** to construct a single family residence and an accessory dwelling to be located at 713/715 Belleview Avenue, Tract 2 of the Belleview Renaissance Subdivision, (also known as Block 63, Lots 23-24) in the R1 zone..

Additional requirements:
- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.

Meeting Date: Tuesday, January 31, 2017

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Elizabeth & Anthony Bishop		2509 Patricia Ave	Los Angeles	CA	90064-3323	717 Belleview
Marco & Rebecca White		PO BOX 652	Crested Butte	CO	81224-0652	716 Belleview
Candace Coen		PO BOX 1785	Crested Butte	CO	81224-1785	712 Belleview
Raymond Clark		3681 21st St	San Francisco	CA	94114-2912	708 Belleview
The Renick's		PO BOX 4254	Crested Butte	CO	81224-3715	706 Belleview
Cathy Sporcich & Helen Turner		PO BOX 279	Crested Butte	CO	81224	705 Belleview
Henry Seeberg		PO BOX 1759	Crested Butte	CO	81224-1759	710 Whiterock
Robert Berglund Family Trust		PO BOX 1553	Crested Butte	CO	81224-1553	712 Whiterock
Courtney Van Hoose Revocable Trust		101 NE 70th St	Oklahoma City	OK	73105-1206	716 Whiterock
	PC Butte LLC	PO BOX 682894	Park City	UT	84068-2894	724 Whiterock

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

January 16, 2018

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Edward F. Miller and Rita M. Bral Revocable Trust

Project: The application of **Edward F. Miller and Rita M. Bral Revocable Trust** to allow demolition of existing structure and subdivision of the property located at 624 Maroon Avenue, Block 53, Lots 1-5 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.*

Additional requirements:
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

Meeting Date: Tuesday, January 30, 2018

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Gerald Douglas Hosier Jr		PO BOX 163	Crested Butte	CO	81224	707 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224	619 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224	615 Elk
Tara Gorman		2740 Evergreen Ln N	Plymouth	MN	55441-3030	611 Elk
	Oh Be Joyful Baptist Church	PO BOX 175	Crested Butte	CO	81224	625 Maroon
Monica & Herbert Dillon		865 S GILPIN ST	Denver	CO	80209	609 Elk
Linda & Jan Van Gorder		22230 Fairview Bend Dr	Bonita Springs	FL	34135-2004	620 Maroon
	Crisitiana Guesthaus LLC	333 E Durant Ave.	Aspen	CO	81611-1839	621 Maroon
Jesse Scott Irons		PO BOX 2698	Crested Butte	CO	81224	706 Maroon Units 1-3, 5, 6
Dale & Valerie Stahl		506 W. 33rd St	Austin	TX	78705-2321	706 Maroon, Unit 4
Shannon & Michael Callahan		4932 Valkyrie Dr	Boulder	CO	80301-4390	703 Maroon
	707 Elk Ave LLC c/o Endeavor Real Estate	500 W 5th St, Ste 700	Austin	TX	78701-3833	707 Elk

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

January 16, 2018

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Edward F. Miller and Rita M. Bral Revocable Trust

Project: The application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.*

Additional requirements:
- Demolition of a non-historic single family residence is requested.
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

Meeting Date: Tuesday, January 30, 2018

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Gerald Douglas Hosier Jr		PO BOX 163	Crested Butte	CO	81224	707 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224	619 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224	615 Elk
Tara Gorman		2740 Evergreen Ln N	Plymouth	MN	55441-3030	611 Elk
	Oh Be Joyful Baptist Church	PO BOX 175	Crested Butte	CO	81224	625 Maroon
Monica & Herbert Dillon		865 S GILPIN ST	Denver	CO	80209	609 Elk
Linda & Jan Van Gorder		22230 Fairview Bend Dr	Bonita Springs	FL	34135-2004	620 Maroon
	Crisitiana Guesthaus LLC	333 E Durant Ave.	Aspen	CO	81611-1839	621 Maroon
Jesse Scott Irons		PO BOX 2698	Crested Butte	CO	81224	706 Maroon Units 1-3, 5, 6
Dale & Valerie Stahl		506 W. 33rd St	Austin	TX	78705-2321	706 Maroon, Unit 4
Shannon & Michael Callahan		4932 Valkyrie Dr	Boulder	CO	80301-4390	703 Maroon
	707 Elk Ave LLC c/o Endeavor Real Estate	500 W 5th St, Ste 700	Austin	TX	78701-3833	707 Elk

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

November 7, 2017

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Edward F. Miller and Rita M. Bral Revocable Trust

Project: The application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone.

Additional requirements:
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

Meeting Date: Tuesday, November 28, 2017

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Gerald Douglas Hosier Jr		PO BOX 163	Crested Butte	CO	81224	707 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224	619 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224	615 Elk
Tara Gorman		2740 Evergreen Ln N	Plymouth	MN	55441-3030	611 Elk
	Oh Be Joyful Baptist Church	PO BOX 175	Crested Butte	CO	81224	625 Maroon
Monica & Herbert Dillon		865 S GILPIN ST	Denver	CO	80209	609 Elk
Linda & Jan Van Gorder		22230 Fairview Bend Dr	Bonita Springs	FL	34135-2004	620 Maroon
	Crisitiana Guesthaus LLC	333 E Durant Ave.	Aspen	CO	81611-1839	621 Maroon
Jesse Scott Irons		PO BOX 2698	Crested Butte	CO	81224	706 Maroon Units 1-3, 5, 6
Dale & Valerie Stahl		506 W. 33rd St	Austin	TX	78705-2321	706 Maroon, Unit 4
Shannon & Michael Callahan		4932 Valkyrie Dr	Boulder	CO	80301-4390	703 Maroon
	707 Elk Ave LLC c/o Endeavor Real Estate	500 W 5th St, Ste 700	Austin	TX	78701-3833	707 Elk

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

November 7, 2017

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Edward F. Miller and Rita M. Bral Revocable Trust

Project: The application of **Edward F. Miller and Rita M. Bral Revocable Trust** to allow demolition of existing structure and subdivision of the property located at 624 Maroon Avenue, Block 53, Lots 1-5 in the R1C zone.

Additional requirements:
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

Meeting Date: Tuesday, November 28, 2017

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Gerald Douglas Hosier Jr		PO BOX 163	Crested Butte	CO	81224	707 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224	619 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224	615 Elk
Tara Gorman		2740 Evergreen Ln N	Plymouth	MN	55441-3030	611 Elk
	Oh Be Joyful Baptist Church	PO BOX 175	Crested Butte	CO	81224	625 Maroon
Monica & Herbert Dillon		865 S GILPIN ST	Denver	CO	80209	609 Elk
Linda & Jan Van Gorder		22230 Fairview Bend Dr	Bonita Springs	FL	34135-2004	620 Maroon
	Crisitiana Guesthaus LLC	333 E Durant Ave.	Aspen	CO	81611-1839	621 Maroon
Jesse Scott Irons		PO BOX 2698	Crested Butte	CO	81224	706 Maroon Units 1-3, 5, 6
Dale & Valerie Stahl		506 W. 33rd St	Austin	TX	78705-2321	706 Maroon, Unit 4
Shannon & Michael Callahan		4932 Valkyrie Dr	Boulder	CO	80301-4390	703 Maroon
	707 Elk Ave LLC c/o Endeavor Real Estate	500 W 5th St, Ste 700	Austin	TX	78701-3833	707 Elk

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

November 7, 2017

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Edward F. Miller and Rita M. Bral Revocable Trust

Project: The application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone.

Additional requirements:
- Demolition of a non-historic single family residence is requested.
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

Meeting Date: Tuesday, November 28, 2017

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Gerald Douglas Hosier Jr		PO BOX 163	Crested Butte	CO	81224	707 Elk
Michael Cook & Veronica Jarolimek		PO BOX 2410	Crested Butte	CO	81224	619 Elk
Cathy Steinberger & Eric Peterson		PO BOX 544	Crested Butte	CO	81224	615 Elk
Tara Gorman		2740 Evergreen Ln N	Plymouth	MN	55441-3030	611 Elk
	Oh Be Joyful Baptist Church	PO BOX 175	Crested Butte	CO	81224	625 Maroon
Monica & Herbert Dillon		865 S GILPIN ST	Denver	CO	80209	609 Elk
Linda & Jan Van Gorder		22230 Fairview Bend Dr	Bonita Springs	FL	34135-2004	620 Maroon
	Crisitiana Guesthaus LLC	333 E Durant Ave.	Aspen	CO	81611-1839	621 Maroon
Jesse Scott Irons		PO BOX 2698	Crested Butte	CO	81224	706 Maroon Units 1-3, 5, 6
Dale & Valerie Stahl		506 W. 33rd St	Austin	TX	78705-2321	706 Maroon, Unit 4
Shannon & Michael Callahan		4932 Valkyrie Dr	Boulder	CO	80301-4390	703 Maroon
	707 Elk Ave LLC c/o Endeavor Real Estate	500 W 5th St, Ste 700	Austin	TX	78701-3833	707 Elk

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

January 16, 2018

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Gregory S. Faust and Susan M. Faust

Project: The application of **Gregory S. Faust and Susan M. Faust** to relocate/demolish the existing single family residence and construct a new single family residence and accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone.

Additional requirements:
- Architectural approval is required.
- Approval to relocate/demolish a non-historic single family residence is requested.
- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

Meeting Date: Tuesday, January 30, 2018

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
The Linehan's		PO BOX 2420	Crested Butte	CO	81224	9 Butte
	Butte Avenue LLC	1705 Renaissance Blvd Ste 150	Edmond	OK	73013-3054	12 Butte
Robert Burnett & Charla Brown		PO BOX 170	Crested Butte	CO	81224-0170	11 Teocalli
The Jacobsen's		122 Madrona Pl E	Seattle	WA	98112-5010	1 Teocalli
	LFM LLC	84 Saddlebrook Lane	Houston	TX	77024-3404	2 Butte

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

April 12, 2016

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: Faust Mountain Properties LLC

Project: The application of **Faust Mountain Properties LLC** to allow demolition of an existing structure and subdivision of the property located at 711 Belleview Avenue, Block 63, Lots 21-24 in the R1 zone.

Additional requirements:
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1 zone is required.

Meeting Date: Tuesday, April 26, 2016

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

The meeting itself begins at 6:00 PM. If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Elizabeth & Anthony Bishop		2509 Patricia Ave	Los Angeles	CA	90064-3323	717 Belleview
Marco & Rebecca White		PO BOX 652	Crested Butte	CO	81224-0652	716 Belleview
Candace Coen		PO BOX 1785	Crested Butte	CO	81224-1785	712 Belleview
Raymond Clark		3681 21st St	San Francisco	CA	94114-2912	708 Belleview
The Renick's		PO BOX 4254	Crested Butte	CO	81224-3715	706 Belleview
Cathy Sporcich & Helen Turner		PO BOX 279	Crested Butte	CO	81224	705 Belleview
Henry Seeberg		PO BOX 1759	Crested Butte	CO	81224-1759	710 Whiterock
Robert Berglund Family Trust		PO BOX 1553	Crested Butte	CO	81224-1553	712 Whiterock
Courtney Van Hoose Revocable Trust		101 NE 70th St	Oklahoma City	OK	73105-1206	716 Whiterock
	PC Butte LLC	PO BOX 682894	Park City	UT	84068-2894	724 Whiterock

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

August 11, 2015

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: William B. and Barbara Beirer Myerson

Project: The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part of Lot 7, all of Lot 6 and part of Lot 5 (Tract 1) in the R1C zone.

Additional requirements:
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Meeting Date & Time: Tuesday, August 25, 2015

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Elizabeth Kawecki		115 Haines Dr.	Moorestown	NJ	08057-2635	230 Gothic
The Breard's		3615 Centenary Ave	Dallas	TX	75225-5122	203 3rd
Patrick Hoffman		6201 Parkside Dr	Arlington	TZ	76001-8435	207 3rd
	213 Third LLC	PO BOX 5277	Crested Butte	CO	81224-5277	213 3rd
James D. Moore Living Trust		PO BOX 2770	Crested Butte	CO	81224	221 Maroon
The Smith's		735 Scenic Ave	Bloomsburg	PA	17815-8205	217 Maroon
The Stroh's		821 Mapleton Ave	Boulder	CO	80304-3993	211 Maroon
Marybeth Goodnough Survivors Trust		1083 Lauderdale Pl N	Onalaska	WI	54650-3296	210 Gothic
Sally Ryan		43 Barnes Rd	Washington	CT	06793-1402	211 Gothic, unit b
Neal Gilman		341 Quail Dr	Grand Junction	CO	81507-2526	211 Gothic, unit a
	Hasley Basin LLC	1329 E. Belleview Ave	Littleton	CO	80121-8105	217 Gothic
Lisa Darrigo, Scott Truex & Lucille Beckman		PO BOX 998	Crested Butte	CO	81224-0998	219, 221 Gothic

Town of Crested Butte

P.O. Box 39

Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

August 11, 2015

Notice of a public hearing for a land use proposal on an adjacent property before the Board of Zoning and Architectural Review

This notice is to inform you that the following project is being proposed on a parcel which is adjacent to your property in the Town of Crested Butte.

Proponent: William B. and Barbara Beirer Myerson

Project: The application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone.

Additional requirements:
- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a re-development plan in the R1C zone is required.

Meeting Date & Time: Tuesday, August 25, 2015

Location: Crested Butte Town Hall, Council Chambers, 507 Maroon Avenue, Crested Butte, CO 81224

If you are interested in gaining additional information about this project or more specific times for the agenda, please contact Jessie Earley at (970) 349-5338 or by email at jearley@crestedbutte-co.gov .

Name	Company Name	Address 1	City	State	Zip Code	Owner Of
Elizabeth Kawecki		115 Haines Dr.	Moorestown	NJ	08057-2635	230 Gothic
The Breard's		3615 Centenary Ave	Dallas	TX	75225-5122	203 3rd
Patrick Hoffman		6201 Parkside Dr	Arlington	TZ	76001-8435	207 3rd
	213 Third LLC	PO BOX 5277	Crested Butte	CO	81224-5277	213 3rd
James D. Moore Living Trust		PO BOX 2770	Crested Butte	CO	81224	221 Maroon
The Smith's		735 Scenic Ave	Bloomsburg	PA	17815-8205	217 Maroon
The Stroh's		821 Mapleton Ave	Boulder	CO	80304-3993	211 Maroon
Marybeth Goodnough Survivors Trust		1083 Lauderdale Pl N	Onalaska	WI	54650-3296	210 Gothic
Sally Ryan		43 Barnes Rd	Washington	CT	06793-1402	211 Gothic, unit b
Neal Gilman		341 Quail Dr	Grand Junction	CO	81507-2526	211 Gothic, unit a
	Hasley Basin LLC	1329 E. Belleview Ave	Littleton	CO	80121-8105	217 Gothic
Lisa Darrigo, Scott Truex & Lucille Beckman		PO BOX 998	Crested Butte	CO	81224-0998	219, 221 Gothic

SEWER & WATER CORRECTION FORM

DATE: 4/13/17

ACCOUNT # _____

PREPARED BY: Astrid Marisons

NAME: Jimmy Faust

POSTED BY: _____

TYPE OF CORRECTION

1. ADDRESS/NAME CHANGE: 711 Bellevue Ave
   Accessory Dwelling

2. REDUCTION IN BALANCE OWED:
   - Sewer Charges: _____
   - Water Charges: _____
   - Refuse Charges: _____
   - Penalty Interest Credit: _____

3. INCREASE IN BALANCE OWED:
   - Sewer Charges: |
   - Water Charges: |
   - Refuge Charges: |
   - Penalty Interest: _____
   - Payment Correction: _____
   - NSF Fee: _____
   - NSF Charge Back: _____

4. OTHER: _____

REASON FOR ACTION: _____

APPLICATION & BUILDING PERMIT

Crested Butte, Colorado 81224

APPLICATION NO.	DATE
APPLICANT	

BOZAR Review Required?

	YES	NO	
Bldg. Insp.	☐	☐	
Chairman	☐	☐	

Hearing Dates:

LEGAL DESCRIPTION:
Lot Numbers 20 : 21
Block 3

1	APPLICANT John: Sandy Emery	MAILING ADDRESS	PHONE 349-6791
2	JOB STREET ADDRESS 20 3rd ST	MAILING ADDRESS	PHONE
3	PROPERTY OWNER John: Sandy Emery	MAILING ADDRESS	PHONE
4	CONTRACTOR Armour Const CO. Joe Armour	MAILING ADDRESS PO Box 1541 C.B.	PHONE 349-6222
5	ARCHITECT	MAILING ADDRESS	PHONE
6	OTHER PARTIES INVOLVED	MAILING ADDRESS	PHONE

7	NEW CONSTRUCTION ☐ ADDITION ☐	ALTERATION ☒ REPAIR ☐	FIREPLACE OR STOVE ☐ OTHER ☐
8	SEWER CONNECTION REQUIRED? ☐ WATER CONNECTION REQUIRED? ☐	CURRENT EQR'S	AMOUNT OF ADDITIONAL EQR'S REQUIRED / TOTAL EQR'S

FEE	AMOUNT		DATE
PERMIT			
BOZAR			
PLAN CHECK			
CLEAN-UP DEPOSIT			
TOTAL			
AMT. RETURNED			
USE TAX			

SYSTEM IMPROVEMENT FEES PAID

9	ZONING	USE OF BUILDING	NUMBER OF LIVING UNITS	OCCUPANCY GROUP
10	BUILDING SIZE (Sq. ft.) EXISTING: PRIMARY, ACCESSORY, TOTAL	LOT SIZE (Sq. ft.)	FLOOR AREA RATIO: EXISTING	
	PROPOSED: PRIMARY, ACCESSORY, TOTAL		FLOOR AREA RATIO: PROPOSED	
11	SETBACKS FRONT REAR SIDE SIDE PRIMARY ACCESSORY	WIDTH OF BUILDING (street size)		
12	IS THIS PROPERTY PRESENTLY IN CONFORMANCE WITH THE ARCHITECTURAL CONTROL ORDINANCE?	NUMBER OF PARKING SPACES (9 X 18)		
13	SLOPE REVIEW ☐ STREAM MARGIN ☐	MAJOR IMPACT ☐ MINOR IMPACT ☐	PERCENTAGE OF OPEN SPACE	
14	VARIANCES AND SPECIAL CONDITIONS REQUESTED:			
15	DESCRIPTION OF WORK OR REPAIR: Remodel Bathroom (install washer: Dryer)			

The Building Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that I have read and examined this application and set of instructions and that all information in this application is true and correct. All provisions of the currently adopted Uniform Building Code, the Uniform Fire Code, the Historical Preservation and Architectural Control Ordinance will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction.

Further, I understand that the violation of any of the provisions previously set forth shall be deemed a misdemeanor and upon conviction of any such violation I shall be punishable by a fine of not more than $300, or, by imprisonment for not more than 90 days, or, by such fine and imprisonment for each and every day that violation is committed, continued or permitted.

Joe Armour 9-27-96
Signature of contractor/authorized agent *date*

Signature of owner *date*

APPLICATION & BUILDING PERMIT

Crested Butte, Colorado 81224

BOZAR Review Required?

APPLICATION NO.	DATE
	2003
APPLICANT	

LEGAL DESCRIPTION:
Lot Numbers W 100' 20-21 LOTS S 12.5' 19
Block 3

	YES	NO	
Bldg. Insp.	☑	☐	
Chairman	☑	☐	
Hearing Dates:			

1	APPLICANT: JOHN & SANDY EMERY	MAILING ADDRESS: P.O. BOX 155 VOLCANO, CA. 95689	PHONE: 916-296-7996
2	JOB STREET ADDRESS: P.O. 30 Third St.	MAILING ADDRESS	PHONE
3	PROPERTY OWNER: JOHN & SANDY EMERY	MAILING ADDRESS	PHONE
4	CONTRACTOR	MAILING ADDRESS	PHONE
5	ARCHITECT: COBURN DEVELOPMENT	MAILING ADDRESS: P.O. BOX 901 CRESTED BUTTE CO 81224	PHONE: 970-349-1366
6	OTHER PARTIES INVOLVED	MAILING ADDRESS	PHONE
7	NEW CONSTRUCTION ☐ ADDITION ☑	ALTERATION ☐ REPAIR ☐	FIREPLACE OR STOVE ☐ OTHER ☐
8	SEWER CONNECTION REQUIRED? ☐ WATER CONNECTION REQUIRED? ☑	CURRENT EQR'S	AMOUNT OF ADDITIONAL EQR'S REQUIRED / TOTAL EQR'S

ADD TAP FEE FOR HOT TUB
SYSTEM IMPROVEMENT FEES PAID

FEE	AMOUNT		DATE
PERMIT			
BOZAR	$37	.00	
PLAN CHECK			
CLEAN-UP DEPOSIT			
TOTAL			
AMT. RETURNED			
USE TAX			

9	ZONING: R-1	USE OF BUILDING: MUD ROOM / HOT TUB	NUMBER OF LIVING UNITS	OCCUPANCY GROUP
10	BUILDING SIZE (Sq. ft.): EXISTING PRIMARY 1416; ACCESSORY; TOTAL 1416 sq ft	LOT SIZE (Sq. ft.): 6250 sq ft	FLOOR AREA RATIO: EXISTING .22	
	PROPOSED PRIMARY; ACCESSORY; TOTAL 1731		FLOOR AREA RATIO: PROPOSED .27	
11	SETBACKS PRIMARY w/ADDITION; ACCESSORY: FRONT 23'-0"; REAR 21'-0"; SIDE 10'-8"; SIDE 18'-4"	WIDTH OF BUILDING (street size) 33'-4" EAVE TO EAVE		
12	IS THIS PROPERTY PRESENTLY IN CONFORMANCE WITH THE ARCHITECTURAL CONTROL ORDINANCE?	NUMBER OF PARKING SPACES (9 X 18) 4+		
13	SLOPE REVIEW ☐ STREAM MARGIN ☐	MAJOR IMPACT ☐ MINOR IMPACT ☐	PERCENTAGE OF OPEN SPACE 87 %	
14	VARIANCES AND SPECIAL CONDITIONS REQUESTED: ARCHITECTURAL APPROVAL			
15	DESCRIPTION OF WORK OR REPAIR: ADD A MUD ROOM - HOT TUB ROOM			

The Building Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that I have read and examined this application and set of instructions and that all information in this application is true and correct. All provisions of the currently adopted Uniform Building Code, the Uniform Fire Code, the Historical Preservation and Architectural Control Ordinance will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction.

Further, I understand that the violation of any of the provisions previously set forth shall be deemed a misdemeanor and upon conviction of any such violation I shall be punishable by a fine of not more than $300, or, by imprisonment for not more than 90 days, or, by such fine and imprisonment for each and every day that violation is committed, continued or permitted.

[signature] 10-2-03

Signature of contractor/authorized agent *date*

Signature of owner *date*

EXHIBIT "A"
TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

______________________ Type of Review

John Emery
Property Owner's Name

20 Third St. Crested Butte
Address of Property

John Emery
Applicant's Name

OPTION #1

I, John Emery, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units; building footprint; building square footage; etc.)

Mudroom / hot tub addition

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: John Emery 9/11/03
Date

Witness: Sandra Kipp Emery 9-11-03
Date

* *

OPTION #2

I, _____, understand that I may pursue the creation of a vested property right under the common law or as provided for in Section 15-2-25.1 of the Town Code, and Section 24-68-103, Colorado Revised Statutes. I choose to voluntarily WAIVE this right, but only upon the creation of subsequent vested property rights resulting from final approval concerning the land use change application submitted herewith. I have been advised by the Town to consult an attorney prior to signing this waiver. Further, I understand that this waiver does not diminish any right which I may exist under the Town's land use regulations, except for Section 15-2-25.1.

Property Owner

By: _____ Date

Witness: _____ Date

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
203 3RD ST.	S 12.5' OF W. 100' LOT 14 LOTS 15-16 BLK 103	R1	

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT: SEAN NORTON	P.O. Box 1911, CB, CO	209-0762	sean@nortondesignworks.com
PROPERTY OWNER: MIKE HANEY	150 N. MICH. AVE #3610 CHICAGO, IL 60601	312-252-1401	mhaney@newcastlelimited.com
CONTRACTOR: NDW	P.O. 1911, CB	209-0762	
ARCHITECT			
ENGINEER			

BUILDING CLASSIFICATION:
SFR ☐ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☒ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☐ ADDITION ☒ REMODEL ☐ PLUMBING/MECHANICAL ☒ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
	MATERIALS $50,000 LABOR $50,000 TOTAL 100,000

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:		SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
CONDITIONAL USE PERMIT	☐	Existing				
CONDITIONAL WAIVER	☐	Primary				
VARIANCE	☐	Accessory				
PUD	☐	Proposed				
		Primary				
		Accessory				

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY
ACCESSORY	ACCESSORY
TOTAL	TOTAL

EXISTING FAR	PROPOSED FAR
BUILDING WIDTH	BUILDING HEIGHT
PARKING SPACES	% OPEN SPACE
# OF LIVING UNITS	ZONE
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee_____	☐
Publication Fee	Fee_____	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent Date

Signature of Owner/Authorized Agent Date

Exhibit "A"

TOWNOF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

FORMAL
Type of Review

MIKE HANISY
Property Owner's Name

20 THIRD ST.
Address of Property

SEAN NORTON
Applicant's Name

OPTION #1

I,_____, intend to pursue the creation of a vested property right as provided for in Section 16-20-10. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Councilor the Building Official, as appropriate, for a public hearing pursuant to Section 16-20-10. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval: (type of use; number of units; building footprint; building square footage; etc.)

_____

_____

_____

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By:_____ Date

Witness:_____ Date

OPTION #2

I, SEAN NORRIS, understand that I may pursue the creation.
of a vested property right under the common law or as provided for in Section 16-20-10 of the Town Code, and Section 24-68-103, Colorado Revised Statutes. I choose to voluntarily WAIVE this right, but only upon the creation of subsequent vested property rights resulting from final approval concerning the land use change application submitted herewith. I have been advised by the Town to consult an attorney prior to signing this waiver. Further, I understand that this waiver does not diminish any right which I may exist under the Town's land use regulations, except for Section 16-20-10.

Property Owner

By: _____ 5/9/17
Date

Witness: _____
Date

Required Submittal Items for Building Permit and Design Review

Unless all items are completed and submitted an application will not be considered complete and will not be accepted for publication and design review.

1. Completed and signed Application & Building Permit. X ___

2. Limited Power of Attorney X ___

3. Provide a copy of the recorded conveyance deed X ___

4. Payment for publication X ___

5. Completed materials list. *Also please note materials on plan elevations.* X ___

6. Vested Property Right form: If accepted then $75.00 fee must be paid. X ___

7. Plans: * Full scale (1/4 or 1/8 scale): *Please note materials on elevations* X ___

   * Reduced set on 11 x 17 paper: *Please note materials on elevations.* X ___

   a. Adequate *exterior elevations,* including dimensions, lighting, ridge heights above natural and finished grades. ___ ___

   b. *Floor Plans* with dimensions. ___ ___

   c. *Cross sections* of plans. ___ ___

   d. *Site plan* - If natural grade varies *more than two feet* on the site or one foot vertically within the building footprint, topography must be provided. Mature vegetation and proposed landscaping must be shown. Setbacks should be dimensioned to closest piece of the structure (usually the eaves). ___ ___

   Commercial Projects:

   - Must be designed and stamped by an architect licensed in Colorado and/or may be certified for Code compliance by and ICC Certified Code Consultant. ___ ___
   - Must be stamped for structure by an architect or engineered licensed in Colorado prior to obtaining a building permit. ___ ___

8. Additional drawings

   a. If this is a new building or substantial street side remodel in the B-1, B-2, or B-3 zones then a 3-D rendering showing adjacent properties is required. ___ ___

   b. New structures or major changes to street side elevations that have developed lots on one or both sides are required to provide a streetscape showing these adjacent structures. ___ ___

   c. Side-scape of primary and any secondary structures for new construction. ___ ___

TOWN OF CRESTED BUTTE
BUILDING PERMIT APPLICATION

Owner Name Michael R. Haney
SiteAddress 20 Third Street (J) 100' of
Block 3 Lots ~~19 (south half)~~, 20, 21

Owner Mailing Address 150 N. Michigan Ave., Suite 3610
Chicago, IL 60601

Phone/Fax/E-mail Phone: 312-593-7600, Fax: 312-252-1381
Email: mhaney@newcastlelimited.com
Architect/Designer Mailing Address Todd Carroll
P.O. Box 1545
Crested Butte, CO 81224
Phone/Fax/E-mail Phone: (970) 209-9253, Fax:
Email: cbtoddcarroll@gmail.com

Description of Project:

Construction of new 1-car garage with small utility room.
AND HEATED WAX ROOM

To be filled in by staff: Date Received

Use Zone _____ Use of building

List types of review required:

Limited Power of Attorney

I, Michael R. Haney [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint Todd Carroll, P.O. Box 1545, Crested Butte, CO 81224 [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

Signature of Owner(s) 3/28/08 Date

MICHAEL R. HANEY
Owner(s)

STATE OF ~~COLORADO~~ ILLINOIS)
)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me by Michael Haney on March 28th, 2008.

Witness my hand and official seal.

My commission expires: 2/4/09

Veronica Corral
[SEAL] Notary Public

OFFICIAL SEAL
VERONICA CORRAL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/04/09

EXHIBIT "A"
TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

Building Permit & Design Review	Michael R. Haney
Type of Review	**Property Owner's Name**
20 3rd Street, Crested Butte	Michael R. Haney
Address of Property	**Applicant's Name**

OPTION #1

I, Michael R. Haney **, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:**

(type of use; number of units; building footprint; building square footage; etc.)

One-car garage with utility room totalling 372 square feet.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: [signature] 3/28/08 Witness: Veronica [signature] 3/28/08
Date Date

* *

WARRANTY DEED

THIS DEED, Made on this 7th day of June, 2004, between
The J & S Emery Second Family Limited Partnership, a Colorado limited partnership, grantor,

and **Michael R. Haney**, grantee,

whose legal address is **150 N. Michigan Avenue, Ste. 3220 Chicago, Illinois 60601**

WITNESS, that the grantor, for and in consideration of the sum of Seven Hundred Ninety Five Thousand dollars and Zero cents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of **Gunnison** and State of **Colorado** described as follows:

The West 100 feet of Lots 20 and 21 and the West 100 feet of the South half of Lot 19, Block 3, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except:

Reservations or exceptions, or an act authorizing the issuance thereof, as created by United States Patent recorded in Book 2S at Page 106; Restrictive covenant as set forth in Receipt and Option Contract recorded in Book 503 at Page 54; Any taxes, fees, assessments or charges by Notice of Ordinances in the Town of Crested Butte recorded in Book 636 at Page 145, as follows: (a) Ordinance No. 15, Series 1979, as amended, (b) Ordinance No. 7, Series 1986, (c) Chapter 15

APPLICATION & BUILDING PERMIT

Crested Butte, Colorado 81224

APPLICATION NO.	DATE 12/4/92
APPLICANT EMERY	

LEGAL DESCRIPTION: W100' OF S½ OF LOT 19
Lot Numbers W100' Lot 21 + 20
Block 3

BOZAR Review Required?

	YES	NO
Bldg. Insp.	☑	☐
Chairman	☐	☐

Hearing Dates: 12/22/92

1	APPLICANT: ASTRID MATTSON APPLYING FOR	MAILING ADDRESS	PHONE
2	JOB STREET ADDRESS: 20 THIRD ST.	MAILING ADDRESS	PHONE
3	PROPERTY OWNER: JOHN EMERY / SANDY KIPP	MAILING ADDRESS: BOX 155 VOLCANO, CA 95689	PHONE
4	CONTRACTOR: UNKNOWN	MAILING ADDRESS	PHONE
5	~~ARCHITECT~~ DESIGNER: ASTRID SELIGO MATTSON	MAILING ADDRESS: P.O. BOX 2143 CB	PHONE: -5971
6	OTHER PARTIES INVOLVED	MAILING ADDRESS	PHONE
7	OTHER PARTIES INVOLVED	MAILING ADDRESS	PHONE
8	NEW CONSTRUCTION ☐ ADDITION ☑	ALTERATION ☐ REPAIR ☐	FIREPLACE OR STOVE ☐ OTHER ☐
9	SEWER CONNECTION REQUIRED? ☑ WATER CONNECTION REQUIRED? ☑	CURRENT EQR'S ____	AMOUNT OF ADDITIONAL EQR'S REQUIRED / TOTAL EQR'S

FEE	AMOUNT		DATE
PERMIT			
BOZAR	105	00	DEC 4
PLAN CHECK			
CLEAN-UP DEPOSIT			
OTHER			
TOTAL			
AMT. RETURNED			
USE TAX			

SYSTEM IMPROVEMENT FEES PAID ____

10	ZONING: R-1	USE OF BUILDING: Long term Rental 1 person	NUMBER OF LIVING UNITS: 1	OCCUPANCY GROUP: R-3
11	BUILDING SIZE(sq. ft.): INCL. EXISTING 2583	LOT SIZE(sq. ft.): 6200	FLOOR AREA RATIO: .41	PERCENTAGE OF OPEN SPACE
12	SETBACKS FRONT REAR SIDE SIDE: 2'-0" 11'-6" 23'-0"		WIDTH OF BUILDING (street size)	
13	IS THIS PROPERTY PRESENTLY IN CONFORMANCE WITH THE ARCHITECTURAL CONTROL ORDINANCE?		NUMBER OF PARKING SPACES(9 x 18)	
14	SLOPE REVIEW ☐ STREAM MARGIN ☐	MAJOR IMPACT ☐ MINOR IMPACT ☐		

15 VARIANCES AND SPECIAL CONDITIONS REQUESTED:

- CONDITIONAL USE PERMIT REQUIRED TO ALLOW AN ACCESSORY DWELLING IN A R-1 ZONE.

16 DESCRIPTION OF WORK OR REPAIR:

- CONSTRUCT ADDITION TO EXISTING SFR. AND ACCESSORY DWELLING

The Building Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that I have read and examined this application and set of instructions and that all information in this application is true and correct. All provisions of the currently adopted Uniform Buidling Code, the Uniform Fire Code, the Historical Preservation and Architectural Control Ordinance will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction.

Further, I understand that the violation of any of the provisions previously set forth shall be deemed a misdemeanor and upon conviction of any such violation I shall be punishable by a fine of not more than $300, or, by imprisonment for not more than 90 days, or, by such fine and imprisonment for each and every day that violation is committed, continued or permitted.

Astrid Seligo Mattson Dec 4 '92
Signature of contractor/authorized agent date

Signature of owner date

APPLICATION & BUILDING PERMIT

Crested Butte, Colorado 81224

BOZAR Review Required?

	YES	NO	
Bldg. Insp.	☐	☐	
Chairman	☐	☐	

Hearing Dates:

LEGAL DESCRIPTION:
Lot Numbers _____
Block _____

APPLICATION NO.	DATE
APPLICANT	

1	APPLICANT	MAILING ADDRESS	PHONE
2	JOB STREET ADDRESS	MAILING ADDRESS	PHONE
3	PROPERTY OWNER	MAILING ADDRESS	PHONE
4	CONTRACTOR	MAILING ADDRESS	PHONE
5	ARCHITECT	MAILING ADDRESS	PHONE
6	OTHER PARTIES INVOLVED	MAILING ADDRESS	PHONE
7	NEW CONSTRUCTION ☐ ADDITION ☐	ALTERATION ☐ REPAIR ☐	FIREPLACE OR STOVE ☐ OTHER ☐
8	SEWER CONNECTION REQUIRED? ☐ WATER CONNECTION REQUIRED? ☐	CURRENT EQR'S _____	AMOUNT OF ADDITIONAL EQR'S REQUIRED / TOTAL EQR'S

FEE	AMOUNT		DATE
PERMIT			
BOZAR			
PLAN CHECK			
CLEAN-UP DEPOSIT			
TOTAL			
AMT. RETURNED			
USE TAX			

SYSTEM IMPROVEMENT FEES PAID _____

9	ZONING R-1	USE OF BUILDING	NUMBER OF LIVING UNITS 2	OCCUPANCY GROUP R-3

10	BUILDING SIZE (Sq. ft.)	LOT SIZE (Sq. ft.)	FLOOR AREA RATIO: EXISTING
	EXISTING PRIMARY 1616.75 ACCESSORY 0 TOTAL 1616.75	6250	.258
	PROPOSED PRIMARY 1716.5 ACCESSORY 606 TOTAL 2322.5		FLOOR AREA RATIO: PROPOSED .37

11	SETBACKS	FRONT	REAR	SIDE N	SIDE S	WIDTH OF BUILDING (street size)
	PRIMARY	23±		11	20±	
	ACCESSORY		50	11'6"	23	

12	IS THIS PROPERTY PRESENTLY IN CONFORMANCE WITH THE ARCHITECTURAL CONTROL ORDINANCE?	NUMBER OF PARKING SPACES (9 X 18) 4
13	SLOPE REVIEW ☐ STREAM MARGIN ☐ / MAJOR IMPACT ☐ MINOR IMPACT ☐	PERCENTAGE OF OPEN SPACE

14 VARIANCES AND SPECIAL CONDITIONS REQUESTED:

- CONDITIONAL USE PERMIT REQUIRED FOR ACCESSORY DWELLING IN R-1

15 DESCRIPTION OF WORK OR REPAIR:

- CONSTRUCT ADDITION + ACCESSORY DWELLING

The Building Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that I have read and examined this application and set of instructions and that all information in this application is true and correct. All provisions of the currently adopted Uniform Building Code, the Uniform Fire Code, the Historical Preservation and Architectural Control Ordinance will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction.

Further, I understand that the violation of any of the provisions previously set forth shall be deemed a misdemeanor and upon conviction of any such violation I shall be punishable by a fine of not more than $300, or, by imprisonment for not more than 90 days, or, by such fine and imprisonment for each and every day that violation is committed, continued or permitted.

Signature of contractor/authorized agent *date*

Signature of owner *date*

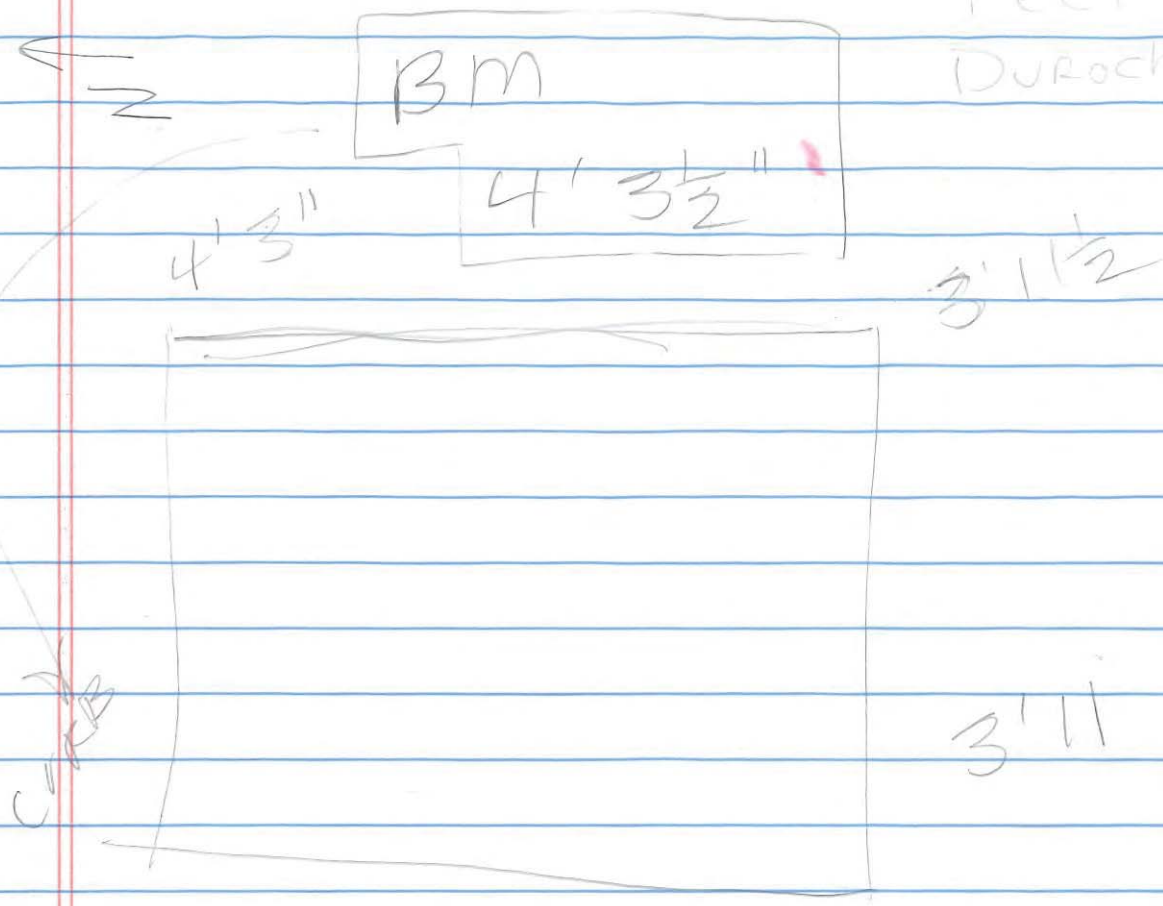
Astrid Matison

To: jimafaust@yahoo.com
Subject: 709/711 Belleview

Hi Jimmy,
The house top of stem wall should be at 8872.5 not 8873. I noted this on the site plan you submitted.
The garage/accessory dwelling stem wall height is approved. I assume you are scrapping the berm at the north side of the property.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Kect
Duroche



TOF = BM + 6"

To:	DRC and BOZAR
From:	Molly Minneman
Date:	June 12, 2017
Subject:	DRC: Formal Review
Project:	**John and Janet Biggers:** Construct a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone. **- Demolish a non-historic duplex and accessory building is required.** **- Architectural approval is required.** **- A conditional use permit for an accessory building with plumbing and/or heating in the R2C zone is required.**
DRC:	Mary Ellis and Erik Nauman

Johnny Biggers submitted an application to demolish the non-historic building and accessory building located at 228 Whiterock and construct a new duplex and separate garage. The two and one-half story 2,420 sf building will be clad with green stained ehannel rustic siding with board and baton in the gables, and corrugated metal roof.

The 527 sf accessory building/garage will heated requiring a conditional use permit. Proposed cladding of natural channel rustic siding with corrugated metal roof.

Quick review of Items for the Board to address:

1. **Demolition of non-historic buildings**. The existing duplex and accessory building is non-historic. As part of a site re-development plan, the Board can consider the demolition favorably per code section 16-14-190.
2. **Mass, scale and form**: GL 4.29-431. 5.104, 5.110. Discuss whether the scale and form is consistent with the intents of the R2C zone district and guidelines for historic core zone properties. Consider the surrounding neighborhood that contain a variety of building forms and scale.
3. **Conditional use permit for the accessory building (section 16-8-30)**: Heating and/or plumbing is proposed, and require a conditional use permit. The building classification per Code Section 16-1-20 prohibits any type of residential uses that include bathing, cooking or heating.

Discussion:

1. **Demolition of non-historic buildings**. The existing building was constructed in 1969 as a shop with small living unit that was later converted to a duplex. The accessory appear to be pre-fab and in poor condition. The policy of the Town has been allow the demolition of existing structures as part of a site redevelopment plan which is approved by the Board (16-14-190). The demolition has not been allowed until such time as a permit is pulled to construct the new approved structures. The objective has been to not allow structure demolition to enhance the value of raw land.

Site Plan:

- Topography and drainage: Topographical information is provided that depicts 3' of drop from SW to NE.
- Drainage: Drainage is primarily to Whiterock.
- Parking: Five parking spaces are required for the six bedroom building. Two spaces are provided in the garage with access from Third Street, two spaces in the alley, and one space in the front yard off of Whiterock.
- Snow storage areas to be added to the plan.
- Setbacks-
    - Primary:

        - Front yard: 23'6"
        - East side yard: 8'9"
        - West side yard: '8'9"
        - Distance between buildings – 15'3" (> 10')
    - Accessory:
        - Rear yard: 5'
        - East side yard: 7'6"
        - West side yard: 18'
- Landscaping:
    - Mature trees to be retained.
        - North parking spot placed between mature trees, graveled
    - Gravel noted for parking and walkways
    - Grasses noted in the yards.
- Lighting: Recessed lighting or down shield fixtures to comply dark sky lighting ordinance.
- Utility: Notations of utilities requested.
- Fencing – None shown.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All new residential construction; Chapter 5 **R1C/R2C zone** that include the purpose for the zone.

Architectural discussion:

Context: Refer to guidelines 4.22-4.23. The buildings within the block include three non-historic single family residences, and three classified has historic. Across Third Street is a residence (non-contributing). South of the alley is the C zone (Pioneer Plumbing and Mikey's Pizza). Building forms are generally one ½ and two story homes. On the South side of Whiterock is the Henderson Park, three non-historic homes and three historic.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The plan is well developed. Topography of the site drops over three feet. Existing and finished grades noted. The corner parcel provides an opportunity for parking to be accessed from Third Street, the alley and Whiterock limiting congestion. The landscaping plan protects the mature trees that provide immediate curb appeal. Provide locations for deciduous trees and shrubs together with conifer shrubs. Discuss whether street.

Mass, scale, form (4.29-4.31 and 5.110, 5.115). GL 4.29, 4.31, 5.104, and 5.110 convey that new infill construction relate with the predominate scale of historic neighborhoods. A street scape is encouraged.

Duplexes are allowed as a matter of right in the R2C zone. The maximum size allowed is .4 (2,500 sf), and for single family residences .375 (2,343.75). A variety of building styles and scales occur on the south side of the street. Overall, building scale will appear larger than surrounding residences in this historic neighborhood.

The primary ridge is perpendicular to the street as encouraged to minimize apparent mass per GL. 4.29. Gable modules on the East and West elevations drop from the primary ridge and off-set. The building does not incorporate dormers that would increase the apparent mass.

Design and Style: Refer to guidelines 4.32-4.35. Discuss whether the design and style will appear relational, but products of the own time.

Roof forms: Refer to guidelines *4.39 – 4.41. The roof ridge appear longer than seen historically. Dropping the ridge 6" to 1' towards the rear is one way to minimize the scale of the ridge. The Board can also consider whether the East gable module serves to mask the scale of the ridge. Consult GL 4.40.

Porch features: Refer to guidelines 4.45-46. The front porch convey a dominate scale on the front façade, and minimizes the scale of the west façade. The placement of the front door within the front façade is traditional while appearing as a contemporary interpretation of conventional placements (centered in the porch). The hipped roof form is traditional.

The shed roof East elevation (second entrance) porch is simplified in form and scale as encouraged in GL 4.47.

Elevated decks: Refer to guideline 4.48. The decks are supported on the side of buildings when not highly visible from the street provided they are screed by structure or substantial landscaping. The West deck appear to adhere to the guideline. The Board will need to determine whether the East elevation deck comply or does not comply with this guideline.

Windows: Refer to Guidelines 4.49-4.58. Window fenestration and solid to void ratios generally relate with the intents of the guidelines. Additional windows are required for the first floor per GL 4.50, were in the core zone, more glazing is identified for the first floor. Consider whether a square unit could be added in the landing of the stair case, or the second floor reduced.

Skylights: Refer to guideline 4.44. Skylights that are not highly visible from the street can be supported. This suggests that the southern west elevation light adheres to this guideline. The Board will need to discuss whether the other three can be supported.

Doors: Refer to Guidelines 4.59-4.64. The entry doors appear as divided, half-light, wood that is consistent with the guideline.

Materials: Refer to Guidelines 4.71 – 4.77. Horizontal channel rustic siding with a solid body green stain with vertical board and baton in the gables is proposed. Window trim of conventional size surrounds the divided light (aluminum clad) windows treated (double hung – required in core) with white (stain). Fascia sizes to be addressed together with corner boards. Deck railings to be wood with natural stain. Corrugated roof will be dulled. More details at the meeting. Materials appear to comply with the intent of GL 4.71.

Accessory building: Refer to Guidelines 4.79-4.83. The building is simple in form and style. It appear subordinate with the primary dwelling per GL 2.26-7. Discuss the 7:12 pitch and whether it can be supported within the context of the core zone, or dissimilar. East elevation garage doors face Third Street. Consider whether two garage doors can be supported within the context of the property that is adjacent to the C zone, or too dissimilar.

Materials proposed channel rustic siding stained natural with wood laminated doors. Corrugated metal roofing is proposed. .

DRC:

1. Review the plans and material list.
2. Residence:
    a. Discuss the demolition of the existing structure and provide a recommendation to the BOZAR.

b. Discuss the overall mass, scale and forms in relation to the R1C zone district and established neighborhood context.
c. Make a recommendation to the BOZAR regarding architectural appropriateness.

3. Accessory building:
   a. Make a recommendation to the BOZAR regarding the conditional use permit for an accessory building with plumbing and heating in the R2C.
   b. Discuss the architectural style of the accessory building.
   c. Make a recommendation to the BOZAR regarding architectural appropriateness of the accessory structure.

Below is the discussion of the R2C zone in Chapter 5. The current Board has not reviewed a duplex within this zone.

R2C zone The Core Residential Districts (p 89):

Purpose: The purpose of the R2C district is to provide areas for more intensive residential development than allowed in the R1 District, along with customary accessory uses. It is imperative to carefully monitor such development so that it blends into its neighborhood context and the scale and fabric of the Town, paying particular attention to the characteristics, size and scale of existing historic buildings.

Historic character of the district

The R1C and R2C zones were the original residential areas of Town. Houses were wood frame with sloping gable roofs. There were occasional larger structures that were originally boarding houses and lodging facilities. The R1C was primarily single family, while the R2C included duplex residences as well.

Existing character of the district:

Today this area is a mix of historic structures and new infill. Many of the historic structures have been added onto and rehabilitated. Some recent additions and restorations have modified non-historic changes that occurred. Some of these earlier changes have set a character of their own often described as Carpenter Gothic, and include unique features such as jigsaw bargeboards on the fascia.

Development Trends:

Many historic properties still remain for potential renovations and additions. In many instances there is a desire to create larger structures to accommodate the life-style of a resort setting. However, it is the intent to promote development that is more in scale with the historic context.

Design goals for the R1C and R2C districts

• To encourage appropriate infill and changes to existing structures that preserves the historic residential character of the area.

• To place importance on the appropriate development of the entire property, not just individual structures.

The guidelines to consider:

2.15-18 Landscaping plan.

4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-34	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square.

5.44	Trim surround window and doors in historical proportion
4.71	Exterior materials should be similar to those seen historically on relative building type.
4.82	Accessory buildings
4.83	Garage door styles

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:

(1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:

a. Size.
b. Density of buildings.
c. Amount of open space.
d. Scale.
e. Snow storage.
f. Snow removal.
g. Landscaping.
h. Similar land uses.

(2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
(3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
(4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.
(5) Not create significant adverse effects to public facilities, rights-of-way or utilities.
(6) Not create significant adverse impacts on the uses of adjacent property.
(7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

INFORMATION SHEET
BLOCK 40, East 50' of Lots 1-5
Address: 228 Whiterock Avenue
Proponent – John Geoffrey Biggers and Janet G. Biggers

Project: To demolish the existing building and site a duplex and accessory building.

Review for June 12, 2017 DRC:

1) **Architectural approval is required.**
2) **Approval of demolition of a non-historic structure in the R2C zone is required.**
3) **A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.**

Zoning Requirements for the R2C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front (North)	20'	20'	16'9"
Rear (South)	10'	16'9"	5'
East Side	7'6"-11'6"	8'9"	7'6"
West Side	7'6"-11'6"	8'9"	18'

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(2493.63/6250) 0.399**	**(527/6250)**
	(up to) 0.375		
Max – all buildings	0.5		**(3020.63/6250) 0.48**

R2C Zone F.A.R.

1) 310 Whiterock (Bonvicini) .377 (1886/2358)
2) 13 Whiterock (Fudge) .42 (2905/334)
3) 25 Whiterock (Cunningham) .31(1971.37)
4) 215 Whiterock (Rayder) .31 (2726/2934)
5) 124 Whiterock (Baggott) .33 (1956/2392)
6) 112 Whiterock (Aronovic) .36 (2140)
7) 316 Whiterock (Hecker) .42 (1865.5/2946)
8) 513 Third (Glasgow) .441 (1618/2205)

		Primary – Proposed	**Accessory – Proposed**
Building Height	28'/24'	28'	16' 3"
Building Width	35'	31'6"	22'
Max Lot Area	9375	6250	
Parking Spaces		5	

R2C Zone Heights

1) 310 Whiterock (Bonvicini) 23'/ 19'6"
2) 215 Whiterock (Rayder) 27'/ 13'
3) 124 Whiterock (Baggott) 22'/ 15' 8"
4) 112 Whiterock (Aronovic) 24'/ 21'
5) 316 Whiterock (Hecker) 19' 9"

6) 513 Third (Glasgow) 22' 5 1/8"/ 20' 5 ¼"

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME John Biggers

LEGAL East 50' of lots 1-5, block 60 Town of CB ZONE R2C

ADDRESS 228 Whiterock

TYPE OF STRUCTURE

___Single Family ___Accessory Building ___Commercial

✓Multi Family ___Addition ___Historic Rehab

___Accessory dwelling ___Other___

ROOFING TYPE

___Shake Shingle ___Pro Panel style ✓Galvanized, Corrugated Metal

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other___

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
✓	Horizontal	8" channel rustic	All sides	green solid body
✓	Vertical	10" Board & Batten	all gables	
✓	Other	handrails	natural, garage door	natural
	Stucco			
✓	Trim	1x4 cedar		white

___Fascia_____

_____

___Corner Boards_____

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door			
___Secondary door			

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
___Casement, egress	___True, divided lite (historic)	___Aluminum clad, wood	___Heat mirror
___Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other _____	___Other _____	___Standard
___Fixed			___Other _____
___Slide-by			

Describe locations if a mix is used_____

_____

_____

Other Exterior Features (i.e. railings, chimneys, posts, etc.)_____

_____

_____

_____

_____

_____

_____

_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE_____

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME John Biggers

LEGAL Same ZONE

ADDRESS 228 Whiterock

TYPE OF STRUCTURE

___Accessory Building, heated and/or plumbed ___Accessory Building, cold

___Accessory Dwelling ___Addition ___Historic Rehab

___Other

ROOFING TYPE

___Shake Shingle ___Pro Panel style ✓ Galvanized, Corrugated Metal

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other

EXTERIOR FINISH

Siding

TYPE	*SIZE*	*LOCATION*	*COLOR*
✓ Horizontal	1x8 channel	rustic cedar	natural
___Vertical			
___Other	garage door	natural	
___Stucco			
✓ Trim	1x4	natural	

___Fascia_____

_____

___Corner Boards_____

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door			
___Secondary door			

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
___Casement, egress	___True, divided lite (historic)	___Aluminum clad, wood	___Heat mirror
___Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other _____	___Other _____	___Standard
___Fixed			___Other _____
___Slide-by			

Describe locations if a mix is used_____

_____

_____

Other Exterior Features (i.e. railings, chimneys, posts, etc.)_____

_____

_____

_____

_____

_____

_____

_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE_____

To:	DRC and BOZAR
From:	Molly Minneman
Date:	June 19, 2017
Subject:	DRC: Formal Review
Project:	**John and Janet Biggers:** Construct a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone. - **Demolish a non-historic duplex and accessory building is required.** - **Architectural approval is required.** - **A conditional use permit for an accessory building with plumbing and/or heating in the R2C zone is required.**
DRC:	Mary Ellis and Erik Nauman

Johnny Biggers and Randy Swift met with the DRC on June 12 for review of the project. The meeting was very productive. The DRC were in support of the demolition of the existing buildings. The overall form and scale of the new building received positive comments. Several revisions were requested that include deck and skylight locations (east elevation) and solid to void ratios. An issue with the height relative to the natural grade, and FAR were resolved. Comments related to the accessory building suggest the garage doors face the alley. Biggers explained the alley is constrained by the commercial building at 611 Third Street. He did not feel that the constraints were conducive for siting four parking spots (two in the west yard) in the alley. Please see the notes from the meeting.

Quick review of Items for the Board to address:

1. **Mass, scale and form**: GL 4.29-431. 5.104, 5.110. Review plan revisions related to dropping the height of gable modules from the ridge, together with window alterations based upon comments and further refinement of the plan details.
2. **Accessory building**: GL 4.82-4.83. Review plan revisions that increase the pitch of the building.

Architectural discussion:

Context: Refer to guidelines 4.22-4.23. Overall Support.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The plan is well developed. The *NW tree garden situated on the Town Rights of way to remain, and is maintained by Biggers.*

The DRC discussed the parking plan as noted. Snow storage is added to the plan. Five spots are required. Siting four parking spots in the alley will most likely create significant congestion that could negatively impact the neighbors. The Board should consider two spots accessed from Third Street and two from the alley. The DRC supported the plan as shown, but advised that the full Board will have to discuss the plan. The issue will be whether the Board can support two garage doors visible from Third Street. The DRC felt that the building is situated adjacent to the C zone where garage doors fronting the street is acceptable. A commenting Board member did not support street frontage of the two doors, and advised they are accessed via the alley. Comments are requested.

Mass, scale, form (4.29-4.31 and 5.110, 5.115). General support with the gable ends subordinated from the main ridge. A street scape is provided.

Roof forms: Refer to guidelines *4.39 – 4.41. General support.

Porch features: Refer to guidelines 4.45-46. General support. Questions about the east elevation cricket off- set from the door. Biggers said it still protects access to the porch.

Elevated decks: Refer to guideline 4.48. The east deck conflicted with the guideline and was relocated to the west elevation. Note the evergreen tree situated in the NW yard. The Board can discuss whether it provides sufficient shielding requested in the guidelines. The west deck was supported.

Windows: Refer to Guidelines 4.49-4.58. The general plan was supported. Revisions increase the height of double hungs to 2'8" by 5'6".
North elevation include an additional square window (in staircase) per GL 4.49.
East revisions include the replacement of the (deck) door with window on the second floor, and one additional window on the first. All align.
West revisions separate the second floor door and window with conventional placement. .
South revisions adds

Skylights: Refer to guideline 4.44. East lights are removed. Two are proposed on the west. The northern skylight is pushed back on the roof. The Board will need to consider whether the placement is consistent with the intents of the guideline "*The use of skylights is allowed in locations that are not highly visible from the street. This applies to both front and side facades. A higher standard is applied in the core zones and on historic buildings*."
The Southern skylight was supported.

Doors: Refer to Guidelines 4.59-4.64. Half- light entry doors will be wood, and were supported.

Materials: Refer to Guidelines 4.71 – 4.77. Horizontal channel rustic siding with a solid body green stain with vertical board and baton in the gables as accent material was supported. Window trim 1x4" wood stained white surrounds the divided light, bronze/charcoal aluminum clad windows. Fascia to be 1x8" with 1x4" frieze, and 1x4" corner boards. Deck railings to be wood with natural stain. Corrugated roof will be dulled. More details at the meeting. The DRC supported materials as discussed.

Accessory building: Refer to Guidelines 4.79-4.83. The DRC generally supported the massing of the building. Increasing the pitch to 8:12 was offered by Biggers and encouraged. Revisions are provided. Garage doors laminated with wood, and wood half-light man doors supported. Materials proposed channel rustic siding stained natural with wood laminated doors. Dulled corrugated metal roofing is supported.

DRC:

1. Review the plan revisions and material list.
2. Make a recommendation to the BOZAR regarding architectural appropriateness for the duplex.
3. Make a recommendation to the BOZAR regarding architectural appropriateness for the accessory building.
4. Make a recommendation to the BOZAR regarding the conditional use permit for an accessory building with plumbing and heating in the R2C.

Below is the discussion of the R2C zone in Chapter 5. The current Board has not reviewed a duplex within this zone.

R2C zone The Core Residential Districts (p 89):

Purpose: The purpose of the R2C district is to provide areas for more intensive residential development than allowed in the R1 District, along with customary accessory uses. It is imperative to carefully monitor such development so that it blends into its neighborhood context and the scale and fabric of the Town, paying particular attention to the characteristics, size and scale of existing historic buildings.

Historic character of the district

The R1C and R2C zones were the original residential areas of Town. Houses were wood frame with sloping gable roofs. There were occasional larger structures that were originally boarding houses and lodging facilities. The R1C was primarily single family, while the R2C included duplex residences as well.

Existing character of the district:

Today this area is a mix of historic structures and new infill. Many of the historic structures have been added onto and rehabilitated. Some recent additions and restorations have modified non-historic changes that occurred. Some of these earlier changes have set a character of their own often described as Carpenter Gothic, and include unique features such as jigsaw bargeboards on the fascia.

Development Trends:

Many historic properties still remain for potential renovations and additions. In many instances there is a desire to create larger structures to accommodate the life-style of a resort setting. However, it is the intent to promote development that is more in scale with the historic context.

Design goals for the R1C and R2C districts

• To encourage appropriate infill and changes to existing structures that preserves the historic residential character of the area.

• To place importance on the appropriate development of the entire property, not just individual structures.

The guidelines to consider:

2.15-18 Landscaping plan.

4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-34	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square.
5.44	Trim surround window and doors in historical proportion
4.71	Exterior materials should be similar to those seen historically on relative building type.
4.82	Accessory buildings
4.83	Garage door styles

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:

(1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
   a. Size.
   b. Density of buildings.
   c. Amount of open space.
   d. Scale.
   e. Snow storage.
   f. Snow removal.
   g. Landscaping.
   h. Similar land uses.
(2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
(3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
(4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.
(5) Not create significant adverse effects to public facilities, rights-of-way or utilities.
(6) Not create significant adverse impacts on the uses of adjacent property.
(7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

Biggers - 228 Whiterock Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME John Biggers

LEGAL East 50' of lots 1-5, block 60 Town of CB ZONE R2C

ADDRESS 228 Whiterock

TYPE OF STRUCTURE

___Single Family ___Accessory Building ___Commercial

✓ Multi Family ___Addition ___Historic Rehab

___Accessory dwelling ___Other___

ROOFING TYPE

___Shake Shingle ___Pro Panel style ✓ Galvanized, Corrugated Metal Zactique

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other___

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
✓ Horizontal	8" channel rustic		All sides	green solid body
✓ Vertical	10" Board & Batten		all gables	
✓ Other	handrails	natural,	garage door	natural
___Stucco				
✓ Trim	1x4 cedar			white

___Fascia 1x8" w/ 1x4" frieze

___Corner Boards 1x4" Wood

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	Wood	½ hight	
___Secondary door	Wood	½ hight	

WINDOWS Charcoal

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	X Simulated, divided lite	___Wood	___Low E
X Casement, egress	___True, divided lite (historic)	X Aluminum clad, wood	___Heat mirror
X Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other	___Other	___Standard
___Fixed			___Other
___Slide-by			

Describe locations if a mix is used Wood Deck, Rails spindles

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME John Biggers

LEGAL Same ZONE R.2C

ADDRESS 228 Whiterock

TYPE OF STRUCTURE

___Accessory Building, heated and/or plumbed ___Accessory Building, cold

___Accessory Dwelling ___Addition ___Historic Rehab

___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel style ✓Galvanized, Corrugated Metal

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other_____

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
✓ Horizontal	1x8 channel	rustic cedar		natural
___ Vertical				
___ Other	garage door	natural (wood)		
___ Stucco				
✓ Trim	1x4	natural		

___Fascia 1x8 w/ 1x

___Corner Boards 1x4

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	Wood		
___Secondary door	Wood		

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
___Casement, egress	___True, divided lite (historic)	___Aluminum clad, wood	___Heat mirror
___Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other _____	___Other _____	___Standard
___Fixed			___Other _____
___Slide-by			

Describe locations if a mix is used_____

Other Exterior Features (i.e. railings, chimneys, posts, etc.)_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE_____

DRC 06-12-2017 Biggers 228 Whiterock
Ellis and Nauman
Minneman and Earley

Johnny Biggers and Randy Swift were present. Minneman asked them for an overview. Biggers said that the lot is located at the corner of Third and Whiterock. It was a motorcycle shop built in 1969. The upstairs was added after that time. This is a steel frame building. He purchased the property a few years ago. It is the R2C zone, which is okay for duplex. It is not historic and they would like to remove it. The building is right on the property line. They would like to do a duplex and might do a townhome later. Square footage is very close to the maximum. There will be a garage space for each unit. The building will be wood sided and two over one windows. It is pretty plain and simple for this site because it is in the core. Green solid body stain channel rustic siding and board and batten in the gables. Doors of the garage they would like to have face Third Street. The shed will be demolished. The ridge line was dropped. They thought that this helped to break up the structure. They staggered the dormers. They do exceed the height by 6" and Swift explained the issue with topography. They weren't sure if they should sink the building. There is a gradual grade change not a hole. They talked about going onsite with Astrid, but Minneman said it would be better to address now and work the height out.

Write in - 1. Non historic - demo okay, straightforward in design
2. Support demo, appreciate simple design, too many window styles on West, depth of front porch?, four sky lights too many, Don't know if two side decks are appropriate, accessory structure is simple, parking spaces? Avoid parking spaces in front would rather off alley
3. Support demo, simple, cricket instead of snow fence on East.

Site plan – Topography is included. Existing vegetation will remain. The walkways will be gravel. Ellis asked about street trees and if Third Street would require additional trees. Minneman said no. Biggers said that more landscaping will most likely happen.

Utilities - Minneman asked for the notations to be added. Biggers said they are in the alley and there is a pedestal (phone maybe?) that is in the alley. They discussed the difficulty of this.

Parking - Nauman worried about head in parking with the bus route, but it has been done before. Minneman noted Bonvicini's home (310 Whiterock) where this was approved. They discussed neighborhood context. Ellis noted the Design Guideline for this. Minneman asked about their thoughts. Ellis asked about stacking the parking. Minneman said that this doesn't live very well and when you can get away from it that is better. Nauman was okay with it, as proposed. Biggers noted again about the tightness of the alley and the difficulty of coming in off the alley. He thought it would be tricky to put all of the parking back in the back. Minneman asked what is needed. She encouraged them to go onsite. She asked Biggers to mark the property corners.

Third street garage access - Nauman could support this. Minneman said that it is in the historic core and she talked about one and two garage doors.

North - Depth of the porch is usually 4'. Ellis asked if it would be adequate for seating at the proposed 3'8". Minneman said to look at the front elevation. They spoke about the addition of the window on this elevation to make this balanced. Minneman said that the DG says they need to be equal or less. Is there possibility to add a small square window? They discussed if the 1/2 light of the door was counted and it is. Biggers and Swift said that it won't be stacked because of the location of things. They will add a window (3'x3').

East - Ellis asked if the glazing in the door would be counted for the number of different window sizes. Minneman said no. Minneman asked about the placement of the windows on this elevation. Ellis thought it was balanced. Minneman asked about a window on the front. Biggers thought on the lower level they could add a window. Minneman asked about the front unit floor level and it is the same. Ellis asked about the square windows and if it is excessive. Minneman noted the Horn project. Biggers said that if the deck goes away the door will also go away. Nauman and Ellis didn't know if this deck could be supported. If the deck does away, the additional window might not be necessary. They discussed the addition of a window on the second floor also. They talked about the lower square window which could be revised to a taller window. Ellis wondered about the sky lights and didn't think that they could be supported on this side. The West there could be one on each unit. Minneman noted the drop down of the gable, which is about 6" and this was nice that they did this. Ellis asked about the roof drop and it is 1'. Snow fence and/or cricket won't be needed now. Ellis asked about the cricket not being centered on the door. They didn't want snow build up against the home. Biggers explained.

South - Ellis noted there is inadequate fenestration on the first floor. There is a stair there. They could add a square for the landing. Biggers wondered if it would look strange. Biggers noted that they could add a window that isn't a window on the inside. Nauman said it is fairly blocked from the accessory. Swift thought that they could add a double window.

West - Ellis noted that the skylight on the front could be a discussion point. Biggers said it could be shifted to the south. Minneman thought that it will be visible. Then, they can discuss with the full Board. Biggers asked about adding two skylights for each unit on this elevation or bigger skylights. Minneman mentioned the DG. She didn't think two could be supported. Minneman didn't think that the skylights wanted to be any bigger. They wondered about the South unit having the potential for two. It is 6'6" from the eave. Minneman suggested moving it as far as possible. Ellis wondered about a door on the lower floor. It is a stairwell. Minneman noted visibility of the area.

Materials – They will have channel rustic siding with green stain and vertical board and batt (maybe washed with a green stain). 1"x8" fascia, 1"x3" frieze and 1"x4" corner boards. The primary door is wood. The windows are double hung and casements for egress. Aluminum clad in bronze/black/charcoal. The deck is all wood (spindles, posts, rails).

AB - 7:12 roof pitch. Currently, it is a funky roof pitch. They discussed going to an 8:12. Swift will see what he can do with the FAR.

On the N and S - they are simple without windows. Ellis and Nauman were okay with this.

West - has the man door - ok.

East - one car each, it is unique having two garage doors in the core zone, but Minneman said due to the C zone and the fact that it is a duplex. Ellis thought that it should go to the Board for discussion. Roof is corrugated metal, Minneman noted that it should be dulled. Biggers said it would be zacktique. It will be natural cedar siding. The garage will have heating, but no plumbing. Fascia 1"x8" and doors will be wood.

Minneman said that there are a few changes and Biggers and Swift thought it might be good to come back. We will need information by Thursday.

INFORMATION SHEET
BLOCK 40, East 50' of Lots 1-5
Address: 228 Whiterock Avenue
Proponent – John Geoffrey Biggers and Janet G. Biggers

Project: To demolish the existing building and site a duplex and accessory building.

Review for June 19, 2017 DRC:

1) **Architectural approval is required.**
2) **Approval of demolition of a non-historic structure in the R2C zone is required.**
3) **A conditional use permit for a heated and/or plumbed accessory building in the R2C zoue is required.**

Zoning Requirements for the R2C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front (North)	20'	20'	16'6"
Rear (South)	10'	16'6"	5'
East Side	7'6"-11'6"	7'6"	7'6"
West Side	7'6"-11'6"	7'6"	17'6"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(2493.63/6250) 0.399**	**(604/6250)**
	(up to) 0.375		
Max – all buildings	0.5		**(3097.63/6250) 0.496**

R2C Zone F.A.R.

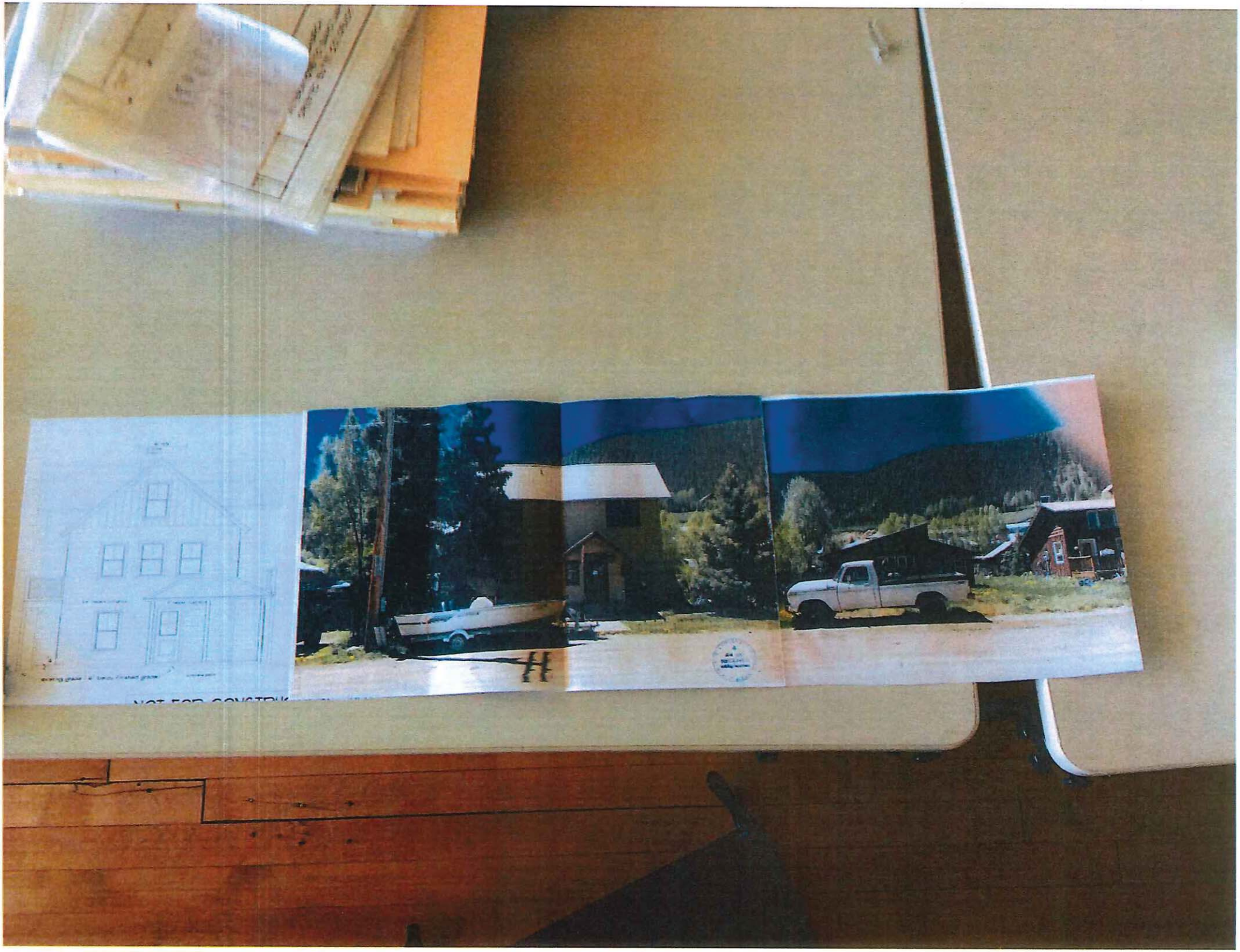
1) 310 Whiterock (Bonvicini) .377 (1886/2358)
2) 13 Whiterock (Fudge) .42 (2905/334)
3) 25 Whiterock (Cunningham) .31(1971.37)
4) 215 Whiterock (Rayder) .31 (2726/2934)
5) 124 Whiterock (Baggott) .33 (1956/2392)
6) 112 Whiterock (Aronovic) .36 (2140)
7) 316 Whiterock (Hecker) .42 (1865.5/2946)
8) 513 Third (Glasgow) .441 (1618/2205)

		Primary – Proposed	**Accessory – Proposed**
Building Height	28'/24'	28'	16' 3"
Building Width	35'	31'6"	22'
Max Lot Area	9375	6250	
Parking Spaces		5	

R2C Zone Heights

1) 310 Whiterock (Bonvicini) 23'/ 19'6"
2) 215 Whiterock (Rayder) 27'/ 13'
3) 124 Whiterock (Baggott) 22'/ 15' 8"
4) 112 Whiterock (Aronovic) 24'/ 21'
5) 316 Whiterock (Hecker) 19' 9"

6) 513 Third (Glasgow) 22' 5 1/8"/ 20' 5 ¼"



To:	BOZAR
From:	Molly Minneman
Date:	June 27, 2017
Subject:	BOZAR: Formal Review
Project:	**John and Janet Biggers:** Construct a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone. - **Demolish a non-historic duplex and accessory building is required.** - **Architectural approval is required.** - **A conditional use permit for an accessory building with plumbing and/or heating in the R2C zone is required.**
DRC:	Mary Ellis and Erik Nauman

Johnny Biggers and Randy Swift met with the DRC on June 12 and 19 for review of the project to construct a duplex and accessory building/garage. The two and one-half story 2,420 sf building will be clad with green stained channel rustic siding with board and baton in the gables, and Zac-Tique corrugated metal roof. Both meetings were productive. The DRC were in support of the demolition of the existing buildings. The overall form and scale of the new duplex received positive comments. Revisions at the 19th meeting were appreciated. The issue of the building height relative to the natural grade, and FAR were resolved.

In regards to the garage, Biggers discussed the constraints of the alley way due to the proximity of the commercial building at 611 Third Street, unapproved storage containers in alley, and the phone pedestal that is situated over 3 feet into the alley way. See photos and site plan. Some of the constraints may be resolved, and others are a function of existing conditions. The 527 sf accessory building/garage will heated requiring a conditional use permit. Proposed cladding of natural channel rustic siding with corrugated metal roof.

Discussion:

Demolition of non-historic buildings. The existing building was constructed in 1969 as a shop with small living unit that was later converted to a duplex. The accessory appear to be in poor condition. The DRC provided a recommendation in support of demolition of the buildings per code section 16-14-190, and the redevelopment plan requiring the purchase of a building permit prior to the demolition of the building. The building is subject to the provision of a recycle plan per 18-15-10. Biggers has indicated the building materials are in poor condition and does not anticipate substantial recyclable

Site Plan:

- Topography and drainage: Topographical information is provided that depicts 3' of drop from SW to NE.
- Drainage: Drainage is primarily to Whiterock.
- Parking: Five parking spaces are required for the six bedroom building. Two spaces are provided in the garage with access from Third Street, two spaces in the alley, and one space in the front yard off of Whiterock.
- Snow storage areas to be added to the plan.
- Setbacks-
    - Primary:
        - Front yard: 23'6"
        - East side yard: 7'6"
        - West side yard: 10'4" (south deck) and 7'6" (north deck)
        - Distance between buildings – 16'9"
    - Accessory:
        - Rear yard: 5'

        - East side yard: 8'6"
        - West side yard: 17'4"
- Landscaping:
    - Mature trees to be retained.
        - North parking spot placed between mature trees, graveled
    - Gravel noted for parking and walkways
    - Grasses noted in the yards.
    - The NW tree garden situated on the Town Rights of way to remain, and is maintained by Biggers.
- Lighting: Recessed lighting or down shield fixtures to comply dark sky lighting ordinance.
- Utility: Notations of utilities requested.
- Fencing – None shown.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All new residential construction; Chapter 5 R1C/R2C zone that include the purpose for the zone.

Architectural discussion:

Context: Refer to guidelines 4.22-4.23. The DRC related that the overall scale and forms while appearing larger than adjacent buildings will not appear excessively dissimilar with residences in the neighborhood per GL. 4.23.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The plan is well developed and received general support. The building shifted 1 foot east to accommodate the NW deck. The topography of the site drops over three feet. Existing and finished grades noted. The opportunity to access to parking for the duplex from Third Street, the alley and Whiterock was discussed. The landscaping plan protects the mature trees that provide immediate curb appeal.

Mass, scale, form (4.29-4.31 and 5.110, 5.115). A street scape was provided. Duplexes are allowed as a matter of right in the R2C zone. The DRC supported the overall forms and scale of the duplex.

Design and Style: Refer to guidelines 4.32-4.36. Support overall design and style as a product of its own time per guidelines. The duplex convey appearances of a single family residence per GL 4.36.

Roof forms: Refer to guidelines *4.39 – 4.41. Discussion of whether the scale of the ridge appeared relational with historic examples. The DRC said the East and West gable walls help to minimize the scale and could support per G 4.40.

Porch features: Refer to guidelines 4.45-46. Porch convey a traditional scale and form and was supported per guidelines. East elevation (second entrance) porch is simplified in form and scale as encouraged in GL 4.47.

Elevated decks: Refer to guideline 4.48. Siting both decks on the west elevation were generally supported. The DRC discussed that the existing tree provides sufficient shielding required in GL shielding as referred in the guideline. They advise support as presented.

Windows: Refer to Guidelines 4.49-4.58. Window fenestration together with solid to void ratios were supported. Revisions enhance the character and style of the building and were supported per guidelines. Additional window added to landing on the West elevation.

Skylights: Refer to guideline 4.44. The DRC discussed the location of two lights on the West elevation. Placement of the northern light was debated for compliance of the guideline. The DRC could support, but referred the placement for review by the full Board per guideline that states; "*The use of skylights is allowed*

in locations that are not highly visible from the street. This applies to both front and side facades. A higher standard is applied in the core zones and on historic buildings."

The Southern skylight was supported.

Doors: Refer to Guidelines 4.59-4.64. The entry doors appear as divided, half-light, wood that is consistent with the guideline.

Materials: Refer to Guidelines 4.71 – 4.77. The DRC supported the horizontal channel rustic siding to be treated with green solid body green stain with vertical board and baton in the gables as accent material was supported. Color samples will be provided at the meeting. Window trim 1x4" wood stained white surrounds the divided light, bronze/charcoal aluminum clad windows. Fascia to be 1x8" with 1x4" frieze, and 1x4" corner boards. Deck railings to be wood with natural stain. Zac-Tique corrugated roof is planned.

Accessory building: Refer to Guidelines 4.79-4.83. The DRC generally supported the building's mass and scale, and 8:12 roof angle. The revised plans increase the pitch to 8.5:12.

The placement of the garage doors along Third Street was discussed at length that included comments from Board members. Some members preferred the doors face the alley.

Biggers had the property surveyed and the SE corner marked. The corner is visually in the center of the traveled alley. He will have to reclaim his property. The commercial building located at 611 Third Street has 0' side yard setback and is situated on the north property line. The telephone pedestal encroach over 3' into the alley way creating the illusion that it is further north. Asphalt laid in the neighbors (front yard) parking lot extends around the north side several feet that encroach into the alley; the slab from Mikey's pizza encroach; storage bins and rubbish bins encroach.

The DRC referred discussion of the door location to full Board.

Materials proposed channel rustic siding stained natural with wood laminated doors. Corrugated metal roofing is proposed. The doors will be laminated with wood, and wood half-light man doors supported. Materials to be channel rustic siding stained natural was supported. Dulled corrugated metal roofing is supported.

Board Action:

Finding –

The Board finds that the application to demolish the non-historic duplex and accessory building and to construct a new duplex and accessory building to be located at **228** Whiterock Avenue **will not appear excessively dissimilar** OR <u>will appear excessively dissimilar</u> to structures within the surrounding neighborhood.

The overall design and style of the duplex **will appear relational** or <u>will not appear relational</u> with the forms and styles of the single-family residences seen in the historic core zones and **can be supported** <u>or is opposed</u> by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29-4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.44 (skylights) 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.62 (duplex-entry doors) 4.71 (materials), and _____.

The conditional use permit for an accessory building with pluming and as provided under Code Section 16-1-20 that contain prohibition of residential uses in the building that includes cooking, bathing, or sleeping, **can be supported** or cannot be supported per code Section 16-8-30; and

The accessory building **will appear** or will not appear relational in form and style with conventional out buildings seen in Town;

(Garage doors - If needed)

The east elevation garage doors **can be supported** because of the close proximity of the building to the C zone where garage doors face the 'side street', and / or based upon the visual evidence.

Or

The two east elevation garage doors cannot be supported can be supported because street facing double doors appear excessively dissimilar per GL 4.23 in the historic core zones.
The architecture of the building can be supported by the application of Guidelines 4.80 (vary appearance), 4.82 (design and style), 4.83 (garage doors) and ____

Demolition:

Motion to **approve** or deny the demolition of the existing duplex and accessory building located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone per code Section 16-14-190, and conditional upon the and the redevelopment plan requiring the purchase of a building permit prior to the demolition of the building, and submittal of a recycle plan to the Building Inspector per 18-15-10.

Architectural appropriateness:

Motion to **approve** or deny the architectural appropriateness to construct a duplex to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone (with any changes specified _____), and based upon the finding, and per the plans and the material list.

Accessory building - Conditioual use:

Motion to **Approve** or deny the conditional use permit to construct an accessory building with plumbing and hearing to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone, based upon the finding.

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued

request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:

(1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:

a. Size.
b. Density of buildings.
c. Amount of open space.
d. Scale.
e. Snow storage.
f. Snow removal.
g. Landscaping.
h. Similar land uses.

(2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.

(3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.

(5) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(6) Not create significant adverse impacts on the uses of adjacent property.

(7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

Sec. 18-15-10. - Required.

If a permit is requested for the demolition of an existing structure in accordance with Section 16-2-60 or 16-14-190 of this Code, a site specific deconstruction and recycle plan must be submitted and approved by the Building Official. The plan is only required for the demolition of structures or a part of structures in excess of one thousand (1,000) square feet. Said plan should, as a goal, seek to recycle, reuse or resell fifty percent (50%) of the existing materials in the deconstructed structure or element. Materials from the following categories should be considered: doors, windows, cabinets, roofing, wood flooring, plumbing fixtures, mechanical and heating fixtures, framing and structural materials, landscaping elements, concrete and bricks. The plan should identify what materials are to be recovered. The plan should either specify a destination for the recycled materials or the materials should be made available to the public for acquisition for a minimum of two (2) weeks, as well as how the same is to be communicated and accomplished. Recycled materials may not be placed on Town rights-of-way or other Town property.

DRC 06-19-2017 Biggers 228 Whiterock
Nauman and Ellis
Minneman and Earley
Randy Swift and Johnny Biggers were present. Street scape noted. Swift says the base windows were slightly changed in size. Some windows were added to the front. Swift notes highlighted changes. The skylight change and there was a typo in the bathroom. Swift notes the changed sizes that are more symmetric and stacked. Deck removed on the East side and reinstalled on the west sided per Swift. The house was move east on the lot so the deck will conform to the setback. Swift noted the spruce trees on the west side and notes that it will remain and can mask the appearance of the tree. **Shifting the setback** - the deck is 4' deep. From Whiterock Biggers didn't think it can be seen - narrow sight line.

Snow storage notations are on the plan.

Window plan - most were changed slightly.
North elevation window 2' 8" x 4'6". So it will be reduced in scale. Deck and snow stops and sky lights were removed on the East.

West - 2'8"x5'6", windows were separated and the deck on the NW was added. They talked about one more window on the landing. Ellis noted the DG. Minneman noted the wrap around porch and wondered if this helps to soften it. Ellis thought that this could go to the Board for full discussion. They might add a square in the NW corner. 2'8"x2'8". Ellis wondered about the sky light that is visible. Minneman said 4.44 talks about this. It asks if this is highly visible or not. They talked about the trees to help. Ellis thought that it was okay. IT was moved back 1'. Biggers thought it could go to the South a little more if needed. Nauman thought that it was not highly visible and could support. He also appreciated that they moved it from the East. He thought that the full Board will want to discuss.

Write in - 1. In general support.
2. Appreciate the changes, talk about two side decks. Does front sky light meet DG? Parking plan. Garage doors facing Third Street.

South - One window added and the upper window was revised. Nauman and Ellis talked about that this elevation was obstructed by the accessory and had supported last week.

They talked about the **AB** and how it faces. Biggers said that the telephone pedestal is in the alley and makes the turning radius really difficult. The building could be pushed more into the lot. Ellis confirmed the setback between buildings and it needs to be 10'. Biggers would prefer that this not happen. Minneman said that they will need to articulate why it might work in this location. Nauman wondered if there is anything in the DG about corner lots and Minneman explained. Generally, garage doors aren't encouraged to face the street. They talked about neighborhood context. Ellis asked about if historic building should be used to reference this because this is new. Minneman explained. Minneman encouraged them to add all of the impediments to the plan. Take a photo down the alley to show encroachments.

Support for decks on the west. Support for window changes. Third floor window on the North might change slightly to get smaller.

Materials are supported on both buildings. Roof will be zactique. Ellis needs to consider the garage doors further. Nauman supports the architecture and 3rd St facing doors but there should be discussion.

DRC 06-12-2017 Biggers 228 Whiterock
Ellis and Nauman
Minneman and Earley

Johnny Biggers and Randy Swift were present. Minneman asked them for an overview. Biggers said that the lot is located at the corner of Third and Whiterock. It was a motorcycle shop built in 1969. The upstairs was added after that time. This is a steel frame building. He purchased the property a few years ago. It is the R2C zone, which is okay for duplex. It is not historic and they would like to remove it. The building is right on the property line. They would like to do a duplex and might do a townhome later. Square footage is very close to the maximum. There will be a garage space for each unit. The building will be wood sided and two over one windows. It is pretty plain and simple for this site because it is in the core. Green solid body stain channel rustic siding and board and batten in the gables. Doors of the garage they would like to have face Third Street. The shed will be demolished. The ridge line was dropped. They thought that this helped to break up the structure. They staggered the dormers. They do exceed the height by 6" and Swift explained the issue with topography. They weren't sure if they should sink the building. There is a gradual grade change not a hole. They talked about going onsite with Astrid, but Minneman said it would be better to address now and work the height out.

Write in - 1. Non historic - demo okay, straightforward in design
2. Support demo, appreciate simple design, too many window styles on West, depth of front porch?, four sky lights too many, Don't know if two side decks are appropriate, accessory structure is simple, parking spaces? Avoid parking spaces in front would rather off alley
3. Support demo, simple, cricket instead of snow fence on East.

Site plan – Topography is included. Existing vegetation will remain. The walkways will be gravel. Ellis asked about street trees and if Third Street would require additional trees. Minneman said no. Biggers said that more landscaping will most likely happen.

Utilities - Minneman asked for the notations to be added. Biggers said they are in the alley and there is a pedestal (phone maybe?) that is in the alley. They discussed the difficulty of this.

Parking - Nauman worried about head in parking with the bus route, but it has been done before. Minneman noted Bonvicini's home (310 Whiterock) where this was approved. They discussed neighborhood context. Ellis noted the Design Guideline for this. Minneman asked about their thoughts. Ellis asked about stacking the parking. Minneman said that this doesn't live very well and when you can get away from it that is better. Nauman was okay with it, as proposed. Biggers noted again about the tightness of the alley and the difficulty of coming in off the alley. He thought it would be tricky to put all of the parking back in the back. Minneman asked what is needed. She encouraged them to go onsite. She asked Biggers to mark the property corners.

Third street garage access - Nauman could support this. Minneman said that it is in the historic core and she talked about one and two garage doors.

North - Depth of the porch is usually 4'. Ellis asked if it would be adequate for seating at the proposed 3'8". Minneman said to look at the front elevation. They spoke about the addition of the window on this elevation to make this balanced. Minneman said that the DG says they need to be equal or less. Is there possibility to add a small square window? They discussed if the 1/2 light of the door was counted and it is. Biggers and Swift said that it won't be stacked because of the location of things. They will add a window (3'x3').

East - Ellis asked if the glazing in the door would be counted for the number of different window sizes. Minneman said no. Minneman asked about the placement of the windows on this elevation. Ellis thought it was balanced. Minneman asked about a window on the front. Biggers thought on the lower level they could add a window. Minneman asked about the front unit floor level and it is the same. Ellis asked about the square windows and if it is excessive. Minneman noted the Horn project. Biggers said that if the deck goes away the door will also go away. Nauman and Ellis didn't know if this deck could be supported. If the deck does away, the additional window might not be necessary. They discussed the addition of a window on the second floor also. They talked about the lower square window which could be revised to a taller window. Ellis wondered about the sky lights and didn't think that they could be supported on this side. The West there could be one on each unit. Minneman noted the drop down of the gable, which is about 6" and this was nice that they did this. Ellis asked about the roof drop and it is 1'. Snow fence and/or cricket won't be needed now. Ellis asked about the cricket not being centered on the door. They didn't want snow build up against the home. Biggers explained.

South - Ellis noted there is inadequate fenestration on the first floor. There is a stair there. They could add a square for the landing. Biggers wondered if it would look strange. Biggers noted that they could add a window that isn't a window on the inside. Nauman said it is fairly blocked from the accessory. Swift thought that they could add a double window.

West - Ellis noted that the skylight on the front could be a discussion point. Biggers said it could be shifted to the south. Minneman thought that it will be visible. Then, they can discuss with the full Board. Biggers asked about adding two skylights for each unit on this elevation or bigger skylights. Minneman mentioned the DG. She didn't think two could be supported. Minneman didn't think that the skylights wanted to be any bigger. They wondered about the South unit having the potential for two. It is 6'6" from the eave. Minneman suggested moving it as far as possible. Ellis wondered about a door on the lower floor. It is a stairwell. Minneman noted visibility of the area.

Materials – They will have channel rustic siding with green stain and vertical board and batt (maybe washed with a green stain). 1"x8" fascia, 1"x3" frieze and 1"x4" corner boards. The primary door is wood. The windows are double hung and casements for egress. Aluminum clad in bronze/black/charcoal. The deck is all wood (spindles, posts, rails).

AB - 7:12 roof pitch. Currently, it is a funky roof pitch. They discussed going to an 8:12. Swift will see what he can do with the FAR.

On the N and S - they are simple without windows. Ellis and Nauman were okay with this.

West - has the man door - ok.

East - one car each, it is unique having two garage doors in the core zone, but Minneman said due to the C zone and the fact that it is a duplex. Ellis thought that it should go to the Board for discussion. Roof is corrugated metal, Minneman noted that it should be dulled. Biggers said it would be zacktique. It will be natural cedar siding. The garage will have heating, but no plumbing. Fascia 1"x8" and doors will be wood.

Minneman said that there are a few changes and Biggers and Swift thought it might be good to come back. We will need information by Thursday.

INFORMATION SHEET
BLOCK 40, East 50' of Lots 1-5
Address: 228 Whiterock Avenue
Proponent – John Geoffrey Biggers and Janet G. Biggers

Project: To demolish the existing building and site a duplex and accessory building.

Review for June 19, 2017 DRC:

1) **Architectural approval is required.**
2) **Approval of demolition of a non-historic structure in the R2C zone is required.**
3) **A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.**

Zoning Requirements for the R2C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front (North)	20'	20'	16'6"
Rear (South)	10'	16'6"	5'
East Side	7'6"-11'6"	7'6"	7'6"
West Side	7'6"-11'6"	7'6"	17'6"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(2493.63/6250) 0.399**	**(604/6250)**
	(up to) 0.375		
Max – all buildings	0.5		**(3097.63/6250) 0.496**

R2C Zone F.A.R.

1) 310 Whiterock (Bonvicini) .377 (1886/2358)
2) 13 Whiterock (Fudge) .42 (2905/334)
3) 25 Whiterock (Cunningham) .31(1971.37)
4) 215 Whiterock (Rayder) .31 (2726/2934)
5) 124 Whiterock (Baggott) .33 (1956/2392)
6) 112 Whiterock (Aronovic) .36 (2140)
7) 316 Whiterock (Hecker) .42 (1865.5/2946)
8) 513 Third (Glasgow) .441 (1618/2205)

		Primary – Proposed	**Accessory – Proposed**
Building Height	28'/24'	28'	16' 3"
Building Width	35'	31'6"	22'
Max Lot Area	9375	6250	
Parking Spaces		5	

R2C Zone Heights

1) 310 Whiterock (Bonvicini) 23'/ 19'6"
2) 215 Whiterock (Rayder) 27'/ 13'
3) 124 Whiterock (Baggott) 22'/ 15' 8"
4) 112 Whiterock (Aronovic) 24'/ 21'
5) 316 Whiterock (Hecker) 19' 9"

6) 513 Third (Glasgow) 22' 5 1/8"/ 20' 5 ¼"

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME John Biggers

LEGAL East 50' of lots 1-5, block 60 Town of CB ZONE R2C

ADDRESS 228 Whiterock

TYPE OF STRUCTURE

___Single Family ___Accessory Building ___Commercial

✓ Multi Family ___Addition ___Historic Rehab

___Accessory dwelling ___Other___

ROOFING TYPE

___Shake Shingle ___Pro Panel style ✓ Galvanized, Corrugated Metal Zactique

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other___

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
✓ Horizontal	8" channel rustic		All sides	green solid body
✓ Vertical	10" Board & Batten		all gables	
✓ Other	handrails	natural,	garage door	natural
___Stucco				
✓ Trim	1x4 cedar			white

___Fascia 1x8" w/ 1x4" frieze

___Corner Boards 1x4" Wood

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	Wood	1/2 light	
___Secondary door	Wood	1/2 light	

WINDOWS (Charcoal)

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	X Simulated, divided lite	___Wood	___Low E
X Casement, egress	___True, divided lite (historic)	X Aluminum clad, wood	___Heat mirror
X Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other	___Other	___Standard
___Fixed			___Other
___Slide-by			

Describe locations if a mix is used Wood Deck, Rails spindles

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME John Biggers

LEGAL Same ZONE R 2C

ADDRESS 228 Whiterock

TYPE OF STRUCTURE

___Accessory Building, heated and/or plumbed ___Accessory Building, cold

___Accessory Dwelling ___Addition ___Historic Rehab

___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel style ✓Galvanized, Corrugated Metal Zac Tique

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other_____

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
✓	Horizontal	1x8 channel	rustic cedar	natural
	Vertical			
	Other	garage door	natural (wood)	
	Stucco			
✓	Trim	1x4	natural	

___Fascia 1x8 w/ 1x

___Corner Boards 1x4

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	Wood		
___Secondary door	Wood		

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
___Casement, egress	___True, divided lite (historic)	___Aluminum clad, wood	___Heat mirror
___Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other _____	___Other _____	___Standard
___Fixed			___Other _____
___Slide-by			

Describe locations if a mix is used_____

Other Exterior Features (i.e. railings, chimneys, posts, etc.)_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

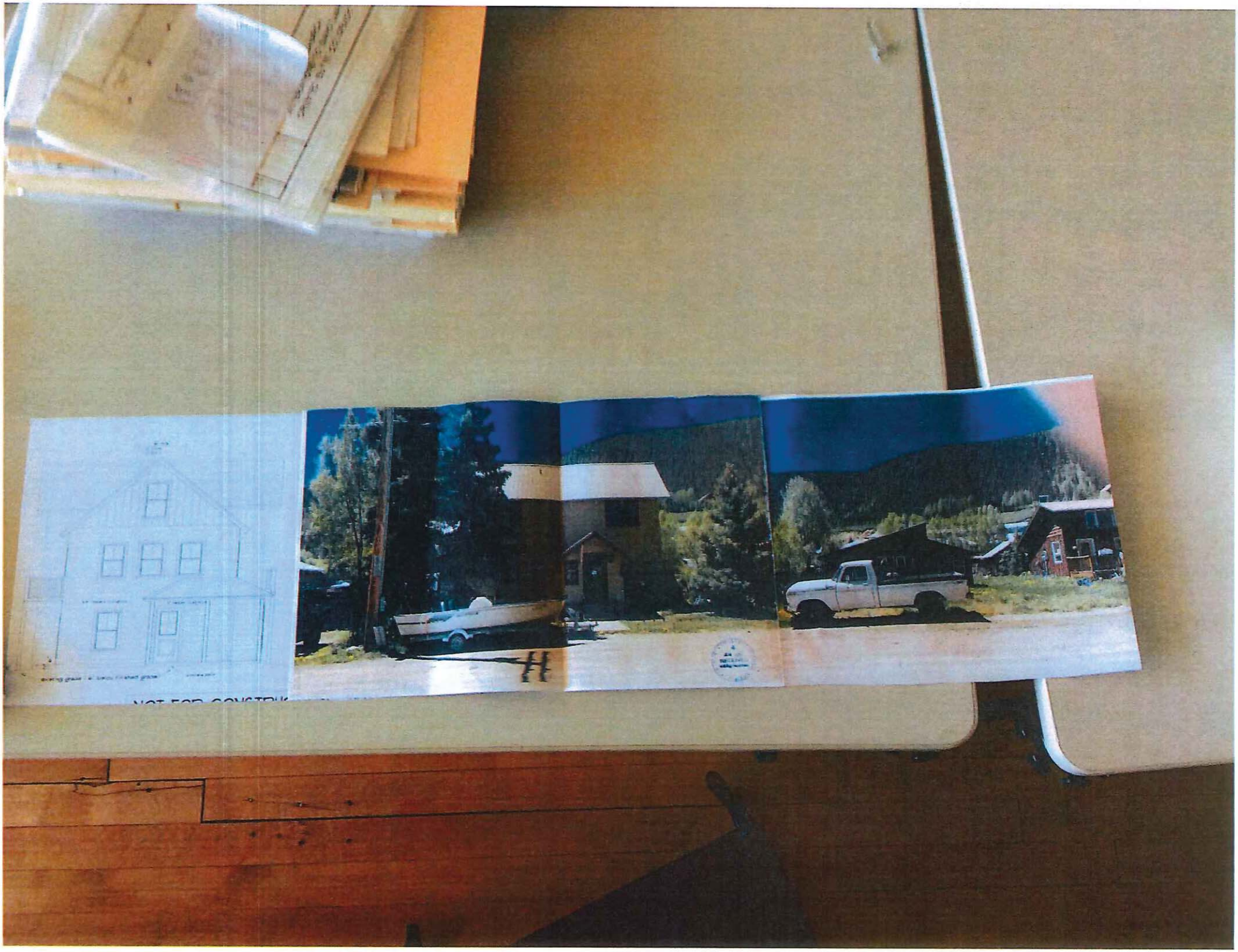
DATE_____

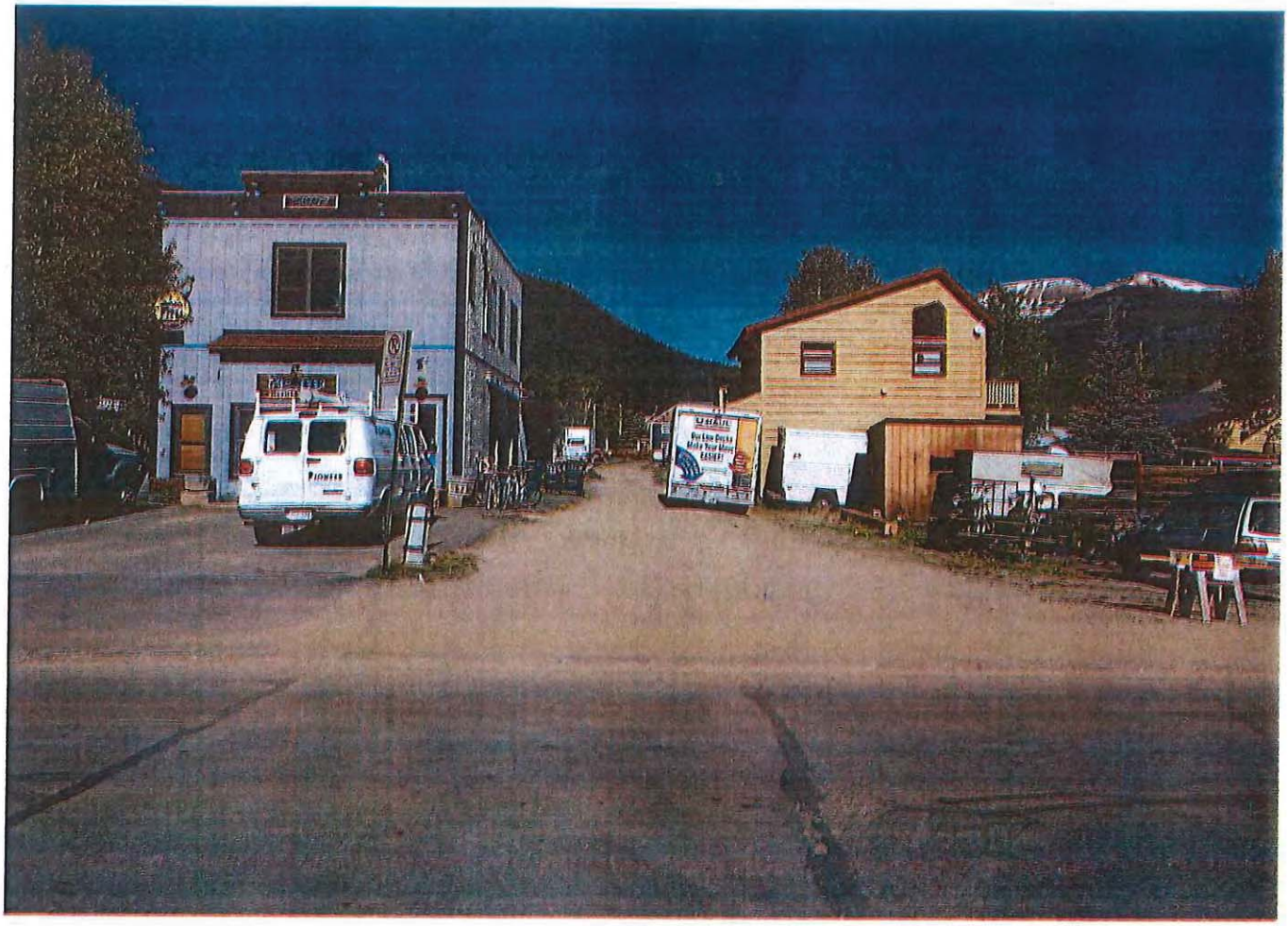
Biggers - 228 Whiterock Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

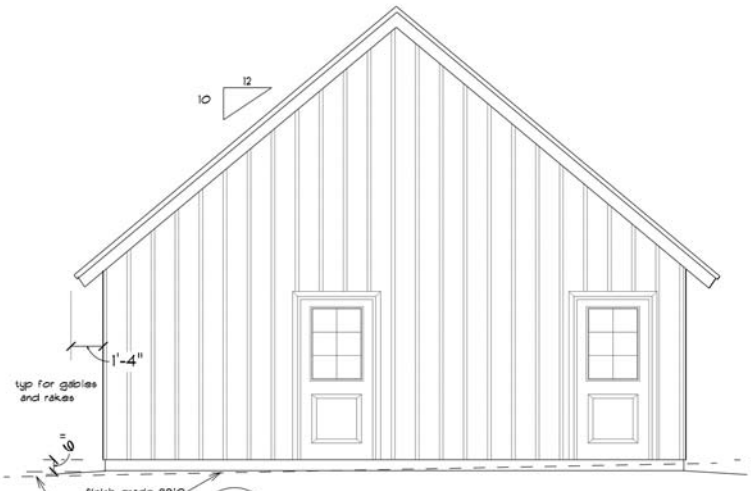
N
W E
S





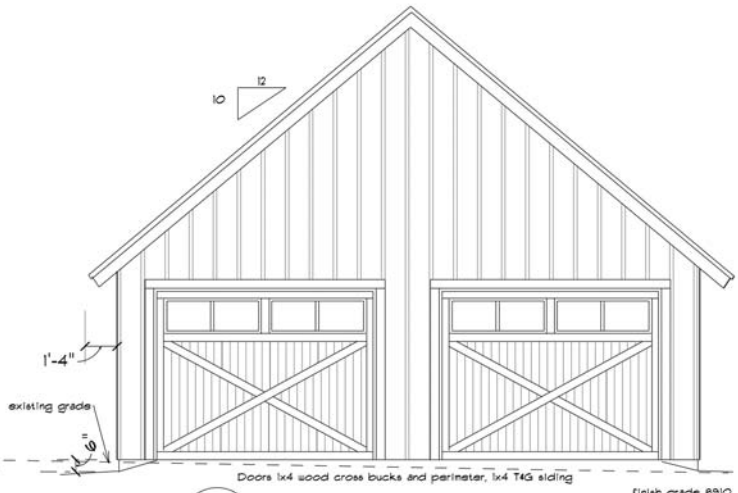
U-HAUL
Our Low Decks
Make Your Move
EASIER!
PROPERTY LINE

Property Line



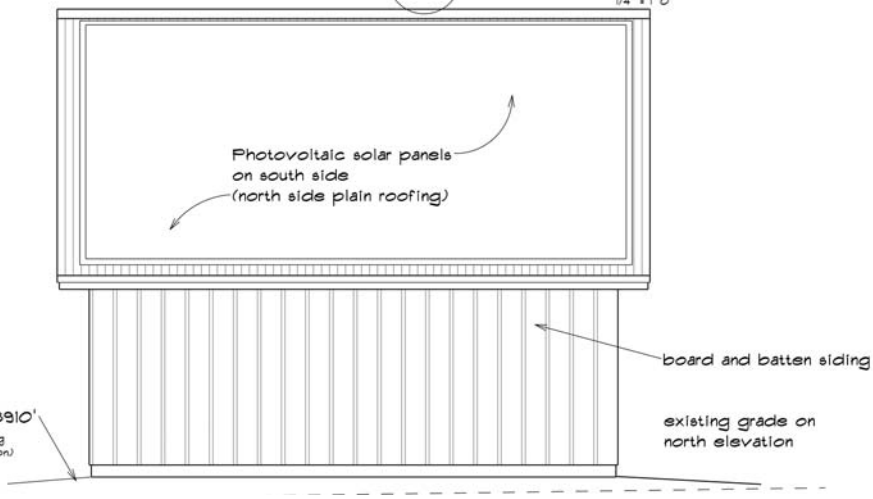
GARAGE WEST ELEV

1/4" = 1' 0"



GARAGE EAST ELEV

1/4" = 1' 0"



GARAGE NORTH AND SOUTH ELEV (SAME)

1/4" = 1' 0"

PROJECT: CRESTED BUTTE BUILDERS INC.

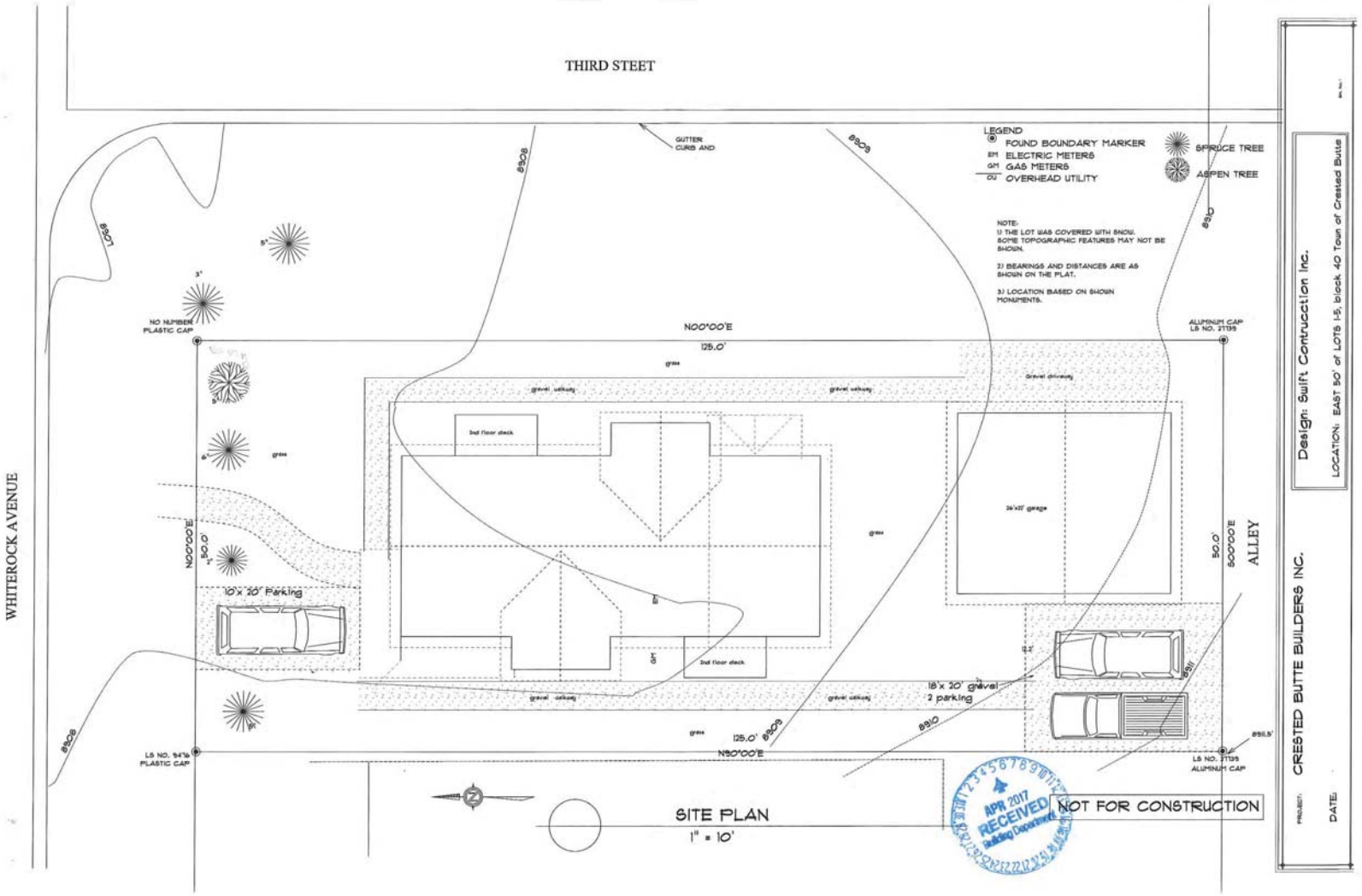
OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

SHL. NO:


THIRD STEET
WHITEROCK AVENUE
ALLEY
GUTTER CURB AND
LEGEND
FOUND BOUNDARY MARKER
EM ELECTRIC METERS
GM GAS METERS
OU OVERHEAD UTILITY
SPRUCE TREE
ASPEN TREE
NOTE:
1) THE LOT WAS COVERED WITH SNOW. SOME TOPOGRAPHIC FEATURES MAY NOT BE SHOWN.
2) BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.
3) LOCATION BASED ON SHOWN MONUMENTS.
NO NUMBER PLASTIC CAP
ALUMINUM CAP LS NO. 21139
N00°00'E
125.0'
gravel walkway
Gravel driveway
grass
2nd floor deck
24'x22' garage
50.0'
S00°00'E
10'x 20' Parking
18'x 20' gravel 2 parking
LS NO. 9476 PLASTIC CAP
N90°00'E
LS NO. 21139 ALUMINUM CAP
SITE PLAN
1" = 10'
APR 2017 RECEIVED Building Department
NOT FOR CONSTRUCTION
Design: Swift Contruction Inc.
LOCATION: EAST 50' of LOTS 1-5, block 40 Town of Crested Butte
CRESTED BUTTE BUILDERS INC.
PROJECT:
DATE:

EXTERIOR FINISH NOTES NOTES

1. 1x 8 wd fascia with 1x3 frieze trim. R5 ply soffits.
2. 1x4 wd corner and door window trim.
3. Board an Batten at all vertical areas
4. 1x8 ship-lap siding at all horizontal areas
5. galvanized dull sheen roofing
7. 6x6 DF deck posts with railings of wood with wood 2x2 ballisters
8. windows to be metal clad black
9. Colors:
   a.Horizontal areas to be green solid body stain.
   b.Fascia, corner, door and window trim white.
   c.vertical siding, deck railings and posts to be gray.
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors

FAR

First floor 18" plane	1210 SF
Second floor 14' plane	1210 SF
23'plane 10° pitch and less than 7'	0 SF
Front and rear entry 158 SF x .5 =	79 SF
Primary Residence Total =	2498sf
Garage 24x22	528 Sf
garage 14' plane 4'x22=	88' Sf
Garage Total	616SF
SUBTOTAL	3115 Sf
Garage 100 ' credit	- 100'
TOTAL	3015 Sf

NORTH ELEVATION

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

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

SHT. NO: 5

EAST ELEVATION

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

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER:
DATE:
SAME

DESIGN: SWIFT CONSTRUCTION INC. 209-8570
BUILDER:

SHT. No. 6

WEST ELEVATION

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

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5510
BUILDER:

SHT. No. 1

SOUTH ELEVATION

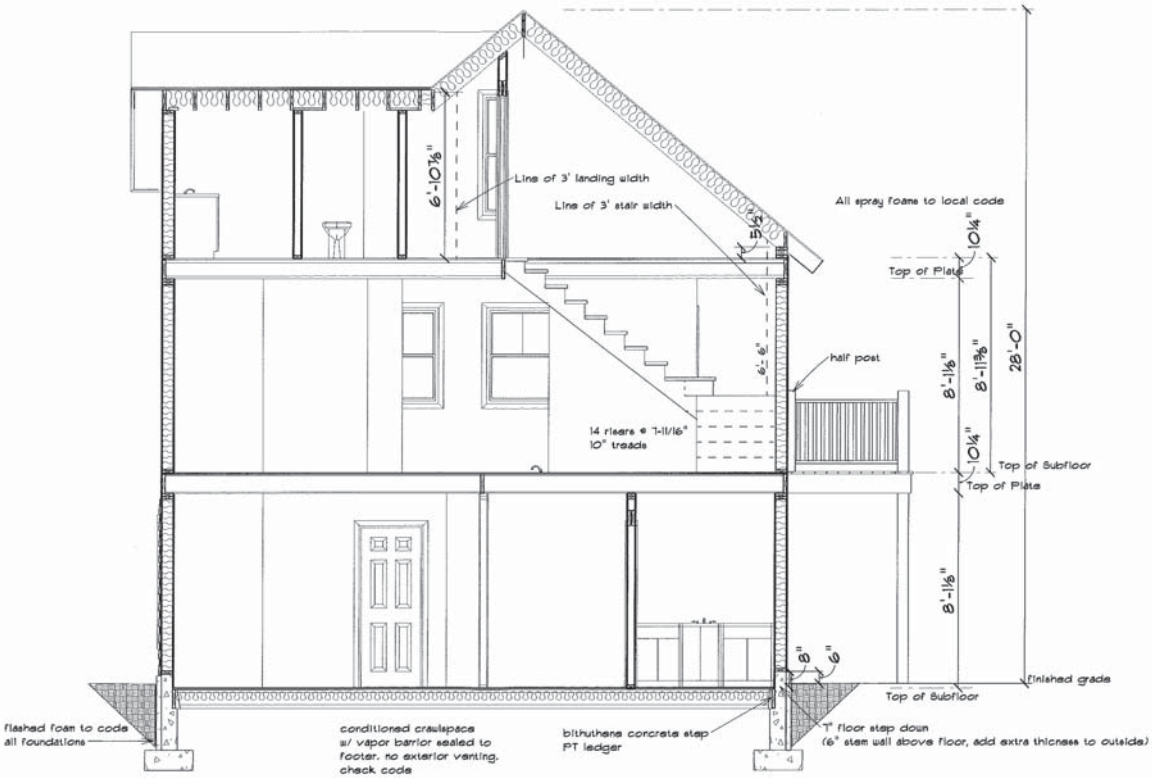
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-8570
BUILDER:

SHL. No: 8



NOT FOR CONSTRUCTION

SECTION A

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

PROJECT: CRESTED BUTTE BUILDERS INC.

OWNER:

SAME

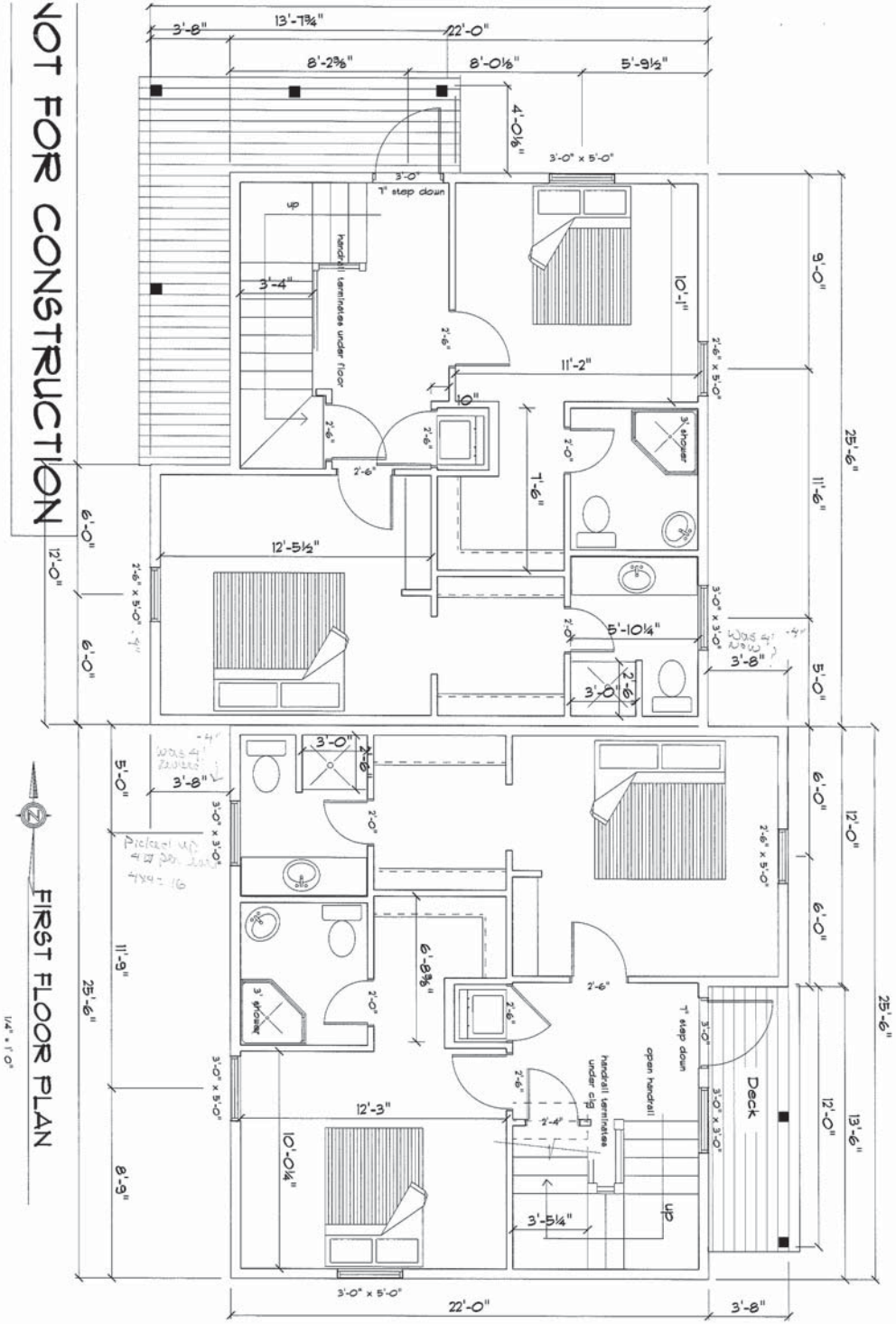
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

Sht. No: 9

NOT FOR CONSTRUCTION



PROJECT: CRESTED BUTTE BUILDERS INC.

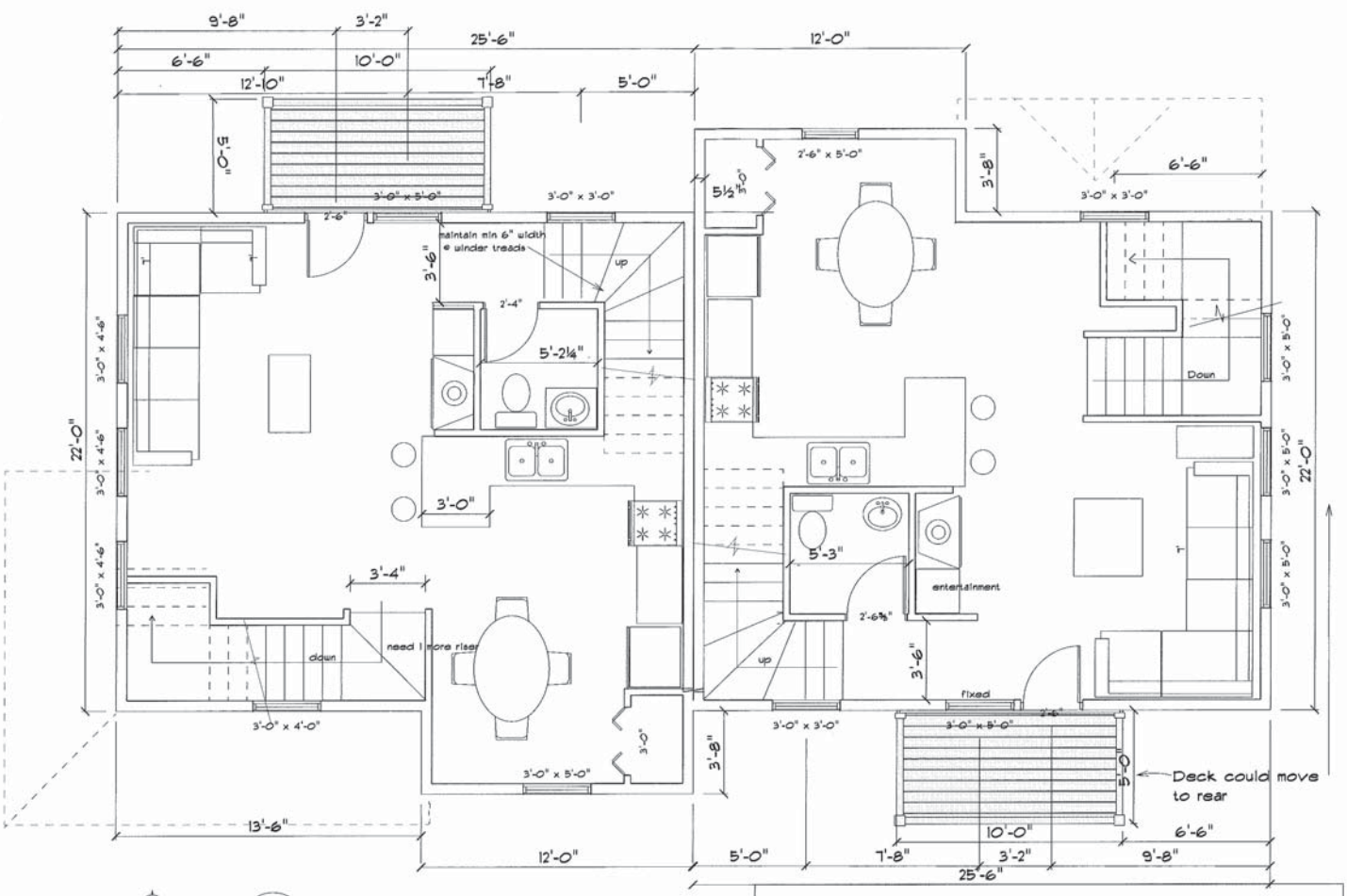
OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

SHT. No: 2



SECOND FLOOR PLAN

1/4" = 1'

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.

OWNER:

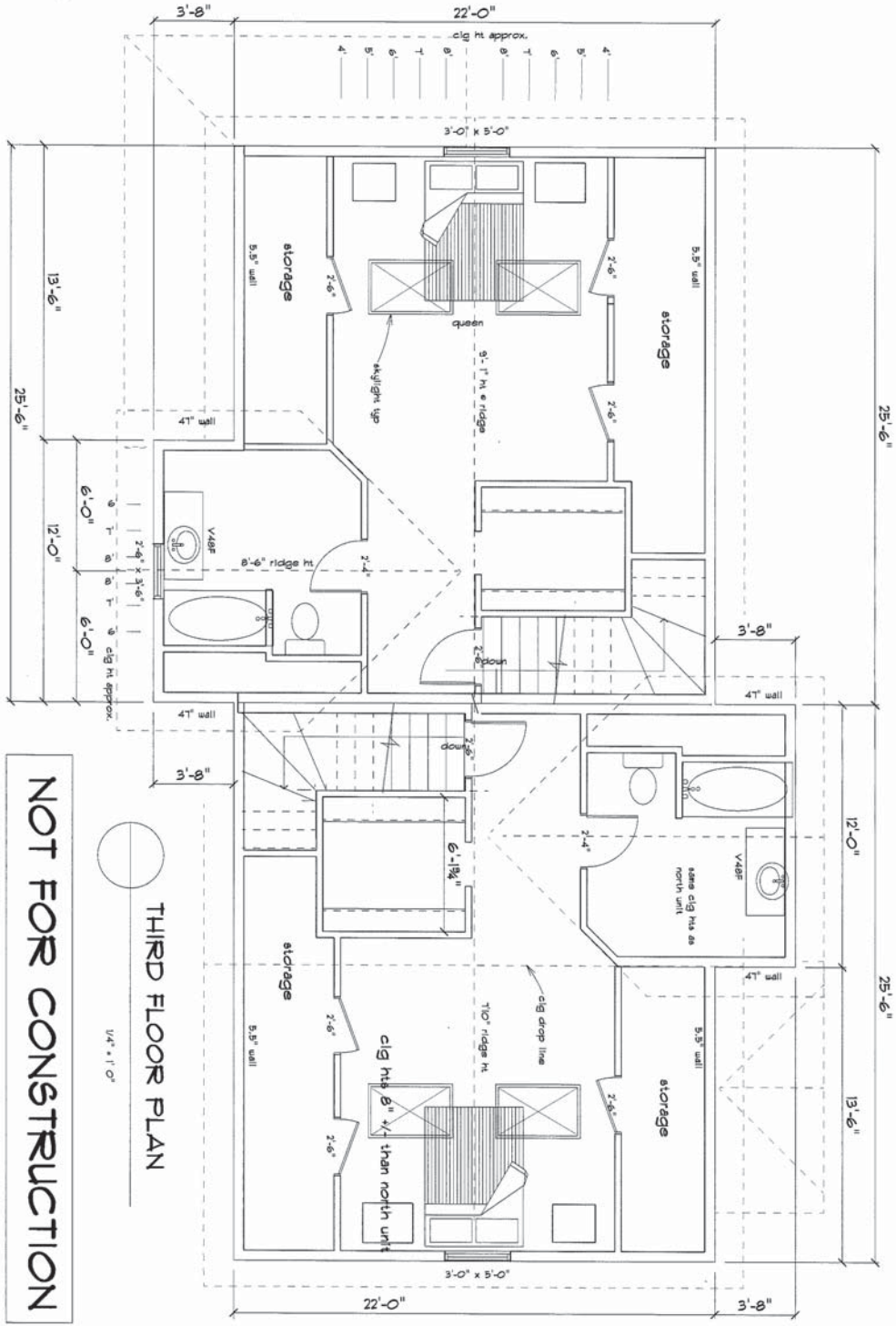
SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

SHT. No: 3



PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

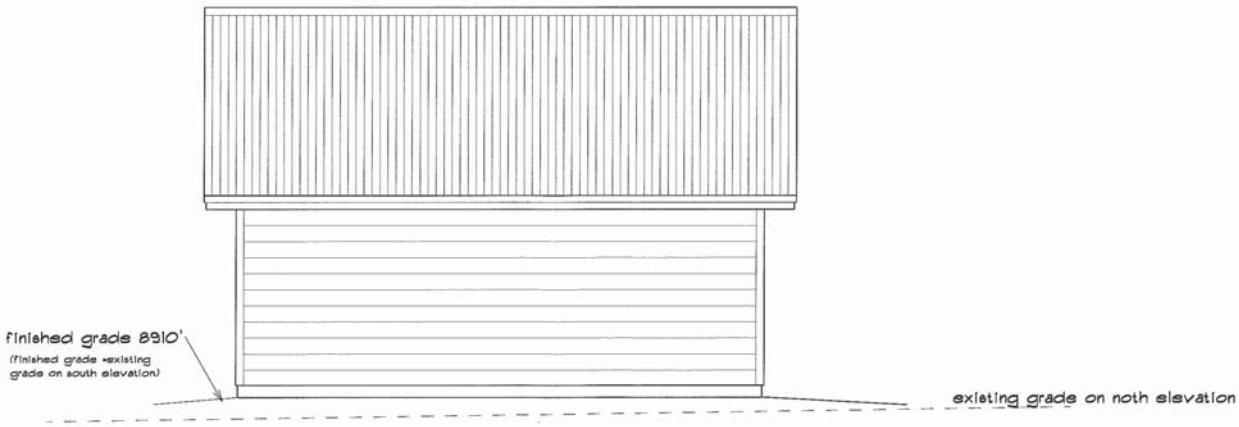
Sht. No: 4

GARAGE WEST ELEV

1/4" = 1' 0"

GARAGE EAST ELEV

1/4" = 1' 0"



GARAGE NORTH AND SOUTH ELEV (SAME)

1/4" = 1' 0"

PROJECT: CRESTED BUTTE BUILDERS INC.

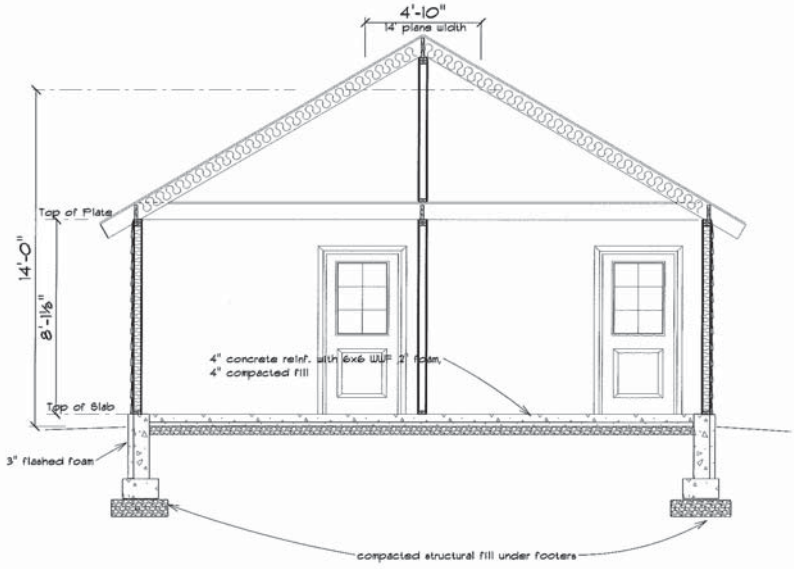
OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5510

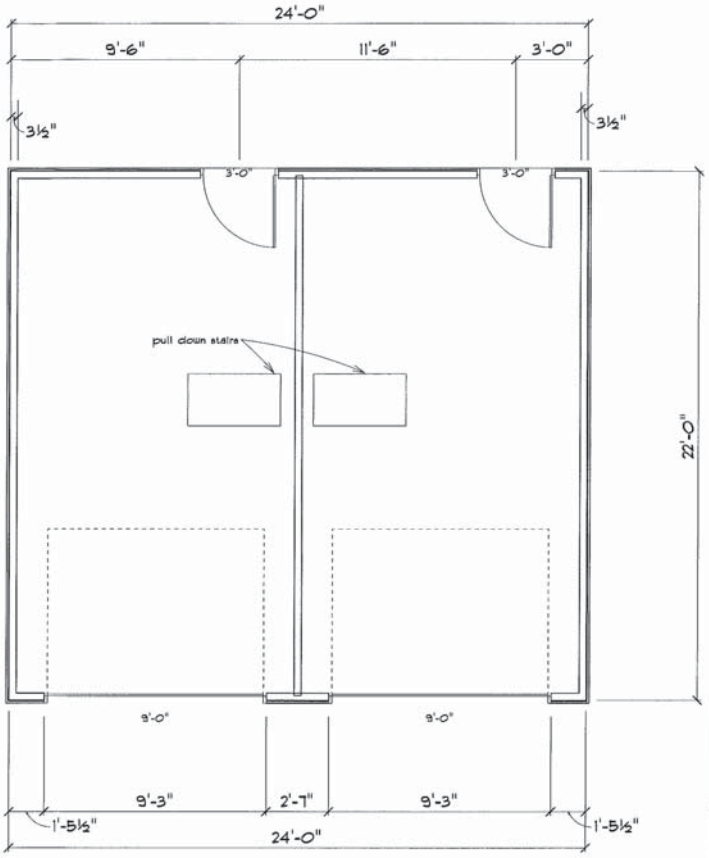
BUILDER:

SHT. No:



GARAGE SECTION A

1/4" = 1' 0"



GARAGE PLAN

1/4" = 1' 0"

PROJECT: CRESTED BUTTE BUILDERS INC.

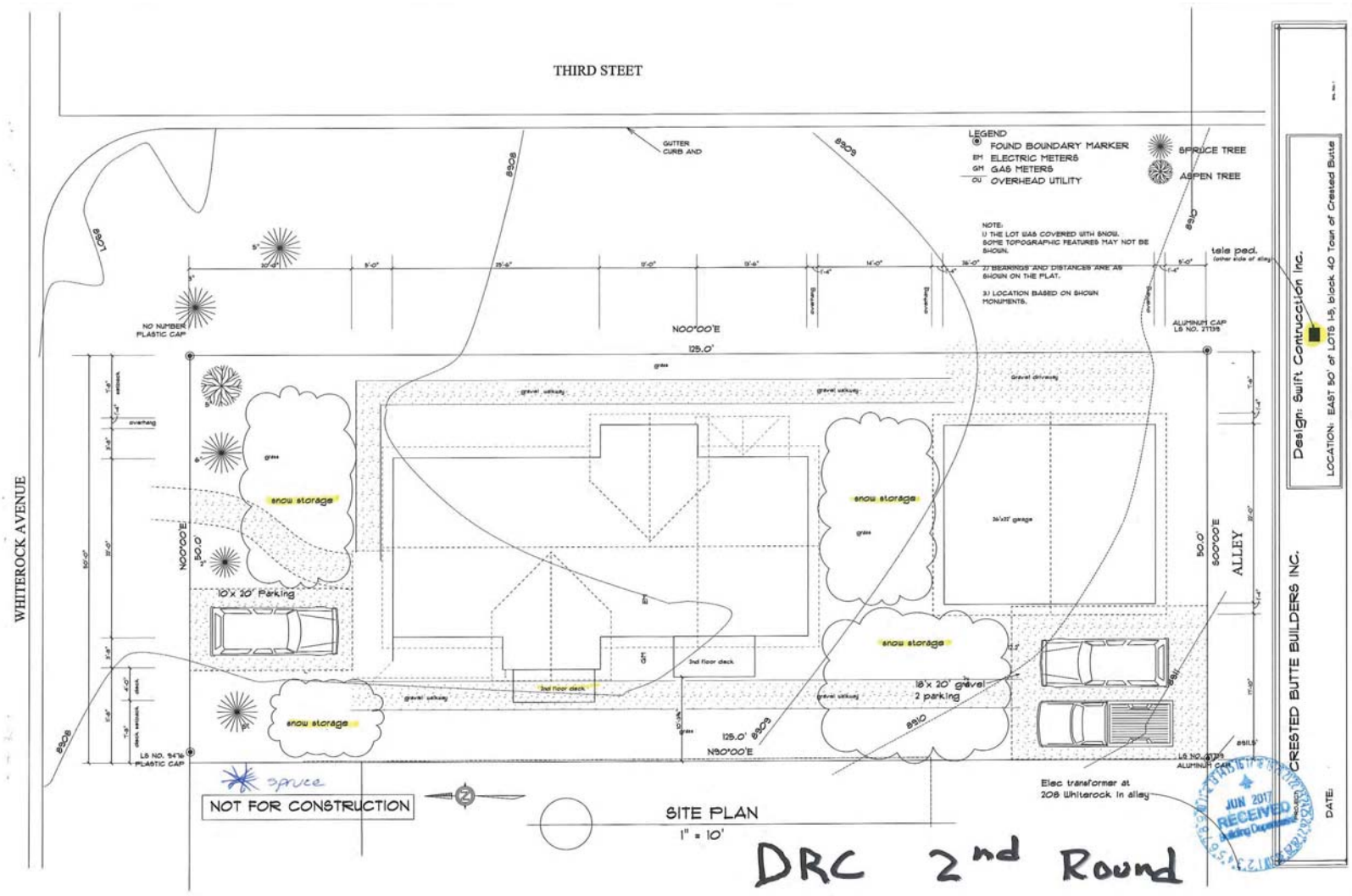
OWNER: SAME

DATE:

DESIGN: SUFFT CONSTRUCTION INC. 209-5570

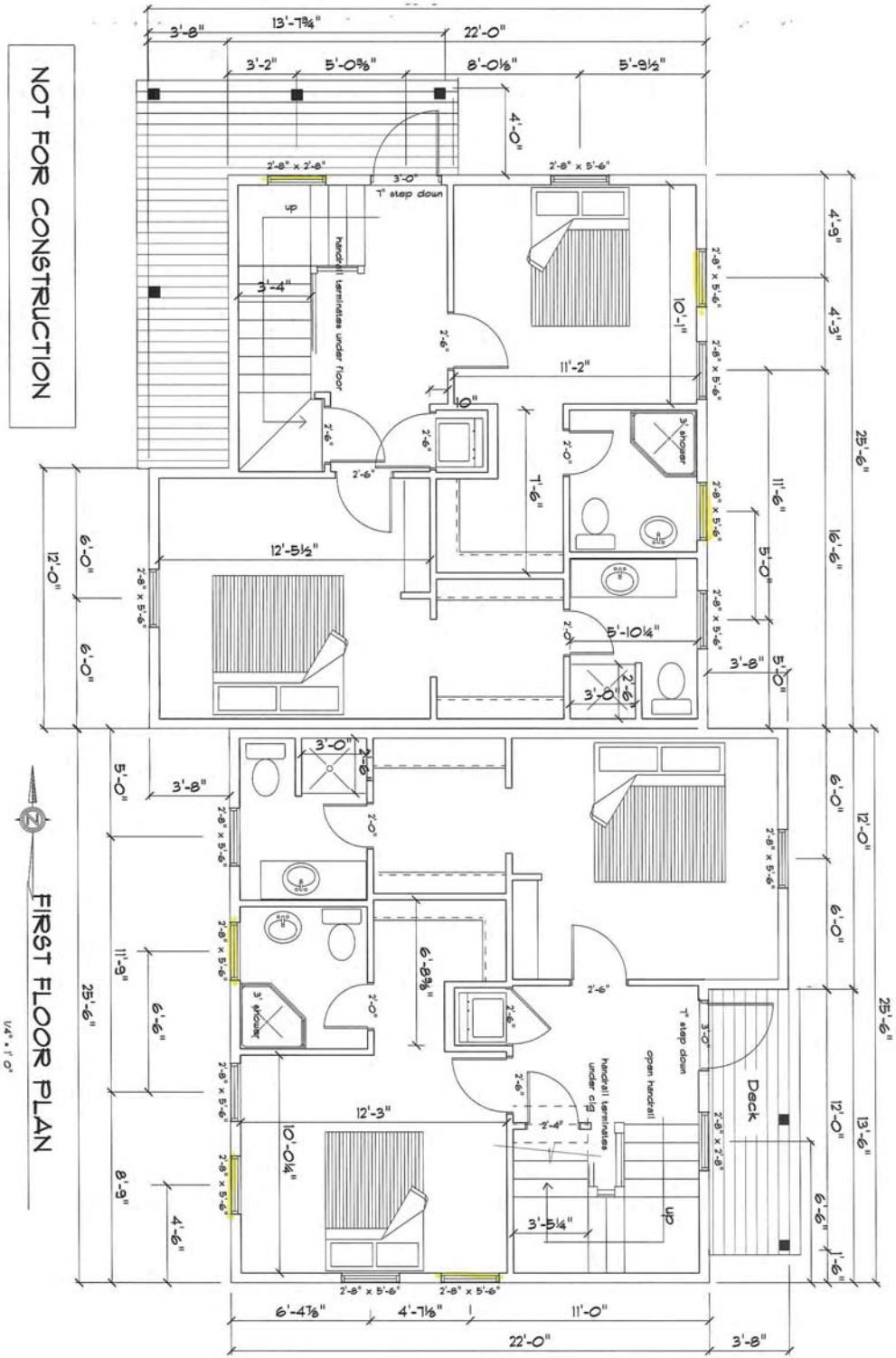
BUILDER:

SHT. No:



DRC 2nd Round

NOT FOR CONSTRUCTION



PROJECT: CRESTED BUTTE BUILDERS INC.

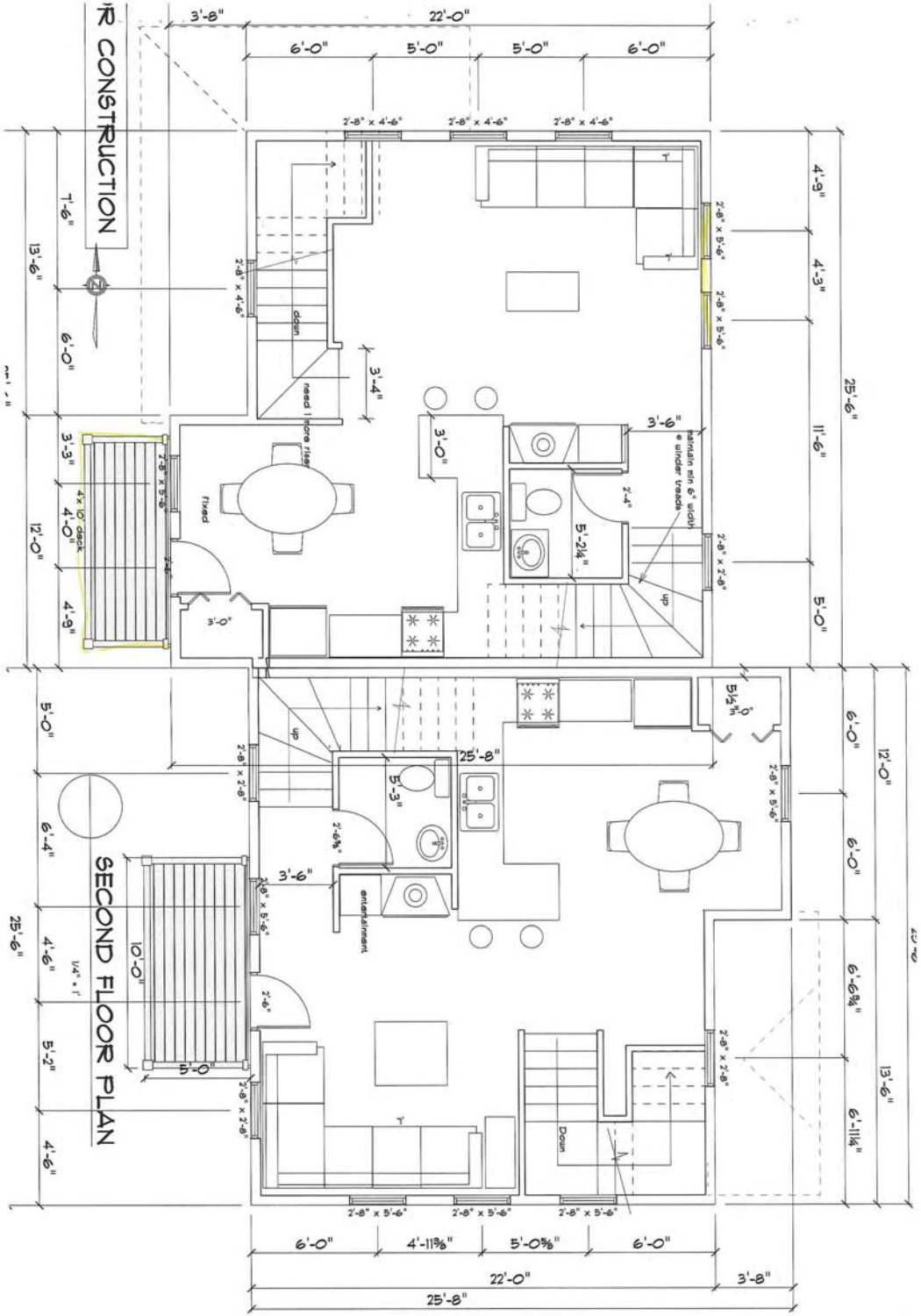
OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

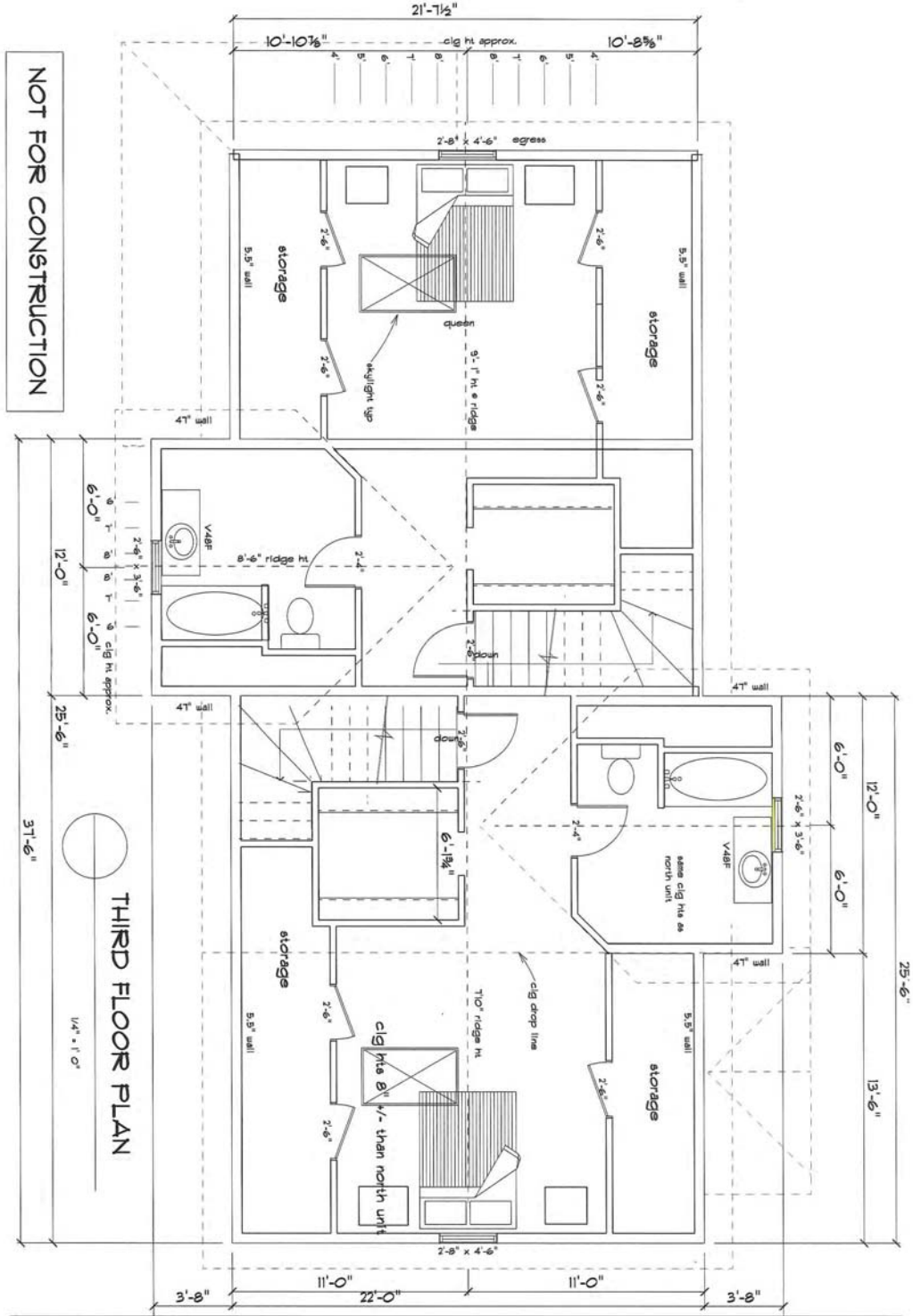
Sht. No: 2



PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

SHT. No: 3



PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

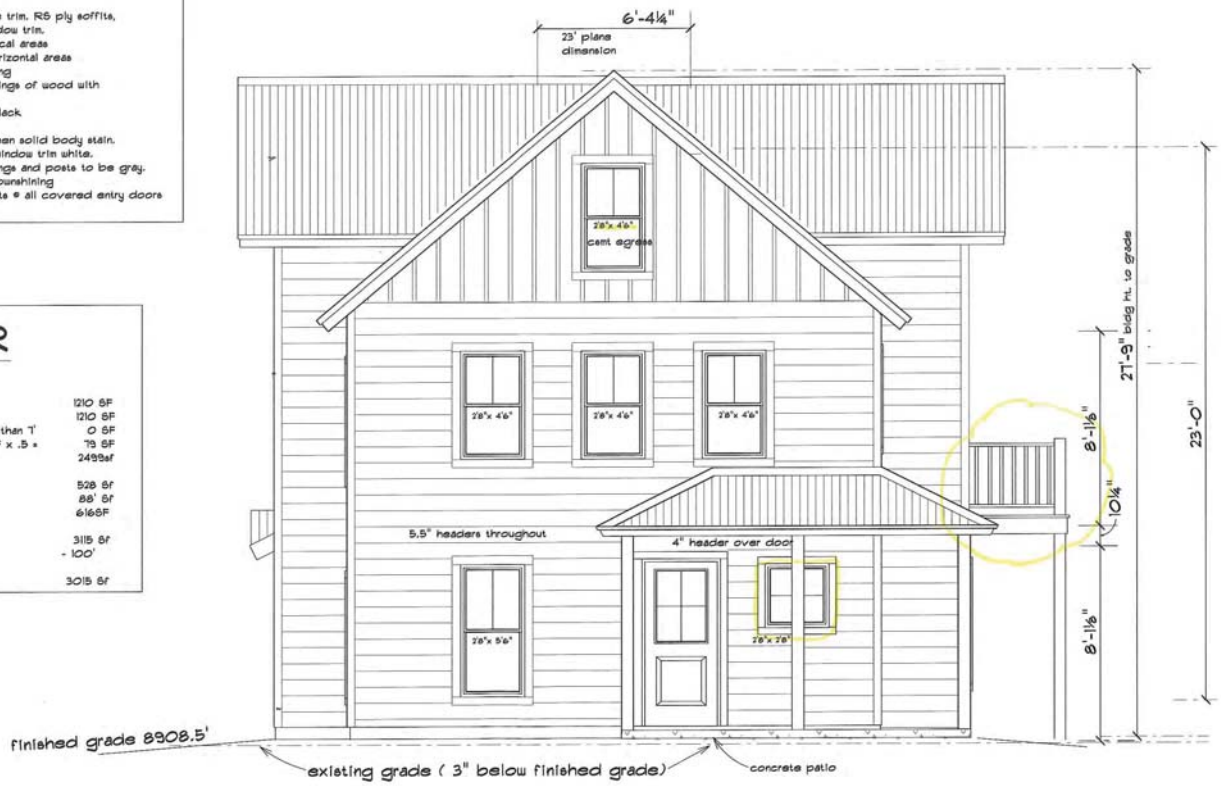
Sht. No: 4

EXTERIOR FINISH NOTES NOTES

1. 1x 8 wd fascia with 1x3 frieze trim. R5 ply soffits,
2. 1x4 wd corner and door window trim.
3. Board an Batten at all vertical areas
4. 1x8 ship-lap siding at all horizontal areas
5. galvanized dull sheen roofing
7. 6x6 DF deck posts with railings of wood with wood 2x2 ballisters
8. windows to be metal clad black
9. Colors:
   a.Horizontal areas to be green solid body stain.
   b.Fascia, corner, door and window trim white.
   c.vertical siding, deck railings and posts to be gray.
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors

FAR

First floor 18" plane	1210 SF
Second floor 14' plane	1210 SF
23'plane 10" pitch and less than 7'	0 SF
Front and rear entry 158 SF x .5 =	79 SF
Primary Residence Total =	2499sf
Garage 24x22	528 SF
garage 14' plane 4'x22=	88' SF
Garage Total	616SF
SUBTOTAL	3115 SF
Garage 100 ' credit	- 100'
TOTAL	3015 SF



NORTH ELEVATION

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

NOT FOR CONSTRUCTION

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

SHL No. 5

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

EAST ELEVATION

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

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.

OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

SHT. No: 6

WEST ELEVATION

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

NOT FOR CONSTRUCTION

DESIGN: SWIFT CONSTRUCTION INC. 209-8510
BUILDER:

SHT. No. 7

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

SOUTH ELEVATION

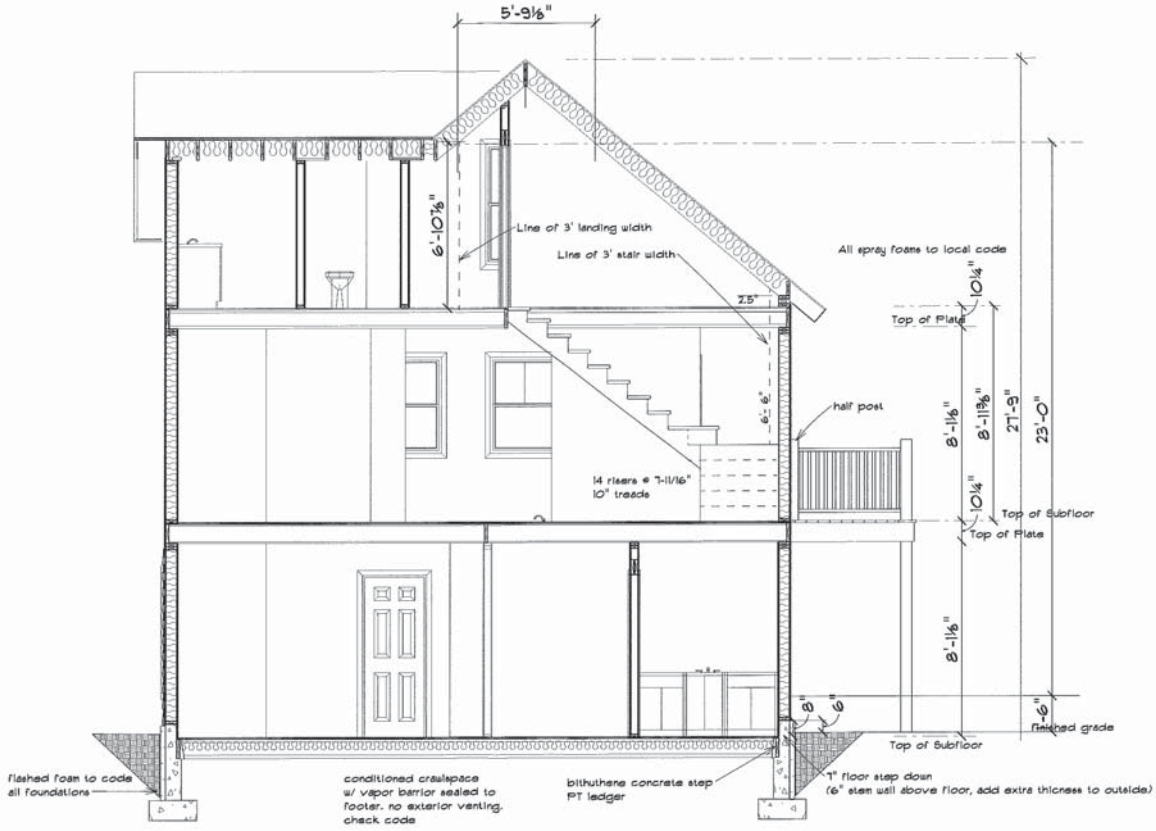
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER:
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-55'10
BUILDER:

SHL. No: 8



NOT FOR CONSTRUCTION

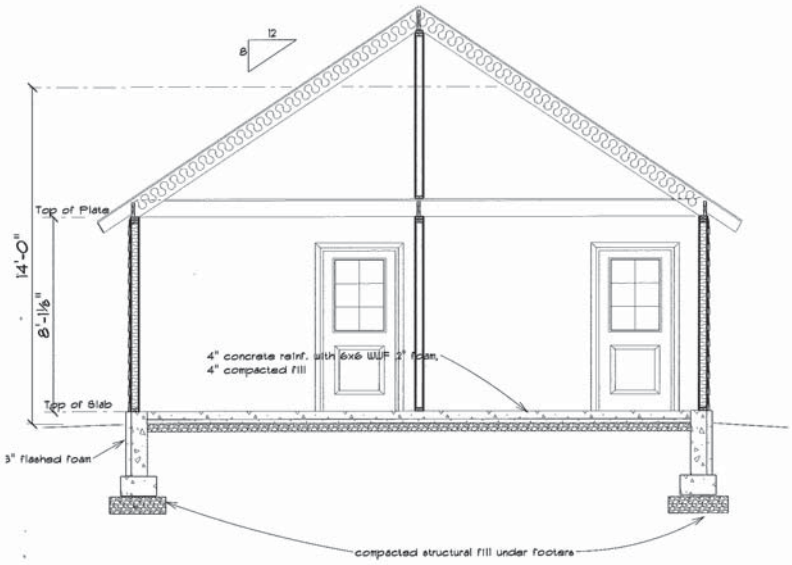
SECTION A

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

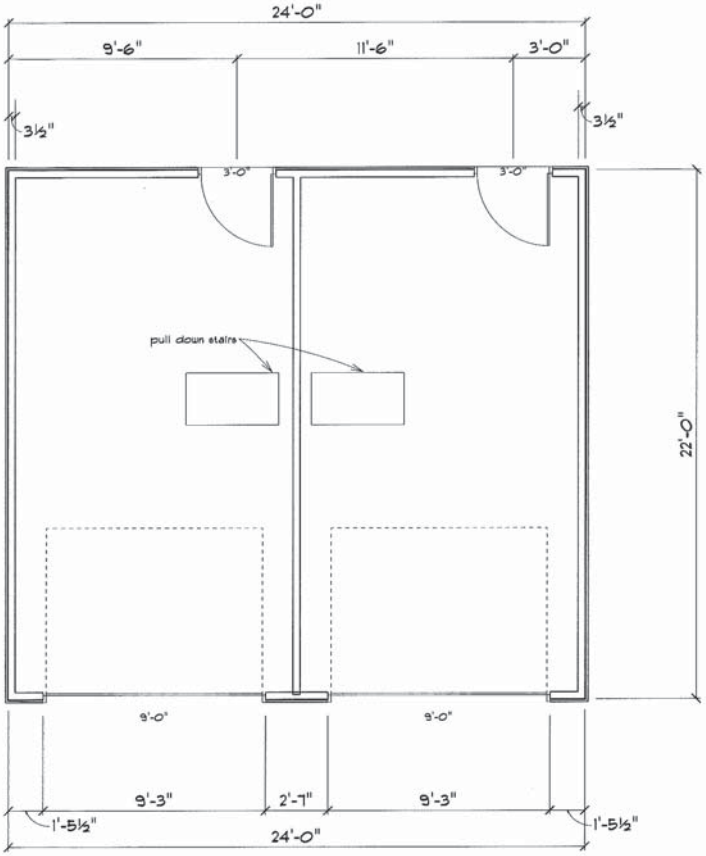
PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-8570
BUILDER:

SHT. No. 9



GARAGE SECTION A



GARAGE PLAN

1/4" = 1' 0"

PROJECT: CRESTED BUTTE BUILDERS INC.

OWNER: SAME

DATE:

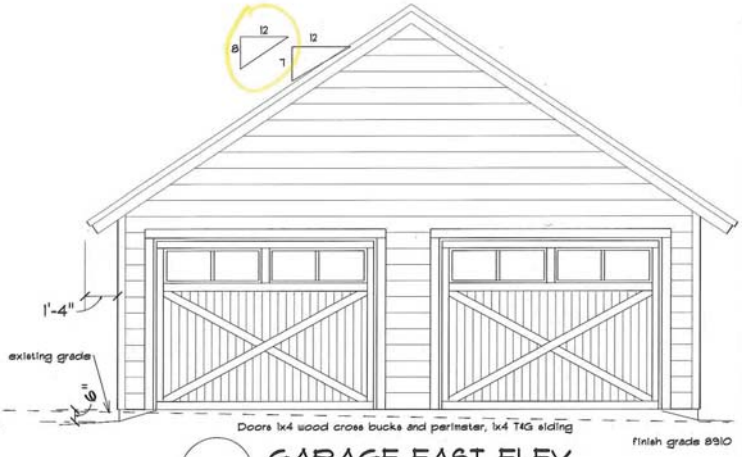
DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

SHT. NO:

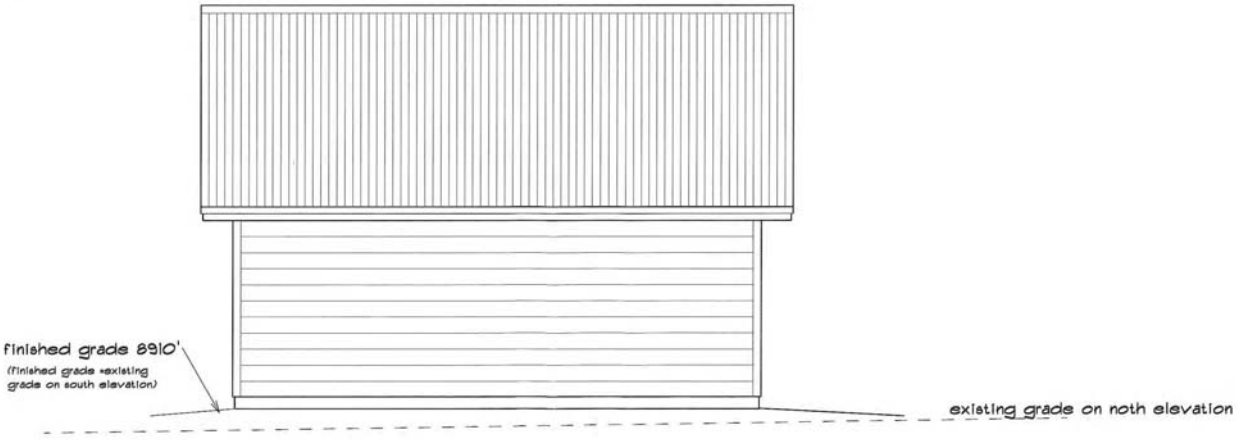
GARAGE WEST ELEV

1/4" = 1' 0"



GARAGE EAST ELEV

1/4" = 1' 0"



GARAGE NORTH AND SOUTH ELEV (SAME)

1/4" = 1' 0"

PROJECT: CRESTED BUTTE BUILDERS INC.

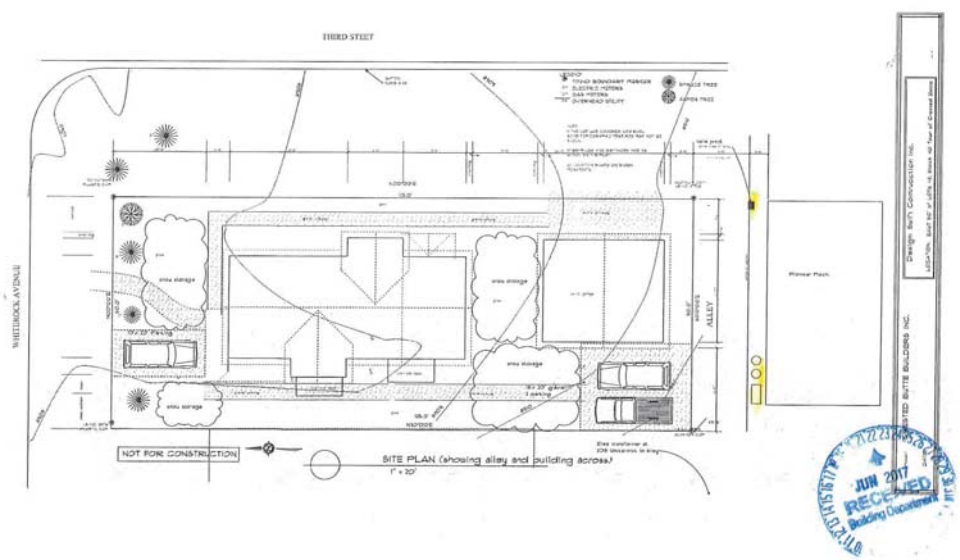
OWNER: SAME

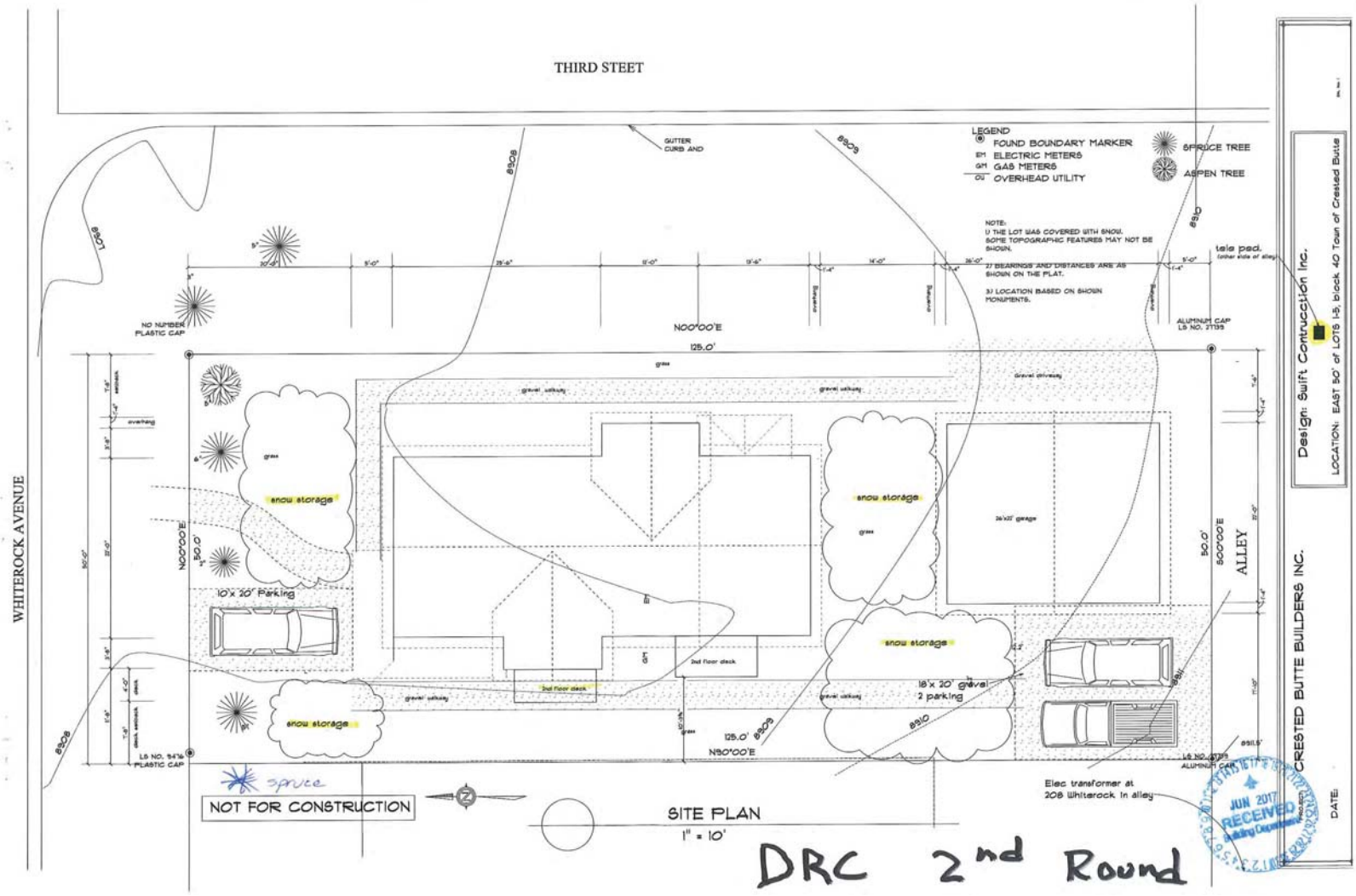
DATE:

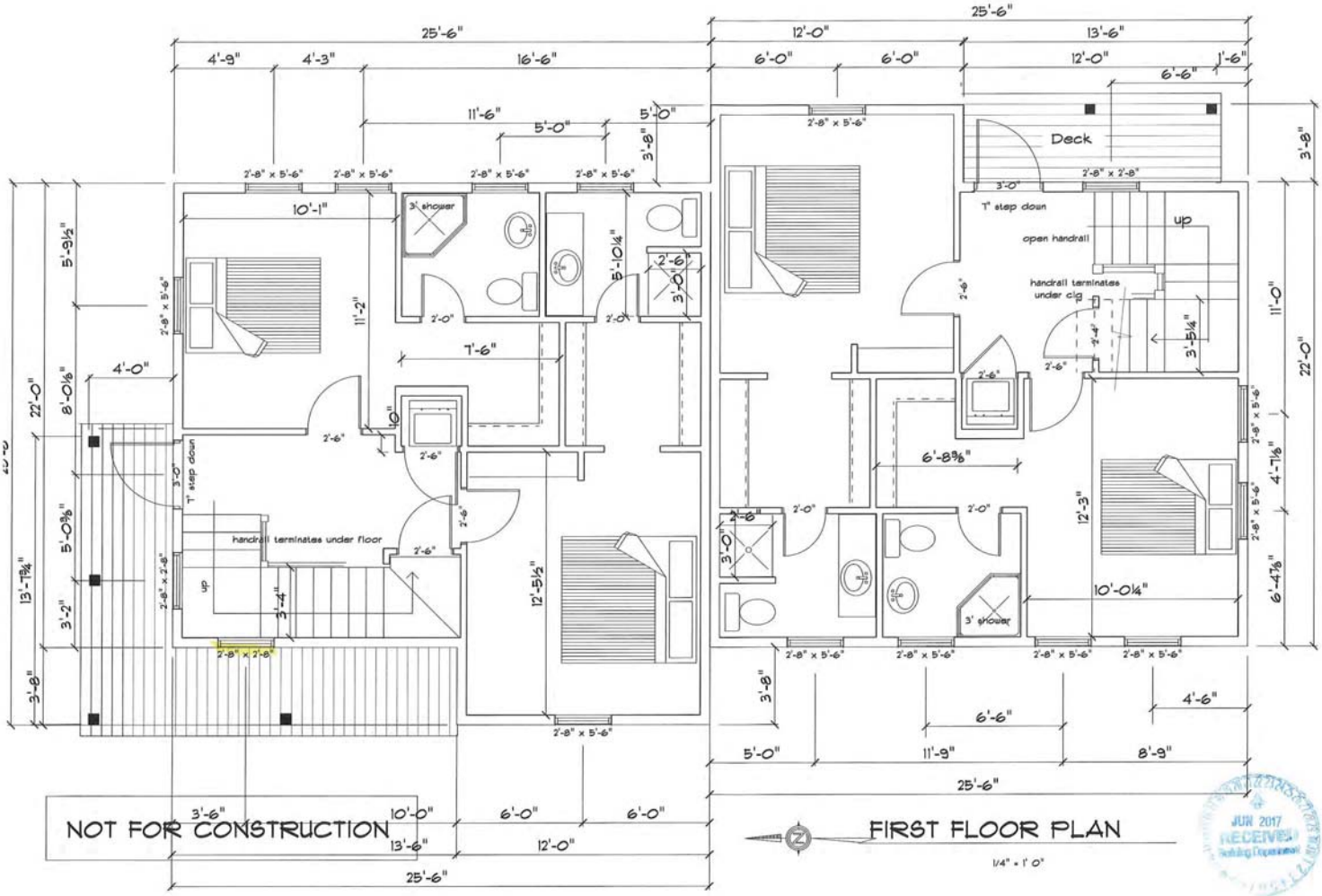
DESIGN: SWIFT CONSTRUCTION INC. 209-5570

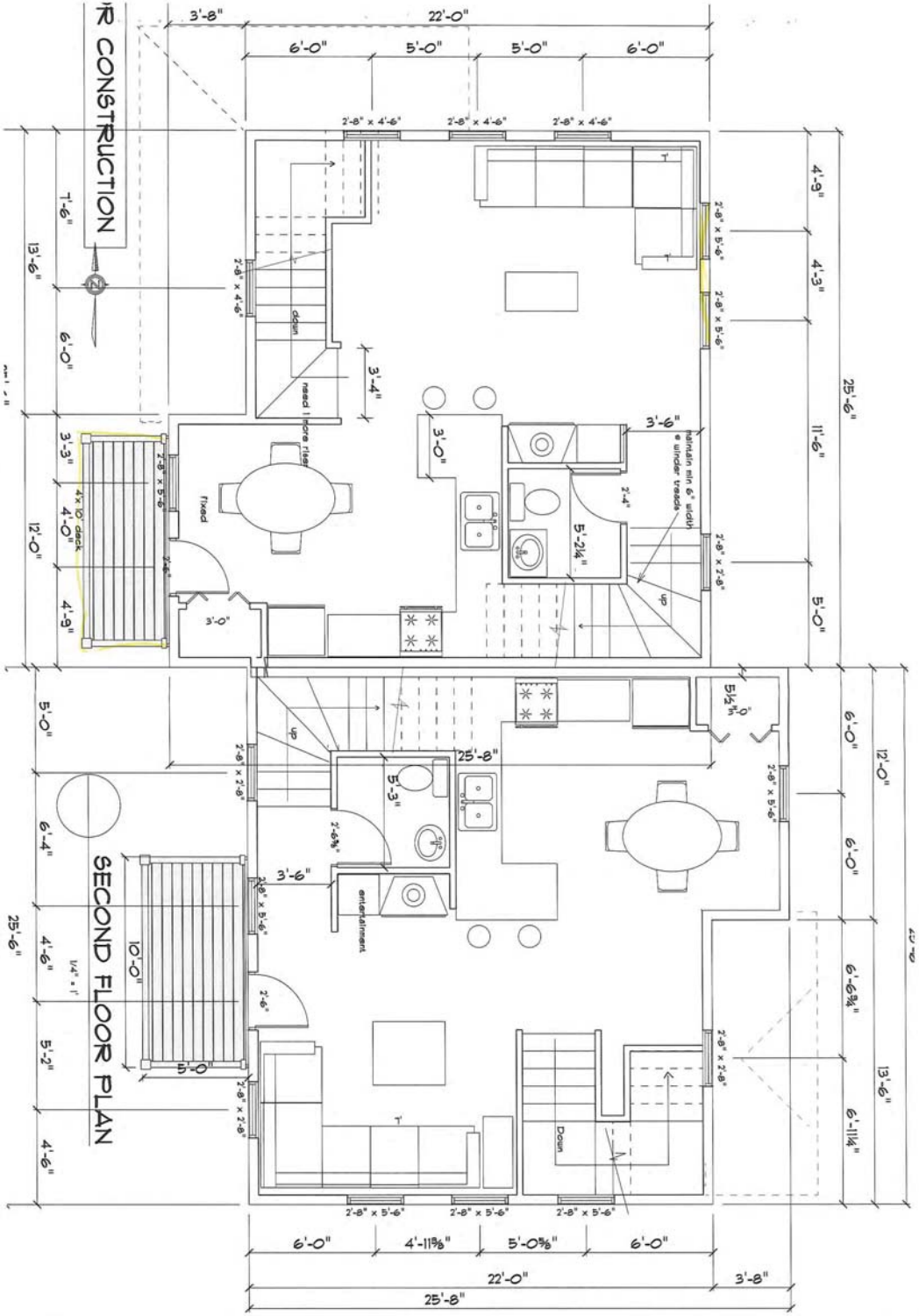
BUILDER:

SHL. No:


THIRD STEET
WHITEROCK AVENUE
ALLEY
NOT FOR CONSTRUCTION
SITE PLAN (showing alley and building across)
1" = 20'
Design Bath Convocation Inc.
JUN 2017
RECEIVED
Building Department


THIRD STEET
WHITEROCK AVENUE
ALLEY
LEGEND
FOUND BOUNDARY MARKER
ELECTRIC METERS
GAS METERS
OVERHEAD UTILITY
SPRUCE TREE
ASPEN TREE
NOTE:
1) THE LOT WAS COVERED WITH SNOW. SOME TOPOGRAPHIC FEATURES MAY NOT BE SHOWN.
2) BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.
3) LOCATION BASED ON SHOWN MONUMENTS.
GUTTER CURB AND
NO NUMBER PLASTIC CAP
ALUMINUM CAP LS NO. 27139
LS NO. 9476 PLASTIC CAP
N00°00'E
125.0'
N90°00'E
S00°00'E
50.0'
grass
gravel walkway
Gravel driveway
snow storage
10'x 20' Parking
18'x 20' gravel 2 parking
2nd floor deck
26'x22' garage
tele ped.
Elec transformer at 208 Whiterock in alley
spruce
NOT FOR CONSTRUCTION
SITE PLAN
1" = 10'
DRC 2nd Round
Design: Swift Contrucction Inc.
LOCATION: EAST 50' of LOTS 1-5, block 40 Town of Crested Butte
CRESTED BUTTE BUILDERS INC.
DATE:
JUN 2017
RECEIVED
Building Department


25'-6"
4'-9"
4'-3"
16'-6"
11'-6"
5'-0"
5'-0"
3'-8"
10'-1"
3' shower
5'-10¼"
2'-6"
3'-0"
11'-2"
7'-6"
4'-0"
22'-0"
8'-0⅛"
5'-9½"
5'-0⅜"
3'-2"
13'-7¾"
3'-8"
3'-0"
7" step down
handrail terminates under floor
up
3'-4"
12'-5½"
2'-8" x 5'-6"
2'-8" x 2'-8"
12'-0"
6'-0"
6'-0"
13'-6"
1'-6"
6'-6"
Deck
2'-8" x 2'-8"
7" step down
open handrail
handrail terminates under clg
3'-5¼"
11'-0"
6'-8⅜"
12'-3"
10'-0¼"
4'-7⅛"
6'-4⅞"
4'-6"
6'-6"
11'-9"
8'-9"
5'-0"
3'-6"
10'-0"
NOT FOR CONSTRUCTION
FIRST FLOOR PLAN
1/4" = 1' 0"
JUN 2017
RECEIVED
Building Department
PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:
DESIGN: SUFT CONSTRUCTION INC. 209-5570
BUILDER:
SHL No: 2



PROJECT: CRESTED BUTTE BUILDERS INC.

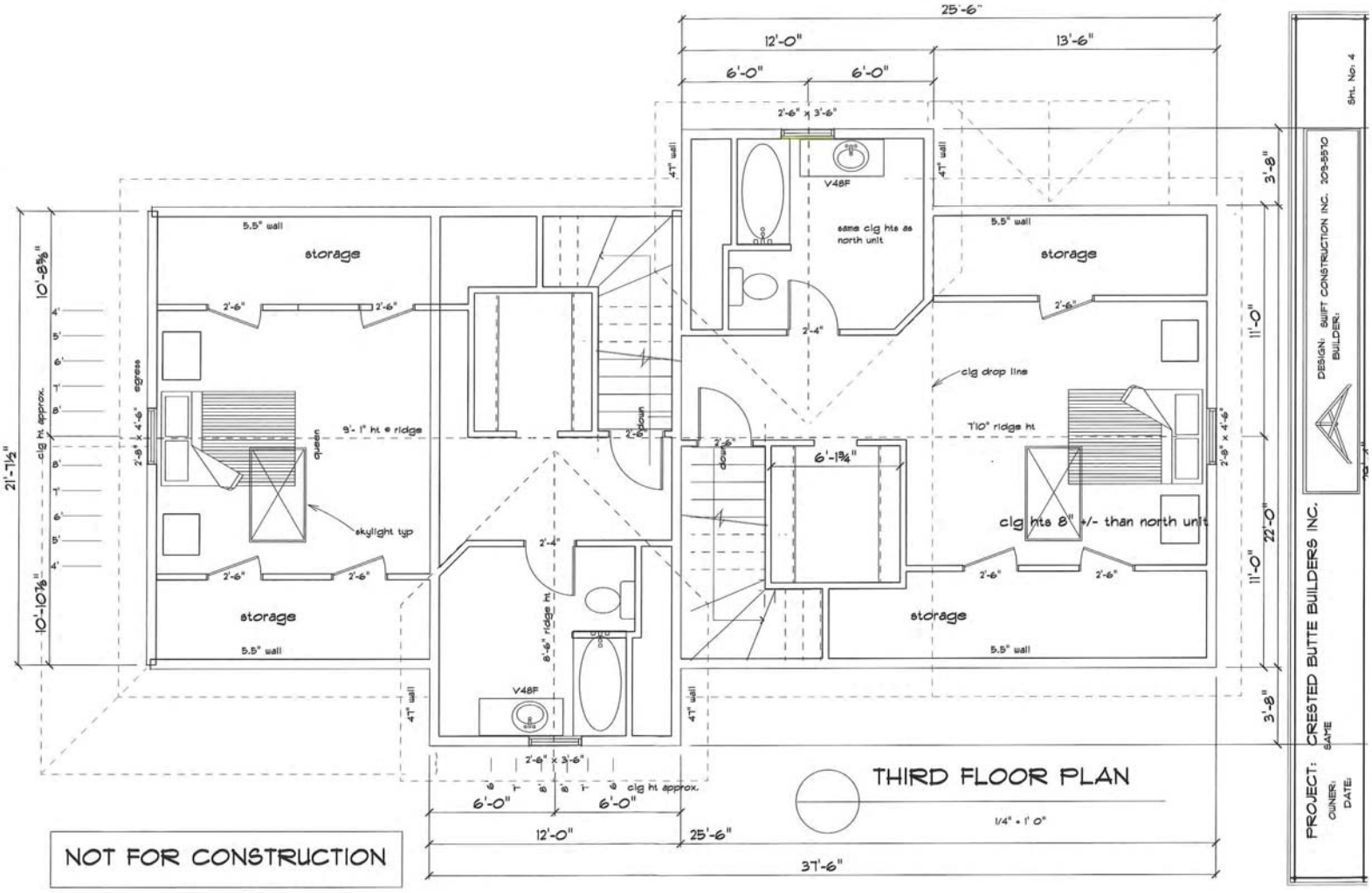
OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

SHT. No: 3

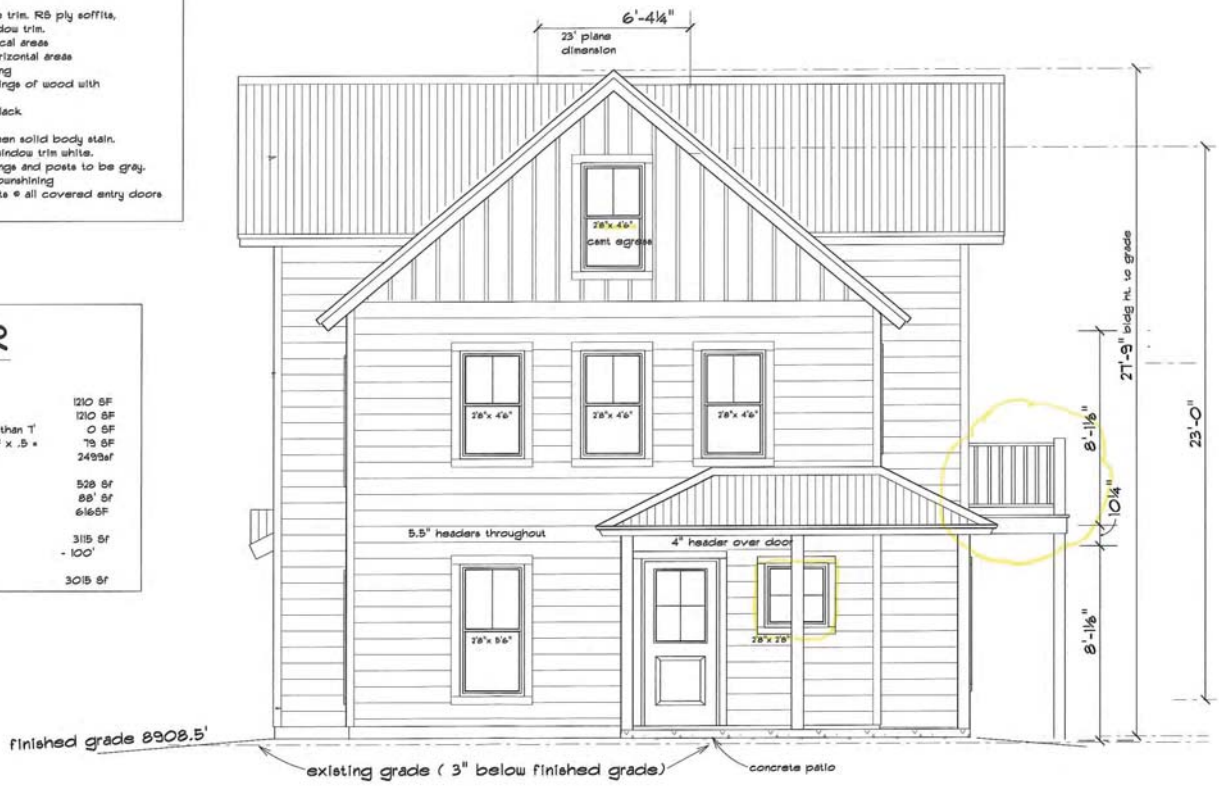

25'-6"
12'-0"
13'-6"
6'-0"
6'-0"
2'-6" x 3'-6"
V48F
same clg hts as north unit
5.5" wall
storage
2'-6"
2'-6"
2'-4"
clg drop line
9'- 1" ht @ ridge
queen
skylight typ
2'-8" x 4'-6"
egress
clg ht approx.
10'-8⅝"
10'-10⅞"
21'-7½"
2'-6" down
6'-1⅝"
7'10" ridge ht
clg hts 8" +/- than north unit
8'-6" ridge ht
4" wall
3'-8"
11'-0"
22'-0"
2'-6" x 3'-6"
6'-0"
6'-0"
12'-0"
25'-6"
37'-6"
THIRD FLOOR PLAN
1/4" = 1' 0"
NOT FOR CONSTRUCTION
PROJECT: CRESTED BUTTE BUILDERS INC.
SAME
OWNER:
DATE:
DESIGN: SWIFT CONSTRUCTION INC. 303-5530
BUILDER:
SHL No: 4

EXTERIOR FINISH NOTES NOTES

1. 1x 8 wd fascia with 1x3 frieze trim. R5 ply soffits,
2. 1x4 wd corner and door window trim.
3. Board an Batten at all vertical areas
4. 1x8 ship-lap siding at all horizontal areas
5. galvanized dull sheen roofing
7. 6x6 DF deck posts with railings of wood with wood 2x2 ballisters
8. windows to be metal clad black
9. Colors:
   a.Horizontal areas to be green solid body stain.
   b.Fascia, corner, door and window trim white.
   c.vertical siding, deck railings and posts to be gray.
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors

FAR

First floor 18" plans	1210 SF
Second floor 14' plans	1210 SF
23'plans 10" pitch and less than 7'	0 SF
Front and rear entry 158 SF x .5 =	79 SF
Primary Residence Total =	2499sf
Garage 24x22	528 Sf
garage 14' plans 4'x22=	88' Sf
Garage Total	616SF
SUBTOTAL	3115 Sf
Garage 100 ' credit	- 100'
TOTAL	3015 Sf



NORTH ELEVATION

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

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5510
BUILDER:

SHT. No. 5

EAST ELEVATION

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

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.

OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5510

BUILDER:

SHT. No: 6

WEST ELEVATION

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

NOT FOR CONSTRUCTION

JUN 2017
RECEIVED
Building Department

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

SHT. No: 7

SOUTH ELEVATION

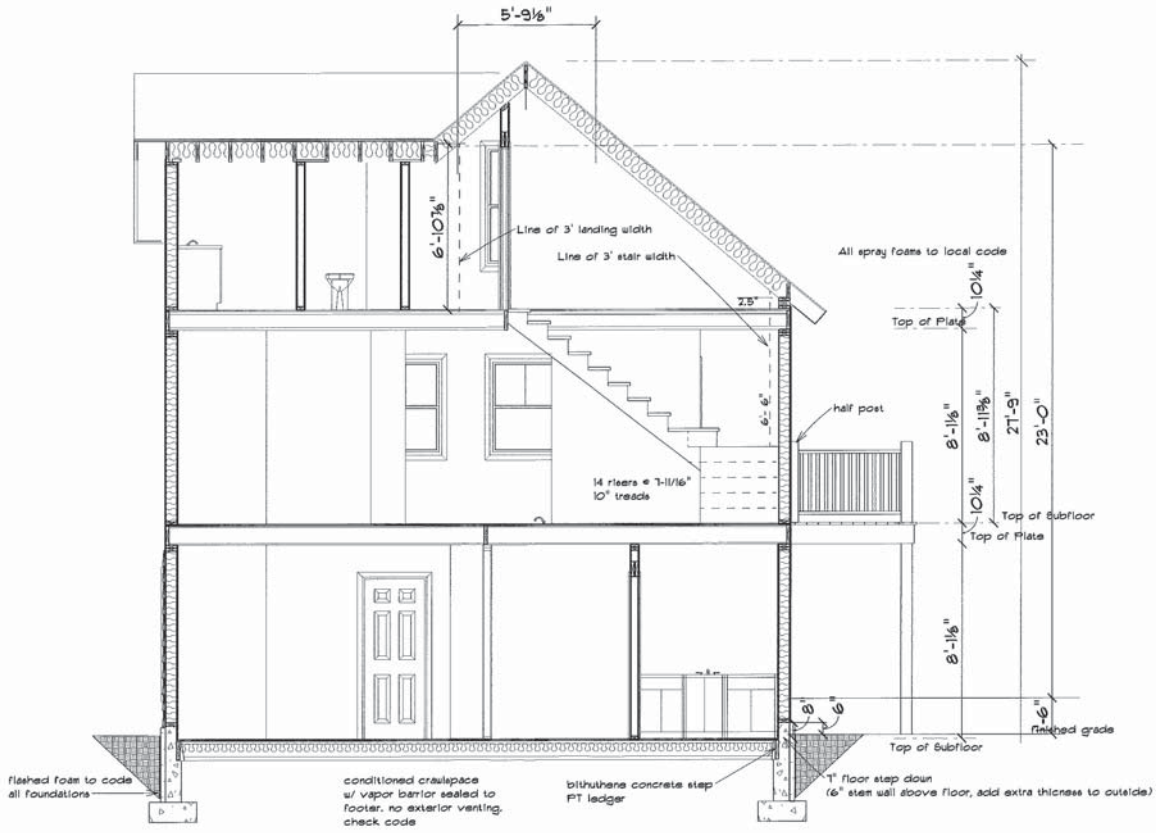
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

SHL. No: 8



NOT FOR CONSTRUCTION

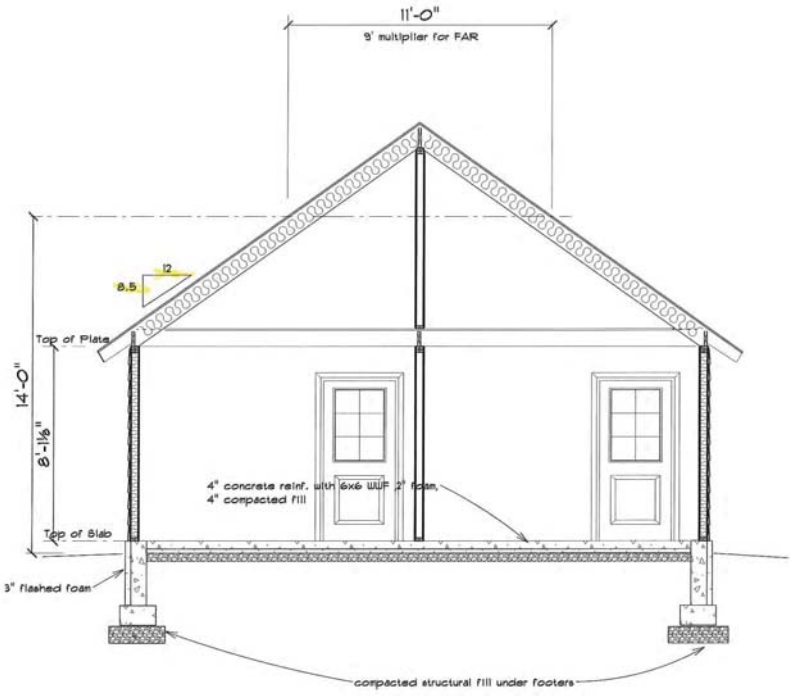
SECTION A

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

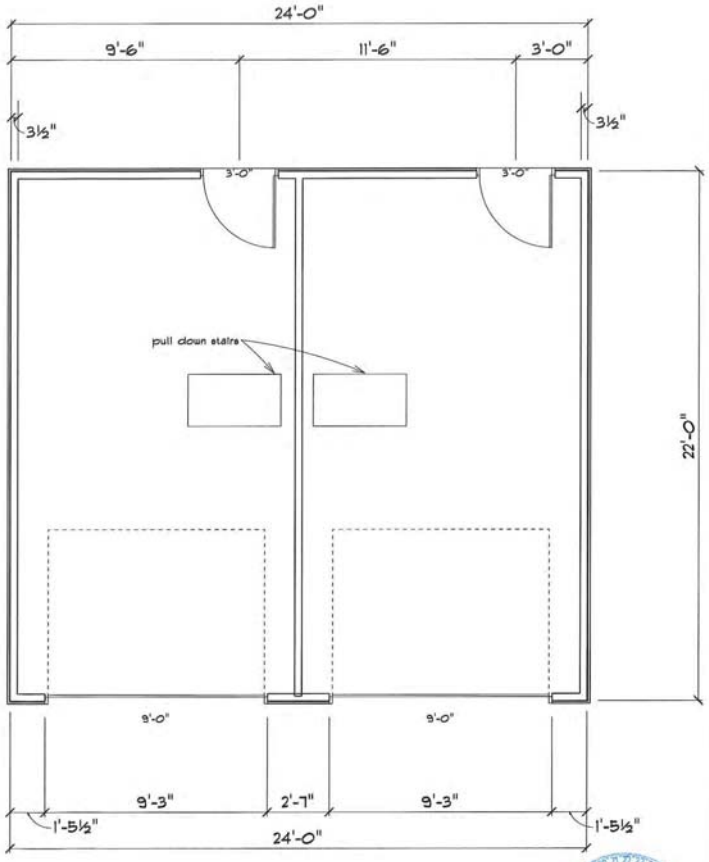
PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5510
BUILDER:

SHL. NO: 9



GARAGE SECTION A



GARAGE PLAN

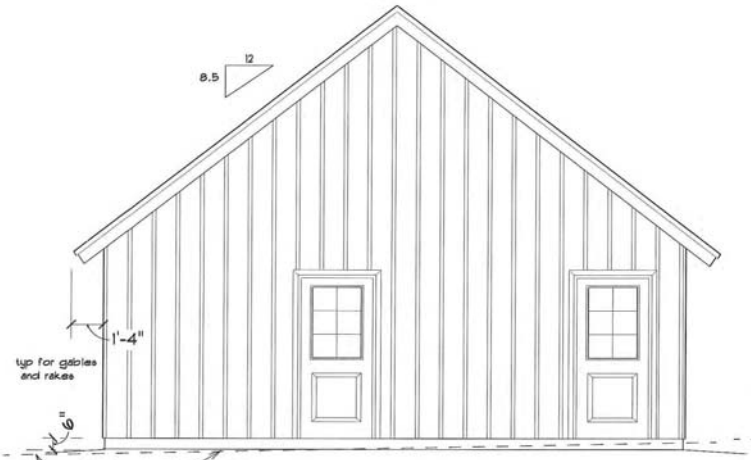
1/4" = 1' 0"

JUN 2017
RECEIVED
Building Department

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

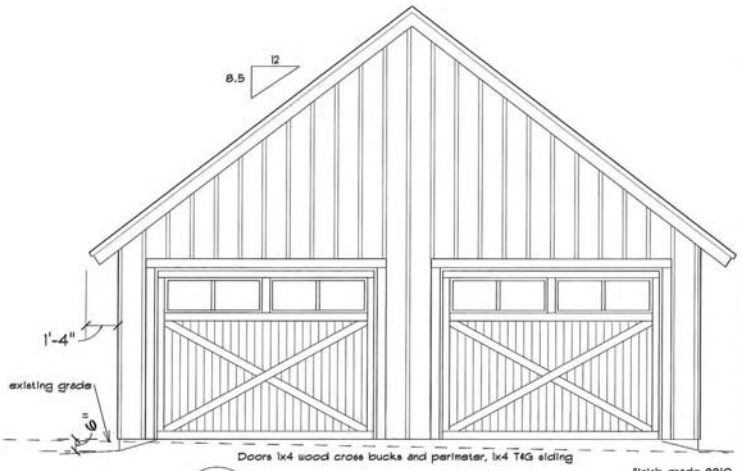
DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

SHT. No:



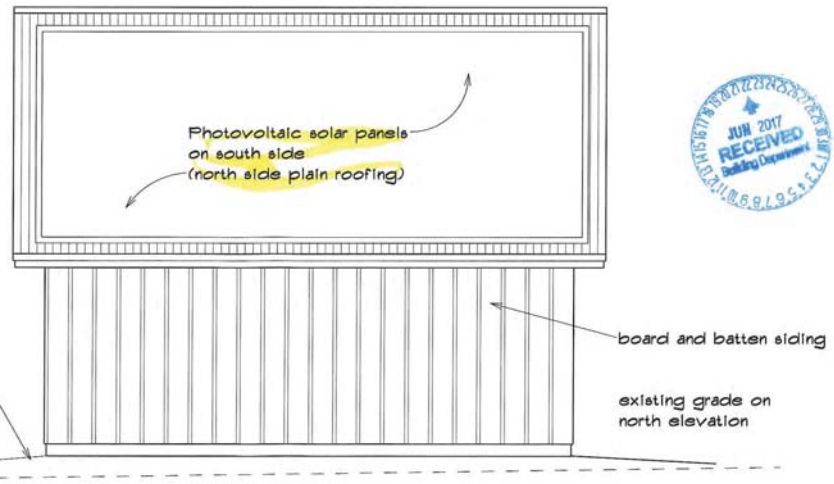
GARAGE WEST ELEV

1/4" = 1' 0"



GARAGE EAST ELEV

1/4" = 1' 0"



GARAGE NORTH AND SOUTH ELEV (SAME)

1/4" = 1' 0"

finished grade 8910'
(finished grade =existing grade on south elevation)

JUN 2017
RECEIVED
Building Department

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-8570
BUILDER:

SHT. No:

AGENDA
Board of Zoning and Architectural Review
WEDNESDAY
January 27, 2010

5:30 Year End Review and Project of the Year Awards for the 2009 building season.

6:45 Call to Order.

6:46 Review and approve the minutes from the November 15, 2009 BOZAR meeting.

6:50 Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B-1 zone. (Reeves)
Architectural approval is required.

7:00 Consideration of the application of **Jeffrey and Kylena Graceffa** to construct an addition to a historic restaurant building located at 21 Elk Avenue, Block 19, lots 27-28 in the B-3 zone. (Hadley)
The expansion of a conditional use permit for a restaurant use in the B-3 zone is required.
Demolition of a portion of a historic structure.
Payment in lieu for up to 8 parking spaces is requested.
Architectural approval is required.

7:35 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and November 27, 2007development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue , Lots 1-2, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow an accessory dwelling in the R1C zone.
Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

8:05 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 development plan to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

8:25 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the August 28, 2009 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Demolition of a non-historic single family residence is requested.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.
Architectural approval is required.

8:30 Adjourn to a local watering hole to say 'Thank You' to Mark Collins for almost 5 years of service to the BOZAR.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

AGENDA
Board of Zoning and Architectural Review
WEDNESDAY
January 27, 2010

5:30 Year End Review and Project of the Year Awards for the 2009 building season.

6:45 Call to Order.

6:46 Review and approve the minutes from the November 15, 2009 BOZAR meeting.

6:50 Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B-1 zone. (Reeves)
Architectural approval is required.

7:00 Consideration of the application of **Jeffrey and Kylena Graceffa** to construct an addition to a historic restaurant building located at 21 Elk Avenue, Block 19, lots 27-28 in the B-3 zone. (Hadley)
The expansion of a conditional use permit for a restaurant use in the B-3 zone is required.
Demolition of a portion of a historic structure.
Payment in lieu for up to 8 parking spaces is requested.
Architectural approval is required.

7:35 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and November 27, 2007development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue , Lots 1-2, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow an accessory dwelling in the R1C zone.
Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

8:05 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 development plan to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

8:25 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the August 28, 2009 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Demolition of a non-historic single family residence is requested.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.
Architectural approval is required.

8:30 Adjourn to a local watering hole to say 'Thank You' to Mark Collins for almost 5 years of service to the BOZAR.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

AGENDA
Board of Zoning and Architectural Review
WEDNESDAY
January 27, 2010

5:30 Year End Review and Project of the Year Awards for the 2009 building season.

6:45 Call to Order.

6:46 Review and approve the minutes from the November 15, 2009 BOZAR meeting.

6:50 Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B-1 zone. (Reeves)
Architectural approval is required.

7:00 Consideration of the application of **Jeffrey and Kylena Graceffa** to construct an addition to a historic restaurant building located at 21 Elk Avenue, Block 19, lots 27-28 in the B-3 zone. (Hadley)
The expansion of a conditional use permit for a restaurant use in the B-3 zone is required.
Demolition of a portion of a historic structure.
Payment in lieu for up to 8 parking spaces is requested.
Architectural approval is required.

7:35 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and November 27, 2007development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue , Lots 1-2, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow an accessory dwelling in the R1C zone.
Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

8:05 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 development plan to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

8:25 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the August 28, 2009 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Demolition of a non-historic single family residence is requested.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.
Architectural approval is required.

8:30 Adjourn to a local watering hole to say 'Thank You' to Mark Collins for almost 5 years of service to the BOZAR.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

AGENDA
Board of Zoning and Architectural Review
WEDNESDAY
January 27, 2010

5:30 Year End Review and Project of the Year Awards for the 2009 building season.

6:45 Call to Order.

6:46 Review and approve the minutes from the November 15, 2009 BOZAR meeting.

6:50 Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B-1 zone. (Reeves)
Architectural approval is required.

7:00 Consideration of the application of **Jeffrey and Kylena Graceffa** to construct an addition to a historic restaurant building located at 21 Elk Avenue, Block 19, lots 27-28 in the B-3 zone. (Hadley)
The expansion of a conditional use permit for a restaurant use in the B-3 zone is required.
Demolition of a portion of a historic structure.
Payment in lieu for up to 8 parking spaces is requested.
Architectural approval is required.

7:35 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and November 27, 2007development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue , Lots 1-2, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow an accessory dwelling in the R1C zone.
Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

8:05 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 development plan to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

8:25 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the August 28, 2009 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Demolition of a non-historic single family residence is requested.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.
Architectural approval is required.

8:30 Adjourn to a local watering hole to say 'Thank You' to Mark Collins for almost 5 years of service to the BOZAR.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

Agenda
Board of Zoning and Architectural Review
Tuesday
April 26, 2011

6:00 Consideration of the application of **330 Belleview, LLC** to change a previously approved plan and construct an exterior climbing / ice climbing wall attached to the mixed use building located at 330 Belleview, Block 46, Lots 1-2and the east ½ Lot 3; the wall to be located on the west ½ of lot 3 and lot 4 in the C zone. (Coburn)
Architectural approval is required.

6:20 Consideration of the application of **Jean Keet** to demolish an existing residence and construct a new single family residence and accessory dwelling to be located at 404 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C zone. (Ochs)
Determine parameters for the maximum width of buildings in the R1C, R2C and R3C zones. The parameters may be extended to all residential zones.
Demolition of a non-historic residence is required.
A conditional use permit to allow an accessory dwelling in the R1C zone is s required.
Architectural approval is required.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

AGENDA
Board of Zoning and Architectural Review
Wednesday
April 30, 2008

6:00 Call to Order.

6:03 Review and approve the minutes from the March 25, 2008 BOZAR meeting.

6:05 Consideration of the application of **Jamie and John Stambaugh** to construct dormers, and renovate the rear elevation of the historic single-family residence located at 108 Sopris Avenue, Block 32, Lots 11-12 in the R1C zone. (Stambaugh / Langsfeld)
Architectural approval is required

6:30 Consideration of the application **Chris Cottrell** to construct an addition to the existing single family residence located at 132 Whiterock Avenue, Block 41, North 75 feet of lots 1-3 in the R2C zone, converting the building into a duplex together with the request to re-orient the front yard from Whiterock to 2nd Street. (Helland)
Approval to re-orient the front yard setback is requested.
Architectural approval is required.
A conditional waiver to expand a non-conforming aspect with respect to the west setback in the R2C zone is required.

6:50 Consideration of the application of **Michael Haney** to construct an accessory building to be located at 20 3rd Street, Block 3, West 100' of lots 20-21, and West 100' of the South half of lot 19 feet in the R1 zone. (Todd Carroll)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1 zone is required.
Architectural approval is required.

7:20 Consideration of the application of **Faust Mountain Properties** to construct a single family residence and accessory building to be located at 405 Gothic Avenue, Block 11, Lots 19-20 in the R1 zone. (Faust/Ochs)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1 zone is required.
Architectural approval is required.

7:50 Consideration of the application of **Beckwith Builders** to construct a single family residence and accessory building to be located at 907 Elk Avenue, Block 69, lot 2 in the R1E zone. (Barney)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1E zone is required.
Architectural approval is required.

8:20 Miscellaneous - Insubstantial Determinations:

Janet and Kenneth Levit - Approval to alter the residence window styles and foundation treatment, and simplify the footprint and design of the accessory building to be located at 415 Gothic Avenue.

425 Elk Avenue – (Ginger Café) Co-Chair approval to remove roof metal, apply new decking, bituthane and 5 V crimp metal over historic wood shingle roofing.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

AGENDA
SPECIAL MEETING
Board of Zoning and Architectural Review
Monday
May 5, 2008

5:00 Call to Order.

5:03 Review and approve the minutes from the March 25, 2008 BOZAR meeting.

5:05 Consideration of the application of **Jamie and John Stambaugh** to construct dormers, and renovate the rear elevation of the historic single-family residence located at 108 Sopris Avenue, Block 32, Lots 11-12 in the R1C zone. (Stambaugh / Langsfeld)
Architectural approval is required

5:10 Consideration of the application **Chris Cottrell** to construct an addition to the existing single family residence located at 132 Whiterock Avenue, Block 41, North 75 feet of lots 1-3 in the R2C zone, converting the building into a duplex together with the request to re-orient the front yard from Whiterock to 2nd Street. (Helland)
Approval to re-orient the front yard setback is requested.
Architectural approval is required.
A conditional waiver to expand a non-conforming aspect with respect to the west setback in the R2C zone is required.

5:15 Consideration of the application of **Michael Haney** to construct an accessory building to be located at 20 3rd Street, Block 3, West 100' of lots 20-21, and West 100' of the South half of lot 19 feet in the R1 zone. (Todd Carroll)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1 zone is required.
Architectural approval is required.

5:20 Consideration of the application of **Faust Mountain Properties** to construct a single family residence and accessory building to be located at 405 Gothic Avenue, Block 11, Lots 19-20 in the R1 zone. (Faust/Ochs)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1 zone is required.
Architectural approval is required.

5:30 Consideration of the application of **Beckwith Builders** to construct a single family residence and accessory building to be located at 907 Elk Avenue, Block 69, lot 2 in the R1E zone. (Barney)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1E zone is required.
Architectural approval is required.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Agenda
Board of Zoning and Architectural Review
Tuesday
May 29, 2012

6:00 Call to Order.

6:02 Approve the Minutes from the April 24, 2012 BOZAR meeting, and minutes from the Special Meetings on May 1 and 2, 2012.

6:04 Welcome Peter Carey as the newly appointed member of the BOZAR.

6:05 Recommendation to the Town Council regarding the interpretation of the language for "projecting sign" in Section 16-80-40 (c) of the sign code. (Staff)
A recommendation to Town Council is required.

6:15 Consideration of the application of **Klass Act, LLC,** dba the Last Steep, to construct a new deck above the existing patio associated with the restaurant operation located at 208 Elk Avenue, Block 28, Lot 12-13 in the B-1 zone. (Hadley)
- **Architectural approval is required.**
- **The expansion of a conditional use permit for a restaurant operation to include outdoor seating may be required.**

6:40 Consideration of the application of **Chris and Sally Hensley** to demolish the non-historic accessory dwelling and construct a new accessory dwelling to be located at 508 Sopris Avenue, Block 36, lots 13-14 in the R1C zone. (Coburn Dev.)
- **Architectural approval is required.**
- **Permission to expand a conditional use permit for an accessory dwelling is required.**
- **Permission to demolish a non-historic building is requested.**

7:10 Consideration of the application of **Kendall Tankersly and Matthew Smith in conjunction with Elk Avenue Partners LLC** to site a restricted food service establishment within a restaurant building to be located at 407 4th Street, Block 27, Lots 1-4 in the B-1 zone
- **Conditional use permit for a restricted food service establishment in the B-1 zone is required.**

7:30 Insubstantial Determination requested by the Crested Butte Fire District to install windows on the mezzanine level of the building located at 306 Maroon Avenue, Block 22, lots 12-16 in the P zone. (Cowherd)
- **DRC referral to the BOZAR for an insubstantial determination is requested.**

7:45 Consideration of the application of **Susan Eskew** to expand a conditional use permit for an accessory dwelling located at 201 ½ Gothic Avenue, Block 9, South 62.5' of Lots 17- 20 in the R1C zone.
- **Permission to expand a conditional use permit for an accessory dwelling is required.**

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

Miscellaneous (Over)

8:10 Miscellaneous

- June 11 and 18 DRC: Kevin Krill and _____
- July 16 and 23 DRC: _____
- Bob Yapp Workshops: June 15
- History Colorado's Economic Power of Heritage and Place
- Insubstantial Determinations Approved at DRC:
  - **John Kirk Amsten** - construct additions to the second story deck of the single family residence, and change the garage door in the accessory building located at 6 Ruth's Road in the Kapushion Subdivision.
  - **Paul Barney** and **Trea Scirotino** to alter the landscape plans between the properties located at 818 and 816 Whiterock Avenue.

Agenda
Board of Zoning and Architectural Review
Tuesday
May 31, 2011

5:30 Work session and site visit requested by the **Gunnison County Library District** in Conjunction with the Town of Crested Butte to construct a building for a children's' Library Annex south of the Old Rock School Library located at 507 Maroon Avenue in the P zone.

6:30 Call to Order

6:32 Approve the minutes from the April 26, 2011 BOZAR meeting.

6:35 Consideration of the application of **Brent Beesley** to construct an accessory building to be located at 13 Teocalli Avenue, Block 6, Lots 23-24 in the R1 zone. (Collins)
Architectural approval is required.

6:40 Consideration of the application of **Jean Keet** to demolish (relocate) an existing residence and construct a new single family residence and accessory dwelling to be located at 404 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C zone. (Ochs)
Demolition of a non-historic residence is required.
A conditional use permit to allow an accessory dwelling in the R1C zone is required.
Architectural approval is required.

7:05 Consideration of the application of **Marco and Rebecca White** to construct a duplex and accessory dwelling to be located at 716, 718 Belleview Avenue, Block 64, Lots 7-8 in the R2 zone. (Davis)
Architectural approval is required.
A conditional use permit to allow an accessory dwelling in the R2 zone is required.

7:45 Consideration of the application of **Jeffrey and Dana Delaney** to construct a single family residence and accessory building with plumbing and/or heating to be located at 515 Gothic Avenue, Block 12, Lots 24-25 in the R1 zone. (Ochs)
Architectural approval is required.
A conditional use permit to allow an accessory building with plumbing or heating in the R1 zone is required.

8:15 Break

8:25 Consideration of the application of **Harwood Properties No. 3, LLC** to construct a single family residence and accessory building with plumbing and/or heating to be located at 30 Gothic Avenue, Block 18, lots 1-2 in the R1 zone. (Murphy/Wininger)
Architectural approval is required.
A conditional use permit to allow an accessory building with plumbing or heating in the R1 zone is required.
Recommendation to the Town Council regarding a revocable license agreement for the rock retaining wall to be located on the First Street rights of way.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

See next page

8:55 Consideration of the application of **Warren and Amanda Sciortino** to relocate a single family residence from 404 Gothic Avenue, Block 14, Lot A, Cortner Subdivision to 816 Whiterock Avenue, Block 66 Lot 5, Verzuh Subdivision in the R1E zone. (Hadley)
Architectural approval is required.

9:20 Consideration of the application of **Kristen Lawrynk** to construct an accessory dwelling residence to be located at 828 Sopris Avenue, Block 67, Lot 2, Verzuh Subdivision in the R1E zone. (Norton)
Architectural approval is required.
A conditional use permit to allow an accessory dwelling in the R1E zone is required.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

AGENDA
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
June 25, 2013

6:00 Call to order

6:02 Review and approve the minutes from the May 28, 2013 BOZAR meeting.

6:05 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)

- Demolition of a non-historic single family residence is requested.
- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

6:40 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)

- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

7:00 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. (Helland)

- A conditional use permit is required to allow an accessory dwelling in the R1C zone.
- Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

7:25 Consideration of the application of **Brent Ranch, LLC** to construct an addition to the single family residence located at 13 Teocalli Avenue, Lots 23-24, Block 6 in the R1 zone. (Helland)

- Architectural approval is required.

8:10 Consideration of the application of **Shannon Callahan** to construct a side yard deck addition to the single family residence located at 703 Maroon Avenue, Block 59, lots 17-19, S 1/3 of Lot 20 in the R2 zone. (Shawn Williams)

- Architectural approval is required.

Continued on next page

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

8:35 Consideration of the application of **330 Belleview, LLC** to make changes to a previously approved plan to add a third floor to the commercial building to be located at 326 Belleview Avenue, Block 46, West ½ of Lot 3 and all of Lot 4 in the C zone. Continued from the May 28, 2013 BOZAR (Weber/O'Rourke) **Continue to the July 30-13 Meeting.**

- Architectural approval is required.
- A conditional use permit to allow two residential units in the C zone is required.

8:36 Consideration of the application of **Monica Mesa** to construct a single family residence to be located at 817 Sopris Avenue, Tract 9, Block 68 Verzuh Ranch Subdivision in the R1E zone. (Hadley)

- Architectural approval is required.

9:10 Consideration of the application of **Robert and Michelle Warner** to construct a single family residence and accessory building to be located at 519 Ninth Street, Tract 4, Block 71, Verzuh Ranch Subdivision in the R1D zone. (Hadley)

- A conditional use permit for a heated / plumbed accessory building is required.
- Architectural approval is required.

10:00 Miscellaneous:

- DRC for July 15 and 22: Peter Carey and Crockett Farnell
- DRC for August 12 and 19: _____ and _____
- Legal Overview from Town Attorney, John Belkin.
  - Set up a Board work session for July or August.
- Fence regulations – brief discussion

AGENDA
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
June 25, 2013

6:00 Call to order

6:02 Review and approve the minutes from the May 28, 2013 BOZAR meeting.

6:05 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)

- Demolition of a non-historic single family residence is requested.
- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

6:40 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)

- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

7:00 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. (Helland)

- A conditional use permit is required to allow an accessory dwelling in the R1C zone.
- Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

7:25 Consideration of the application of **Brent Ranch, LLC** to construct an addition to the single family residence located at 13 Teocalli Avenue, Lots 23-24, Block 6 in the R1 zone. (Helland)

- Architectural approval is required.

8:10 Consideration of the application of **Shannon Callahan** to construct a side yard deck addition to the single family residence located at 703 Maroon Avenue, Block 59, lots 17-19, S 1/3 of Lot 20 in the R2 zone. (Shawn Williams)

- Architectural approval is required.

Continued on next page

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

8:35 Consideration of the application of **330 Belleview, LLC** to make changes to a previously approved plan to add a third floor to the commercial building to be located at 326 Belleview Avenue, Block 46, West ½ of Lot 3 and all of Lot 4 in the C zone. Continued from the May 28, 2013 BOZAR (Weber/O'Rourke) **Continue to the July 30-13 Meeting.**

- Architectural approval is required.
- A conditional use permit to allow two residential units in the C zone is required.

8:36 Consideration of the application of **Monica Mesa** to construct a single family residence to be located at 817 Sopris Avenue, Tract 9, Block 68 Verzuh Ranch Subdivision in the R1E zone. (Hadley)

- Architectural approval is required.

9:10 Consideration of the application of **Robert and Michelle Warner** to construct a single family residence and accessory building to be located at 519 Ninth Street, Tract 4, Block 71, Verzuh Ranch Subdivision in the R1D zone. (Hadley)

- A conditional use permit for a heated / plumbed accessory building is required.
- Architectural approval is required.

10:00 Miscellaneous:

- DRC for July 15 and 22: Peter Carey and Crockett Farnell
- DRC for August 12 and 19: _____ and _____
- Legal Overview from Town Attorney, John Belkin.
  - Set up a Board work session for July or August.
- Fence regulations – brief discussion

AGENDA
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
June 25, 2013

6:00 Call to order

6:02 Review and approve the minutes from the May 28, 2013 BOZAR meeting.

6:05 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)

- Demolition of a non-historic single family residence is requested.
- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

6:40 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)

- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

7:00 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. (Helland)

- A conditional use permit is required to allow an accessory dwelling in the R1C zone.
- Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

7:25 Consideration of the application of **Brent Ranch, LLC** to construct an addition to the single family residence located at 13 Teocalli Avenue, Lots 23-24, Block 6 in the R1 zone. (Helland)

- Architectural approval is required.

8:10 Consideration of the application of **Shannon Callahan** to construct a side yard deck addition to the single family residence located at 703 Maroon Avenue, Block 59, lots 17-19, S 1/3 of Lot 20 in the R2 zone. (Shawn Williams)

- Architectural approval is required.

Continued on next page

The above times are only tentative. The meeting may move more quickly or slowly than scheduled.

8:35 Consideration of the application of **330 Belleview, LLC** to make changes to a previously approved plan to add a third floor to the commercial building to be located at 326 Belleview Avenue, Block 46, West ½ of Lot 3 and all of Lot 4 in the C zone. Continued from the May 28, 2013 BOZAR (Weber/O'Rourke) **Continue to the July 30-13 Meeting.**

- Architectural approval is required.
- A conditional use permit to allow two residential units in the C zone is required.

8:36 Consideration of the application of **Monica Mesa** to construct a single family residence to be located at 817 Sopris Avenue, Tract 9, Block 68 Verzuh Ranch Subdivision in the R1E zone. (Hadley)

- Architectural approval is required.

9:10 Consideration of the application of **Robert and Michelle Warner** to construct a single family residence and accessory building to be located at 519 Ninth Street, Tract 4, Block 71, Verzuh Ranch Subdivision in the R1D zone. (Hadley)

- A conditional use permit for a heated / plumbed accessory building is required.
- Architectural approval is required.

10:00 Miscellaneous:

- DRC for July 15 and 22: Peter Carey and Crockett Farnell
- DRC for August 12 and 19: _____ and _____
- Legal Overview from Town Attorney, John Belkin.
  - Set up a Board work session for July or August.
- Fence regulations – brief discussion

AGENDA
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
August 25, 2015

6:00 Call to order

6:02 Review and approve the minutes from the July 28, 2015 BOZAR meeting.

6:05 Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone. (Hadley)
- Architectural approval is required.
- Demolition of a portion of a non-historic structure is required.

6:30 Consideration of the application of **Bryan M. Shea** to raise the roof and add dormers to the south portion of the duplex located at 819 Gothic Avenue, Unit A Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone. (Cowherd)
- Architectural approval is required.

6:55 Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone. (Helland)
- Approval for a minor subdivision in the R1C zone is required

7:15 Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. (Murphy)
- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.

8:00 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

8:45 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

9:30 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

10:00 Miscellaneous:
- DRC for September 14 and 21: Ross and Farnell, or Sawyer as an alternate (BOZAR – September 29th)
- DRC for October 13 and 19: Russell or Nauman? (BOZAR – October 27th)
- Insubstantial Review:
  - Duke/Hosier (210 Whiterock Avenue): Change roof back to historic pitch and add small amount of fascia.
  - Spehar (313 Sopris Avenue): Update on rehabilitation measures.
  - Long (308 First Street): Window revisions.

10:05 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

AGENDA
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
August 25, 2015

6:00 Call to order

6:02 Review and approve the minutes from the July 28, 2015 BOZAR meeting.

6:05 Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone. (Hadley)
- Architectural approval is required.
- Demolition of a portion of a non-historic structure is required.

6:30 Consideration of the application of **Bryan M. Shea** to raise the roof and add dormers to the south portion of the duplex located at 819 Gothic Avenue, Unit A Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone. (Cowherd)
- Architectural approval is required.

6:55 Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone. (Helland)
- Approval for a minor subdivision in the R1C zone is required

7:15 Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. (Murphy)
- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.

8:00 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

8:45 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

9:30 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

10:00 Miscellaneous:
- DRC for September 14 and 21: Ross and Farnell, or Sawyer as an alternate (BOZAR – September 29th)
- DRC for October 13 and 19: Russell or Nauman? (BOZAR – October 27th)
- Insubstantial Review:
  - Duke/Hosier (210 Whiterock Avenue): Change roof back to historic pitch and add small amount of fascia.
  - Spehar (313 Sopris Avenue): Update on rehabilitation measures.
  - Long (308 First Street): Window revisions.

10:05 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

AGENDA
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
August 25, 2015

6:00 Call to order

6:02 Review and approve the minutes from the July 28, 2015 BOZAR meeting.

6:05 Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone. (Hadley)
- Architectural approval is required.
- Demolition of a portion of a non-historic structure is required.

6:30 Consideration of the application of **Bryan M. Shea** to raise the roof and add dormers to the south portion of the duplex located at 819 Gothic Avenue, Unit A Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone. (Cowherd)
- Architectural approval is required.

6:55 Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone. (Helland)
- Approval for a minor subdivision in the R1C zone is required

7:15 Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. (Murphy)
- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.

8:00 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

8:45 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

9:30 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

10:00 Miscellaneous:
- DRC for September 14 and 21: Ross and Farnell, or Sawyer as an alternate (BOZAR – September 29th)
- DRC for October 13 and 19: Russell or Nauman? (BOZAR – October 27th)
- Insubstantial Review:
  - Duke/Hosier (210 Whiterock Avenue): Change roof back to historic pitch and add small amount of fascia.
  - Spehar (313 Sopris Avenue): Update on rehabilitation measures.
  - Long (308 First Street): Window revisions.

10:05 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

AGENDA
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
August 25, 2015

6:00 Call to order

6:02 Review and approve the minutes from the July 28, 2015 BOZAR meeting.

6:05 Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone. (Hadley)
- Architectural approval is required.
- Demolition of a portion of a non-historic structure is required.

6:30 Consideration of the application of **Bryan M. Shea** to raise the roof and add dormers to the south portion of the duplex located at 819 Gothic Avenue, Unit A Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone. (Cowherd)
- Architectural approval is required.

6:55 Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone. (Helland)
- Approval for a minor subdivision in the R1C zone is required

7:15 Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. (Murphy)
- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.

8:00 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

8:45 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

9:30 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

10:00 Miscellaneous:
- DRC for September 14 and 21: Ross and Farnell, or Sawyer as an alternate (BOZAR – September 29th)
- DRC for October 13 and 19: Russell or Nauman? (BOZAR – October 27th)
- Insubstantial Review:
  - Duke/Hosier (210 Whiterock Avenue): Change roof back to historic pitch and add small amount of fascia.
  - Spehar (313 Sopris Avenue): Update on rehabilitation measures.
  - Long (308 First Street): Window revisions.

10:05 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

AGENDA
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
September 29, 2015

6:00 Call to order

6:02 Review and approve the minutes from the August 25, 2015 BOZAR meeting.

6:05 Consideration of the application of **Town of Crested Butte** to site a vehicle storage building to be located at 800 Butte Avenue in the P zone. (Due/Earley)
- Architectural approval is required.

6:25 Consideration of the application of **313 Sopris LLC** to discuss rehabilitation measures, add a door on the East elevation and lift and stabilize the two accessory buildings located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone. (Palhava/O'Rourke)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.

7:25 Consideration of the application of **Edward R. Baker** to rehabilitate the existing historic shed to utilize the building as an accessory dwelling and to construct an accessory building with heating and/or plumbing at 319 Sopris Avenue, Block 27, Lots 25 and the west 22 feet of Lot 26 in the R1C zone. (Norton)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.

8:05 BREAK

8:15 Consideration of the application of **Suzanne Zappala** to construct an accessory building to be located at 732 Sopris Avenue, Unit 1, Block 62, Lots 1-2 in the R2 zone. (Hadley)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R2 zone is required.

8:30 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone. (Murphy) *Continued from the August 25, 2015 BOZAR meeting.*
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

9:00 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. (Murphy) *Continued from the August 25, 2015 BOZAR meeting.*
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

9:45 Consideration of the application of **Brandon Johnson and Paula Dionisio** to construct a single family residence and accessory building to be located at 926 Belleview Avenue, Block 74, Tract 2 in the R1D zone. (Murphy)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1D zone is required.

10:45 Miscellaneous:
- DRC for October 13 and 19: Farnell and Ross (BOZAR – October 27th)
- DRC for November 2 and 9: Sawyer and Nauman (BOZAR – November 17th)
- December BOZAR (December 22nd): availability of Board members
- Chater/Fuchs (29 Whiterock): Discussion about metal railings used in the historic core area.
- Insubstantial Review:
  - LIHTC/Anthracite Place (513 Belleview Avenue): Change trash enclosure
  - Rothman (17 Maroon Avenue): Change to nonconforming windows on southeast elevation of building.

11:05 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

AGENDA
BOARD OF ZONING and ARCHITECTURAL REVIEW
Tuesday
September 29, 2015

6:00 Call to order

6:02 Review and approve the minutes from the August 25, 2015 BOZAR meeting.

6:05 Consideration of the application of **Town of Crested Butte** to site a vehicle storage building to be located at 800 Butte Avenue in the P zone. (Due/Earley)
- Architectural approval is required.

6:25 Consideration of the application of **313 Sopris LLC** to discuss rehabilitation measures, add a door on the East elevation and lift and stabilize the two accessory buildings located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone. (Palhava/O'Rourke)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.

7:25 Consideration of the application of **Edward R. Baker** to rehabilitate the existing historic shed to utilize the building as an accessory dwelling and to construct an accessory building with heating and/or plumbing at 319 Sopris Avenue, Block 27, Lots 25 and the west 22 feet of Lot 26 in the R1C zone. (Norton)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.

8:05 BREAK

8:15 Consideration of the application of **Suzanne Zappala** to construct an accessory building to be located at 732 Sopris Avenue, Unit 1, Block 62, Lots 1-2 in the R2 zone. (Hadley)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R2 zone is required.

8:30 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone. (Murphy) *Continued from the August 25, 2015 BOZAR meeting.*
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

9:00 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. (Murphy) *Continued from the August 25, 2015 BOZAR meeting.*
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

9:45 Consideration of the application of **Brandon Johnson and Paula Dionisio** to construct a single family residence and accessory building to be located at 926 Belleview Avenue, Block 74, Tract 2 in the R1D zone. (Murphy)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1D zone is required.

10:45 Miscellaneous:
- DRC for October 13 and 19: Farnell and Ross (BOZAR – October 27th)
- DRC for November 2 and 9: Sawyer and Nauman (BOZAR – November 17th)
- December BOZAR (December 22nd): availability of Board members
- Chater/Fuchs (29 Whiterock): Discussion about metal railings used in the historic core area.
- Insubstantial Review:
  - LIHTC/Anthracite Place (513 Belleview Avenue): Change trash enclosure
  - Rothman (17 Maroon Avenue): Change to nonconforming windows on southeast elevation of building.

11:05 Adjourn

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
214 GOTHIC AVE.		R1C	RESIDENTIAL

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT DANIEL J. MURPHY ARCHITECT, PC	P.O. BOX 2179	970-349-1200	INFO@DJMARCHITECT.COM
PROPERTY OWNER BILL & BARBARA MYERSON	MAILING ADDRESS 13706 NEW HIGHWAY 68, TELLICO PLAINS, TN 37385-5962	TELEPHONE 423-261-2088	EMAIL WINDHORSECENTER@GMAIL.COM
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT DANIEL J. MURPHY ARCHITECT, PC	MAILING ADDRESS P.O. BOX 2179, C.B. CO	TELEPHONE 970-349-1200	EMAIL INFO@DJMARCHITECT.COM
ENGINEER MIKE BALBANEY COLORADO STRUCTURAL	MAILING ADDRESS P.O. BOX 2544, C.B. CO	TELEPHONE 970-349-5922	EMAIL MIKE@ COLORADOSTRUCTURAL.COM

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☑ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
NEW SINGLEFAMILY HOME & HEATED & PLUMBED ACC. DWELLING	MATERIALS ____ LABOR ____ TOTAL $1,200,000.00

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☒ AD
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS

	FRONT	REAR	SIDE(W)	SIDE(E)
Existing Primary				
Existing Accessory				
Proposed Primary	10'	20'11"	11'4½"	8'6"
Proposed Accessory	—	7' to wall 6' to eave	12'2¼"	7'6"

EXISTING BUILDING SIZE (SQ.FT.)
PRIMARY 665
ACCESSORY
TOTAL 665

PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY 1862.63
ACCESSORY 881.5
TOTAL 2744.13

EXISTING FAR	PROPOSED FAR
	0.318/0.468
BUILDING WIDTH	**BUILDING HEIGHT**
26'/21'	27'3"/24'
PARKING SPACES	**% OPEN SPACE**
3	
# OF LIVING UNITS	**ZONE**
2	R1C
EXISTING EQR'S	**PROPOSED EQR'S**

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee ____	☐
Publication Fee	Fee ____	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent ____ Date ____

Signature of Owner/Authorized Agent ____ Date 7-16-15

Limited Power of Attorney

WE BILL & BARBARA MYERSON (214 218 222 GOTHIC AVE., CRESTED BUTTE [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint DANIEL J. MURPHY ARCHITECT PC, PO BOX 2179 CRESTED BUTTE CO 81224 [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff with the Town of Crested Butte with respect to the following real property:

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

William B Myerson 7-21-15

Signature of Owner(s) Date

Barbara B Myerson 7-21-15

Owner(s)

STATE OF ~~COLORADO~~ Tennessee)

)

COUNTY OF Monroe)

The foregoing instrument was acknowledged before me by William B Myerson And Barbara B Myerson on July 21, 2015

Witness my hand and official seal.

My commission expires: 10/24/17

Phyllis S Peel

[SEAL] Notary Public

PHYLLIS S. PEEL STATE OF TENNESSEE NOTARY PUBLIC Exp. Oct. 24, 2017 MONROE COUNTY

Exhibit "A"

TOWNOF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

Bill & Barbara Myerson
Property Owner's Name

214 Gothic Ave., CB
Address of Property

Daniel J. Murphy Architect P.C.
Applicant's Name

OPTION #1

I, Bill & Barbara Myerson, intend to pursue the creation of a vested property right as provided for in Section 16-20-10. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Councilor the Building Official, as appropriate, for a public hearing pursuant to Section 16-20-10. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval: (type of use; number of units; building footprint; building square footage; etc.)

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: [signature] 7-27-15
Date

Witness: Laura Wiiinger
7-27-15 Date

512317 07/11/2001 03:47P 432
1 of 1 R 5.00 D 0.00 N 0.00 Gunnison County

WARRANTY DEED

Grantors, **William B. Myerson and Barbara Bierer Myerson, joint tenants**

whose address is **P.O. Box 1487, Crested Butte 81224**

County of **Gunnison,** and State of **Colorado,**

STATE DOCUMENTARY FEE
DATE July 11, 2001
$ No Fee

for the consideration of -------NONE----------dollars in hand paid,

hereby sells and conveys to **William B. Myerson and Barbara Bierer Myerson, as tenants in common,**

whose legal address is **P.O. Box 1487, Crested Butte 81224**

of the County of **Gunnison,** and State of **Colorado,**

the following real property in the County of **Gunnison,** and State of Colorado, to wit:

The North 75 feet of Lot 5, and All of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the Plat thereof filed July 8, 1880 as Reception No. 2840 ½, said property also described as the West 25 feet of Lots 1, 2 and 3, and All of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the Plat filed June 6, 1881, as Reception No. 14191,

also known by street and number as:

assessor's schedule or parcel number:

with all appurtenances, and warrant the title to the same, except and subject to the lien for 2000 real property taxes, Notice of Ordinances recorded in Book 636 at Page 145 and encroachments on East 2.7 feet of the subject property.

Signed this 9 day of July, 2001

William B. Myerson

William B. Myerson

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

Barbara Bierer Myerson

Barbara Bierer Myerson

The foregoing instrument was acknowledged before me this 9th day of July, ~~2000~~ 2001, by **William B. Myerson and Barbara Bierer Myerson.**

Witness my hand and official seal.
My commission expires: 3-14-2003

NOTARY PUBLIC
DEBBIE A. FISHER
STATE OF COLORADO

Debbie A. Fisher

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

DATE	FEES PAID	APPLICANT	APPLICATION#

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
218 GOTHIC AVE		R1C	RESIDENTIAL

APPLICANT/AGENT DANIEL J. MURPHY ARCHITECT, PC	MAILING ADDRESS P.O. BOX 2179	TELEPHONE 970-349-1200	EMAIL INFO@DJMARCHITECT.COM
PROPERTY OWNER BILL & BARBARA MYERSON	MAILING ADDRESS 13706 NEW HIGHWAY 68, TELLICO PLAINS, TN 37385-5962	TELEPHONE 423-261-2088	EMAIL WINDHORSECENTER@GMAIL.COM
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT DANIEL J. MURPHY ARCHITECT, PC	MAILING ADDRESS P.O. BOX 2179, C.B. CO	TELEPHONE 970-349-1200	EMAIL INFO@DJMARCHITECT.COM
ENGINEER MIKE ALBANESE COLORADO STRUCTURAL	MAILING ADDRESS P.O. BOX 2544, C.B. CO	TELEPHONE 970-349-5922	EMAIL MIKE@COLORADOSTRUCTURAL.COM

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☑ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
NEW SINGLEFAMILY HOME & HEATED & PLUMBED ACC. DWELLING	MATERIALS ____ LABOR ____ TOTAL $1,200,000.00

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☑ AD
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS

	FRONT	REAR	SIDE(W)	SIDE(E)
Existing Primary				
Existing Accessory				
Proposed Primary	20'	18'	7'6"	7'6"
Proposed Accessory	—	5'	10'6"	7'6"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY 1553	PRIMARY 1902.75
ACCESSORY Ø	ACCESSORY 882.06
TOTAL 1553	TOTAL 2784.81

EXISTING FAR	PROPOSED FAR 0.324/0.475
BUILDING WIDTH 30'/21	BUILDING HEIGHT 28'/24'
PARKING SPACES 3	% OPEN SPACE
# OF LIVING UNITS 2	ZONE R1C
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee ____	☐
Publication Fee	Fee ____	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date

Signature of Owner/Authorized Agent — Date 7-16-15

Limited Power of Attorney

WE BILL & BARBARA MYERSON (214) 213 222
GOTHIC AVE., CRESTED BUTTE (insert the full names and addresses of all owners of the property), being eighteen years of age or older, appoint DANIEL J. MURPHY ARCHITECT PC, PO BOX 2179 CRESTED BUTTE CO 81224 [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff with the Town of Crested Butte with respect to the following real property:

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

William B Myerson 7-21-15
Signature of Owner(s) Date

Barbara B Myerson 7-21-15
Owner(s)

STATE OF ~~COLORADO~~ Tennessee)
)
COUNTY OF Monroe)

The foregoing instrument was acknowledged before me by William B Myerson And Barbara B Myerson on July 21, 2015.

Witness my hand and official seal.

My commission expires: 10/24/17

Phyllis S Peel
[SEAL] Notary Public

PHYLLIS S. PEEL
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Oct. 24, 2017
MONROE COUNTY

Exhibit "A"

TOWNOF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

Bill & Barbara Myerson
Property Owner's Name

218 Gothic Ave., CB
Address of Property

Daniel J. Murphy Architect, P.C.
Applicant's Name

OPTION #1

I, Bill & Barbara Myerson, intend to pursue the creation of a vested property right as provided for in Section 16-20-10. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Councilor the Building Official, as appropriate, for a public hearing pursuant to Section 16-20-10. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval: (type of use; number of units; building footprint; building square footage; etc.)

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: 7-27-15
Date

Witness: Lana Winiger
7/27/15 Date

512317 07/11/2001 03:47P 432
1 of 1 R 5.00 D 0.00 N 0.00 Gunnison County

WARRANTY DEED

Grantors, **William B. Myerson and Barbara Bierer Myerson, joint tenants**

whose address is **P.O. Box 1487, Crested Butte 81224**

County of **Gunnison,** and State of **Colorado,**

[illegible] July 11, 2001
No Fee

for the consideration of -------NONE----------dollars in hand paid,

hereby sells and conveys to **William B. Myerson and Barbara Bierer Myerson, as tenants in common,**

whose legal address is **P.O. Box 1487, Crested Butte 81224**

of the County of **Gunnison,** and State of **Colorado,**

the following real property in the County of **Gunnison,** and State of Colorado, to wit:

The North 75 feet of Lot 5, and All of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the Plat thereof filed July 8, 1880 as Reception No. 2840 ½, said property also described as the West 25 feet of Lots 1, 2 and 3, and All of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the Plat filed June 6, 1881, as Reception No. 14191,

also known by street and number as:

assessor's schedule or parcel number:

with all appurtenances, and warrant the title to the same, except and subject to the lien for 2000 real property taxes, Notice of Ordinances recorded in Book 636 at Page 145 and encroachments on East 2.7 feet of the subject property.

Signed this 9 day of July, 2001.

William B. Myerson

William B. Myerson

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

Barbara Bierer Myerson

Barbara Bierer Myerson

The foregoing instrument was acknowledged before me this 9th day of July, ~~2000~~ 2001, by **William B. Myerson and Barbara Bierer Myerson.**

Witness my hand and official seal.
My commission expires: 3-14-2003

NOTARY PUBLIC
DEBBIE A. FISHER
STATE OF COLORADO

Debbie A. Fisher

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
222 GOTHIC AVE.		R1C	RESIDENTIAL

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT DANIEL J. MURPHY ARCHITECT, PC	P.O. BOX 2179	970-349-1200	INFO@DJMARCHITECT.COM
PROPERTY OWNER BILL & BARBARA MYERSON	MAILING ADDRESS 13706 NEW HIGHWAY 68, TELLICO PLAINS, TN 37385-5962	TELEPHONE 423-261-2088	EMAIL WINDHORSECENTER@GMAIL.COM
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT DANIEL J. MURPHY ARCHITECT, PC	MAILING ADDRESS P.O. BOX 2179, C.B. CO	TELEPHONE 970-349-1200	EMAIL INFO@DJMARCHITECT.COM
ENGINEER MIKE ALBANESE COLORADO STRUCTURAL	MAILING ADDRESS P.O. BOX 2544, C.B. CO	TELEPHONE 970-349-5922	EMAIL MIKE@COLORADOSTRUCTURAL.COM

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☑ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
NEW SINGLEFAMILY HOME & HEATED & PLUMBED ACC. DWELLING	MATERIALS ____ LABOR ____ TOTAL $1,200,000.00

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☐ ____
CONDITIONAL WAIVER ☐ ____
VARIANCE ☐ ____
PUD ☐ ____

SETBACKS

	FRONT	REAR	SIDE(W)	SIDE(E)
Existing Primary				
Existing Accessory				
Proposed Primary	12'	20'6"	8'5"	8'8"
Proposed Accessory	—	5'	7'6"	9'2"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY 672	PRIMARY 1844.38
ACCESSORY	ACCESSORY 933.07
TOTAL	TOTAL 2777.45

EXISTING FAR	PROPOSED FAR 0.319/0.48
BUILDING WIDTH 30'9"/60'	BUILDING HEIGHT 28'/23'
PARKING SPACES	% OPEN SPACE
# OF LIVING UNITS 2	ZONE R1C
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Vested Property Right Fee____ ☐
- Publication Fee Fee____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent ____ Date ____

Signature of Owner/Authorized Agent ____ Date 7-16-15

Limited Power of Attorney

WE BILL & BARBARA MYERSON (214 213 222
GOTHIC AVE., CRESTED BUTTE [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint DANIEL J. MURPHY ARCHITECT PC, PO BOX 2179 CRESTED BUTTE CO 81224 [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff with the Town of Crested Butte with respect to the following real property:

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

William B Myerson 7-21-15
Signature of Owner(s) Date

Barbara B Myerson 7-21-15
Owner(s)

STATE OF ~~COLORADO~~ Tennessee)
)
COUNTY OF Monroe)

The foregoing instrument was acknowledged before me by William B Myerson And Barbara B Myerson on July 21, 2015

Witness my hand and official seal.

My commission expires: 10/24/17

Phyllis S Peel
[SEAL] Notary Public

PHYLLIS S. PEEL
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Oct. 24, 2017
MONROE COUNTY

Exhibit "A"

TOWNOF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

Bill & Barbara Myerson
Property Owner's Name

222 Gothic Ave. CB
Address of Property

Daniel J. Murphy Architect, P.C.
Applicant's Name

OPTION #1

I, Bill & Barbara Myerson, intend to pursue the creation of a vested property right as provided for in Section 16-20-10. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Councilor the Building Official, as appropriate, for a public hearing pursuant to Section 16-20-10. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval: (type of use; number of units; building footprint; building square footage; etc.)

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: 7-27-15
Date

Witness: Lana Winiger
7-27-2015 Date

512317 07/11/2001 03:47P 432
1 of 1 R 5.00 D 0.00 N 0.00 Gunnison County

WARRANTY DEED

Grantors, **William B. Myerson and Barbara Bierer Myerson, joint tenants**

whose address is **P.O. Box 1487, Crested Butte 81224**

County of **Gunnison,** and State of **Colorado,**

[redacted]
July 11, 2001
No fee

for the consideration of -------NONE----------dollars in hand paid,

hereby sells and conveys to **William B. Myerson and Barbara Bierer Myerson, as tenants in common,**

whose legal address is **P.O. Box 1487, Crested Butte 81224**

of the County of **Gunnison,** and State of **Colorado,**

the following real property in the County of **Gunnison,** and State of Colorado, to wit:

The North 75 feet of Lot 5, and All of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the Plat thereof filed July 8, 1880 as Reception No. 2840 ½, said property also described as the West 25 feet of Lots 1, 2 and 3, and All of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the Plat filed June 6, 1881, as Reception No. 14191,

also known by street and number as:

assessor's schedule or parcel number:

with all appurtenances, and warrant the title to the same, except and subject to the lien for 2000 real property taxes, Notice of Ordinances recorded in Book 636 at Page 145 and encroachments on East 2.7 feet of the subject property.

Signed this 9 day of July, 200~~0~~1.

William B. Myerson

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

Barbara Bierer Myerson

The foregoing instrument was acknowledged before me this 9th day of July, 200~~0~~1, by **William B. Myerson and Barbara Bierer Myerson.**

Witness my hand and official seal.
My commission expires: 3-14-2003

NOTARY PUBLIC
DEBBIE A. FISHER
STATE OF COLORADO

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
214 Gothic Avenue	Tract 1 JACKSON SUBDIVISION	RIC	Residential

APPLICANT/AGENT Gothic Avenue, LLC	MAILING ADDRESS PO Box 2834	TELEPHONE 970-209-6751	EMAIL joshjackson73@outlook.com
PROPERTY OWNER Josh Jackson	MAILING ADDRESS "	TELEPHONE "	EMAIL "
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT Dan Murphy	MAILING ADDRESS PO Box 2179	TELEPHONE 349-1200	EMAIL info@dymarch.net.com
ENGINEER Mike Arkeney	MAILING ADDRESS PO Box 2544 CB, CO	TELEPHONE 970 319-5122	EMAIL mike@coloradostructural.com

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
re-approval of plans	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:		
CONDITIONAL USE PERMIT	☑	AD
CONDITIONAL WAIVER	☐	
VARIANCE	☐	
PUD	☐	

SETBACKS	FRONT	REAR	SIDE( ) W	SIDE( ) E
Existing				
Primary				
Accessory				
Proposed				
Primary	10'	20'11"	11'4½"	8'6"
Accessory	—	7' to wall 6' eave	12'3¼	7'6"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 1862.63
ACCESSORY	ACCESSORY 881.5
TOTAL	TOTAL 2744.13

EXISTING FAR	PROPOSED FAR 0.318/0.468
BUILDING WIDTH 26'/21'	BUILDING HEIGHT 27'3"/24'
PARKING SPACES 3	% OPEN SPACE
# OF LIVING UNITS 2	ZONE RIC
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee	☐
Publication Fee	Fee	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent Date

Signature of Owner/Authorized Agent Date

Limited Power of Attorney

I, William B. Myerson and Barbara Bauer Myerson
[insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint Peter Dobson Jackson
[insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff with the Town of Crested Butte with respect to the following real property:

216 Gothic Avenue Crested Butte Jackson Subdivision

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

William B. Myerson 6-21-18
Signature of Owner(s) Date

Barbara Bauer Myerson 6-21-18
Owner(s)

STATE OF ~~COLORADO~~ Tennessee)
)
COUNTY OF Monroe)

The foregoing instrument was acknowledged before me by William + Barbara Myerson
on June 21 2018

Witness my hand and official seal.

My commission expires April 27, 2021

Cindy Mashell Hunt
[SEAL] Notary Public

CINDY MASHELL HUNT
STATE OF TENNESSEE NOTARY PUBLIC
MONROE COUNTY

Exhibit "A"

TOWNOF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

_____
Type of Review

Gothic Avenue, LLC
Property Owner's Name

214 Gothic Avenue
Address of Property

Josh Jackson
Applicant's Name

OPTION #1

I, Josh Jackson, intend to pursue the creation of a vested property right as provided for in Section 16-20-10. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Councilor the Building Official, as appropriate, for a public hearing pursuant to Section 16-20-10. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval: (type of use; number of units; building footprint; building square footage; etc.)

_____
_____
_____

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: [signature] 6-19-18
Date

Witness: _____
Date

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
218 Gothic Avenue	tract 2 Jackson SUBDIVISION	RIC	Residential

APPLICANT/AGENT Gothic Avenue, LLC	MAILING ADDRESS PO Box 2834	TELEPHONE 970-209-6751	EMAIL josh.jackson73@outlook.com
PROPERTY OWNER Josh Jackson	MAILING ADDRESS "	TELEPHONE "	EMAIL "
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT Dan Murany	MAILING ADDRESS PO Box 2179 CB, CO	TELEPHONE 349-1200	EMAIL info@dmarch.net.com
ENGINEER Mike Arbaney	MAILING ADDRESS P.O Box 2544 CB, CO	TELEPHONE 349-5922	EMAIL mike@coloradostructural.com

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
re-approval of plans	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☑ AD
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS

	FRONT	REAR	SIDE(N)	SIDE(S)
Existing				
Primary				
Accessory				
Proposed				
Primary	20'	18'	7'6"	7'6"
Accessory	—	5' to deck	10'10"	7'6"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 1902.75
ACCESSORY	ACCESSORY 882.06
TOTAL	TOTAL 2784.81

EXISTING FAR	PROPOSED FAR 0.324 / 0.475
BUILDING WIDTH 30' / 21'	BUILDING HEIGHT 28' / 24'
PARKING SPACES 3 spaces	% OPEN SPACE
# OF LIVING UNITS 2	ZONE RIC
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Vested Property Right Fee_____ ☐
- Publication Fee Fee_____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent Date

Signature of Owner/Authorized Agent Date

Limited Power of Attorney

William B Myerson and Barbara Brier Myerson (insert the full names and addresses of all owners of this property), being eighteen years of age or older, appoint Mark Adams Jackson (insert the full name and address of the person appointed), who is twenty one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff with the Town of Crested Butte with respect to the following real property

214 Gothic Avenue, Tract 3 Jackson Subdivision

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

William B Myerson 6-21-18
Signature of Owner(s) Date

Barbara Brier Myerson 6-21-18
Owner(s)

STATE OF ~~COLORADO~~ Tennessee)
COUNTY OF Monroe)

The foregoing instrument was acknowledged before me by William + Barbara Myerson on June 21 2018

Witness my hand and official seal.

My commission expires: April, 27, 2021

Cindy Mashell Hunt
(SEAL) Notary Public

CINDY MASHELL HUNT
STATE OF TENNESSEE NOTARY PUBLIC
MONROE COUNTY

Exhibit "A"

TOWNOF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

_____
Type of Review

Gothic Avenue, LLC
Property Owner's Name

218 Gothic Avenue
Address of Property

Josh Jackson
Applicant's Name

OPTION #1

I, Josh Jackson, intend to pursue the creation of a vested property right as provided for in Section 16-20-10. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Councilor the Building Official, as appropriate, for a public hearing pursuant to Section 16-20-10. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval: (type of use; number of units; building footprint; building square footage; etc.)

_____
_____
_____

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: [signature] 6-19-18
Date

Witness: _____
Date

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
214, 218, 222 Gothic Avenue	See attached Warranty Deed	R1C	S.F.R.

APPLICANT/AGENT David Leinsdorf	MAILING ADDRESS P.O. Box 187, CB, CO 81224	TELEPHONE 970.349.6111	EMAIL david81224@gmail.com
PROPERTY OWNER Wm. B. & Barbara Bierer Myerson	MAILING ADDRESS 13700 New Hwy 68, Tellico Plains, TN 37385	TELEPHONE 423.836.0136	EMAIL windhorsecenter@gmail.com
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT Daniel J. Murphy	MAILING ADDRESS P.O. Box 2179, CB, CO 81224	TELEPHONE 970.349.1200	EMAIL info@djmarchitect.com
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:
SFR ☐ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☐ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☒

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
Minor subdivision for 3 lots on 17,500 sf parcel.	MATERIALS_____ LABOR_____ TOTAL_____

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:		SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
CONDITIONAL USE PERMIT	☐ _____	Existing				
CONDITIONAL WAIVER	☐ _____	Primary				
VARIANCE	☐ _____	Accessory				
PUD	☐ _____	Proposed				
		Primary				
		Accessory				

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY
ACCESSORY	ACCESSDRY
TOTAL	TOTAL

EXISTING FAR	PROPOSED FAR
BUILDING WIDTH	BUILDING HEIGHT
PARKING SPACES	% OPEN SPACE
# OF LIVING UNITS	ZONE
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee_____	☐
Publication Fee	Fee _____	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date

7/17/15
Signature of Owner/Authorized Agent — Date

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
228 WHITEROCK AVE			

APPLICANT/AGENT JOHN BIGGENS	MAILING ADDRESS P O BOX 642	TELEPHONE 970 209 3261	EMAIL CRESTEDBUTTEBUILDERS@CLOUD.COM
PROPERTY OWNER JOHN BIGGENS	MAILING ADDRESS P.O BOX 642	TELEPHONE 970 209 3261	EMAIL " " " "
CONTRACTOR CRESTED BUTTE BUILDERS	MAILING ADDRESS P.O BOX 642	TELEPHONE 970 209 3261	EMAIL CRESTEDBUTTEBUILDERS@CLOUD
ARCHITECT RANDY SWIFT	MAILING ADDRESS P.O BOX 1103	TELEPHONE 970 209 5570	EMAIL
ENGINEER MIKE ALBANESE	MAILING ADDRESS	TELEPHONE 970 349 5972	EMAIL MIKE@COLORADESIGNGROUP

BUILDING CLASSIFICATION:
SFR ☐ DUPLEX ☒ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☒ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
NEW TOWNHOME WITH 2 SEPARATE UNITS DEMOLISH EXISTING DUPLEX AND ACCESSORY	MATERIALS 400,000 LABOR 400,000 TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☑ AB
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS

	FRONT	REAR	SIDE(E)	SIDE(W)
Existing				
Primary				
Accessory				
Proposed				
Primary	20'	10'10"	7'6"	7'6"
Accessory	11'6"	5'	7'6"	17'10"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 2493.63
ACCESSORY	ACCESSORY 604
TOTAL	TOTAL 3097.63

EXISTING FAR	PROPOSED FAR 0.399/0.496
BUILDING WIDTH 31'6"/22'	BUILDING HEIGHT 28'/16'3"
PARKING SPACES 4	% OPEN SPACE
# OF LIVING UNITS 2	ZONE R2C
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee	☐
Publication Fee	Fee	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be construed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date 4/4/17

Signature of Owner/Authorized Agent — Date 4/4/17

DATE	FEES PAID	APPLICANT	APPLICATION #
3/31/11		Jean E. Keet	

DEVELOPMENT PERMIT APPLICATION

$400.00
Q35: $75

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
404 GOTHIC AVE	LOT A Cathers SUB AKA Portions of Lots 9-12 BLK 14 PLAT 7-28-92 bearing Reception No. 485709	R1C	

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT: Jean Keet	PO Box 2247 CB	970-349-6199	JeanKeet@crestedbutte.net
PROPERTY OWNER: Jean Keet	PO Box 2247 CB	970-349-6199	"
CONTRACTOR: ERIC DeRoche	PO Box 2247 CB	970 349-6199	duncandog@live.com
ARCHITECT: Red Ridge Design David Ochs	PO Box 2562 CB	970-349-7324	redridgedesign@msn.com
ENGINEER: Colorado Structural Mike Arbaney P.E.	PO Box 2544 CB	970-349-5922	mike@coloradostructural.com

BUILDING CLASSIFICATION:
SFR ☒ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☒ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
Current house removal, new house and garage construction	MATERIALS ____ LABOR ____ TOTAL $850,000

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☑ heated/plumbed ARB
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS

	FRONT	REAR	SIDE(W)	SIDE(E)
Existing Primary	—	—	—	—
Existing Accessory				
Proposed Primary	20'	10'	n/a	11'6"
Proposed Accessory	26'	10'	11'6"	n/a

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 1893
ACCESSORY	ACCESSORY 1011
TOTAL	TOTAL 2904

EXISTING FAR: —	PROPOSED FAR: .3/.46
BUILDING WIDTH: 37'/24'6"	BUILDING HEIGHT: 28'/28'6"
PARKING SPACES	% OPEN SPACE
# OF LIVING UNITS	ZONE: R1
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Vested Property Right Fee____ ☐
- Publication Fee Fee____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or appraved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date

Jean E Keet — 3.31.11
Signature of Owner/Authorized Agent — Date

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
508 SOPRIS AVE.		R/C	

APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
PROPERTY OWNER CHRIS HENSLEY	MAILING ADDRESS 508 SOPRIS AVE	TELEPHONE 970.596.4787	EMAIL chensley@adaptivesports.org
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT PETER WEBER	MAILING ADDRESS 3020 CARBON PL #203	TELEPHONE 303.442.3351	EMAIL pweber@coburndesign
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:
SFR ☐ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☑ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
PROPOSE A DETACHED GARAGE NEAR THE ALLEY.	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☑ Expansion
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS

	FRONT	REAR	SIDE(W)	SIDE(E)
Existing Primary	6'	50'11"	15'8"	63"
Existing Accessory	—	9'9"	12'6"	5'
Proposed Primary	—	—	—	—
Proposed Accessory	11' 7 5/8"	7'	7'6"	8'10"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY 1558	PRIMARY 1558
ACCESSORY	ACCESSORY 973
TOTAL 2095	TOTAL 2531

EXISTING FAR	PROPOSED FAR
.25 / .335	.25 / .40
BUILDING WIDTH	**BUILDING HEIGHT**
26' / 31'7½"	19'6" / 18'8 5/8"
PARKING SPACES	**% OPEN SPACE**
# OF LIVING UNITS	**ZONE**
1	R1C
EXISTING EQR'S	**PROPOSED EQR'S**

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee_____	☐
Publication Fee	Fee_____	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property rights purchased.

Signature of Contractor/Authorized Agent Date

Signature of Owner/Authorized Agent Date 4/2/12

Required Submittal Items for Building Permit and Design Review

Unless all items are completed and submitted an application will not be considered complete and will not be accepted for publication and design review.

1. Completed and signed Application & Building Permit ___X___
2. Limited Power of Attorney ___N/A___
3. Provide a copy of the Recorded Conveyance Deed _____
4. Payment for publication _____
5. Completed Materials List ___X___
6. Vested Property Right Form: $75 Acceptance fee _____
7. Plans – Full scale (1/4 or 1/8 scale) & Reduced set on 11" x 17" paper _____
   a. Show natural and proposed grade ___X___
   b. Adequate *exterior elevations*, including dimensions, lighting, ridge heights above natural and finished grades, roof pitches and materials ___X___
   c. Floor Plans with dimensions, double line drawings, door operation & window size (new or existing) ___X___
   d. Cross sections of buildings with dimensions, double line drawings, door operation & window size (new or existing) ___X___
   e. Site Plan – If natural grade varies more than two feet on the site or one foot vertically within the building footprint, topography must be provided. Mature vegetation and proposed landscaping must be shown. Setbacks should be dimensioned to closest piece of the structure (typically the eaves). Also include snow storage and parking arrangement. ___X___

S Dominguez Gunnison County, CO 565576
5/30/06 4:11 PM Pg: 1 of 1
319 R: $6.00 D: $0.00

QUITCLAIM DEED

THIS DEED, made this 12 day of May, **2006**, between
David C. Hensley and Katherine L. Hensley as Trustees for the Hensley Living Trust dated December 11, 1991, "Grantor", and

Christopher K. Hensley and Sally R. Hensley as tenants in common,
whose legal address is P.O. Box 1285, Crested Butte, CO 81224, "Grantees";

WITNESSETH, That the Grantor, for the consideration of love and affection, the receipt and sufficiency of which is hereby acknowledged, has remised, released and QUITCLAIMED, and by these presents does remise, release and QUITCLAIM unto Grantees, their heirs, assigns and successors forever, an undivided **5.976%** of the right, title, interest, claim and demand which the Grantor has in and to an undivided **84.5%** of the real property, together with improvements, if any, situate, lying and being in the County of Gunnison, and State of Colorado, described as follows:

Lots 13 and 14, Block 36, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado,

With the street address of 508 and 510 Sopris Avenue, Crested Butte, Colorado 81224

(No consideration was paid for this deed and no documentary tax or fee is required)

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantees, their heirs, assigns and successors forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

HENSLEY LIVING TRUST dated December 11, 1991

By: David C. Hensley
David C. Hensley, Trustee

By: Katherine L. Hensley
Katherine L. Hensley, Trustee

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

The foregoing instrument was acknowledged before me this 22 day of May, 2006, by **David C. Hensley and Katherine L. Hensley as Trustees of the Hensley Living Trust dated December 11, 1991.**

My commission expires: May 9, 2007
WITNESS my hand and official seal.

(SEAL)

Barbara June Cochran
Notary Public

BARBARA JUNE COCHRAN
COMM. #1413469
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. May 9, 2007

E:\Apps\Eam\Clients\Hensley, David\Quitclaim Deed - 2006-05.doc
5/8/2006

OPTION #2

I, Christopher Hensley, understand that I may pursue the creation. of a vested property right under the common law or as provided for in Section 16-20-10 of the Tov and Section 24-68-103, Colorado Revised Statutes. I choose to voluntarily WAIVE this right, but on the creation of subsequent vested property rights resulting from final approval concerning the lan change application submitted herewith. I have been advised by the Town to consult an attorney p signing this waiver. Further, I understand that this waiver does not diminish any right which I may under the Town's land use regulations, except for Section 16-20-10.

Property Owner

By: Christopher K. Hensley 3/5/12 Witness:_____

Date Date

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 5-23-12

NAME Hensley ADDRESS 508 Sopris

BLOCK _____ LOTS _____

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	400-	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	-0-	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT .5% of total value		
PERMIT FEE See appendix A		
EQR TAP FEE See calculation for project		
AFFORDABLE HOUSING FEE 1.82 / sq.ft. Residential 2.08 / sq.ft Commercial		
PAY IN LIEU OF PARKING 13,000.00 per space		
PLAN REVIEW FEE		
VALUE OF MATERIALS		

CHRISTOPHER K. HENSLEY
SALLY R. HENSLEY
SOPRIS ACCOUNT
P.O. BOX 1285 PH. 970-349-9837
CRESTED BUTTE, CO 81224

82-201/1021
011158085

651

DATE 3/2/12

PAY TO THE ORDER OF Town of Crested Butte $400.00

Four hundred & no/100 DOLLARS

Security Features Included. Details on Back.

COMMUNITY BANKS OF COLORADO
Crested Butte 970.349.1000

MEMO Design Review

Christopher K. Hensley

MP

⑆102102013⑆ 011158085⑈ 0651

© DELUXE WALLET OR DUPLICATE SAFETY PAPER

Publication May

APPLICATION & BUILDING PERMIT

Crested Butte, Colorado 81224

BOZAR Review Required?

APPLICATION NO.	DATE
APPLICANT	

LEGAL DESCRIPTION:
Lot Numbers W½ LOT 4, ALL 5
Block

	YES	NO	
Bldg. Insp.	☐	☐	
Chairman	☐	☐	
Hearing Dates:			

1	APPLICANT: ED & RMA MILLER	MAILING ADDRESS: 111 SOUTHERN HEIGHTS SAN FRANSISCO, CA 94107	PHONE: 415 420 6800
2	JOB STREET ADDRESS: 624 MAROON AVE		
3	PROPERTY OWNER: SAME	MAILING ADDRESS	PHONE
4	CONTRACTOR	MAILING ADDRESS	PHONE
5	ARCHITECT: M.D. HELLAND	MAILING ADDRESS: POB 452 CRESTED BUTTE	PHONE: 349-0663
6	OTHER PARTIES INVOLVED	MAILING ADDRESS	PHONE

FEE	AMOUNT		DATE
PERMIT			
BOZAR			
PLAN CHECK			
CLEAN-UP DEPOSIT			
TOTAL			
AMT. RETURNED			
USE TAX			

7 NEW CONSTRUCTION ☑ ADDITION ☐ ALTERATION ☐ REPAIR ☐ FIREPLACE OR STOVE ☐ OTHER ☐

8 SEWER CONNECTION REQUIRED? ☑ WATER CONNECTION REQUIRED? ☑ CURRENT EQR'S ____ AMOUNT OF ADDITIONAL EQR'S REQUIRED TOTAL EQR'S

SYSTEM IMPROVEMENT FEES PAID ____

9 ZONING: R1C | USE OF BUILDING: RESIDENCE & ACC | NUMBER OF LIVING UNITS: 1 | OCCUPANCY GROUP

10 BUILDING SIZE (Sq. ft.) | LOT SIZE (Sq. ft.) | FLOOR AREA RATIO: EXISTING

EXISTING
PRIMARY
ACCESSORY
TOTAL

4687.5

FLOOR AREA RATIO: PROPOSED

PROPOSED
PRIMARY 1435
ACCESSORY 790
TOTAL 2225

.47

11 SETBACKS

	FRONT	REAR	SIDE	SIDE
PRIMARY	20'	10'-8"	7'-6"	8'-0"
ACCESSORY	—	8'-0"	7'-6"	

WIDTH OF BUILDING (street side): 20

12 IS THIS PROPERTY PRESENTLY IN CONFORMANCE WITH THE ARCHITECTURAL CONTROL ORDINANCE? | NUMBER OF PARKING SPACES (9 X 18): 2

13 SLOPE REVIEW ☐ STREAM MARGIN ☐ MAJOR IMPACT ☐ MINOR IMPACT ☐ | PERCENTAGE OF OPEN SPACE: 70 %

14 VARIANCES AND SPECIAL CONDITIONS REQUESTED:

ACCESSORY BUILDING - HEATED / PLUMBED

15 DESCRIPTION OF WORK OR REPAIR:

CONSTRUCT NEW SFR & ACCESSORY BLDG.

The Building Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that I have read and examined this application and set of instructions and that all information in this application is true and correct. All provisions of the currently adopted Uniform Building Code, the Uniform Fire Code, the Historical Preservation and Architectural Control Ordinance will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction.

Further, I understand that the violation of any of the provisions previously set forth shall be deemed a misdemeanor and upon conviction of any such violation I shall be punishable by a fine of not more than $300, or, by imprisonment for not more than 90 days, or, by such fine and imprisonment for each and every day that violation is committed, continued or permitted.

Signature of contractor/authorized agent — date: 12-10-09

Signature of owner — date

Limited Power of Attorney

I, Edward F. Miller and Rita M. Bral, 624 Maroon Ave, Crested Butte, CO 81224 [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint Mr. Michael Hellard [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

Lots 1-5, Block 53, Crested Butte, CO 81224

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

Signature of Owner(s) — Date 8 Feb 07

Owner(s) — 8 February 2007

STATE OF COLORADO)
)
COUNTY OF Gunnison)

The foregoing instrument was acknowledged before me by Edward F Miller and Rita M Bral on Feb 08, ~~2005~~. 2007

Witness my hand and official seal.

My commission expires: 3.31.2009

[SEAL] Notary Public

NOTARY PUBLIC LYNELLE STANFORD STATE OF COLORADO My Commission Expires 03/31/2009

NOTARY PUBLIC My Commission Expires 03/31/2009

NOTARY PUBLIC My Commission Expires 03/31/2009

NOTARY PUBLIC My Commission Expires 03/31/2009

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED & RITA MILLER
Property Owner's Name

624 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, BO MILLER, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SFR & ACCESS BLDG - 2225 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: _____ 12-10-09
Date

Witness: _____
Date

Required Submittal Items for Building Permit and Design Review

Unless all items are completed and submitted an application will not be considered complete and will not be accepted for publication and design review.

1. Completed and signed Application & Building Permit. ✓ ___

2. Limited Power of Attorney ✓ ___

3. Provide a copy of the recorded conveyance deed ✓ ___

4. Payment for publication ✓ ___

5. Completed materials list. *Also please note materials on plan elevations.* ✓ ___

6. Vested Property Right form: If accepted then $75.00 fee must be paid. ✓ ___

7. Plans: * Full scale (1/4 or 1/8 scale): *Please note materials on elevations* ✓ ___

   * Reduced set on 11 x 17 paper: *Please note materials on elevations.* ✓ ___

   a. Adequate *exterior elevations,* including dimensions, lighting, ridge heights above natural and finished grades. ✓ ___

   b. *Floor Plans* with dimensions. ✓ ___

   c. *Cross sections* of plans. ✓ ___

   d. *Site plan* - If natural grade varies *more than two feet* on the site or one foot vertically within the building footprint, topography must be provided. Mature vegetation and proposed landscaping must be shown. Setbacks should be dimensioned to closest piece of the structure (usually the eaves). ✓ ___

   Commercial Projects:

   - Must be designed and stamped by an architect licensed in Colorado and/or may be certified for Code compliance by and ICC Certified Code Consultant. ___ ___
   - Must be stamped for structure by an architect or engineered licensed in Colorado prior to obtaining a building permit. ___ ___

8. Additional drawings

   a. If this is a new building or substantial street side remodel in the B-1, B-2, or B-3 zones then a 3-D rendering showing adjacent properties is required. ___ ___

   b. New structures or major changes to street side elevations that have developed lots on one or both sides are required to provide a streetscape showing these adjacent structures. ✓ ___

Book 413 Page 472

No. 278069

This Deed, Made this 15th day of September in the year of our Lord one thousand nine hundred and Sixty-nine between Ernestine Lawrence and John Lawrence, wife and husband,

of the County of Oklahoma and State of Oklahoma of the first part, and

Edward F. Miller, Jr.

of the County of Santa Barbara and State of California of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Three Thousand, Three Hundred & Fifty ($3350.00) - - - - - DOLLARS to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, ha ve remised, released, sold, conveyed and Quit-Claimed, and by these presents do remise, release, sell, convey and Quit-Claim unto the said party of the second part, his heirs and assigns, forever, all the right, title, interest, claim and demand which the said parties of the first part ha ve in and to the following described real property situate, lying and being in the County of Gunnison and State of Colorado, to-wit:

Lots 1, 2, 3, 4 and 5, Block 53, Town of Crested Butte, County and State aforesaid, according to the official plat of said Town on file and of record in the office of the County Clerk and Recorder of Gunnison County, Colorado, together with all improvements situate thereon.

- -

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto belonging [illegible] parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

In Witness Whereof, The said parties of the first part ha ve hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

John Lawrence [Seal]

Ernestine Lawrence [Seal]

[Seal]

[Seal]

STATE OF Oklahoma
County of Oklahoma

The foregoing instrument was acknowledged before me this 15th day of September 1969 by Ernestine Lawrence and John Lawrence, wife and husband.

Witness my hand and official seal.
My commission expires 6-2-73

Notary Public

[illegible]

QUIT CLAIM DEED.—[illegible] Printing and Stationery Co., Colorado Springs, Colorado

GUNNISON COUNTY SEAL COLORADO

STATE OF COLORADO
County of Gunnison } ss.

I, Stella Dominguez, Clerk and Recorder in and for said County of Gunnison, in the State aforesaid, do hereby certify that the above and foregoing is a true and exact copy as the same appears in book 413 at page 472. Witness my hand and official seal this ___ day of ______ 20__.

Stella Dominguez, County Clerk and Recorder

By ______ Deputy

APPLICATION & BUILDING PERMIT

Crested Butte, Colorado 81224

BOZAR Review Required?

APPLICATION NO.	DATE
APPLICANT	

LEGAL DESCRIPTION:
Lot Numbers E1/2 4 & 3
Block 53

	YES	NO	
Bldg. Insp.	☐	☐	
Chairman	☐	☐	
Hearing Dates:			

1	APPLICANT: ED & RITA MILLER	MAILING ADDRESS: 111 SOUTHERN HEIGHTS SAN FRANSISCO, CA.	PHONE
2	JOB STREET ADDRESS: 628 MAROON AVE	MAILING ADDRESS: 94107	PHONE: 415 420 6800
3	PROPERTY OWNER: SAME	MAILING ADDRESS	PHONE
4	CONTRACTOR	MAILING ADDRESS	PHONE
5	ARCHITECT: M.D. HELLAND	MAILING ADDRESS: POB 952 CRESTEDBUTTE	PHONE: 349 0663
6	OTHER PARTIES INVOLVED	MAILING ADDRESS	PHONE
7	NEW CONSTRUCTION ☑ ADDITION ☐	ALTERATION ☐ REPAIR ☐	FIREPLACE OR STOVE ☐ OTHER ☐
8	SEWER CONNECTION REQUIRED? ☑ WATER CONNECTION REQUIRED? ☑	CURRENT EQR'S	AMOUNT OF ADDITIONAL EQR'S REQUIRED / TOTAL EQR'S

FEE	AMOUNT	DATE
PERMIT		
BOZAR		
PLAN CHECK		
CLEAN-UP DEPOSIT		
TOTAL		
AMT RETURNED		
USE TAX		

SYSTEM IMPROVEMENT FEES PAID

9	ZONING: RIC	USE OF BUILDING: RESIDENCE & ACC.	NUMBER OF LIVING UNITS: 1	OCCUPANCY GROUP
10	BUILDING SIZE (Sq. ft.) EXISTING PRIMARY ACCESSORY TOTAL	LOT SIZE (Sq. ft.) 4687.5	FLOOR AREA RATIO: EXISTING	
	PROPOSED PRIMARY 1409 ACCESSORY 665 TOTAL 2074		FLOOR AREA RATIO: PROPOSED .44	
11	SETBACKS PRIMARY 22'-6" ACCESSORY —	FRONT / REAR — 9'-0" / SIDE 7'-6" 8'-3" / SIDE 8'-0" 10'-3"	WIDTH OF BUILDING (street size) 20'	
12	IS THIS PROPERTY PRESENTLY IN CONFORMANCE WITH THE ARCHITECTURAL CONTROL ORDINANCE?		NUMBER OF PARKING SPACES (9 X 16) 2	
13	SLOPE REVIEW ☐ STREAM MARGIN ☐	MAJOR IMPACT ☐ MINOR IMPACT ☐	PERCENTAGE OF OPEN SPACE 70 %	
14	VARIANCES AND SPECIAL CONDITIONS REQUESTED: ACCESSORY BLDG - HEATED / PLUMBED			
15	DESCRIPTION OF WORK OR REPAIR: NEW RESIDENCE NEW ACCESSORY BLDG.			

The Building Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit, provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that I have read and examined this application and set of instructions and that all information in this application is true and correct. All provisions of the currently adopted Uniform Building Code, the Uniform Fire Code, the Historical Preservation and Architectural Control Ordinance will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction.

Further, I understand that the violation of any of the provisions previously set forth shall be deemed a misdemeanor and upon conviction of any such violation I shall be punishable by a fine of not more than $300, or, by imprisonment for not more than 90 days, or, by such fine and imprisonment for each and every day that violation is committed, continued or permitted.

[signature] 12-10.09

Signature of contractor/authorized agent *date*

Signature of owner *date*

BK413 PG472

278069

This Deed, Made this 15th day of September in the year of our Lord one thousand nine hundred and sixty-nine between Ernestine Lawrence and John Lawrence, wife and husband,

Oklahoma

of the County of Oklahoma and State of Colorado of the first part, and

Edward F. Miller, Jr.

California

of the County of Santa Barbara and State of California of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Three Thousand, Three Hundred & Fifty ($3350.00) DOLLARS, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged and acknowledged to be full payment, release and satisfaction of all claims, demands and Quit-Claimed, and by these presents do remise, release, sell, convey and Quit-Claim unto the said party of the second part, his heirs and assigns, forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described real property situate, lying and being in the County of Gunnison and State of Colorado, to wit:

Lots 1, 2, 3, 4 and 5, Block 53, Town of Crested Butte, County and State aforesaid, according to the official plat of said Town on file and of record in the office of the County Clerk and Recorder of Gunnison County, Colorado, together with all improvements situate thereon.

- -

To Have and to Hold the Same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all the estate, right, title and interest of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

John Lawrence (Seal)

Ernestine Lawrence (Seal)

(Seal)

(Seal)

STATE OF ~~COLORADO~~, Oklahoma

County of Oklahoma } ss.

The foregoing instrument was acknowledged before me this 15th day of September, 1969 by Ernestine Lawrence and John Lawrence, wife and husband.

Witness my hand and official seal.

My commission expires 6-24-73

Notary Public

Day Tack Form

Colorado Stock—For Use Stating and Business Co., Denver, Boulder, Colorado

GUNNISON COUNTY SEAL COLORADO

STATE OF COLORADO } ss.
County of Gunnison

I, Stella Dominguez, Clerk and Recorder in and for said County of Gunnison, in the State aforesaid, do hereby certify that the above and foregoing is a true and exact copy as the same appears in book 413 at page 472

Witness my hand and official seal this 7th day of March 2001

Stella Dominguez, County Clerk and Recorder

By Diane K. Fitzpatrick

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED + RITA MILLER
Property Owner's Name

628 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, ED MILLER, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SFR + ACCESSORY BLDG 2074 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: 12-10-09
Date

Witness:
Date

Limited Power of Attorney

I, Edward F. Miller and Rita M. Bral, 624 Marron Ave, Crested Butte, CO 81224 [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint Mr. Michael Hellard [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

Lots 1-5, Block 53, Crested Butte, CO 81224

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

Signature of Owner(s) — Date: 8 February

Owner(s) — 8 February 2007

STATE OF COLORADO)
)
COUNTY OF Gunnison)

The foregoing instrument was acknowledged before me by Edward F Miller and Rita M Bral on Feb 08, ~~2005~~. 2007

Witness my hand and official seal.

My commission expires: 3 31 2009

[SEAL] Notary Public

NOTARY PUBLIC LYNELLE STANFORD STATE OF COLORADO My Commission Expires 03/31/2009

NOTARY PUBLIC My Commission Expires 03/31/2009

NOTARY PUBLIC My Commission Expires 03/31/2009

NOTARY PUBLIC My Commission Expires 03/31/2009

Required Submittal Items for Building Permit and Design Review

Unless all items are completed and submitted an application will not be considered complete and will not be accepted for publication and design review.

1. Completed and signed Application & Building Permit. ✓ ___
2. Limited Power of Attorney ✓ ___
3. Provide a copy of the recorded conveyance deed ✓ ___
4. Payment for publication ✓ ___
5. Completed materials list. *Also please note materials on plan elevations.* ✓ ___
6. Vested Property Right form: If accepted then $75.00 fee must be paid. ✓ ___
7. Plans: * Full scale (1/4 or 1/8 scale): *Please note materials on elevations* ✓ ___
   * Reduced set on 11 x 17 paper: *Please note materials on elevations.* ✓ ___

   a. Adequate *exterior elevations,* including dimensions, lighting, ridge heights above natural and finished grades. ✓ ___
   b. *Floor Plans* with dimensions. ✓ ___
   c. *Cross sections* of plans. ✓ ___
   d. *Site plan* - If natural grade varies *more than two feet* on the site or one foot vertically within the building footprint, topography must be provided. Mature vegetation and proposed landscaping must be shown. Setbacks should be dimensioned to closest piece of the structure (usually the eaves). ✓ ___

   Commercial Projects:

   - Must be designed and stamped by an architect licensed in Colorado and/or may be certified for Code compliance by and ICC Certified Code Consultant. ___ ___
   - Must be stamped for structure by an architect or engineered licensed in Colorado prior to obtaining a building permit. ___ ___

8. Additional drawings

   a. If this is a new building or substantial street side remodel in the B-1, B-2, or B-3 zones then a 3-D rendering showing adjacent properties is required. ___ ___
   b. New structures or major changes to street side elevations that have developed lots on one or both sides are required to provide a streetscape showing these adjacent structures. ✓ ___

APPLICATION & BUILDING PERMIT

Crested Butte, Colorado 81224

BOZAR Review Required?

APPLICATION NO.	DATE
APPLICANT	

LEGAL DESCRIPTION:
Lot Numbers 1 & 2
Block 53

	YES	NO	
Bldg. Insp.	☐	☐	
Chairman	☐	☐	
Hearing Dates:			

1	APPLICANT: ED & RITA MILLER	MAILING ADDRESS: 111 SOUTHERN HEIGHTS SAN FRANSISCO, CA	PHONE: 415 420-6800
2	JOB STREET ADDRESS: 630 MAROON AVE	MAILING ADDRESS	PHONE
3	PROPERTY OWNER: SAME	MAILING ADDRESS	PHONE
4	CONTRACTOR	MAILING ADDRESS	PHONE
5	ARCHITECT: M.D. HELLAND	MAILING ADDRESS: POB 952 CRESTED BUTTE	PHONE: 349-0663
6	OTHER PARTIES INVOLVED	MAILING ADDRESS	PHONE

FEE	AMOUNT	DATE
PERMIT		
BOZAR		
PLAN CHECK		
CLEAN-UP DEPOSIT		
TOTAL		
AMT. RETURNED		
USE TAX		

7 NEW CONSTRUCTION ☑ ADDITION ☐ ALTERATION ☐ REPAIR ☐ FIREPLACE OR STOVE ☐ OTHER ☐

8 SEWER CONNECTION REQUIRED? ☐ WATER CONNECTION REQUIRED? ☐ CURRENT SQR'S ____ AMOUNT OF ADDITIONAL SQR'S REQUIRED TOTAL SQR'S

SYSTEM IMPROVEMENT FEES PAID ____

9 ZONING: R1C USE OF BUILDING: RESIDENCE & ACC. NUMBER OF LIVING UNITS: 1 & 1 OCCUPANCY GROUP

10 BUILDING SIZE (Sq. ft.)
EXISTING
PRIMARY 1990
ACCESSORY 984
TOTAL 2974
PROPOSED
PRIMARY
ACCESSORY
TOTAL

LOT SIZE (Sq. ft.): 6250

FLOOR AREA RATIO: EXISTING

FLOOR AREA RATIO: PROPOSED: .47

11 SETBACKS

	FRONT	REAR	SIDE	SIDE
PRIMARY	20'	~	10'	11'
ACCESSORY	10'-6"	10'-6"	11'	14'-5"

WIDTH OF BUILDING (street side): 27'

12 IS THIS PROPERTY PRESENTLY IN CONFORMANCE WITH THE ARCHITECTURAL CONTROL ORDINANCE?

NUMBER OF PARKING SPACES (9 X 18): 3

13 SLOPE REVIEW ☐ STREAM MARGIN ☐ MAJOR IMPACT ☐ MINOR IMPACT ☐

PERCENTAGE OF OPEN SPACE: 73%

14 VARIANCES AND SPECIAL CONDITIONS REQUESTED:

ACCESSORY BLDG - HEATED DWELLING / PLUMBED

15 DESCRIPTION OF WORK OR REPAIR:

NEW RESIDENCE & ACCESSORY DWELLING

The Building Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that I have read and examined this application and set of instructions and that all information in this application is true and correct. All provisions of the currently adopted Uniform Building Code, the Uniform Fire Code, the Historical Preservation and Architectural Control Ordinance will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction.

Further, I understand that the violation of any of the provisions previously set forth shall be deemed a misdemeanor and upon conviction of any such violation I shall be punishable by a fine of not more than $300, or, by imprisonment for not more than 90 days, or, by such fine and imprisonment for each and every day that violation is committed, continued or permitted.

Signature of contractor/authorized agent — date 12-10-09

Signature of owner — date

Limited Power of Attorney

I, Edward F. Miller and Rita M. Bral, 624 Marron Ave, Crested Butte, CO 81224 [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint Mr. Michael Hellard [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

Lots 1-5, Block 53, Crested Butte, CO 81224

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

Signature of Owner(s) — Date 8 Feb 07

Owner(s) — 8 February 2007

STATE OF COLORADO)
)
COUNTY OF Gunnison)

The foregoing instrument was acknowledged before me by Edward F Miller and Rita M Bral on Feb. 08, ~~2005~~. 2007

Witness my hand and official seal.

My commission expires: 3.31.2009

[SEAL] Notary Public

NOTARY PUBLIC LYNELLE STANFORD STATE OF COLORADO
My Commission Expires 03/31/2009

NOTARY PUBLIC
My Commission Expires 03/31/2009

NOTARY PUBLIC
My Commission Expires 03/31/2009

NOTARY PUBLIC
My Commission Expires 03/31/2009

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED & RITA MILLER
Property Owner's Name

630 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, ED MILLER, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SFR & ACCESSORY DWELLING - 2974 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: 12.10.09
Date

Witness:
Date

Required Submittal Items for Building Permit and Design Review

Unless all items are completed and submitted an application will not be considered complete and will not be accepted for publication and design review.

1. Completed and signed Application & Building Permit. ✓ ___

2. Limited Power of Attorney ✓ ___

3. Provide a copy of the recorded conveyance deed ✓ ___

4. Payment for publication ✓ ___

5. Completed materials list. *Also please note materials on plan elevations.* ✓ ___

6. Vested Property Right form: If accepted then $75.00 fee must be paid. ✓ ___

7. Plans: * Full scale (1/4 or 1/8 scale): *Please note materials on elevations* ✓ ___

   * Reduced set on 11 x 17 paper: *Please note materials on elevations.* ✓ ___

   a. Adequate *exterior elevations,* including dimensions, lighting, ridge heights above natural and finished grades. ✓ ___

   b. *Floor Plans* with dimensions. ✓ ___

   c. *Cross sections* of plans. ✓ ___

   d. *Site plan* - If natural grade varies *more than two feet* on the site or one foot vertically within the building footprint, topography must be provided. Mature vegetation and proposed landscaping must be shown. Setbacks should be dimensioned to closest piece of the structure (usually the eaves). ✓ ___

   Commercial Projects:

   - Must be designed and stamped by an architect licensed in Colorado and/or may be certified for Code compliance by and ICC Certified Code Consultant. ___ ___
   - Must be stamped for structure by an architect or engineered licensed in Colorado prior to obtaining a building permit. ___ ___

8. Additional drawings

   a. If this is a new building or substantial street side remodel in the B-1, B-2, or B-3 zones then a 3-D rendering showing adjacent properties is required. ___ ___

   b. New structures or major changes to street side elevations that have developed lots on one or both sides are required to provide a streetscape showing these adjacent structures. ✓ ___

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 1-13-10
NAME Ed Miller ADDRESS 630 Maroon
BLOCK 53 LOTS 1-2

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE 2009 FEES See appendix A	305 50	384 50
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT .5% of total value		
PERMIT FEE See appendix A		
EQR TAP FEE See calculation for project		
AFFORDABLE HOUSING FEE 1.82 / sq.ft. Residential 2.08 / sq.ft Commercial		
PAY IN LIEU OF PARKING 13,000.00 per space		
PLAN REVIEW FEE 30% of permit fee Residential 60% of permit fee Commercial		
SPECIAL REVIEW FEE Initial 110.00 Additional @ 55.00 / hour		
SPECIAL INSPECTION FEE Actual cost or 55.00 / hour		
REMP FEE See calculation for project		

TOTAL VALUATION _____

VALUE OF MATERIALS _____

EDWARD F. MILLER
RITA M. BRAL
824 MARCION AVE.
CRESTED BUTTE, CO. 81224

HOME EQUITY LINE OF CREDIT 150

DATE 1 Dec 05

PAY TO THE ORDER OF Town of Crested Butte - BOZAR $ 384 30/xx

Three Hundred Eighty Four 50/100 DOLLARS

COMMUNITY BANKS OF COLORADO
Crested Butte

MEMO Project #C
630 MARCION

⑆102102013⑆ 2409001⑈ 0150 15

BK413 PG472

278069

This Deed, Made this 15th day of September in the year of our Lord one thousand nine hundred and sixty-nine between Ernestine Lawrence and John Lawrence, wife and husband,

of the County of Oklahoma and State of Oklahoma of the first part, and

Edward P. Miller, Jr. of the County of Santa Barbara and State of California of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Three Thousand, Three Hundred & Fifty ($3350.00) - - - - - - - - DOLLARS, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, conveyed and Quit-Claimed, and by these presents do grant, bargain, sell, convey and Quit-Claim unto the said party of the second part, his heirs and assigns, forever, all the right, title, interest, claim and demand which the said parties of the first parties have in and to the following described real property situate, lying and being in the County of Gunnison and State of Colorado, to-wit:

Lots 1, 2, 3, 4 and 5, Block 33, Town of Crested Butte, County and State aforesaid, according to the official plat of said Town on file and of record in the office of the County Clerk and Recorder of Gunnison County, Colorado, together with all improvements situate thereon.

- -

To Have and to Hold the same, Together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Ernestine Lawrence (Seal)
John Lawrence (Seal)
(Seal)
(Seal)

STATE OF ~~XXXXXX~~ Oklahoma
County of Oklahoma } ss.

The foregoing instrument was acknowledged before me this 15th day of September 1969 by Ernestine Lawrence and John Lawrence, wife and husband.

Witness my hand and official seal.
My commission expires

Notary Public

Doc. Tax $ 6.70

GUNNISON COUNTY SEAL COLORADO

STATE OF COLORADO } ss.
County of Gunnison

I, Stella Dominguez, Clerk and Recorder in and for said County of Gunnison, in the State aforesaid, do hereby certify that the above and foregoing is a true and exact copy as the same appears in book 413 at page 472.
Witness my hand and official seal this 15th day of February 2007.

Stella Dominguez, County Clerk and Recorder
By Deputy

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
624 MAROON AVE	W 1/2 LOT 4, ALL LOT 5 BLOCK 53	RIC	SFR + ACC.

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT			
PROPERTY OWNER: ED & RITA MILLER	MAILING ADDRESS: 111 SOUTHERN HEIGHTS SAN FRANSISCO, CA 94107	TELEPHONE: 415-420-6800	EMAIL: 624MAROON@GMAIL.COM
CONTRACTOR: —	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT: M. HELLAND	MAILING ADDRESS: POB 952 CRESTED BUTTE	TELEPHONE: 349-6583	EMAIL: MDHELLAND1@GMAIL.COM
ENGINEER: SAME	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☑ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
SINGLE FAMILY RESIDENCE + ACCESORY BLDG, HEATED/PLUMBED	MATERIALS 239,187 LABOR 239,187 TOTAL 478,375

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☑ Heated/Plumbed AB
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
Existing Primary				
Existing Accessory				
Proposed Primary	20'	—	7'-6"	8'-0"
Proposed Accessory	—	10'-8"	8'-0"	7'-6"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 1470
ACCESSORY	ACCESSORY 437
TOTAL	TOTAL 1907

EXISTING FAR: —	PROPOSED FAR: .31 / .41
BUILDING WIDTH: 20' / 20'	BUILDING HEIGHT: 26'9" / 18'
PARKING SPACES: 2	% OPEN SPACE: 70%
# OF LIVING UNITS: 1	ZONE: RIC
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Vested Property Right Fee _____ ☐
- Publication Fee Fee _____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date

Signature of Owner/Authorized Agent — Date 4/23/13

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED & RITA MILLER
Property Owner's Name

624 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, ED MILLER, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SPR & ACCESS BLDG - 2225 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: 4/23/13
Date

Witness:
Date

Limited Power of Attorney

We, Edward Miller and Rita Bral, being twenty-one years of age or older, appoint Michael Helland, Architect, who is twenty-one years of age or older, as our Agent (attorney in fact) to act for us in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

Lots 1-5, Block 53, Crested Butte, Colorado
(624, 628, 630 Maroon Avenue, Crested Butte, Colorado)

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

12 APR 13
Signature of Owner Date

Rita Bral 12 April 2013
Signature of Owner Date

STATE OF CALIFORNIA)
)
COUNTY OF San Francisco)

The foregoing instrument was acknowledged before me by Rita Bral and Edward miller.
on April 12th, 2013.

Witness my hand and official seal.

My commission expires: November 11, 2015

[SEAL] Notary Public

JOHAN ANDRES MANCHOLA
COMM. 01960030
NOTARY PUBLIC • CALIFORNIA
San Francisco County
Commission Expires November 11, 2015

Limited Power of Attorney

We, Edward Miller and Rita Bral, being twenty-one years of age or older, appoint Michael Helland, Architect, who is twenty-one years of age or older, as our Agent (attorney in fact) to act for us in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

Lots 1-5, Block 53, Crested Butte, Colorado
(624, 628, 630 Maroon Avenue, Crested Butte, Colorado)

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

12 Apr 13
Signature of Owner Date

Rita Bral 12 April 2013
Signature of Owner Date

STATE OF CALIFORNIA)
)
COUNTY OF San Francisco)

The foregoing instrument was acknowledged before me by Rita Bral and Edward miller.
on April 12th, 2013.

Witness my hand and official seal.

My commission expires: November 11, 2015

[SEAL] Notary Public

JOHAN ANDRES MANCHOLA
COMM. #1960030
NOTARY PUBLIC • CALIFORNIA
San Francisco County
Commission Expires November 11, 2015

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
628 MAROON AVE	E 1/2 LOT 4, ALL LOT 3 BLOCK	RIC	SFR + ACCESS BLDG

APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
PROPERTY OWNER ED & RITA MILLER	MAILING ADDRESS 111 SOUTHERN HEIGHTS SAN FRANSISCO, CA 94107	TELEPHONE 415-420-6800	EMAIL 624MAROON@GMAIL.COM
CONTRACTOR —	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT M. HELLAND	MAILING ADDRESS POB 952 CRESTED BUTTE	TELEPHONE 349-6583	EMAIL MDHELLAND1@GMAIL.COM
ENGINEER —	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☑ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
SINGLE FAMILY RESIDENCE + ACCESSORY BLDG. / HEATED / PLUMBED	MATERIALS 239,187 LABOR 239,187 TOTAL 478,375

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☒ Heated / Plumbed AB
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
Existing				
Primary				
Accessory				
Proposed				
Primary	22'-6"	—	7'-6"	8'-0"
Accessory	—	8'-0"	8'-3"	10'-3"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 1408
ACCESSORY	ACCESSORY 480
TOTAL	TOTAL 1888

EXISTING FAR	PROPOSED FAR
	.30/.40
BUILDING WIDTH 20'/17'	BUILDING HEIGHT 25'6"/19'6"
PARKING SPACES 2	% OPEN SPACE 70%
# OF LIVING UNITS 1	ZONE RIC
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Vested Property Right Fee_____ ☐
- Publication Fee Fee_____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date

Signature of Owner/Authorized Agent — Date 4/23/13

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED & RITA MILLER
Property Owner's Name

628 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, ED MILLER, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SFR & ACCESSORY BLDG 2074 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: 4/23/13
Date

Witness:
Date

Limited Power of Attorney

We, Edward Miller and Rita Bral, being twenty-one years of age or older, appoint Michael Helland, Architect, who is twenty-one years of age or older, as our Agent (attorney in fact) to act for us in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

Lots 1-5, Block 53, Crested Butte, Colorado
(624, 628, 630 Maroon Avenue, Crested Butte, Colorado)

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

12 APR 13
Signature of Owner Date

Rita Bral 12 April 2013
Signature of Owner Date

STATE OF CALIFORNIA)
)
COUNTY OF San Francisco)

The foregoing instrument was acknowledged before me by Rita Bral and Edward miller.
on April 12th, 2013.

Witness my hand and official seal.

My commission expires: November 11, 2015

[SEAL] Notary Public

JOHAN ANDRES MANCHOLA
COMM. #1960030
NOTARY PUBLIC • CALIFORNIA
San Francisco County
Commission Expires November 11, 2015

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
630 MAROON AVE	LOTS 1 & 2, BLK 53	RIC	SFR + ACCESS DWELLING.

APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
PROPERTY OWNER ED & RITA MILLER	MAILING ADDRESS 111 SOUTHERN HEIGHTS SAN FRANSISCO, CA. 94107	TELEPHONE 415.420.6800	EMAIL 624MAROON@GMAIL.COM
CONTRACTOR —	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT M. HELLAND	MAILING ADDRESS POB 952 CRESTED BUTTE, Co	TELEPHONE 349-6583	EMAIL MDHELLAND1@GMAIL.COM
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☑ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
SINGLE FAMILY RESIDENCE + ACCESSORY DWELLING	MATERIALS 327,140 LABOR 327,140 TOTAL 654,280

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☒ Accessory Dwelling
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
Existing				
Primary				
Accessory				
Proposed				
Primary	20'	–	10'	11'
Accessory	10'-6"	10'-6"	11'	14'-5"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 1999.5
ACCESSORY	ACCESSORY 984
TOTAL	TOTAL 2983.5

EXISTING FAR	PROPOSED FAR
	.319/.477
BUILDING WIDTH 27'/26'	BUILDING HEIGHT 27'6"/23'3"
PARKING SPACES 3	% OPEN SPACE 73%
# OF LIVING UNITS 1 + 1	ZONE RIC
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Vested Property Right Fee_____ ☐
- Publication Fee Fee_____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date

Signature of Owner/Authorized Agent — Date 4/23/13

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED & RITA MILLER
Property Owner's Name

630 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, ED MILLER, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SFR & ACCESSORY DWELLING - 2974 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: 4/23/13
Date

Witness:
Date

Limited Power of Attorney

We, Edward Miller and Rita Bral, being twenty-one years of age or older, appoint Michael Helland, Architect, who is twenty-one years of age or older, as our Agent (attorney in fact) to act for us in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

Lots 1-5, Block 53, Crested Butte, Colorado
(624, 628, 630 Maroon Avenue, Crested Butte, Colorado)

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

12 Apr 2013
Signature of Owner Date

Rita Bral 12 April 2013
Signature of Owner Date

STATE OF CALIFORNIA)
)
COUNTY OF San Francisco)

The foregoing instrument was acknowledged before me by Rita Bral and Edward miller.
on April 12th, 2013.

Witness my hand and official seal.

My commission expires: November 11, 2015

[SEAL] Notary Public

JOHAN ANDRES MANCHOLA
COMM. #1960030
NOTARY PUBLIC • CALIFORNIA
San Francisco County
Commission Expires November 11, 2015

DATE	FEES PAID	APPLICANT	APPLICATION #

Email Form

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
	LOTS 1-5 BLK 53	R/C	SFR.

APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
ED & RITA MILLER	111 SOUTHERN HEIGHTS SAN FRANSISCO, CA	415-420-6800	642 MARDON@GMAIL.COM
PROPERTY OWNER	MAILING ADDRESS	TELEPHONE	EMAIL
SAME			
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
NONE			
ARCHITECT	MAILING ADDRESS	TELEPHONE	EMAIL
M.D. HELLAND	331 DUNNE DR. FT. COLLINS CO. 80525	970 209 5821	MDHELLAND1@GMAIL.COM
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL
NONE			

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☑ ACC.BUILDING ☑ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
SEE ATTACHED NARRATIVE RE: SUBDIVISION	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☑ AB w/heat+/or plumb
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS

	FRONT	REAR	SIDE(W)	SIDE(E)
Existing Primary	demo'd			
Accessory				
Proposed Primary	20'	11'	8'	7'6"
Accessory		10'8"	8'	7'6"

EXISTING BUILDING SIZE (SQ.FT.)		PROPOSED BUILDING SIZE (SQ.FT.)	
PRIMARY	demo'd	PRIMARY	1451-S
ACCESSORY		ACCESSORY	692
TOTAL		TOTAL	2143-S

EXISTING FAR	PROPOSED FAR
	0.31/0.457
BUILDING WIDTH	BUILDING HEIGHT
20'/20'	27'10"/18'10"
PARKING SPACES	% OPEN SPACE
2	
# OF LIVING UNITS	ZONE
1	
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Vested Property Right Fee_____ ☐
- Publication Fee Fee_____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may review the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not returnable. I understand that the application, if approved, must be construed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

[signature] 10/30/17
Signature of Contractor/Authorized Agent Date

Signature of Owner/Authorized Agent Date

** CITY SALES TAX EXEMPT- SEE BELOW

DATE	APPLICANT	PERMIT #
BOZAR APPROVAL		

BUILDING PERMIT
Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

Email Form

JOB ADDRESS	LEGAL: BLOCK & LOT
624 MAROON AVE	E 12.5' LOT 4 BLK 53 ALL LOT 5

PROPERTY OWNER	TELEPHONE	MAILING ADDRESS
EDWARD & RITA MILLER	415 420 6800	111 SOUTHERN HEIGHTS, SAN FRANSCO, CA.

CONTRACTOR	TELEPHONE	EMAIL
—		

ARCHITECT	TELEPHONE	EMAIL
M. HELLAND	970 209 5821	MDHELLAND1@GMAIL.COM

ENGINEER	TELEPHONE	EMAIL
—		

USE TYPE:	ZONE:	OCCUPANCY:	MATERIALS VALUATION
RESIDENCE	RIC		LABOR VALUATION
PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE ACCESSORY BLDG HEATED PLUMBED			TOTAL PROJECT VALUATION
		WORK IN ROW?:	

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	
SQUARE FOOTAGE FOR FEE CALCULATION	
FLOOR AREA RATIO (FAR) - Existing	
FLOOR AREA RATIO (FAR) - Proposed	

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	
AFH NUMBER OF UNITS	
AFH UNIT TYPE	

FEE TYPE	AMOUNT	DATE PAID
**USE TAX - *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* from the Colorado Department of Revenue's FYI Sales 6*		
PERFORMANCE DEPOSIT - (0.5% of total value)		
PERMIT FEE		
PLAN REVIEW FEE		
AFFORDABLE HOUSING FEE		
EQR - SYSTEM DEVELOPMENT FEE		
EXISTING EQR / NEW EQR		
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE		
OTHER FEES		
TOTAL		

This permit is issued on: _____ (DATE) by: _____ (BUILDING INSPECTOR)

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

Limited Power of Attorney

We, Edward Miller and Rita Bral, being twenty-one years of age or older, appoint Michael Helland, Architect, who is twenty-one years of age or older, as our Agent (attorney in fact) to act for us in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

Lots 1-5, Block 53, Crested Butte, Colorado
(624, 628, 630 Maroon Avenue, Crested Butte, Colorado)

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

12 April 17
Signature of Owner Date

Rita Bral 12 April 2017
Signature of Owner Date

STATE OF CALIFORNIA)
)
COUNTY OF San Francisco)

The foregoing instrument was acknowledged before me by Rita Bral and Edward miller.
on April 12th, 2017

Witness my hand and official seal.

My commission expires: November 12, 2018

[SEAL] Notary Public

JOHAN ANDRES MANCHOLA
COMM. 2156009
NOTARY PUBLIC • CALIFORNIA
San Francisco County
Commission Expires November 12, 2018

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED & RITA MILLER
Property Owner's Name

624 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, Edward Miller & Rita Bral, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SFR - 1435 S.F., 790 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By [signature] 08Feb07
Date

Rita Bral 8 February 2007

Witness: [signature] 8-7-17
Date

413 472

278069

This Deed, made this 15th day of September in the year of our Lord one thousand nine hundred and sixty-nine between Ernestine Lawrence and John Lawrence, wife and husband,

Oklahoma

of the County of Oklahoma and State of Oklahoma of the first part, and

Edward F. Hiller, Jr.

California

of the County of Santa Barbara and State of California of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Three Thousand, Three Hundred & Fifty ($3350.00) - - - - - DOLLARS, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, conveyed and Quit-Claimed, and by these presents do grant, bargain, sell, convey and Quit-Claim unto the said party of the second part, his heirs and assigns, forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described real property situate, lying and being in the County of Gunnison and State of Colorado, to-wit:

Lots 1, 2, 3, 4 and 5, Block 53, Town of Crested Butte, County and State aforesaid, according to the official plat of said Town on file and of record in the office of the County Clerk and Recorder of Gunnison County, Colorado, together with all improvements situate thereon.

- -

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

STATE OF ~~COLORADO~~ Oklahoma
County of Oklahoma } ss.
The foregoing instrument was acknowledged before me this 15th day of September, 1969 by Ernestine Lawrence and John Lawrence, wife and husband.
Witness my hand and official seal.
My commission expires 6-21-73
Notary Public

GUNNISON COUNTY SEAL COLORADO

STATE OF COLORADO, } ss.
County of Gunnison
I, Stella Dominguez, Clerk and Recorder in and for said County of Gunnison, in the State aforesaid, do hereby certify that the above and foregoing is a true and exact copy as the same appears in book 413 or page 472
Witness my hand and official seal this 7th day of February 2001
Stella Dominguez, County Clerk and Recorder
By Deputy

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Email Form

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
	LOTS 1-5 BLK 53	R1C	SFR.

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT ED & RITA MILLER	111 SOUTHERN HEIGHTS SAN FRANSISCO, CA	415-420-6800	642MARDON@GMAIL.COM
PROPERTY OWNER SAME			
CONTRACTOR NONE			
ARCHITECT M.D. HELLAND	331 DUNNE DR. FT. COLLINS CO. 80525	970 209 5821	MDHELLAND1@GMAIL.COM
ENGINEER NONE			

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☑ ACC.BUILDING ☑ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
SEE ATTACHED NARRATIVE RE: SUBDIVISION	MATERIALS ____ LABOR ____ TOTAL ____

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:

CONDITIONAL USE PERMIT	☑	AB w/heat +/or plants
CONDITIONAL WAIVER	☐	
VARIANCE	☐	
PUD	☐	

SETBACKS

	FRONT	REAR	SIDE(W)	SIDE(E)
Existing Primary				
Existing Accessory				
Proposed Primary	22'6"	13'6"	7'6"	8'
Proposed Accessory		8'	8'3"	10'3"

EXISTING BUILDING SIZE (SQ.FT.)		PROPOSED BUILDING SIZE (SQ.FT.)	
PRIMARY		PRIMARY	1429.41
ACCESSORY		ACCESSORY	702
TOTAL		TOTAL	2165.41

EXISTING FAR		PROPOSED FAR	0.305 / 0.462
BUILDING WIDTH	20' / 17'	BUILDING HEIGHT	25'6" / 19'6"
PARKING SPACES	2	% OPEN SPACE	
# OF LIVING UNITS	1	ZONE	R1C
EXISTING EQR'S		PROPOSED EQR'S	

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee ____	☐
Publication Fee	Fee ____	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date 10/20/17

Signature of Owner/Authorized Agent — Date

DATE	APPLICANT	PERMIT #
BOZAR APPROVAL		

**** CITY SALES TAX EXEMPT- SEE BELOW**

BUILDING PERMIT

Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

Email Form

JOB ADDRESS	LEGAL: BLOCK & LOT
628 MAROON AVE.	BLK 53, LOTS E 12.5' LOT 4 ALL LOT 3

PROPERTY OWNER	TELEPHONE	MAILING ADDRESS
EDWARD & RITA MILLER	415-420-6800	111 SOUTHERN HEIGHTS, SAN FRANSISCO, CA.

CONTRACTOR	TELEPHONE	EMAIL
—		

ARCHITECT	TELEPHONE	EMAIL
M. HELLAND	970 209 5821	MDHELLANDI@GMAIL.COM

ENGINEER	TELEPHONE	EMAIL
—		

USE TYPE:	ZONE:	OCCUPANCY:	MATERIALS VALUATION
RESIDENCE	RIC		LABOR VALUATION
PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE ACCESSORY BLDG PLUMBED/HEATED			TOTAL PROJECT VALUATION
		WORK IN ROW?:	

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	
SQUARE FOOTAGE FOR FEE CALCULATION	
FLOOR AREA RATIO (FAR) - Existing	
FLOOR AREA RATIO (FAR) - Proposed	

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	
AFH NUMBER OF UNITS	
AFH UNIT TYPE	

FEE TYPE	AMOUNT	DATE PAID
****USE TAX -** *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* **from the Colorado Department of Revenue's FYI Sales 6**		
PERFORMANCE DEPOSIT - (0.5% of total value)		
PERMIT FEE		
PLAN REVIEW FEE		
AFFORDABLE HOUSING FEE		
EQR - SYSTEM DEVELOPMENT FEE		
EXISTING EQR / NEW EQR		
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE		
OTHER FEES		
TOTAL		

This permit is issued on: _____ by: _____
DATE BUILDING INSPECTOR

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED & RITA MILLER
Property Owner's Name

628 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, Edward Miller & Rita Bral, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SFR - 1409 S.F., 665 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: [signature] 08 Feb 07
Date

Rita Bral 8 February 2007

Witness: [signature] 2-7-17
Date

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED & RITA MILLER
Property Owner's Name

624 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, Edward Miller & Rita Oral, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SFR - 1435 S.F., 790 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: [signature] 08 Feb 07
Date

Rita Oral 8 February 2007

Witness: [signature] 8-7-17
Date

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Email Form

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
	LOTS 1-5 BLK 53	R1C	SFR.

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT ED + RITA MILLER	111 SOUTHERN HEIGHTS SAN FRANSISCO, CA	415-420-6800	642MAROON@GMAIL.COM
PROPERTY OWNER SAME			
CONTRACTOR NONE			
ARCHITECT M.D. HELLAND	331 DUNNE DR. FT. COLLINS CO. 80525	970 209 5821	MDHELLAND1@GMAIL.COM
ENGINEER NONE			

MD HELLAND@gmail.com

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☑ ACC.BUILDING ☑ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
SEE ATTACHED NARRATIVE RE: SUBDIVISION	MATERIALS ____ LABOR ____ TOTAL ____

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☑ AD
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS	FRONT	REAR	SIDE(N)	SIDE(E)
Existing Primary				
Existing Accessory				
Proposed Primary	20'	10'6"	11'	10'
Proposed Accessory		10'6"	11'	14'5"

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 1992.5
ACCESSORY	ACCESSORY 991.5
TOTAL	TOTAL 2984.88

EXISTING FAR	PROPOSED FAR 0.319 / 0.477
BUILDING WIDTH 27' / 22'	BUILDING HEIGHT 28' / 23'3"
PARKING SPACES 4	% OPEN SPACE
# OF LIVING UNITS 2	ZONE R1C
EXISTING EQR'S 0	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Vested Property Right Fee ____ ☐
- Publication Fee Fee ____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date 10/20/17

Signature of Owner/Authorized Agent — Date

TOWN OF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

ED & RITA MILLER
Property Owner's Name

624 MAROON AVE
Address of Property

SAME
Applicant Name

OPTION #1

I, Edward Miller & Rita Oral, intend to pursue the creation of a vested property right as provided for in Section 15-2-25.1. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Council or the Building Official, as appropriate, for a public hearing pursuant to Section 15-2-25.1.C. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval:

(type of use; number of units, building footprint; building square footage; etc.)

SFR - 1435 S.F., 790 S.F.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: [signature] 08Feb07
Date

Rita Oral 8 February 2007

Witness: [signature] 8-7-17
Date

DATE	APPLICANT	PERMIT #
BOZAR APPROVAL		

**** CITY SALES TAX EXEMPT- SEE BELOW**

BUILDING PERMIT

Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

Email Form

JOB ADDRESS	LEGAL: BLOCK & LOT
630 MAROON AVE	BLK 53 , LOTS 1 + 2

PROPERTY OWNER	TELEPHONE	MAILING ADDRESS
EDWARD + RITA MILLER	415 420 6800	111 SOUTHERN HEIGHTS, SAN FRANSISCO CA.

CONTRACTOR	TELEPHONE	EMAIL
—		

ARCHITECT	TELEPHONE	EMAIL
M. HELLAND	970 209 5821	MDHELLAND1@GMAIL.COM

ENGINEER	TELEPHONE	EMAIL
—		

USE TYPE:	ZONE:	OCCUPANCY:	MATERIALS VALUATION
SFR	RIC		LABOR VALUATION
PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE ACCESSORY DWELLING		WORK IN ROW?:	TOTAL PROJECT VALUATION

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	
SQUARE FOOTAGE FOR FEE CALCULATION	
FLOOR AREA RATIO (FAR) - Existing	
FLOOR AREA RATIO (FAR) - Proposed	

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	
AFH NUMBER OF UNITS	
AFH UNIT TYPE	

FEE TYPE	AMOUNT	DATE PAID
****USE TAX -** *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* **from the Colorado Department of Revenue's FYI Sales 6**		
PERFORMANCE DEPOSIT - (0.5% of total value)		
PERMIT FEE		
PLAN REVIEW FEE		
AFFORDABLE HOUSING FEE		
EQR - SYSTEM DEVELOPMENT FEE		
EXISTING EQR / **NEW EQR**		
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE		
OTHER FEES		
TOTAL		

This permit is issued on: _____ by: _____
DATE BUILDING INSPECTOR

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Email Form

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
	LOTS 1-5 BLK 53	R1C	SFR.

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT ED & RITA MILLER	111 SOUTHERN HEIGHTS SAN FRANSISCO, CA	415-420-6800	642MARDON@GMAIL.COM
PROPERTY OWNER SAME			
CONTRACTOR NONE			
ARCHITECT M.D. HELLAND	331 DUNNE DR. FT. COLLINS CO. 80525	970 209 5821	MDHELLAND1@GMAIL.COM
ENGINEER NONE			

BUILDING CLASSIFICATION:
SFR ☑ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☑ ACC.BUILDING ☑ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☑ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
SEE ATTACHED NARRATIVE RE: SUBDIVISION	MATERIALS ____ LABOR ____ TOTAL ____

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:		SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
CONDITIONAL USE PERMIT	☐	Existing				
CONDITIONAL WAIVER	☐	Primary				
VARIANCE	☐	Accessory				
PUD	☐	Proposed				
		Primary				
		Accessory				

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY
ACCESSORY	ACCESSORY
TOTAL	TOTAL

EXISTING FAR	PROPOSED FAR
BUILDING WIDTH	BUILDING HEIGHT
PARKING SPACES	% OPEN SPACE
# OF LIVING UNITS	ZONE
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee ____	☐
Publication Fee	Fee ____	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date 10/20/17

Signature of Owner/Authorized Agent — Date

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Email Form

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
640 1/2 ELK AVE.	BLK 52 / PARCEL B MINOR SUB.	R-1C	

APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
KENT COWHERD	PO BOX 1982	497 6262	KCOWHERD@FRONTIER.NET
PROPERTY OWNER	MAILING ADDRESS	~~TELEPHONE~~	~~EMAIL~~
COLORADO INVESTMENTS LLC	/ 516 VALLEY VIEW DR, BOULDER CO. 80304		
~~CONTRACTOR~~	~~MAILING ADDRESS~~	~~TELEPHONE~~	~~EMAIL~~
PH. 609-425-1714	/ EMAIL: BARBBECKER@LIVE.NET		
ARCHITECT	MAILING ADDRESS	TELEPHONE	EMAIL
SEE AGENT.			
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:
SFR ☒ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☐ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
SINGLE FAMILY RESIDENCE + UNHEATED STORAGE SHED Demolition	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:		
CONDITIONAL USE PERMIT	☐	
CONDITIONAL WAIVER	☐	
VARIANCE	☐	
PUD	☐	

SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
Existing Primary				
Existing Accessory				
Proposed Primary	21'	10'6"	7'	7'6"
Proposed Accessory	22'6"	26'	7'6"	7'

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 1346
ACCESSORY	ACCESSORY
TOTAL	TOTAL 1346

EXISTING FAR	PROPOSED FAR
	0.306
BUILDING WIDTH	BUILDING HEIGHT
35' / 6'	20'6" / 11'3"
PARKING SPACES	% OPEN SPACE
2	
# OF LIVING UNITS	ZONE
1	R1C
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

- Limited Power of Attorney ☐
- Recorded Conveyance Deed ☐
- Materials Lists ☐
- Plans (Full-Size & 11"x17") ☐
- Vested Property Right Fee_____ ☐
- Publication Fee Fee _____ ☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date 1/14/16

Signature of Owner/Authorized Agent — Date

Limited Power of Attorney

I, Barb Becker [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint Joe Armour, PO Box 1541, Crested Butte, CO 81224 [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff with the Town of Crested Butte with respect to the following real property:

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

Barb Becker 4/13/16

Signature of Owner(s) Date

Owner(s)

STATE OF COLORADO)
)
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me by Barbara Becker on April 13 2016, 20__.

Witness my hand and official seal.

My commission expires: 9-21-17

Laurie Mason

[SEAL] Notary Public

LAURIE MASON
Notary Public
State of Colorado
Notary ID 19974015975
My Commission Expires Sep 21, 2017

stewart title

O&E REPORT

* In order to be in compliance with Colorado Department of Insurance Regulation 3-5-1, Stewart Title will begin invoicing for all **O&E Reports** on **May 1, 2010.** If you have any questions, please contact Customer Service at dcs@stewart.com.

Attn:	Joe Armour		
Company:	Armour Construction Company		
Phone:	970.034.96222	Fax:	
Order Number:	5448930	Date Ordered: 5-19-2016	

Property Information

Owner:	Colorado Investments, LLC
Address:	640.5 Elk Avenue Crested Butte, CO 81224
County:	Gunnison
Parcel Number:	R002853

Legal Description

Ownership

Doc Type	Grantor	Grantee	Date	Reference #
Warranty Deed	SPK Properties	Colorado Investments, LLC	12-21-2015	637154-2015

Deed of Trust/Mortgages

Item	Payable to	Amount	Date	Reference #

Other Documents Requested

Item	Party's Name	Amount	Date	Reference #

Prepared By: Mary Morgan

Phone: 303.780.4053

Date: 5/23/2016

The liability of Stewart Title of Colorado, Inc. for any errors or omissions in the information provided is limited to the amount paid for this report. Maximum liability is further limited to our customer. There is no expressed or implied warranties that this report is reliable for title information and, therefore should be verified by a Commitment for Title Insurance.

No representation is made to the completeness, validity, or the legal sufficiency of such documents, nor have any of such documents been examined to determine whether or not there are any Exceptions, Reservations, Encumbrances or other matters which might be detrimental to Title.

No search has been made for any prior Restrictions, Covenants, Easements, Rights of Way, if any, recorded prior to the commencement of this search.

637154 12/21/2015 2:48:36 PM Page 1 of 1
Kathy Simillion Gunnison County, CO
R: $50.50 D: 39.50 eRecorded

GENERAL WARRANTY DEED

SPK PROPERTIES, LLC (Grantor), for good and valuable consideration of the sum of TEN DOLLARS AND NO CENTS ($10.00) and other good and valuable consideration, has granted, bargained, sold and conveyed, and, by these presents, does grant, bargain, sell, convey and confirm, unto **COLORADO INVESTMENTS, LLC**, a Colorado limited liability company whose legal address is 516 Valley View Drive, Boulder, CO 80304 (Grantee), the following real property:

Parcel B,
FINAL PLAT OF BLOCK 52 MINOR SUBDIVISION
According to the plat recorded on December 15, 2015 as
Reception No. 637034,

County of Gunnison,
State of Colorado,

also known as: 640.5 Elk Avenue, Crested Butte, CO 81224.

TOGETHER with all appurtenances and warrant the title to the same, subject to patent reservations, restrictions, easements and all other matters of record, and real property taxes for 2015 and subsequent years, which are the responsibility of the Grantees.

The Grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the use of any gender shall be applicable to all genders.

Signed this 18th day of December, 2015.

SPK PROPERTIES, LLC, a Washington
limited liability company

BY: DOUGLAS O. BARRETT
TITLE: MANAGING MEMBER

STATE OF Washington)
) ss.
County of King)

The foregoing General Warranty Deed was acknowledged before me this 18th day of December, 2015 by Douglas O. Barrett, as Managing Member of SPK Properties, LLC.

Witness my hand and official seal.

(SEAL)

Notary Public
State of Washington
ESTHER H. OKAWA
MY COMMISSION EXPIRES
DECEMBER 8, 2017

Notary Public
My commission expires: 12-8-17

01330-71126

STATEMENT OF AUTHORITY
(38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named
Colorado Investments, LLC
And is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a: Limited liability company

3. The mailing address for the entity is:
516 Valley View Drive
Boulder, CO 80304

4. The entity is formed under the laws of: Colorado

5. The name of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Barb E. Becker, Member/Manager

6. The authority of the foregoing person(s) to bind the entity is [x] Not limited OR [ ] Limited as follows:

7. Other matters concerning the manner in which the entity deals with interest in real property:

Dated this 18 day of December, 2015.

Barb Becker 12/18/15
Barb E. Becker, Member/Manager

State of Colorado)
) ss.
County of Boulder)

On 18th day of December, 2015, before me, the undersigned, personally appeared Barb E. Becker, Member/Manager of Colorado Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal.

SARA KUMBARJI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094000408
MY COMMISSION EXPIRES 1/6/2017

Sara Kumbarji
Notary Public
My commission expires:
1-6-17

637154 12/21/2015 2:48:36 PM Page 1 of 1
Kathy Simillion Gunnison County, CO
R: $50.50 D: 39.50 eRecorded

GENERAL WARRANTY DEED

SPK PROPERTIES, LLC (Grantor), for good and valuable consideration of the sum of TEN DOLLARS AND NO CENTS ($10.00) and other good and valuable consideration, has granted, bargained, sold and conveyed, and, by these presents, does grant, bargain, sell, convey and confirm, unto **COLORADO INVESTMENTS, LLC**, a Colorado limited liability company whose legal address is 516 Valley View Drive, Boulder, CO 80304 (Grantee), the following real property:

Parcel B,
FINAL PLAT OF BLOCK 52 MINOR SUBDIVISION
According to the plat recorded on December 15, 2015 as Reception No. 637034,

County of Gunnison,
State of Colorado,

also known as: 640.5 Elk Avenue, Crested Butte, CO 81224.

TOGETHER with all appurtenances and warrant the title to the same, subject to patent reservations, restrictions, easements and all other matters of record, and real property taxes for 2015 and subsequent years, which are the responsibility of the Grantees.

The Grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the use of any gender shall be applicable to all genders.

Signed this 18th day of December, 2015.

SPK PROPERTIES, LLC, a Washington
limited liability company

BY: DOUGLAS O. BARRETT
TITLE: MANAGING MEMBER

STATE OF Washington)
) ss.
County of King)

The foregoing General Warranty Deed was acknowledged before me this 18th day of December, 2015 by Douglas O. Barrett, as Managing Member of SPK Properties, LLC.

Witness my hand and official seal.

(SEAL)

Notary Public
State of Washington
ESTHER H. OKAWA
MY COMMISSION EXPIRES
DECEMBER 8, 2017

Notary Public
My commission expires: 12-8-17

01330-71126

GENERAL WARRANTY DEED

SPK PROPERTIES, LLC (Grantor), for good and valuable consideration of the sum of TEN DOLLARS AND NO CENTS ($10.00) and other good and valuable consideration, has granted, bargained, sold and conveyed, and, by these presents, does grant, bargain, sell, convey and confirm, unto **COLORADO INVESTMENTS, LLC**, a Colorado limited liability company whose legal address is 516 Valley View Drive, Boulder, CO 80304 (Grantee), the following real property:

Parcel B,
FINAL PLAT OF BLOCK 52 MINOR SUBDIVISION
According to the plat recorded on December 15, 2015 as Reception No. 637034,

County of Gunnison,
State of Colorado,

also known as: 640.5 Elk Avenue, Crested Butte, CO 81224.

TOGETHER with all appurtenances and warrant the title to the same, subject to patent reservations, restrictions, easements and all other matters of record, and real property taxes for 2015 and subsequent years, which are the responsibility of the Grantees.

The Grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the use of any gender shall be applicable to all genders.

Signed this 18th day of December, 2015.

SPK PROPERTIES, LLC, a Washington
limited liability company

BY: DOUGLAS O. BARRETT
TITLE: MANAGING MEMBER

STATE OF Washington)
) ss.
County of King)

The foregoing General Warranty Deed was acknowledged before me this 18th day of December, 2015 by Douglas O. Barrett, as Managing Member of SPK Properties, LLC.

Witness my hand and official seal.

(SEAL)

Notary Public
State of Washington
ESTHER H. OKAWA

Notary Public
My commission expires: 12-8-17

Document must be filed electronically.
Paper documents will not be accepted.
Document processing fee $50.00
Fees & forms/cover sheets are subject to change.
To access other information or print copies of filed documents, visit www.sos.state.co.us and select Business Center.

E-Filed

Colorado Secretary of State
Date and Time: 11/10/2011 11:01 AM
ID Number: 20111624970

Document number: 20111624970
Amount Paid: $50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

Colorado investments LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

***(Caution:** The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the limited liability company's initial principal office is

Street address

4964 Valkyrie Dr.
(Street number and name)

Boulder *(City)* CO *(State)* 80301 *(ZIP/Postal Code)*

Colorado *(Province – if applicable)* United States *(Country)*

Mailing address
(leave blank if same as street address)

4964 Valkyrie Dr
(Street number and name or Post Office Box information)

Boulder *(City)* CO *(State)* 80301 *(ZIP/Postal Code)*

Colorado *(Province – if applicable)* United States *(Country)*

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name
(if an individual)

Becker *(Last)* Barb *(First)* E *(Middle)* *(Suffix)*

OR

(if an entity)
***(Caution:** Do not provide both an individual and an entity name.)*

Street address

4964 Valkyrie Dr
(Street number and name)

Boulder *(City)* CO *(State)* 80301 *(ZIP Code)*

Mailing address
(leave blank if same as street address)

4964 Valkyrie Dr
(Street number and name or Post Office Box information)

Boulder (City) CO (State) 80301 (ZIP Code).

(The following statement is adopted by marking the box.)

☑ The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual)

Becker (Last) Barb (First) E (Middle) (Suffix)

OR

(if an entity)
(**Caution:** *Do not provide both an individual and an entity name.*)

Mailing address

4964 Valkyrie Dr
(Street number and name or Post Office Box information)

Boulder (City) CO (State) 80301 (ZIP/Postal Code)

Colorado (Province – if applicable) United States (Country).

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in
(Mark the applicable box.)

☑ one or more managers.

OR

☐ the members.

6. (The following statement is adopted by marking the box.)

☑ There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains additional information as provided by law.

8. (**Caution:** Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Becker (Last) Barb (First) E (Middle) (Suffix)

4964 Valkyrie Dr
(Street number and name or Post Office Box information)

Boulder (City) CO (State) 80301 (ZIP/Postal Code)

Colorado (Province – if applicable) United States (Country).

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

E-Filed

Colorado Secretary of State
Date and Time: 11/09/2015 01:58 PM
ID Number: 20111624970

Document number: 20151724073
Amount Paid: $10.00

ABOVE SPACE FOR OFFICE USE ONLY

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

ID number: 20111624970

Entity name: Colorado investments LLC

Jurisdiction under the law of which the entity was formed or registered: Colorado

1. Principal office street address: 516 Valley View Dr.
(Street name and number)

Boulder (City) CO (State) 80304 (Postal/Zip Code)
Colorado (Province – if applicable) United States (Country – if not US)

2. Principal office mailing address: (if different from above)
(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)
(Province – if applicable) (Country – if not US)

3. Registered agent name: (if an individual) Becker (Last) Barb (First) E (Middle) (Suffix)

or (if a business organization)

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address: 516 Valley View Dr
(Street name and number)

Boulder (City) CO (State) 80304 (Postal/Zip Code)

6. Registered agent mailing address: (if different from above) 516 Valley View Dr
(Street name and number or Post Office Box information)

Boulder (City) CO (State) 80304 (Postal/Zip Code)
(Province – if applicable) United States (Country – if not US)

Notice:
Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

Becker (Last) Barb (First) (Middle) (Suffix)

516 valley view dr
(Street name and number or Post Office Box information)

Boulder (City) CO (State) 80304 (Postal/Zip Code)

(Province – if applicable) United States (Country – if not US)

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box ☐ and include an attachment stating the name and address of such individuals.)

Disclaimer:
This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should he addressed to the user's attorney.

Limited Power of Attorney

I, Barb Becker 640 1/2 Elk Ave Crested Butte CO 81224 [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint David Kent Cowherd [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff with the Town of Crested Butte with respect to the following real property:

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

Barb Becker 1/8/16

Signature of Owner(s) Date

BARB BECKER

Owner(s)

STATE OF COLORADO)
)
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me by BARB BECKER on JANUARY 8 ,2016.

Witness my hand and official seal.

My commission expires: MARCH 10, 2018

Mina Zarich

[SEAL] Notary Public

MINA ZARICH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104007724
MY COMMISSION EXPIRES MARCH 10, 2018

Exhibit "A"

TOWNOF CRESTED BUTTE
Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

BOZAR
Type of Review

Barb Becker
Property Owner's Name

640 1/2 Elk Ave Crested Butte
Address of Property

Applicant's Name

OPTION #1

I, Barb Becker, intend to pursue the creation of a vested property right as provided for in Section 16-20-10. In order to accomplish that, I am requesting that my application be referred to the BOZAR, Town Planning Commission, Town Councilor the Building Official, as appropriate, for a public hearing pursuant to Section 16-20-10. I understand that if my development is approved, the Town shall cause a notice advising the general public of the approval and the creation of a vested property right to be published in the Town's newspaper of record no later than fourteen days following final approval and that said notice will cover the following elements of the approval: (type of use; number of units; building footprint; building square footage; etc.)

SINGLE FAMILY RESIDENCE ≈ 1300 Ft²

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: Barb Becker 1/6/16
Date

Witness: [signature] 1/6/16
Date

OPTION #2

I,_____ ,understand that I may pursue the creation.
of a vested property right under the common law or as provided for in Section 16-20-10 of the Town Code, and Section 24-68-103, Colorado Revised Statutes. I choose to voluntarily WAIVE this right, but only upon the creation of subsequent vested property rights resulting from final approval concerning the land use change application submitted herewith. I have been advised by the Town to consult an attorney prior to signing this waiver. Further, I understand that this waiver does not diminish any right which I may exist under the Town's land use regulations, except for Section 16-20-10.

Property Owner

By:_____ Witness:_____

Date Date

640 1/2 ELK AVE. 1/14/16

COLORADO INVESTMENTS LLC

Required Submittal Items for Building Permit and Design Review

Unless all items are completed and submitted an application will not be considered complete and will not be accepted for publication and design review.

1. Completed and signed Application & Building Permit ✓
2. Limited Power of Attorney ✓
3. Provide a copy of the Recorded Conveyance Deed ✓
4. Payment for publication ✓
5. Completed Materials List ✓
6. Vested Property Right Form: $75 Acceptance fee ✓
7. Plans – Full scale (1/4 or 1/8 scale) **&** Reduced set on 11" x 17" paper ✓
   a. Show natural and proposed grade ✓
   b. Adequate *exterior elevations*, including dimensions, lighting, ridge heights above natural and finished grades, roof pitches and materials ✓
   c. Floor Plans with dimensions, double line drawings, door operation & window size (new or existing) ✓
   d. Cross sections of buildings with dimensions, double line drawings, door operation & window size (new or existing) ✓
   e. Site Plan – If natural grade varies more than two feet on the site or one foot vertically within the building footprint, topography must be provided. Mature vegetation and proposed landscaping must be shown. Setbacks should be dimensioned to closest piece of the structure (typically the eaves). Also include snow storage and parking arrangement. ✓

DRC 5-23-2017
Approve as a
Trial Basis

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Email Form

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
709 Belleview Ave			

APPLICANT/AGENT FHUST	MAILING ADDRESS P.O 672	TELEPHONE 209 1012	EMAIL jimafrost@yahoo.com
PROPERTY OWNER	MAILING ADDRESS	TELEPHONE	EMAIL
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT	MAILING ADDRESS	TELEPHONE	EMAIL
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:
SFR ☐ *DUPLEX* ☐ *MULTIFAMILY* ☐ *COMMERCIAL* ☐ *ACC.DWELLING* ☐ *ACC.BUILDING* ☐ *HISTORIC* ☐

PROJECT TYPE:
NEW CONSTRUCTION ☐ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
10' x 75' Artificial turf on East side of home	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:		SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
CONDITIONAL USE PERMIT	☐	**Existing**				
CONDITIONAL WAIVER	☐	Primary				
VARIANCE	☐	Accessory				
PUD	☐	**Proposed**				
		Primary				
		Accessory				

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY
ACCESSORY	ACCESSORY
TOTAL	TOTAL

EXISTING FAR	PROPOSED FAR
BUILDING WIDTH	BUILDING HEIGHT
PARKING SPACES	% OPEN SPACE
# OF LIVING UNITS	ZONE
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee_____	☐
Publication Fee	Fee_____	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date 5/19/17

Signature of Owner/Authorized Agent — Date 5/19/17

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 5-23-17
NAME Faust Mtn Prop ADDRESS 709 Belleview
BLOCK _____ LOTS _____

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A	60-	
DESIGN REVIEW AND PUBLICATION FEE See appendix A		
VESTED PROPERTY RIGHT FEE 75.00 with option #1		
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT 5% of total value		

JAMES A FAUST
PO BOX 672
CRESTED BUTTE, CO 81224-0672

7700
82-0214/1070

5/19/17
Date

Pay to the Order of Town of CB $ 60-

Sixty & no/ Dollars

Photo Safe Deposit™ Details on back

BANK OF THE WEST
Crested Butte Office
405 SIXTH STREET
CRESTED BUTTE, CO 81224
1-800-488-2265

For 709 Belleview Ave, Tuf

⑆107002147⑆ 913034567⑈ 07700

Harland Clarke

GUARDIAN SAFETY® YELLOW

Additional @ 65.00 / hour
PECIAL INSPECTION FEE
Actual cost or 65.00 / hour
EMP FEE
See calculation for project

TAL VALUATION

LUE OF MATERIALS

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
713 + 715 Belleview Ave.	Lots 23+24 Block 63	R-1	Residential

	APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
*	Greg Faust	31463 Morning Star Drive	(303) 549-1002	Gfaust@Cirruspartners.com
	PROPERTY OWNER	MAILING ADDRESS	TELEPHONE	EMAIL
		Evergreen, CO 80439		
	CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
	Faust Builders, LLC			
	ARCHITECT	MAILING ADDRESS	TELEPHONE	EMAIL
	Randy Swift			
	ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL
	Colorado Structural - Mike Arbaney			

BUILDING CLASSIFICATION:
SFR ☒ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☒ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
Single Family Home w/ Accessory Dwelling / Garage	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☐
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS

	FRONT	REAR	SIDE (W)	SIDE (E)
Existing				
Primary	—	—	—	—
Accessory				
Proposed				
Primary	20'	20'	8'4"	8'4"
Accessory	—	6'6" to wall 5' to eave	9'	9'

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY 2125.00
ACCESSORY	ACCESSORY 968
TOTAL	TOTAL 3093.00

EXISTING FAR: 0	PROPOSED FAR: 0.495
BUILDING WIDTH: 30' / 26'	BUILDING HEIGHT: 24' / 34'
PARKING SPACES: 4	% OPEN SPACE:
# OF LIVING UNITS: 2	ZONE: R1
EXISTING EQR'S: 0	PROPOSED EQR'S: 2

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee	☐
Publication Fee	Fee	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed peior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Greg Faust 12-19-2016
Signature of Contractor/Authorized Agent — Date

Greg Faust 10-28-2016
Signature of Owner/Authorized Agent — Date

OPTION #2

I, Greg Faust, understand that I may pursue the creation.
of a vested property right under the common law or as provided for in Section 16-20-10 of the Town Code, and Section 24-68-103, Colorado Revised Statutes. I choose to voluntarily WAIVE this right, but only upon the creation of subsequent vested property rights resulting from final approval concerning the land use change application submitted herewith. I have been advised by the Town to consult an attorney prior to signing this waiver. Further, I understand that this waiver does not diminish any right which I may exist under the Town's land use regulations, except for Section 16-20-10.

Property Owner

By: Greg Faust 12-19-2016 Witness: 12-19-16

Date Date

K Simillion Gunnison County, CO
8/15/2016 3:43:18 PM
432

WARRANTY DEED

FAUST MOUNTAIN PROPERTIES, LLC, a Colorado limited liability company ("Grantor"), whose address is 31463 Morning Star Drive, Evergreen, Colorado 80439 for no consideration, sells and conveys to the **GREGORY S. FAUST and SUSAN FAUST, as joint tenants**, whose legal address is 31463 Morning Star Drive, Evergreen, Colorado 80439, the property ("Property") in Gunnison County, Colorado, legally described as follows:

> **Tract 2, BELLEVIEW RENAISSANCE SUBDIVISION, according to the plat recorded August 9, 2016 at Reception No. 641124 in the office of the Clerk and Recorder of Gunnison County, Town of Crested Butte, County of Gunnison, State of Colorado,**

together with all its appurtenances.

Grantor warrants title to the Property, subject to: all exceptions to title specified in the title policy received by Grantor at the time of Grantor obtaining title to the Property and all matters arising subsequent to recording of the deed conveying the Property to Grantor recorded December 18, 2016 as Reception No. 637264 in the real estate records of the Clerk and Recorder of Gunnison County, Colorado.

EXECUTED the 15 day of August, 2016.

FAUST MOUNTAIN PROPERTIES, LLC, a
Colorado limited liability company

By: _____
JAMES A. FAUST, Member

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 15 day of August, 2016, by James A. Faust, as Member of Faust Mountain Properties, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.
My commission expires: 7/29/2018

Brenda L Archer
Notary Public

BRENDA L ARCHER
Notary Public
State of Colorado
Notary ID 20024020716
My Commission Expires Jul 29, 2018

Limited Power of Attorney

I, Greg Faust & Sue Faust [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint Jimmy Faust [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff with the Town of Crested Butte with respect to the following real property:

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

Susan J. Faust Greg Faust 11-1-2016

Signature of Owner(s) Date

Sue + Greg Faust

Owner(s)

STATE OF ~~COLORADO~~ Arizona)
)
COUNTY OF Yavapai)

The foregoing instrument was acknowledged before me by Susan Faust and Gregory Faust on November 1st, 2016.

Witness my hand and official seal.

My commission expires: 03/08/2019

Angelica Munguia

[SEAL] Notary Public

ANGELICA MUNGUIA
NOTARY PUBLIC
YAVAPAI COUNTY, ARIZONA
COM. EXP. 03-08-19

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
705/707 Belleview Ave	Lot 21 & 22 Blk 63		

	MAILING ADDRESS	TELEPHONE	EMAIL
APPLICANT/AGENT Jim Faust	Po. 672	209-1012	jim@faust@yahoo.com
PROPERTY OWNER FAUST Builders LLC	MAILING ADDRESS	TELEPHONE	EMAIL
CONTRACTOR "	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT Randy Swift	MAILING ADDRESS	TELEPHONE 349-6737	EMAIL
ENGINEER Aibony	MAILING ADDRESS	TELEPHONE 349-5922 596-5852	EMAIL mike@coloradostructural.com

BUILDING CLASSIFICATION:
SFR ☐ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☐ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
Single family home + Accessory dwelling	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:
CONDITIONAL USE PERMIT ☑ AD
CONDITIONAL WAIVER ☐
VARIANCE ☐
PUD ☐

SETBACKS

	FRONT	REAR	SIDE(W)	SIDE(E)
Existing Primary	/	/	/	/
Accessory				
Proposed Primary	20	20	8'9"	8'9"
Accessory	–	7'/6' Eave	13'	9'

EXISTING BUILDING SIZE (SQ.FT.)		PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	Demolished	PRIMARY 2258.06
ACCESSORY		ACCESSORY 860
TOTAL		TOTAL 3118.06

EXISTING FAR	PROPOSED FAR
demolished	0.361 / 0.499
BUILDING WIDTH	**BUILDING HEIGHT**
29'6" / 20'	28'9" / 24'
PARKING SPACES	**% OPEN SPACE**
3	
# OF LIVING UNITS	**ZONE**
2	R1
EXISTING EQR'S	**PROPOSED EQR'S**

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee_____	☐
Publication Fee	Fee_____	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date 2/29/16

Signature of Owner/Authorized Agent — Date

Exhibit "A"

TOWNOF CRESTED BUTTE

Vested Rights Option Form and/or Waiver

[Instructions: Applicant shall indicate choice of Option #1 or Option #2]

_____
Type of Review

FAUST Builders LLC
Property Owner's Name

Lot 21+22 BLK 63 - 705/707 Belleview
Address of Property

Jim Faust
Applicant's Name

OPTION #1

I, Jim Faust, intend to pursue the creation of a vested property ri provided for in Section 16-20-10. In order to accomplish that, I am requesting that my application be r to the BOZAR, Town Planning Commission, Town Councilor the Building Official, as appropriate, for a p hearing pursuant to Section 16-20-10. I understand that if my development is approved, the Town sha a notice advising the general public of the approval and the creation of a vested property right to be p in the Town's newspaper of record no later than fourteen days following final approval and that said n cover the following elements of the approval: (type of use; number of units; building footprint; buildin footage; etc.)

_____

_____

_____

I understand and acknowledge that certain delays in my project's approval time may result in orde meet the hearing and notice requirements of state law for the creation of a vested property right.

Property Owner

By: [signature] 2/24/16
Date

Witness: _____
Date

also HOA approval

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attention: Town Clerk
P.O. Box 39
507 Maroon Avenue
Crested Butte, CO 81224

STATEMENT OF AUTHORITY

Pursuant to C.R.S. § 38-30-172, the undersigned hereby executes this Statement of Authority on behalf of Faust Builders LLC, a limited liability corp, an entity other than an individual, capable of holding title to real property (the "**Entity**"), and states as follows:

(1) The Name of the Entity is: Faust Builders LLC.

(2) The Entity is a LLC.

(3) The mailing address for the Entity is P.O. Box 672 81224.

(4) The name and position of the person authorized by formal Entity action to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the Entity is: Faust Builders LLC, Jim Faust Vice Pres. [TITLE].

(5) The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: None.

(6) Other matters concerning the manner in which the Entity deals with any interest in real property are: _____.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW]

EXECUTED this 29 day of February, 2016.

Faust Builders LLC,
a Jim Faust Vice President

By: Jim Faust
Name: Jim Faust
Title: Vice President

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing Statement of Authority was acknowledged before me this 29 day of February, 2016, by Jim Faust Vice President of Faust Builders LLC, a limited liability corp on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2016.

Jessica L Earley
Notary Public

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2016

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Email Form

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
10 Butte Ave	Lots 13+14 Block 6	R-1	Single Family

APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
Greg Faust	31463 Morning Star Dr.	(303) 549-1002	GFaust@Cirrospartners.com
PROPERTY OWNER	MAILING ADDRESS	TELEPHONE	EMAIL
" "	Evergreen, Co 80439	"	"
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
Faust Builders	P.O. Box 672	(970) 209-1012	JimAFaust@yahoo.com
ARCHITECT	MAILING ADDRESS	TELEPHONE	EMAIL
" "	" "	"	"
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL
Colorado Structural Mike Abney CB	315 Belleview Ave	(970) 349-5972	Mike@ColoradoStructural.com

BUILDING CLASSIFICATION:
SFR ☐ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☒ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☒ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
16 x 22' Garage, Non-Plumbed & Non-Heated	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:		SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
CONDITIONAL USE PERMIT	☐	Existing				
CONDITIONAL WAIVER	☐	Primary				
VARIANCE	☐	Accessory				
PUD	☐	Proposed				
		Primary				
		Accessory				

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY
ACCESSORY	ACCESSORY
TOTAL	TOTAL

EXISTING FAR	PROPOSED FAR
BUILDING WIDTH	BUILDING HEIGHT 14' 3 1/4"
PARKING SPACES	% OPEN SPACE
# OF LIVING UNITS	ZONE
EXISTING EQR'S	PROPOSED EQR'S

REQUIRED SUBMITTAL DOCUMENTS

Limited Power of Attorney		☐
Recorded Conveyance Deed		☐
Materials Lists		☐
Plans (Full-Size & 11"x17")		☐
Vested Property Right	Fee	☐
Publication Fee	Fee	☐

This Building Permit shall become null and void if construction is not commenced within 60 days f the date of issuance. The Building Permit shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I hereby certify that all the information provided in this application is true and correct. I understand that submittal of this application does not constitute a right to perform the work or establish the use requested. I understand that the request may be denied, approved or approved with changes or conditions. Fees that are associated with the application are not refundable. I understand that the application, if approved, must be constructed in accordance with the approved plans and conform with the Town's architectural approval and applicable building codes. I understand that any approval will become null and void 180 days after the approval date if a permit is not purchased, or three years if a vested property right is purchased.

Signature of Contractor/Authorized Agent — Date: 4-17-2018

Signature of Owner/Authorized Agent — Date: 4-17-2018

TOWN OF CRESTED BUTTE BOZAR/DRC FEE SHEET

DATE 6-15-2018

NAME Faust Builders
PROJECT ADDRESS: 10 Butte

LEGAL DESCRIPTION:
BLOCK(S) 6 LOTS 13 - 14

PROJECT: Change Accessory Bldg - Reduce Size

TYPE OF REVIEW:

		FEE
DRC INSUBSTANTIAL	X	60
BOZAR REVIEW		
SPECIAL REVIEW		
CLASSIFICATION		
Minor Subdivision		
Code Amendment		
PUD		
Concept Plan		
General Plan		
Building Permit/ Architectural		
OTHER:		
VESTED PROPERTY RIGHT		
Total		60

FAUST BUILDERS LLC
P O BOX 672 PH. 970-209-1012
CRESTED BUTTE, CO 81224-0672

4319
82-0214/1070

4/23/18 DATE

PAY TO THE ORDER OF Town of CB $ 60.00

Sixty & no/ DOLLARS

Photo Safe Deposit® Details on back

BANK OF THE WEST
BNP PARIBAS

FOR 10 Butte garage

MP

:e Sheet Form

⑆107002147⑆ 913075685⑈ 04319

iland Clarke

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 8-21-13
NAME Murdson ADDRESS 214, 218, 222 Gothic
BLOCK _____ LOTS _____

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	250 - Subdivision	
VESTED PROPERTY RIGHT FEE 75.00 with option #1		
RECORDING FEE		

DANIEL J. MURPHY - ARCHITECT, P.C.
P.O. BOX 2179 970-349-1200
CRESTED BUTTE, CO 81224

BANK OF THE WEST
COLORADO
(800) 488-2265
WWW.BANKOFTHEWEST.COM

2359
82-214-1070
7-16-15

PAY TO THE ORDER OF TOWN OF CRESTED BUTTE $ 250.00
TWO HUNDRED FIFTY & NO/100 DOLLARS

MEMO 214, 218, 222 GOTHIC (SUBDIVISION) APPLICATION

⑈002359⑈ ⑆107002147⑆ 9630035884⑈

DANIEL J. MURPHY - ARCHITECT, P.C.

2359

DAVID LEINSDORF
ATTORNEY AT LAW

P.O. BOX 187, 215 ELK AVENUE
CRESTED BUTTE, CO 81224-0187
EMAIL: david81224@gmail.com

TELEPHONE: (970) 349-6111
FACSIMILE: (970) 349-6243

July 17, 2015

Ms. Molly Minneman
Town of Crested Butte
Historic Preservation Officer
and Design Review Coordinator
507 Maroon Avenue
Crested Butte, CO 81224

Hand Delivered

Re: Myerson Subdivision

Dear Molly,

Enclosed are the following items:

1. A $250.00 check for the application fee.

2. Copies of the vesting Warranty Deed recorded July 11, 2001 as Reception No. 512317 in the office of the Gunnison County Clerk and Recorder, together with a copy of the Owner and Parcel Information from the Gunnison County Assessor's website confirming that the ownership has not changed from what is reflected in the Warranty Deed.

3. Improvement Location Certificate prepared by Norman C. Whitehead, Colorado Registered Land Surveyor #27739, which we will have Norman sign and seal.

4. Narrative statement required by section 17-4-10 of the Town Code.

I do not intend to prepare restrictive covenants unless the Town imposes conditions that must be documented in recorded covenants and restrictions.

If you require any additional information, please let me know.

Many thanks.

Best regards,

David Leinsdorf

DL/lms

cc: William B. Myerson
Dan Murphy

Enclosures: As listed above

512317 07/11/2001 03:47P 432
1 of 1 R 5.00 D 0.00 N 0.00 Gunnison County

WARRANTY DEED

Grantors, **William B. Myerson and Barbara Bierer Myerson, joint tenants**

whose address is **P.O. Box 1487, Crested Butte 81224**

County of **Gunnison,** and State of **Colorado,**

STATE DOCUMENTARY FEE
DATE July 11, 2001
$ None

for the consideration of -------NONE----------dollars in hand paid,

hereby sells and conveys to **William B. Myerson and Barbara Bierer Myerson, as tenants in common,**

whose legal address is **P.O. Box 1487, Crested Butte 81224**

of the County of **Gunnison,** and State of **Colorado,**

the following real property in the County of **Gunnison,** and State of Colorado, to wit:

The North 75 feet of Lot 5, and All of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the Plat thereof filed July 8, 1880 as Reception No. 2840 ½, said property also described as the West 25 feet of Lots 1, 2 and 3, and All of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the Plat filed June 6, 1881, as Reception No. 14191,

also known by street and number as:

assessor's schedule or parcel number:

with all appurtenances, and warrant the title to the same, except and subject to the lien for 2000 real property taxes, Notice of Ordinances recorded in Book 636 at Page 145 and encroachments on East 2.7 feet of the subject property.

Signed this 9 day of July, 2001.

William B. Myerson

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

Barbara Bierer Myerson

The foregoing instrument was acknowledged before me this 9th day of July, 2001, by **William B. Myerson and Barbara Bierer Myerson.**

Witness my hand and official seal.
My commission expires: 3-14-2003

NOTARY PUBLIC
DEBBIE A. FISHER
STATE OF COLORADO

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
MYERSON WILLIAM B ETAL MYERSON BARBARA BEIRER 13700 NEW HWY 68 TELLICO PLAINS, TN 37385-5962	
Business Name:	NA

Today's Date:	June 11, 2015
Appraisal Year:	2015

Account Number:	R027957
Parcel Number:	3255-031-31-004
Account Type:	Residential
Economic Area:	Econ Area 2
Tax District:	200
Mill Levy:	67.759

Property Location:	214 GOTHIC AVE UNIT 1, CRESTED BUTTE
Neighborhood:	NORTHWEST QUARTER
LEA:	CRESTED BUTTE RESIDENTIAL (20001)
Subdivision:	CRESTED BUTTE (TOWN OF)
Condo:	
Legal Description:	W25\' LOTS 1-3 (AKA N75\' LOT 5) ALL LOTS 6-10 BLK 16 CRESTED BUTTE B690 P118 #512317
Parcel Notes	FUNCTIONAL TOTAL PARCEL = 17,500 SF

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$431,590	$34,360	$546,170	$43,470	$977,760	$77,830

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$906,300	$72,140	67.759	$4,888.16
2013	$906,300	$72,140	60.601	$4,371.73
2012	$1,198,850	$95,420	53.944	$5,147.36
2011	$1,198,850	$95,420	55.019	$5,249.91
2010	$1,355,510	$107,890	48.639	$5,247.66
2009	$1,355,510	$107,890	47.426	$5,116.80
2008	$1,723,490	$137,200	48.986	$6,720.88
2007	$1,723,490	$137,200	43.707	$5,996.60
2006	$914,850	$72,820	53.726	$3,912.32

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
DUP/TRIPLEXES-LAND	Residential	0.177	PAVED ACCESS	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - OVER SIZED LOT
SINGLE FAM.RES.-LAND	Residential	0.225	PAVED ACCESS	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - OVER SIZED LOT

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
07/09/2001		MYERSON WILLIAM B ETAL	Unknown	N/A	512317	WARRANTY DEED - NO FEE
04/30/1991	$140,000	Unknown	Unknown	Improved	B000690P0001	WARRANTY DEED - FEE

Building Information

Building Number 1:

Occupancy Type	SPLIT LEVEL	Quality of Construction	Average	Stories	2	Primary Heating System	
Building Description	SPLIT LEVEL	Exterior Condition	Average	Roof	Preformed Metal	Domestic Hot Water	
Original Year Built	1960	Interior Condition		Exterior		Landscaping	0
Effective Year Built	1975	Bedrooms	2	Foundation	Concrete		
Percent Complete	100%	Bathrooms	2	Windows			

Building Square Footage or Units:	
Above-grade Living Area	1,304 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	324 sqft

Building Number 2:

Occupancy Type	Duplex	Quality of Construction	Fair	Stories	1	Primary Heating System	
Building Description	DUPLEX	Exterior Condition	Below Average	Roof	Preformed Metal	Domestic Hot Water	
Original Year Built	1960	Interior Condition		Exterior		Landscaping	0
Effective Year Built	1965	Bedrooms	2	Foundation	Concrete		
Percent Complete	100%	Bathrooms	2	Windows			

Building Square Footage or Units:	
Above-grade Living Area	648 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

Building Number 3:

Occupancy Type	Duplex	Quality of Construction	Fair	Stories	1	Primary Heating System	
Building Description	DUPLEX	Exterior Condition	Below Average	Roof	Preformed Metal	Domestic Hot Water	
Original Year Built	1960	Interior Condition		Exterior		Landscaping	0
Effective Year Built	1965	Bedrooms	2	Foundation	Concrete		
Percent Complete	100%	Bathrooms	2	Windows			

Building Square Footage or Units:	
Above-grade Living Area	648 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: May 25, 2015

© 2012 by the County of Gunnison, CO | Website design by qpublic.net

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 6-23-17
NAME Biggens ADDRESS 228 Whiterock
BLOCK _____ LOTS _____

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	470 -	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75 -	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT .5% of total value		
PERMIT FEE See appendix A		

CRESTED BUTTE BUILDERS INC
P O BOX 642 970-209-3261
CRESTED BUTTE, CO 81224-0642

6173
82-0214/1070

DATE 4/4/17

PAY TO THE ORDER OF Town of Crested Butte $ 545.00

Five Hundred And Forty Five 00/100 DOLLARS

Crested Butte Office
405 SIXTH STREET
CRESTED BUTTE, CO 81224
1-800-488-2265
BANK OF THE WEST

FOR 228 Whiterock.

⑈006173⑈ ⑆107002147⑆ 9130036 87⑈

See calculation for project _____

TAL VALUATION _____

LUE OF MATERIALS _____

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED _____
NAME Ed Miller ADDRESS _____
BLOCK 53 LOTS W'/2 LOT 4, LOT 5

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A 2009 fees	309 50	384 50
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT .5% of total value		
PERMIT FEE See appendix A		
EQR TAP FEE See calculation for project		
AFFORDABLE HOUSING FEE 1.82 / sq.ft. Residential 2.08 / sq.ft Commercial		
PAY IN LIEU OF PARKING 13,000.00 per space		
PLAN REVIEW FEE 30% of permit fee Residential 60% of permit fee Commercial		
SPECIAL REVIEW FEE Initial 110.00 Additional @ 55.00 / hour		
SPECIAL INSPECTION FEE Actual cost or 55.00 / hour		
REMP FEE See calculation for project		

TOTAL VALUATION _____

VALUE OF MATERIALS _____

HOME EQUITY LINE OF CREDIT 149

EDWARD F. MILLER
RITA M. BRAL
624 MARGON AVE.
CRESTED BUTTE, CO. 81224

DATE 15 Dec 05

PAY TO THE ORDER OF Town of Crested Butte - CORAL $ 384 00/100

Three Hundred Eighty Four Dollars 00/100 DOLLARS

COMMUNITY BANKS OF COLORADO

MEMO Project #B 624 Margon

⑆102102013⑆ 2409001⑈ 0149 15

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED _____
NAME Ed Miller ADDRESS 628 Maroon
BLOCK 53 LOTS Lot 3, E ½ Lot 4

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE 2009 submittal See appendix A	309.50	384.50
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT .5% of total value		
PERMIT FEE See appendix A		
EQR TAP FEE See calculation for project		
AFFORDABLE HOUSING FEE 1.82 / sq.ft. Residential 2.08 / sq.ft Commercial		
PAY IN LIEU OF PARKING 13,000.00 per space		
PLAN REVIEW FEE 30% of permit fee Residential 60% of permit fee Commercial		
SPECIAL REVIEW FEE Initial 110.00 Additional @ 55.00 / hour		
SPECIAL INSPECTION FEE Actual cost or 55.00 / hour		
REMP FEE See calculation for project		

TOTAL VALUATION _____

VALUE OF MATERIALS _____

EDWARD F. MILLER
RITA M. BRAL
824 MARCON AVE
CRESTED BUTTE, CO 81224

HOME EQUITY LINE OF CREDIT 148

DATE 15 Dec 09

PAY TO THE ORDER OF Town of Crested Butte - BOZAR $ 384 [illegible]

Three Hundred Eighty Four [illegible] DOLLARS

COMMUNITY BANKS OF COLORADO
Crested Butte FOUNDED 1900

Project #A
824 MARCON

Edward Miller

⑆102102013⑆ 2409001⑈ 0148 15

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 1-26-16
NAME Faust ADDRESS 713/715 Bellview
BLOCK _____ LOTS _____

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	470 —	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	-0-	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT 5% of total value		
PERMIT FEE See appendix A		
EQR TAP FEE See calculation for project		

FAUST BUILDERS LLC
P O BOX 672 PH. 970-209-1012
CRESTED BUTTE, CO 81224-0672

3377
82-0214/1070

12-19-2016
DATE

PAY TO THE ORDER OF Town of Crested Butte $ 470 00

Four hundred Seventy & no/100's DOLLARS

Photo Safe Deposit® Details on back

BANK OF THE WEST
BNP PARIBAS GROUP

FOR Bellview App. - Sue + Greg

⑆107002147⑆ 913075685⑈ 03377

Harland Clarke

See calculation for project

TOTAL VALUATION _____

VALUE OF MATERIALS _____

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED _____
NAME HANEY ADDRESS _____
BLOCK _____ LOTS _____

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	309.50	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75-	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT .25% of total value		
PERMIT FEE See appendix A		
EQR TAP FEE See calculation for project		
AFFORDABLE HOUSING FEE 1.82 / sq.ft. Residential 2.08 / sq.ft Commercial		
PAY IN LIEU OF PARKING 9,600 per space		
PLAN REVIEW FEE 30% of permit fee Residential 60% of permit fee Commercial		
SPECIAL REVIEW FEE Initial 110.00 Additional @ 55.00 / hour		
SPECIAL INSPECTION FEE Actual cost or 55.00 / hour		

TOTAL VALUATION _____

VALUE OF MATERIALS _____

MICHAEL R. HANEY
4274 N MARINE DR.
CHICAGO, IL 60613

2-1 474
710
1110016377183

1554

DATE April 28, 2008

PAY TO THE ORDER OF Town of Crested Butte $ 75.00

Seventy Five & 00/100 DOLLARS

Security Features Included. Details on Back.

JPMorgan

JPMorgan Chase Bank, N.A.
Chicago, Illinois 60670

MEMO

MP

⑆071000013⑆ 1110016377183⑈ 1554

MICHAEL R. HANEY
4274 N MARINE DR.
CHICAGO, IL 60613

2-1 474
710
1110016377183

1555

DATE April 28, 2008

PAY TO THE ORDER OF Town of Crested Butte $ 309.50

Three Hundred Nine & 50/100 DOLLARS

Security Features Included. Details on Back.

JPMorgan

JPMorgan Chase Bank, N.A.
Chicago, Illinois 60670

MEMO

MP

⑆071000013⑆ 1110016377183⑈ 1555

BOZAR 1-27-10
Approved

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL E 1/2 LOT 4 ALL 3, BLK 53 ZONE RIC

ADDRESS 628 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other ___

ROOFING TYPE

___ Shake Shingle
___ Asphalt
___ Pro Panel
✓ Galvanized Corrugated Metal
___ Other MATT FIN.

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

~~Siding~~ ___

✓ Stucco LIGHT GREY

possible Trim color change

✓ Trim 1x4 PAINTED WOOD - OFF WHITE

✓ Facia 1x10 PAINTED WOOD - OFF WHITE

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - PAINTED WHITE

✓ Secondary door WOOD / GLAZED - PAINTED WHITE

WINDOWS

TYPE / COLOR WHITE

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used_____

Other Exterior Features_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE 12-10-09

BOZAR 1-27-10

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL E½ LOT 4 ALL 3, BLK 53 ZONE RK

ADDRESS 628 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other

ROOFING TYPE

___Shake Shingle ___Pro Panel ___Galvanized ~~Corrugated~~ M PANEL Metal

___Asphalt ___Other MATT FIN.

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓Siding WEATHERED STEEL

___~~Stucco~~

✓Trim 1x4 WOOD PAINTED OFF WHITE

✓Facia 1x8 WOOD PAINTED OFF WHITE

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door GAR. DOORS PAINTED WOOD - GREY

✓ Secondary door WOOD / GLAZED PAINTED GREY

WINDOWS

TYPE / COLOR OFF WHITE

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used_____

Other Exterior Features_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE 12-10-09

BOZAR 1-27-10
Approved

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other ___

ROOFING TYPE

___ Shake Shingle
___ Asphalt
___ Pro Panel
✓ ~~Galvanized~~ GREY Corrugated Metal
___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT BOARD & BATTEN 1x12 / 1x4
STAIN TRANSPARENT GREY / BROWN

~~Stucco~~

✓ Trim 1x4 CORNER TRIM
1x4 DOOR & WINDOW - STAIN NAT. PINE

___ Facia EXPOSED RAFTER TAILS

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - STAIN NAT. PINE

✓ Secondary door WOOD / GLAZED - STAIN NAT. PINE

WINDOWS

TYPE / COLOR WHITE

___Casement	✓ Slide by BASEMENT	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used_____

Other Exterior Features_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE 12-10-09

BOZAR 1-27-10

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓Galvanized Corrugated Metal

___Asphalt ___Other_____

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓Siding VERT. RECYCLED BOARD / BOARD - NATURAL

~~Stucco.~~

✓Trim 1x4 RECYCLED - NAT.

✓Facia WOOD 1x10 - LIGHT GREY SEMI TRANS STAIN.

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD GARAGE DOORS

✓ Secondary door WOOD GLAZED - NAT. STAIN

WINDOWS

TYPE / COLOR WHITE

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used_____

Other Exterior Features_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE 12-10-09

BOZAR 1-27-10
Approved

B

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4 ALL 5 BLK53 ZONE RIC

ADDRESS 624 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other ___

ROOFING TYPE

___ Shake Shingle
___ Asphalt
✓ Pro Panel GALVANIZED
___ Galvanized Corrugated Metal
___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding PAINTED / STAINED WOOD HORIZ. 1x8 ; VERT BOARD & BATT
BLUE & WHITE (OFF)

___ Stucco ___

TRIM COLOR may change

✓ Trim PAINTED WOOD - 1x4 OFF WHITE

✓ Facia PAINTED WOOD 1x10 "

B

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED

✓ Secondary door WOOD / GLAZED

WINDOWS

TYPE / COLOR WHITE

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used_____

Other Exterior Features_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE 2.20.07

BOAR 1-27-10

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4 ALL 5 ZONE RIC

ADDRESS

TYPE OF STRUCTURE

___Single Family ✓ Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓ Galvanized Corrugated Metal

___Asphalt ___Other

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding HORIZ. WOOD STAINED NATURAL

___Stucco

✓ Trim PAINTED WOOD - 1x4 Color TBD

✓ Facia PAINTED WOOD - 1x8

8

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door PAINTED WOOD GLAZED

✓ Secondary door PAINTED WOOD / GLAZED

WINDOWS

TYPE / COLOR WHITE

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used_____

Other Exterior Features_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE 7-20-07

Town of Crested Butte
Board of Zoning and Architectural Review
January 27, 2010

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing and not a verbatim account. The recorded audiotapes are the official account of the meeting.

At 5:40 pm, the Board began viewing the Project of the Year Presentation for 2009. For a complete account of their consideration of the presentation, please refer to the recorded audio tapes from the January 27, 2010 meeting. The following projects received awards:

Project of the Year: Cindy Ingalls, 414 Elk Ave.
Honorable Mention Accessory Buildings: Jennifer Rose and Bill Smith, 720 Maroon Ave.
Honorable Mention New Residential: John and Carrie O'Neal, 416 Gothic Ave.
Honorable Mention Residential Remodel: David Klauser, 202 3rd St.

Michel called the meeting to order at 7:16 pm.

Members present were Michel, Vandervoort, Alling, Sawyer and Krill, Collins and Zobs. Staff members present were Gillie, Minneman and Supino.

Item No. 1
*Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B1 zone. (Reeves)*

Gordon Reeves of Toad Property Management represented Elk Avenue Partners as the contractor on the project. He briefly described the proposed window renovation and explained that it was needed to make the interior more functional and the windows less drafty. He added that the DRC had expressed some concern about the stained glass accents on the existing windows, as they felt those elements constituted a character-defining feature for the building. To that end, they requested that they be preserved or re-created. Reeves described the method he would use to epoxy the stained glass pieces to the new windows to mimic the existing look.

DRC: Michel noted for the Board that the project first came to him as a possible insubstantial determination. He felt that because of the building location and stained glass elements, it was too significant of a change and warranted a full Board review. He added that he supported keeping the stained glass.

Staff Comment: None.

Public Comment: None.

Board Discussion: Krill stated that he supported keeping the stained glass as a character defining feature and supported the project as proposed. Sawyer requested that Reeves somehow describe the stained glass feature on the approved materials list. Minneman noted that Sawyer's request would be addressed in the motion. Zobs noted that epoxy may not be the best adhesive, and he recommended Lexel. Minneman noted that epoxy would be in the motion regardless of the final adhesive selection.

The Board finds that the window replacements to the foyer of the commercial building located at 302 Elk Avenue will not appear excessively dissimilar with the existing style unique to the building.

Sawyer made a motion to approve the window revisions for the commercial building located at 302 Elk Avenue, Tract 1, Block 27 Subdivision, in the B-1 zone, with the stained glass affix with epoxy to mimic the existing window appearance, as shown on the plans and material list.

Michel seconded the motion. The motion passed unanimously.

Item No. 2

*Consideration of the application of **Jeffery and Kyleena Graceffa** to construct an addition to the restaurant building located at 21 Elk Avenue, Block 19, Lot 30 in the B4 zone. (Hadley)*

Andrew Hadley described the need for a larger kitchen and increased seating capacity at the Secret Stash Pizza building. He stated that they planned to add 550 square feet to the building, increase the size of the basement, move the historic shed back on the lot and put it on a concrete pad. Hadley stated that the applicants needed to purchase payment-in-lieu of parking spaces for the additional space, and he described the Town's deal with the proponents to maintain the three non-conforming rear parking spaces in exchange for fewer parking space purchases.

DRC: Sawyer noted that the improvements were needed and good, but she requested that the proponents add more landscaping to the north and east sides of the property. Michel agreed, stated his support for the architecture and noted that the sticking point for the Board was going to be the payment-in-lieu of parking request.

Staff Comment: Minneman noted that the project required an expansion of the conditional use for a restaurant and recommended that the Board discuss that issue. She also noted that the Board needed to discuss the proposed new location of the accessory building. She added that the payment-in-lieu of parking requirement was originally eight spaces. However, the required number had been reduced to five and one-half spaces through negotiations with the proponents and the building director, Bob Gillie. An option was provided to convert the three seasonal parking spaces in the rear yard to year-around parking spaces. The option reduced the requirement by 1 ½ spaces provided the proponents maintain the rear parking area, removing snow if necessary. Lastly, the addition was slightly reduced lowering the requirement by one more space reducing the total requirement to 5 ½ spaces.

Public Comment: Terry Camp, neighbor to the north at 307 1st Street, stated his support for the architecture and conditional support for the payment-in-lieu request, given the close proximity of the 1st and Elk parking lot.

Board Discussion: Michel asked the Board if they supported moving the accessory building on the property. Collins recommended moving it 2-3 feet south from the proposed location to make more room for snow storage. The Board concurred with this idea. The Board then discussed and supported the site plan basics, trash management plan and the addition of the east skylight.

Michel noted that the venting for the kitchen improved the noise situation for the adjacent property. He asked Hadley if the proponents planned to use the currently inoperable main door on the front of the building. Hadley indicated that it had been discussed, but was not part of the plan at the time of the BOZAR meeting. Sawyer asked if all the materials would be made to match the existing building. Hadley indicated that they would. The Board unanimously supported the architectural portion of the submittal.

Michel clarified that there would be a snow removal agreement for the rear parking spaces and whether it would include maintaining the alley. Minneman indicated that it was the responsibility of businesses with alley parking to maintain the alley to those spaces, and she stated that the covenant on the property would include snow removal language for those spaces.

Michel asked the Board to state whether they supported the request for payment-in-lieu of 5.5 parking spaces. The Board voiced support for the request. Michel noted that he supported the request only because there was no public comment against it. Michel noted that there was no outdoor seating approved for the business, and that was not part of the proposal before the Board. Minneman confirmed that that was in fact the case.

The Board finds that the proposed demolition and addition to the historic restaurant commercial building located at 21 Elk Avenue will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The rear addition and alterations to the building do not detract from the historic character of the building. The relocation of the accessory building can be supported provided the building is set on a new foundation and stabilized for continued use. The application can be supported by Guidelines 3.3 and 3.64 (relocation of accessory structures), 3.17-3.19 (mass, scale and form), 4.41 (roof pitch), 4.48 (decks and balconies), 4.49 – 4.52 (window fenestration and styles), and 4.66 (chimneys).

The expansion of the conditional use for a restaurant use will not significantly impact the neighborhood context within the existing B-4 land uses and does not conflict with the criteria in Code Section 16-8-30, and
The payment in lieu of providing 5 ½ off street parking space is consistent with development within the zone in part due to the public parking near the site and in conformance with the criteria in Code Section 16-16-50.

Sawyer made a motion to approve the demolition of the rear module of the historic restaurant building located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, contingent upon architectural approval.

Collins seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the payment in lieu of providing 5 ½ off street parking spaces for the addition to the historic restaurant building located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, per Code Section 16-16-50, contingent upon architectural approval.

Krill seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the expansion of a conditional use permit for the restaurant addition located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone per Code Section 16-8-30, contingent upon architectural approval.

Michel seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the architectural appropriateness to construct an addition the historic residential building, and relocate the historic accessory building to the rear portion of the property located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, with the historic shed to move two to three feet south on the lot, and based upon compliance with Guidelines 3.3, 3.64, 3.17-3.19, 4.41, 4.48, 4.49-4.52, 4.66 and per the plans and material list.

Alling seconded the motion. The motion passed unanimously.

Item No. 3
*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 4 and the west ½ of Lot 5 in the R1C zone. (Helland)*

Michael Helland presented the application to the Board. The original approval for the Miller projects was issues on May 29, 2007, and the vested property right was set to expire in 2010. Helland noted that the original approval for the project was thorough and that the re-approval should be a formality. Michel noted that a snow removal agreement for 624 and 628 Maroon should be on file for future sale contingencies. Minneman noted that a utility easement may be needed for each parcel and that they should be added to the site plan if a constructions plan is filed.

DRC: Michel noted the DRC support for the re-approval of the project.

Staff Comment: Minneman informed the Board that the north-east set-back for 628 Maroon could be an issue with regard to snow storage and a snow-shed agreement should be filed with the Town between the property owners.

Public Comment: Kathy Steinberg of 613 Elk Avenue addressed the Board about the impact of the three Miller proposals on the alley to the rear of her property. She informed the Board that the alley now in place is not 16 feet wide, dead-ends and does not run through the appropriate boundaries. She added that it is not maintained in the winter (there is nowhere to store the snow) and that she is not interested in paying for it to be plowed. She also questioned the state of the water and sewer lines under the alley and whether they are large enough to service three

new houses and could withstand the impacts of plowing and winter freezing. Finally, she questioned the phasing of the construction of the six new structures on the Miller property and the demolition of the existing home.

Minneman and Michel addressed some of Steinberger's issues, noting that the service lines would be replaced when construction was underway. Minneman also noted that there was a survey done in 2007 for the original approval, which identified the proper alley location for that block. Michel assured Steinberger that the utility and alley situations would be addressed by the building department prior to issuing a building permit. Minneman assured Steinberger that the alley plowing and maintenance would not be her responsibility but that of the property owners who use it. Finally, Gillie informed Steinberger that the construction would not impact her access to the rear of the property in the summer.

Board Discussion: Michel began by reminding the Board that each of the three properties are an individual application, and that they should only address 630 Maroon Ave. in this discussion. Alling questioned where the alley snow would be plowed to provide access to the three garages. Helland stated that it would have to be removed as needed. Minneman noted that the removal would be included in the restrictive covenant agreement. Zobs noted for Steinberger that the guidelines required that parking be on the rear of properties, which is driving the snow removal requirement for access. Sawyer added that there are not a lot of options to explore, and that it was all discussed in the original approval.

The Board finds that the proposed single-family residence to be located at 624 Maroon Avenue on Lot 5 and the west ½ of Lot 4, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Zobs made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Sawyer seconded the motion. The motion passed unanimously.

Zobs made a motion to approve the demolition of the non-historic residence located at 624 Maroon Ave., Lots 1-5 in the R1C zone.

Michel seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory building with plumbing and heating to be located at 624 Maroon Ave, Lot 5 and the west ½ of Lot 4, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials list with sleeping, bathing and cooking prohibited per code.

Michel seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the east ½ of Lot 4 in the R1C zone. (Helland)*

Helland briefed the Board on the particulars of this proposal. He described the snow shed concerns from the previous approval, and he described the cross-easement that will be created to prevent any residential disputes that may arise after the buildings are sold. He also explained the need for a garage for the site, to add square footage, storage space and help meet the parking requirement.

DRC: None.

Staff Comment: Minneman asked that the Board request the ground cover material be identified on the final site plan. Vandervoort added that the front-yard snow storage needed to be called-out as well.

Board Discussion: Alling noted that she supported the massing of the building. Sawyer questioned the size of the fascia boards and whether they were appropriate. Collins stated his support for the architecture. Sawyer requested that Helland use more exterior color variation between 628 and 630 Maroon. Zobs added that the window color palette needed to be expanded. Alling concurred and Helland agreed to the changes. Zobs noted that he supported the original approval for the buildings. Sawyer stated that the application before them should be taken as new and treated as such. Alling added that the color scheme in the development needed to change. Michel suggested Helland make the necessary changes at a later date and submit them to the Building Department for insubstantial approval. Minneman concurred and suggested approving the materials list conditionally upon the color changes.

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue on Lot 3 and the east ½ of Lot 4, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Krill made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Collins seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Krill made a motion to approve the architectural appropriateness to construct an accessory building with plumbing and heating to be located at 628 Maroon Ave, Lot 4 and the East ½ of Lot 4, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials list with sleeping, bathing and cooking prohibited per code.

Collins seconded the motion. The motion passed unanimously.

Item No. 5
*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. (Helland)*

Helland indicated that there are no changes from the previous 630 Maroon approval. He added that the Board had already discussed the outstanding issues related to the site plan, utilities and alley situation.

DRC: Michel reminded the Board that the project required the demolition or relocation of a non-historic structure. He added that the Board preferred the building be relocated, but he was not hopeful that there would be anyone who wanted it.

Staff Comment: None.

Public Comment: None.

Board Discussion: Alling and Vandervoort stated their support for the demolition and architecture. Alling added that front yard snow storage needed to be shown on the site plan. Sawyer questioned whether there was sufficient landscaping on the site. Helland indicated that more was planned but not shown. Collins requested a revised site plan with the snow storage, landscaping and utility pedestal issues resolved. Steinberger suggested and Krill agreed that some landscaping on the alley side of the accessory buildings would soften the appearance of the development. Helland agreed to the suggestion.

The Board finds that the proposed single-family residence to be located at 630 Maroon Avenue on Lots 1-2, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Collins made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Krill seconded the motion. The motion passed unanimously.

Collins made a motion to approve the demolition of the non-historic residence located at 624 Maroon Ave., Lots 1-5 in the R1C zone.

Sawyer seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory dwelling with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Collins made a motion to approve the architectural appropriateness to construct an accessory dwelling with plumbing and heating to be located at 630 Maroon Ave, Lots 1-2, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials.

Michel seconded the motion. The motion passed unanimously.

Collins made a motion to approve the conditional use for an accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone based upon compliance with Code Section 16-8-30.

Michel seconded the motion. The motion passed unanimously.

Insubstantial Determination

Minneman described Rudy Rozman's request to demolish the non historic portion of the shed located at 210 Whiterock. Michel described the DRC site visit and explained that he did not feel comfortable approving the demolition without Board consideration. The Board supported the demolition by a vote of 5 to 2.

Minneman presented Collins with a Certificate of Appreciation for 5 years of service to the BOZAR.

Michel adjourned the meeting at 9:50 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
January 27, 2010

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing and not a verbatim account. The recorded audiotapes are the official account of the meeting.

At 5:40 pm, the Board began viewing the Project of the Year Presentation for 2009. For a complete account of their consideration of the presentation, please refer to the recorded audio tapes from the January 27, 2010 meeting. The following projects received awards:

Project of the Year: Cindy Ingalls, 414 Elk Ave.
Honorable Mention Accessory Buildings: Jennifer Rose and Bill Smith, 720 Maroon Ave.
Honorable Mention New Residential: John and Carrie O'Neal, 416 Gothic Ave.
Honorable Mention Residential Remodel: David Klauser, 202 3rd St.

Michel called the meeting to order at 7:16 pm.

Members present were Michel, Vandervoort, Alling, Sawyer and Krill, Collins and Zobs. Staff members present were Gillie, Minneman and Supino.

Item No. 1
*Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B1 zone. (Reeves)*

Gordon Reeves of Toad Property Management represented Elk Avenue Partners as the contractor on the project. He briefly described the proposed window renovation and explained that it was needed to make the interior more functional and the windows less drafty. He added that the DRC had expressed some concern about the stained glass accents on the existing windows, as they felt those elements constituted a character-defining feature for the building. To that end, they requested that they be preserved or re-created. Reeves described the method he would use to epoxy the stained glass pieces to the new windows to mimic the existing look.

DRC: Michel noted for the Board that the project first came to him as a possible insubstantial determination. He felt that because of the building location and stained glass elements, it was too significant of a change and warranted a full Board review. He added that he supported keeping the stained glass.

Staff Comment: None.

Public Comment: None.

Board Discussion: Krill stated that he supported keeping the stained glass as a character defining feature and supported the project as proposed. Sawyer requested that Reeves somehow describe the stained glass feature on the approved materials list. Minneman noted that Sawyer's request would be addressed in the motion. Zobs noted that epoxy may not be the best adhesive, and he recommended Lexel. Minneman noted that epoxy would be in the motion regardless of the final adhesive selection.

The Board finds that the window replacements to the foyer of the commercial building located at 302 Elk Avenue will not appear excessively dissimilar with the existing style unique to the building.

Sawyer made a motion to approve the window revisions for the commercial building located at 302 Elk Avenue, Tract 1, Block 27 Subdivision, in the B-1 zone, with the stained glass affix with epoxy to mimic the existing window appearance, as shown on the plans and material list.

Michel seconded the motion. The motion passed unanimously.

Item No. 2

*Consideration of the application of **Jeffery and Kyleena Graceffa** to construct an addition to the restaurant building located at 21 Elk Avenue, Block 19, Lot 30 in the B4 zone. (Hadley)*

Andrew Hadley described the need for a larger kitchen and increased seating capacity at the Secret Stash Pizza building. He stated that they planned to add 550 square feet to the building, increase the size of the basement, move the historic shed back on the lot and put it on a concrete pad. Hadley stated that the applicants needed to purchase payment-in-lieu of parking spaces for the additional space, and he described the Town's deal with the proponents to maintain the three non-conforming rear parking spaces in exchange for fewer parking space purchases.

DRC: Sawyer noted that the improvements were needed and good, but she requested that the proponents add more landscaping to the north and east sides of the property. Michel agreed, stated his support for the architecture and noted that the sticking point for the Board was going to be the payment-in-lieu of parking request.

Staff Comment: Minneman noted that the project required an expansion of the conditional use for a restaurant and recommended that the Board discuss that issue. She also noted that the Board needed to discuss the proposed new location of the accessory building. She added that the payment-in-lieu of parking requirement was originally eight spaces. However, the required number had been reduced to five and one-half spaces through negotiations with the proponents and the building director, Bob Gillie. An option was provided to convert the three seasonal parking spaces in the rear yard to year-around parking spaces. The option reduced the requirement by 1 ½ spaces provided the proponents maintain the rear parking area, removing snow if necessary. Lastly, the addition was slightly reduced lowering the requirement by one more space reducing the total requirement to 5 ½ spaces.

Public Comment: Terry Camp, neighbor to the north at 307 1st Street, stated his support for the architecture and conditional support for the payment-in-lieu request, given the close proximity of the 1st and Elk parking lot.

Board Discussion: Michel asked the Board if they supported moving the accessory building on the property. Collins recommended moving it 2-3 feet south from the proposed location to make more room for snow storage. The Board concurred with this idea. The Board then discussed and supported the site plan basics, trash management plan and the addition of the east skylight.

Michel noted that the venting for the kitchen improved the noise situation for the adjacent property. He asked Hadley if the proponents planned to use the currently inoperable main door on the front of the building. Hadley indicated that it had been discussed, but was not part of the plan at the time of the BOZAR meeting. Sawyer asked if all the materials would be made to match the existing building. Hadley indicated that they would. The Board unanimously supported the architectural portion of the submittal.

Michel clarified that there would be a snow removal agreement for the rear parking spaces and whether it would include maintaining the alley. Minneman indicated that it was the responsibility of businesses with alley parking to maintain the alley to those spaces, and she stated that the covenant on the property would include snow removal language for those spaces.

Michel asked the Board to state whether they supported the request for payment-in-lieu of 5.5 parking spaces. The Board voiced support for the request. Michel noted that he supported the request only because there was no public comment against it. Michel noted that there was no outdoor seating approved for the business, and that was not part of the proposal before the Board. Minneman confirmed that that was in fact the case.

The Board finds that the proposed demolition and addition to the historic restaurant commercial building located at 21 Elk Avenue will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The rear addition and alterations to the building do not detract from the historic character of the building. The relocation of the accessory building can be supported provided the building is set on a new foundation and stabilized for continued use. The application can be supported by Guidelines 3.3 and 3.64 (relocation of accessory structures), 3.17-3.19 (mass, scale and form), 4.41 (roof pitch), 4.48 (decks and balconies), 4.49 – 4.52 (window fenestration and styles), and 4.66 (chimneys).

The expansion of the conditional use for a restaurant use will not significantly impact the neighborhood context within the existing B-4 land uses and does not conflict with the criteria in Code Section 16-8-30, and
The payment in lieu of providing 5 ½ off street parking space is consistent with development within the zone in part due to the public parking near the site and in conformance with the criteria in Code Section 16-16-50.

Sawyer made a motion to approve the demolition of the rear module of the historic restaurant building located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, contingent upon architectural approval.

Collins seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the payment in lieu of providing 5 ½ off street parking spaces for the addition to the historic restaurant building located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, per Code Section 16-16-50, contingent upon architectural approval.

Krill seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the expansion of a conditional use permit for the restaurant addition located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone per Code Section 16-8-30, contingent upon architectural approval.

Michel seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the architectural appropriateness to construct an addition the historic residential building, and relocate the historic accessory building to the rear portion of the property located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, with the historic shed to move two to three feet south on the lot, and based upon compliance with Guidelines 3.3, 3.64, 3.17-3.19, 4.41, 4.48, 4.49-4.52, 4.66 and per the plans and material list.

Alling seconded the motion. The motion passed unanimously.

Item No. 3
*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 4 and the west ½ of Lot 5 in the R1C zone. (Helland)*

Michael Helland presented the application to the Board. The original approval for the Miller projects was issues on May 29, 2007, and the vested property right was set to expire in 2010. Helland noted that the original approval for the project was thorough and that the re-approval should be a formality. Michel noted that a snow removal agreement for 624 and 628 Maroon should be on file for future sale contingencies. Minneman noted that a utility easement may be needed for each parcel and that they should be added to the site plan if a constructions plan is filed.

DRC: Michel noted the DRC support for the re-approval of the project.

Staff Comment: Minneman informed the Board that the north-east set-back for 628 Maroon could be an issue with regard to snow storage and a snow-shed agreement should be filed with the Town between the property owners.

Public Comment: Kathy Steinberg of 613 Elk Avenue addressed the Board about the impact of the three Miller proposals on the alley to the rear of her property. She informed the Board that the alley now in place is not 16 feet wide, dead-ends and does not run through the appropriate boundaries. She added that it is not maintained in the winter (there is nowhere to store the snow) and that she is not interested in paying for it to be plowed. She also questioned the state of the water and sewer lines under the alley and whether they are large enough to service three

new houses and could withstand the impacts of plowing and winter freezing. Finally, she questioned the phasing of the construction of the six new structures on the Miller property and the demolition of the existing home.

Minneman and Michel addressed some of Steinberger's issues, noting that the service lines would be replaced when construction was underway. Minneman also noted that there was a survey done in 2007 for the original approval, which identified the proper alley location for that block. Michel assured Steinberger that the utility and alley situations would be addressed by the building department prior to issuing a building permit. Minneman assured Steinberger that the alley plowing and maintenance would not be her responsibility but that of the property owners who use it. Finally, Gillie informed Steinberger that the construction would not impact her access to the rear of the property in the summer.

Board Discussion: Michel began by reminding the Board that each of the three properties are an individual application, and that they should only address 630 Maroon Ave. in this discussion. Alling questioned where the alley snow would be plowed to provide access to the three garages. Helland stated that it would have to be removed as needed. Minneman noted that the removal would be included in the restrictive covenant agreement. Zobs noted for Steinberger that the guidelines required that parking be on the rear of properties, which is driving the snow removal requirement for access. Sawyer added that there are not a lot of options to explore, and that it was all discussed in the original approval.

The Board finds that the proposed single-family residence to be located at 624 Maroon Avenue on Lot 5 and the west ½ of Lot 4, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Zobs made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Sawyer seconded the motion. The motion passed unanimously.

Zobs made a motion to approve the demolition of the non-historic residence located at 624 Maroon Ave., Lots 1-5 in the R1C zone.

Michel seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory building with plumbing and heating to be located at 624 Maroon Ave, Lot 5 and the west ½ of Lot 4, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials list with sleeping, bathing and cooking prohibited per code.

Michel seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the east ½ of Lot 4 in the R1C zone. (Helland)*

Helland briefed the Board on the particulars of this proposal. He described the snow shed concerns from the previous approval, and he described the cross-easement that will be created to prevent any residential disputes that may arise after the buildings are sold. He also explained the need for a garage for the site, to add square footage, storage space and help meet the parking requirement.

DRC: None.

Staff Comment: Minneman asked that the Board request the ground cover material be identified on the final site plan. Vandervoort added that the front-yard snow storage needed to be called-out as well.

Board Discussion: Alling noted that she supported the massing of the building. Sawyer questioned the size of the fascia boards and whether they were appropriate. Collins stated his support for the architecture. Sawyer requested that Helland use more exterior color variation between 628 and 630 Maroon. Zobs added that the window color palette needed to be expanded. Alling concurred and Helland agreed to the changes. Zobs noted that he supported the original approval for the buildings. Sawyer stated that the application before them should be taken as new and treated as such. Alling added that the color scheme in the development needed to change. Michel suggested Helland make the necessary changes at a later date and submit them to the Building Department for insubstantial approval. Minneman concurred and suggested approving the materials list conditionally upon the color changes.

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue on Lot 3 and the east ½ of Lot 4, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Krill made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Collins seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Krill made a motion to approve the architectural appropriateness to construct an accessory building with plumbing and heating to be located at 628 Maroon Ave, Lot 4 and the East ½ of Lot 4, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials list with sleeping, bathing and cooking prohibited per code.

Collins seconded the motion. The motion passed unanimously.

Item No. 5
*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. (Helland)*

Helland indicated that there are no changes from the previous 630 Maroon approval. He added that the Board had already discussed the outstanding issues related to the site plan, utilities and alley situation.

DRC: Michel reminded the Board that the project required the demolition or relocation of a non-historic structure. He added that the Board preferred the building be relocated, but he was not hopeful that there would be anyone who wanted it.

Staff Comment: None.

Public Comment: None.

Board Discussion: Alling and Vandervoort stated their support for the demolition and architecture. Alling added that front yard snow storage needed to be shown on the site plan. Sawyer questioned whether there was sufficient landscaping on the site. Helland indicated that more was planned but not shown. Collins requested a revised site plan with the snow storage, landscaping and utility pedestal issues resolved. Steinberger suggested and Krill agreed that some landscaping on the alley side of the accessory buildings would soften the appearance of the development. Helland agreed to the suggestion.

The Board finds that the proposed single-family residence to be located at 630 Maroon Avenue on Lots 1-2, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Collins made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Krill seconded the motion. The motion passed unanimously.

Collins made a motion to approve the demolition of the non-historic residence located at 624 Maroon Ave., Lots 1-5 in the R1C zone.

Sawyer seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory dwelling with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Collins made a motion to approve the architectural appropriateness to construct an accessory dwelling with plumbing and heating to be located at 630 Maroon Ave, Lots 1-2, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials.

Michel seconded the motion. The motion passed unanimously.

Collins made a motion to approve the conditional use for an accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone based upon compliance with Code Section 16-8-30.

Michel seconded the motion. The motion passed unanimously.

Insubstantial Determination

Minneman described Rudy Rozman's request to demolish the non historic portion of the shed located at 210 Whiterock. Michel described the DRC site visit and explained that he did not feel comfortable approving the demolition without Board consideration. The Board supported the demolition by a vote of 5 to 2.

Minneman presented Collins with a Certificate of Appreciation for 5 years of service to the BOZAR.

Michel adjourned the meeting at 9:50 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
January 27, 2010

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing and not a verbatim account. The recorded audiotapes are the official account of the meeting.

At 5:40 pm, the Board began viewing the Project of the Year Presentation for 2009. For a complete account of their consideration of the presentation, please refer to the recorded audio tapes from the January 27, 2010 meeting. The following projects received awards:

Project of the Year: Cindy Ingalls, 414 Elk Ave.
Honorable Mention Accessory Buildings: Jennifer Rose and Bill Smith, 720 Maroon Ave.
Honorable Mention New Residential: John and Carrie O'Neal, 416 Gothic Ave.
Honorable Mention Residential Remodel: David Klauser, 202 3rd St.

Michel called the meeting to order at 7:16 pm.

Members present were Michel, Vandervoort, Alling, Sawyer and Krill, Collins and Zobs. Staff members present were Gillie, Minneman and Supino.

Item No. 1
*Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B1 zone. (Reeves)*

Gordon Reeves of Toad Property Management represented Elk Avenue Partners as the contractor on the project. He briefly described the proposed window renovation and explained that it was needed to make the interior more functional and the windows less drafty. He added that the DRC had expressed some concern about the stained glass accents on the existing windows, as they felt those elements constituted a character-defining feature for the building. To that end, they requested that they be preserved or re-created. Reeves described the method he would use to epoxy the stained glass pieces to the new windows to mimic the existing look.

DRC: Michel noted for the Board that the project first came to him as a possible insubstantial determination. He felt that because of the building location and stained glass elements, it was too significant of a change and warranted a full Board review. He added that he supported keeping the stained glass.

Staff Comment: None.

Public Comment: None.

Board Discussion: Krill stated that he supported keeping the stained glass as a character defining feature and supported the project as proposed. Sawyer requested that Reeves somehow describe the stained glass feature on the approved materials list. Minneman noted that Sawyer's request would be addressed in the motion. Zobs noted that epoxy may not be the best adhesive, and he recommended Lexel. Minneman noted that epoxy would be in the motion regardless of the final adhesive selection.

The Board finds that the window replacements to the foyer of the commercial building located at 302 Elk Avenue will not appear excessively dissimilar with the existing style unique to the building.

Sawyer made a motion to approve the window revisions for the commercial building located at 302 Elk Avenue, Tract 1, Block 27 Subdivision, in the B-1 zone, with the stained glass affix with epoxy to mimic the existing window appearance, as shown on the plans and material list.

Michel seconded the motion. The motion passed unanimously.

Item No. 2

*Consideration of the application of **Jeffery and Kyleena Graceffa** to construct an addition to the restaurant building located at 21 Elk Avenue, Block 19, Lot 30 in the B4 zone. (Hadley)*

Andrew Hadley described the need for a larger kitchen and increased seating capacity at the Secret Stash Pizza building. He stated that they planned to add 550 square feet to the building, increase the size of the basement, move the historic shed back on the lot and put it on a concrete pad. Hadley stated that the applicants needed to purchase payment-in-lieu of parking spaces for the additional space, and he described the Town's deal with the proponents to maintain the three non-conforming rear parking spaces in exchange for fewer parking space purchases.

DRC: Sawyer noted that the improvements were needed and good, but she requested that the proponents add more landscaping to the north and east sides of the property. Michel agreed, stated his support for the architecture and noted that the sticking point for the Board was going to be the payment-in-lieu of parking request.

Staff Comment: Minneman noted that the project required an expansion of the conditional use for a restaurant and recommended that the Board discuss that issue. She also noted that the Board needed to discuss the proposed new location of the accessory building. She added that the payment-in-lieu of parking requirement was originally eight spaces. However, the required number had been reduced to five and one-half spaces through negotiations with the proponents and the building director, Bob Gillie. An option was provided to convert the three seasonal parking spaces in the rear yard to year-around parking spaces. The option reduced the requirement by 1 ½ spaces provided the proponents maintain the rear parking area, removing snow if necessary. Lastly, the addition was slightly reduced lowering the requirement by one more space reducing the total requirement to 5 ½ spaces.

Public Comment: Terry Camp, neighbor to the north at 307 1st Street, stated his support for the architecture and conditional support for the payment-in-lieu request, given the close proximity of the 1st and Elk parking lot.

Board Discussion: Michel asked the Board if they supported moving the accessory building on the property. Collins recommended moving it 2-3 feet south from the proposed location to make more room for snow storage. The Board concurred with this idea. The Board then discussed and supported the site plan basics, trash management plan and the addition of the east skylight.

Michel noted that the venting for the kitchen improved the noise situation for the adjacent property. He asked Hadley if the proponents planned to use the currently inoperable main door on the front of the building. Hadley indicated that it had been discussed, but was not part of the plan at the time of the BOZAR meeting. Sawyer asked if all the materials would be made to match the existing building. Hadley indicated that they would. The Board unanimously supported the architectural portion of the submittal.

Michel clarified that there would be a snow removal agreement for the rear parking spaces and whether it would include maintaining the alley. Minneman indicated that it was the responsibility of businesses with alley parking to maintain the alley to those spaces, and she stated that the covenant on the property would include snow removal language for those spaces.

Michel asked the Board to state whether they supported the request for payment-in-lieu of 5.5 parking spaces. The Board voiced support for the request. Michel noted that he supported the request only because there was no public comment against it. Michel noted that there was no outdoor seating approved for the business, and that was not part of the proposal before the Board. Minneman confirmed that that was in fact the case.

The Board finds that the proposed demolition and addition to the historic restaurant commercial building located at 21 Elk Avenue will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The rear addition and alterations to the building do not detract from the historic character of the building. The relocation of the accessory building can be supported provided the building is set on a new foundation and stabilized for continued use. The application can be supported by Guidelines 3.3 and 3.64 (relocation of accessory structures), 3.17-3.19 (mass, scale and form), 4.41 (roof pitch), 4.48 (decks and balconies), 4.49 – 4.52 (window fenestration and styles), and 4.66 (chimneys).

The expansion of the conditional use for a restaurant use will not significantly impact the neighborhood context within the existing B-4 land uses and does not conflict with the criteria in Code Section 16-8-30, and
The payment in lieu of providing 5 ½ off street parking space is consistent with development within the zone in part due to the public parking near the site and in conformance with the criteria in Code Section 16-16-50.

Sawyer made a motion to approve the demolition of the rear module of the historic restaurant building located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, contingent upon architectural approval.

Collins seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the payment in lieu of providing 5 ½ off street parking spaces for the addition to the historic restaurant building located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, per Code Section 16-16-50, contingent upon architectural approval.

Krill seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the expansion of a conditional use permit for the restaurant addition located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone per Code Section 16-8-30, contingent upon architectural approval.

Michel seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the architectural appropriateness to construct an addition the historic residential building, and relocate the historic accessory building to the rear portion of the property located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, with the historic shed to move two to three feet south on the lot, and based upon compliance with Guidelines 3.3, 3.64, 3.17-3.19, 4.41, 4.48, 4.49-4.52, 4.66 and per the plans and material list.

Alling seconded the motion. The motion passed unanimously.

Item No. 3
*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 4 and the west ½ of Lot 5 in the R1C zone. (Helland)*

Michael Helland presented the application to the Board. The original approval for the Miller projects was issues on May 29, 2007, and the vested property right was set to expire in 2010. Helland noted that the original approval for the project was thorough and that the re-approval should be a formality. Michel noted that a snow removal agreement for 624 and 628 Maroon should be on file for future sale contingencies. Minneman noted that a utility easement may be needed for each parcel and that they should be added to the site plan if a constructions plan is filed.

DRC: Michel noted the DRC support for the re-approval of the project.

Staff Comment: Minneman informed the Board that the north-east set-back for 628 Maroon could be an issue with regard to snow storage and a snow-shed agreement should be filed with the Town between the property owners.

Public Comment: Kathy Steinberg of 613 Elk Avenue addressed the Board about the impact of the three Miller proposals on the alley to the rear of her property. She informed the Board that the alley now in place is not 16 feet wide, dead-ends and does not run through the appropriate boundaries. She added that it is not maintained in the winter (there is nowhere to store the snow) and that she is not interested in paying for it to be plowed. She also questioned the state of the water and sewer lines under the alley and whether they are large enough to service three

new houses and could withstand the impacts of plowing and winter freezing. Finally, she questioned the phasing of the construction of the six new structures on the Miller property and the demolition of the existing home.

Minneman and Michel addressed some of Steinberger's issues, noting that the service lines would be replaced when construction was underway. Minneman also noted that there was a survey done in 2007 for the original approval, which identified the proper alley location for that block. Michel assured Steinberger that the utility and alley situations would be addressed by the building department prior to issuing a building permit. Minneman assured Steinberger that the alley plowing and maintenance would not be her responsibility but that of the property owners who use it. Finally, Gillie informed Steinberger that the construction would not impact her access to the rear of the property in the summer.

Board Discussion: Michel began by reminding the Board that each of the three properties are an individual application, and that they should only address 630 Maroon Ave. in this discussion. Alling questioned where the alley snow would be plowed to provide access to the three garages. Helland stated that it would have to be removed as needed. Minneman noted that the removal would be included in the restrictive covenant agreement. Zobs noted for Steinberger that the guidelines required that parking be on the rear of properties, which is driving the snow removal requirement for access. Sawyer added that there are not a lot of options to explore, and that it was all discussed in the original approval.

The Board finds that the proposed single-family residence to be located at 624 Maroon Avenue on Lot 5 and the west ½ of Lot 4, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Zobs made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Sawyer seconded the motion. The motion passed unanimously.

Zobs made a motion to approve the demolition of the non-historic residence located at 624 Maroon Ave., Lots 1-5 in the R1C zone.

Michel seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory building with plumbing and heating to be located at 624 Maroon Ave, Lot 5 and the west ½ of Lot 4, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials list with sleeping, bathing and cooking prohibited per code.

Michel seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the east ½ of Lot 4 in the R1C zone. (Helland)*

Helland briefed the Board on the particulars of this proposal. He described the snow shed concerns from the previous approval, and he described the cross-easement that will be created to prevent any residential disputes that may arise after the buildings are sold. He also explained the need for a garage for the site, to add square footage, storage space and help meet the parking requirement.

DRC: None.

Staff Comment: Minneman asked that the Board request the ground cover material be identified on the final site plan. Vandervoort added that the front-yard snow storage needed to be called-out as well.

Board Discussion: Alling noted that she supported the massing of the building. Sawyer questioned the size of the fascia boards and whether they were appropriate. Collins stated his support for the architecture. Sawyer requested that Helland use more exterior color variation between 628 and 630 Maroon. Zobs added that the window color palette needed to be expanded. Alling concurred and Helland agreed to the changes. Zobs noted that he supported the original approval for the buildings. Sawyer stated that the application before them should be taken as new and treated as such. Alling added that the color scheme in the development needed to change. Michel suggested Helland make the necessary changes at a later date and submit them to the Building Department for insubstantial approval. Minneman concurred and suggested approving the materials list conditionally upon the color changes.

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue on Lot 3 and the east ½ of Lot 4, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Krill made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Collins seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Krill made a motion to approve the architectural appropriateness to construct an accessory building with plumbing and heating to be located at 628 Maroon Ave, Lot 4 and the East ½ of Lot 4, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials list with sleeping, bathing and cooking prohibited per code.

Collins seconded the motion. The motion passed unanimously.

Item No. 5
*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. (Helland)*

Helland indicated that there are no changes from the previous 630 Maroon approval. He added that the Board had already discussed the outstanding issues related to the site plan, utilities and alley situation.

DRC: Michel reminded the Board that the project required the demolition or relocation of a non-historic structure. He added that the Board preferred the building be relocated, but he was not hopeful that there would be anyone who wanted it.

Staff Comment: None.

Public Comment: None.

Board Discussion: Alling and Vandervoort stated their support for the demolition and architecture. Alling added that front yard snow storage needed to be shown on the site plan. Sawyer questioned whether there was sufficient landscaping on the site. Helland indicated that more was planned but not shown. Collins requested a revised site plan with the snow storage, landscaping and utility pedestal issues resolved. Steinberger suggested and Krill agreed that some landscaping on the alley side of the accessory buildings would soften the appearance of the development. Helland agreed to the suggestion.

The Board finds that the proposed single-family residence to be located at 630 Maroon Avenue on Lots 1-2, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Collins made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Krill seconded the motion. The motion passed unanimously.

Collins made a motion to approve the demolition of the non-historic residence located at 624 Maroon Ave., Lots 1-5 in the R1C zone.

Sawyer seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory dwelling with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Collins made a motion to approve the architectural appropriateness to construct an accessory dwelling with plumbing and heating to be located at 630 Maroon Ave, Lots 1-2, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials.

Michel seconded the motion. The motion passed unanimously.

Collins made a motion to approve the conditional use for an accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone based upon compliance with Code Section 16-8-30.

Michel seconded the motion. The motion passed unanimously.

Insubstantial Determination

Minneman described Rudy Rozman's request to demolish the non historic portion of the shed located at 210 Whiterock. Michel described the DRC site visit and explained that he did not feel comfortable approving the demolition without Board consideration. The Board supported the demolition by a vote of 5 to 2.

Minneman presented Collins with a Certificate of Appreciation for 5 years of service to the BOZAR.

Michel adjourned the meeting at 9:50 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
January 27, 2010

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing and not a verbatim account. The recorded audiotapes are the official account of the meeting.

At 5:40 pm, the Board began viewing the Project of the Year Presentation for 2009. For a complete account of their consideration of the presentation, please refer to the recorded audio tapes from the January 27, 2010 meeting. The following projects received awards:

Project of the Year: Cindy Ingalls, 414 Elk Ave.
Honorable Mention Accessory Buildings: Jennifer Rose and Bill Smith, 720 Maroon Ave.
Honorable Mention New Residential: John and Carrie O'Neal, 416 Gothic Ave.
Honorable Mention Residential Remodel: David Klauser, 202 3rd St.

Michel called the meeting to order at 7:16 pm.

Members present were Michel, Vandervoort, Alling, Sawyer and Krill, Collins and Zobs. Staff members present were Gillie, Minneman and Supino.

Item No. 1
*Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B1 zone. (Reeves)*

Gordon Reeves of Toad Property Management represented Elk Avenue Partners as the contractor on the project. He briefly described the proposed window renovation and explained that it was needed to make the interior more functional and the windows less drafty. He added that the DRC had expressed some concern about the stained glass accents on the existing windows, as they felt those elements constituted a character-defining feature for the building. To that end, they requested that they be preserved or re-created. Reeves described the method he would use to epoxy the stained glass pieces to the new windows to mimic the existing look.

DRC: Michel noted for the Board that the project first came to him as a possible insubstantial determination. He felt that because of the building location and stained glass elements, it was too significant of a change and warranted a full Board review. He added that he supported keeping the stained glass.

Staff Comment: None.

Public Comment: None.

Board Discussion: Krill stated that he supported keeping the stained glass as a character defining feature and supported the project as proposed. Sawyer requested that Reeves somehow describe the stained glass feature on the approved materials list. Minneman noted that Sawyer's request would be addressed in the motion. Zobs noted that epoxy may not be the best adhesive, and he recommended Lexel. Minneman noted that epoxy would be in the motion regardless of the final adhesive selection.

The Board finds that the window replacements to the foyer of the commercial building located at 302 Elk Avenue will not appear excessively dissimilar with the existing style unique to the building.

Sawyer made a motion to approve the window revisions for the commercial building located at 302 Elk Avenue, Tract 1, Block 27 Subdivision, in the B-1 zone, with the stained glass affix with epoxy to mimic the existing window appearance, as shown on the plans and material list.

Michel seconded the motion. The motion passed unanimously.

Item No. 2

*Consideration of the application of **Jeffery and Kyleena Graceffa** to construct an addition to the restaurant building located at 21 Elk Avenue, Block 19, Lot 30 in the B4 zone. (Hadley)*

Andrew Hadley described the need for a larger kitchen and increased seating capacity at the Secret Stash Pizza building. He stated that they planned to add 550 square feet to the building, increase the size of the basement, move the historic shed back on the lot and put it on a concrete pad. Hadley stated that the applicants needed to purchase payment-in-lieu of parking spaces for the additional space, and he described the Town's deal with the proponents to maintain the three non-conforming rear parking spaces in exchange for fewer parking space purchases.

DRC: Sawyer noted that the improvements were needed and good, but she requested that the proponents add more landscaping to the north and east sides of the property. Michel agreed, stated his support for the architecture and noted that the sticking point for the Board was going to be the payment-in-lieu of parking request.

Staff Comment: Minneman noted that the project required an expansion of the conditional use for a restaurant and recommended that the Board discuss that issue. She also noted that the Board needed to discuss the proposed new location of the accessory building. She added that the payment-in-lieu of parking requirement was originally eight spaces. However, the required number had been reduced to five and one-half spaces through negotiations with the proponents and the building director, Bob Gillie. An option was provided to convert the three seasonal parking spaces in the rear yard to year-around parking spaces. The option reduced the requirement by 1 ½ spaces provided the proponents maintain the rear parking area, removing snow if necessary. Lastly, the addition was slightly reduced lowering the requirement by one more space reducing the total requirement to 5 ½ spaces.

Public Comment: Terry Camp, neighbor to the north at 307 1st Street, stated his support for the architecture and conditional support for the payment-in-lieu request, given the close proximity of the 1st and Elk parking lot.

Board Discussion: Michel asked the Board if they supported moving the accessory building on the property. Collins recommended moving it 2-3 feet south from the proposed location to make more room for snow storage. The Board concurred with this idea. The Board then discussed and supported the site plan basics, trash management plan and the addition of the east skylight.

Michel noted that the venting for the kitchen improved the noise situation for the adjacent property. He asked Hadley if the proponents planned to use the currently inoperable main door on the front of the building. Hadley indicated that it had been discussed, but was not part of the plan at the time of the BOZAR meeting. Sawyer asked if all the materials would be made to match the existing building. Hadley indicated that they would. The Board unanimously supported the architectural portion of the submittal.

Michel clarified that there would be a snow removal agreement for the rear parking spaces and whether it would include maintaining the alley. Minneman indicated that it was the responsibility of businesses with alley parking to maintain the alley to those spaces, and she stated that the covenant on the property would include snow removal language for those spaces.

Michel asked the Board to state whether they supported the request for payment-in-lieu of 5.5 parking spaces. The Board voiced support for the request. Michel noted that he supported the request only because there was no public comment against it. Michel noted that there was no outdoor seating approved for the business, and that was not part of the proposal before the Board. Minneman confirmed that that was in fact the case.

The Board finds that the proposed demolition and addition to the historic restaurant commercial building located at 21 Elk Avenue will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The rear addition and alterations to the building do not detract from the historic character of the building. The relocation of the accessory building can be supported provided the building is set on a new foundation and stabilized for continued use. The application can be supported by Guidelines 3.3 and 3.64 (relocation of accessory structures), 3.17-3.19 (mass, scale and form), 4.41 (roof pitch), 4.48 (decks and balconies), 4.49 – 4.52 (window fenestration and styles), and 4.66 (chimneys).

The expansion of the conditional use for a restaurant use will not significantly impact the neighborhood context within the existing B-4 land uses and does not conflict with the criteria in Code Section 16-8-30, and
The payment in lieu of providing 5 ½ off street parking space is consistent with development within the zone in part due to the public parking near the site and in conformance with the criteria in Code Section 16-16-50.

Sawyer made a motion to approve the demolition of the rear module of the historic restaurant building located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, contingent upon architectural approval.

Collins seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the payment in lieu of providing 5 ½ off street parking spaces for the addition to the historic restaurant building located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, per Code Section 16-16-50, contingent upon architectural approval.

Krill seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the expansion of a conditional use permit for the restaurant addition located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone per Code Section 16-8-30, contingent upon architectural approval.

Michel seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the architectural appropriateness to construct an addition the historic residential building, and relocate the historic accessory building to the rear portion of the property located at 21 Elk Avenue, Block 19, Lot 30 and the East ½ Lot 29 in the B-4 zone, with the historic shed to move two to three feet south on the lot, and based upon compliance with Guidelines 3.3, 3.64, 3.17-3.19, 4.41, 4.48, 4.49-4.52, 4.66 and per the plans and material list.

Alling seconded the motion. The motion passed unanimously.

Item No. 3
*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 4 and the west ½ of Lot 5 in the R1C zone. (Helland)*

Michael Helland presented the application to the Board. The original approval for the Miller projects was issues on May 29, 2007, and the vested property right was set to expire in 2010. Helland noted that the original approval for the project was thorough and that the re-approval should be a formality. Michel noted that a snow removal agreement for 624 and 628 Maroon should be on file for future sale contingencies. Minneman noted that a utility easement may be needed for each parcel and that they should be added to the site plan if a constructions plan is filed.

DRC: Michel noted the DRC support for the re-approval of the project.

Staff Comment: Minneman informed the Board that the north-east set-back for 628 Maroon could be an issue with regard to snow storage and a snow-shed agreement should be filed with the Town between the property owners.

Public Comment: Kathy Steinberg of 613 Elk Avenue addressed the Board about the impact of the three Miller proposals on the alley to the rear of her property. She informed the Board that the alley now in place is not 16 feet wide, dead-ends and does not run through the appropriate boundaries. She added that it is not maintained in the winter (there is nowhere to store the snow) and that she is not interested in paying for it to be plowed. She also questioned the state of the water and sewer lines under the alley and whether they are large enough to service three

new houses and could withstand the impacts of plowing and winter freezing. Finally, she questioned the phasing of the construction of the six new structures on the Miller property and the demolition of the existing home.

Minneman and Michel addressed some of Steinberger's issues, noting that the service lines would be replaced when construction was underway. Minneman also noted that there was a survey done in 2007 for the original approval, which identified the proper alley location for that block. Michel assured Steinberger that the utility and alley situations would be addressed by the building department prior to issuing a building permit. Minneman assured Steinberger that the alley plowing and maintenance would not be her responsibility but that of the property owners who use it. Finally, Gillie informed Steinberger that the construction would not impact her access to the rear of the property in the summer.

Board Discussion: Michel began by reminding the Board that each of the three properties are an individual application, and that they should only address 630 Maroon Ave. in this discussion. Alling questioned where the alley snow would be plowed to provide access to the three garages. Helland stated that it would have to be removed as needed. Minneman noted that the removal would be included in the restrictive covenant agreement. Zobs noted for Steinberger that the guidelines required that parking be on the rear of properties, which is driving the snow removal requirement for access. Sawyer added that there are not a lot of options to explore, and that it was all discussed in the original approval.

The Board finds that the proposed single-family residence to be located at 624 Maroon Avenue on Lot 5 and the west ½ of Lot 4, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Zobs made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Sawyer seconded the motion. The motion passed unanimously.

Zobs made a motion to approve the demolition of the non-historic residence located at 624 Maroon Ave., Lots 1-5 in the R1C zone.

Michel seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory building with plumbing and heating to be located at 624 Maroon Ave, Lot 5 and the west ½ of Lot 4, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials list with sleeping, bathing and cooking prohibited per code.

Michel seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the east ½ of Lot 4 in the R1C zone. (Helland)*

Helland briefed the Board on the particulars of this proposal. He described the snow shed concerns from the previous approval, and he described the cross-easement that will be created to prevent any residential disputes that may arise after the buildings are sold. He also explained the need for a garage for the site, to add square footage, storage space and help meet the parking requirement.

DRC: None.

Staff Comment: Minneman asked that the Board request the ground cover material be identified on the final site plan. Vandervoort added that the front-yard snow storage needed to be called-out as well.

Board Discussion: Alling noted that she supported the massing of the building. Sawyer questioned the size of the fascia boards and whether they were appropriate. Collins stated his support for the architecture. Sawyer requested that Helland use more exterior color variation between 628 and 630 Maroon. Zobs added that the window color palette needed to be expanded. Alling concurred and Helland agreed to the changes. Zobs noted that he supported the original approval for the buildings. Sawyer stated that the application before them should be taken as new and treated as such. Alling added that the color scheme in the development needed to change. Michel suggested Helland make the necessary changes at a later date and submit them to the Building Department for insubstantial approval. Minneman concurred and suggested approving the materials list conditionally upon the color changes.

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue on Lot 3 and the east ½ of Lot 4, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Krill made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Collins seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory building with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Krill made a motion to approve the architectural appropriateness to construct an accessory building with plumbing and heating to be located at 628 Maroon Ave, Lot 4 and the East ½ of Lot 4, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials list with sleeping, bathing and cooking prohibited per code.

Collins seconded the motion. The motion passed unanimously.

Item No. 5
*Consideration of the application of **Ed Miller** to construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. (Helland)*

Helland indicated that there are no changes from the previous 630 Maroon approval. He added that the Board had already discussed the outstanding issues related to the site plan, utilities and alley situation.

DRC: Michel reminded the Board that the project required the demolition or relocation of a non-historic structure. He added that the Board preferred the building be relocated, but he was not hopeful that there would be anyone who wanted it.

Staff Comment: None.

Public Comment: None.

Board Discussion: Alling and Vandervoort stated their support for the demolition and architecture. Alling added that front yard snow storage needed to be shown on the site plan. Sawyer questioned whether there was sufficient landscaping on the site. Helland indicated that more was planned but not shown. Collins requested a revised site plan with the snow storage, landscaping and utility pedestal issues resolved. Steinberger suggested and Krill agreed that some landscaping on the alley side of the accessory buildings would soften the appearance of the development. Helland agreed to the suggestion.

The Board finds that the proposed single-family residence to be located at 630 Maroon Avenue on Lots 1-2, Block 53 will not appear excessively dissimilar from structures of like use within the surrounding neighborhood.

The development plan will be subject to the minor subdivision of Lots 1-5 prior to the issuance of a building permit. The demolition of the non-historic residence on the property is supported by the provision of the development plan. Said demolition will be demolished, but contingent upon the purchase of a building permit for the new residence.

The mass and scale of the proposed residence will appear relational with historic single-family residences seen in Town. The architectural form and style of the residence can be supported by compliance with Guidelines 4.22, 4.23, 4.28, 4.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 474, 4.80, 4.82 and 4.83.

Collins made a motion to approve the architectural appropriateness to construct a new single-family residence to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone, based upon compliance with Guidelines 4.28, 2.29, 4.32, 4.37, 4.45, 4.49-5.44, 4.71, 4.74 and per the plans and materials list, with the following stipulations:

1. **Approval is contingent upon the subdivision of Lots 1-5 of Block 53 as determined by the building and zoning director;**
2. **Approval is contingent upon the demolition of the existing residence and the purchase of a building permit for the new residence;**
3. **As a condition of the approval, a cross easement for snow shed providing a total of 11'6" from the east overhang, said easement will affect the west ½ of Lot 4, and will either be recorded on the real property records or placed on the minor subdivision plat;**
4. **A 5' x 5' utility easement is provided on the property if required by the Utility companies;**
5. **A snow removal agreement for the alley south of the property will be included in the restrictive covenant agreement.**

Krill seconded the motion. The motion passed unanimously.

Collins made a motion to approve the demolition of the non-historic residence located at 624 Maroon Ave., Lots 1-5 in the R1C zone.

Sawyer seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory dwelling with plumbing and heating will not appear excessively dissimilar to structures of like use in the surrounding residential zones. The building will appear relational with the scale and historical architectural forms in the core zones, and can be supported by Guidelines 4.28, 4.80, 4.83 and 4.83.

Collins made a motion to approve the architectural appropriateness to construct an accessory dwelling with plumbing and heating to be located at 630 Maroon Ave, Lots 1-2, Block 53 in the R1C zone, provided that the property owner is responsible for the development of the alley under the approval on the Utilities Director and lowering the water shut-off valves in the alley, as shown on the site plan, and based upon compliance with Guidelines 4.23, 4.28, 4.80, 4.83 and per the plans and materials.

Michel seconded the motion. The motion passed unanimously.

Collins made a motion to approve the conditional use for an accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone based upon compliance with Code Section 16-8-30.

Michel seconded the motion. The motion passed unanimously.

Insubstantial Determination

Minneman described Rudy Rozman's request to demolish the non historic portion of the shed located at 210 Whiterock. Michel described the DRC site visit and explained that he did not feel comfortable approving the demolition without Board consideration. The Board supported the demolition by a vote of 5 to 2.

Minneman presented Collins with a Certificate of Appreciation for 5 years of service to the BOZAR.

Michel adjourned the meeting at 9:50 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
January 30, 2018

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Nauman called the meeting to order at 6:00 pm.

Members present were: Alvarez Marti, Meyer, Nauman, Russell, Farnell (portion of the meeting) and Ellis.

Staff members present were: Nevins, Minneman and Earley.

Farnell made a motion to approve the minutes with changes from the December 19, 2017 BOZAR meeting.

Ellis seconded the motion. The motion passed unanimously.

Item No. 1
Recommendation to the Town Council to approve an amendment regarding special off street parking allowances in the B3 and T zones.
Nevins explained what is allowed for parking currently. The off street parking requirements are shown on the second page. This doesn't allow condominiumization. Residential housing would be required. A parking management plan would also be required to address maintenance, repairs and snow removal. There wasn't a recommendation from the DRC.

Ellis asked if the parking spots are exclusively for the residential units and Nevins said yes and there would be signage.

DRC: Russell and Ellis were members and they thanked Nevins for his overview. They were concerned about unforeseen consequences from this approval. This is a change to the code to help out Clarks. Russell just wanted to bring it up to discuss with the Board. There is an issue with it being limited per Ellis. They talked about deed restriction, as opposed to affordability. Minneman clarified that one of the units will be ROAH. They talked about rents and compliance.

Staff Comment: Nevins said that this would help projects with affordable housing with their overall development. The code, as is, sets the size of a project and this offers and alternative.

Public Comment: None.

Board Discussion: Nauman agreed with others that this helps Clarks and does help to provide affordable housing. He thought that this is a good thing. He didn't think that this is an area that is highly utilized right now. He was in support and saw the benefits.

Meyer didn't have anything against affordable housing, but thought there was another solution where the code doesn't have to be changed. He also thought that asking someone to move every night was not realistic. Minneman reminded that there would be a PIL required to this. He didn't understand why there would be any difference. Meyer said that they will move their cars and wondered if they would move their car back. He thought that they might leave their car in the main lot. Minneman and Nevins noted the parking management plan. Town will monitor how it is functioning. It is to their benefit for the residents to park on the side. Minneman said that Anthracite Place had something similar in a parking management and snow management plan. Alvarez Marti asked about Purple Mountain and Minneman thought that they have to move this, but wasn't sure. A portion of this proposed is on ROW and about half is on their property.

Alvarez Marti asked about the reduction of units and if this is still the case due to parking. They were encouraged to reduce to four units based upon the parking calculation. Minneman said that there was originally an interest in having six and it made sense to the Clarks because they are already spending the money.

Farnell asked if the goal is to only use this in this instance or if there will be other examples. Minneman said in B3 and T this could be used in the right situation. She referenced the Sothesby's building and that it had happened there some years ago. Farnell clarified if this is a tool that wants to be used. He doesn't like changing code for one instance. He thought that the main parking lot is a much better solution. He understands the issues with parking for this project. He thought if this helps someone get additional units in the future then he could support. Nevins thought that it is a new tool in the toolbox and we don't know where it might occur, but it provides the possibility.

Meyer wondered if it should be more general then because right now it is pretty specific. Alvarez Marti asked about the Rocking Horse building and that is the B2 zone.

Farnell said that as long as it has multiple uses and thought that it has good intent. Nauman agreed that it needs to be beneficial to more than one property.

Alvarez Marti agreed with Meyer and Farnell. She would rather see the four units go in than not approve this. Meyer reiterated that he'd rather see parking in the main lot and didn't understand. Minneman said that shifting this parking is difficult because PIL can't be provided for residential currently. Minneman talked about how busy this lot can be with all of the different businesses. Can six more spaces be taken away from the business operation? This would be part of their review once provided.

Alvarez Marti thought that things could be plowed differently and that their cars could remain there. Minneman said that they can make their recommendation to the Town Council with their comments and suggestions.

Russell clarified that if these were all on private property this would not be an issue. There is room for parallel, but this wouldn't be the largest number of spaces. Russell clarified that what is now snow storage it would become more maintained and this is the case.

Alvarez Marti asked if these could be labeled and thought that this should be included in the parking management plan. Nevins agreed.

Nevins explained that taking six commercial parking spaces and transferring them to the ROW; currently there isn't PIL for residential. He overviewed the rearrangement of parking with this code provision.

A straw poll vote in favor of a recommendation to the Town Council found Ellis, Alvarez Marti, Russell and Nauman in support. Farnell and Meyer were against.

Regarding additions/suggestions, permanent residence signage should be added onsite and in the parking management plan. Alvarez Marti thought that plowing could change to help these cars not have to move every night. Due will be in charge of giving a recommendation to the Town Council on this suggestion. Minneman said that it could be on Clarks to figure this out.

Nauman has reviewed the proposed amendment and provided comments and made a recommendation of support to the Town Council concerning special off-street parking requirements in the B3 and T zones provided that Public Works Director consider a different plowing regime to help cars parked in this area to alleviate the need to move their cars each night in the winter time and signage will be added to the parking management plan and to the building for these spaces.

Farnell seconded the motion. The motion passed with Meyer voting against.

Item No. 2

Consideration of the application of ***Crested Butte Nordic Council and West Elk Hockey Association (WEHA) in conjunction with the Town of Crested Butte*** *to relocate the existing building and construct a new mixed use building to*

serve hockey and Nordic uses to be located at 620 Second Street, Block 40/45 in the P zone.
Ben White, Margaret Loperfido and Janna Hansen were present. Hansen asked if there are any questions. White said that there is one orientation to the ice rink, one to the parking lot and one to the Nordic teaching area. This gives rational to the shape of the building. The roof line has been remedied and the awkward hip was removed. There was a gable end facing the hill and that has been removed. The porch roof has a single slope, which is evident in the front elevation. Snow fencing was added. Metal wainscot was added to protect from snow accumulation. Site development was also done. Loperfido explained the objectives of the group. There is limited space between this building and the ice rink. They wanted to soften things and many of the areas will have snow storage. She looks to what occurs naturally. They would like to keep as many existing trees as possible. Pavers are shown and she likes them because they are much easier to maintain. They've discussed permeable paving. They haven't had civil engineering done yet, but this could be possible. There is patio space in the front and this steps down 6-7" and snow storage could occur here. Snow removal equipment has been taken into account with many areas (8'). Loperfido mentioned a gas fire pit and this hasn't been decided upon yet. The red dots are potential areas for art. Farnell wondered about the potential for planter boxes on the front to soften it to the neighborhood to the north. Loperfido thought so and that it might be good to make it known to be a civil space. Ellis wondered about drainage in the area on the southeast. Loperfido explained the thoughts behind the grade and that civil engineering will help this. Farnell said that much won't grow in the inner spaces and Loperfido agreed. Hansen said that they were very happy that some of the coke oven remnants will be kept. There will be 58 spaces. This bus stop will not be used.

DRC: Ellis and Russell were members and Ellis said that there was overall support for mass and scale. Roof rail was talked about and someone thought it added height and complication. Ellis noted a possible issue with ice dripping, which could be dangerous. White said it will hold snow and thought that additional snow fencing might be a solution. He said you could change the direction of the roof also. Russell said the plan seems solid. Muntin patterns were going to change in some spots and seem to be reflected in the new plan.

Staff Comment: Minneman said that one of the things that this will be looked at for Nordic and Hockey and there will probably be some summer uses as well. Minneman said with this there might be a benefit to having a curfew of 10:00 pm. Amplified music and sound might be 9:00 pm. She felt that the Board has looked at this quite a bit and has been quite thorough in their review.

Public Comment: Eddie Stern (owner of 220 Whiterock Avenue) wrote in a letter asking what the impacts to homes during construction might be, impacts to homes after construction and any mitigation by town

Hansen spoke to these questions and said that there will be increased traffic during construction and she thought that traffic would be directed to Belleview Avenue. The construction as with any other would be kept to 7:00 am to 7:00 pm Monday through Saturday and 8:00 am to 5:00 pm on Sunday.

Hansen explained that it will be similar to current uses. It is very quiet in the summer currently. They would like to invigorate this space in the summer. Alvarez Marti asked if this would be a place for private parties and weddings and Hansen said it hasn't been very popular for this. There is use of the Nordic training area sometimes.

Board Discussion: Nauman said first they will look at Stern's concerns. Traffic and curfews for construction noise. They didn’t think that it would be different than regular residential construction. Meyer thought that through traffic might be prohibited and Hansen said yes. Alvarez Marti asked about the time frame and Hansen said that they need to raise money. So, they could potentially break ground in 2019 and there was a guess of about 18 months for construction.

The existing building was questioned. Hansen said that they would like to look at the moving of the existing building without additions, but will come back to the Board for this. Russell said getting rid of the foundation might be loud, but everything else would be normal.

Ellis asked about any suspension of services. There would hopefully not be any per Hansen and Christie Hicks, Director of the Nordic Center.

Parking will be at a premium for a time because of staging and snow storage.

Nauman said he felt that the curfew with amplified music and lights out is good, all others agreed.

On the site plan, Nauman asked about the fire pit and Loperfido said that it could just be piped right now. Hansen said some of it may come down to how the building interacts with the space and this might come later. It might also be removable.

Farnell thought that it is a great design. It will come down to drainage, which is a huge thing to address, but is not their issue. Nauman thought that permeable pavers would help.

Russell asked how many new parking spaces and there will be 16 new. He asked if the parking lot would be torn up and Hansen said no.

Alvarez Marti asked about the drain. Hansen said hopefully there would be a valley pan heated to drain water north and south. Sidewalks will not be heated, only the area between the warming house and rink. Alvarez Marti liked what is being proposed. She thought it was a nice accommodation for softening things. Alvarez Marti thought a fire pit closer to the rink might be better.

Alvarez Marti asked about seeing the final landscape plan and Minneman said that this will come back at least to a DRC.

Alvarez Marti asked about where the areas for snow storage are. Hansen explained how the areas are snow blown and plowed. She said it will be similar to what is existing. Alvarez Marti wondered about keeping trees. Hansen and Loperfido said that they will work with arborist and nurseries to determine this.

Russell asked about parking and turning radius. This has been looked at. Hicks noted there are some issues with this area for the cat to pull in and out. So, this might be better served as a loading zone. They will bring this to the Board later if this changes.

Nauman referenced classic fenestration plan throughout the building. Alvarez Marti asked about the ridge fence. White explained it isn't decorative it is utilitarian. He just worried about the size of the roof and safety of shovelers in the future. White said it could change if needed. Alvarez Marti asked about the valley and if this will be removed. Minneman said that the Town hires a company to do this. Nauman said he hasn't seen this, but thought it won't be highly visible.

Russell asked about the sign in the alcove and it is 3'. It is ADA accessible, White confirmed this. Trim for the alcove will be timber, which White also confirmed.

There will be can lights in the alcove to illuminate the porch and a gooseneck fixture on the rink side. There is a lot of light that comes from the rink. There might be benefit to sidewalk lights per Alvarez Marti.

Windows under warming house sign will be awnings for the transoms and the lower portion will be fixed per White.

Regarding the West elevation (facing practice area), there will be 8”x8” posts with 6”x6” knee braces. The three French doors open inwards which was questioned by Meyer and this would be for summer use. All members supported. Russell asked about these transoms and they won't be operable. There is a window in the waxing room that is a double hung. The beam was discussed by Nauman and White said that it is for looks and size of the building.

Russell asked about the roof dripping here in front of the double hung window. They discussed an alternative for this. Farnell asked about snow fence. White said that they could. They talked about walking/skiing traffic flow. Hicks gave her thoughts with this. Main flow will be through the main entrance. Alvarez Marti asked about the depth of the porch. It is 10' deep and they thought that there could be a volume of people. Alvarez Marti thought that snow fence might be good here. White said that snow will be maintained.

On the South elevation, there are locker rooms in this area. The low window is for the person working in the shop area. White thought that on this elevation it won't be as visible. They thought that this being P zone and that the elevation is not highly visible it might be okay.

They talked about the material being metal and no members had issue.

On the South (Rink elevation), Russell asked if windows were revised and they were per the DRC comments. Doors and windows were separated slightly. Russell asked if they are fixed and they are. Nauman asked about the size of the mechanical louvre. White thought 4'x4'. Nauman asked about the finish on those. White thought that they could be pulled back and have a decorative wood louvre on top. They didn't think that this will be very visible from the parking lot. There are also wind screens on the interior of the rink per Hansen.

There is a galvalume roof on the ice rink, but Nauman thought that this might be bright on this roof. He had concern that this product doesn't weather and stays shiny. Farnell thought that with the pitch it might be different. He didn't have too much concern. White and all were amenable to looking at a different material, possibly something in gray. Nauman thought that this would be good. Ellis thought a different material would break up the mass. Once chosen, this will come back for Chair review.

The siding will be 8" channel rustic with a semi-transparent natural brown stain. At the base, there will be 7/8" corrugated metal in Brandywine. The trim will be 1"x4" and 1"x6" with walnut stain. There will be 2"x10" corner boards with walnut stain. There will be bronze aluminum clad windows and doors.

Gas fire place is to be decided at a future date.

The Board finds that the relocation of the existing Nordic Center building to construct a new warming house that services functions of the hockey, Nordic, and public ice rink located 620 Second Street will not appear excessively dissimilar to the building styles within the Big Mine Park and P zone. The new building incorporates traditional forms relational to historic architecture along with forms of an unconventional module that appears visually compatible given the location adjacent to the ice rink and Gibson Ridge to the south. The building forms can be supported based upon the intents of Guidelines 5.145, 5.147, and provided the relocation of the existing building is approved at a future BOZAR meeting prior to excavation/construction, and the alterations to the site and the parking lot meet final approval of the Public Works, Parks and Recreation and Building Departments.

Russell made a motion to approve architectural appropriateness to relocate the existing Nordic Center Building to construct a new Warming House building to be located at 620 Second Street, Block 40 and 45 contingent upon the findings and provided that there will be a 9:00 pm curfew, prohibition of amplified music and with lights out at 10:00 pm, the ADA space on the west will be relocated and the BOZAR Chair will review and approve the roof material and per the plans and the material lists updated this evening.

Nauman seconded the motion. The motion passed unanimously.

Item No. 3

Consideration of the application of ***Edward F. Miller and Rita M. Bral Revocable Trust*** *To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone. Continued from the November 28, 2017 BOZAR meeting.*

Michael Helland was present. There are five lots. There is an existing home and a subdivision would be required, as well as demolition. The proposal is to find someone to take the home or dismantle and recycle per Town code.

DRC: Ellis and Russell were members and Ellis said that, originally, there was concern over drainage and this has been addressed. It was recommended to the Board for approval. Russell said it has been approved by BOZAR at least three times prior to this. There would need to be significant work to upgrade the alley.

Staff Comment: Minneman said that demolition is put in with the subdivision, as this is part of the approval. Minneman said that there is criteria in 17-4-50 for approvals. Helland has added drainage for each parcel and for the alley. The alley

will need to be upgraded. It isn't very wide right now and will be at the cost of the developer. It will need to be traveled for parking and snow storage. There are water shut off valves in the alley that will need to be moved onto their associated properties.

There was a concern from adjacent property owners about snow removal and storage and she thought that the Board could talk about this. Minneman said that there might be room for storage at the end of the alley, as it is a dead end. There are historic buildings in this area and they will need to be careful. She said that the Board might want to require a snow storage/snow hauling plan that could be signed off upon by the Board in the future. Minneman said in the finding it is similar to the Myerson project in the 200 Block of Gothic in that there will need to be regrading and interim landscaping to prevent weeds.

The hole on the southeast will be filled in per the approval by the previous Building Official. The power poles servicing the south lots will remain. The utilities for these lots will be undergrounded.

Ellis asked about a third water shut off and Minneman said the Millers are aware.

Public Comment: Harvey Castro (owner of 712 ½ Maroon Avenue) said that the low point on big snow years is quite a lake. Castro noted how large the four way parking lot is and with paving there will be more drainage. He wanted to make sure this is taken into account. Neighbors have concerns for this additional water. He also had concern about the Seventh Street corridor. It is very dense in this area.

Linda Roberts (owner of 12 Ruth's Road) felt that density should only be allowed if affordable housing is provided.

Board Discussion: Nauman directed the Board to the subdivision criteria. He also mentioned the conditions noted in the memo. All costs to the developer.

Farnell explained to Castro that the Board is not responsible for the civil engineering. They have drainage as part of the finding to encourage this to be done properly. They rely on Staff to ensure that this happens correctly. Castro asked a clarifying question and Farnell said that he understood the concern. Nauman said that the four way should also ensure that drainage is adequate. Nauman said a topography survey was done for this project to ensure that they understood site conditions.

Ellis noted the criteria for this with irrigation and Minneman said that this will have to be looked at. This was the same situation as with the Myerson project. Minneman said we just don't know how this will be developed and however it happens we don't want the weeds to take over.

Ellis asked about improvement of the alley. Minneman said it will involve resurfacing and grading. It will need to be widened to 16'. It will need to be brought to the town code requirements for this, which are quite strict.

Nauman didn't know if they could do anything about Robert's concerns. There is one accessory dwelling proposed on the site. Neighbors had concerns about more than this because of the density. They felt that there is balance.

Nauman asked if there were any other additions. Farnell said that they should add something about ensuring that town staff signs off on this per #7. Nauman read and asked if this was adequate.

On #6 of the finding, members thought that the Chair could look at this. There will also be a RCA with these conditions for each. Minneman said that some of these conditions will go into each of these, as well. Ellis didn't think that 624 Maroon Avenue should have to remove snow, if they don't have parking or access in the rear. Minneman said that they can discuss this. MInneman said "may be" instead of "will", as determined by town staff.

A portion of the berms on the North are on town ROW. Minneman said it is being mentioned here and on 624 Maroon Avenue. There is an updated #2 in the finding and the interim landscape plan is mentioned.

The Board finds that the Block 53 Subdivision of Lots 1-5 is part of a development plan that will create three new fee simple –parcels in the R1C zone in accordance with requirements set forth in Code Sections 17-4-30, 17-4-40, and 17-4-50 of the minor subdivision code; and

Any approval of the subdivision will be contingent upon the following restrictions that may be included in a subdivision improvement agreement to be recorded in the real property records:

1. *The demolition of the non-historic building located at 624 Maroon Avenue is contingent upon approval of the three development plans for 624, 628 and 630 Maroon Avenue per code section 16-14-190 (requirements for demolition); and*

2. *Because the removal of the existing structure will have to occur the utilities within the existing parcel, a recycle plan must be submitted to the building department at least two weeks prior to demolition per code section 16-14-190, together with the removal of the berm on a portion of the Maroon Avenue rights of way that includes repair of the Rights of Way, and the provision of an interim landscape plan provided for any parcels not undergoing construction;*

3. *Prior to demolition, the purchase of a permit for the demolition permit and the purchase of a building permit for a residence to be constructed on the property for which construction drawings have been submitted to and approved by the building inspector; and*

4. *The subdivision plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50, and with final approval by the Community Development Director and recorded at the expense of the Developer; and*

5. *The Applicant/Developer will be responsible for the improvement of the adjacent alley for access and parking under the approval of the Utilities Director; said alley improvement and permitting therefore will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties and any other shut off valves that may not be on its respective property in this locale; and*

6. *A snow removal and snow hauling plan to manage and haul snow from the alley will be provided to the building department to be approved by the Community Development Director and may be recorded as directed by the Town Council in the Subdivision Agreement as a Restrictive Covenant Agreement; and*

7. *Alteration of natural grade shown on the site plan for Tract 3 is supported pending approval of the building inspector for fill material, grading, and surface water mitigation.*

Nauman made motion approve the demolition of the non-historic single-family residence located at 624 Maroon Avenue, Block 53, Lots 1-5 contingent upon the approval of the Block 53 Subdivision per the finding.

Ellis seconded the motion. The motion passed unanimously.

Nauman made motion approve the Block 53 Subdivision located on Lots 1-5, Block 53 in the R1C zone into three fee simple tracts, as shown on the minor subdivision plat, based upon compliance with Code Section 17-4-50 and contingent upon the requirements of the finding.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 4

Consideration of the application of ***Edward F. Miller and Rita M. Bral Revocable Trust*** *to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. Continued from the November 28, 2017 BOZAR meeting.*

Farnell suggested a distilled overview because this has been looked at a few times. All others agreed.

Helland didn't add anything to this other than finish notes on the plans.

DRC: Ellis and Russell were members and Russell said that at the 16th meeting they discussed drainage and grading. Also, they wanted to make sure the egress well won't have snow deposition in it and it won't. Farnell asked if the berms need to be cleaned up in this area and they do.

Staff Comment: Minneman said that there is approval subject to the subdivision agreement in the finding. The prohibition on parking on the alley is up to them. If something changed in the future, then maybe they could engage the BOZAR at that time. Minneman noted that the conditional use is not for an accessory dwelling, it is for a heated and or plumed accessory building. There isn't a requirement that this will maintain snow removal.

Public Comment: None.

Board Discussion: Regarding snow removal, Ellis didn't understand the prohibition of parking in this building in the future. Minneman said that even if the utility pole was moved it would be difficult to get in and out of a garage for parking. Ellis didn't know if it is necessary to prohibit. Alvarez Marti agreed that there are existing site conditions that prohibit this now, but things in the future could happen. Farnell said that they need to be included in the snow management in the future. Minneman said that the property lines all come together here and the alley couldn't come through. Minneman said that, in the future, if an owner wanted a garage this would be reviewed by the Board in the future. They discussed the potential for a garage. Farnell just thought that it needs to be either or. Nauman liked how the portion of the finding was written. They thought no parking no snow removal per # 3. Alvarez Marti asked about summer use and Minneman said the way it is written now no. Alvarez Marti asked about what happens if they do. If neighbors complain, it would come to Staff and we'd need to address it. Farnell thought that it would be difficult to park there without pulling onto neighbor's property, which is not allowed. There is also a guide wire that would prohibit this.

The trees on the North will be maintained that aren't in the ROW. In the berm, it will be removed. Russell asked about if the front porch will be open and it will.

There are classic fenestration patterns on the West and there is a siding change in gable.

On the South, the foundation cover was asked about by Nauman and Minneman said it looked like stucco on east and west. Helland clarified they will take the siding as low as possible and there will just be concrete. Ellis asked about the area under the porch and it will be open.

There were no comments on the East elevation.

There were no comments on the accessory building.

There will be a dulled matte galvanized metal roof. There will be vertical board and batten in blue with light gray trim. The trim will be 1"x4" and 1"x10" fascia. There will be a wood door and windows white in wood. There will be wood railings on the porch

The accessory building will have the same roof. There will be horizontal siding stained natural. There will be 1"x8" fascia. There will be a light gray door with white wood windows.

The Board finds that the proposed single-family residence to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4 Block 53 to be known as Tract 1 Block 53 Subdivision will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town and can be supported by complying with 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.45-6 (porches), 4.49-4.50 (windows), and 4.71 (materials).

The accessory building will not appear excessively dissimilar to structures of like use within R1C zone neighborhoods and can be supported by complying with Guidelines 2.27, 4.82 and 4.83 (accessory structures), and under the following conditions:

The Board finds that a conditional use permit to allow non-residential heated and/or plumbed accessory building as defined in code section 16-1-20 of the Crested Butte Municipal Code prohibits sleeping, bathing, or cooking in the building, can be supported based upon Code section 16-8-30, and contingent upon the following:

1. *The development plan will be subject to the Block 53 subdivision and improvements agreement separating the five lot parcel into three fee simple parcels; and*

2. *The portion of the berm located on the Maroon Avenue Rights of Way is removed, and approval by the Public Work's Director of the re-grading of the rights of way; and.*

3. *Parking is prohibited on the rear of the property due to impingement of the dead end alley, or unless and application to the BOZAR after the alley is improved. Due to the prohibition on parking, snow hauling and removal on the alley is not required as per the rest of the subdivision; and*

4. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties in addition to the third water tap located at 624 Maroon Avenue; and*

Nauman made a motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4 Block 53 to be known as Tract 1 Block 53 Subdivision in the R1C zone and based upon the provisions and conditions in the finding and per the plans and the material lists updated this evening.

Farnell seconded the motion. The motion passed unanimously.

Nauman made a motion to approve a conditional use permit for an accessory building with heating and plumbing to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4 Block 53 to be known as Tract 1 Block 53 Subdivision in the R1C zone and based upon the finding.

Farnell seconded the motion. The motion passed unanimously.

Item No. 5

*Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. Continued from the November 28, 2017 BOZAR meeting.*

Helland said that there are no significant changes. This accessory building is a garage and will be used as such. Primary building will be stucco. The garage will have weathered steel siding.

DRC: Ellis and Russell were members and there wasn't anything specific for this address. All were addressed.

Staff Comment: Minneman said that there is a suggestion for the winter maintenance and it is #5 in the finding.

Public Comment: None.

Board Discussion: There will be street-side trees and parking in alley and on street. No concerns or comments for the site plan

On the North elevation entry porch, they talked about the metal and most others, if approved, were on the rear of buildings. Minneman noted Guideline 4.74. Meyer asked about 29 Whiterock Avenue and this was retroactive. They talked about other buildings. Helland said he could go 2”x2” wood balusters painted to match.

Helland said that the detail to the rear on the West elevation will change as well.

All supported the East elevation.

The accessory building will have weathered corrugated steel siding. It is a very simple building, as the DG ask for. There will be painted knee braces.

The siding will be stucco. The roof will be matte finished corrugated. The trim will be 1"x4" off white and fascia will be 1"x10" also in off white. The primary door will be red and others will be white. There will be white wood windows. There will be wood railings, wood posts and balusters painted.

The accessory building will have weathered rusted steel siding. There will be 1"x4" trim with 1"x8" fascia. The garage door will be wood.

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4 Block 53 and to be known as Tract 2 Block 53 Subdivision, will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 2.10/4.44 (solar panels/skylights) 4.71 (materials), 4.80, 4.82 and 4.83 (accessory structures);

The accessory building will not appear excessively dissimilar to structures of like use within R1C zone neighborhoods and can be supported by complying with Guidelines 4.80, 4.82 and 4.83 (accessory structures), and under the following conditions:

1. *The development plan will be subject to the Block 53 subdivision and improvements agreement separating the five lot parcel into three fee simple parcels; and*

2. *The Board finds that a conditional use permit under to allow non-residential - heated and/or plumbed accessory building as defined in code section 16-1-20 that prohibits sleeping, bathing, or cooking in the building, can be supported based upon Code section 16-8-30, provided the alley way is plowed and maintained on a year around basis for access to the approved parking space in the building. A snow removal agreement to be provided by the application, and*

3. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties in addition to the third water tap located at 624 Maroon Avenue.*

4. *Alteration of natural grade shown on the site plan is supported pending approval of the building inspector for fill material, grading, and surface water mitigation.*

5. *Winter maintenance of the alley that involves snow removal and hauling will be the responsibility of the applicant/owner.*

Nauman made a motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4, Block 53 and to be known as Tract 2 Block 53 Subdivision in the R1C zone and based upon the provisions and conditions of the finding and per the plans and the material lists updated this evening.

Ellis seconded the motion. The motion passed unanimously.

Nauman made a motion to approve a conditional use permit for an accessory building with heating and plumbing to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4 Block 53 and to be known as Tract 2 Block 53 Subdivision in the R1C zone and based upon the provisions and conditions finding.

Meyer seconded the motion. The motion passed unanimously.

Item No. 6

Consideration of the application of ***Edward F. Miller and Rita M. Bral Revocable Trust*** *to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. Continued from the November 28, 2017 BOZAR meeting.*

Helland said that this is a full two lot parcel. The home is a little larger. There is a two car garage and accessory dwelling. All parking is off the alley. There were changes to the windows on the primary dwelling. There were some triple windows that were changed to double windows.

DRC: Ellis and Russell were members and Ellis said that skylights were talked about on the South.

Staff Comment: Minneman said that in the suggested findings they will want to add in the snow mitigation. Also, the grading and fill on the southeast corner referred to in #4 in the finding.

Public Comment: None.

Board Discussion: The parking is in the rear and drainage was addressed on the site plan. Snow storage is adequate, which Russell asked about. Nauman reminded there will be a plan reviewed and approved by Staff and the Chair in the future.

There will be a hipped roof porch on the North elevation with 6”x6” timbers with knee braces. They noted the equal fenestration top and bottom. Ellis asked about when railing is needed and it is 30". They appreciated the exposed rafter tails.

Members also appreciated the balanced fenestration on the West elevation.

On the South elevation (facing the accessory dwelling), there will be the solar, which will be PV. Alvarez Marti noted Hagler and there were two skylights, facing Elk Avenue, approved there. Alvarez Marti supported both. She did say it is visible from both Elk Avenue and Seventh St. Helland wondered if it was better if the panels were on the west side in lieu of the east. Members supported this. No one had concern over the number of skylights.

Regarding the French door, they thought that there is a lot of precedence and all members supported. Helland said that there are trees in this area also.

The gable detail will be a 6”x6” vertical with an 8”x8” horizontal.

There were no comments on the East elevation.

On the accessory dwelling South elevation, the garage doors will have wood overlay. Overall, they thought that this was a nice looking little building.

There will be a matte corrugated metal roof. The siding will be wood board and batton stained solid body gray/brown. There will be 1”x6” corner boards, 1”x4” window and door trim light gray painted and the fascia will be non-exposed rafter tails. The primary door will be natural wood. The windows will be wood in white. The posts and truss details will be stained natural.

The accessory dwelling will have a matte finish roof. There will be vertical barn wood siding stained natural. There will be 1”x10” fascia with a semi-transparent stain. The doors will be wood stained natural.

The Board finds that the proposed single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 to be known as Tract 3 Block 53 Subdivision, will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site

orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 2.10/4.44 (solar panels/skylights) 4.71 (materials), 4.80, 4.82 and 4.83 (accessory structures); under the following conditions;

1. *The development plan will be subject to the Block 53 subdivision and improvements agreement separating the five lot parcel into three fee simple parcels; and*

2. *A conditional use permit is supported per Code Section16-8-30, and provided a long-term residential unit must be rented on the property as defined in code section 16-2-10 of the Crested Butte Municipal Code, and*

3. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties in addition to the third water tap located at 624 Maroon Avenue;*

4. *Alteration of natural grade shown on the site plan is supported pending approval of the building inspector for fill material, grading, and surface water mitigation; and.*

5. *Winter maintenance of the alley that involves snow removal and hauling will be the responsibility of the applicant/owner.*

Nauman made a motion to approve architectural appropriateness to construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 and to be known as Tract 3 Block 53 Subdivision in the R1C zone provided that the solar panels will move to the west side of the south façade, and based upon compliance and conditions of the finding, and per the plans and the material lists updated this evening.

Meyer seconded the motion. The motion passed unanimously.

Nauman made a motion to approve the conditional use for an accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 and to be known as Tract 3 Block 53 Subdivision in the R1C zone, based upon compliance and conditions of the finding.

Ellis seconded the motion. The motion passed unanimously.

Item No. 7

*Consideration of the application of **Gregory S. Faust and Susan M. Faust** to relocate/demolish the existing single family residence and construct a new single family residence and accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone.*

Jim and Greg Faust and Randy Swift were present. The current tenants would like to move the existing home down to CB South on a lot there. They are hoping to have the building moved by May 1st. They would like to propose a single family residence with a detached accessory building. They want to capitalize on the views of Paradise Divide. The roof on the garage would match the roof on the home. Trim will be white.

DRC: Ellis and Russell were members and Ellis said that there were two outstanding issues from the DRC. One was the solid to void ration on the front (North) elevation. The other was material. Otherwise, they recommended approval.

Staff Comment: Minneman explained that the suggested findings she has additions to regarding the demolition and relocation.

Public Comment: None.

Board Discussion: Nauman directed the Board to the site plan. One parking space in front and three on the rear (three are required).

Two trees will need to be taken out. G. Faust explained that one they are going to try to save, which they've had good success with in the past.

Snow storage is noted.

Drainage towards street and alley.

Pavers and gravel are marked as ground cover. Pavers will be permeable.

Nauman noted the top heavy windows on the North elevation. The Board talked about the size of the windows on the North elevation. Minneman explained that the size of the windows is ultimately to not look like doors. She said that the Guideline says must. They talked about transoms, which are 18". Farnell supported this window. Nauman said it is less glazing than if transoms were added. All members supported the fenestration.

Alvarez Marti asked about trim and there is on the first floor.

The knee braces are hammered metal by Ben Eaton (16-18" in size). The arched timbers will be 6"x6" with two 6"x6" for king posts. The stone height is 18" to the cap and will be a dry stack.

On the East elevation, there are three squares mulled together, which is allowed in new zones. They referred to Guideline 4.54. This asks for 3'6" of trim. Minneman said that they need to see if it is highly visible from the street. Faust's will add the trim.

Nauman noted the transition of plank and chink material. They talked about neighboring buildings with this material. They would be the fourth home out of 13 homes. Alvarez Marti didn't think that it was excessive in this neighborhood and wasn't bothered by it. Nauman thought that the reduction was good. It doesn't want to become dominant. All were supportive.

Ellis asked about wainscot just on the front and they said this module ends.

On the South elevation, windows in the staircase had to be removed due to a code issue. There will be 8"x8" posts. They talked about other metal knee braces.

The reclaimed posts will be hand hewn 8"x8". The fascia will be stained to match trim and then they would like hog mesh. They wondered about the wood on the posts or the top rail. Faust mentioned that the top would be made to be the size needed to look like a 2"x4" and would be powder coated. They talked about other approvals. Ellis thought that approving metal would be arbitrary. It is required in the code. Alvarez Marti didn't think that it has been consistent. Meyer thought it was worth experimenting. Minneman countered that they have been fairly consistent. She referenced Houdek from last month. She said we could do a study in the future. Ellis thought that they should be consistent.

On the West elevation, Alvarez Marti noted the 3.5" trim addition and Faust's confirmed this. Ellis said that there are a lot of window sizes. It is four, which is consistent. There will be trim on the front two.

Meyer mentioned the projects from the year-end review when discussing the accessory building. He said that they had mentioned that one was odd because there wasn't a break. Also, the headers didn't line up on that one either. They discussed if this looked like an addition or not. This side could be a separate garage for bicycles, or an office. Alvarez Marti asked about double door and Faust said he has some in his existing building. Nauman didn't have issue with this. Ellis read a Guideline to see if these were traditional garage doors. She thought that this was a lot of openings on a simple accessory building. Meyer didn't think that this was something seen historically. Faust's gave their take. Alvarez Marti thought if they looked more like garage doors it might be easier to approve. Nauman didn't have issue with it. Alvarez Marti would like them to look more like garage doors. Faust thought that they could figure something out here. Meyer thought that he would need to see before he could say yes or no.

A straw pull vote in favor as drawn found Russell, Farnell, and Nauman in support and Meyer, Ellis and Alvarez Marti against.

Minneman explained that they will have to come up with an option two. They've offered one door and they can come back. Faust would like a 3'x6' door. He'd be happy to add an "X" to make it look like a garage door. If it is double, Nauman thought that this would be necessary, but not otherwise. They could bring this to Chair or DRC.

There were no comments on the East or West elevations.

There will be a galvanized corrugated metal roof in zacktique. The siding will be horizontal random width (8-12") natural reclaimed wood with chinking between and vertical board and batton 10" with 3" batts in semi-transparent sage stain. There will be 6"x6" wood trusses and 8"x8" wood deck posts. There will be 4" corner boards color will match the siding. The window and door trim will be 1"x4" legs and 1"x6" header in white. There will be a 1"x10" fascia with a 3" frieze in brown. The primary door will be a wood 2/3 light in natural. The windows will be aluminum clad in chestnut bronze. The chimney and wainscot will be a dry stacked natural stone. There will be natural hammered black metal braces approximately 16" in size. The deck will have 8"x8" posts with hog mesh and a wood top rail.

The accessory building will have natural 24 gauge rusted siding. There will be metal corners. The fascia will be 1"x10" and a 3" frieze. There will be a 1"x4" door and window trim in natural. There will be a ½ light natural door, which will be 3'x6'. The garage doors will be wood faced with reclaimed wood. The windows will be aluminum clad in chestnut bronze.

The Board finds that the application to demolish/relocate the existing non-historic residence for the purpose of constructing a new single-family residence together with an accessory building to be located at 10 Butte Avenue will not appear excessively similar or dissimilar to structures within the surrounding neighborhood. The scale and forms of the home incorporates traditional forms with contemporary interpretations of traditional styles within the surrounding R 1 zone; and

A permit for demolition/relocation will need to accompany a permit for construction of the new residence for which construction drawings have been submitted and approved by the building inspector; and

If the building must be fully demolished, a recycle plan is submitted to the Building Inspector at least two weeks prior to permitting; and

The plank and chink cladding over portions of the first floor is acceptable because of the incidence of the material found within a 250 foot radius of the home per Guideline 4.71 and 4.22 (materials/ excessive similarity),

The architectural design and style of the residence can be supported per the application of Guidelines 4.22-23 (similarity/dissimilarity-context), 4.29-4.31 (massing/forms, scale), 4.37 (roof form/scale /angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.66 (chimney) 4.71, and 4.76 (materials/mixing materials).

The accessory building appears subordinate in scale in relation to the residence reducing the overall mass on the site, and convey relationships with historic styles per GL 2.27 and 4.82-83.

Nauman made a motion to approve the architectural appropriateness for the application to construct a single-family residence and accessory building to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 Zone, provided that the three packs of windows on the North and East will have 3.5" of trim, a wood top rail will be added to the deck, and there will be a single (3'x6') door instead of a double door on the South elevation of the accessory building, and based upon the finding, and per the plans and material list updated this evening. There was an amendment to demolish the existing residence and construct a new residence.

Alvarez Marti seconded the motion. The motion passed unanimously.

Nauman made a motion to approve the conditional use permit to construct an accessory building with heating and/or plumbing to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 Zone and based upon the criteria in Code Section 16-8-30; and limiting the building to non-residential uses and prohibiting bathing, cooking, sleeping per code section 16-1-20.

Ellis seconded the motion. The motion passed unanimously.

Item No. 8

Consideration of the application of ***TPB 3 LLC, a Colorado limited liability corporation*** *to construct a single family residence to be located at 6 Treasury Hill Road, Lot 3, Treasury Hill Subdivision in the R1B zone.*

Doug Patterson was present. He explained where the lot is and it is one of the only two lots remaining. It is very close to the maximum for the zone. There was house that was originally going to build there and then was refilled. There will be a heated driveway. There is PV to offset the drive. There are pavers for a patio and exit on the South. There is a 30' drainage easement. There are existing aspens on the west, which is a nice buffer. There will be new aspens on the east. The lot goes down to the South. So, it will terrace this way. There will be a basement beneath garage. A door exits to the south. A 4.01 is the south elevation, which has more glazing, but isn't visible. There might be a little bit from First and Gothic. A 4.02 is the West elevation and where they are proposing corrugated metal siding. On the East elevation, there will just be corrugate metal on the foundation. The house to the east is quite visible from Town.

DRC: Ellis and Russell were members and Russell said that this originally came with an oblique corner, which wasn't well received. So, this was revised. They made revisions from the first DRC. An east deck was removed. Windows were brought in from corners. West went to corrugated metal from stone. Typos were fixed. There were things that need to be discussed (i.e. stone around garage door, roofing material, triangular window, fenestration on the South, metal siding/wainscot on the west). Ellis added the large square corner windows also might merit some discussion.

Staff Comment: Minneman mentioned the Guidelines for the R1B zone, which were included in the memo. She reminded this is a unique zone. It has its own interesting architectural style.

DRC encouraged indigenous species regarding landscaping. Something is suggested in the motion, if they are interested.

Public Comment: None.

Board Discussion: Nauman directed members to the site plan and they spoke about other homes in the area and landscaping proposed. All members supported.

The staircase to the east is a retaining wall and nothing is over 30". Patterson thought maybe 24" in most places. He overviewed this on the plan. Nauman asked about pavers and they'll be permeable. They won't be heated.

On the North elevation, Nauman appreciated DRC's hard work. There will be a double rafter with knee brace in between. The knee brace is 2.5 " x 6.5". Alvarez Marti said that the roof lines are simple, but there is a lot of snow shed to the door. Patterson said that you will enter from the side in the winter. Alvarez Marti asked about the side light. Minneman said in this zone there are other examples. They added divided lights to the side light for consistency.

Nauman noted that the stone goes to the eave. He couldn't think of many, if any, examples in town where it goes this high. He was okay with stone as an accent, but thought this was too much. Alvarez Marti asked about this zone. Minneman said that most are closer to wainscot. Patterson noted 3 and 5 Aspen Hill, which have high stone levels. They thought that this breaks the mass of the large facade. Patterson provided photos. He said this is something they'd like, but if it is a sticking point they could bring it down to be wainscot level. Nauman thought that the photos help the rear, but not the front. Ellis thought that the wainscot would be good across the front and would be more consistent. She thought that it was fine on the South. Meyer could support, as drawn. Russell said he likes the wainscot better, but it is more an opinion. Alvarez Marti said the use of stone is shown in this neighborhood. It doesn't make sense to change materials in this location. She didn't think that the proportion of stone was out of scale. Alvarez Marti thought on the South it works quite well. Nauman thought that wainscot in the front and higher as proposed on the South fits better.

A straw poll vote in support, as drawn for the stone on the North found Alvarez Marti, Meyer and Russell in support and Nauman and Ellis against.

Window sizes were asked about by Meyer. Minneman said that it is similar to Verzuh and Kapushion. The large windows are 3' x6'. Alvarez Marti wondered about a full light with a transom above. Patterson referred again to 3 and 5 Aspen Hill.

Alvarez Marti said it would be good to have divided lights. Alvarez Marti asked about when these properties were approved/built and Minneman said 5 Aspen Hill was post Guideline. 3 Aspen Hill and Sherman's current house were pre-Guidelines. The DRC supported the muntin pattern. Minneman said she'd caution going to full light. Nauman said that they could stick with the muntin pattern just have a transom above. Russell said there is precedence. Some preferred a 6' tall window without a transom. Alvarez Marti said that they just want to be sure that they want to see this again.

On the West regarding the metal wainscot, Patterson said it will be an oxidized raw steel panel. Snow will shed on this side. There will be one door to access trash and the other is for a gear closet (both will be summer access only). Window is a large square and not two to one. Minneman said that they do occur in this zone when not highly visible from the street. Patterson pointed out where they are and that they aren't visible. Stone will wrap the corner.

All members felt that the stone was acceptable in the rear (South). Sidelight not visible. In the large gable, the trapezoidal windows changed, but the other still has them. It will be visible from the Rec Path, but Patterson noted that there are many other examples in this zone. He said this is all about solar gain. Meyer wondered what the calculation is.

A straw poll vote in support of the trapezoidal window, as drawn found all members against. So, Patterson will change this to potentially a square.

Nauman asked other members if this is too much glazing. They could refer to excessive dissimilarity. Alvarez Marti said it is a pretty big house. Russell encouraged looking at the perspectives. Patterson told about the different planes. Alvarez Marti thought it would be more relational to have three windows rather than four. Patterson agreed and will do this. Gable overhang is very large per Russell. There will be 8”x8” posts and 6”x6” on vertical. The decks will have steel railing with wood cap. There is a photo included with the materials list. Ellis asked about posts and Nauman said that generally they are wood. All were supportive.

The East will be facing the Rec Path and Ellis asked about metal on this side. Patterson said it returns to the building and would end there. Russell said there have been quite a few changes and appreciates the evolution. Russell thought that this fits well with town.

Standing seam core 10 is not roof raw steel panel is actually what is proposed. Patterson called it Bare Skin 50. Nauman said that primary residences have not been supported for rusted corrugated metal. Meyer agreed and said it was surprising for a modern home. Alvarez Marti said that there are structures in Silverton and Durango. Alvarez Marti asked about this neighborhood. Minneman said that there haven't been approvals of this in the area. Patterson said it is more mottled and dark gray. Minneman said that it isn't possible to control. She hasn't seen metal that wasn't treated. There is no guarantee for the color. Patterson had a materials sample. There is an oil coating from the factory. Nauman said that the oil is part of the manufacturing process. Ellis wondered about the number of materials on this house. There are a lot of things happening. Alvarez Marti agreed and said that the transitions are a bit awkward. She has seen this material used, but hasn't seen it in a structure of this size. She would prefer a dulled gray roof. Nauman asked about the roof first and then wainscot later. Russell, Meyer and Ellis didn't support on the roof. So, all wanted to see changes. Finish is too be decided.

They felt that they were being pretty minimalist with the siding. Patterson thought that there were some areas of improvement. Russell thought he could support the use of the material. They wondered about changing the metal to stone on the East and all supported this.

The siding will be butt-jointed barn wood in gray. There will be dry stacked stone. There will be corrugated metal wainscot on the West. There will be no trim on windows. Fascia will be 1”x12” with a 1”x4” frieze. There will be no corner boards. The primary door will be wood. The windows are aluminum clad in bronze. The railings will be a metal cable and wood cap.

The Board finds that the application to construct a single - family residence to be located at 6 Treasury Hill Road in the R1 B zone will not appear neither excessively similar nor dissimilar to residential structures within the surrounding neighborhood. The scale and forms of the building incorporates contemporary massing and forms that will appear consistent with residences in the surrounding zone.

The coverage of the stone (or metal) siding will not appear excessively dissimilar to the residences within the neighborhood.

The architecture can be supported by the application of Guidelines 4.22 (similarity), 4.23, (dissimilarity) 4.30-4.31 (mass, scale form — new zone), 4.31, 4.37, 4.41 (roof form /angle), 4.45 -6 (front porch), 4.47 -8 (rear porch /deck) 4.50, 4.53 (windows), 4.71 (materials), 4.76 (mixing materials), and

Nauman made a motion to approve the architectural appropriateness for the application to construct a single - family residence to be located at 6 Treasury Hill Road, Lot 3 Treasury Hill Subdivision in the R 1B zone, provided that the trapezoidal window is removed on the south, one of the 3'x6' southwest deck windows will be removed, the roof color/material will be changed and reviewed and approved by the BOZAR Chair, and the wainscot will be changed to stone on the East elevation, and based upon the finding, and per the plans and material list updated this evening.

Russell seconded the motion. The motion passed unanimously.

Item No. 9

Miscellaneous:

- DRC for February 12 and 20: Russell volunteered for the first meeting and Nauman will do the second. Ellis will do both. (BOZAR – February 27th)
- DRC for March 12 and 19: Nauman and _____ (BOZAR – March 27th)

Nauman adjourned the meeting at 12:24 a.m.

Town of Crested Butte
Board of Zoning and Architectural Review
January 30, 2018

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Nauman called the meeting to order at 6:00 pm.

Members present were: Alvarez Marti, Meyer, Nauman, Russell, Farnell (portion of the meeting) and Ellis.

Staff members present were: Nevins, Minneman and Earley.

Farnell made a motion to approve the minutes with changes from the December 19, 2017 BOZAR meeting.

Ellis seconded the motion. The motion passed unanimously.

Item No. 1
Recommendation to the Town Council to approve an amendment regarding special off street parking allowances in the B3 and T zones.
Nevins explained what is allowed for parking currently. The off street parking requirements are shown on the second page. This doesn't allow condominiumization. Residential housing would be required. A parking management plan would also be required to address maintenance, repairs and snow removal. There wasn't a recommendation from the DRC.

Ellis asked if the parking spots are exclusively for the residential units and Nevins said yes and there would be signage.

DRC: Russell and Ellis were members and they thanked Nevins for his overview. They were concerned about unforeseen consequences from this approval. This is a change to the code to help out Clarks. Russell just wanted to bring it up to discuss with the Board. There is an issue with it being limited per Ellis. They talked about deed restriction, as opposed to affordability. Minneman clarified that one of the units will be ROAH. They talked about rents and compliance.

Staff Comment: Nevins said that this would help projects with affordable housing with their overall development. The code, as is, sets the size of a project and this offers and alternative.

Public Comment: None.

Board Discussion: Nauman agreed with others that this helps Clarks and does help to provide affordable housing. He thought that this is a good thing. He didn't think that this is an area that is highly utilized right now. He was in support and saw the benefits.

Meyer didn't have anything against affordable housing, but thought there was another solution where the code doesn't have to be changed. He also thought that asking someone to move every night was not realistic. Minneman reminded that there would be a PIL required to this. He didn't understand why there would be any difference. Meyer said that they will move their cars and wondered if they would move their car back. He thought that they might leave their car in the main lot. Minneman and Nevins noted the parking management plan. Town will monitor how it is functioning. It is to their benefit for the residents to park on the side. Minneman said that Anthracite Place had something similar in a parking management and snow management plan. Alvarez Marti asked about Purple Mountain and Minneman thought that they have to move this, but wasn't sure. A portion of this proposed is on ROW and about half is on their property.

Alvarez Marti asked about the reduction of units and if this is still the case due to parking. They were encouraged to reduce to four units based upon the parking calculation. Minneman said that there was originally an interest in having six and it made sense to the Clarks because they are already spending the money.

Farnell asked if the goal is to only use this in this instance or if there will be other examples. Minneman said in B3 and T this could be used in the right situation. She referenced the Sothesby's building and that it had happened there some years ago. Farnell clarified if this is a tool that wants to be used. He doesn't like changing code for one instance. He thought that the main parking lot is a much better solution. He understands the issues with parking for this project. He thought if this helps someone get additional units in the future then he could support. Nevins thought that it is a new tool in the toolbox and we don't know where it might occur, but it provides the possibility.

Meyer wondered if it should be more general then because right now it is pretty specific. Alvarez Marti asked about the Rocking Horse building and that is the B2 zone.

Farnell said that as long as it has multiple uses and thought that it has good intent. Nauman agreed that it needs to be beneficial to more than one property.

Alvarez Marti agreed with Meyer and Farnell. She would rather see the four units go in than not approve this. Meyer reiterated that he'd rather see parking in the main lot and didn't understand. Minneman said that shifting this parking is difficult because PIL can't be provided for residential currently. Minneman talked about how busy this lot can be with all of the different businesses. Can six more spaces be taken away from the business operation? This would be part of their review once provided.

Alvarez Marti thought that things could be plowed differently and that their cars could remain there. Minneman said that they can make their recommendation to the Town Council with their comments and suggestions.

Russell clarified that if these were all on private property this would not be an issue. There is room for parallel, but this wouldn't be the largest number of spaces. Russell clarified that what is now snow storage it would become more maintained and this is the case.

Alvarez Marti asked if these could be labeled and thought that this should be included in the parking management plan. Nevins agreed.

Nevins explained that taking six commercial parking spaces and transferring them to the ROW; currently there isn't PIL for residential. He overviewed the rearrangement of parking with this code provision.

A straw poll vote in favor of a recommendation to the Town Council found Ellis, Alvarez Marti, Russell and Nauman in support. Farnell and Meyer were against.

Regarding additions/suggestions, permanent residence signage should be added onsite and in the parking management plan. Alvarez Marti thought that plowing could change to help these cars not have to move every night. Due will be in charge of giving a recommendation to the Town Council on this suggestion. Minneman said that it could be on Clarks to figure this out.

Nauman has reviewed the proposed amendment and provided comments and made a recommendation of support to the Town Council concerning special off-street parking requirements in the B3 and T zones provided that Public Works Director consider a different plowing regime to help cars parked in this area to alleviate the need to move their cars each night in the winter time and signage will be added to the parking management plan and to the building for these spaces.

Farnell seconded the motion. The motion passed with Meyer voting against.

Item No. 2

Consideration of the application of ***Crested Butte Nordic Council and West Elk Hockey Association (WEHA) in conjunction with the Town of Crested Butte*** *to relocate the existing building and construct a new mixed use building to*

serve hockey and Nordic uses to be located at 620 Second Street, Block 40/45 in the P zone.
Ben White, Margaret Loperfido and Janna Hansen were present. Hansen asked if there are any questions. White said that there is one orientation to the ice rink, one to the parking lot and one to the Nordic teaching area. This gives rational to the shape of the building. The roof line has been remedied and the awkward hip was removed. There was a gable end facing the hill and that has been removed. The porch roof has a single slope, which is evident in the front elevation. Snow fencing was added. Metal wainscot was added to protect from snow accumulation. Site development was also done. Loperfido explained the objectives of the group. There is limited space between this building and the ice rink. They wanted to soften things and many of the areas will have snow storage. She looks to what occurs naturally. They would like to keep as many existing trees as possible. Pavers are shown and she likes them because they are much easier to maintain. They've discussed permeable paving. They haven't had civil engineering done yet, but this could be possible. There is patio space in the front and this steps down 6-7" and snow storage could occur here. Snow removal equipment has been taken into account with many areas (8'). Loperfido mentioned a gas fire pit and this hasn't been decided upon yet. The red dots are potential areas for art. Farnell wondered about the potential for planter boxes on the front to soften it to the neighborhood to the north. Loperfido thought so and that it might be good to make it known to be a civil space. Ellis wondered about drainage in the area on the southeast. Loperfido explained the thoughts behind the grade and that civil engineering will help this. Farnell said that much won't grow in the inner spaces and Loperfido agreed. Hansen said that they were very happy that some of the coke oven remnants will be kept. There will be 58 spaces. This bus stop will not be used.

DRC: Ellis and Russell were members and Ellis said that there was overall support for mass and scale. Roof rail was talked about and someone thought it added height and complication. Ellis noted a possible issue with ice dripping, which could be dangerous. White said it will hold snow and thought that additional snow fencing might be a solution. He said you could change the direction of the roof also. Russell said the plan seems solid. Muntin patterns were going to change in some spots and seem to be reflected in the new plan.

Staff Comment: Minneman said that one of the things that this will be looked at for Nordic and Hockey and there will probably be some summer uses as well. Minneman said with this there might be a benefit to having a curfew of 10:00 pm. Amplified music and sound might be 9:00 pm. She felt that the Board has looked at this quite a bit and has been quite thorough in their review.

Public Comment: Eddie Stern (owner of 220 Whiterock Avenue) wrote in a letter asking what the impacts to homes during construction might be, impacts to homes after construction and any mitigation by town

Hansen spoke to these questions and said that there will be increased traffic during construction and she thought that traffic would be directed to Belleview Avenue. The construction as with any other would be kept to 7:00 am to 7:00 pm Monday through Saturday and 8:00 am to 5:00 pm on Sunday.

Hansen explained that it will be similar to current uses. It is very quiet in the summer currently. They would like to invigorate this space in the summer. Alvarez Marti asked if this would be a place for private parties and weddings and Hansen said it hasn't been very popular for this. There is use of the Nordic training area sometimes.

Board Discussion: Nauman said first they will look at Stern's concerns. Traffic and curfews for construction noise. They didn’t think that it would be different than regular residential construction. Meyer thought that through traffic might be prohibited and Hansen said yes. Alvarez Marti asked about the time frame and Hansen said that they need to raise money. So, they could potentially break ground in 2019 and there was a guess of about 18 months for construction.

The existing building was questioned. Hansen said that they would like to look at the moving of the existing building without additions, but will come back to the Board for this. Russell said getting rid of the foundation might be loud, but everything else would be normal.

Ellis asked about any suspension of services. There would hopefully not be any per Hansen and Christie Hicks, Director of the Nordic Center.

Parking will be at a premium for a time because of staging and snow storage.

Nauman said he felt that the curfew with amplified music and lights out is good, all others agreed.

On the site plan, Nauman asked about the fire pit and Loperfido said that it could just be piped right now. Hansen said some of it may come down to how the building interacts with the space and this might come later. It might also be removable.

Farnell thought that it is a great design. It will come down to drainage, which is a huge thing to address, but is not their issue. Nauman thought that permeable pavers would help.

Russell asked how many new parking spaces and there will be 16 new. He asked if the parking lot would be torn up and Hansen said no.

Alvarez Marti asked about the drain. Hansen said hopefully there would be a valley pan heated to drain water north and south. Sidewalks will not be heated, only the area between the warming house and rink. Alvarez Marti liked what is being proposed. She thought it was a nice accommodation for softening things. Alvarez Marti thought a fire pit closer to the rink might be better.

Alvarez Marti asked about seeing the final landscape plan and Minneman said that this will come back at least to a DRC.

Alvarez Marti asked about where the areas for snow storage are. Hansen explained how the areas are snow blown and plowed. She said it will be similar to what is existing. Alvarez Marti wondered about keeping trees. Hansen and Loperfido said that they will work with arborist and nurseries to determine this.

Russell asked about parking and turning radius. This has been looked at. Hicks noted there are some issues with this area for the cat to pull in and out. So, this might be better served as a loading zone. They will bring this to the Board later if this changes.

Nauman referenced classic fenestration plan throughout the building. Alvarez Marti asked about the ridge fence. White explained it isn't decorative it is utilitarian. He just worried about the size of the roof and safety of shovelers in the future. White said it could change if needed. Alvarez Marti asked about the valley and if this will be removed. Minneman said that the Town hires a company to do this. Nauman said he hasn't seen this, but thought it won't be highly visible.

Russell asked about the sign in the alcove and it is 3'. It is ADA accessible, White confirmed this. Trim for the alcove will be timber, which White also confirmed.

There will be can lights in the alcove to illuminate the porch and a gooseneck fixture on the rink side. There is a lot of light that comes from the rink. There might be benefit to sidewalk lights per Alvarez Marti.

Windows under warming house sign will be awnings for the transoms and the lower portion will be fixed per White.

Regarding the West elevation (facing practice area), there will be 8”x8” posts with 6”x6” knee braces. The three French doors open inwards which was questioned by Meyer and this would be for summer use. All members supported. Russell asked about these transoms and they won't be operable. There is a window in the waxing room that is a double hung. The beam was discussed by Nauman and White said that it is for looks and size of the building.

Russell asked about the roof dripping here in front of the double hung window. They discussed an alternative for this. Farnell asked about snow fence. White said that they could. They talked about walking/skiing traffic flow. Hicks gave her thoughts with this. Main flow will be through the main entrance. Alvarez Marti asked about the depth of the porch. It is 10' deep and they thought that there could be a volume of people. Alvarez Marti thought that snow fence might be good here. White said that snow will be maintained.

On the South elevation, there are locker rooms in this area. The low window is for the person working in the shop area. White thought that on this elevation it won't be as visible. They thought that this being P zone and that the elevation is not highly visible it might be okay.

They talked about the material being metal and no members had issue.

On the South (Rink elevation), Russell asked if windows were revised and they were per the DRC comments. Doors and windows were separated slightly. Russell asked if they are fixed and they are. Nauman asked about the size of the mechanical louvre. White thought 4'x4'. Nauman asked about the finish on those. White thought that they could be pulled back and have a decorative wood louvre on top. They didn't think that this will be very visible from the parking lot. There are also wind screens on the interior of the rink per Hansen.

There is a galvalume roof on the ice rink, but Nauman thought that this might be bright on this roof. He had concern that this product doesn't weather and stays shiny. Farnell thought that with the pitch it might be different. He didn't have too much concern. White and all were amenable to looking at a different material, possibly something in gray. Nauman thought that this would be good. Ellis thought a different material would break up the mass. Once chosen, this will come back for Chair review.

The siding will be 8" channel rustic with a semi-transparent natural brown stain. At the base, there will be 7/8" corrugated metal in Brandywine. The trim will be 1"x4" and 1"x6" with walnut stain. There will be 2"x10" corner boards with walnut stain. There will be bronze aluminum clad windows and doors.

Gas fire place is to be decided at a future date.

The Board finds that the relocation of the existing Nordic Center building to construct a new warming house that services functions of the hockey, Nordic, and public ice rink located 620 Second Street will not appear excessively dissimilar to the building styles within the Big Mine Park and P zone. The new building incorporates traditional forms relational to historic architecture along with forms of an unconventional module that appears visually compatible given the location adjacent to the ice rink and Gibson Ridge to the south. The building forms can be supported based upon the intents of Guidelines 5.145, 5.147, and provided the relocation of the existing building is approved at a future BOZAR meeting prior to excavation/construction, and the alterations to the site and the parking lot meet final approval of the Public Works, Parks and Recreation and Building Departments.

Russell made a motion to approve architectural appropriateness to relocate the existing Nordic Center Building to construct a new Warming House building to be located at 620 Second Street, Block 40 and 45 contingent upon the findings and provided that there will be a 9:00 pm curfew, prohibition of amplified music and with lights out at 10:00 pm, the ADA space on the west will be relocated and the BOZAR Chair will review and approve the roof material and per the plans and the material lists updated this evening.

Nauman seconded the motion. The motion passed unanimously.

Item No. 3

Consideration of the application of ***Edward F. Miller and Rita M. Bral Revocable Trust*** *To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone. Continued from the November 28, 2017 BOZAR meeting.*

Michael Helland was present. There are five lots. There is an existing home and a subdivision would be required, as well as demolition. The proposal is to find someone to take the home or dismantle and recycle per Town code.

DRC: Ellis and Russell were members and Ellis said that, originally, there was concern over drainage and this has been addressed. It was recommended to the Board for approval. Russell said it has been approved by BOZAR at least three times prior to this. There would need to be significant work to upgrade the alley.

Staff Comment: Minneman said that demolition is put in with the subdivision, as this is part of the approval. Minneman said that there is criteria in 17-4-50 for approvals. Helland has added drainage for each parcel and for the alley. The alley

will need to be upgraded. It isn't very wide right now and will be at the cost of the developer. It will need to be traveled for parking and snow storage. There are water shut off valves in the alley that will need to be moved onto their associated properties.

There was a concern from adjacent property owners about snow removal and storage and she thought that the Board could talk about this. Minneman said that there might be room for storage at the end of the alley, as it is a dead end. There are historic buildings in this area and they will need to be careful. She said that the Board might want to require a snow storage/snow hauling plan that could be signed off upon by the Board in the future. Minneman said in the finding it is similar to the Myerson project in the 200 Block of Gothic in that there will need to be regrading and interim landscaping to prevent weeds.

The hole on the southeast will be filled in per the approval by the previous Building Official. The power poles servicing the south lots will remain. The utilities for these lots will be undergrounded.

Ellis asked about a third water shut off and Minneman said the Millers are aware.

Public Comment: Harvey Castro (owner of 712 ½ Maroon Avenue) said that the low point on big snow years is quite a lake. Castro noted how large the four way parking lot is and with paving there will be more drainage. He wanted to make sure this is taken into account. Neighbors have concerns for this additional water. He also had concern about the Seventh Street corridor. It is very dense in this area.

Linda Roberts (owner of 12 Ruth's Road) felt that density should only be allowed if affordable housing is provided.

Board Discussion: Nauman directed the Board to the subdivision criteria. He also mentioned the conditions noted in the memo. All costs to the developer.

Farnell explained to Castro that the Board is not responsible for the civil engineering. They have drainage as part of the finding to encourage this to be done properly. They rely on Staff to ensure that this happens correctly. Castro asked a clarifying question and Farnell said that he understood the concern. Nauman said that the four way should also ensure that drainage is adequate. Nauman said a topography survey was done for this project to ensure that they understood site conditions.

Ellis noted the criteria for this with irrigation and Minneman said that this will have to be looked at. This was the same situation as with the Myerson project. Minneman said we just don't know how this will be developed and however it happens we don't want the weeds to take over.

Ellis asked about improvement of the alley. Minneman said it will involve resurfacing and grading. It will need to be widened to 16'. It will need to be brought to the town code requirements for this, which are quite strict.

Nauman didn't know if they could do anything about Robert's concerns. There is one accessory dwelling proposed on the site. Neighbors had concerns about more than this because of the density. They felt that there is balance.

Nauman asked if there were any other additions. Farnell said that they should add something about ensuring that town staff signs off on this per #7. Nauman read and asked if this was adequate.

On #6 of the finding, members thought that the Chair could look at this. There will also be a RCA with these conditions for each. Minneman said that some of these conditions will go into each of these, as well. Ellis didn't think that 624 Maroon Avenue should have to remove snow, if they don't have parking or access in the rear. Minneman said that they can discuss this. MInneman said "may be" instead of "will", as determined by town staff.

A portion of the berms on the North are on town ROW. Minneman said it is being mentioned here and on 624 Maroon Avenue. There is an updated #2 in the finding and the interim landscape plan is mentioned.

The Board finds that the Block 53 Subdivision of Lots 1-5 is part of a development plan that will create three new fee simple –parcels in the R1C zone in accordance with requirements set forth in Code Sections 17-4-30, 17-4-40, and 17-4-50 of the minor subdivision code; and

Any approval of the subdivision will be contingent upon the following restrictions that may be included in a subdivision improvement agreement to be recorded in the real property records:

1. *The demolition of the non-historic building located at 624 Maroon Avenue is contingent upon approval of the three development plans for 624, 628 and 630 Maroon Avenue per code section 16-14-190 (requirements for demolition); and*

2. *Because the removal of the existing structure will have to occur the utilities within the existing parcel, a recycle plan must be submitted to the building department at least two weeks prior to demolition per code section 16-14-190, together with the removal of the berm on a portion of the Maroon Avenue rights of way that includes repair of the Rights of Way, and the provision of an interim landscape plan provided for any parcels not undergoing construction;*

3. *Prior to demolition, the purchase of a permit for the demolition permit and the purchase of a building permit for a residence to be constructed on the property for which construction drawings have been submitted to and approved by the building inspector; and*

4. *The subdivision plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50, and with final approval by the Community Development Director and recorded at the expense of the Developer; and*

5. *The Applicant/Developer will be responsible for the improvement of the adjacent alley for access and parking under the approval of the Utilities Director; said alley improvement and permitting therefore will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties and any other shut off valves that may not be on its respective property in this locale; and*

6. *A snow removal and snow hauling plan to manage and haul snow from the alley will be provided to the building department to be approved by the Community Development Director and may be recorded as directed by the Town Council in the Subdivision Agreement as a Restrictive Covenant Agreement; and*

7. *Alteration of natural grade shown on the site plan for Tract 3 is supported pending approval of the building inspector for fill material, grading, and surface water mitigation.*

Nauman made motion approve the demolition of the non-historic single-family residence located at 624 Maroon Avenue, Block 53, Lots 1-5 contingent upon the approval of the Block 53 Subdivision per the finding.

Ellis seconded the motion. The motion passed unanimously.

Nauman made motion approve the Block 53 Subdivision located on Lots 1-5, Block 53 in the R1C zone into three fee simple tracts, as shown on the minor subdivision plat, based upon compliance with Code Section 17-4-50 and contingent upon the requirements of the finding.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 4

Consideration of the application of ***Edward F. Miller and Rita M. Bral Revocable Trust*** *to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. Continued from the November 28, 2017 BOZAR meeting.*

Farnell suggested a distilled overview because this has been looked at a few times. All others agreed.

Helland didn't add anything to this other than finish notes on the plans.

DRC: Ellis and Russell were members and Russell said that at the 16th meeting they discussed drainage and grading. Also, they wanted to make sure the egress well won't have snow deposition in it and it won't. Farnell asked if the berms need to be cleaned up in this area and they do.

Staff Comment: Minneman said that there is approval subject to the subdivision agreement in the finding. The prohibition on parking on the alley is up to them. If something changed in the future, then maybe they could engage the BOZAR at that time. Minneman noted that the conditional use is not for an accessory dwelling, it is for a heated and or plumed accessory building. There isn't a requirement that this will maintain snow removal.

Public Comment: None.

Board Discussion: Regarding snow removal, Ellis didn't understand the prohibition of parking in this building in the future. Minneman said that even if the utility pole was moved it would be difficult to get in and out of a garage for parking. Ellis didn't know if it is necessary to prohibit. Alvarez Marti agreed that there are existing site conditions that prohibit this now, but things in the future could happen. Farnell said that they need to be included in the snow management in the future. Minneman said that the property lines all come together here and the alley couldn't come through. Minneman said that, in the future, if an owner wanted a garage this would be reviewed by the Board in the future. They discussed the potential for a garage. Farnell just thought that it needs to be either or. Nauman liked how the portion of the finding was written. They thought no parking no snow removal per # 3. Alvarez Marti asked about summer use and Minneman said the way it is written now no. Alvarez Marti asked about what happens if they do. If neighbors complain, it would come to Staff and we'd need to address it. Farnell thought that it would be difficult to park there without pulling onto neighbor's property, which is not allowed. There is also a guide wire that would prohibit this.

The trees on the North will be maintained that aren't in the ROW. In the berm, it will be removed. Russell asked about if the front porch will be open and it will.

There are classic fenestration patterns on the West and there is a siding change in gable.

On the South, the foundation cover was asked about by Nauman and Minneman said it looked like stucco on east and west. Helland clarified they will take the siding as low as possible and there will just be concrete. Ellis asked about the area under the porch and it will be open.

There were no comments on the East elevation.

There were no comments on the accessory building.

There will be a dulled matte galvanized metal roof. There will be vertical board and batten in blue with light gray trim. The trim will be 1"x4" and 1"x10" fascia. There will be a wood door and windows white in wood. There will be wood railings on the porch

The accessory building will have the same roof. There will be horizontal siding stained natural. There will be 1"x8" fascia. There will be a light gray door with white wood windows.

The Board finds that the proposed single-family residence to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4 Block 53 to be known as Tract 1 Block 53 Subdivision will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town and can be supported by complying with 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.45-6 (porches), 4.49-4.50 (windows), and 4.71 (materials).

The accessory building will not appear excessively dissimilar to structures of like use within R1C zone neighborhoods and can be supported by complying with Guidelines 2.27, 4.82 and 4.83 (accessory structures), and under the following conditions:

The Board finds that a conditional use permit to allow non-residential heated and/or plumbed accessory building as defined in code section 16-1-20 of the Crested Butte Municipal Code prohibits sleeping, bathing, or cooking in the building, can be supported based upon Code section 16-8-30, and contingent upon the following:

1. *The development plan will be subject to the Block 53 subdivision and improvements agreement separating the five lot parcel into three fee simple parcels; and*

2. *The portion of the berm located on the Maroon Avenue Rights of Way is removed, and approval by the Public Work's Director of the re-grading of the rights of way; and.*

3. *Parking is prohibited on the rear of the property due to impingement of the dead end alley, or unless and application to the BOZAR after the alley is improved. Due to the prohibition on parking, snow hauling and removal on the alley is not required as per the rest of the subdivision; and*

4. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties in addition to the third water tap located at 624 Maroon Avenue; and*

Nauman made a motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4 Block 53 to be known as Tract 1 Block 53 Subdivision in the R1C zone and based upon the provisions and conditions in the finding and per the plans and the material lists updated this evening.

Farnell seconded the motion. The motion passed unanimously.

Nauman made a motion to approve a conditional use permit for an accessory building with heating and plumbing to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4 Block 53 to be known as Tract 1 Block 53 Subdivision in the R1C zone and based upon the finding.

Farnell seconded the motion. The motion passed unanimously.

Item No. 5

*Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. Continued from the November 28, 2017 BOZAR meeting.*

Helland said that there are no significant changes. This accessory building is a garage and will be used as such. Primary building will be stucco. The garage will have weathered steel siding.

DRC: Ellis and Russell were members and there wasn't anything specific for this address. All were addressed.

Staff Comment: Minneman said that there is a suggestion for the winter maintenance and it is #5 in the finding.

Public Comment: None.

Board Discussion: There will be street-side trees and parking in alley and on street. No concerns or comments for the site plan

On the North elevation entry porch, they talked about the metal and most others, if approved, were on the rear of buildings. Minneman noted Guideline 4.74. Meyer asked about 29 Whiterock Avenue and this was retroactive. They talked about other buildings. Helland said he could go 2”x2” wood balusters painted to match.

Helland said that the detail to the rear on the West elevation will change as well.

All supported the East elevation.

The accessory building will have weathered corrugated steel siding. It is a very simple building, as the DG ask for. There will be painted knee braces.

The siding will be stucco. The roof will be matte finished corrugated. The trim will be 1"x4" off white and fascia will be 1"x10" also in off white. The primary door will be red and others will be white. There will be white wood windows. There will be wood railings, wood posts and balusters painted.

The accessory building will have weathered rusted steel siding. There will be 1"x4" trim with 1"x8" fascia. The garage door will be wood.

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4 Block 53 and to be known as Tract 2 Block 53 Subdivision, will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 2.10/4.44 (solar panels/skylights) 4.71 (materials), 4.80, 4.82 and 4.83 (accessory structures);

The accessory building will not appear excessively dissimilar to structures of like use within R1C zone neighborhoods and can be supported by complying with Guidelines 4.80, 4.82 and 4.83 (accessory structures), and under the following conditions:

1. *The development plan will be subject to the Block 53 subdivision and improvements agreement separating the five lot parcel into three fee simple parcels; and*

2. *The Board finds that a conditional use permit under to allow non-residential - heated and/or plumbed accessory building as defined in code section 16-1-20 that prohibits sleeping, bathing, or cooking in the building, can be supported based upon Code section 16-8-30, provided the alley way is plowed and maintained on a year around basis for access to the approved parking space in the building. A snow removal agreement to be provided by the application, and*

3. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties in addition to the third water tap located at 624 Maroon Avenue.*

4. *Alteration of natural grade shown on the site plan is supported pending approval of the building inspector for fill material, grading, and surface water mitigation.*

5. *Winter maintenance of the alley that involves snow removal and hauling will be the responsibility of the applicant/owner.*

Nauman made a motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4, Block 53 and to be known as Tract 2 Block 53 Subdivision in the R1C zone and based upon the provisions and conditions of the finding and per the plans and the material lists updated this evening.

Ellis seconded the motion. The motion passed unanimously.

Nauman made a motion to approve a conditional use permit for an accessory building with heating and plumbing to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4 Block 53 and to be known as Tract 2 Block 53 Subdivision in the R1C zone and based upon the provisions and conditions finding.

Meyer seconded the motion. The motion passed unanimously.

Item No. 6

Consideration of the application of ***Edward F. Miller and Rita M. Bral Revocable Trust*** *to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. Continued from the November 28, 2017 BOZAR meeting.*

Helland said that this is a full two lot parcel. The home is a little larger. There is a two car garage and accessory dwelling. All parking is off the alley. There were changes to the windows on the primary dwelling. There were some triple windows that were changed to double windows.

DRC: Ellis and Russell were members and Ellis said that skylights were talked about on the South.

Staff Comment: Minneman said that in the suggested findings they will want to add in the snow mitigation. Also, the grading and fill on the southeast corner referred to in #4 in the finding.

Public Comment: None.

Board Discussion: The parking is in the rear and drainage was addressed on the site plan. Snow storage is adequate, which Russell asked about. Nauman reminded there will be a plan reviewed and approved by Staff and the Chair in the future.

There will be a hipped roof porch on the North elevation with 6”x6” timbers with knee braces. They noted the equal fenestration top and bottom. Ellis asked about when railing is needed and it is 30". They appreciated the exposed rafter tails.

Members also appreciated the balanced fenestration on the West elevation.

On the South elevation (facing the accessory dwelling), there will be the solar, which will be PV. Alvarez Marti noted Hagler and there were two skylights, facing Elk Avenue, approved there. Alvarez Marti supported both. She did say it is visible from both Elk Avenue and Seventh St. Helland wondered if it was better if the panels were on the west side in lieu of the east. Members supported this. No one had concern over the number of skylights.

Regarding the French door, they thought that there is a lot of precedence and all members supported. Helland said that there are trees in this area also.

The gable detail will be a 6”x6” vertical with an 8”x8” horizontal.

There were no comments on the East elevation.

On the accessory dwelling South elevation, the garage doors will have wood overlay. Overall, they thought that this was a nice looking little building.

There will be a matte corrugated metal roof. The siding will be wood board and batton stained solid body gray/brown. There will be 1”x6” corner boards, 1”x4” window and door trim light gray painted and the fascia will be non-exposed rafter tails. The primary door will be natural wood. The windows will be wood in white. The posts and truss details will be stained natural.

The accessory dwelling will have a matte finish roof. There will be vertical barn wood siding stained natural. There will be 1”x10” fascia with a semi-transparent stain. The doors will be wood stained natural.

The Board finds that the proposed single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 to be known as Tract 3 Block 53 Subdivision, will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site

orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 2.10/4.44 (solar panels/skylights) 4.71 (materials), 4.80, 4.82 and 4.83 (accessory structures); under the following conditions;

1. *The development plan will be subject to the Block 53 subdivision and improvements agreement separating the five lot parcel into three fee simple parcels; and*

2. *A conditional use permit is supported per Code Section16-8-30, and provided a long-term residential unit must be rented on the property as defined in code section 16-2-10 of the Crested Butte Municipal Code, and*

3. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties in addition to the third water tap located at 624 Maroon Avenue;*

4. *Alteration of natural grade shown on the site plan is supported pending approval of the building inspector for fill material, grading, and surface water mitigation; and.*

5. *Winter maintenance of the alley that involves snow removal and hauling will be the responsibility of the applicant/owner.*

Nauman made a motion to approve architectural appropriateness to construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 and to be known as Tract 3 Block 53 Subdivision in the R1C zone provided that the solar panels will move to the west side of the south façade, and based upon compliance and conditions of the finding, and per the plans and the material lists updated this evening.

Meyer seconded the motion. The motion passed unanimously.

Nauman made a motion to approve the conditional use for an accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 and to be known as Tract 3 Block 53 Subdivision in the R1C zone, based upon compliance and conditions of the finding.

Ellis seconded the motion. The motion passed unanimously.

Item No. 7

*Consideration of the application of **Gregory S. Faust and Susan M. Faust** to relocate/demolish the existing single family residence and construct a new single family residence and accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone.*

Jim and Greg Faust and Randy Swift were present. The current tenants would like to move the existing home down to CB South on a lot there. They are hoping to have the building moved by May 1st. They would like to propose a single family residence with a detached accessory building. They want to capitalize on the views of Paradise Divide. The roof on the garage would match the roof on the home. Trim will be white.

DRC: Ellis and Russell were members and Ellis said that there were two outstanding issues from the DRC. One was the solid to void ration on the front (North) elevation. The other was material. Otherwise, they recommended approval.

Staff Comment: Minneman explained that the suggested findings she has additions to regarding the demolition and relocation.

Public Comment: None.

Board Discussion: Nauman directed the Board to the site plan. One parking space in front and three on the rear (three are required).

Two trees will need to be taken out. G. Faust explained that one they are going to try to save, which they've had good success with in the past.

Snow storage is noted.

Drainage towards street and alley.

Pavers and gravel are marked as ground cover. Pavers will be permeable.

Nauman noted the top heavy windows on the North elevation. The Board talked about the size of the windows on the North elevation. Minneman explained that the size of the windows is ultimately to not look like doors. She said that the Guideline says must. They talked about transoms, which are 18". Farnell supported this window. Nauman said it is less glazing than if transoms were added. All members supported the fenestration.

Alvarez Marti asked about trim and there is on the first floor.

The knee braces are hammered metal by Ben Eaton (16-18" in size). The arched timbers will be 6"x6" with two 6"x6" for king posts. The stone height is 18" to the cap and will be a dry stack.

On the East elevation, there are three squares mulled together, which is allowed in new zones. They referred to Guideline 4.54. This asks for 3'6" of trim. Minneman said that they need to see if it is highly visible from the street. Faust's will add the trim.

Nauman noted the transition of plank and chink material. They talked about neighboring buildings with this material. They would be the fourth home out of 13 homes. Alvarez Marti didn't think that it was excessive in this neighborhood and wasn't bothered by it. Nauman thought that the reduction was good. It doesn't want to become dominant. All were supportive.

Ellis asked about wainscot just on the front and they said this module ends.

On the South elevation, windows in the staircase had to be removed due to a code issue. There will be 8"x8" posts. They talked about other metal knee braces.

The reclaimed posts will be hand hewn 8"x8". The fascia will be stained to match trim and then they would like hog mesh. They wondered about the wood on the posts or the top rail. Faust mentioned that the top would be made to be the size needed to look like a 2"x4" and would be powder coated. They talked about other approvals. Ellis thought that approving metal would be arbitrary. It is required in the code. Alvarez Marti didn't think that it has been consistent. Meyer thought it was worth experimenting. Minneman countered that they have been fairly consistent. She referenced Houdek from last month. She said we could do a study in the future. Ellis thought that they should be consistent.

On the West elevation, Alvarez Marti noted the 3.5" trim addition and Faust's confirmed this. Ellis said that there are a lot of window sizes. It is four, which is consistent. There will be trim on the front two.

Meyer mentioned the projects from the year-end review when discussing the accessory building. He said that they had mentioned that one was odd because there wasn't a break. Also, the headers didn't line up on that one either. They discussed if this looked like an addition or not. This side could be a separate garage for bicycles, or an office. Alvarez Marti asked about double door and Faust said he has some in his existing building. Nauman didn't have issue with this. Ellis read a Guideline to see if these were traditional garage doors. She thought that this was a lot of openings on a simple accessory building. Meyer didn't think that this was something seen historically. Faust's gave their take. Alvarez Marti thought if they looked more like garage doors it might be easier to approve. Nauman didn't have issue with it. Alvarez Marti would like them to look more like garage doors. Faust thought that they could figure something out here. Meyer thought that he would need to see before he could say yes or no.

A straw pull vote in favor as drawn found Russell, Farnell, and Nauman in support and Meyer, Ellis and Alvarez Marti against.

Minneman explained that they will have to come up with an option two. They've offered one door and they can come back. Faust would like a 3'x6' door. He'd be happy to add an "X" to make it look like a garage door. If it is double, Nauman thought that this would be necessary, but not otherwise. They could bring this to Chair or DRC.

There were no comments on the East or West elevations.

There will be a galvanized corrugated metal roof in zacktique. The siding will be horizontal random width (8-12") natural reclaimed wood with chinking between and vertical board and batton 10" with 3" batts in semi-transparent sage stain. There will be 6"x6" wood trusses and 8"x8" wood deck posts. There will be 4" corner boards color will match the siding. The window and door trim will be 1"x4" legs and 1"x6" header in white. There will be a 1"x10" fascia with a 3" frieze in brown. The primary door will be a wood 2/3 light in natural. The windows will be aluminum clad in chestnut bronze. The chimney and wainscot will be a dry stacked natural stone. There will be natural hammered black metal braces approximately 16" in size. The deck will have 8"x8" posts with hog mesh and a wood top rail.

The accessory building will have natural 24 gauge rusted siding. There will be metal corners. The fascia will be 1"x10" and a 3" frieze. There will be a 1"x4" door and window trim in natural. There will be a ½ light natural door, which will be 3'x6'. The garage doors will be wood faced with reclaimed wood. The windows will be aluminum clad in chestnut bronze.

The Board finds that the application to demolish/relocate the existing non-historic residence for the purpose of constructing a new single-family residence together with an accessory building to be located at 10 Butte Avenue will not appear excessively similar or dissimilar to structures within the surrounding neighborhood. The scale and forms of the home incorporates traditional forms with contemporary interpretations of traditional styles within the surrounding R 1 zone; and

A permit for demolition/relocation will need to accompany a permit for construction of the new residence for which construction drawings have been submitted and approved by the building inspector; and

If the building must be fully demolished, a recycle plan is submitted to the Building Inspector at least two weeks prior to permitting; and

The plank and chink cladding over portions of the first floor is acceptable because of the incidence of the material found within a 250 foot radius of the home per Guideline 4.71 and 4.22 (materials/ excessive similarity),

The architectural design and style of the residence can be supported per the application of Guidelines 4.22-23 (similarity/dissimilarity-context), 4.29-4.31 (massing/forms, scale), 4.37 (roof form/scale /angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.66 (chimney) 4.71, and 4.76 (materials/mixing materials).

The accessory building appears subordinate in scale in relation to the residence reducing the overall mass on the site, and convey relationships with historic styles per GL 2.27 and 4.82-83.

Nauman made a motion to approve the architectural appropriateness for the application to construct a single-family residence and accessory building to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 Zone, provided that the three packs of windows on the North and East will have 3.5" of trim, a wood top rail will be added to the deck, and there will be a single (3'x6') door instead of a double door on the South elevation of the accessory building, and based upon the finding, and per the plans and material list updated this evening. There was an amendment to demolish the existing residence and construct a new residence.

Alvarez Marti seconded the motion. The motion passed unanimously.

Nauman made a motion to approve the conditional use permit to construct an accessory building with heating and/or plumbing to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 Zone and based upon the criteria in Code Section 16-8-30; and limiting the building to non-residential uses and prohibiting bathing, cooking, sleeping per code section 16-1-20.

Ellis seconded the motion. The motion passed unanimously.

Item No. 8

Consideration of the application of ***TPB 3 LLC, a Colorado limited liability corporation*** *to construct a single family residence to be located at 6 Treasury Hill Road, Lot 3, Treasury Hill Subdivision in the R1B zone.*

Doug Patterson was present. He explained where the lot is and it is one of the only two lots remaining. It is very close to the maximum for the zone. There was house that was originally going to build there and then was refilled. There will be a heated driveway. There is PV to offset the drive. There are pavers for a patio and exit on the South. There is a 30' drainage easement. There are existing aspens on the west, which is a nice buffer. There will be new aspens on the east. The lot goes down to the South. So, it will terrace this way. There will be a basement beneath garage. A door exits to the south. A 4.01 is the south elevation, which has more glazing, but isn't visible. There might be a little bit from First and Gothic. A 4.02 is the West elevation and where they are proposing corrugated metal siding. On the East elevation, there will just be corrugate metal on the foundation. The house to the east is quite visible from Town.

DRC: Ellis and Russell were members and Russell said that this originally came with an oblique corner, which wasn't well received. So, this was revised. They made revisions from the first DRC. An east deck was removed. Windows were brought in from corners. West went to corrugated metal from stone. Typos were fixed. There were things that need to be discussed (i.e. stone around garage door, roofing material, triangular window, fenestration on the South, metal siding/wainscot on the west). Ellis added the large square corner windows also might merit some discussion.

Staff Comment: Minneman mentioned the Guidelines for the R1B zone, which were included in the memo. She reminded this is a unique zone. It has its own interesting architectural style.

DRC encouraged indigenous species regarding landscaping. Something is suggested in the motion, if they are interested.

Public Comment: None.

Board Discussion: Nauman directed members to the site plan and they spoke about other homes in the area and landscaping proposed. All members supported.

The staircase to the east is a retaining wall and nothing is over 30". Patterson thought maybe 24" in most places. He overviewed this on the plan. Nauman asked about pavers and they'll be permeable. They won't be heated.

On the North elevation, Nauman appreciated DRC's hard work. There will be a double rafter with knee brace in between. The knee brace is 2.5 " x 6.5". Alvarez Marti said that the roof lines are simple, but there is a lot of snow shed to the door. Patterson said that you will enter from the side in the winter. Alvarez Marti asked about the side light. Minneman said in this zone there are other examples. They added divided lights to the side light for consistency.

Nauman noted that the stone goes to the eave. He couldn't think of many, if any, examples in town where it goes this high. He was okay with stone as an accent, but thought this was too much. Alvarez Marti asked about this zone. Minneman said that most are closer to wainscot. Patterson noted 3 and 5 Aspen Hill, which have high stone levels. They thought that this breaks the mass of the large facade. Patterson provided photos. He said this is something they'd like, but if it is a sticking point they could bring it down to be wainscot level. Nauman thought that the photos help the rear, but not the front. Ellis thought that the wainscot would be good across the front and would be more consistent. She thought that it was fine on the South. Meyer could support, as drawn. Russell said he likes the wainscot better, but it is more an opinion. Alvarez Marti said the use of stone is shown in this neighborhood. It doesn't make sense to change materials in this location. She didn't think that the proportion of stone was out of scale. Alvarez Marti thought on the South it works quite well. Nauman thought that wainscot in the front and higher as proposed on the South fits better.

A straw poll vote in support, as drawn for the stone on the North found Alvarez Marti, Meyer and Russell in support and Nauman and Ellis against.

Window sizes were asked about by Meyer. Minneman said that it is similar to Verzuh and Kapushion. The large windows are 3' x6'. Alvarez Marti wondered about a full light with a transom above. Patterson referred again to 3 and 5 Aspen Hill.

Alvarez Marti said it would be good to have divided lights. Alvarez Marti asked about when these properties were approved/built and Minneman said 5 Aspen Hill was post Guideline. 3 Aspen Hill and Sherman's current house were pre-Guidelines. The DRC supported the muntin pattern. Minneman said she'd caution going to full light. Nauman said that they could stick with the muntin pattern just have a transom above. Russell said there is precedence. Some preferred a 6' tall window without a transom. Alvarez Marti said that they just want to be sure that they want to see this again.

On the West regarding the metal wainscot, Patterson said it will be an oxidized raw steel panel. Snow will shed on this side. There will be one door to access trash and the other is for a gear closet (both will be summer access only). Window is a large square and not two to one. Minneman said that they do occur in this zone when not highly visible from the street. Patterson pointed out where they are and that they aren't visible. Stone will wrap the corner.

All members felt that the stone was acceptable in the rear (South). Sidelight not visible. In the large gable, the trapezoidal windows changed, but the other still has them. It will be visible from the Rec Path, but Patterson noted that there are many other examples in this zone. He said this is all about solar gain. Meyer wondered what the calculation is.

A straw poll vote in support of the trapezoidal window, as drawn found all members against. So, Patterson will change this to potentially a square.

Nauman asked other members if this is too much glazing. They could refer to excessive dissimilarity. Alvarez Marti said it is a pretty big house. Russell encouraged looking at the perspectives. Patterson told about the different planes. Alvarez Marti thought it would be more relational to have three windows rather than four. Patterson agreed and will do this. Gable overhang is very large per Russell. There will be 8”x8” posts and 6”x6” on vertical. The decks will have steel railing with wood cap. There is a photo included with the materials list. Ellis asked about posts and Nauman said that generally they are wood. All were supportive.

The East will be facing the Rec Path and Ellis asked about metal on this side. Patterson said it returns to the building and would end there. Russell said there have been quite a few changes and appreciates the evolution. Russell thought that this fits well with town.

Standing seam core 10 is not roof raw steel panel is actually what is proposed. Patterson called it Bare Skin 50. Nauman said that primary residences have not been supported for rusted corrugated metal. Meyer agreed and said it was surprising for a modern home. Alvarez Marti said that there are structures in Silverton and Durango. Alvarez Marti asked about this neighborhood. Minneman said that there haven't been approvals of this in the area. Patterson said it is more mottled and dark gray. Minneman said that it isn't possible to control. She hasn't seen metal that wasn't treated. There is no guarantee for the color. Patterson had a materials sample. There is an oil coating from the factory. Nauman said that the oil is part of the manufacturing process. Ellis wondered about the number of materials on this house. There are a lot of things happening. Alvarez Marti agreed and said that the transitions are a bit awkward. She has seen this material used, but hasn't seen it in a structure of this size. She would prefer a dulled gray roof. Nauman asked about the roof first and then wainscot later. Russell, Meyer and Ellis didn't support on the roof. So, all wanted to see changes. Finish is too be decided.

They felt that they were being pretty minimalist with the siding. Patterson thought that there were some areas of improvement. Russell thought he could support the use of the material. They wondered about changing the metal to stone on the East and all supported this.

The siding will be butt-jointed barn wood in gray. There will be dry stacked stone. There will be corrugated metal wainscot on the West. There will be no trim on windows. Fascia will be 1”x12” with a 1”x4” frieze. There will be no corner boards. The primary door will be wood. The windows are aluminum clad in bronze. The railings will be a metal cable and wood cap.

The Board finds that the application to construct a single - family residence to be located at 6 Treasury Hill Road in the R1 B zone will not appear neither excessively similar nor dissimilar to residential structures within the surrounding neighborhood. The scale and forms of the building incorporates contemporary massing and forms that will appear consistent with residences in the surrounding zone.

The coverage of the stone (or metal) siding will not appear excessively dissimilar to the residences within the neighborhood.

The architecture can be supported by the application of Guidelines 4.22 (similarity), 4.23, (dissimilarity) 4.30-4.31 (mass, scale form — new zone), 4.31, 4.37, 4.41 (roof form /angle), 4.45 -6 (front porch), 4.47 -8 (rear porch /deck) 4.50, 4.53 (windows), 4.71 (materials), 4.76 (mixing materials), and

Nauman made a motion to approve the architectural appropriateness for the application to construct a single - family residence to be located at 6 Treasury Hill Road, Lot 3 Treasury Hill Subdivision in the R 1B zone, provided that the trapezoidal window is removed on the south, one of the 3'x6' southwest deck windows will be removed, the roof color/material will be changed and reviewed and approved by the BOZAR Chair, and the wainscot will be changed to stone on the East elevation, and based upon the finding, and per the plans and material list updated this evening.

Russell seconded the motion. The motion passed unanimously.

Item No. 9

Miscellaneous:

- DRC for February 12 and 20: Russell volunteered for the first meeting and Nauman will do the second. Ellis will do both. (BOZAR – February 27th)
- DRC for March 12 and 19: Nauman and _____ (BOZAR – March 27th)

Nauman adjourned the meeting at 12:24 a.m.

Town of Crested Butte
Board of Zoning and Architectural Review
January 31, 2017

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Farnell called the meeting to order at 6:00 pm.

Members present were: Alvarez Marti, Ross, Farnell, Russell, Nauman, Meyer and Ellis.

Staff members present were: Gillie and Yerman for a portion of the meeting and Minneman and Earley.

Russell made a motion to approve the minutes from the December 20, 2016 BOZAR meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
Recommendation to Town Council regarding a change to the parking code for mechanical lift system, and PIL of parking in the T zone to be satisfied by easements.
Alvarez Marti noted Section 3 f 2 was worded poorly. John Belkin, Town Attorney, is working on a revision, but Gillie said he has written down the changes. Ellis also said that Section 16-16-30 should be "special off street parking" not "of street parking".

Staff Comment: Gillie said there are three things with the ordinance. First, the off street parking portion hasn't been discussed with the full board. This is a 162 square feet easement or portions based upon this if allowing public parking to satisfy parking requirement. Russell asked about Belleview Avenue and this is all private parking. Gillie noted that this may be useful in T zone, especially with future projects like Clarks, Trailhead, etc. This wouldn't be applicable for residential properties and it is not transferable. There could be implications for snow plowing and storage. It may come into play that the applicant/proponent would be required to be responsible for snow removal or the Board may consider this as a condition. There will be different scenarios based upon snow cycles.

Alvarez Marti asked how they would control the public use of the space (i.e. 2 hour limit). Yerman said that the winter parking rules would apply to this also. In summer, there could be some hold over parking, but Gillie didn't think it would be significant. It would still be public parking. Gillie said it could be signed if it becomes a problem. Yerman said each will be a different application/circumstance.

Ross arrived and took over the meeting.

Ellis asked about space to curb and property lines. Streets are 16.5' and Avenues are 18.5'.

Russell asked about Silvanite and Slate River Condos and Gillie said that they had parking plans for these areas. It wouldn't make sense to do this for 6" and it would only be 18"-24" to make it worthwhile. This is to get people off the curb.

Alvarez Marti asked about the conditions under 16-16-30. Yerman explained that it will all be incorporated via the ordinance.

Second, they would like to incorporate the mechanical lift parking due to the Sixth Street Station application it would be confined to the lodging uses. In other words, only uses that will use valet because it will only function that way and no residential. It would need to be enclosed if above ground. It has to remain in use as long as the building is in use. DRC asked about conditional use criteria and this has been added in. (i.e. sound insulation). Russell asked about STRA uses and Gillie said that this is a term for fractional ownership. Russell wanted an example and Gillie noted that Sixth Street Station's previous application was this. Ellis wondered if the condo hotel is different than a timeshare. Gillie said that the owner owns the unit and it is just rented when they are not in town. Ellis wondered if these are noisy. Gillie said they had

sent a video, but because it is in the basement with this application it might be okay. It might be different with other applications.

Farnell asked about the recommendation and Gillie said that they will have to administer this. So, he wanted to make sure that they didn't have questions.

Russell asked about the section about functionality. Gillie said it will just need to remain functional. Farnell wondered if it would fall under an elevator inspector. Minneman said that this could be put into the conditions about inspections. Ellis asked if there are liability issues and Gillie said it puts it on the owners not the town because of how they are operated.

The final topic is that the underground parking will not be counted in the square footage for the calculation for ROAH. ROAH was initially created for job generation and hotels are based upon the number of rooms not this space. Yerman explained the three different types of calculation.

Gillie said that there are findings with the memo and if they agree with those to read those with the recommendation

The Board finds that given the acute parking needs in Crested Butte that it is appropriate to consider new parking regulations to better utilize the limited space within the Town.

The Board finds that the mechanical vertical stacking of vehicles may be appropriate to better utilize the square footage on a site and maximize the parking provided if certain conditions are met.

The Board finds that by allowing private property to be combined with public property better utilization of space for parking can be achieved and that it is appropriate in certain zones to allow this and credit the private property owner with a parking credit proportional to the amount of the private property encumbered.

Ross made a motion that Ordinance #___, Series 2017 be forwarded to the Crested Butte Town Council with the BOZAR's recommendation to adopt the ordinance.

Alvarez Marti seconded the motion. The vote passed unanimously with Farnell abstaining.

Item No. 2

*Consideration of the application of **Kent Cowherd** to construct a single family residence to be located at 901 Teocalli Avenue, Block 79 lot 12 in the R2A zone. Continued from the December 20, 2016 BOZAR meeting.*

Kent Cowherd presented an overview for the Board and thanked them for their time. He used the Guidelines and read some that he felt applied. He has tried to listen at the DRC meetings and respond with changes. He said originally the project was much more simplified. They have shifted it towards the rear and made it more separate. Windows were made more vertical. The dormer widths were minimized. At one time, the western roof plane was all the same, but now it has been broken up. On corner lots the accessory building usually faces the side street, which is what he has done without it being a separate building. There is only a small section that is at the maximum of 24' and the rest steps down 3.5'. He showed the Board 3D renderings with trees and general massing of neighboring buildings.

DRC: Alvarez Marti, Meyer and Ellis were members. There weren't many changes for this month, but there were when it came through in December. Alvarez Marti said Cowherd did a good overview. Three of the four windows became the same size on the East. The garage will be a discussion, but DRC was able to voice support. She had issue with the cut out roof deck, but everything else was supported. Meyer said it has changed over the months under review.

Staff Comment: Minneman said that the ground cover should be identified on the site plan. In the suggested findings and motions, Minneman noted that there is one in support and one against. There is a suggestion that a garage connected to the home is not generally supported by the Guidelines, but this could potentially be supported because of it being a micro lot.

Public Comment: None.

Board Discussion: Ross directed the Board to the garage. He didn't know what else could be done because of the size of the lot. Alvarez Marti thought that the conditions under which what usually is allowed for garages can't happen here. She said it was a good solution to have this only be allowed for micro lots. Cowherd provided photos. Farnell felt that this decreases cars on the street and could support the garage application for the micro lot. Russell could support, but thought that it needs to be delineated. Minneman thought that this finding and motion, as drafted, may do this, but suggested for them to review it. Ross wondered about an interior micro lot. Minneman said that the interior lots don't really have room. She also mentioned that in the suggested verbiage it must be less than half of the width. Meyer noted the easement for the Seekatz lot. Minneman explained the right for a single family residence, but that an accessory building is not a right.

Regarding the placement of the garage, generally, they are put towards the rear of the lot and this has been pushed back. It does extend out past the rest of the building. Ross would've like to have seen it moved onto the back of the building and with the porch on the other side, but didn't know how much this would buy them. Nauman thought that it makes it an L shape and they are limited with the lot size. He said that they would see the garage or cars parked. Ross felt that it is a question of whether it is allowed to be a trade off or not. He said that there are a lot of small homes out there. Meyer thought that what the next applicants are proposing looks larger. Alvarez Marti thought that this won't look similar to everything else and that it was hard to apply the Guidelines to these lots. She would like to have some concessions for these lots and didn't think it was an egregious amount. Farnell didn't think that it is a large house and it is tight. He thought to make it viable they have to have certain things. He doesn't think it looks like a garage from the front. He could support, as presented. Ellis thought it was good to hide the cars. She thought it was subordinate and didn't know of any other solutions.

There are only a few examples of this deck in town that may pre-date BOZAR. It is well-screened because it is a side deck. The question is if it is excessively dissimilar and Cowherd showed photos. Ellis wondered if it was pushed back if it might not be seen. Cowherd thought that there would be landscape to shield and it is 3D not flat. Alvarez Marti thought that it isn't the protrusion that is a problem, it is the cut out. Minneman noted that the plans show the interior elevations and Cowherd pointed out. Ross thought that he was on the fence about this. Meyer gave the options and didn't think that he'd want to see this in the core, but thought it was well hidden. Russell said that it will be well hidden once the neighboring buildings go up, but not initially. Russell asked if the setbacks are minimized and they are. Farnell didn't think that it will be seen. Alvarez Marti wondered about Guidelines and 4.48 was read.

A straw pull vote stating that the deck was not excessively dissimilar found Alvarez Marti, Meyer, Nauman, Farnell and Ellis in support and Ross and Russell against.

Minneman reminded that it does reestablish a precedent by allowing it.

The ground cover will be seeded grass. Landscape, parking and snow storage was noted.

On the West elevation, there are three entrances. Russell noted the ice damming that will happen here. Alvarez Marti said that there isn't a Guideline about doors. Meyer said that the only concern earlier was the entry and if it looked like the primary. The dormer was brought down.

Farnell asked about the depth of the porch on the South elevation. It is two feet but it is not made for sitting. Ross asked about the size of the cross beams and it is 6". Russell asked about vents and there are some on each elevation per floor plan.

Russell wondered about specifics of the garage doors. Cowherd said it is a fiberglass door with simulated wood panels (Smartside.) Minneman said that to remember that another lot was required to have wood when he wanted metal. Nauman thought that he might need a little more detail. Minneman said that he could bring in samples and photos for BOZAR chair/DRC to review. All agreed that they would like to see. Staff will look back at minutes for Main's project.

The roof will be a galvanized corrugated metal and won't be shiny. There will be 8" horizontal smart side siding in light gray and vertical 6" in dark green and Cowherd said that this could be on the garage to offer a contrast. He thought that this gives a nod to historic buildings. He would like to do corrugated metal as a first choice for siding or barn wood as a second choice. Ellis thought that attempting to minimize the garage is negated by a change of materials. Alvarez Marti said that this was brought up in DRC and barn wood was not presented. It had been presented to change direction of the material, but they didn't favor that. She could support barn wood. Metal was not appropriate per Alvarez Marti and Ross. Meyer noted that this could be seen as an add-on and agreed with Alvarez Marti about barn wood. It would be stained. There will be 1"x4" window and door trim (dark gray), 1"x6" corner boards, 2"x10" (gray) and 2"x4" (brick red) fascia. All doors will be fiberglass Thermatrue in brick red. Ross asked about rebar (#5) spindles and they will have a wood top rail.

The Board finds that the proposed single family residence and attached garage to be located on the micro lot at 901 Teocalli Avenue convey contemporary modulation in relation to residences seen in the new zones, but have determined the residence will not appear excessively dissimilar to structures of like use within the surrounding R2A and R1 zones.

The Board desires to provide for a single car garage on micro lots where two streets intersect at the corner. They determined that the constraints of the lot dimensions pose sufficient challenges to comply with conventional placements. The Board can support the attached garage because garage module appears subordinate in scale to the building façade and the garage door faces the side street.

The overall design and style of the residence can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity – context), 4.30(form), 4.31 (massing/forms), 4.32-4.35 (contemporary interpretation), 4.37, 4.41 (roof form/angle), 4.43 (Dormers), 4.50, 4.53 (windows), 4.71 and 4.76 (Materials).

Meyer made a motion to approve architectural appropriateness to construct a single family residence to be located at 901 Teocalli Avenue, Block 79, lot 12 in the R2A zone provided that the garage door materials will come back to the BOZAR Chair and Vice Chair for review and approval, and the siding material on the garage will be barn wood and based upon the findings, and per the plans and material list updated this evening.

Nauman seconded the motion. The motion passed unanimously.

Item No. 3

*Consideration of the application of **Warren Seekatz and Heather Allyn** to construct a single family residence to be located at 926 Butte Avenue, Block 79, Lot 3 in the R2A zone.*

Chris Laggis, Warren Seekatz and Heather Allyn were present. It is another micro lot and will be a small two story house.

DRC: Alvarez Marti, Meyer and Ellis were members. Parking was talked about a lot because one will be parallel and one will be perpendicular. The lot has some budget constraints. The doors were revised slightly. Some of the windows were small on the downstairs and were increased to make the fenestration more balanced. The rear was worked on for the double doors/work shop. The cantilever on the front might be a discussion point, but he supported. Alvarez Marti agreed with Meyer. She also noted that the proponents wanted metal on the lower

portions, which DRC didn't support. The front porch they were proposing metal posts and they changed this to wood. All posts will now be wood per Laggis. They would like metal rod with wood top cap.

Staff Comment: Minneman said that this is another micro lot and there were some challenges to make things fit. One of the requests is to make one space parallel to the street. DRC was supportive of this specific to these lots. She said there is drafted language for this in the finding and motion.

Public Comment: None.

Board Discussion: Snow storage and landscape is noted on the site plan. Parking will be crushed gravel, but a ribbon drive (U shape on the parallel space). There is extra space for this space, which was due to feedback from the DRC. Farnell asked about how a garage would have been done. Allyn said that there was an easement, but they have forfeited this due to budget constraints. Farnell said that the only other parking solution would be stacked. Russell wondered if the building could be shifted with this. Laggis said that the roof will shed on the parking if stacked and then snow fences would have to be added. Alvarez Marti said that stacked parking isn't realistic and a car would then be parked out on the street. This parking would live better especially with the additional space given to the parallel space. Ross wondered about two side by side spaces on the east. This cannot be done with the setbacks. Ross said that public ROW space is lost with this and the Board discussed this. Farnell asked if this is platted the same and it is. There won't be homes across the street. Nauman asked about the easement and a space on the back. Yerman noted that then they would have to pay part of an assessment to plow the alley and they don't want to do this. Ellis asked if stacked isn't an option. Russell asked about head in on each corner. Laggis said with that they would lose the small amount of yard that they have. As proposed, allows trees to be planted.

A straw poll vote in favor of parking, as drawn found Farnell, Alvarez Marti, Nauman, Russell and Meyer in support and Ross and Ellis against.

On the North, Ross was really struggling with cantilevered bump out on front. Alvarez Marti and Meyer were supportive because of precedence at Warner. Laggis also presented photos. Ross asked if there is a Guideline, but there isn't one. Minneman noted the home at 426 Elk Avenue (Schiavo). Ross then thought that it might be a moot point.

Russell asked about the deck from side, but it is shielded by trees. Members were supportive of the fenestration.

The transoms were talked about on the East, but Alvarez Marti supported. They are 16"-18" tall. Ross wondered if they have asked for smaller in the past, but it is generally 16"-18".

There is very little fenestration on the West and Alvarez Marti thought that other proposals in the past have had less and she could support.

On the South elevation, originally the doors were full light and they asked for this to be lessened a bit, which seemed to be more compatible with the storage shed/work shop use.

The roof will be propanel. The second floor siding would be beveled ship lapped with a medium gray stain. There would be 1"x4" stained trim, 1"x6" corner boards and 1"x6" fascia, all with a dark gray stain. All doors will be fiberglass Thermatrue in a darker black. Windows would be black aluminum clad in black.

Alvarez Marti had told the proponents that they should have a plan B other than the metal for siding. She wondered what that was. Plan B is siding with belly band, which will all be gray. Alvarez Marti wondered about the corrugated metal and the house on Ruth's Road is an example, but the Guidelines only want it to be accent

materials now. On the second floor, it isn't for durability. It is all aesthetics. They will propose a Plan C on the siding. Ellis read Guideline 4.71. Nauman noted mixing primary materials and that that is not appropriate. Ross mentioned that it is splitting materials at floor level. Laggis noted that this building is only 24' in height and more like an accessory building.

A straw poll vote found Farnell, Ross, Ellis, Nauman, Russell and Meyer against the metal siding and Alvarez Marti in support.

Structural posts are wood. The corner posts would be 3"x3" square metal with a wood cap and top rail.

The Board finds that the proposed single family residence to be located on the micro lot at 926 Butte Avenue will not appear excessively similar or dissimilar to structures of like use within the surrounding R2A and R1 zones.

The Board finds that the parking plan can be supported because the micro lot is an interior parcel on the block. The lot size and location pose a significant challenge in achieving the required side yard setbacks, sufficient area for snow deposition, and yard areas such that one parking spot can be situated parallel to the street.

The Board finds that the application of metal and horizontal wood siding will appear inconsistent with material applications seen on primary structures and won't comply with the intents of GL 4.71 and 4.76;

The overall design and style of the residence convey relationships with historical residential buildings in a contemporary manner and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23 (dissimilarity - context), 4.30(form), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.43 (Dormers), 4.50, 4.53 (windows), 4.71 and 4.76.

Ross made a motion to approve the architectural appropriateness to construct a single family residence to be located at 926 Butte Avenue, Block 79, lot 3 in the R2A zone provided that the siding colors and materials will come to the BOZAR Chair for review and approval, and based upon the findings, and per the plans (revised with all wood siding) and material list updated this evening.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **Heneley LLC** to expand the conditional use permit for a bar/restaurant use located at 309 Third Street, Block 21 Lot 5 in the B3 zone. Continued from the December 20, 2016 BOZAR meeting.*

Drew Henry was present and said he has amended their request to just six events per year with one week's notice to notify neighbors. They feel that this is fair compromise. Henry explained that the reason that they started this process was that the neighbors (McLeod's) had approached them about doing an event after their son's wedding and didn't realize that they would then not support this proposal. He referenced the conditional use criteria. He understood that noise is the issue. He feels that that they do not produce a lot of noise and appreciated the Board's review.

DRC: No DRC this month.

Staff Comment: Minneman explained that they have been given the reduced scope of the applications. They will want to review the conditional use criteria.

Public Comment: Kimberly Barefield (301 3rd Street) said because of the issues that they have had over the years with the bar they ask the Board to deny the application. She did have a conversation with Henry that was very respectful and productive, but would still not support. Once things are allowed, they cannot be reeled back in.

They feel that all conditions that have been allowed with previous expansions have chipped away at this zoning to put it closer to B1. It needs to have a balance with the neighborhood around it. They feel that there is no way to contest the conditional use if there are problems.

DeeDee and Ron Mcleod (305 3rd Street) noted that they have had conversations with Henry that have been very constructive. They understood that their home is near the bar when they purchased. They understand that Crested Butte and events have gotten busier. They love the Dogwood and admire the work ethic of the owners. They do not support any extension. It would be too hard to reign back in and they worry about future owners.

Board Discussion: The adjacent property owners have not changed their decision. The applicant did scale back. Meyer thought it was already a compromise, as it exists now. Nauman agreed. Alvarez Marti wondered about how the bedroom is unusable and K. Barefield expounded. Alvarez Marti wondered if there was already an allowance, but it is for acoustic music. Henry noted that they haven't notified neighbors because they haven't had any events. Farnell couldn't support. Henry noted that they, as owners, haven't gone against the conditional use permit and would not do this because they take it seriously.

The Board finds that an expansion of the conditional use permit associated with the bar /restaurant operation located at 309 Third Street in the B-3 zone to extend the hours of operation for six nights in a year from 12:00 a.m. to 1:30 a.m. with advance notice to the adjacent neighbors, does not comply with conditional use permit criteria in code section 16-8-30.b (4) and (6) because;

The extension of the hours of operation from 12:00 am to 1:30 a.m. Six days in a calendar year, as amended, will have significant adverse impacts to the adjacent property owner's use and enjoyment of their property because:

The extended hours will most likely be used during summer or fall when neighbors are more likely to be affected by the increased "noise... vibration. ...trash removal or waste disposal problems" referenced in item 4, and will create "significant adverse impacts on the uses of adjacent properties," in item 6.

Ross made a motion to deny the amended application to expand the conditional use permit by increasing the hours of operation from 12:00 a.m. to 1:30 a.m. six days in a calendar year with notification of the adjacent property owners prior to the 'hours extension', associated with the restaurant/bar operation located at 309 Third Street, Block 21, Lot 5 in the B-3 zone, based upon the items contained in the finding.

Ellis seconded the motion. The motion passed unanimously.

Item No. 5

Consideration of the application of the ***Mountain Earth Ltd. in conjunction with Elk Avenue Partners LLC*** *to have a restaurant operation, which is to remain ancillary to the retail commercial establishment located at 405 Fourth Street, Block 27, Lots 1-4 in the B1 zone.*

Cini Jackson, Steph White and Robb Fessenden were present and explained that they would like to expand into the north unit. A wall would be removed and an ADA restroom would be put in. The cash register would be moved. The existing restroom would be removed. A counter with four stools would be added. The door would be removed and a window would be added. It was originally going to match the windows to the right. They would like to keep the header and then it will match the windows to the left. White showed the photos.

DRC: Alvarez Marti, Meyer and Ellis were members. Meyer thought that the only issue was the clean-up of the conditional use

Staff Comment: There is a kitchen and has been for many years. It never had a classification. Now, this gives the chance to legitimize the operation. It is a conditional use permit for a restaurant, which would be limited

because it needs to be secondary to the store. There is an existing conditional use permit for a restricted food service establishment and we'd like to talk to the property owner to extinguish this, if he is amenable. This would be specific to this business and if the use changed at all then it would need to come back before the Board. Minneman said that it would be good to note "as shown on the plans" in the motion.

Public Comment: None.

Board Discussion: Parking is not an issue.

Ross asked about a restroom and there will be one ADA unisex bathroom.

It is a limited use per Minneman. Ross referenced and read the conditional use criteria (16-8-30 b). The most important to Ross would be noise and fumes, but both are already existing.

Russell wondered about patching the stucco and making it look good. He wondered about replacing the door with a window. White said it is to help with the worry of theft. They will be moving the register over to this area. It could be walled off and blacked out. Then, this wouldn't be as much work. This portion of the building is not historic. Ross thought that what they are proposing looks fine or if they want to black out the door that would be fine too. Russell and Farnell could support also. The proponents would like to leave it as proposed. The window would be a roughly 3'0 x 4'6".

The Board finds that the application to site a restaurant operation that will be ancillary to the retail commercial establishment located at 403/405 Fourth Street in the B-1 zone, is appropriate because the use will not create significant adverse impacts to the neighboring businesses per the criteria in Code Section 16-8-30 b.

Ross made a motion to approve a conditional use permit to site a restaurant operation to be located at 403/405 Fourth Street, Block 27, Lots 1-4 in the B1 zone, is appropriate because the use will not create adverse impacts to the neighboring businesses per the criteria in Code Section 16-8-30 b and per the finding and as shown on the plans with the updated window size.

Meyer seconded the motion. The motion passed unanimously.

Item No. 6

*Consideration of the application of **Douglas Brennan Reilly and Helena Garcia Reilly** to demolish an accessory building, move the mobile home and construct an ADA ramp on the Northwest elevation of the existing mobile home located at 132 Butte Avenue, Block 5, Lot 1 in the M zone.*

Jim Barney was present and explained that they owners have a daughter that is wheelchair bound. They would like to have a ramp to help the daughter get into the home. They worked with Town Staff to come to this proposal to move the mobile home and have a straight ramp. A window will change on the north, which are the same proportions as the east. There is an old shed on the south that will be demolished. The ramp will be independent of the trailer. The material of the roof will be replaced also.

DRC: Alvarez Marti, Meyer and Ellis were members and Meyer thought that they have worked a lot with Staff. He supported. There was an issue with setback, but thought that this was a good solution. Alvarez Marti also supported.

Staff Comment: Minneman said that the main aspect is that there is a portion of the ramp that is in the 20' setback. However, between grade and 18", this can represent ground level landscaping and it has a rail. Minneman said because this is a mobile home and there aren't many options were the reasons for this solution. This is what is in the finding and motion for the Board to consider.

Public Comment: None.

Board Discussion: Ross again mentioned that the lower part of the ramp would be considered ground level landscape on the site plan.

There are two stacked parking spaces in the front. Minneman said that there isn't any snow storage on a 25' wide lot. Ross asked about the parking. All were supportive, as proposed.

On the East elevation, a door will change to a window, which was supported.

A bay window changes to a window and door on the North elevation, which was supported.

Ellis asked about the side door and stair on the West elevation. She wondered why the ramp couldn't be there. Minneman said that the CBFPD needs 11 feet for safely moving equipment. The width of this area and snow shed are also issues.

On the South, the existing shed will be demolished and the new shed feature will be added and accessible only from the rear. The material on the doors will be wood painted to match the siding, white.

Roofing will be gray/zinc propanel, which will match existing.

Siding is vinyl, as it exists, and the front portion will be torn up quite a bit. Minneman said new homes are wood, but older homes are vinyl. Russell asked if they could use the vinyl from the front and rear to patch the siding, which Barney thought that they could do. They asked about the shed and Ross wondered about a natural wood. Barney said it is not visible.

The primary door will be a fiberglass Thermatrue door in white.

The Board finds that the relocation of the home on the lot will not appear excessively dissimilar with the surrounding buildings in the M zone.

They support a special consideration for the Mobile home district to site an ADA access ramp in the front of the home that will provide the only means of egress for non-ambulatory inhabitants of the mobile home, and not for mere convenience.

The front yard setbacks in the block have significant variability. The ramp is a means of accesses is consistent with those seen in town.

Alvarez Marti made a motion the application to relocate the mobile home and construct an ADA ramp, new front entry, demolish the small accessory building and construct an addition to the rear of the mobile home located at 132 Butte Avenue, Block 5 lot 1 in the M zone, provided that materials for siding will come to the BOZAR Chair for review and approval, and based upon the finding, the plans and material list updated this evening.

Ellis seconded the motion. The motion passed unanimously.

Item No. 7

*Consideration of the application of **Jafar Tabaian and Lauren Holm Bock** to remodel the existing single family residence and to construct an accessory building to be located at 732 Whiterock Avenue, Block 63, Lots 1-2 in the R1 zone.*

Andrew Hadley and Jafar Tabaian were present. This house is funky and was built in 1972. Currently, the home doesn't have much head height. They would like to renovate and make the upstairs a bit bigger. The garage would help to house their toys and sprinter van, which will have a larger garage door. In doing so, they tried to make the front a little more symmetrical. The two dormers were changed to more of a gable form. Hadley showed how the house is a little off kilter on the lot. They stepped back the bump out to ensure that they don't go over the setback. Most windows will be replaced. Materials will be the same clabbered siding, as well as trim. The roof overhangs can't extend because of setbacks. The accessory will be sided in mostly rusted corrugated metal with a small amount of board and batton. Parking is satisfied. All mature vegetation would remain. There is one tree that may have to go.

DRC: Alvarez Marti, Meyer and Ellis were members. Alvarez Marti said that she was sad to see it changed. The roof pitch will change slightly and will be 7:12. Russell asked how they are doing that. The roof ridge will come up 18" and it will shift slightly. Several windows didn't meet the 12" to corner rule, but they fixed. It does become more compliant. The accessory building was pretty straight forward. Two non-conforming windows will remain and they can because it is existing.

Staff Comment: Minneman said that there was one issue with the conditional waiver, but it is moot at this time. The conditional waiver will allow the expansion of the residence along the existing west side yard setback (5'9 5/8") setback.

Minneman said that the two spaces in the right of way are not part of the allowed parking. She explained. They have provided two other spaces that are legal.

Public Comment: None.

Board Discussion: Ross directed everyone to the site plan. He asked that Note this on the plans, per Ross and Hadley will do this. The parking space will be part gravel and part pavers, which is defined by fence. They will tear out a portion of the space. The fence will stay otherwise.

Ross thought that the building is getting less weird. Russell cautioned that there could be ice build-up by the gables.

On the West, two windows will remain.

Ellis asked what is left of the door, but it is part of the bay window. Russell confirmed that all windows conform to the 12 inch rule and they do. Alvarez Marti asked if there would be a light above the door and it will be a recessed can in the soffit.

The accessory will have a wooden overhead garage door, which will be sectioned. This is a 10' tall door.

The existing 6" inch clabbered siding will be painted midnight blue. They would like aluminum clad windows in white. The roof would be corrugated metal in charcoal gray. A porch will be added on the front and will remain wood in white.

The accessory building will have galvanized corrugated metal roof. The siding will be rusted corrugated metal siding and board and batten siding with a natural finish. There will be 2"x6" wood trim with a 2"x8" header, 1"x8" fascia with a 2"x4" shadow board and 2"x6" corner boards all in natural. The secondary door will be a wood half-light.

For the conditional waiver, Minneman explained that they are going to be keeping the existing, but there is a larger portion of the building now. The criteria is very similar to conditional use.

The Board finds that the application to renovate and construct additions to the single family residence located at 732 Whiterock Avenue will not appear excessively similar or dissimilar to residences within the surrounding the R1 zone. The asymmetrical roof form of the residence is a unique feature of the 1972 architectural style, and the renovation and proposed additions bring the building forms closer into guideline compliance.

The demolition of the roof structure of a non-historic building can be supported to provide for the renovation and additions;

The conditional waiver of a non-conforming aspect with respect to enlargement of the encroachment into the existing 5'9 5/8" east side yard setback can be supported, because the waiver will not create significant or adverse impacts to the town rights of way or adjacent property owners per code section 16-19-90, provided the foundation and walls of the existing structure is maintained.

The overall design and style of the residence and accessory building can be supported by the application guidelines 4.23, (dissimilarity - context) 4.30 (form – new zone), 4.31 (massing/forms), 4.43 (dormers) 4.45-7 (porches), 4.49-50, (windows), 4.71 (materials) and 4.82-4.83 (accessory structures).

Alvarez Marti made a motion to approve a conditional waiver to enlarge the non-conforming aspect with regard to the 5'9 5/8" setback for the addition to the single family residence located at 732 Whiterock Avenue, Block 63, Lots 1-2 in the R1 zone based upon the conditions in the finding and code section 16-19-90, and contingent upon architectural approval.

Meyer seconded the motion. The motion passed unanimously.

Alvarez Marti made a motion to approve the demolition of the roof structure for the renovation and additions to the non-historic single family residence located 732 Whiterock Avenue, Block 63, Lots 1-2 in the R1 zone, and contingent upon architectural approval.

Russell seconded the motion. The motion passed unanimously.

Alvarez Marti made a motion to approve the architectural appropriateness for the renovation, and additions to the single family residence, and to construct a new accessory building to be located at 732 Whiterock Avenue, Block 63, Lots 1-2 in the R1 zone, provided that the snow storage is added to the site plan, and based upon finding, the plans and material lists updated this evening.

Farnell seconded the motion. The motion passed unanimously.

Alvarez Marti made a motion to approve the conditional use permit for a heated and or plumbed accessory building to be located at 732 Whiterock Avenue, Block 63, Lots 1-2 in the R1 zone, per code section 16-8-30, and 16-1-20 that prohibit any cooking, bathing and sleeping in the building.

Ellis seconded the motion. The motion passed unanimously.

Item No. 8

*Consideration of the application of **Gregory S. Faust and Susan Faust** to construct a single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Tract 2 of the Belleview Renaissance Subdivision, (also known as Block 63, Lots 23-24) in the R1 zone.*

Greg Faust and Randy Swift were present. They have proposed a single family residence and accessory dwelling. They have reduced the mass on the main home to enable a nice sized accessory dwelling. The window design is pretty traditional. They would like to do a green transparent or solid body stain. The home next door will be natural. There is an exterior stair on the home next door. So, they did an interior stair on this proposal.

DRC: Alvarez Marti, Meyer and Ellis were members. Meyer noted that this is a four lot parcel where they knocked down the old home. They have differentiated this home from the home next door. Meyer said the design is very similar to many other Faust homes. The accessory dwelling might have discussion over the large dormer/element. Fenestration was revised per Alvarez Marti. The truss detail was changed. They could support the accessory dwelling because it is for a long term rental. The porch extended out to become a full porch.

Staff Comment: Minneman noted that on the site plan the setback of the accessory dwelling is about 6'6" to the garage door. She wondered if a wider garage door is necessary. There is a 9' door instead of 8' per Faust.

On the west, there is a concern about the parking spot, but there were snow fences installed.

Public Comment: None.

Board Discussion: Ross directed the Board to the site plan. Ellis wondered about the amount of hardscaped area and wondered about permeable concrete instead of stamped concrete. Faust said that they might actually do pavers in between the house and garage, but not in the front. They discussed the permeability of this. Ross asked about Guidelines for landscape and Minneman referenced Chapter 2. The Board hasn't held this with strict compliance between buildings. Alvarez Marti asked about proportions and there aren't any. This wasn't something that people did in the past. Faust said that potted plants could be used also.

Ross asked about snow breaks and Farnell thought that they would most likely be snow fence. The pitch is between 4:12-5:12. Ross wondered about making it to a specific load. Minneman said that they could say snow breaks that are structurally engineered.

Alvarez Marti noted that Ellis had an issue with the turning radius. Alvarez Marti thought that parking was a bit short. They lose space between the house and garage. Minneman said that the Board can request up to 10'. Ross wondered about deeper versus wider and thought that they have made it wider. Minneman said 7' was pretty standard. She wondered about 709/711 Belleview and Faust will check the plans. It can be moved per Faust.

On the South, there will be 6"x6" truss beams and 8"x8" posts. The porch is 3'6" deep, plus the 8" overhang. The part to the east is deeper at 5'.

Ross asked about the length of the roof on the West elevation and it is right at 39', which is what the Board generally asks for.

Ross asked where the main roof hits the other on the East and Faust explained. Minneman said it is normally asked to drop when it is a dormer.

For the shed feature on the West side of the accessory dwelling, normally the Guideline says the middle 70%. They decided it was not a dormer. It is part of the foot print, which is different than a dormer. It has become more prevalent in accessory buildings per Ross. Minneman said they usually see in a building not a dwelling. Meyer said it is pretty large, but functional.

Ellis asked about the site plan and the drainage, as noted, on the plans. Gillie and Faust had agreed to where the grade would be on this lot. It will only be in the rear not in the front. The water will move to the South for the most part. Minneman said that we did look at this with Gillie and Matison.
The roofing will be zacktique (24 gauge). The siding will be 4-8" natural wood with a greenish stain and board and batten with 10" battens and 3" batts. There will be a 10" fascia with a 3" frieze and 1"x4" and 1"x6" corner boards. The window and door trim will be white, but not sure about fascia they will go with white for now. Both doors will be 2/3 light in wood. The windows will be aluminum clad in chestnut bronze. There will be 8"x8" wood posts with iron spindles. The wood top cap on top of rail was discussed at DRC. If Trex was used, it would be a similar color to that of siding.

The accessory dwelling will also have zacktique on the roof. There will be a 10" fascia with 3" frieze. The siding will be reddish in a semi-transparent stain. There will be a wood 2/3 light door in natural. The windows will be aluminum clad chestnut in bronze.

The Board finds that the proposed single family residence and accessory dwelling to be located at 713/715 Belleview Avenue will not appear excessively dissimilar to structures of like use within the surrounding R1 neighborhood. The form and scale of the residence have relationships with historic single family residences seen in Town.

The form and style of accessory dwelling employ building forms with contemporary variations to historic forms.

The Board finds that a conditional use permit for an accessory dwelling carries a deed restriction for one of the units to be used exclusively as a long term rental unit on the property as defined in the municipal code, can be supported per code Section 16-8-30.

The architectural forms of the residence and accessory dwelling can be supported by the application of Guidelines 4.22 (contextual or similar) 4.23 (contextual o dissimilar), 4.29 (mass/scale), 4.31(forms), 4.37 (roof forms), 4.42 (dormers), 4.49-50 (window plan), 4.45-6 (porch), 4.71(materials), 4.80 and 4.82-83 (accessory buildings), and per the plans and material list.

Meyer made a motion to approve the architectural appropriateness for the single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Block 63, Lots 23-24 in the R-1 zone, provided that the accessory dwelling moves 6" to the south and pavers will be used instead of stamped concrete in between the buildings, and based upon compliance with the finding, and per the plans and materials updated this evening.

Russell seconded the motion. The motion passed unanimously.

Meyer made a motion to approve the conditional use permit for an accessory dwelling to be located at 713/715 Belleview Avenue, Block 63, Lots 23-24 in the R-1 zone, and based upon compliance with the finding, and per the plans and materials.

Ellis seconded the motion. The motion passed unanimously.

Item No. 9
Miscellaneous:

- DRC for February 13 and 21: Alvarez Marti and Ellis volunteered. (BOZAR – February 28th) Russell will be out of town for much of the month. Meyer may be away for the meeting.
- DRC for March 13 and 20: Ross and Russell volunteered. (BOZAR – March 28th)

Ross adjourned the meeting at 11:03 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
February 23, 2016

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:03 pm.

Members present were: Meyer, Alvarez Marti, Sawyer, Farnell, Russell, Ross and Nauman.

Staff members present were: Gillie, Minneman and Earley.

Farnell made a motion to approve the minutes from the January 26, 2016 BOZAR meeting.

Sawyer seconded the motion. The motion passed unanimously.

Item No. 1
WITHDRAWN: Consideration of the application of Mitchell Jay Evans in conjunction with Greg Grossman to site a vehicle rental business at the existing mixed use building at 611 Fourth Street, Block 39, North 25' of Lots 30-32 in the C zone.
Minneman said that the tenants have moved to another location out of town.

Item No. 2
Consideration of the application of Town of Crested Butte for the minor subdivision and replat of Blocks 79 and 80 in the R2A zone. Continued from the January 26, 2016 BOZAR meeting.
Bob Gillie was present and said this had been explained last month. Three corner lots were split to create micro lots. The lots vary from 2750-3125 square feet. The houses could be as small as 400 and as big as 1250 square feet. They changed the R2A zoning to accommodate this size lot. The plat must be changed to accommodate the new smaller lots, which is a minor subdivision. R2A was created with Paradise Park and is "affordable". Gillie showed the Board the criteria from the code included in their packet and explained that they should review this.

DRC: Nauman and Ross were members in January when this came to the DRC.

Staff Comment: None.

Public Comment: None.

Board Discussion: Alvarez Marti was supportive. Sawyer thought it offers a nice diversity. Russell asked if this is the only R2A. He wondered if there would be some in the annexation that might be this and Gillie said he wasn't sure at this time.

Sawyer made a motion to approve the Minor Subdivision of Block 79 and 80 certifying that the Final Plat is in compliance with Section 17-4-30 and shall be recommended for approval by the Town Council.

Ross seconded the motion. The motion passed unanimously.

Item No. 3
Consideration of the application of J&K Holdings LLC to expand a conditional use permit for a restaurant to include additional outdoor seating located at 303 Elk Avenue, Block 22, West 75' of lots 17-21 in the B1 zone.

Kyleena Falzone and Carson West were present and West explained it is the north outdoor space in front of the existing seating. West explained that they would like to do around 335 square feet to incur only one parking space. They have proposed the faux grass as the substrate.

DRC: Alvarez Marti and Russell were members and drainage and screening were discussed. Drainage will go to the rear. They had also asked for a sample of the material, which they provided. They want to create a park space feel. Ross wondered about durability and it is 15 year warranty. Alvarez Marti reiterated that they reduced to one payment in lieu (PIL) of providing off-street parking based upon the square footage. They will use the string lights. Bamboo screen is in the rear.

Staff Comment: Minneman said that we have published for two PIL of off-street parking, just in case

Public Comment: Mac Bailey (307 Elk Avenue) was worried about if any issues happened. Then, to do work would be very tedious. In regards to the infrastructure that runs through this area, there is a large grease interceptor and lift station at the North, which West explained. Then, it returns to the main, which is on Elk. Otherwise, other equipment is to the north nothing needs to be accessed beneath the seating area. Sawyer asked about underneath the grass and it will be gravel compacted. West thought that this will make it easy to have access with the seam in the grass.

Board Discussion: Sawyer said all of her questions had been answered. She was supportive of the PIL. She asked about how the parking functions and West thought it works well. Meyer thought that there be some discussion about the material especially if it were used in another location. Sawyer said an example is that they could request a certain distance off Elk Avenue. Alvarez Marti thought that it was an improvement over the Astroturf. Farnell thought that they, as a Board, could use this as a trial basis for this project. Falzone thought most folks won't use this under tables. It can be vacuumed, blown and raked to clean. Ross said there is a Guideline that refers to some criteria. He thought it looks realistic and permeability helps with run off. It seems sustainable. Meyer said it is replacing a hard surface and he did think it might look artificial if someone used it in a residential application.

Farnell wondered about outdoor music/speakers and West/Falzone said it would be as is existing with the one speaker. He cautioned that repairs would obviously be at their peril.

Russell asked about drainage and West said it currently it drains and works well. Russell asked if they were moving the lift station, but they are not. There have been no impacts on the neighbors.

The Board finds that the application to expand the conditional use permit for the expansion of the outdoor seating area 335 sq. ft., associated with the Secret Stash Restaurant located at 303 Elk Avenue will be appropriate based upon the criteria listed in Section 16-8-30, because the seating area include passive areas for children and adults, and closed by 10:00 p.m.

The request for one additional payment in lieu of providing off street parking space can be supported based upon the criteria in Code Section 16-16-15.

Sawyer made a motion to allow the expansion of the outdoor seating area an additional 335 sq.ft. that is associated with the Secret Stash Restaurant located at 303 Elk Avenue, Block 22, West 75' of lots 17-21 in the B-1 zone, based upon the finding, approval of one additional payment in lieu of providing off street parking, and provided that if basement is rented or changed to another operation, fees for the first floor restaurant operation that include sewer/water taps, and five payment in lieu of parking fees are paid to the Town. Also, approval of the faux grass is limited to this specific location on a trial basis and is not intended as a precedent setting approval by the Board and because it is located 27' off the sidewalk.

Meyer seconded the motion. The vote passed unanimously.

Sawyer made a motion to allow one additional payment in lieu of providing off street parking space to be associated with the additional outdoor seating area associated with the Secret Stash Restaurant located at 303 Elk Avenue, Block 22 West 75' of lots 17-21 in the B-1 zone, based upon the criteria listed in 16-16-50.

Farnell seconded the motion. The vote passed unanimously.

Item No. 4

Consideration of the application of Colorado Investments LLC to demolish the existing residence and construct a new single family residence and accessory building to be located at 640 ½ Elk Avenue, Parcel B of the Block 52 Minor Subdivision, Block 52, part Lots 1-3 in the R1C zone.

Kent Cowherd was present and explained that this is a small home with accessory. It is only one bedroom. The address currently is 640 ½ Elk Avenue, but faces Seventh Street. He explained the FAR with the separation of the buildings. There will be a fence and a patio off to the South. Trees and power poles will be maintained. There will be an evergreen tree added on the Southeast corner.

DRC: Alvarez Marti and Russell were members and Alvarez Marti explained that many of the windows were casements and many were changed to double hungs and awnings. They asked for muntins on the doors to make them look more traditional. There was railing added to the side of one porch. The massing was small and nice and they appreciated this and the design. One window was removed on the West. The transoms were removed above the door. They were interested in colors, fence details and topography.

Staff Comment: None.

Public Comment: None.

Board Discussion: Sawyer directed the Board to the site plan. All parking, snow storage and setbacks are met. Farnell asked about the address and Minneman said that this is easy enough to change and may be done. He then asked about the utility easement and Minneman explained that this was required to be put in before the subdivision.

Alvarez Marti mentioned a removable section of fence on the utility easement and Cowherd said that they were amenable to do this. Cowherd also noted that they are proposing demolition of the existing building.

On the West, Farnell asked about two gas meters, but one is water.

Sawyer wondered about size of windows and Cowherd said they are 18"x18" awning on the South elevation. Ross asked everyone about the French doors and all were supportive. They are proposing a wood rail and woven wire fence.

On the East of the accessory, Ross asked if there would be electric and Cowherd said no.

The roof will be pro-panel in dark gray. Sawyer asked if this was discussed and it was not. All members were supportive. The siding will be horizontal 1"x8" lapped in pale yellow. The trim will be 2"x6" in white at corners and 2"x4" at windows and doors in light gray. The fascia will be 1"x8" also light gray. The primary door will be a wood half-light painted brick red and windows will also be aluminum clad, brick red. The porch railings will have a natural stain.

The accessory building will also have a pro-panel dark gray roof and Sawyer questioned the similarity. Alvarez Marti said this isn't historic as others have been. The siding will be horizontal 1"x8" lapped like the house, but natural. The fascia will be 2"x8". The door will be a barn type door not sliding.

Regarding the demolition, this is a non-historic building and not in good shape. All members were supportive.

The Board finds that the application to demolish the existing residence for the construction of a new single family residence and accessory building to be located at 640 ½ Elk Avenue will not appear excessively dissimilar to historic residences within the R1C zone. The mass, scale and form of the new residence will appear relational with the historic residential structures in the neighborhood and can be supported based upon guidelines 4.22 (context-similarity), 4.29(mass/scale), 4.31(forms,) 4.37 (roof forms), 4.46 (porch styles) 4.49-50 (window plan), 4.44 (skylights) 4.71, (materials), and 4.82(accessory buildings).

Russell made a motion to approve the demolition of the non-historic single family residence located at 640 ½ Elk Avenue, Parcel B, Block 52 Subdivision in the R1C zone, contingent upon architectural approval for the new residential building and purchase of a building permit for construction of the new residence.

Sawyer seconded the motion. The vote passed unanimously.

Russell made a motion to approve the architectural appropriateness to construct a new single family residence and an accessory building to be located at 640 ½ Elk Avenue, Parcel B, Block 52 Subdivision in the R1C zone, and based upon compliance with the guidelines and conditions of the finding, and per the plans and materials list updated tonight.

Sawyer seconded the motion. The vote passed unanimously.

Item No. 5

Consideration of the application of Kobi Platt and Margaret Platt to add additions to the historic single family residence located at 640 Elk Avenue, Parcel A of the Block 52 Minor Subdivision, Block 52, part Lots 1-3 in the R1C zone.

Michael Helland was present. He explained that this is a very small one bedroom and they'd like to add a second bedroom and a bath. They are well under the allowable FAR. They proposed to clad the exterior in the same weathered barn wood. They will distinguish the new addition by proposing board and batton. The accessory is currently unfinished and was recently relocated on the property. The owners would like to heat and plumb the space to use as overflow from the main house. They would like to remove the stucco from the garage and expose the barn wood. The wood would be horizontal board on board. They are proposing to restructure the roof from 3:12 to 6:12 and reinstall the weathered steel roof that is existing.

DRC: Alvarez Marti and Russell were members and Alvarez Marti said that they were supportive of the addition. They thought that it was subordinate enough. There were some window changes. The east side windows there was a proposal to change the three windows to two with one. She also noted the siding change. On the accessory building, the cricket and the entry door changed. Alvarez Marti asked about the access door and Helland explained that it is existing it will be faux. Both members were in favor of removing the stucco. They left the pitch discussion to the rest of the Board because it is a unique building. It is for aesthetics and snow shed not for head room in the building. Russell asked about the header above the garage door and it was a piece of flashing.

Staff Comment: Minneman said that with the rehabilitation of the accessory building, the Board should decide if they would like on onsite meeting with the contractor.

Minneman said that in the spring will probably see an updated landscape plan for approval.

Public Comment: None.

Board Discussion: Helland said it is the same contractor as before.

Sawyer asked the Board to look at the site plan. She noted how the parking functions now. Setbacks are met. There is existing landscaping on the west. Sawyer asked if the landscaping is in the motion and it is not. Minneman noted the deck on the rear only works if it is 18" or less, which is in the motion. It is angled so as to not build over the easement.

They will continue with the shake shingled roofing, as with the main house. The siding for the new portion will be vertical board with batton in natural. The trim will be 1"x4" in white. The windows are wood in white.

Regarding the accessory building roof pitch change, it would go from 3:12 to 6:12. It is aesthetic and for snow shed. They would use the same roofing material that is one there now. This is historic per Minneman. It was located on the 1951 aerial photo, but was classified as non-contributing. Ross wanted to hear why they thought it was worth keeping. Alvarez Marti thought it was the character of the building and that it does contribute to the feel of Crested Butte. You don't see very often and actually isn't allowed for the most part. Alvarez Marti would prefer to keep the character of the building in tact because it is aesthetic. Russell said he could support, he likes it the way that it is. It is a 7'6" wall height right now. Ross wondered if it would be open and Helland thought it would be finished ceiling. Either way, there will be structural work. Russell asked about heating and plumbing and it will have both. Nauman thought it was more practical at 6:12, but does have character the way it is. Sawyer was on the fence also because the changes are only for aesthetics. She said that the main house has already been changed so much. Meyer thought it should be left as there isn't a practical reason to change. Farnell agreed with Meyer.

DRC was in favor of the removal of the stucco and weren't attached to it. It is in really poor condition. The garage door will change.

On the South, they will be replacing two broken sashes with two double hung windows.

A door will be added on the West elevation.

The siding will be horizontal 1"x10" and12", which is existing beneath the stucco. There will be 1"x4" wood trim painted white and 1"x6" fascia and corner boards. The primary door will be wood in white and the secondary door will be barn/garage door. Then, there will be white wood windows.

Pertaining to the onsite meeting, Sawyer explained that they could then assess the wood and his plan for the wood. Ross thought that this was a good idea, as did others.

The Board finds that the application to construct additions to the historic single family residence located at 640 Elk Avenue will not appear excessively dissimilar to historic residences within the R1C zone. The scale, placement, and mass of the additions will appear subordinate to the historic resource and can be supported based upon guidelines 4.22 (context-similarity), 3.18 - 3.19 (size, scale, compatibility, placement), 3.37 (materials), 3.33 (wood windows), and 3.59 (doors).

The rehabilitation and alterations to the accessory building into a heated and plumbed accessory building for use as a game room, will not appear excessively dissimilar to historic out buildings within the R1C zone.

Raising the roof angle of the non-contributing historic building will significantly impact the ability to interpret the character and style of the exiting building and is not supported per GL 3.60.

Russell made a motion to approve a conditional use permit for the conversion of the accessory building from a garage to a heated and plumbed game room to be located at 640 Elk Avenue, Block 52, Parcel A, Block 42 Subdivision in the R1C zone, pending architectural approval.

Ross seconded the motion. The vote passed unanimously.

Russell made a motion to approve the architectural appropriateness to construct additions to the historic single family residence, and rehabilitation and alter the non-contributing historic accessory building located at 640Elk Avenue, Parcel A, Block 52 Subdivision in the R1C zone, provided that an onsite meeting with the BOZAR Chair, DRC, Staff and Contractor occurs once the stucco is removed to discuss the rehabilitation measures and a landscaping plan will be brought to the BOZAR Chair for review this spring/summer, and based upon compliance with the guidelines and conditions of the finding, and per the plans and material lists updated this evening, and provided the south elevation deck that extends into the rear yard setback will not exceed 18" at the top of deck, from natural grade.

Sawyer seconded the motion. The vote passed unanimously.

<u>Item No. 6</u>

Miscellaneous:

- DRC for March 14 and 25: Alvarez Marti and Russell volunteered. Farnell will be running the meeting, as Sawyer will be out of town. (BOZAR – March 29th)
- Minneman explained that there will need to be a special meeting where the Chair will need to be present and the Co-chair has a conflict with both projects (i.e. Sixth Street Station and Center for the Arts). There will not be a DRC meeting for either of these two projects.
- DRC for April 11 and 18: Alvarez Marti and Russell volunteered. (BOZAR – April 26th)
- DRC for May 16 and 23: Alvarez Marti and Sawyer volunteered. (BOZAR – May 31st)
- Insubstantial Determinations:
    - Ice House (202 Elk Avenue) – There were changes proposed for the chimney. The DRC and write-in comments expressed that this was an important feature to preserve. The chimney had to be deconstructed and they wanted to double it in size. The vent on top is something that could come and go based upon the use of the building. There will be an interior chimney chase.

Sawyer adjourned the meeting at 7:35 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
April 26, 2011

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:03 pm.

Members present were Michel, Vandervoort, Zobs, Krill, Alling and Sawyer. Favour was absent. Staff members present were Minneman and Supino.

Krill made a motion to approve the minutes from the March 29, 2011 BOZAR meetings with no changes.

Vandervoort seconded the motion. The motion passed unanimously.

Michel stepped down as BOZAR Chairman and Sawyer will serve as the new Chairman.

Item No. 1
*Consideration of the application of **330 Belleview, LLC** to change a previously approved plan and construct an exterior climbing wall attached to the mixed use building located at 330 Belleview Ave., Block 46, Lots 1-4 in the C zone. (Coburn)*

Bill Coburn of Coburn Development presented the proposal to the Board on behalf of 330 Belleview, LLC. He stated that the wall would be located on the west side of the building, and that is required a revocable license to locate it. The climbing wall would be anchored to the side of the building, rather than being structurally integrated. It would be fenced from off from three sides and would not be for public or unsupervised use. He added that his engineer believed that the facility would not require additional drainage, and washed rock or gravel would be at the base of the structure.

DRC: Vandervoort stated that the DRC discussed the uses of the wall, the hours of operation, lighting, materials and color. He added that he felt the use would be similar to that of the skate park up the street adjacent to the C zone.

Staff Comment: Minneman advised the Board to determine if there would be amplified music at the site. She stated that amplified sound was not part of the conditional use for the property. She added that Peter Weber of Coburn Development submitted a letter to the Building Department regarding the rules for operation, parking arrangements and other details.

Public Comment: None.

Board Discussion: Sawyer stated that she was concerned about potential noise from the use, and she asked about the noise produced by the ice making equipment in the winter. Coburn stated that the ice was made by 'misting water sprayers' and they were not loud. Vandervoort asked if the location would be shaded to protect the ice in winter. Coburn stated that it would not be. Zobs stated that he supported the use but questioned whether the gravel base would be the best surface treatment. Vandervoort asked about the lighting proposal for the site. Minneman stated that there was no night use of the facility, so it would not be necessary.

The Board finds that the proposed climbing wall to be located at 330 Belleview is a new recreational feature in Town. The feature is associated with a recreational business in the building under renovation and construction. A change to the previously approved plan affected by the climbing wall is appropriate in part due to the scale of

the new feature and will not overwhelm the overall appearance of the mixed use building. The Board can support the new feature subject to the following conditions:

- *In the event the snow melt from the climbing wall drains on the Belleview Avenue right-of-way, the Town can require the installations of a mitigation device;*
- *The hours of operation will be from sun up to sun down, and no exterior lighting is included without Board approval;*
- *No amplified music is allowed, any other music will comply with the Town noise ordinance;*
- *A revocable license agreement to address the parameters of the wall's attachment and services between the two properties*

and in conjunction with the letter submitted by Coburn Development on April 14, 2011 and Guidelines 5.67-5.68.

Krill made a motion to approve the architectural appropriateness for a climbing wall located on lot 4 and the West half of lot 3 to be attached to the mixed use building located at 330 Belleview Avenue, Block 46, lots 1-4 in the C zone, with the conditions noted in the finding and per the approved plans.

Vandervoort seconded the motion. The motion passed unanimously.

Item No. 2

*Consideration of the application of **Jean Keet and Hank DeRoche** to demolish an existing residence and construct a new single-family residence and accessory dwelling to be located at 404 Gothic Ave., Block 14 Lot A, Cortner Subdivision in the R1C zone.*

Sawyer began by reading a letter from Dave Ochs, the designer for the new residence at 404 Gothic, in which he described the proposal and some of the site specific issues that would be discussed by the Board.

Jean Keet spoke to the Board regarding her development proposal for the property. She discussed the non-traditional lot configuration and the choice of exterior stairs on the accessory dwelling. She added that the property to the south of her lot had a restrictive covenant agreement lifted to facilitate a new primary residence, and she hoped for the same consideration from the Board.

Hank DeRoche added that there is a local resident interested in taking the existing house to prevent demolition. He noted that the exterior second floor deck should not count toward the over-all building width, as had been stated by the Building Department Staff.

DRC: Krill stated that they DRC reviewed the proposed building foot print compared to the existing house, and that the new proposal meets the set-back requirements with sufficient snow storage and parking provided as well.

Vandervoort stated that he would support the proposed building width with the deck, b/c the lot is configured differently and the deck is set-back from the front plane of the house. He supported the proposal for BOZAR approval.

Krill stated that the DRC had discussed siding options with the proponents, and a window was added to the front elevation to make the façade appear more balanced. Vandervoort noted that an awning window was removed from the east elevation, and Krill described some minor changes made to the accessory dwelling. The DRC made no specific recommendation for approval, stating that the Board needed to determine the building width with or without the side deck in order for the project to move forward.

Staff Comment: Minneman provided the Board with background information about the method for measuring building width in the Building Department, and stated that it was the view of the Department that the proposed deck ought to count in the over-all building width calculation. She stated that the width calculation did not change for wider lots, and the Department was primarily interested in maintaining consistency throughout Town. She added that the Board could decide to allow the deck to be excluded from the calculation if they determined it was appropriate. She reiterated the Staff recommendation that the deck be included in the width calculation.

She stated that the eves on the rear of the main house could not be larger because there was not sufficient room in the set-backs. She added that the accessory dwelling requires a restrictive covenant agreement for a long-term rental on the property.

Public Comment: None.

Board Discussion: Sawyer read the R1C zone intent section from the zoning code. She stated that she did not support the proposed side deck, because it altered the scale of the building in the historic core of Town and she supported the staff recommendation regarding building width calculations. Vandervoort stated he supported the deck, because the lot was non-traditional. He added that the code should change to allow for altered building widths on horizontal lot configurations. Krill concurred with Vandervoort. Michel did not support the proposed deck or a change to the zoning code. Zobs did not support a code change and stated that appendages, such as decks, are part of a building and should count in the width calculation. He questioned whether the deck could be allowed without a code change. Alling stated that she supported the proposed deck as drawn.

Sawyer stated that the Board did not want to change the code, and she asked Minneman whether the Board could move forward with the review without including the deck in the final approval. Minneman stated that the Board could make a finding on the property without the deck and address the issue later. Alling stated that she was vacillating on the issue, because she did not support a code change but wanted to work with Keet to find a solution to their circumstance. The Board discussed the possible variance procedure. Sawyer asked Keet if she wished to move forward with the review without the deck in the proposal. Keet stated that she wished to do so.

Sawyer questioned whether trees would be removed from the site. Keet stated that some would be removed, but she would replace lost trees with other trees elsewhere on the site.

Zobs clarified with Keet and Minneman the reason for the small eves on the SE aspect of the building and discussed issues related to the odd south lot line on the property. Zobs questioned whether the small eves were allowed because the new building sits closer to the property line than the existing structure. Minneman stated that the Board could choose to allow the non-traditional eve design.

Sawyer stated that she felt the front façade needed a more modular look, and she felt that as drawn it was too massive for the historic district. Krill concurred and stated that the DRC had discussed the building mass with no clear direction given to the designer. He stated that the entry needed to be a stronger element. Michel cited Guideline 4.31b regarding primary modules to support Sawyer's statement. Vandervoort noted that the façade did bump-out one foot. Alling stated that she was concerned about the over-all massing of the building. Michel noted that the building needed a discernable primary module. Sawyer concurred. Zobs concurred and stated that he felt the primary building was "massive", and the siding treatment changes between elevations and design features did not effectively create the look of modules. The Board further discussed siding treatments and possible module configurations.

Sawyer asked the Board if they wished to see stronger eves on the southeast aspect. Vandervoort stated he did. Michel noted that this issue was discussed in the past and the Board needed a soffit present on buildings of this

nature. He added that the angled roof aspects were non-conforming and were excessively dissimilar. Zobs noted that the southeast aspect did not read well on the plans. The Board discussed possible design changes for the eves on the southeast aspect. It was decided to allow the proponents to re-design the southeast aspect and assess those changes at the May BOZAR meeting.

Sawyer asked the Board to weigh-in on the proposed exterior stairs on the accessory dwelling. Sawyer noted that she did not support the stairs as proposed. Michel concurred with Sawyer. Krill stated that is the stairs were limited to the south elevation and not visible from the street, he would support the stairs. Alling and Vandervoort supported the stairs as drawn. Zobs stated that he did not support the stairs as drawn, but would support exterior stairs not visible from the street.

Sawyer requested that the proponents remove the middle window on the second floor, north elevation of the accessory dwelling to simplify its appearance. Vandervoort stated that he did not oppose the third window. Alling, Michel and Krill concurred with Sawyer. Sawyer asked the proponents if they wished to continue the hearing to the May, 2011 BOZAR meeting. They indicated that they wished to continue the hearing.

Sawyer made a motion to continue the public hearing to the May 31, 2011 BOZAR meeting.

Zobs seconded the motion. The motion passed unanimously.

Sawyer adjourned the meeting at 7:55 p.m.

The Board and Staff discussed issues related to the Council/BOZAR retreat scheduled for May 9, 2011.

Town of Crested Butte
Board of Zoning and Architectural Review
April 26, 2016

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:03 pm.

Members present were: Meyer, Alvarez Marti, Farnell (part of meeting), Russell, and Sawyer.

Staff members present were: Yerman (portion of the meeting), Minneman and Earley.

Sawyer made a motion to approve the minutes from the February 23, 2016 BOZAR meeting with removal of her name from the beginning statement.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
Consideration of the application of Antonette C. Kapushion and Ina Kristine Kapushion to add heating and/or plumbing to the accessory building to be located at 429 Gothic Avenue, Block 11, Lots 30-32 in the R1 zone.
Willie Miller was present and said that they would like to add heating and/or plumbing to the previously approved accessory building.

DRC: There was support from both members Alvarez Marti and Ross.

Staff Comment: Minneman explained the conditional use and the criteria from the code.

Public Comment: None

Board Discussion: All members were supportive of the proposed conditional use.

The Board finds that the conditional use permit to add heating and/or plumbing to the previously approved accessory building is supported per code section 16-8-30, noting that use prohibits residential use that include sleeping, bathing or cooking per the code definition.

Alvarez Marti made a motion to approve the conditional use permit to add heating and/or plumbing to the previously approved accessory building located at 429 Gothic Ave., Block 11, Lots 30-32 in the R1 zone, based upon the finding.

Sawyer seconded the motion. The vote passed unanimously.

Meeting temporarily adjourned for work session at 6:08 pm.

Meeting again called to order at 7:43 pm.

Item No. 2
Consideration of the application of Faust Mountain Properties LLC to allow demolition of an existing structure and subdivision of the property located at 711 Belleview Avenue, Block 63, Lots 21-24 in the R1 zone.
Jim and Greg Faust and Randy Swift were present. G. Faust said they would be taking four lots and dividing them in two for two 50' x 125' lots. The existing home would be removed per the demolition plan. They are having hazardous materials sampling done. They have taken steps with surveying regarding the subdivision.

DRC: Alvarez Marti and Farnell were members and had support. Alvarez Marti was sad that the house was going away because of the funk. Faust was going to get information on the utilities. G. Faust said in the interim they would like to go to the natural grade, which they will get the Building Inspector's help on. Farnell wondered if a topography survey was needed. Minneman said it was included on one of the documents in the packet.

Staff Comment: Minneman noted that the Town Attorney has looked at the plat and given his nod of approval.

Demolition, as Faust noted, there is a requirement for permits and they had spoken about how this all will work. This will be coordinated with the Building Department. It will be a matter of sequencing. All salvageable items will be removed by Donovan Moss. There are timbers and he will try to salvage these also. The property will be fenced and they would like to do it as quickly as possible. Alvarez Marti wondered if the street will have to be closed. Minneman noted the process with the Building Department. Aspen trees closest to the house will need to be cut, but roll-off dumpster will fit in the driveway. Alvarez Marti then asked if they'll have to plant new trees. G. Faust said that there will be trees kept and some new trees will be added. Sawyer asked about the boulders and they will be kept for use later also.

Minneman noted the trees on the site plan and Faust's confirmed.

Public Comment: None.

Board Discussion: Sawyer was fine with subdivision, as were other members.

Sawyer thought that the demolition plan seems thorough. Russell asked about asbestos and they are having this tested right now.

The Board finds that the subdivision of Block 63, Lots 21-24 is part of a development plan that will create two new fee simple lots in the R1 zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following findings and restrictions that may be included in a subdivision improvement agreement, if necessary:

1. *The demolition of the non-historic buildings located at 711 Belleview Avenue is contingent upon approval of the development plan as contained in 16-14-190 (requirements for demolition) together with the purchase of a building permit for the new residence.*

2. *The recycle plan is made part of the application.*

3. *An interim landscape plan is provided to the Building Department for Tract 2 if development does not occur by the end of 2016; and*

4. *The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.*

Russell made a motion to approve the Belleview Renaissance Subdivision located on Lots 21 through 24, Block 63 in the R1 zone, into two fee simple tracts as shown on the subdivision plat based upon compliance with Code Section 17-4-50, the findings, and contingent upon the following:

1. **A permit for the demolition of the non-historic buildings is pending the Board's approval of the site redevelopment plan as required in Code Section 16-14-90;**

2. **If substantial deviation of the recycle plan associated with the residence demolition, an amendment is to be provided in writing prior to permitting and removal.**

3. **The recordation of the minor subdivision plat in the Gunnison County Real Property Records subsequent to the purchase of the first building permit for Tract 1, and subsequent permit for demolition of the existing buildings.**

4. **Prior to mobilization for the demolition or site disturbance, the Applicant and Building Inspector set the grades for Tract 1 and Tract 2 relative to the curb or other agreed upon feature.**

5. **The Board and Town Council provide certification of the final plat being in compliance with the requirements contained in Code Section 17-4-50 prior to recordation in the real property records. If the subdivision is approved, the Board can defer their requirement to the BOZAR chair.**

Sawyer seconded the motion. The motion passed unanimously.

Item No. 3

Consideration of the application of Faust Mountain Properties LLC to construct a single family residence and accessory dwelling to be located at 709/711 Belleview Avenue, Block 63, Lots 21-22 in the R1 zone.

Greg and Jim Faust and Randy Swift were present. The proposed single family residence is about 2,250 square feet, which is a little smaller. They wanted enough square footage for the accessory dwelling. The home is fairly simple in design. There will be lower massing in the front. It will be chinking on the lower and board and batt on the upper. A woodstove was added with the chimney. The deck door and a window switched. The accessory dwelling was moved one foot off the alley per the DRC's request and they hope that this will be sufficient for turning radius. They also added another parking space on the alley. The DRC asked for options on the dormers and they have provided this, but ran into issues for egress on one side. Drainage was added to the site plan. Trees existing versus new are also noted on the site plan.

DRC: Alvarez Marti and Farnell were members and Alvarez Marti thought that they were fairly compliant on the site plan. The final grading is unknown, but this will be dealt with the Building Department. Most of the discussion was on the back building. The stairs on the back of the home were noted because they slightly protrude. The stairs and the deck on the opposing sides of the accessory dwelling were discussed, but DRC thought that this makes the building more livable. She discussed the dormer options. Making the dormer smaller makes the unit less livable and so she supported them, as proposed. Farnell said there would be can lights on the porch. Full cut-off lights near the door (either above or next to). G. Faust showed the two options on the South. J. Faust would prefer how it was originally. On the West elevation, there was a missing light on the deck.

Staff Comment: None.

Public Comment: None.

Board Discussion: Sawyer asked the board to look at the site plan. Trees were marked. Parking was added. Snow storage was noted. The distance between the houses is 14'. Sawyer asked about the parking in the front. J. Faust said parking is becoming much more of a premium and he believes that off-street is a good thing.

The Board felt that looking at the South elevation it is a traditional home. Sawyer confirmed that window sizes weren't above 5'6" and they aren't.

On the West elevation, Sawyer wondered about the four window sizes. Faust confirmed that this was stuck to.

Sawyer noted that the staircase needs to come in slightly so that it doesn't stick out on the North. They said that it shows on the site plan. Faust said this can be changed. This will be reviewed and approved by the Chair. Farnell noted that there are wood posts. Faust would like metal top with wire mesh. All members supported this proposal. The woodstove will have the stone on the chimney.

On the East elevation, the stone will not be higher than 18" including ridge cap. The windows were moved off the edge.

Sawyer thanked them for building an accessory dwelling, as these are becoming fewer and fewer. Sawyer said most of the staircases have been made to go interior. Faust noted that the building code has changed so not to exit through the garage. Sawyer said it was a separate entry/exit not through the garage. There have been those approved with this, but this doesn't mean that they want to see this. Minneman said there is a connection with this and the historic core, which didn't have exterior staircases. Alvarez Marti noted buildings that were in the B1 zone and Minneman reminded that this is commercial versus residential. Sawyer read Guideline 4.82 #5, which asks for it to be shielded with structure, and said she had to be consistent. If this would have to be done, they would go to an accessory building. Sawyer disagreed that it can be done with interior parking. Alvarez Marti asked about examples on Sopris, but these are the examples that caused the Guidelines to be changed. In DRC, they talked about screening with landscaping. Farnell thought that decent housing is needed in town and the Guideline allows screening with landscape from the primary street. Alvarez Marti, Russell and Meyer all agreed with Farnell.

This style has not been seen with dormer on the North on an accessory dwelling per Sawyer. They discussed the size and that the height can't change. Minneman asked about if there were just one window with egress and this wouldn't work with floor height. Sawyer just cautioned that this might be something that would be seen again. Minneman wondered if the floor plan could be switched. Meyer didn't like the dormer as proposed and he would prefer to see the roof continued. Sawyer asked about the ridgeline. Alvarez Marti and Russell agreed with Meyer. G. Faust wondered about a siding change. It can't just be a visual change, but needs to be an actual physical break. The home at Eighth and Teocalli was made to show this break. Faust's noted that an egress window could be added on the East and then the dormer changes can be made.

There will be one large garage door per Sawyer. The posts on this building will be 6"x6". Faust said that the stairs were placed where they were to shield as best as possible.

On the East, the new window will reflect other window, which will be reviewed and approved by the Chair.

The primary home will have a Zacktique roof. The siding will be horizontal, random width (8", 10"and 12") with chinking with color. The Board discussed neighborhood colors and materials. There isn't plank and chink in the neighborhood. Then, the upper siding will be vertical 8" rough sawn with 2" batts. There will be 2"x4" window and door trim in white with crown molding. Frieze will be chestnut bronze and 1"x4". The fascia will be a 1"x10" in white and corner boards will be 2"x4" also in white. Primary door is wood, half-light painted. Secondary doors are wood. There will be chestnut bronze aluminum clad windows. The deck posts will be 8"x8" reclaimed natural. They will change this on the plans. Then there will be 4"x4" powder coated with mesh between and top and bottom rails will be metal as well. Stone will be Telluride stone not more than 18 inches including cap to match chimney. Spiral stair will be black.

The accessory dwelling will have vertical corrugated rusted metal siding with a Zacktique roof. The trim will be 2"x4" in natural, fascia will be 1"x10" and 1"x4" in natural. The primary door will be a half-light natural door and secondary doors are garage doors, which will be barn wood. There will be chestnut bronze aluminum clad windows. The railings will be metal in rust color to match the siding and 6"x6" reclaimed posts.

The Board finds that the development plan associated with the subdivision of lots 21-24, Block 63, and construction of a single-family residence to be located at 709 Belleview Avenue will not appear excessively similar nor dissimilar to residential buildings within the surrounding neighborhood. The form and scale has relationships with single family residences seen in Town.

The residence can be supported by the application of Guidelines 4.22 (context-similarity), 4.29(mass/scale), 4.31(forms,) 4.37 (roof forms), 4.46 (porch styles) 4.49-50 (window plan), 4.76(materials),

The Board finds that the accessory dwelling associated with the development plan to be located at 709 Belleview Avenue will not appear excessively dissimilar to small residential buildings within the surrounding neighborhood.

The dormer styles will appear relational with styles seen in the R1 zone as they relate with the intents of GL 4.42-43. The dwelling can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style and 442-43).

The conditional use permit for a deed restricted accessory dwelling can be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Belleview Renaissance Subdivision approval.

Alvarez Marti made a motion to approve the conditional use permit to construct an accessory dwelling to be located at 709 Belleview Avenue, Block 63, Lots 21-22, also to be known as Tract 1, Belleview Renaissance Subdivision in the R1 zone based upon the finding, the criteria in Code Section 16-8-30.

Farnell seconded the motion. The vote passed unanimously.

Alvarez Marti made a motion to approve the architectural appropriateness of the development plan to construct a single-family residence and accessory dwelling to be located at 709 Belleview Avenue, Block 63, Lots 21-22, also to be known as Tract 1, Belleview Renaissance Subdivision in the R1 zone, pending requirements of the subdivision, provided that the East elevation of the accessory dwelling will get an egress window to the right side of the door, the North and South elevations of the accessory dwelling will have revisions to the dormers to include roof beneath, and the spiral staircase will be the same plane as the West elevation wall of the home, all changes are to be reviewed and approved by the BOZAR Chair, and based upon the finding, and per the plans and material list updated this evening.

Russell seconded the motion. The vote passed unanimously.

Item No. 4

Work Session: Consideration of the application of RWG Partners LLC to construct a new single family residence and two accessory buildings to be located at 931 Belleview Avenue, Block 75, Tract 1 in the R1D zone.

Ryan and Wynn Martens were present with Perry Lewis (architect) and Jim and Paul Barney (local consultants). Sawyer asked them to overview what they would like. They want to be prepared for May with full working drawings. They want to take into account historic nature of the Guidelines while also having a net zero property. Private open space to east and north. It is a very wet location. A lot of work has been done in the DRC process. The height was dropped and the accessory building on the North was made to be less complex. Lewis said that the site plan hasn't changed. Most changes were massing and fenestration changes. On the South, they have some solar panels not skylights. Full height stone was substituted with horizontal clapboard siding with 18" stone wainscot. They reduced the height of the main window. The other windows would be casements made to look like double hungs. The two story home will be elevated for high water. This introduces light into more rooms than normal layouts. The triple door was changed to double. On the West, again there will be a clapboard siding, possibly in a different color (cream?). The windows were simplified. The connector changed to be simpler. Four

doors changed to two with banks of three square windows to each side. There is now one foot clearance to corners from windows and doors. There will be board and batt siding below. The west entrance was made more symmetrical. The door wasn't centered because of structural issues. A double window was added to match upper. On the East, the connector matches the west. The windows were revised on primary portion. On the North, the pitch was shallowed to ensure that it doesn't count for FAR. They were able to center the window. A second window was added on the second story module. Headers were also made the same height.

There are two separate accessory structures. They gathered that the main concerns were on the back, more complex building. This has been simplified. A window was added on the West, facing the neighbor. They feel that the two garages are similar with symmetry and roof pitches. Sawyer asked if there are three garage doors and there are. The second accessory building has a small loft area above. One dormer was removed and the windows were brought in line with gable. Overall height is 19' and 17' for the smaller South building. This building will have vertical board and batton siding and will be darker than main house. The trim would be lighter.

DRC: Alvarez Marti and Russell were members and this was the second meeting with them. Stone was changed. Connector is not something that isn't seen and the question is if it is excessively dissimilar. The back accessory building was too complex and was simplified. Fenestration changes were appreciated per Alvarez Marti. Concerns were asymmetrical roofs with windows. Board discussion was needed for whether or not this is three structures or four and she reads it as four. Crowding and how many structures makes a crowded lot. Do the number of structures make it excessively dissimilar? The structures themselves aren't noncompliant it is all of them as a whole. The heights were reduced. Russell agreed. He could see it as three buildings, but instinctively it is closer to four. The removal of the glass helped. East facing garage door and how it will operate was a question for the applicants. It would be a functional garage door. It would be similar to the other two garage doors. Alvarez Marti talked about the fact that the three garage doors were discussed and whether or not this was excessively dissimilar.

Staff Comment: Minneman noted that the Board's role tonight as it is just a work session and they are giving comments and feedback. None of the comments are binding, but give enough that once plans are submitted for calculations and building code check they know what direction the board would like. No public comment per town attorney.

Public Comment: None.

Board Discussion: Sawyer read the intent of the R1D zone. She asked how to proceed. Minneman suggested starting with site coverage and then the house with the connector and whether this is excessively dissimilar or not.

For the primary home's secondary module's mass and scale, the connector is 26' long. Sawyer explained how lots are normally laid out and thought that the connector is a bit long. Alvarez Marti and Meyer appreciated that this was a different idea for layout and to break up the mass. They said it was dissimilar, but is it excessively dissimilar? There are a lot of Guidelines that they must address. The primary module guideline is 4.29. Sawyer didn't think that the connector is traditional. They've worked very hard for Crested Butte not to be an Aspen and she said this is something that would be seen there. On historic homes if there is an addition/pop-up in rear it is one to two feet not many feet. She said if this were reversed it would be an easy yes, but it is because this is small in front and large in rear. She said she'd like the Board to discuss this. Farnell thought that the Aspen homes are massively overwhelming to the front home and this is actually smaller in scale. The thing that makes this odd is the number of buildings and the complexness of the northwest accessory. Could the two accessories work together or become combined? Farnell asked about functionality of the front garage and R. Martens explained this. Farnell wondered if the garage door on the east is necessary or if it could be a man door and it could be. He thought that the energy efficiency issue is commendable. Russell agreed with Farnell about the number of buildings and the site felt cluttered.

Regarding roof forms, Alvarez Marti noted that the rear (North) of the main house is still a little funky, but it is unseen. Minneman noted Guidelines 2.32 and 2.33 are about view corridors and she encouraged the Board to read these. She thought because the front is smaller it helped with view corridors. Russell wondered if they could be separated, but the setbacks are maxed. Sawyer reminded that the notion that this is ranch-like; there aren't ranches houses in town.

All members were supportive of the solar array. They just asked for the roofing to be a similar color.

DRC had asked for the South porch to change.

The revisions to the fenestration were helpful.

Sawyer asked for all materials to be called out on the elevations.

The parking was revised on the site plan.

The Board asked for front trees to be added. The applicants haven't addressed this yet. There will be two small areas of grass on North and South and the applicants confirmed that this won't be hardscaped.

Most members are reading this as four buildings and it is too much. Some members were okay with the design of the northwest building, but others thought that the "L" shape made it too complex. All asked

Most members did not have issue with the smaller front accessory building, as presented by itself. Alvarez Marti noted that fencing and landscaping could serve the same purpose of shielding the connector, as this building.

Sawyer made a motion to continue application of RWG Partners LLC to construct a new single family residence and two accessory buildings to be located at 931 Belleview Avenue, Block 75, Tract 1 in the R1D zone

Russell seconded the motion. The vote passed unanimously.

Item No. 5
Miscellaneous:

- DRC for May 16 and 23: Alvarez Marti and Sawyer volunteered. (BOZAR – May 31st)
- DRC for June 13 and 20: Meyer and Sawyer volunteered. (BOZAR – June 28th)
- DRC for July 11 and 18: _____ (BOZAR – July 26th)
- CLG Report from History Colorado, Mark Rodman - Minneman noted how important it is to use the Guidelines. Reviewing the Guidelines is important so they find them useful and she thought a committee would be helpful. Alvarez Marti thought that it would be better to do one per month and have everyone write in. Minneman reiterated to make sure that decisions are based on the Guidelines.
- Insubstantial Determinations:
    - Walters (229 Elk) – Roofing material change

Sawyer adjourned the meeting at 10:44 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
May 29, 2012

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:02 pm.

Members present were Vandervoort, Alling, Krill, Sawyer, Carey and Zobs.
Staff members present were Minneman and Earley.

Zobs asked that pertaining to the May 2, 2012 Special BOZAR Meeting minutes a stronger objection to the visibility of the elevator door should be noted.

With this change, Zobs made a motion to approve the minutes from the April 24, 2012 BOZAR meeting and the May 1 and 2, 2012 Special BOZAR Meetings.

Alling seconded the motion. The motion passed unanimously.

Item No. 1
*Welcome **Peter Carey** as the newly appointed member of the BOZAR.*

Sawyer took a moment to welcome the newest member of the Board and encouraged him to become familiar with the Guidelines and to base decisions on these not on opinions.

Item No. 2
Recommendation to the Town Council regarding the interpretation of the language for "projecting sign" in Section 16-80-40 (c) of the sign code. (Earley)
Earley gave an overview of the memo that there was a request for a projecting sign at a business on Elk Avenue where a projecting sign is already in place on another portion of the building. Per the code, only one projecting sign is allowed per building. Mr. Jachowski wrote a letter to the Council, who then referred the matter to BOZAR. Gillie is suggesting a language change in the code to indicate that a building having architecturally distinct modules would be allowed to have a projecting sign.

DRC: Vandervoort stated that they felt as though BOZAR encourages proponents for new construction to make the modules look like different buildings and this code change would honor this.

Board Discussion: Sawyer drew attention to what Staff is proposing and gave the example of Sixth Street Station, which could fit into what is presented. Alling felt that this works better.

Sawyer made a recommendation to Town Council in support of amending Municipal Code Section 16-18-40 (c)

Krill seconded the recommendation. Support of the recommendation passed unanimously.

Item No.3
*Consideration of the application of **Klass Act, LLC, dba the Last Steep**, to construct a new deck above the existing patio associated with the restaurant operation located at 208 Elk Avenue, Block 28, Lot 12-13 in the B-1 zone. (Hadley)*
Andrew Hadley, architect for the project, explained that the proponent would like to raise the seating on the deck up to be visible from the street/sidewalk, as this is not the case right now. The raised deck will match the

existing deck and will be obscured by the existing deck. It is four steps up (24 inches) to the rear. They do not intend for this space to be used much at night, but lighting will be added. Three lights will be added to the building and kick lights on stairs.

DRC: Vandervoort stated that the DRC didn't have much of an issue as it is not a large change. Zobs felt that it's a good amenity for the street. He furthered that they asked the proponent for some more definition on lighting, which they presented. Zobs did say that they would like the full Board to discuss hours of operation and noise. They did feel like it may be good to stay with the current noise ordinance.

Staff Comment: Minneman reiterated that the Board should discuss hours of operation, as it has the potential to impact bordering residential spaces. Also, that future use of the space/conditional use could change if the building is sold. The current noise ordinance could provide for two venues per week and there are certain decibel levels at different points on the property. This approval would travel with the restaurant's conditional use. The neighbors are usually the ones to police this, as staff doesn't always have the time. Minneman mentioned that they could potentially discuss acoustic vs. amplified music or a time cut-off to prevent issues from arising.

Public: None

Board Discussion: Sawyer referred the Board to the site plan and confirmed that the existing patio will be removed, with addition of steps up to the deck. Krill asked if the existing deck will change and Hadley answered that it will not.

On the East elevation, Sawyer asked about the existing bathroom windows and if anything needs to change for code. The proponent stated that he has spoken with John Fitzgerald, who asked for steel grate/stained glass (inside).

Alling felt that it is a good change and cleans it up.

Sawyer asked about under the patio and if it counts toward FAR. Hadley answered that the concrete slab will stay with holes cut for the footers, but this space will remain empty. Minneman explained that this space does not count to FAR, as there isn't access under and there is plenty for the site.

The Board then turned their attention to amplified music and Sawyer reminded that Ginger, Forest Queen, Montanya, Mexicali Grill and Pitas have all had restrictions. She asked the proponent if 9:00 PM would work. They stated yes, but Hadley stated he would rather stay with the noise ordinance which states until 10 PM. Krill felt in all fairness that their restrictions should match the neighbors. Vandervoort stated that he doesn't mind people eating until 10 PM, but thought that possibly amplified music could be curtailed at 9 PM. Alling felt as though it was fair to stick with the neighbors, but that the deck is pretty near the front of the property. Sawyer stated that she felt like normally the amplified music ties in with hours of operation and felt that 9 PM was a good arrangement. Zobs felt that the noise ordinance is in place and to make a new set of rules for every business down the street is redundant. Alling agreed. Sawyer asked the Board for a straw pull vote regarding a 9 PM limit: Krill, Alling, Zobs, Vandervoort and Carey all voted against in agreement that it should stay with the noise ordinance in the code and Sawyer was for.

All materials will match existing with a natural stain finish.

The Board finds that the request to expand the conditional use permit to construct a new deck and increase the outdoor seating area to be associated with the restaurant operation located at 208 Elk Avenue is appropriate in the B-1 zone. The

seating area encourages pedestrian activity that is consistent with restaurant operations within the Elk Avenue business district. The new elevated deck can be supported provided:

1. *Amplified music should be compliant with the Town Municipal Code;*
2. *Hours of operation do not exceed 10:00PM; and*
3. *The entire seating area does not exceed 663 ft^2.*

Zobs made a motion to approve the expansion of a conditional use permit to construct a new deck and expand the outdoor seating area associated with the restaurant operation located at 208 Elk Avenue, Block 28, lot 12-13 in the B-1 zone, provided the deck area for the seating does not exceed 663 ft^2, any revisions to the outdoor lighting plan will be reviewed by the Chair, and providing that amplified music is compliant with Town Code, and based upon compliance with Code Section 16-8-30.B. and the site plan as presented.

Alling seconded. The motion passed unanimously.

The Board finds that the new deck to be constructed above the existing patio associated with the restaurant operation located at 208 Elk Avenue will not appear excessively dissimilar to the surrounding B-1 zone. The elevated deck will blend with the existing deck and can be supported by guidelines 5.1 (outdoor amenities) and 5.21(lighting plan).

Zobs made a motion to approve the construction of a new deck above the existing patio associated with the restaurant operation located at 208 Elk Avenue, Block 28, lot 12-13 in the B-1 zone, and based upon compliance with guidelines 5.1 (outdoor amenities) and 5.21(1ighting plan).

Alling seconded. The motion passed unanimously.

Item No.4

*Consideration of the application of **Chris and Sally Hensley** to demolish the non-historic accessory dwelling and construct a new accessory dwelling to be located at 508 Sopris Avenue, Block 36, lots 13-14 in the R1C zone. (Coburn Dev.)*

Peter Weber, Coburn Development, and applicant, Chris Hensley, were present to explain their wishes. There is potential that the existing structure will be moved down the street to another location and if not the building will be demolished. Then, a new accessory dwelling will be built in its place, which will house a garage and a dwelling unit, next to and above the garage. A couple of the first versions presented to the DRC were too bulky. So, this version focuses on minimizing the mass of the building broken into separate pieces. There is now a bedroom on the second floor. The structure is based upon simple gable form with sheds coming off on three different sides to give the appearance of an existing structure with additions. They are also proposing the addition of a door on the main house. Weber then drew attention to the alleyscape, which they feel mimics the other buildings quite well.

DRC: Vandervoort stated the building has changed a lot from the original drawings that were presented and the proponents have listened. The DRC had a recommendation for approval.

Staff Comment: – Minneman agreed with Vandervoort/DRC that a lot of work has been done over the last couple of months to get where we are. She reiterated that there are hopes for an application next month for moving of building to a different location. It is posed as demolition, but the wording could be changed to relocation.

Public: None

Board Discussion: Sawyer directed the Board to the site plan. Minneman asked if the proponent could provide a little clarification on trees. Weber explained that some smaller trees will be moved to various

locations on the site and a few of the larger trees will not be able to be moved and will be replaced. He then reviewed the site plan to further define. Sawyer asked about the small aspen in front of the snow storage. Weber stated that they revised this with the addition of a fence and presented a drawing to the Board.

Sawyer then asked about the alley winter maintenance. Hensley stated that from the Sixth Street side it is plowed for neighboring properties and from the Fifth Street side it is plowed for telephone access. He then stated that they will remove the snow from this area for access to the parking in the garage.

On the South elevation, the siding will be: 1"x8" vertical, reclaimed wood on the main body; and rusted corrugated metal siding below no taller than 18 inches. The shed dormer will have 1"x6" horizontal, reclaimed wood siding. One of the pop-outs will be the rusted corrugated metal and the others will be the same as the dormer. The primary door and garage door will be wood. Weber asked about choices for this and Sawyer stated that primary needs to be wood. So, he asked for secondary doors to be clad in the same color as the windows.

The removal of the garage door from the North elevation looks better per Vandervoort and Sawyer.

The main body of the roof will be "Vintage Skin," which was also used on 1 Teocalli and 9 Teocalli. Minneman stated that the product has a nice patina.

For the siding, the rusted metal will be a dark brown color and the horizontal/vertical, reclaimed wood will be primarily gray, but could have some brown. The reclaimed wood trim and fascia will be the same. The window color will be Jeldwen Hudson blue. Zobs felt that this is a good use of materials on the accessory and consistent with modules.

The Board was all in favor of the door addition to existing house.

The Board finds that the proposed accessory dwelling to be located at 508 Sopris Avenue will not appear or excessively similar or dissimilar to structures of like use within the surrounding R1 C zone. The request to demolish or move the existing building is appropriate based upon the application to construct the new accessory dwelling. The building's form and scale are consistent with accessory structures seen in Town and can be supported by Guidelines 4.22, 4.23 (neighborhood context), 2.28 (height to width ratio), 4.78 (scale), 4.38 (dormer) and 4.82 (design, style and details).

Sawyer made a motion to approve the demolition and/or relocate of the accessory dwelling located at 508 Sopris Avenue, Block 36, Lots 13-14 in the R1C zone, contingent upon architectural approval of a new dwelling and conditional use permit expansion.

Alling seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the architectural appropriateness for the accessory dwelling to be located at 508 Sopris Avenue, Block 36, Lots 13-14 in the R 1 C zone based upon compliance or non-compliance with Guidelines 4.23 2.28, 4.78, 4.38, 4.82-3 and , and per the plans and material list updated tonight.

Alling seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the expansion of a conditional use to construct a new accessory dwelling to be located at 508 Sopris Avenue, Block 36, Lots 13-14 in the R1C zone, and based upon

compliance with Code Section 16-8-30.b. (conditional use criteria), provided a long term residential unit as defined in the Crested Butte Municipal Code is maintained on the property.

Alling seconded the motion. The motion passed unanimously.

Item No.5

*Consideration of the application of **Kendall Tankersley and Matthew Smith in conjunction with Elk Avenue Partners LLC** to site a restricted food service establishment within a restaurant building to be located at 407 4th Street, Block 27, Lots 1-4 in the B-1 zone.*

Tankersley stated that she proposes to open an ice cream shop for the location, which would sell scoops, prepackaged pints and ice cream cakes. The product will be made at a location in Mt. Crested Butte.

DRC: Zobs explained that this was not a difficult discussion, as they in this zone are surrounded by food service. It will be located in the overflow of Donita's and Vandervoort felt that it is a good use of the space

Staff Comment: Minneman explained that any issues have been worked out with the building inspector. A bathroom will be added, which is not on the floor plan. Based upon seating and size, no additional parking is required. This will be a restrictive food service establishment.

Public Comment: None

Board Discussion: Sawyer confirmed that there will be no cooking of raw food, no wait staff, no alcohol, and no dishwashing. The proponent stated to conform to health department requirements a three compartment sink will be there for cleaning ice cream scoops.

The hours of operation will be 12:00-10:00 PM in the summer and they are looking to reduce the hours in the winter possibly 12:00-8:00 PM. Deliveries will be minimal, as it is being prepared in a separate location and will be in personal vehicles. Tankersley explained that the seating will change from Donita's set-up and half will be removed.

Carey asked about signage and Tankersley stated that it will be similar to what was there previously for SGM.

The Board finds that the proposed restricted food service establishment to be located at 407 4th street, will comply with the conditional use criteria in Code Section 16-8-10.B., and is consistent with restaurant operations in the surrounding B-1 zone.

Alling made a motion to approve a conditional use permit for a restricted food service establishment in the personal service establishment within a restaurant building located at 407 4th Street, Block 27, lots 1-4 in the B-1 zone, based upon compliance with Section 16-8-30.

Vandervoort seconded the motion. The motion passed unanimously.

Item No.6

*Insubstantial Determination requested by the **Crested Butte Fire District** to install windows on the mezzanine level of the building located at 306 Maroon Avenue, Block 22, lots 12-16 in the P zone. (Cowherd)*

Kent Cowherd was present and explained that there is a fourth floor on the North/West sides of this building. They are proposing the addition of exercise equipment in this space, which needs some light and air. The building is steel and floor sits right below the top of the window on the third floor.

DRC: Vandervoort stated that they thought that the windows looked a little odd with all of the mullions and asked that the proponent present a transom. Also, there was a previous approval for something similar from five to six years ago for something that didn't get built. Zobs felt that this should be an insubstantial decision, but wanted the full Board's reaction to the different fenestration styles. The DRC felt that transoms might be a way of consolidating the windows and that it was more dissimilar on the North elevation. Zobs asked for

clarification with the plans and Cowherd stated that ideally they would like windows on both sides, but would be happy with either.

Staff Comment: None

Public Comment: None

Board Discussion: Sawyer started with the North elevation and Alling felt it was not continuous with anything. Krill agreed with Alling that the fourth floor is out of place. He said like the West elevation that it could be brought down, but not as a distinct window. Carey felt it was a difficult call. Sawyer agreed with the others that it is excessively dissimilar on the front façade. Zobs would be open to options on this elevation. Krill felt that he could agree with option B here. A straw pull vote found Vandervoort, Zobs and Krill in favor of option B on the North elevation; while, Alling, Carey and Sawyer were against.

On the West elevation, the discussion is over transom versus double hung. Alling felt it worked better with roof line on this elevation and leans toward option B (transom) and Krill agreed. Sawyer leaned toward option A. 30"x40" will be size of transom. Vandervoort preferred option B and Zobs agreed.

The Board made a determination to approve the window additions to the building with Option B on the West and the removal of proposed windows on the North elevation and based upon the consideration for Board approval In code section 16-2-30 (excessive similarity/dissimilarity) and applicable design guidelines.

Item No.7

*Consideration of the application of **Susan Eskew** to expand a conditional use permit for an accessory dwelling located at 201 ½ Gothic Avenue, Block 9, South 62.5' of Lots 17- 20 in the R1C zone.*

Eskew was present and showed a photo of the space. Minneman further explain the proposed parking plan. This was a shop space and upstairs was a bedroom. A bathroom was added with a shower because the existing space upstairs was hard to access, as you had to go through the bedroom.

DRC: Zobs stated that DRC didn't have issues and that they had discussed variations of parking that could be possible. One of the variations involved the removal of a rock. He felt that the second spot would be best in carport, as tandem.

Staff Comment: Minneman reviewed that this is part of the accessory dwelling, which is existing, and as a requirement they must use the kitchen upstairs.

Public Comment: None

Board Discussion: Sawyer explained that this is an expansion of the conditional use and the Board is tasked with reviewing parking. The space is available. Eskew explained that there is a large gravel lot to accommodate cars. Minneman explained that the car port needs to be identified for parking not storage. Vandervoort would like the rock moved and Zobs agreed that this would be more functional. Eskew stated that the snow sheds right in this area. A suggestion of one parallel/one perpendicular set-up, but Sawyer wondered if space is available. Krill felt that this would be better than double parked. The rock would be moved and Eskew stated that this would be fine. Sawyer questioned snow storage. Minneman measured the site plan and it works. The Board was all supportive of this solution. Snow storage will be added to plan.

The Board finds that the proposed conversion of the first floor workshop into a bedroom and bath and expanding the accessory dwelling use for a two bedroom unit located at 201 ½ Gothic Avenue can be supported or cannot be supported, provided two parking spaces are provided on the property,

Sawyer made a motion to approve the expansion of a conditional use permit for a two bedroom accessory dwelling located at 201 ½ Gothic Avenue, Block 9, South 62,5 feet of lots 17-20 in the R 1 C zone based upon compliance

with Code Section 16-8-30 (conditional use criteria), provided two parking spaces are maintained on the property as shown on the updated site plan, and a long term residential unit as defined in the Crested Butte Municipal Code continues to be maintained on the property.

Vandervoort seconded the motion. The motion passed unanimously.

Item No.8

Miscellaneous

1. **"Benefits of Economic Preservation"** – Handout from Dan Corson, History Colorado, to BOZAR and Town Council, which is a good thing to become familiar with as they are advocates for historic preservation. Minneman then read a few interesting statistics from the booklet.
2. **Bob Yapp "Economics of Preservation" Workshops flyer –** These workshops are funded by a Certified Local Government grant from History Colorado. Minneman stated that it would be helpful to have at least one Board member at all three sessions. We have had quite a few people RSVP from the eastern slope as well as the western slope. This will take place in three sessions **Friday, June 15, 2012**, which are as follows:
   a. **9:00-11:00 AM:** ***Meeting Room Junior at Town Hall*** *with a free admission and will be geared towards contractors, architects, designers, sustainability representatives and any interested community member*
   b. **1:30-3:30 PM:** ***Council Chambers at Town Hall*** *with a free admission and will be geared towards elected and appointed government officials, realtors, historic preservationists and any interested community member*
   c. **6:30-8:30 PM:** ***Crested Butte Mountain Heritage Museum*** *with a donation to the museum and will be geared towards business owners, property owners, elected officials and commission members, and all interested community members*
3. **DRC designation**:
   a. **June** – Krill and Vandervoort volunteered for both and Carey will also sit in. The DRC meetings will be held on the 11th and the 18th and the BOZAR meeting will be on the 26th.
   b. **July** – Sawyer volunteered and Alling is tentatively on the schedule, which will be held on the 16th and the 23st. The BOZAR meeting will be on the 31st.
4. **Insubstantials**:
   a. **Barney/Sciortino (818 Whiterock Avenue) -** Paul Barney has proposed a plan for landscaping between the two houses. He has proposed two small retaining walls (32 inches and 16 inches), as his property is lower than Sciortino's. There will be grass in the front and a fence for separation. Minneman explained what happened with the Sciortino residence, which presents a problem with drainage to Barney's. Next month Sciortino will present changes to skirting and possibly addressing grade/landscaping between this house and building next door.
   b. **Walton (217 Teocalli Avenue)** – Mr. Walton proposed slate roof above a bay window, but this was denied. Minneman believes that it will come back in June with another option as an insubstantial. Walton was approved for a re-roof of the rest of the building.
   c. **Amsten (6 Ruth's Road)** – They proposed an addition to the deck/stair on the East elevation and garage door change, which was approved.

Sawyer adjourned the meeting at 7:44 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
May 29, 2018

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Nauman called the meeting to order at 6:01 pm.

Members present were: Alvarez Marti, Farnell, Nauman, Russell, Meyer and Ellis.

Staff members present were: Nevins, Minneman and Earley.

Farnell made a motion to approve the minutes with changes from the April 24, 2018 BOZAR meeting.

Ellis seconded the motion. The motion passed unanimously.

Item No. 1
Recommendation to the Town Council to approve an amendment to the tree ordinance.
Janna Hansen was present and she explained that the management and implementation goes through the Building Department. She is helping to develop this. They want to make sure that things are clear and user friendly. Nevins explained that it looks like this is all new, but it is actually inserting new portions and deleting portions. There is a section for landscaping in the ROW. This is mainly just clean up and trying to be more concise. Minneman explained that the measurement of the tree has also changed based upon industry standards. Hansen explained the Town's work with the State Forester and in the agreement we must update our code with the best practices for the Forestry Service.

Minneman asked them to take a look at page 5 regarding the trade for keeping trees for a parking space. This is in business zones. Minneman referred to the measurement of this tree. It was 12" now it is 6". She said this is a trade for $13,000 PIL. Nauman confirmed that the trade has always been in the code and it has, but it was just the measurement that changed slightly. It isn't used a lot today, but she was just concerned that 6" might be a little small. Farnell asked if it is any type of tree and it is. He said aspen trees are smaller than evergreen. Minneman said it could be a measurement for evergreens and a measurement for deciduous. Alvarez Marti thought that would make sense. Farnell asked if there was a lot of opportunity for this to occur and Minneman said yes. Farnell asked about the property to the west of 123 Elk Avenue and Minneman said yes if they make concessions for keeping these trees. Nauman asked if this follows the front yard setback. They thought that trees could be in this space and it wouldn't apply to the Elk property because they can go to the sidewalk. Minneman said that this could be re-written. Alvarez Marti said that the front yard setback only applies in the B2 zone. Farnell clarified and Minneman said that it might need to be rephrased. She wondered about the building footprint. Farnell thought it was important to preserve trees wherever able. Minneman noted residential lots with trees. Minneman said that it is up to the Board to decide. Hansen said that we are a Tree City, USA and trees have a value (i.e. esthetic, economic, and intrinsic). Minneman said that Hansen was referring to a value of trees and it was originally to preserve the mature tree. She asked for the revision of item D and take out “other front yard setback.” They discussed the measurement and Farnell said it adds a complexity to it.

Farnell asked if the State Forester will be consulted about the canopy for projects. Hansen said that this is very site specific. She thought, if people are proposing to remove multiple trees, then, it might mean a consultation. Normally, tree removal permits are for single trees. Alvarez Marti asked if a person removes a tree from a property if they have to replace the tree. Hansen said that there is a list of criteria and also if the tree is dead or diseased. We do need to have a permit for dead trees. There is also a provision for hazardous trees and the Marshal's must be notified.

Ellis asked about 16-15-50 and limbing a tree. She wondered about routine pruning and Hansen said that is a good question. She suggested one-third of the tree being a marker for this. Ellis then asked about "any living tree" and the minimum requirement for this. Meyer asked about suckers and that would be the minimum with 2" caliper.

16-15-70 was referenced by Hansen for preservation of trees in the dripline of the tree.

16-15-60 "e" was referenced by Hansen. This allows for planting of trees on another property owned by the applicant or town owned property in the business zones. This might happen in concert with the Parks Department to make sure that the tree is planted in the proper place. Russell asked about donation of money in lieu and Hansen said no because it was thought to be difficult to administer.

16-15-40 was referenced by Nauman. He noted no slack line and that would be the case. Hansen said it is in the code presently, but is not enforced.

16-15-50 "a" Alvarez Marti asked for clarification. Minneman noted treed lots. She wondered if the whole idea is to maintain healthy existing trees. It is in the existing code. Hansen thought it was part of being a Tree City, USA.

They summed that they would like deleting front yard setback from 16-15-50 and clarification of "limbing up".

Nauman made a recommendation to the Town Council to approve with changes to include deleting the front yard setback from 16-15-50 and clarification on "limbing up" (16-15-50 c), the amendments to the Landscape Ordinance contained in Chapter 16, Article 15 of the Crested Butte Municipal Code.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 2

*Request by **Andrew Allen** to reconsider the roofing material for the single family residence and accessory building to be located at 910 Butte Avenue, Block 79, Lot 7 in the R2A zone.*

Andrew Allen was present. Nauman asked how to proceed. Allen gave a quick update that he has decided to go with burnished slate or mocha brown. He did say that he thought that any color could be proposed for projects in the future because of the colors that have been used. They asked about what color was approved and there wasn't one. There are two colors noted tonight and the Board asked for procedure. Minneman said there are two things that could happen. Minneman said that he can withdraw the request for reconsideration. Then, he is addressing the BOZAR Chair with the change of the roofing color. Allen said that he withdraws the request to reconsider. He would like the burnished slate. All members supported the burnished slate.

Nauman made a friendly motion to approve the change of the roof color to burnished slate for the application of Andrew Allen for the single family residence and accessory building to be located at 910 Butte Avenue, Block, 79, Lot 7 in the R2A zone, which was approved at the April 24, 2018 BOZAR meeting.

Alvarez Marti seconded the motion. The motion passed unanimously.

Ellis asked about the siding. Minneman told Allen that Mason needs to provide an example of it for the Board to look at. She explained how they vetted Smart Side as a new material a few years ago, which was very similar. Alvarez Marti asked if this siding was used at 731 Maroon Avenue and it was. They will coordinate a site visit. Allen will speak with Mason about this. Minneman wondered about June 18th site visit. Allen asked what the default siding would be if they determine they don't like it. Alvarez Marti thought that they had discussed this block not having saturation of Smart Side material. So, they thought it could be something similar. Minneman noted hardiplank and how this material had similar vetting and things that they can never know about how it will hold up. The fall back would be a true wood product or stucco. If changed, it would need to have the BOZAR Chair sign off.

Item No. 3

*Consideration of the application of **Sopris House LLC** to rehabilitate the existing historic accessory building to be used as an office located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone. Continued from the April 24, 2018 BOZAR meeting.*

Jim Barney was present. He said after last month they took out the entry on the South. They proposed three skylights, but have removed these. The garage door is the same on the west and so is the man door. They are proposing moving up the "hay" door. The North looks exactly as it exists. The east looks like last month with the proposal of the new window. The

south the entry was removed and there is only the addition of a skylight. They have to go down to achieve the egress door height. They will increase the height of the building by 11".

DRC: Nauman and Alvarez Marti were members and said that Barney did a great overview. Lifting will help get it out of the dirt and achieve egress while also saving the tree. Alvarez Marti thought the only thing that might need discussion was lifting the hay door. It was straw polled last month and it will need discussion.

Staff Comment: Minneman said that the rehabilitation methods are included on the plans and were appreciated.

Public Comment: None.

Board Discussion: Russell and Meyer were not present and Nauman asked if they need any other information. They have both visited the site.

Russell asked about the power pole and it will stay.

The bottom band will be added to match existing, as best as possible.

There are no changes on the North elevation.

The rehabilitation notes say that the roof will be taken off and they clarified this. Barney said that this might have been when they were putting on the South entry, but now they aren't doing this. They will take it off put on ice and water shield and reapply the existing material.

On the East elevation, there will be a new window in the gable, which members supported. The wainscot will not exceed 18".

All members supported the South elevation with the addition of the skylight.

The West elevation had the most changes. They felt that the garage door was needed for the use of the building. The man door is needed for egress and for this to be achieved the building needs to come up a little bit. Farnell asked about the size. Minneman noted that it is an existing building, but they are trying to make this more compliant. Farnell said it is not required. Farnell was supportive of the 3'0 door. It is required as 6'8". All members supported the change to 3'.

Regarding the hay loft opening, it will be 18" higher with the same proportions. They asked about the previous proposal. Minneman thought it was 36", but could have been mis-measured. Barney referred to the drawing and it is 36" total. The functionality of it is one reason and to keep historic proportions. The opening is the same size. Last month, the straw poll was in favor of this. The majority of the changes are happening to the west. Ellis said that she was divided about this and quoted the Guideline (GL). She did say she understood that this is an adaptive reuse of the building. She didn't think that it is necessary with the office. She went along with it originally because with the removal of the entry on the South this concentrates all of the additions to one elevation, especially with the removal of the skylights on the north. All understood her point of view. Nauman asked if it affects the way it looks as a hay loft and Ellis thought that it does. Meyer thought that it is a fairly gentle rehabilitation, as compared to others. Russell supported. Minneman said, theoretically, it is reversible. Nauman said that the GL doesn’t make concessions. They are making improvements to a building and this feels like a good reuse. Alvarez Marti appreciated Minneman's point and it is a great consideration.

Ellis asked about raising the building 11”. To have the man door comply with egress height, it has to come from the bottom. South is holding the dirt and the tree is there as well. They want to support the tree, as much as possible. They will cantilever away from the tree.

Regarding the recommendation to the Town Council, all members supported because the only way not to do this is to remove the tree, which they don't want to do.

All members supported the conditional use.

The roofing will remain the existing galvanized corrugated metal. The existing board and batten siding is to remain. There will be 2"x4" trim on the door. Existing door is vertical wood in black. Windows will be wood. Garage door will be laminated with wood used from the opening. They will refurbish existing door for the 3'0" x 6'8".

They discussed the black windows and they thought the idea was that it might disappear. Nauman said that maintenance isn't their purview per say.

The Board finds that the application to stabilize and rehabilitate the historic accessory building, the conversion of its use into a garage and office, and to construct additions to the building located at 313 Sopris Avenue will not appear excessively dissimilar with the context and style of the of the building.

The Board finds that a conditional use permit required for conversion of the building to an accessory building, nonresidential use, heated and/or plumbed, can be supported based upon adherence with the definitions in code section 16-1-20 that includes the prohibition of sleeping, bathing, or cooking uses in the building, and based upon compliance the criteria for a conditional use permit in Code Section 16-8-30 a and b, and contingent un architectural approval, and

The Board finds that the request to rehabilitate the building on the original foot print, maintaining the 6" eave encroachment into the Town rights of way can be supported, because:

1. *Relocation of the building 6 inches onto the property will cause damage to the roots of the mature evergreen tree located on the south side of the building, and the Board desires that the tree is preserved to the extents possible as shown on the site plan and per the landscape ordinance in Code section 16-15-30, and*
2. *Preserving the existing encroachment into the town rights of way will not negatively impact the rights of way, and*

The adaptive re-use of the building as a garage requiring a garage door added to the west elevation together with the increase in height and width of the man-door to meet code, and raising the hay door on the facade can be considered as a compatible alteration for an adaptive reuse of a historic accessory building as an alteration specific to the unique circumstances of the building because the historic character of the building per GL 3.4 is sufficiently preserved, and

The rehabilitation plan as noted on the plans and includes lifting the building to construct a slab foundation up to 11" higher than the existing grade, together with stabilizing the building and utilizing as much original materials as possible, can be supported per the application of Guidelines 3.4-3.16, 3.17-3.19, and 4.44.

Nauman made motion to approve the conditional use permit to convert the existing historic accessory building/barn into a non-residential heated and/or plumbed accessory building located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone, based upon the finding and contingent upon architectural approval.

Ellis seconded the motion. The motion passed unanimously.

Nauman made recommendation to the Town Council in support of a revocable license agreement, provided that the foundation is contained within the property boundary, and the preservation of the mature spruce tree to the extents possible as shown on the site plan.

Alvarez Marti seconded the motion. The motion passed unanimously.

Nauman made motion to approve architectural appropriateness to rehabilitate the historic accessory building located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone, provided that the rehabilitation will include putting down ice and water shield and reapplying the existing roofing material and rehabilitation of the man door, and based upon the finding, and includes the following conditions:

- **Rehabilitation of the building is contingent upon Town Council approval of the revocable license agreement for the 6" eave encroachment in the Town Rights of way.**
- **An onsite meeting with the building inspector, staff and BOZAR Chair/ to discuss rehabilitation prior to permitting;**

- **In the event that the mature spruce tree is damaged or cannot be saved to the fullest extent possible, the building inspector is contacted prior its removal to determine whether mitigation of the tree with replacements per the landscape ordinance in Code Section 16, article 15, and per the plans and material list.**

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 4

*An insubstantial determination by **Recvac Inc.** to change the roofing material on the front and rear entry roofs located at 419 Sixth Street, Bullion King Condominiums, Block 25, Lot 17 in the B2 zone.*

Mary Frame was present. Alvarez Marti had concern that a GL 4.9 was referenced and it should be 4.77. Minneman checked this reference. Frame said this building has had cedar shakes and they have deteriorated. The insurance company would prefer something more fire retardant. Treated cedar needs to be maintained every couple of years and they do still burn. They like the snow to sit on this roof because it would shed onto the sidewalk. The proposed material would enable it to stay on the roof. They think that this product has a wood-like appearance. These roofs don't have a steep pitch. These are the thickest shingles in the market. They've been made for wind and have a high rating. They do have these at the Bridges in Montrose and many subdivisions in Durango near Purgatory.

DRC: Nauman and Alvarez Marti were members and visited the site. This is the Alpineer building. GL 4.77 allows for asphalt shingles to be considered in new development zones. There aren't really any asphalt shingles in town anywhere else. So, this is the suggestion to have this be reviewed as a new material. Alvarez Marti mentioned that when they were onsite it isn't seen, but across the street it is very visible. It is the B2 zone, but very close to the core and one of the first things you see when you come into town. It isn't a material that is seen in town or would be approved in the historic district. Alvarez Marti said it is referenced in the GL though and a point for discussion.

Staff Comment: Minneman said the GL is 4.09, which is siding and then roofing.

Public Comment: None.

Board Discussion: Russell said most people don't use them because they haven't traditionally held up and they are expensive to replace. Russell and Farnell didn't agree that it is a new material. It is existing it just isn't used. Minneman said the nice thing about the new material GL gives criteria to determine if it is appropriate or not. She said they have to determine how they review this. Is it neither excessively similar nor dissimilar? She referenced GL 4.22 and 4.23. Minneman said that these were used in the 60's and 70's and aren't any more. Russell asked if they are fiberglass. Frame had a sample and photos. Frame likes the charcoal. Russell thought that the profile is more significant that traditional asphalt shingles are.

Nauman said the first decision is how this will be reviewed. Alvarez Marti asked if it is asphalt or fiberglass. Farnell said it is fiberglass reinforced asphalt. Nauman thought it was new material because it hasn't been applied. Farnell and Russell disagreed. Ellis thought that it is new. Nauman pled his case again.

A straw poll vote for this to be considered under the new material GL found Ellis, Nauman, Russell, and Alvarez marti in support and Farnell and Russell against.

Nauman read the new material GL.

Nauman said that the next question is if they appear similar to traditional building materials. They didn't know that they looked like shakes/shingles. The profile maybe yes, but the colors don't per Alvarez Marti. Alvarez Marti didn't think that it looked like a wood shingles and isn't convincing. Meyer said it has two advantages. It holds snow and doesn't burn. He just thought that these might be compelling reasons. Ellis thought that the compelling reasons are relating to energy efficiency. Nauman thought that there is a reason that we don't see this material and mostly because the climate is difficult here. Meyer said that the old shingles didn't last, but these have a 50 year warranty. Alvarez Marti said most people want their roofs to slide, which is another reason why shingles aren't seen. They talked about safety. Farnell thought that it is a good product and at least the durability of cedar shakes. Farnell said that roof changes are cyclical. Cedar has changed to metal roofs over time. This is a good material, which has a good potential use. He didn't know that it fulfills 100% of the requirements.

Nevins noted that this is a commercial building and wondered if it is different than speaking about residential buildings. Alvarez Marti again noted the visibility from the 4-way. She thought on the rear of a building it might be different. Nauman asked if a straw poll was necessary and all members did not think that the material was acceptable.

Frame asked about her options. Cedar shakes would be easy because that was existing. Metal would need to come back to the BOZAR chair and might need to have a snow stop.

Item No. 5

*Consideration of the application of **J & A Investments CB, LLC** to expand a conditional use permit for a medical marijuana center and retail marijuana store (dual use facility) to be located at 310 Belleview Avenue, Unit 2 of the Belleview Park Condominiums, also known as Block 46, west 50 feet of the east 75 feet of Lots 12-16 in the C zone.*

Jonny Radding was present. They have been approved for taking over the license for Urba. The space is around 700 square feet. So, they'd like to open up the space and utilize the square footage better. They would like to replace the doors with the same doors.

DRC: Nauman and Alvarez Marti were members and thanked Radding for his overview. Nauman asked about the door and Radding brought information. Interior upgrades are to increase safety.

Staff Comment: Minneman noted existing restrictions of the RCA where the use changed from medical to dual use (medical and retail). They would like to retain the right to the medical for the future. The original approval was in 2010. The conditions of approval relate that no customers are allowed through the rear door and no employees can loiter by the rear door. There were concerns from neighbors, as there is residential. Minneman also noted if there is any noise, fumes or vapors that would also need to be mitigated. These covenants will live on.

Public Comment: Kari Roberts (owner of 310 Belleview Avenue, Unit 6) said that she had concerns that the conditions would be carried over and Minneman has noted this. Radding said that they will make sure that this is upheld. Roberts wondered if products can't be displayed from the back door and Radding said this is against the law and they will not do this. The front windows have a curtain and this would be the same.

Board Discussion: Nauman said that the memo gave the explanation and wondered if there were any questions.

Farnell asked what exactly they are doing and Earley explained.

Alvarez Marti asked about ventilation and noted a neighboring building with the same use. Radding said he can't speak to that building, but at their shops they use charcoal filters and it hasn't been a problem. Radding noted the brewery and the smell of hops is quite pronounced. Minneman said the legislation for this is new, but there are a lot of odors coffee, pizza, hops, marijuana, welding, etc. In the RCA, it notes that if there were complaints the town would've dealt with this, but we have not had complaints. A lot of staff is no longer here. They don't know what is there, but they will do a charcoal system and this in turn will make it live better in the future with neighbors. Roberts said it wasn't a problem there. Nauman noted again that if there were an issue it could be brought to the Building Department.

Roberts noted the distance for parks and that it meets halfway through the building.

There was a cut sheet presented for the door. The door will be fiberglass and will match the existing.

Nauman appreciated the process for conditional uses, as it lets neighbors voice their concerns for proposals like this.

The Board finds that an expansion of a conditional use permit for a medical marijuana center and retail marijuana store (dual use facility) is supported or is opposed and is subject to any existing or future revisions imposed by the Town Council resulting in any regulations imposed by the State of Colorado regarding the use.

Nauman made a motion to approve an expansion of a conditional use permit for a medical marijuana center and retail marijuana center (dual use facility) by J & A Investments CB, LLC, located at 310 Belleview Avenue, Unit 2 of Belleview Park Condominiums, Block 46, west 50 feet of the East 75 feet of Lots 12-16 in the C zone based upon

compliance with Section 16-8-30 and 16-8-85; subject to the following conditions as contained in the original approval of the facility:

The use of the subject property as a dual use facility pursuant to the conditional use granted hereby is conditioned upon the Applicant's submission to the laws of the Town of Crested Butte, as amended and modified from time to time, and the laws of the State of Colorado, also as amended and modified from time to time, relative to the sale, provision and distribution of marijuana.

As a condition to granting said conditional use, the Applicant represents that they have read and understand Ordinance No. 19, Series 2013, and accepts and agrees to the requirements, limitations and conditions contained therein.

Said conditional use is conditioned upon the Town first granting a Permit for a dual use facility to the Applicant, as addressed in the aforementioned Ordinance; failing which, the conditional use granted hereby shall be void ad initio. The conditional use may be terminated by the Town Council upon the Town's suspension or revocation of the dual use facility permit.

The conditional use shall be for a term commencing on the date of the dual use facility permit and expiring, unless earlier terminated, on the date of expiration or earlier termination of said permit as renewed(if at all).

Applicant, by accepting the conditional use of the subject properly, unconditionally waives any and all claims and any and all rights to challenge the Town, relative to the Town's termination of the conditional use granted hereby on account of the Town's exercise of ifs rights set forth herein, in the Ordinance and pursuant to Colorado law, These conditions, along with any others reasonably required by the Town that are not otherwise inconsistent with the terms hereof, shall be included in a restrictive covenant agreement which shall be recorded against the subject real property and which shall run with the land until expiration or the earlier termination thereof.

Alvarez Marti seconded the motion. The motion passed unanimously.

<u>Item No. 6</u>
Insubstantial review requested by ***Gregory S. Faust and Susan M. Faust*** *to revise the previously approved plan for the accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone.*
Greg and Jim Faust were present. G. Faust said that the original approval had a heated and/or plumbed garage. They have reduced the size (footprint and height). They had two siding types and now have just one, which is rusted corrugated metal.

DRC: Nauman and Alvarez Marti were members and both said G. Faust overviewed it well. Everything was made smaller and they recommended approval. Alvarez Marti said that there was a discussion about the lack of recess on the transition. G. Faust said that the buyers really want to use the back yard. The cricket helps to break the snow. Alvarez Marti wondered about the porch feature.

Staff Comment: Minneman said that the reason this is coming is that the building is getting smaller. The DRC supported, as an insubstantial.

Public Comment: None.

Board Discussion: Nauman reiterated what Minneman said. They supported the decrease in size of the building, but thought it should come to the full Board for discussion.

Ellis asked about the double windows and if they are characteristic of accessory dwellings not accessory buildings. Nauman said this was discussed at DRC. This was approved with many more windows originally. There are many other recent buildings that also have double windows.

Meyer could support, as proposed, as could Russell and Alvarez Marti. Farnell asked why they are all seeing this and Minneman said it is mainly for record keeping. She referenced the Alpineer insubstantial similarly and this was discussed.

Alvarez Marti asked about procedure and Minneman said it is good to go through this. At times, it is important for the full Board to discuss things.

Nauman made a motion to approve the insubstantial determination for the new design for the accessory building to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 zone, based upon the guidelines.

Ellis seconded the motion. The motion passed unanimously.

Item No. 7

*Consideration of the application of **Richard Melnick** to construct a single family residence and **accessory building** to be located at 915 Belleview Avenue, Block 75, Tract 5 in the R1D zone. Continued from the March 27, 2018 BOZAR meeting.*

Carolina Alling was present. They simplified the accessory building and it is a two car garage. They have a conditional use, but they would like it in case this wants to be added in the future. It is simple in shape and form at only 17' tall. Each garage door will be laminated in cedar. There will be dark sky compliant lighting. Alvarez Marti asked for differentiation between shed and gable and she shrunk 6" on each side. The fascia will be wood. The roof will be bondarized. The siding will be white, ultra batten metal siding. The trim around windows will be gray. The window cladding will be gray. She thought it could be appropriate in a small scale building, as it is low maintenance. She thought it met the criteria for a new material. (GL 4.72). There are two parking spaces outside and two spaces in the interior of the garage. Drainage was asked for and it is about 18" higher and naturally drains East and down to Belleview Avenue.

DRC: Nauman and Alvarez Marti were members and Alvarez Marti said that Alling covered things well. The house has been shifted to meet the setback. The parking space existed and they just asked for it to be called out. The structure is simple. They didn't have any objections. There is a muntin missing. There was a comment that the drainage goes into the trim. The gable ends were flush, but the overhangs were recessed. The materials was the only thing that comes without recommendation. There are two buildings (historic) with metal siding. They talked about colors and they are white. The material is prefinished.

Staff Comment: Minneman noted the drainage plan and asked for them to talk about this. She wanted there to be a drainage swale to ensure it isn't going to the neighboring property.

Public Comment: None.

Board Discussion: A swale will be added on the east and Alling agreed. This would direct water to Belleview Avenue. This could be to Chair sign-off.

The landscaping is adequate.

Farnell asked about open space to the north and it is the Marten's.

The front setback moved from 35' to 32'10".

There was support for the mass, scale and form of the accessory by all members.

On the South elevation, Alling will add a muntin in and casement operation will be added also, which will also need to be done on the North.

Meyer thought that it looked different from west to east. Alling showed that they match. Alvarez Marti asked if this is casement and it is. Russell asked what the rationale for the strange roof. Alling said that it is to keep the height down. Russell wondered about the faux fascia board. Alvarez Marti said it already exists. Asymmetrical roof pitches aren't supported. So, this is a way to remedy this. Alvarez Marti explained the tradeoff of keeping the building low versus this detail.

Members commented that the North is quite simple and on the West elevation there were no comments.

There will be a bondarized metal roof. Members voiced support for doors, fascia and trim painted gray. The stain for doors will be Dragon's Breath. The windows will be gray to match trim. There aren't brackets on this building. The siding will be ultra batten. Meyer noted a building that came through for the building on Butte Avenue and the metal was not supported, which was then changed. Meyer thought that the material was something that would be seen in municipal buildings. Ellis asked if the size of the board could be varied to be smaller, which Alling would prefer. Ellis noted that it is rough and Alling said that the finish will be matte/enamel. Russell thought it was commercial. The suggestion is the new material GL. Farnell read the GL. It looks like wood board and batten. Farnell had a hard time without seeing the actual material/color. Ellis agreed. Russell wondered about color renderings for context with the main building. The main building is all wood. Meyer said that the historic building was not trying to emulate wood it was a unique design. Alvarez Marti didn't think this is trying to be wood. It is clearly metal. Alvarez Marti thought it will be difficult to tell that it is metal. Alling had a photo, but it was hard to tell. It is durable. Energy efficiency, they thought it could be either or. Meyer said it will last a long time, but thought it has a cheap look. Minneman thought that Wisian's was more of a wall board. They talked about the other. All members thought they needed to see the material.

Members voiced support for the building and site, but need to see the siding material. They would like to see the material outside/onsite. Minneman clarified that the permit could be pulled for the accessory building. They will need to know when they are framing, if it is wood or metal. Minneman asked if it could be at a DRC meeting. This could be on June 18th at the DRC. It could be in the Building Department until then.

The Board finds that the application to construct an accessory building to be located at 915 Belleview Avenue in the R1D Zone will not appear excessively dissimilar to accessory buildings within the surrounding zone.

The conditional use permit for a non-residential heated/and or plumbed accessory building can be supported based the definitions of the building contained in Code Section 16-10-20, and the criteria contained in Code Section 16-8-30.

The cladding of the building will be determined at a later DRC meeting upon review of proposed materials.

The scale and form of the building can be supported by the application of guidelines that Guidelines 4.81 (scale and form), and 4.82 (style and details).

Farnell made a motion to approve a conditional use permit for a non-residential accessory building with heating/and or plumbing to be located at 915 Belleview Avenue, Block 75, Tract 5 in the R1D as defined in Code Section 16-1-20 and based upon compliance with the conditional use criteria in Code Section 16-8-30.

Russell seconded the motion. The motion passed unanimously.

Farnell made a motion to approve architectural appropriateness to construct an accessory building to be located at 915 Belleview Avenue, Block 75, Tract 5 in the R1D 1 zone provided that the siding will be reviewed and approved by the Board, a swale will be added on the East property line to facilitate drainage to the open space and Belleview Avenue, and per the finding, plans and the material list updated this evening.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 8

Miscellaneous:

- DRC for June 11 and 18: Ellis and Russell, unless Russell is called out of town. (BOZAR – June 26th)
- DRC for July 16 and 23: Ellis and Farnell (BOZAR – July 31st)
- There is one BOZAR seat open and potentially more with members' terms ending. Please let us know if there is anyone that has interest.
- Insubstantial Reviews:
  - Raphael Tamari (Ore Bucket residential condos, 619 Maroon Avenue) – Add two skylights to the north elevation.

Nauman adjourned the meeting at 9:53 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
May 31, 2011

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Work Session
Work session and site visit requested by the Gunnison County Library District in conjunction with the Town of Crested Butte to construct a building for a children's library annex south of the Old Rock School Library located at 507 Maroon Avenue in the P zone.

The Board met for one hour with representative of the Library District to discuss plans for construction of the annex building.

Sawyer called the meeting to order at 6:45 pm.

Members present were Michel, Vandervoort, Zobs, Krill, Alling, Favour and Sawyer. Staff members present were Minneman and Supino.

Michel made a motion to approve the minutes from the April 26, 2011 BOZAR meetings with no changes.

Zobs seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Brent Beesley** to construct an accessory building to be located at 13 Teocalli Avenue, Block 6, Lots 23-24 in the R1 zone. (Collins)*

John Collins, representative for Beesley, provided a brief description of the project for the Board. He stated that the shed would be 8' x 12' and not heated and plumbed.

DRC: Krill and Sawyer stated that the DRC supported approval of the project.

Staff Comment: None.

Public Comment: None.

Board Discussion: Alling asked Collins what the proposed lighting would be for the shed. Collins stated that there would be one down-shielded light above the door. Sawyer reviewed the materials list. Collins stated that the siding would be untreated gray-toned barn wood, and the window would be bronze in color.

The Board finds that the proposed accessory building to be located at 13 Teocalli Avenue will not appear excessively dissimilar to structures of like use within the surrounding neighborhood; the building's form and scale are consistent with smaller accessory structures seen in Town and can be supported by Guidelines 4.22, 4.23 (neighborhood context), 2.28 (height to width ratio), 4.78 (scale) and 4.82 (design, style and details).

Michel made a motion to approve the architectural appropriateness for the accessory building to be located at 13 Teocalli Avenue, Block 6, lots 23-24 in the R1 zone based upon compliance with Guidelines 4.78 - 4.82, and per the plans, including an updated lighting plan, and updated material list.

Krill seconded the motion. The motion passed unanimously.

Item No. 2

*Consideration of the application of **Jean Keet** to demolish (relocate) an existing residence and construct a new single-family residence and accessory dwelling to be located at 404 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C zone. (Ochs)*

This project was continued from the April BOZAR meeting. Dave Ochs was the designer on the project and he described the changes from the previous month's review. The accessory dwelling was changed to an accessory building. The primary structure was moved 2' north, and the east deck was moved to the south elevation. The SE aspect was altered to bring it into better compliance with the Design Guidelines, and the south module ridge height was raised to line up better with the main module height. This was to accommodate Keet's plan to use timber frame construction techniques. Sawyer clarified that the roof pitches with Ochs. Ochs stated that the roof pitches on the house were 4/12 and 10/12.

DRC: Sawyer stated that the accessory building and parking plans for the site were good and that the DRC recommended approval of the project. Krill concurred and stated that the site plan worked better than the previous submittal.

Staff Comment: Minneman stated that the east deck was removed, and that if their plan to give the building away for relocation did not come together, they would have to return to the Building Department with a recycling plan for the demolition project.

Public Comment: None.

Board Discussion: Zobs asked Ochs where the parking for the accessory dwelling had been removed from the site plan. Ochs stated that it was removed from the right of the driveway. Sawyer requested Ochs show the trees on the site plan and clarified that the north module had been made larger. Ochs stated that it was 2' bigger to the north and 2' smaller to the east. Comments expressed support for the revisions to the project noting it had become a very strong project.

The Board reviewed the design for the accessory building with no comments. The Board reviewed the materials list for both structures. They clarified the proposed siding treatments, trim and window color and that the proposed wainscoting would reach the 18" height limit. Sawyer requested that Ochs show all proposed down-lighting on the elevations for both buildings.

The Board finds that the removal of the non-historic residence is appropriate due to the submittal of the re-development plan, and the building's relocation to 826 Whiterock contingent upon architectural approval.

The Board finds that the proposed single-family residence and accessory building to be located at 414 Gothic Avenue will not appear excessively dissimilar to structures of like use within the surrounding R1C neighborhood. The development plan can be supported due to the unusual dimensions of the parcel; the scale and design of the residence does maintain acceptable relationships with traditional building forms seen in the historic core. The Application and can be supported by the application of Guidelines 4.22-23, 4.29, 4.37, 4.45, 4.49-50, 4.71, and 4.82.

Krill made motion to approve the relocation rather than demolition of the non-historic residence located at 414 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C zone pending the approval of the redevelopment plan, and based upon the recycle plan being the pending relocation plan, required in Code Section 16-14-90. Should the pending relocation plan be abandoned, an alternate recycle plan submitted to the building department is required.

Zobs seconded the motion. Motion unanimously passed.

Krill made motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 414 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C zone with the changes specified on the material list and the elevations provided to the Board at the meeting, conditioned upon the topographical survey if required by the Building Inspector prior to building permit and based upon Guidelines 4.23 , 4.29, 4.37, 4.48, 4.49, 4.50, 4.71, 4.45, 4.82, 4.83, and per the plans and material list updated at the meeting.

Alling seconded the motion. Motion unanimously passed.

Krill made motion to approve the conditional use for an accessory building to be located at 414 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C zone, and based upon Code Section 16-8-30, and prohibiting eating, bathing and sleeping as defined in the Crested Butte Municipal Code and per the changes made on the plans and the materials list. Alling seconded the motion. Motion unanimously passed.

Following the meeting, Hank Deroche presented a topographical map to staff for the file.

Item No. 3

*Consideration of the application of **Marco and Rebecca White** to construct a duplex and accessory dwelling to be located at 716 and 718 Belleview Avenue, Block 64, Lots 7-8 in the R2 zone. (Davis)*

The Whites' plan to construct three dwelling units on the property, with the accessory dwelling triggering a requirement for a restrictive covenant agreement creating a long-term rental. Alicia Davis designed the project for White, and she described some of the architectural elements and site plan features.

DRC: Krill stated that he supported the project after some changes were made. Primarily, two bedrooms were removed to decrease the density on the site. The accessory dwelling was made smaller and a dormer was removed from the primary structure.

Sawyer stated that the set-backs and snow storage for both structures were sufficient. She noted that the DRC made no recommendation, as the over-all site density and the conditional use for the accessory dwelling were outstanding issues that needed to be resolved by the full Board.

Staff Comment: Minneman stated that the conditional use needed to be discussed by the Board, and she recommended that the Board discuss that first to clear the way for the rest of the review.

Public Comment: Candice Cohen of 712 Belleview Avenue, Crested Butte stated that the overall square footage of the project was reduced in the DRC meetings, but she questioned whether some of the room uses in the basement had changed. Minneman stated that a third floor bedroom and basement bedroom were removed from the duplex. Davis noted that fifty square feet were removed from the attic space, and she described some of the floor plan changes made in the DRC review.

Cohen clarified what constituted a bedroom versus some other use. She stated that she was speaking on behalf of some of her neighbors, and that she wanted White to develop his property but without heavy impacts to the existing neighborhood. She added that the finished basement added too many bedrooms to the site.

Sawyer asked Cohen what kind of development she would be comfortable with. Cohen replied that it is not necessarily the number of bedrooms, but the types of uses on the property that concerned her. She noted that a duplex plus an accessory dwelling was equivalent to a triplex.

Board Discussion: Sawyer read the conditional use criteria for an accessory dwelling into the record. Krill read the intent of the R2 zone into the record. Zobs asked staff for information about the overall density of Block 64. Minneman reviewed the buildings in the area. Michel clarified that the block across the street was zoned R1, which had different density than the R2 zone in question. Davis noted that Town is 'dense', with an 'urban development style, and she stated that her proposal met the set-back and height requirements and was below the maximum FAR allowed for the zone.

Krill stated that the original proposal was too dense. Michel stated that he waited for public comment to solidify his position, but that he supported the conditional use for the new proposal with five total bedrooms. Vandervoort stated that the FAR was within the allowed range, and although the parking may be problematic, he supported the proposal. Favour stated that the current proposal was more realistic, and she supported the conditional use. Alling concurred with the previous Board members and supported the conditional use. She noted that a snow removal agreement would be needed. Zobs stated that the site plan was 'tight' and he supported the conditional use. Sawyer concurred with the Board.

Michel asked Davis if her client understood the alley improvement, snow removal and parking requirements for the property. She stated that he did. Michel questioned how to approve the site plan, given that it was conditional on the snow removal agreement for the property. Minneman stated that Davis had to agree to the snow removal and alley plowing agreement as part of the over-all approval. Krill concurred and stated that the Board would need to look at the 're-alley-ty' of the use situation and approve the project based upon the snow removal agreement.

Krill requested Davis show the lighting plan on the elevations for both buildings. He then asked the Board if they were comfortable with more windows on the second floor than on the first on most elevations. Sawyer stated that she supported the fenestration as drawn. Zobs stated that there was a Guideline suggesting the heavier fenestration be on the ground floor, and he asked the Board if they were comfortable ignoring that Guideline. Krill read Guideline 4.49 into the record and stated that it supported the windows as drawn. The Board supported the fenestration, and they went on to discuss roof, set-back and snow shed issues generally.

Sawyer began to review the materials list for both buildings. Davis stated that the proposed materials may change, as she and the builder wanted to price various materials and find the best value. Sawyer stated that the project would need a complete materials list to be approved, and she said that Davis could bring a revised materials list to the Building Department prior to purchasing a building permit.

The Board finds that the proposed duplex and accessory dwelling to be located at 716, 718 Belleview Avenue and will not appear excessively similar or dissimilar to structures of like use within the surrounding R2 neighborhood. The mass and scale of the duplex relates with larger duplex buildings in the zone, the shot gun foot print and building forms incorporate contemporary, but traditional forms seen in Town can be supported by the application of Guidelines 4.22-23, 4.29-30, 4.36-37, 4.49-50, 4.71.

The accessory dwelling adds a third residential unit onto an infill lot. The Board finds that the impact of the one bedroom unit will be compatible with the neighborhood context and size relating to density of buildings, scale, snow storage, snow removal and not create significant adverse impacts to the use of adjacent property effects as defined in the conditional use procedure in Section 16-8-30. The Application for a conditional use permit for an accessory dwelling can be supported by reasonable compliance with the criteria in Code Section 16-8-30.

Krill made a motion to approve the conditional use for an accessory dwelling to be located at *716,* 718 Belleview Avenue, Block 64, lots 7-8 in the R2 zone, with a snow removal agreement filed for the property and based upon compliance with Code Section 16-8-30.b., provided a long term residential unit is maintained on the property following the certificate of occupancy of the accessory dwelling and duplex, as defined in the Crested Butte Municipal Code.

Alling seconded the motion. The motion passed unanimously.

Krill made a motion to approve the architectural appropriateness for the duplex and accessory dwelling to be located at 716, 718 Belleview Avenue, Block 64, lots 7-8 in the R2 zone conditioned upon the topographical survey if required by the Building Inspector prior to building permit and based upon compliance with Guidelines 4.23 (context), 4.29 (mass/scale), 4.36 (duplex), (4.37 (roof forms), 4.49-50 (window plan), 4.71 (materials), 4.45 (porch), 4.82-83 (accessory) and per the plans and updated material list.

Alling seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **Jeffrey and Dana Delaney** to construct a single-family residence and accessory building with plumbing and heating to be located at 515 Gothic Avenue, Block 12, Lots 24-25 in the R1 zone. (Ochs)*

Dave Ochs and Don Smith were the design and build team representing the Delaney's at the BOZAR meeting. Ochs described the clay-straw construction style, passive solar design and grading issues for the property. He stated that the set-backs for the property were ample, and that a full 18" stone wainscoting would wrap the house. He added that the Delaney's were aware of the Sixth Street Station proposal for the nearby B2 zone.

DRC: Sawyer stated that there were minimal changes made to the proposal in the DRC review. She asked the Board to weigh-in on the proposed filigree detail features, adding that the owners liked the detailing. Krill and Sawyer stated that the DRC supported the proposal.

Staff Comment: Minneman stated that the site grade would need to be finalized by the Building Department staff, and that language was included in the motions for the proposal.

Public Comment: None.

Board Discussion: Don Smith stated that the home owners strongly preferred the proposed filigree detailing. Michel replied that those features presented the Board with an excessive similarity issue with the adjacent property to the west. Alling concurred, stating that the building form was similar to 507 Gothic and the detailing was similar to 511 Gothic. Sawyer reviewed the site plan and set-backs. Smith noted that the eves were proposed at 1'6", so the set-backs were even larger than shown on the site plan. Ochs stated that the ground cover would be irrigated grass and trees.

The Board then discussed the form and detailing of the proposed house relative to the adjacent structures. Alling stated that the front module was proud of the main module, making it appear different from 507 Gothic. Michel stated that the siding and form were different from 507 Gothic and he supported the form. Sawyer concurred. Michel stated that the filigree was not historically accurate to Town. Favour stated that it was an appropriate contemporary interpretation and she supported it. Vandervoort concurred. Krill stated that he supported the shingles in the gable, but he did not support the filigree. Michel stated that he felt the detailing was excessively dissimilar to the historical context of Town and he did not support it.

Zobs stated that he felt the detailing was irrelevant to the fact that the over-all form and style were excessively similar to the adjacent buildings. He added that he felt the forms in Town were increasingly similar in new zones, because property owners wanted to build their properties to the maximum allowable square footage. Krill asked is he supported the detailing. Zobs stated that he supported the proposed metal work, as it would distinguish the house. Smith further described the detailing metal work and handmade shingles. The Board held a straw-poll vote on the detailing features, with Michel voting against them and citing Guideline 4.34a in opposition.

The Board finds that the proposed single-family residence and accessory building to be located at 515 Gothic Avenue will not appear excessively similar to structures of like use within the surrounding R1 neighborhood. The design of the residence does relate with traditional building forms in Town. The design and style correlate with historic forms as seen in Town. The proposal and can be supported by the application of Guidelines 4.22 (context), 4.29 (mass/scale), 4.37 (roof forms), 4.49-50 (window plan), 4.71(materials), 4.45 (porch), 2.10 (solar), and per the plans and material list.

Krill made a motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 515 Gothic Avenue Block 12, Lots 24-25 in the R1 zone, *the new natural grading plan to be approved by the Building Official,* based upon Guideline 4.22, 4.29, 4.37, 4.49-50, 4.71, 4.76, 2.10 4.82 and per the updated plans and material list.

Favour seconded the motion. The motion passed by a vote of 5-1 with Michel voting no.

Krill made a motion to approve the conditional use for an accessory building with plumbing and heating to be located 515 Gothic Avenue Block 12, Lots 24-25 in the R1, based upon Code Section 16-8-30 (conditional use criteria), and limiting the use to non-residential uses, and prohibiting bathing, cooking, sleeping per code.

Sawyer seconded the motion. The motion passed unanimously.

Item No. 5

*Consideration of the application of **Harwood Properties No. 3, LLC** to construct a single-family residence and accessory building with plumbing and heating to be located at 30 Gothic Avenue, Block 18, Lots 1-2 in the R1 zone. (Murphy)*

Dan Murphy described the proposed project. He stated that a stone wall similar to others seen in Town would be used to retain the significant slope on the north and east sides of the property. He stated that the plan was developed in consultation with the Building Department. He noted that he was having trouble acquiring stone similar to those used historically in Town, but he stated it was his intention to find similar stone.

Murphy also provided arguments for the use of plank and chink siding on the first floor of the house. He described the neighborhood context with regard to siding treatments and stated the owner's desire to use plank and chink. Murphy noted that the proposed siding treatment was a point of discussion at the DRC meetings. He those portions of the house not sided in plank and chink would be color-stained, and a bleaching oil would be applied to the plank and chink to avoid the typical brown color. He added that the neighbor to the west supported the project, and that effort would be made to save most of the trees on the west property line. Those trees that could not be saved would be replaced.

DRC: Krill stated that he supported the proposed rock wall and the excavation of the slopes above the right of way to make it larger. He added that the DRC had discussed the over-all mass of the primary structure. He recommended approval of the project.

Sawyer stated that three windows were removed from the project on the east elevation, and she did not support the plank and chink siding, based on previous Board discussions of the siding treatment. She added that the parking plan had been improved, and she supported the mass and scale of the proposal. She requested that the Board discuss the siding treatments and fenestration package in their deliberations.

Staff Comment: Minneman stated that a revocable license agreement would be drafted for the retaining wall on the right-of-way, and the old revocable license agreement would be revoked. She added that the Board should discuss the glass block window on the west elevation, as there was little precedent for it in Town.

Public Comment: None.

Board Discussion: Krill requested Murphy further describe the siding treatments for the primary structure. Murphy provided a description of his study of timber structures seen around the County, putting his use of plank and chink siding into further context. He said he designed the plank and chink siding to mimic relevant timber structures in the County. Sawyer asked the Board if they supported the stone wall design. Alling suggested Murphy attempt to mimic the other stone walls in the neighborhood. Zobs clarified the range of rock sizes used in the wall. Murphy stated it would be larger than the wall seen at 307 1st Street. Krill, Vandervoort, Zobs and Michel all expressed their support for the wall design.

Krill and Zobs asked Murphy to further describe the perimeter fence design. Murphy stated it would be 2x4" square pattern wire in a wood frame with 6x6" rails. Minneman suggested that Murphy return to the Building Department with a more formal fence design and have it approved insubstantially. Favour supported the plan.

Minneman stated that there was a Guideline against glass block applications in Town, but it was not in the new version of the Guidelines. Michel stated that he supported the use on a limited basis if it could not be seen. A majority of the Board supported the use of glass blocks for shower windows it could not be seen from the street.

Sawyer stated that, given the property's proximity to the historic core zones, she did not support the plank and chink siding, as there is not historical context for the treatment. Michel cited Guideline 4.71 regarding siding treatments. He noted that he had understood Murphy's argument about neighborhood variety, but he did not support the use because of the lack of historical context. Zobs stated that he felt it was a good siding treatment, and he noted that the structure looked like it was built over time. He stated that he supported the use of plank and chink in this case, but he added that the typical use of plank and chink was not supported by the Guidelines. Krill concurred with Zobs and supported the proposal. Favour requested sawyer read Guideline 4.71. Following Sawyer's reading, Favour stated that she thought the treatment looked good, but it did not meet the intent of Guideline 4.71. Alling stated that she felt Murphy's proposal was a contemporary interpretation of the siding seen at 102 Maroon, and she supported the siding treatment, along with Vandervoort, Zobs and Krill. Sawyer, Michel and Favour cited Guideline 4.71 in opposition to the plank and chink siding.

The Board finds that the proposed single-family residence and accessory building to be located at 13 Gothic Avenue is neither excessively similar nor dissimilar to structures of like use within the surrounding R1 neighborhood. The design of the residence does relate with traditional building forms in Town. The design and style correlate with historic forms as seen in Town. The siding materials will appear:

- *Consistent with historic materials*
- *as a contemporary interpretation of historic features, or*
- *appear excessively similar with the*

The proposal and can be supported or by the application of Guidelines 4.22-23 (context) 4.29-31(mass, scale form), 4.37 (roof forms), 4.42 (dormers) 4.49-50 (windows), 4.71 (materials), 4.82 (accessory).

Zobs made a motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 13 Gothic Avenue Block 18, Lots 1-2 in the R1 zone, with *the new natural grading plan to be approved by the Building Official, any upgrades to the alley to be revised by the Utilities Director,* based upon Guidelines 4.29, 4.31, 4.37, 4.49-50, 4.71, 4.76, 4.82, and per the plans and material list.

Alling seconded the motion. The motion passed with a vote of 5-2. Sawyer and Michel voted no.

Motion to approve the conditional use for an accessory building with plumbing and heating to be located at *13 Gothic Avenue Block 18, Lots 1-2 in the R1 zone,* based upon Code Section 16-8-30 (conditional use criteria), and limiting the use to non-residential uses, and prohibiting bathing, cooking, sleeping per code.

Krill seconded the motion. The motion passed unanimously.

Item No. 6

*Consideration of the application of **Warren and Amanda Sciortino** to relocate a single-family residence from 404 Gothic Avenue, Block 14, Lot A, Cortner Subdivision to 816 Whiterock Avenue, Block 66, Tract 5, Verzuh Subdivision in the R1E zone. (Sciortino)*

Michel recused himself from the discussion of this project, as he had a conflict of interest.

Sciortino briefly described the proposal to relocate the single-family residence to his lot at 816 Whiterock Avenue.

DRC: Krill stated that the DRC reviewed the site plan, including landscaping and the existing accessory dwelling, and they reviewed the architectural elements of the house to be relocated. Sawyer added that Sciortino had to work with the Building Department to arrange for the house to be moved through Town, and the DRC recommended approval of the proposal.

Staff Comment: Minneman clarified what the plan was for the second floor bay window on the west side of the property. She noted that a deed restriction would be placed on the existing accessory dwelling when the new single-family residence was relocated to the property.

Public Comment: None.

Board Discussion: The Board supported the proposed site plan, including set-backs, landscaping, parking and snow storage. Sciortino stated that the roof ridge was not straight, and that he would re-engineer the east wall to level the ridge after moving it to his property.

Alling questioned where the bay window was located. Sawyer stated it was on the shed dormer. Sciortino stated his desire to keep the bay window element. Minneman stated that the Board needed to discuss the window element and whether egress requirements would force the reconstruction of the window. She added that there was a historic component to the house, but it was out of the period of significance for the Town and the building was not classified as historic. Alling questioned whether all the proposed window locations were existing elements on the structure. Sciortino stated that they were all existing, adding that he wished to keep the bay window, which met egress requirements. Minneman stated that

the egress determination would be made by the Building Inspector. Favour stated that she supported keeping the bay window because it was an existing element. Vandervoort, Krill and zobs concurred with Favour.

The Board finds that the relocation of the residence from 404 Gothic Ave to 826 Whiterock Ave is appropriate. The proposal will not appear excessively dissimilar. The parcel is classified as an affordable housing lot in the Verzuh Subdivision where small homes are anticipated. The 1 ½ story massing introduces a variation into the neighborhood that is similar with variations seen in the core zones while maintaining relationships with newer buildings seen in the Verzuh Subdivision. The Application and can be supported by the application of Guidelines 4.22-23, 4.29, 4.37, 4.49-50, 4.71, provided the May, 2009 development plan is abandoned, and the requirements associated with the 2003 conditional use permit granted for the existing accessory dwelling are executed.

Sawyer made a motion to approve the architectural appropriateness to relocate the single-family residence from 414 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C zone to 826 Whiterock Avenue, Block 66, Lot 5 Verzuh Subdivision, in the R1E zone, conditioned upon the following:

- **The abandonment of the May, 2009 single family residence development plan,**
- **The signing and recording in the real property records, of the restrictive covenant agreement for the 2003 accessory dwelling prior to the issuance of the certificate of occupancy. Said agreement requires that a long term rental will be maintained on the property,**
- **Coordinating the relocation of the building with the Departments of Building, Utilities and Marshal's occur at least one week in advance of the event,**

and based upon Guidelines 4.23 (context),4.29 (mass/scale), 4.37 (roof forms), 4.49-50 (window plan), 4.71(materials), 4.45 (porch), and per the plans and material list.

Zobs seconded the motion. The motion passed unanimously, with Michel abstaining from the vote.

Item No. 7

*Consideration of the application of **Kristen Lawrynk** to construct an accessory dwelling residence to be located at 828 Sopris Avenue, Block 67, Lot 2 in the Verzuh Subdivision in the R1E zone. (Norton)*

Sean Norton designed and will building the accessory dwelling, and he presented the project on behalf of Lawrynk. He provided a brief description of the project.

DRC: Krill described the DRC review in which some trees were added to the north end of the lot. The snow storage and parking plan met the code requirements and the shed dormer was supported by the DRC.

Staff Comment: None.

Public Comment: None.

Board Discussion: Sawyer stated that the building was moved to the west to reach a 9' set-back from the property line. She noted that all the future parking that would be required for the primary structure was added to the site plan. Michel stated that he did not support front yard parking in front of accessory dwellings, as is often seen in town, and he questioned how the Board could ensure that parking pattern did not obtain on this property. Sawyer questioned why there was only one approved parking space in the garage. Norton explained the header issues that prevented a second space from working.

The Board finds that the proposed accessory dwelling to be located at 828 Sopris Avenue will not appear excessively similar or dissimilar to structures of like use within the surrounding R1E zone. The building's form and scale are consistent with accessory structures seen in Town and can be supported by Guidelines 4.22, 4.23 (neighborhood context), 2.28 (height to width ratio), 4.78 (scale), 4.38 (dormer) and 4.82 (design, style and details).

Sawyer made a motion to approve the conditional use for an accessory dwelling to be located at 828 Sopris Avenue, Block 67, Lot 2, Verzuh Subdivision in the R1E zone, based upon compliance with Code Section 16-8-30.b.

(conditional use criteria), provided a long term residential unit is maintained on the property following the certificate of occupancy of the accessory dwelling and duplex, as defined in the Crested Butte Municipal Code.

Krill seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the architectural appropriateness for the duplex and accessory dwelling to be located at *828 Sopris Avenue, Block 67, Lot 2, Verzuh Subdivision in the R1E zone* conditioned upon the topographical survey if required by the Building Inspector prior to building permit and based upon compliance with Guidelines 4.23 2.28, 4.38, 4.82, and per the plans and material list.

Krill seconded the motion. The motion passed unanimously.

Sawyer adjourned the meeting at 10:05 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
June 25, 2013

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:00 pm.

Members present were: Sawyer, Alling, Carey, Meyer, Zobs and Farnell.

Staff members present were: Minneman and Earley. John Belkin, Town Attorney, was present for a portion of the meeting.

Farnell noted that the minutes reflect him voting twice on Page 6 and should be changed.
Farnell made a motion to approve the minutes from the May 28, 2013 BOZAR meetings with the change noted.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, Block 53, West ½ of Lot 4 and all of Lot 5 in the R1C zone.*
Michael Helland began by saying that Ed Miller owns Lots 1-5. There is an existing residence that straddles Lots 4-5. The plan is to demolish or move the house to an interested party's location. Then, Lots 1-2 (630 Maroon) would be a single family residence with an accessory dwelling. Lot 3 and the East ½ of Lot 4 (628 Maroon) would be a single family residence with an accessory building. Finally, the West ½ of Lot 4 and all of Lot 5 (624 Maroon) would be a single family residence and an accessory building with no parking off the alley because there isn't access.

Staff Comment: Minneman explained that, as Helland alluded to, there is a five lot parcel on Seventh and Maroon. There is an alley that will need to be developed/upgraded. The DRC has explained to Helland that this, as well as the location of the two water shut-off valves, will need to be coordinated with the developer/contractor and the Town's Public Works Director. Minneman stated that the Building and Zoning Director, Bob Gillie, felt comfortable doing an in-house subdivision with the required information submitted from the applicant at a later time. The Board is not looking at the subdivision tonight. They are looking at the individual projects.

Regarding 624 Maroon Avenue, Helland explained that the project is basically the same as approved in 2010. The economy has set him back with his plans and this is an extension of the three year vested property rights. The materials and layouts for the primary and accessory are the same as proposed in 2010.

DRC: Sawyer reiterated that this has come through twice before and that the DRC was in support of this project because of its smaller scale and traditional forms and fenestration patterns. There was a write-in comment regarding snow stops. Sawyer also mentioned that a snow storage agreement is suggested to be required. In one of the previous approvals, a site visit proved that access to a garage at 624 Maroon Avenue would not be probable and the garage was removed and a "hobby space/office" was put in its place. Sawyer said that the DRC recommended approval. Meyer furthered that this is his first time seeing this project, but felt that previous Boards did their homework because the proposal fits well within the Guidelines.

Staff Comment: Minneman spoke to the snow shed easement between the two houses. The setbacks between the homes at 624 Maroon Avenue and 628 Maroon Avenue could be problematic. They are both within or over the minimum, but

snow stops do fail over time or are not maintained properly. She felt that an easement/agreement would be beneficial if there comes a time when there are two separate owners for these properties. Minneman's suggestion also was that it is put onto the plat and this is in the motion.

Regarding the demolition of the building, since 2010 and the prior approval, there is a requirement for a deconstruction and recycle plan for buildings over 1000 square feet by the Building Department. The demolition permit and subdivision documents will be required prior to obtaining the building permit. A plan must be in place and ready to implement, which is also in the suggested motion.

The alley upgrade coordination with the Public Works director is also in the suggested motion. This ensures that everyone is on the same page when they are ready to pull the permit.

Finally, she alerted the Board that the accessory building is limited to no sleeping/bathing/cooking.

Public Comment: Cathy Steinberger (615 Elk Avenue) first asked if the alley expansion would affect only Miller's property or also the neighbor's across the alley. Minneman questioned Helland if a survey was done in 2007 to show pins for Miller's property. If it hasn't already been done, it will need to be done before the project begins. Steinberger clarified that there are three turn-offs from the alley, which Helland concurred and pointed out on the site plan. Helland said that the alley has not been surveyed, but field measurements were taken in 2010 and it does look as though it is 16 feet, which is what was platted. She asked about height, which is 28' 9" and confirmed that the accessory will be heated and plumbed.

Harvey Castro (712 Maroon Avenue) was confused about the subdivision process. Minneman explained that the subdivision can be approved by the Building and Zoning Director, but if a problem arises, he could direct it to the full Board for review. Castro explained that he feels that this is a very dense area and this proposal will make it denser. Farnell clarified the number of parcels and Minneman explained that the lot as it is now is larger than the maximum for the zone. Castro also mentioned that each building means more cars, which translates to more traffic and parking.

Veronica Jarolimek (619 Elk Avenue) thought that one of the previous approvals was for compact cars and she had concern over the reality of people owning larger vehicles.

Jessie Irons (Floresta Condominiums, 708 Maroon Avenue, Units 1, 2, 3, 5, 6) expressed concern over density and parking. He was also worried about this being a spec house.

Board Discussion: Sawyer directed everyone to the site plan. She explained that the problem spot with snow will be on the East elevation and he has included snow stops. Parking is in the front and fits the required 9'x18' measurement. Normally, Guidelines ask that parking goes to rear, but this isn't an option per accessibility. Zobs asked about a density calculation for this Block and Sawyer reviewed the neighborhood. Zobs felt that the mass and scale is consistent with the R1C zone and the proposed would provide a nice transition to the surrounding zones. He did have concern over the amount of public present. Steinberger referred to Section 16-8-30 and the project's density. Farnell wondered about the matter of right for the five lots and Minneman explained that he could build three houses with the subdivision's approval. The accessory buildings and dwelling are approved as a conditional use, which is where the criterion comes into play. Farnell clarified what happens with the existing house and Minneman said that the architectural approvals are contingent upon the approval for the demolition and subdivision. Alling then wondered what size house would be allowed if this was kept to the one lot. Minneman said for the R1C zone there is a 2,500 square foot maximum for primary and 3,500 square foot maximum for all buildings. Sawyer read Section 16-8-30 from the code for the group. She felt that this proposal meets these criteria and is supportive of the density. She also felt that once the alley is improved it will work. Jarolimek asked about the wetlands and the buildings effect on these with regards to her home. It was determined this is specific to 630 Maroon Avenue and will hold until then. Carey, Meyer, Sawyer, Farnell and Alling voiced support over the density. Sawyer mentioned other examples of this density (1 lot versus 1 ½) in the core.

Sawyer commended Helland on the proposed front porch on the North elevation. Farnell asked about railing detail. Helland said that they will be 2"x2" wood balusters and 6"x6" wood posts. Carey asked about the skirting. Helland

explained that this is just a shadow and they are not proposing any. Sawyer asked for this to be removed from the plans or label it a shadow, if possible.

On the East elevation, Sawyer mentioned that the window well will need to be covered per code. The Board spoke about the setback, which is 7' 6" from the eave. Minneman mentioned that it might need to move to a different location and Helland thought that it could. Sawyer suggested for a Chair sign-off for the change of location.

Sawyer pointed out that the window well is protected on the South elevation.

On the West elevation of the accessory building, Farnell wondered if the gable was low enough from the ridge and Sawyer felt yes.

For the primary structure, there will be a galvanized metal roof. The siding will be 1"x8" vertical, board and batton wood painted blue and a horizontal of the same size and color. There will be light gray 1"x4" trim and 1"x10" fascia. The primary and secondary doors will be wood in white. The windows will be wood double-hung with true divided lights in white. Farnell wondered about the primary door's form and the Board said it is acceptable. The accessory building will have horizontal wood siding with a natural stain and light gray trim (1"x4") and fascia (1"x10"). The accessory will also have a galvanized metal roof. The primary and secondary doors will wood be painted light gray. The windows will be wood double-hung with true divided lights in white.

Zobs felt that some density could be scraped out via the accessory buildings. He said it is hard to review this project by project because in his eyes it is all one. Zobs furthered that it is apparent that there is concern, as all neighbors are present. He drew attention to the proposed site plan and felt that it is not in context with what is already there, but Sawyer felt that it was new development in a core zone. He thought that the removal of 624 Maroon Avenue's proposed accessory building or 630 Maroon Avenue's proposed accessory dwelling would help alleviate some of this. Alling and Carey agreed. Minneman explained that this is one of the challenges of this particular project and suggested doing a straw pull vote. Then, the Board could make a motion to defer a decision on this project until after all projects are reviewed.

A straw pull vote for 624 Maroon Avenue, as drawn, found Meyer, Sawyer, Farnell, Alling, and Zobs in support of this project, but Carey was opposed.

The Board briefly discussed the demolition and Alling confirmed that there is not a plan yet.

Sawyer made a motion to defer the final findings and motions regarding 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone.

Item No. 2

*Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the East ½ of Lot 4 in the R1C zone.*

Helland explained that it is very similar in concept to 624 Maroon Avenue, but is a little smaller. The primary will be stucco with a metal roof and will have a full basement. The proposed accessory building will have a one car garage and will be sided in weathered steel with a metal roof. There will also be one parking space in the front.

DRC: Meyer supported the scale and felt that the design brings historic elements to the newer section of Town. He referred to the Guidelines regarding shed dormers, but thought they were okay. The DRC also supported the materials and window fenestration. Sawyer concurred and felt that the accessory is a nice utilitarian use. In one of the previous approvals, the Board at that time in an attempt to lessen the density kept this accessory to a building not a dwelling. DRC gave a recommendation to approve.

Staff Comment: Minneman explained that all issues (i.e. minor subdivision, alley upgrades, West elevation snow shed, utility locations, etc.) discussed for 624 Maroon Avenue also apply to this project as well.

Public Comment: Harvey Castro (712 Maroon Avenue) worried that this is a second house with a basement and wondered if the Board was aware of the impacts. Minneman explained that this isn't under the Board purview and will be taken into account by the Building Inspector. Sawyer furthered that there is a relatively new ordinance for how basements are required to be built. Belkin explained that a dewatering plan will most likely be required. Then, Castro questioned where the snow goes with the garage on the alley. Sawyer explained that there is snow storage provided on the plan and most likely there will be a snow removal agreement. Finally, Castro then voiced concern about snow storage regarding water content and a movement of snow.

Cathy Steinberger (615 Elk Avenue) felt that the density of six new buildings for her is hard to fathom and that the parking is unrealistic. She talked about the realities of the alley snow removal, which has repercussions with parking. Then, Steinberger asked about existing trees and Helland said that the mature trees will remain. She then mentioned a utility box on the South side of the property and wondered whose responsibility this is. Minneman explained that this is an example of how the proponent must work with the utility department (i.e. GCEA, Atmos, Town, cable, etc.). Steinberger also said that this alley hasn't ever been plowed and worried about the shallowness of the pipes. Minneman explained that evaluation of the pipes will happen by the Public Works Director. Minneman furthered that much work will have to occur regarding utilities.

Jessie Irons (Floresta Condominiums, 708 Maroon Avenue, Units 1, 2, 3, 5, 6) felt that snow storage would be a problem, as he has experienced with his property. He also thought that the existing utilities would be an issue.

Veronica Jarolimek (619 Elk Avenue) asked again about the effect of the water on their property and would like to know the process. Sawyer explained that they are a board to review zoning and design per code and guidelines. She then suggested that Jarolimek speak with the Building Inspector. Minneman explained that this is a very difficult question and it can become a civil matter. Basements are allowed in the code, but are not reviewed by the Board. A dewatering plan or grading plan may be required by the Building Inspector. Belkin suggested that she contact Gillie, Building and Zoning Director. Finally, Jarolimek wanted care and consideration for the historic, smaller homes in this area.

Board Discussion: The snow storage called out on the site plan meets code requirement. Carey asked about Guideline 2.7 (snow storage areas) and wondered if this includes storage for the alley. Sawyer explained that it does not and would require a removal agreement have the snow removed from the site, which happens in many other alleys throughout Town.

On the North elevation, Sawyer asked that the lower shadow again be removed from the plan.

There is another issue with the window well on the East elevation, which should be dealt with as before, and most likely the floor plan will be revised. Meyer pointed out a difference on the site plan and elevations regarding the window wells. Sawyer mentioned that a porch hatch could be used.

Alling asked about the density of the basement although it's not under their purview. Minneman explained that these two aren't married unless with regards to parking. As an aside, Alling wondered about reviewing the parking requirements to be more in line with today's standards. Minneman said yes they could make a note to discuss this.

A straw pull vote regarding 628 Maroon Avenue, as drawn, found Farnell, Sawyer, Alling, Zobs and Meyer in support and Carey against.

Sawyer made a motion to defer the final findings and motions regarding at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone.

Item No. 3

*Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone.*

Helland explained that this will also be a single family residence, but is on two full lots and is a little larger than the other two homes. There will also be an accessory dwelling, which will also provide the off-street parking off the alley. He then expressed frustration over the level of review. Helland acknowledged the pit that collects water on this property and that he is not convinced that it is natural.

DRC: This proposal sits on two lots, has the proper setbacks and per Guideline has been pulled off the alley and front. This house also follows Design Guidelines very well felt Sawyer and Meyer. They didn't feel that the alley would have dramatic impact, as there were site visits during prior approvals. Sawyer thought that each time a new alley is discussed there is in some way this level of public outcry. The DRC voiced support for the project. Meyer thought that the addition of another long term rental is also positive.

Staff Comment: Minneman explained that this site could be separated, independently of the other two parcels, if they so chose in front of the subdivision, but would also require a subdivision of its own. Minneman explained that all issues (i.e. minor subdivision, alley upgrades, utility locations, etc.) discussed for 624 and 628 Maroon Avenue also apply to this project as well.

Also, in the proposed motion there is a clause for alteration of natural grade and mitigation of surface water, which must be approved by the Building and Zoning Director. Topographical survey for the site may be required.

Public Comment: Cathy Steinberger (615 Elk Avenue) wondered how many bedrooms are proposed for the primary and accessory. Helland said that there are four for the primary and one for the accessory. She then asked about the parking requirement, which three are provided onsite. Finally, Steinberger said that this is a dense proposal and respectfully asked that if Board members haven't had a site visit to continue the project to do this.

Board Discussion: Regarding density, Carey referred to the Guideline for R1C as low density residential development, which he doesn't see this being. Zobs supports everything about the project, but thought that the accessory dwelling could be scaled back to a building at 630. Alling agreed and also thought that it is excessively dissimilar to the neighborhood. She was supportive of the design, but had concern over public comment. Farnell said as he understood the code defines high density versus low density for the R1C zone, which doesn't leave it to the Board's opinion in his eyes. He also thought that removing the buildings goes against the intent. Farnell mentioned that maintenance and agreements do seem appropriate was supportive as drawn. Sawyer agreed with Farnell and then referred to the changes on Sopris. Alling referred to the different lot size versus Elk Avenue, which in her eyes is what makes it different. Meyer lives in a core zone and worried if not this it could mean a larger house. The matter of right versus conditional use for the R1C zone were discussed. Zobs and Alling prefer an accessory building not an accessory dwelling at 630 Maroon. Carey wrestled with neighborhood context and felt that he would rather see something presented as a whole not project by project. Sawyer asked for his comments, as drawn. Helland reminded that this is not a development, but as three stand alone projects. Minneman furthered that the only thing tied is demolition and reconstruction to pull a building permit. Carey then said he did feel for density something needs to change and having the dwelling change to a building would be his choice. Steinberger wondered if you can have parking in the rear without a building and Sawyer said people normally don't, but you can.

On the West elevation, Sawyer commended that all buildings proposed step down to rear, which helps with density. Alling agreed.

Zobs mentioned that the accessory dwelling is two modules and the size of the second module is in contradiction with the Guideline (4.82), which prefers them to be room-sized. Minneman asked for the Board's thought process. Alling thought that if it changes from a dwelling to a building the height would decrease and the dormer would no longer be allowed.

The siding will be natural pine, vertical board and batton 1"x12" and 1"x4", which will be stained transparent gray/brown. The trim will be wood 1"x6" and corners 1"x4" stained natural pine. The fascia will be exposed rafter tails. The doors will be wood stained natural. The windows will be wood double hung/casement with divided lights in cream. The accessory will match. The garage doors will be stained natural.

Farnell mentioned that he had amendments to the motion or the finding and Minneman mentioned the process to add these in.

The Board finds that the proposed single-family residence to be located at 630 Maroon Avenue, Lots 1-2, Block 53 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), and under the following conditions;

1. *The development plan will be subject to the minor subdivision separating lots 1-2 from the five lot parcel;*

2. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director together with other affected utilities companies (i.e. gas, electric, phone, etc.); said alley improvement may involve the relocation of any water shut-off valves for 611 and 615 Elk Avenue and any others currently located in the alley, onto the respective properties; and*

3. *Alteration of natural grade is at the approval of the Building and Zoning Director for grading and surface water mitigation. A topographical survey may be required prior to the issuance of a building permit.*

Sawyer made a motion to approve the architectural appropriateness to construct a single-family residence to be located at 630 Maroon Avenue Lots 1-2, Block 53 in the R1C zone and based upon the provisions the finding.

Zobs seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory dwelling will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and forms are consistent with dwellings in the core zones and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83;

A conditional use permit is supported per Code Section16-8-30, provided a long-term residential unit must be maintained on the property per the Crested Butte Municipal Code.

A snow removal agreement must be in place for maintenance of the alley.

Sawyer made a motion to approve a conditional use permit for an accessory building to be located at 630 Maroon Avenue Lots 1-2 , Block 53 in the R1C zone, based upon the provisions in the finding.

Farnell seconded the motion. Sawyer, Meyer and Farnell were in favor and Zobs, Carey and Alling were opposed.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory dwelling to be located at 630 Maroon Avenue Lots 1-2 , Block 53 in the R1C zone, as shown on the site plan; based upon the finding, and per the plans and the material list.

Farnell seconded the motion. Sawyer, Meyer and Farnell were in favor and Zobs, Carey and Alling were opposed.

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4 Block 53 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), under the following conditions;

1. *The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit, and the removal or demolition of the residence at 624 Maroon under a permit by the building department;*

2. *A cross easement agreement for snow shed affecting the west 1/2 of lot 4 associated with 628 Maroon Avenue and the east 1/2 of lot 4 associated with 624 Maroon Avenue is either recorded in the real property records or placed on the Minor Subdivision plat; and*

3. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement may involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties, in accordance with the previous finding regarding snow removal and utilities.*

Zobs made a motion to approve architectural appropriateness to construct a single-family residence to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone and based upon the provisions the finding.

Sawyer seconded the motion. All members voted in support except Carey who was against.

The Board finds that the proposed accessory building will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and simple building form will appear diminutive to the primary residence and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83;

The plumbed and or heated accessory building complies with the criteria for a conditional use permit in Code Section16-8-30;

Zobs made a motion to approve a conditional use permit for an accessory building to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone, based upon compliance with the conditional use criteria in Code Section 16-8-30.

Farnell seconded the motion. All members voted in support except Carey who was against.

Zobs made a motion to approve the architectural appropriateness to construct an accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone, as shown on the site plan; based upon the finding, and per the plans and the material list.

Sawyer seconded the motion. All members voted in support except Carey who was against.

The Board finds that the demolition of the existing residence is appropriate with the redevelopment plan to construct a new single-family residence to be located at 624 Maroon Avenue, Lot 5 and the west ½ of lot 4 Block 53. The new residence will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), under the following conditions;

1. *A site specific deconstruction and recycle plan must be submitted and approved by the Building Official in conformance with Article 15 of Chapter 18 of this Code;*
2. *The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit, and the removal or demolition of the residence at 624 Maroon under a permit by the building department;*
3. *A cross easement agreement for snow shed affecting the west 1/2 of lot 4 associated with 628 Maroon Avenue and the east 1/2 of lot 4 associated with 624 Maroon Avenue is either recorded in the real property records or placed on the Minor Subdivision plat;*
4. *Due to the limited access for rear parking and alley congestion, the Board sets aside Guideline 4.26.a. limiting the front yard access to 10 linear feet to accommodate two front yard parking spaces; and*
5. *The Applicant will be responsible for the improvement of the alley for access and parking, under the approval of the Utilities Director; said alley improvement may involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties, in accordance with the previous finding regarding snow removal and utilities.*

Sawyer made a motion to approve the demolition of the non-historic residence located at 624 Maroon Avenue, Lots 1-5, Block 53 in the R1C zone and based upon the provisions the finding.

Farnell seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve architectural appropriateness to construct a single-family residence to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, provided that a window well cover will need to be added with sign-off by the BOZAR chair, and based upon the provisions the finding.

Farnell seconded the motion. All members voted in support except Carey who was against.

The Board finds that the proposed accessory building will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and simple building form will appear diminutive to the primary residence and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83;

The plumbed and or heated accessory building complies with the criteria for a conditional use permit in Code Section16-8-30. Access to the required parking is the responsibility of the owner to maintain on a year-round basis.

Sawyer made a motion to approve a conditional use permit for an accessory building to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, based upon compliance with the conditional use criteria in Code Section 16-8-30 and the finding.

Farnell seconded the motion. All members voted in support except Carey who was against.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory building to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, as shown on the site plan; based upon the finding, and per the plans and the material list updated this evening.

Meyer seconded the motion. All members voted in support except Carey who was against.

Item No. 4

*Consideration of the application of **Brent Ranch, LLC** to construct an addition to the single family residence located at 13 Teocalli Avenue, Block 6, Lots 23-24 in the R1 zone.*

Michael Helland was present and explained that this is an existing house. First, they would like to reside and reroof the entire house. The proponents would like to replace all windows that are now sliders with primarily, double hung in the existing openings including the front (South) elevation trapezoid windows. These changes they hope are more in line with the Guidelines than the existing home. On the rear (North) of the home, they propose a nine foot addition. There will be new dormers on the West and East elevations. Helland explained that during the DRC process there was concern over the length of the ridgeline and that he is aware of the Guidelines regarding this. He didn't drop the addition in the back because of the wall height for space, as the head height is an issue. The dormer on the West elevation is required to have an egress window for this upper space. The eyebrow that is normally asked for couldn't happen. To do this, the sill would need to be raised too high to meet requirements of the building code. Therefore, the dormer on the East was drawn to meet the Guidelines, but the roof overhang couldn't be done on the West because it is not a full second floor.

DRC: Meyer and Sawyer were members and Meyer mentioned that there were two issues that Helland addressed in his overview. Meyer voiced support for the project. As Helland mentioned, they spoke about the ridge, but because it is one and a half stories they felt that it could be okay. The front (South) elevation they asked for a muntin in the bay window, which Helland has provided. Sawyer said that the East dormer was traditional. The West dormer is not traditional, but there isn't a way to get an egress window in it. Both DRC members wanted to discuss the materials, but otherwise had a recommendation for approval.

Staff Comment: Minneman explained that there have been photos provided for surrounding buildings to help with the materials discussion.

Public Comment: None

Board Discussion: Sawyer directed the Board to the site plan and noted that parking is in the front. Snow storage isn't currently delegated, but Helland said there is space and it will be added to the plan.

On the South elevation, Sawyer felt that all new windows will clean up the older trapezoidal windows.

Zobs asked about the "new gable detail" labeled on the North elevation, which is also on the front (South). Helland explained it will be a board-to-board, which will be held away from the siding.

The roof will be new, galvanized corrugated metal. The siding will be vertical board on board in natural on top. Then, they are proposing horizontal, 1"x10" with chinking below, which DRC discussed, removing chinking. The Board discussed neighborhood context. Zobs felt that there is a lot of paint in this area and could support this. Alling does not care for the chinking with the reclaimed wood based on observations in the past. Sawyer agreed with Alling in that it isn't what the Design Guidelines are asking for. Farnell asked if it is prohibited and Sawyer said no, but that it can become excessively similar. Meyer and Carey could be supportive of the chinking.

A straw pull vote for the materials, as proposed, found Alling and Sawyer against and Carey, Meyer, Zobs and Farnell in support.

The trim will be 2"x6" and fascia will be 2"x10" in natural. The trim, fascia and corner boards will be stained a little darker to highlight the details per Helland. The primary and secondary doors are proposed as metal painted red. The Board preferred the proponent to use the existing primary door, which is wood. The windows will be double hung, aluminum clad in a merlot color.

The Board finds that the application to renovate and construct additions to the single family residence located at 13 Teocalli Avenue will not appear excessively dissimilar to residences in the R1 zone neighborhood. The rear addition does not increase the scale of the residence as seen from the street; the dormers minimize the scale of the ridge.

The incidence of the chinked horizontal wood and vertical wood siding in the neighborhood can support the material cladding the residence.

The additions will appear complimentary with the architectural style of residence and can be supported by the application of Guidelines 4.22-4.23 (neighborhood context), 4.29 (mass, scale, form), 4.37 (roof form/angle 4.43 (dormer/styles), 4.50 (window style/fenestration), 4.71 (materials), and 4.76 (mixing materials).

Meyer made a motion to approve architectural appropriateness for the renovation of the single-family residence located at 13 Teocalli Avenue, Block 6, lots 23-24 in the R1 zone based upon the finding, and per the plans and material list updated this evening.

Farnell seconded the motion. The motion passed with Sawyer and Alling voting against.

Item No. 5

*Consideration of the application of **Shannon Callahan** to construct a side yard deck addition to the single family residence located at 703 Maroon Avenue, Block 59, Lots 17-19 in the R2 zone.*

Shawn Williams and Shannon Callahan were present and Williams explained that they originally came to the Board with a 12' 6" deck. The DRC suggested decreasing the width, which they have done by making it ten feet. The deck is a minimal length to give access to the space and there are two doors that go out onto it. They will add two trees (10-11 feet) to block the view from Maroon Avenue. They would also like to add a privacy fence in the back at proper heights.

DRC: Sawyer said Williams did a great overview. She mentioned that he originally came back with a narrower, longer deck and they asked for a narrower deck with the original length. Meyer felt that Williams was compliant with what they were asking for and the DRC had a recommendation for support.

Staff Comment: Minneman mentioned that they would like to revise their parking. Williams explained that only four spaces are required. So, they will provide two indoor spaces (garage) and two tandem spaces on the outdoor. Then, the front (South) yard parking will be changed to yard.

Public Comment: Les Veltman (709 Maroon Avenue, Unit 3) wrote in via email and thought deck would adversely impact his property.

Susan Creidenberg (709 Maroon Avenue, Unit 4) wrote in via email and voiced that a 12' 6" wide deck is too large. She worried about the existing trees and groups of people congregating. She suggested that the width be reduced to eight feet.

Ed Nunnelee (709 Maroon Avenue, Unit 1) wrote in via email and felt that as proposed the deck is too large.

Jim Starr representing Marilynn Lane (709 Maroon Avenue, Unit 2) of the Mule Barn explained that a deck of this size is not architecturally appropriate and is a unique proposal. He also explained that in the photos provided by the proponent the decks do not face neighboring property owners and face the street or alley. Then, he reviewed that the grade in the side yard is roughly five feet higher than the Mule Barn (709 Maroon Avenue), which means that the proposed deck will look down into the space. There was concern that noise would resonate off other buildings. He understood that there is a row of existing aspen and spruce trees, but that these won't be of help in the winter with visibility. Similarly, he didn't feel that a fence would provide much of a barrier either. He then wondered about adding a requirement of planting trees on the side (East) as well as the South. He wondered how snow removal will take place. He felt that the deck is too large and asked the Board to consider not allowing it. If allowed, they prefer an eight foot wide by 20 feet long deck that would enable safe snow removal without damage of trees and ensure less noise.

Shannon Callahan (owner, 703 Maroon Avenue) explained all trees will be protected and additional will be added. Also, winter time use of the deck will most likely not happen.

Board Discussion: Sawyer referred to Guideline 4.48, which encourages that decks are not on the front of the home. Alling wondered about the trees on the East property line, which suits privacy in the summertime, but also agreed with the proponent that the majority of the crowds will not be using the deck in winter. She wondered if a width between eight to ten feet might be better. Sawyer cautioned the Board that many of the decks in the photos provided are not in the same zone as this building. Carey supported, as drawn. Having heard from the neighbors, Meyer felt that a deck is allowable, but is a question of how large. Callahan explained that they would like to add some light to the master bedroom, but also the width helps with access and safety. Sawyer thought with the amount of public comment asking the proponent to reduce the size wouldn't hurt. Farnell asked about the use of the building, which will be a single family residence. Zobs supports as drawn, but did agree that it is large. Farnell mentioned that last month Board members suggested an eight foot width and felt that this would, in fact, be more appropriate.

The decking will be composite lumber and finished ¾" round tube metal spindles with wood posts. The top and bottom rails and deck framing will be wood. The Board members discussed square spindles versus round spindles. Carey asked for precedence, which Zobs mentioned for neighborhood context. Alling felt that it should be consistent with the front porch, as it is visible. Meyer and Zobs agreed with Alling. Sawyer, Farnell and Carey supported, as proposed.

Sawyer clarified the size of the deck that they are asking from the proponent. Zobs felt that the width is more critical than the length. Williams mentioned that decreasing the width by the measurement of the step (around 10 ¼") would be easiest to build it. The Board agreed that decreasing the deck in size by two steps (20 ½") to a width 8' 3 ½" would be best.

Farnell clarified the parking and Minneman explained that this will clean it up. Also, she said if the Board is supportive they can add it to the proposed motion in the changes specified area.

The Board finds that the application to construct an elevated deck addition to the single family residence located at 703 Maroon Avenue not appear excessively dissimilar to residences in the surrounding R2 zone neighborhood. The elevated deck will be masked by two evergreen trees and comply with the intents of Guidelines in 4.48. The new doors comply with the intents of Guideline 4.61.

Zobs made a motion to approve architectural appropriateness for the deck addition to the east elevation of 703 Maroon Avenue, Block 59, Lots 17-19 in the R-2 zone provided that the width is reduced by two steps (20 ½") to 8' 3 ½" and with support of the revised parking plan and based upon the finding, and per the plans and material list updated this evening.

Carey seconded the motion. The motion passed unanimously.

Item No. 6

*Consideration of the application of **330 Belleview LLC** to make changes to a previously approved plan to add a third floor to the commercial building to be located at 326 Belleview Avenue, Block 46, West ½ of Lot 3 and all of Lot 4 in the C zone. Continued from the May 28, 2013 BOZAR meeting.*

Per the request from the applicant, they would like have the project continued to July 30, 2013 BOZAR and have provided a letter to staff that acknowledges their waiver of rights to a speedy decision.

Item No. 7

*Consideration of the application of **Monica Mesa** to construct a single family residence to be located at 817 Sopris Avenue, Block 68, Tract 9 in the Verzuh Ranch Subdivision in the R1E zone.*

Andrew Hadley, Don Smith and Monica Mesa were present. Hadley explained that they propose a one and a half story, light straw clay home. The design is a modified "T" and the roof pitch will be 12:12. It will have a pedestrian friendly entrance. They propose a central chimney, as seen historically. The front module will be stucco with a metal skirt. Hadley then explained that snow should not sit next to this material. So, the rear they would like to propose a medium bronze corrugated metal clad for maintenance. There will be a solar array on the front (South). Hadley felt that the home improved with the details from DRC review. There was a window next to the front door that was separated from the door. The floor plan was revised slightly to present a more symmetrical window patter also on the South elevation. Colors of materials were discussed. The stucco will be natural yellow, which he assured is very different from other yellows in the neighborhood. The roof and windows will be dark red/ burgundy. The metal siding proposed will be a medium bronze. Trim, fascia, all other wood accents will be in natural. Finally, the parking was moved to the rear.

DRC: Sawyer commended Hadley for his overview. The South elevation changed quite dramatically to become more traditional. The DRC was supportive of the mass and scale. Mainly, the discussion came down to the metal siding in the rear. Sawyer referred to Guideline 4.71 f, which she felt it goes against. Based on comments the Board seemed somewhat divided. The examples (Sciortino and Hadley residences) noted by the proponent were more accents not full modules. Sawyer directed the Board to Minneman's suggestions, if they are in support of the use of this material, but she voiced that she is against. Meyer was supportive of the home and felt that the revisions through the DRC process were positive. He then explained he took a tour of Town and the metal is typically only used as a wainscot. He mentioned that he was surprised at Sciortino's and when there is a grade change. Meyer doesn't support.

Staff Comment: Minneman said that wainscot detail hasn't traditionally been supported. Historically, it was shown on public buildings, not residential, and in newer applications it has been 18" wainscot. The Board can decide if they want to deviate from the Guidelines. If so, Minneman didn't feel that there was time to revise the Guideline this evening and should be deferred to July. A decision should be made tonight with regards to cladding though.

Finally, Minneman mentioned the roof color in relation to the solar Guidelines.

Public Comment: None.

Board Discussion: Sawyer drew attention to the site plan and the snow storage and parking in rear. She then mentioned that the natural grasses/wildflowers used for landscaping should contain no noxious weeds.

Sawyer commended Hadley on the location of the chimney.

Sawyer drew attention to the corrugated metal in colonial red, which per the solar Guideline 2.10, asks that the roof is complimentary to the solar array. Zobs felt that red and black are complimentary. Farnell said that the roof contrasts with the solar panels. Mesa asked which colors are complimentary. Minneman explained that normally, darker colors are used to blend. Minneman cautioned how many previous projects have been held to more muted colors. She also said if they are going to go against the Guideline to decide why. The Board did a color comparison. Alling agreed that they should be consistent with the Guideline. It was decided that the proponent should come back with a different color to be signed off on by the Chair and Co-chair.

The stucco will be a natural sunflower yellow and the Board was supportive of this. The trim will be a 1"x4," fascia will be 2"x8" and corner boards will be 2"x4" in a natural brown. The primary door will be wood, half-lite in natural brown. The windows will be casements/awnings in Low E aluminum clad in red. The chimney will be brick-chased.

Sawyer asked for the Board's thoughts on the metal siding. Farnell asked for the Guideline and Zobs mentioned 4.71, which he felt was pretty explicit that it should only be used for accessory buildings. Carey felt the area is small. Alling said it has been used in the neighborhood, which is the new development zone, and it is on the rear of the building. She then referred to Guideline 4.72 c, which makes relates to the use of materials with regard to energy efficiency and resource conservation. Alling furthered that cost and maintenance is an issue, as this is affordable housing. The scale of this house is also small. Farnell agreed Alling. Carey thought that the Guideline should be changed because it isn't allowable. Hadley referred to the Guideline overview for the R1E zone, which encourages use of historic materials and he argued that this can be interpreted different ways. This material is, as Alling said, sustainable, reusable and contemporary. There isn't a proposal for an accessory at this time. The materials they are proposing for trim, fascia and gable details are all wood. Hadley finally stated that it is 550 square feet on the rear of the home and not visible from the street.

A straw pull vote found Carey, Alling and Farnell in favor of the proposed metal siding and Zobs, Meyer and Sawyer against. Sawyer then explained that the proponent must choose another material. Hadley then presented a horizontal lapped siding in a natural color as a different option. The Board was supportive. If the color changes, they will bring it in for a sign off.

The Board finds that the proposed single-family residence to be located at 817 Sopris Avenue incorporates traditional forms and style that will not appear excessively dissimilar to structures of like use within the surrounding Verzuh Subdivision. The reduced mass and scale of the residence will provide a variation in size within the neighborhood.

The stucco siding is supported within the neighborhood complying with Guideline 4.73;

The Board supports the removal of the metal siding for horizontal lapped siding

The overall design and style of the residence has relationships with single-family residences seen in the historic districts and can be supported by the application of Guidelines 4.22, 4.23, (context) 4.29(form), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.50, 4.53 (windows), 2.10 (solar array), 4.71, 4.73(materials), and 4.76 (mixing materials).

Sawyer made a motion to approve the architectural appropriateness for the single-family residence to be located at 817 Sopris Avenue, Block 68, Tract 9 in the R1E zone, provided that the roof color is revised and is to be signed off on by the BOZAR Chair and Co-Chair and the metal siding will change to be horizontal lapped siding, and based upon compliance with Guidelines in the finding, and per the plans and material list updated this evening.

Meyer seconded the motion. The motion passed unanimously.

Item No. 8

Consideration of the application of ***Robert and Michelle Warner*** *to construct a single family residence and accessory building to be located at 518 Ninth Street, Block 71, Tract 4 in the Verzuh Ranch Subdivision in the R1D zone.*
Andrew Hadley was present and explained that the Warner's have a piece of property at the end of Whiterock and Ninth Street. They would like to achieve maximum passive solar gain into the home, which is assisted by the length of the lot running east to west not north to south. The home steps down from Ninth Street and there is a ridge that goes parallel to Ninth. There is an accessory building proposed with two interior parking spaces. The fenestration is fairly typical with more windows on the first floor. This home presents traditional living space on the first floor and a modified T design. The DRC expressed interest in a larger porch, which was increased to lessen the visual impacts of the cantilevered portion. The materials and colors were discussed. The upper level will be vertical ship-lapped barn wood and the bottom will be a horizontal 2"x10" gray lapped with a larger shadow line. The band board, trim, fascia, window trim and soffit will all be a painted semi-solid gray stain. The accordion doors on the South elevation were removed and they are now proposing French doors with windows on either side. The dormer on the accessory building was not supported and was revised to have a south-facing bump out. The fence has also been removed.

DRC: Meyer understood that this was the new development zone, but felt that this was not historically accurate. He thought elements are seen elsewhere in the Valley, but personally did not want to see them in Town. Meyer didn't support the porch and the color/material elements. Mass, scale and form were discussed and Sawyer felt that this was well addressed by Hadley. Sawyer said the Board seemed to be split on the porch element. She explained that the high stone was discussed and some members felt that it went against the 18" wainscot Guideline. The upper pop-out was also discussed. The DRC was in favor of removal of the accordion doors. There was no concern over those proposed on the East elevation. The materials were discussed because barn wood is so popular at present and the DRC did an inventory of the surrounding homes taking into account the vacant lots. She felt that the accessory roof ridge is quite long and resembles a primary, but she thought with the pop-out and solar it would be okay. She also asked the Board to discuss the fence detail.

Staff Comment: Minneman said that there is one notation on the plan about the foundation being stepped. Hadley came in and spoke with the Building Inspector and this is no longer necessary. Hadley explained that the natural grade goes with the stepping of the slope of the roof, which works for the calculation.

Public Comment: None.

Board Discussion: Sawyer directed the Board to the site plan, which includes two parking spaces in the garage and three on alley.

Regarding mass and scale, Alling lives in this neighborhood and felt that Hadley did a good job addressing this. Carey, Zobs and Farnell also supported.

On the West elevation, Hadley had stated that the heavier details were to give it a front porch element feel. The cricket was added for snow shed. Alling didn't feel that the size of the porch was proportional with the size of the house specifically the width. She also did not support the post details because of their dissimilarity. Alling didn't have a problem with the cantilevered portion, as they have been approved in new homes. Meyer agreed. Zobs felt that the porch is a pretty classic for thirds. He thought that the stone columns ground everything and is an element that belongs in new construction zones. Farnell supports pop-out element and likes the style of the porch, as it fits into the contemporary interpretation. He also understood that expansion of the porch would remove a window and felt that it is an adequate feature. Zobs expressed that a wider porch would detract from the verticality. Carey agrees with Zobs and Farnell. Sawyer felt that many of the other pop-outs previously approved have been smaller. She thought that the posts are contemporary and the Board should utilize the 18" rule.

Sawyer felt that revision to the windows and doors on the South elevation was positive. Alling and Farnell supported. The chimney will be dry stacked.

Sawyer felt that the form of the accessory is fairly traditional. Alling expressed that the eave might be a little long, but if you were to drop it then it becomes too complicated. Carey thought that it is proportional to the lot. Farnell agreed.

On the East elevation, Sawyer expressed concern over snow shed into the door, but Hadley said it will only be two feet. Carey thought that you could make the eave a little longer.

Zobs found the three different window sizes on the building awkward and Alling and Sawyer agreed. The Board discussed and voiced that taller of the three would be best. Carey asked if the header heights match up and Hadley believed so.

On the West, the window in the gable will be the same size as the one next to the door.

The roof will be standing seam in dark bronze. The upper level will be vertical, random width ship-lapped barn wood and the bottom will be a horizontal 2"x6" gray lapped with a larger shadow line. The band board, corner boards (2"x6") trim, fascia (2"x8" with 2"x4" shadow board), window trim and soffit will all be a painted semi-solid gray stain. The primary door will be a wood, half-lite in natural and the secondary doors will be aluminum clad. The windows will be moss green (frame) and sage (sash). The neighborhood colors were discussed. The railing detail off the master will be black metal spindles with reclaimed wood tops. There will be no chinking. The stone foundation and chimney will be dry stacked. Meyer doesn't support this. Alling understands and thinks maybe it should be a more transitional material. Sawyer said it is difficult because of the size of the home. She doesn't feel that this material belongs in Town, but it is here now. Zobs could support per the location and Carey agreed. Zobs mentioned that this house is similar to the Penny house (502 Ninth Street) in materials and scale. Farnell supports.

Finally, Sawyer mentioned that there were fence photos included in packet of the Butte example. Minneman read the code citing for fencing. Alling and Sawyer felt that it is code and pretty straight forward. Farnell agreed. Zobs didn't feel that it goes against the intent.

The Board finds that the proposed single-family residence and accessory building to be located at 518 9th Street will not appear excessively dissimilar to structures within the surrounding the R1D zone. The proposal incorporates traditional forms and contemporary interpretations of traditional styles that are appropriate for the zone along the east edge of Town.

The incidence of reclaimed wood materials in the neighborhood is minimal and acceptable on a case by case basis.

The overall design and style of the residence has relationships with single-family residences seen in the new zones and can be supported by the application of Guidelines 4.22, 4.23, (context) 4.30(form – new zone), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 2.10 (solar array), 4.71(materials), and 4.76 (mixing materials).

The accessory building conveys a relationship with traditional building forms and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Sawyer made a motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 518 9th Street, Block 71, Tract 4 in the R1D zone, provided that the accessory building's windows on the South will all match the upper size and on the East the window in the gable will match the window next to the door, and based upon the finding, and per the plans and updated material list.

Farnell seconded the motion. The motion passed with Meyer voting against.

Sawyer made a motion to approve the conditional use permit for an accessory building with plumbing or heating to be located at 518 9th Street, Block 71, Tract 4 in the R1D zone and based upon Code Section 16-8-30 (conditional use criteria) and limiting the use to non-residential uses and prohibiting bathing, cooking, sleeping per code.

Farnell seconded the motion. The motion passed unanimously.

Item No. 9

Miscellaneous

1. **DRC designation**:
    a. July DRC – The meetings will be held on the 15th and 22nd and BOZAR on the 30th. Originally, Carey volunteered, but Zobs stepped up in his stead and Farnell volunteered for this month. Zobs did prefer a 4:30 pm start time, if possible.
    b. August DRC – The meetings will be held on the 12th and 19th and BOZAR on the 27th. Carey and Farnell volunteered.
2. **Legal Overview**: Belkin was present, but the discussion and memo were deferred to a later time.
3. **Fence Discussion**: Deferred to July.

Sawyer adjourned the meeting at 11:02 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
June 25, 2013

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:00 pm.

Members present were: Sawyer, Alling, Carey, Meyer, Zobs and Farnell.

Staff members present were: Minneman and Earley. John Belkin, Town Attorney, was present for a portion of the meeting.

Farnell noted that the minutes reflect him voting twice on Page 6 and should be changed.
Farnell made a motion to approve the minutes from the May 28, 2013 BOZAR meetings with the change noted.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, Block 53, West ½ of Lot 4 and all of Lot 5 in the R1C zone.*
Michael Helland began by saying that Ed Miller owns Lots 1-5. There is an existing residence that straddles Lots 4-5. The plan is to demolish or move the house to an interested party's location. Then, Lots 1-2 (630 Maroon) would be a single family residence with an accessory dwelling. Lot 3 and the East ½ of Lot 4 (628 Maroon) would be a single family residence with an accessory building. Finally, the West ½ of Lot 4 and all of Lot 5 (624 Maroon) would be a single family residence and an accessory building with no parking off the alley because there isn't access.

Staff Comment: Minneman explained that, as Helland alluded to, there is a five lot parcel on Seventh and Maroon. There is an alley that will need to be developed/upgraded. The DRC has explained to Helland that this, as well as the location of the two water shut-off valves, will need to be coordinated with the developer/contractor and the Town's Public Works Director. Minneman stated that the Building and Zoning Director, Bob Gillie, felt comfortable doing an in-house subdivision with the required information submitted from the applicant at a later time. The Board is not looking at the subdivision tonight. They are looking at the individual projects.

Regarding 624 Maroon Avenue, Helland explained that the project is basically the same as approved in 2010. The economy has set him back with his plans and this is an extension of the three year vested property rights. The materials and layouts for the primary and accessory are the same as proposed in 2010.

DRC: Sawyer reiterated that this has come through twice before and that the DRC was in support of this project because of its smaller scale and traditional forms and fenestration patterns. There was a write-in comment regarding snow stops. Sawyer also mentioned that a snow storage agreement is suggested to be required. In one of the previous approvals, a site visit proved that access to a garage at 624 Maroon Avenue would not be probable and the garage was removed and a "hobby space/office" was put in its place. Sawyer said that the DRC recommended approval. Meyer furthered that this is his first time seeing this project, but felt that previous Boards did their homework because the proposal fits well within the Guidelines.

Staff Comment: Minneman spoke to the snow shed easement between the two houses. The setbacks between the homes at 624 Maroon Avenue and 628 Maroon Avenue could be problematic. They are both within or over the minimum, but

snow stops do fail over time or are not maintained properly. She felt that an easement/agreement would be beneficial if there comes a time when there are two separate owners for these properties. Minneman's suggestion also was that it is put onto the plat and this is in the motion.

Regarding the demolition of the building, since 2010 and the prior approval, there is a requirement for a deconstruction and recycle plan for buildings over 1000 square feet by the Building Department. The demolition permit and subdivision documents will be required prior to obtaining the building permit. A plan must be in place and ready to implement, which is also in the suggested motion.

The alley upgrade coordination with the Public Works director is also in the suggested motion. This ensures that everyone is on the same page when they are ready to pull the permit.

Finally, she alerted the Board that the accessory building is limited to no sleeping/bathing/cooking.

Public Comment: Cathy Steinberger (615 Elk Avenue) first asked if the alley expansion would affect only Miller's property or also the neighbor's across the alley. Minneman questioned Helland if a survey was done in 2007 to show pins for Miller's property. If it hasn't already been done, it will need to be done before the project begins. Steinberger clarified that there are three turn-offs from the alley, which Helland concurred and pointed out on the site plan. Helland said that the alley has not been surveyed, but field measurements were taken in 2010 and it does look as though it is 16 feet, which is what was platted. She asked about height, which is 28' 9" and confirmed that the accessory will be heated and plumbed.

Harvey Castro (712 Maroon Avenue) was confused about the subdivision process. Minneman explained that the subdivision can be approved by the Building and Zoning Director, but if a problem arises, he could direct it to the full Board for review. Castro explained that he feels that this is a very dense area and this proposal will make it denser. Farnell clarified the number of parcels and Minneman explained that the lot as it is now is larger than the maximum for the zone. Castro also mentioned that each building means more cars, which translates to more traffic and parking.

Veronica Jarolimek (619 Elk Avenue) thought that one of the previous approvals was for compact cars and she had concern over the reality of people owning larger vehicles.

Jessie Irons (Floresta Condominiums, 708 Maroon Avenue, Units 1, 2, 3, 5, 6) expressed concern over density and parking. He was also worried about this being a spec house.

Board Discussion: Sawyer directed everyone to the site plan. She explained that the problem spot with snow will be on the East elevation and he has included snow stops. Parking is in the front and fits the required 9'x18' measurement. Normally, Guidelines ask that parking goes to rear, but this isn't an option per accessibility. Zobs asked about a density calculation for this Block and Sawyer reviewed the neighborhood. Zobs felt that the mass and scale is consistent with the R1C zone and the proposed would provide a nice transition to the surrounding zones. He did have concern over the amount of public present. Steinberger referred to Section 16-8-30 and the project's density. Farnell wondered about the matter of right for the five lots and Minneman explained that he could build three houses with the subdivision's approval. The accessory buildings and dwelling are approved as a conditional use, which is where the criterion comes into play. Farnell clarified what happens with the existing house and Minneman said that the architectural approvals are contingent upon the approval for the demolition and subdivision. Alling then wondered what size house would be allowed if this was kept to the one lot. Minneman said for the R1C zone there is a 2,500 square foot maximum for primary and 3,500 square foot maximum for all buildings. Sawyer read Section 16-8-30 from the code for the group. She felt that this proposal meets these criteria and is supportive of the density. She also felt that once the alley is improved it will work. Jarolimek asked about the wetlands and the buildings effect on these with regards to her home. It was determined this is specific to 630 Maroon Avenue and will hold until then. Carey, Meyer, Sawyer, Farnell and Alling voiced support over the density. Sawyer mentioned other examples of this density (1 lot versus 1 ½) in the core.

Sawyer commended Helland on the proposed front porch on the North elevation. Farnell asked about railing detail. Helland said that they will be 2"x2" wood balusters and 6"x6" wood posts. Carey asked about the skirting. Helland

explained that this is just a shadow and they are not proposing any. Sawyer asked for this to be removed from the plans or label it a shadow, if possible.

On the East elevation, Sawyer mentioned that the window well will need to be covered per code. The Board spoke about the setback, which is 7' 6" from the eave. Minneman mentioned that it might need to move to a different location and Helland thought that it could. Sawyer suggested for a Chair sign-off for the change of location.

Sawyer pointed out that the window well is protected on the South elevation.

On the West elevation of the accessory building, Farnell wondered if the gable was low enough from the ridge and Sawyer felt yes.

For the primary structure, there will be a galvanized metal roof. The siding will be 1"x8" vertical, board and batton wood painted blue and a horizontal of the same size and color. There will be light gray 1"x4" trim and 1"x10" fascia. The primary and secondary doors will be wood in white. The windows will be wood double-hung with true divided lights in white. Farnell wondered about the primary door's form and the Board said it is acceptable. The accessory building will have horizontal wood siding with a natural stain and light gray trim (1"x4") and fascia (1"x10"). The accessory will also have a galvanized metal roof. The primary and secondary doors will wood be painted light gray. The windows will be wood double-hung with true divided lights in white.

Zobs felt that some density could be scraped out via the accessory buildings. He said it is hard to review this project by project because in his eyes it is all one. Zobs furthered that it is apparent that there is concern, as all neighbors are present. He drew attention to the proposed site plan and felt that it is not in context with what is already there, but Sawyer felt that it was new development in a core zone. He thought that the removal of 624 Maroon Avenue's proposed accessory building or 630 Maroon Avenue's proposed accessory dwelling would help alleviate some of this. Alling and Carey agreed. Minneman explained that this is one of the challenges of this particular project and suggested doing a straw pull vote. Then, the Board could make a motion to defer a decision on this project until after all projects are reviewed.

A straw pull vote for 624 Maroon Avenue, as drawn, found Meyer, Sawyer, Farnell, Alling, and Zobs in support of this project, but Carey was opposed.

The Board briefly discussed the demolition and Alling confirmed that there is not a plan yet.

Sawyer made a motion to defer the final findings and motions regarding 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone.

Item No. 2

*Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the East ½ of Lot 4 in the R1C zone.*

Helland explained that it is very similar in concept to 624 Maroon Avenue, but is a little smaller. The primary will be stucco with a metal roof and will have a full basement. The proposed accessory building will have a one car garage and will be sided in weathered steel with a metal roof. There will also be one parking space in the front.

DRC: Meyer supported the scale and felt that the design brings historic elements to the newer section of Town. He referred to the Guidelines regarding shed dormers, but thought they were okay. The DRC also supported the materials and window fenestration. Sawyer concurred and felt that the accessory is a nice utilitarian use. In one of the previous approvals, the Board at that time in an attempt to lessen the density kept this accessory to a building not a dwelling. DRC gave a recommendation to approve.

Staff Comment: Minneman explained that all issues (i.e. minor subdivision, alley upgrades, West elevation snow shed, utility locations, etc.) discussed for 624 Maroon Avenue also apply to this project as well.

Public Comment: Harvey Castro (712 Maroon Avenue) worried that this is a second house with a basement and wondered if the Board was aware of the impacts. Minneman explained that this isn't under the Board purview and will be taken into account by the Building Inspector. Sawyer furthered that there is a relatively new ordinance for how basements are required to be built. Belkin explained that a dewatering plan will most likely be required. Then, Castro questioned where the snow goes with the garage on the alley. Sawyer explained that there is snow storage provided on the plan and most likely there will be a snow removal agreement. Finally, Castro then voiced concern about snow storage regarding water content and a movement of snow.

Cathy Steinberger (615 Elk Avenue) felt that the density of six new buildings for her is hard to fathom and that the parking is unrealistic. She talked about the realities of the alley snow removal, which has repercussions with parking. Then, Steinberger asked about existing trees and Helland said that the mature trees will remain. She then mentioned a utility box on the South side of the property and wondered whose responsibility this is. Minneman explained that this is an example of how the proponent must work with the utility department (i.e. GCEA, Atmos, Town, cable, etc.). Steinberger also said that this alley hasn't ever been plowed and worried about the shallowness of the pipes. Minneman explained that evaluation of the pipes will happen by the Public Works Director. Minneman furthered that much work will have to occur regarding utilities.

Jessie Irons (Floresta Condominiums, 708 Maroon Avenue, Units 1, 2, 3, 5, 6) felt that snow storage would be a problem, as he has experienced with his property. He also thought that the existing utilities would be an issue.

Veronica Jarolimek (619 Elk Avenue) asked again about the effect of the water on their property and would like to know the process. Sawyer explained that they are a board to review zoning and design per code and guidelines. She then suggested that Jarolimek speak with the Building Inspector. Minneman explained that this is a very difficult question and it can become a civil matter. Basements are allowed in the code, but are not reviewed by the Board. A dewatering plan or grading plan may be required by the Building Inspector. Belkin suggested that she contact Gillie, Building and Zoning Director. Finally, Jarolimek wanted care and consideration for the historic, smaller homes in this area.

Board Discussion: The snow storage called out on the site plan meets code requirement. Carey asked about Guideline 2.7 (snow storage areas) and wondered if this includes storage for the alley. Sawyer explained that it does not and would require a removal agreement have the snow removed from the site, which happens in many other alleys throughout Town.

On the North elevation, Sawyer asked that the lower shadow again be removed from the plan.

There is another issue with the window well on the East elevation, which should be dealt with as before, and most likely the floor plan will be revised. Meyer pointed out a difference on the site plan and elevations regarding the window wells. Sawyer mentioned that a porch hatch could be used.

Alling asked about the density of the basement although it's not under their purview. Minneman explained that these two aren't married unless with regards to parking. As an aside, Alling wondered about reviewing the parking requirements to be more in line with today's standards. Minneman said yes they could make a note to discuss this.

A straw pull vote regarding 628 Maroon Avenue, as drawn, found Farnell, Sawyer, Alling, Zobs and Meyer in support and Carey against.

Sawyer made a motion to defer the final findings and motions regarding at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone.

Item No. 3

*Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone.*

Helland explained that this will also be a single family residence, but is on two full lots and is a little larger than the other two homes. There will also be an accessory dwelling, which will also provide the off-street parking off the alley. He then expressed frustration over the level of review. Helland acknowledged the pit that collects water on this property and that he is not convinced that it is natural.

DRC: This proposal sits on two lots, has the proper setbacks and per Guideline has been pulled off the alley and front. This house also follows Design Guidelines very well felt Sawyer and Meyer. They didn't feel that the alley would have dramatic impact, as there were site visits during prior approvals. Sawyer thought that each time a new alley is discussed there is in some way this level of public outcry. The DRC voiced support for the project. Meyer thought that the addition of another long term rental is also positive.

Staff Comment: Minneman explained that this site could be separated, independently of the other two parcels, if they so chose in front of the subdivision, but would also require a subdivision of its own. Minneman explained that all issues (i.e. minor subdivision, alley upgrades, utility locations, etc.) discussed for 624 and 628 Maroon Avenue also apply to this project as well.

Also, in the proposed motion there is a clause for alteration of natural grade and mitigation of surface water, which must be approved by the Building and Zoning Director. Topographical survey for the site may be required.

Public Comment: Cathy Steinberger (615 Elk Avenue) wondered how many bedrooms are proposed for the primary and accessory. Helland said that there are four for the primary and one for the accessory. She then asked about the parking requirement, which three are provided onsite. Finally, Steinberger said that this is a dense proposal and respectfully asked that if Board members haven't had a site visit to continue the project to do this.

Board Discussion: Regarding density, Carey referred to the Guideline for R1C as low density residential development, which he doesn't see this being. Zobs supports everything about the project, but thought that the accessory dwelling could be scaled back to a building at 630. Alling agreed and also thought that it is excessively dissimilar to the neighborhood. She was supportive of the design, but had concern over public comment. Farnell said as he understood the code defines high density versus low density for the R1C zone, which doesn't leave it to the Board's opinion in his eyes. He also thought that removing the buildings goes against the intent. Farnell mentioned that maintenance and agreements do seem appropriate was supportive as drawn. Sawyer agreed with Farnell and then referred to the changes on Sopris. Alling referred to the different lot size versus Elk Avenue, which in her eyes is what makes it different. Meyer lives in a core zone and worried if not this it could mean a larger house. The matter of right versus conditional use for the R1C zone were discussed. Zobs and Alling prefer an accessory building not an accessory dwelling at 630 Maroon. Carey wrestled with neighborhood context and felt that he would rather see something presented as a whole not project by project. Sawyer asked for his comments, as drawn. Helland reminded that this is not a development, but as three stand alone projects. Minneman furthered that the only thing tied is demolition and reconstruction to pull a building permit. Carey then said he did feel for density something needs to change and having the dwelling change to a building would be his choice. Steinberger wondered if you can have parking in the rear without a building and Sawyer said people normally don't, but you can.

On the West elevation, Sawyer commended that all buildings proposed step down to rear, which helps with density. Alling agreed.

Zobs mentioned that the accessory dwelling is two modules and the size of the second module is in contradiction with the Guideline (4.82), which prefers them to be room-sized. Minneman asked for the Board's thought process. Alling thought that if it changes from a dwelling to a building the height would decrease and the dormer would no longer be allowed.

The siding will be natural pine, vertical board and batton 1"x12" and 1"x4", which will be stained transparent gray/brown. The trim will be wood 1"x6" and corners 1"x4" stained natural pine. The fascia will be exposed rafter tails. The doors will be wood stained natural. The windows will be wood double hung/casement with divided lights in cream. The accessory will match. The garage doors will be stained natural.

Farnell mentioned that he had amendments to the motion or the finding and Minneman mentioned the process to add these in.

The Board finds that the proposed single-family residence to be located at 630 Maroon Avenue, Lots 1-2, Block 53 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), and under the following conditions;

1. *The development plan will be subject to the minor subdivision separating lots 1-2 from the five lot parcel;*

2. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director together with other affected utilities companies (i.e. gas, electric, phone, etc.); said alley improvement may involve the relocation of any water shut-off valves for 611 and 615 Elk Avenue and any others currently located in the alley, onto the respective properties; and*

3. *Alteration of natural grade is at the approval of the Building and Zoning Director for grading and surface water mitigation. A topographical survey may be required prior to the issuance of a building permit.*

Sawyer made a motion to approve the architectural appropriateness to construct a single-family residence to be located at 630 Maroon Avenue Lots 1-2, Block 53 in the R1C zone and based upon the provisions the finding.

Zobs seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory dwelling will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and forms are consistent with dwellings in the core zones and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83;

A conditional use permit is supported per Code Section16-8-30, provided a long-term residential unit must be maintained on the property per the Crested Butte Municipal Code.

A snow removal agreement must be in place for maintenance of the alley.

Sawyer made a motion to approve a conditional use permit for an accessory building to be located at 630 Maroon Avenue Lots 1-2 , Block 53 in the R1C zone, based upon the provisions in the finding.

Farnell seconded the motion. Sawyer, Meyer and Farnell were in favor and Zobs, Carey and Alling were opposed.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory dwelling to be located at 630 Maroon Avenue Lots 1-2 , Block 53 in the R1C zone, as shown on the site plan; based upon the finding, and per the plans and the material list.

Farnell seconded the motion. Sawyer, Meyer and Farnell were in favor and Zobs, Carey and Alling were opposed.

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4 Block 53 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), under the following conditions;

1. *The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit, and the removal or demolition of the residence at 624 Maroon under a permit by the building department;*

2. *A cross easement agreement for snow shed affecting the west 1/2 of lot 4 associated with 628 Maroon Avenue and the east 1/2 of lot 4 associated with 624 Maroon Avenue is either recorded in the real property records or placed on the Minor Subdivision plat; and*

3. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement may involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties, in accordance with the previous finding regarding snow removal and utilities.*

Zobs made a motion to approve architectural appropriateness to construct a single-family residence to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone and based upon the provisions the finding.

Sawyer seconded the motion. All members voted in support except Carey who was against.

The Board finds that the proposed accessory building will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and simple building form will appear diminutive to the primary residence and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83;

The plumbed and or heated accessory building complies with the criteria for a conditional use permit in Code Section16-8-30;

Zobs made a motion to approve a conditional use permit for an accessory building to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone, based upon compliance with the conditional use criteria in Code Section 16-8-30.

Farnell seconded the motion. All members voted in support except Carey who was against.

Zobs made a motion to approve the architectural appropriateness to construct an accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone, as shown on the site plan; based upon the finding, and per the plans and the material list.

Sawyer seconded the motion. All members voted in support except Carey who was against.

The Board finds that the demolition of the existing residence is appropriate with the redevelopment plan to construct a new single-family residence to be located at 624 Maroon Avenue, Lot 5 and the west ½ of lot 4 Block 53. The new residence will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), under the following conditions;

1. *A site specific deconstruction and recycle plan must be submitted and approved by the Building Official in conformance with Article 15 of Chapter 18 of this Code;*
2. *The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit, and the removal or demolition of the residence at 624 Maroon under a permit by the building department;*
3. *A cross easement agreement for snow shed affecting the west 1/2 of lot 4 associated with 628 Maroon Avenue and the east 1/2 of lot 4 associated with 624 Maroon Avenue is either recorded in the real property records or placed on the Minor Subdivision plat;*
4. *Due to the limited access for rear parking and alley congestion, the Board sets aside Guideline 4.26.a. limiting the front yard access to 10 linear feet to accommodate two front yard parking spaces; and*
5. *The Applicant will be responsible for the improvement of the alley for access and parking, under the approval of the Utilities Director; said alley improvement may involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties, in accordance with the previous finding regarding snow removal and utilities.*

Sawyer made a motion to approve the demolition of the non-historic residence located at 624 Maroon Avenue, Lots 1-5, Block 53 in the R1C zone and based upon the provisions the finding.

Farnell seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve architectural appropriateness to construct a single-family residence to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, provided that a window well cover will need to be added with sign-off by the BOZAR chair, and based upon the provisions the finding.

Farnell seconded the motion. All members voted in support except Carey who was against.

The Board finds that the proposed accessory building will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and simple building form will appear diminutive to the primary residence and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83;

The plumbed and or heated accessory building complies with the criteria for a conditional use permit in Code Section16-8-30. Access to the required parking is the responsibility of the owner to maintain on a year-round basis.

Sawyer made a motion to approve a conditional use permit for an accessory building to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, based upon compliance with the conditional use criteria in Code Section 16-8-30 and the finding.

Farnell seconded the motion. All members voted in support except Carey who was against.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory building to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, as shown on the site plan; based upon the finding, and per the plans and the material list updated this evening.

Meyer seconded the motion. All members voted in support except Carey who was against.

Item No. 4

*Consideration of the application of **Brent Ranch, LLC** to construct an addition to the single family residence located at 13 Teocalli Avenue, Block 6, Lots 23-24 in the R1 zone.*

Michael Helland was present and explained that this is an existing house. First, they would like to reside and reroof the entire house. The proponents would like to replace all windows that are now sliders with primarily, double hung in the existing openings including the front (South) elevation trapezoid windows. These changes they hope are more in line with the Guidelines than the existing home. On the rear (North) of the home, they propose a nine foot addition. There will be new dormers on the West and East elevations. Helland explained that during the DRC process there was concern over the length of the ridgeline and that he is aware of the Guidelines regarding this. He didn't drop the addition in the back because of the wall height for space, as the head height is an issue. The dormer on the West elevation is required to have an egress window for this upper space. The eyebrow that is normally asked for couldn't happen. To do this, the sill would need to be raised too high to meet requirements of the building code. Therefore, the dormer on the East was drawn to meet the Guidelines, but the roof overhang couldn't be done on the West because it is not a full second floor.

DRC: Meyer and Sawyer were members and Meyer mentioned that there were two issues that Helland addressed in his overview. Meyer voiced support for the project. As Helland mentioned, they spoke about the ridge, but because it is one and a half stories they felt that it could be okay. The front (South) elevation they asked for a muntin in the bay window, which Helland has provided. Sawyer said that the East dormer was traditional. The West dormer is not traditional, but there isn't a way to get an egress window in it. Both DRC members wanted to discuss the materials, but otherwise had a recommendation for approval.

Staff Comment: Minneman explained that there have been photos provided for surrounding buildings to help with the materials discussion.

Public Comment: None

Board Discussion: Sawyer directed the Board to the site plan and noted that parking is in the front. Snow storage isn't currently delegated, but Helland said there is space and it will be added to the plan.

On the South elevation, Sawyer felt that all new windows will clean up the older trapezoidal windows.

Zobs asked about the "new gable detail" labeled on the North elevation, which is also on the front (South). Helland explained it will be a board-to-board, which will be held away from the siding.

The roof will be new, galvanized corrugated metal. The siding will be vertical board on board in natural on top. Then, they are proposing horizontal, 1"x10" with chinking below, which DRC discussed, removing chinking. The Board discussed neighborhood context. Zobs felt that there is a lot of paint in this area and could support this. Alling does not care for the chinking with the reclaimed wood based on observations in the past. Sawyer agreed with Alling in that it isn't what the Design Guidelines are asking for. Farnell asked if it is prohibited and Sawyer said no, but that it can become excessively similar. Meyer and Carey could be supportive of the chinking.

A straw pull vote for the materials, as proposed, found Alling and Sawyer against and Carey, Meyer, Zobs and Farnell in support.

The trim will be 2"x6" and fascia will be 2"x10" in natural. The trim, fascia and corner boards will be stained a little darker to highlight the details per Helland. The primary and secondary doors are proposed as metal painted red. The Board preferred the proponent to use the existing primary door, which is wood. The windows will be double hung, aluminum clad in a merlot color.

The Board finds that the application to renovate and construct additions to the single family residence located at 13 Teocalli Avenue will not appear excessively dissimilar to residences in the R1 zone neighborhood. The rear addition does not increase the scale of the residence as seen from the street; the dormers minimize the scale of the ridge.

The incidence of the chinked horizontal wood and vertical wood siding in the neighborhood can support the material cladding the residence.

The additions will appear complimentary with the architectural style of residence and can be supported by the application of Guidelines 4.22-4.23 (neighborhood context), 4.29 (mass, scale, form), 4.37 (roof form/angle 4.43 (dormer/styles), 4.50 (window style/fenestration), 4.71 (materials), and 4.76 (mixing materials).

Meyer made a motion to approve architectural appropriateness for the renovation of the single-family residence located at 13 Teocalli Avenue, Block 6, lots 23-24 in the R1 zone based upon the finding, and per the plans and material list updated this evening.

Farnell seconded the motion. The motion passed with Sawyer and Alling voting against.

Item No. 5

*Consideration of the application of **Shannon Callahan** to construct a side yard deck addition to the single family residence located at 703 Maroon Avenue, Block 59, Lots 17-19 in the R2 zone.*

Shawn Williams and Shannon Callahan were present and Williams explained that they originally came to the Board with a 12' 6" deck. The DRC suggested decreasing the width, which they have done by making it ten feet. The deck is a minimal length to give access to the space and there are two doors that go out onto it. They will add two trees (10-11 feet) to block the view from Maroon Avenue. They would also like to add a privacy fence in the back at proper heights.

DRC: Sawyer said Williams did a great overview. She mentioned that he originally came back with a narrower, longer deck and they asked for a narrower deck with the original length. Meyer felt that Williams was compliant with what they were asking for and the DRC had a recommendation for support.

Staff Comment: Minneman mentioned that they would like to revise their parking. Williams explained that only four spaces are required. So, they will provide two indoor spaces (garage) and two tandem spaces on the outdoor. Then, the front (South) yard parking will be changed to yard.

Public Comment: Les Veltman (709 Maroon Avenue, Unit 3) wrote in via email and thought deck would adversely impact his property.

Susan Creidenberg (709 Maroon Avenue, Unit 4) wrote in via email and voiced that a 12' 6" wide deck is too large. She worried about the existing trees and groups of people congregating. She suggested that the width be reduced to eight feet.

Ed Nunnelee (709 Maroon Avenue, Unit 1) wrote in via email and felt that as proposed the deck is too large.

Jim Starr representing Marilynn Lane (709 Maroon Avenue, Unit 2) of the Mule Barn explained that a deck of this size is not architecturally appropriate and is a unique proposal. He also explained that in the photos provided by the proponent the decks do not face neighboring property owners and face the street or alley. Then, he reviewed that the grade in the side yard is roughly five feet higher than the Mule Barn (709 Maroon Avenue), which means that the proposed deck will look down into the space. There was concern that noise would resonate off other buildings. He understood that there is a row of existing aspen and spruce trees, but that these won't be of help in the winter with visibility. Similarly, he didn't feel that a fence would provide much of a barrier either. He then wondered about adding a requirement of planting trees on the side (East) as well as the South. He wondered how snow removal will take place. He felt that the deck is too large and asked the Board to consider not allowing it. If allowed, they prefer an eight foot wide by 20 feet long deck that would enable safe snow removal without damage of trees and ensure less noise.

Shannon Callahan (owner, 703 Maroon Avenue) explained all trees will be protected and additional will be added. Also, winter time use of the deck will most likely not happen.

Board Discussion: Sawyer referred to Guideline 4.48, which encourages that decks are not on the front of the home. Alling wondered about the trees on the East property line, which suits privacy in the summertime, but also agreed with the proponent that the majority of the crowds will not be using the deck in winter. She wondered if a width between eight to ten feet might be better. Sawyer cautioned the Board that many of the decks in the photos provided are not in the same zone as this building. Carey supported, as drawn. Having heard from the neighbors, Meyer felt that a deck is allowable, but is a question of how large. Callahan explained that they would like to add some light to the master bedroom, but also the width helps with access and safety. Sawyer thought with the amount of public comment asking the proponent to reduce the size wouldn't hurt. Farnell asked about the use of the building, which will be a single family residence. Zobs supports as drawn, but did agree that it is large. Farnell mentioned that last month Board members suggested an eight foot width and felt that this would, in fact, be more appropriate.

The decking will be composite lumber and finished ¾" round tube metal spindles with wood posts. The top and bottom rails and deck framing will be wood. The Board members discussed square spindles versus round spindles. Carey asked for precedence, which Zobs mentioned for neighborhood context. Alling felt that it should be consistent with the front porch, as it is visible. Meyer and Zobs agreed with Alling. Sawyer, Farnell and Carey supported, as proposed.

Sawyer clarified the size of the deck that they are asking from the proponent. Zobs felt that the width is more critical than the length. Williams mentioned that decreasing the width by the measurement of the step (around 10 ¼") would be easiest to build it. The Board agreed that decreasing the deck in size by two steps (20 ½") to a width 8' 3 ½" would be best.

Farnell clarified the parking and Minneman explained that this will clean it up. Also, she said if the Board is supportive they can add it to the proposed motion in the changes specified area.

The Board finds that the application to construct an elevated deck addition to the single family residence located at 703 Maroon Avenue not appear excessively dissimilar to residences in the surrounding R2 zone neighborhood. The elevated deck will be masked by two evergreen trees and comply with the intents of Guidelines in 4.48. The new doors comply with the intents of Guideline 4.61.

Zobs made a motion to approve architectural appropriateness for the deck addition to the east elevation of 703 Maroon Avenue, Block 59, Lots 17-19 in the R-2 zone provided that the width is reduced by two steps (20 ½") to 8' 3 ½" and with support of the revised parking plan and based upon the finding, and per the plans and material list updated this evening.

Carey seconded the motion. The motion passed unanimously.

Item No. 6

*Consideration of the application of **330 Belleview LLC** to make changes to a previously approved plan to add a third floor to the commercial building to be located at 326 Belleview Avenue, Block 46, West ½ of Lot 3 and all of Lot 4 in the C zone. Continued from the May 28, 2013 BOZAR meeting.*

Per the request from the applicant, they would like have the project continued to July 30, 2013 BOZAR and have provided a letter to staff that acknowledges their waiver of rights to a speedy decision.

Item No. 7

*Consideration of the application of **Monica Mesa** to construct a single family residence to be located at 817 Sopris Avenue, Block 68, Tract 9 in the Verzuh Ranch Subdivision in the R1E zone.*

Andrew Hadley, Don Smith and Monica Mesa were present. Hadley explained that they propose a one and a half story, light straw clay home. The design is a modified "T" and the roof pitch will be 12:12. It will have a pedestrian friendly entrance. They propose a central chimney, as seen historically. The front module will be stucco with a metal skirt. Hadley then explained that snow should not sit next to this material. So, the rear they would like to propose a medium bronze corrugated metal clad for maintenance. There will be a solar array on the front (South). Hadley felt that the home improved with the details from DRC review. There was a window next to the front door that was separated from the door. The floor plan was revised slightly to present a more symmetrical window patter also on the South elevation. Colors of materials were discussed. The stucco will be natural yellow, which he assured is very different from other yellows in the neighborhood. The roof and windows will be dark red/ burgundy. The metal siding proposed will be a medium bronze. Trim, fascia, all other wood accents will be in natural. Finally, the parking was moved to the rear.

DRC: Sawyer commended Hadley for his overview. The South elevation changed quite dramatically to become more traditional. The DRC was supportive of the mass and scale. Mainly, the discussion came down to the metal siding in the rear. Sawyer referred to Guideline 4.71 f, which she felt it goes against. Based on comments the Board seemed somewhat divided. The examples (Sciortino and Hadley residences) noted by the proponent were more accents not full modules. Sawyer directed the Board to Minneman's suggestions, if they are in support of the use of this material, but she voiced that she is against. Meyer was supportive of the home and felt that the revisions through the DRC process were positive. He then explained he took a tour of Town and the metal is typically only used as a wainscot. He mentioned that he was surprised at Sciortino's and when there is a grade change. Meyer doesn't support.

Staff Comment: Minneman said that wainscot detail hasn't traditionally been supported. Historically, it was shown on public buildings, not residential, and in newer applications it has been 18" wainscot. The Board can decide if they want to deviate from the Guidelines. If so, Minneman didn't feel that there was time to revise the Guideline this evening and should be deferred to July. A decision should be made tonight with regards to cladding though.

Finally, Minneman mentioned the roof color in relation to the solar Guidelines.

Public Comment: None.

Board Discussion: Sawyer drew attention to the site plan and the snow storage and parking in rear. She then mentioned that the natural grasses/wildflowers used for landscaping should contain no noxious weeds.

Sawyer commended Hadley on the location of the chimney.

Sawyer drew attention to the corrugated metal in colonial red, which per the solar Guideline 2.10, asks that the roof is complimentary to the solar array. Zobs felt that red and black are complimentary. Farnell said that the roof contrasts with the solar panels. Mesa asked which colors are complimentary. Minneman explained that normally, darker colors are used to blend. Minneman cautioned how many previous projects have been held to more muted colors. She also said if they are going to go against the Guideline to decide why. The Board did a color comparison. Alling agreed that they should be consistent with the Guideline. It was decided that the proponent should come back with a different color to be signed off on by the Chair and Co-chair.

The stucco will be a natural sunflower yellow and the Board was supportive of this. The trim will be a 1"x4," fascia will be 2"x8" and corner boards will be 2"x4" in a natural brown. The primary door will be wood, half-lite in natural brown. The windows will be casements/awnings in Low E aluminum clad in red. The chimney will be brick-chased.

Sawyer asked for the Board's thoughts on the metal siding. Farnell asked for the Guideline and Zobs mentioned 4.71, which he felt was pretty explicit that it should only be used for accessory buildings. Carey felt the area is small. Alling said it has been used in the neighborhood, which is the new development zone, and it is on the rear of the building. She then referred to Guideline 4.72 c, which makes relates to the use of materials with regard to energy efficiency and resource conservation. Alling furthered that cost and maintenance is an issue, as this is affordable housing. The scale of this house is also small. Farnell agreed Alling. Carey thought that the Guideline should be changed because it isn't allowable. Hadley referred to the Guideline overview for the R1E zone, which encourages use of historic materials and he argued that this can be interpreted different ways. This material is, as Alling said, sustainable, reusable and contemporary. There isn't a proposal for an accessory at this time. The materials they are proposing for trim, fascia and gable details are all wood. Hadley finally stated that it is 550 square feet on the rear of the home and not visible from the street.

A straw pull vote found Carey, Alling and Farnell in favor of the proposed metal siding and Zobs, Meyer and Sawyer against. Sawyer then explained that the proponent must choose another material. Hadley then presented a horizontal lapped siding in a natural color as a different option. The Board was supportive. If the color changes, they will bring it in for a sign off.

The Board finds that the proposed single-family residence to be located at 817 Sopris Avenue incorporates traditional forms and style that will not appear excessively dissimilar to structures of like use within the surrounding Verzuh Subdivision. The reduced mass and scale of the residence will provide a variation in size within the neighborhood.

The stucco siding is supported within the neighborhood complying with Guideline 4.73;

The Board supports the removal of the metal siding for horizontal lapped siding

The overall design and style of the residence has relationships with single-family residences seen in the historic districts and can be supported by the application of Guidelines 4.22, 4.23, (context) 4.29(form), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.50, 4.53 (windows), 2.10 (solar array), 4.71, 4.73(materials), and 4.76 (mixing materials).

Sawyer made a motion to approve the architectural appropriateness for the single-family residence to be located at 817 Sopris Avenue, Block 68, Tract 9 in the R1E zone, provided that the roof color is revised and is to be signed off on by the BOZAR Chair and Co-Chair and the metal siding will change to be horizontal lapped siding, and based upon compliance with Guidelines in the finding, and per the plans and material list updated this evening.

Meyer seconded the motion. The motion passed unanimously.

Item No. 8

Consideration of the application of ***Robert and Michelle Warner*** *to construct a single family residence and accessory building to be located at 518 Ninth Street, Block 71, Tract 4 in the Verzuh Ranch Subdivision in the R1D zone.*
Andrew Hadley was present and explained that the Warner's have a piece of property at the end of Whiterock and Ninth Street. They would like to achieve maximum passive solar gain into the home, which is assisted by the length of the lot running east to west not north to south. The home steps down from Ninth Street and there is a ridge that goes parallel to Ninth. There is an accessory building proposed with two interior parking spaces. The fenestration is fairly typical with more windows on the first floor. This home presents traditional living space on the first floor and a modified T design. The DRC expressed interest in a larger porch, which was increased to lessen the visual impacts of the cantilevered portion. The materials and colors were discussed. The upper level will be vertical ship-lapped barn wood and the bottom will be a horizontal 2"x10" gray lapped with a larger shadow line. The band board, trim, fascia, window trim and soffit will all be a painted semi-solid gray stain. The accordion doors on the South elevation were removed and they are now proposing French doors with windows on either side. The dormer on the accessory building was not supported and was revised to have a south-facing bump out. The fence has also been removed.

DRC: Meyer understood that this was the new development zone, but felt that this was not historically accurate. He thought elements are seen elsewhere in the Valley, but personally did not want to see them in Town. Meyer didn't support the porch and the color/material elements. Mass, scale and form were discussed and Sawyer felt that this was well addressed by Hadley. Sawyer said the Board seemed to be split on the porch element. She explained that the high stone was discussed and some members felt that it went against the 18" wainscot Guideline. The upper pop-out was also discussed. The DRC was in favor of removal of the accordion doors. There was no concern over those proposed on the East elevation. The materials were discussed because barn wood is so popular at present and the DRC did an inventory of the surrounding homes taking into account the vacant lots. She felt that the accessory roof ridge is quite long and resembles a primary, but she thought with the pop-out and solar it would be okay. She also asked the Board to discuss the fence detail.

Staff Comment: Minneman said that there is one notation on the plan about the foundation being stepped. Hadley came in and spoke with the Building Inspector and this is no longer necessary. Hadley explained that the natural grade goes with the stepping of the slope of the roof, which works for the calculation.

Public Comment: None.

Board Discussion: Sawyer directed the Board to the site plan, which includes two parking spaces in the garage and three on alley.

Regarding mass and scale, Alling lives in this neighborhood and felt that Hadley did a good job addressing this. Carey, Zobs and Farnell also supported.

On the West elevation, Hadley had stated that the heavier details were to give it a front porch element feel. The cricket was added for snow shed. Alling didn't feel that the size of the porch was proportional with the size of the house specifically the width. She also did not support the post details because of their dissimilarity. Alling didn't have a problem with the cantilevered portion, as they have been approved in new homes. Meyer agreed. Zobs felt that the porch is a pretty classic for thirds. He thought that the stone columns ground everything and is an element that belongs in new construction zones. Farnell supports pop-out element and likes the style of the porch, as it fits into the contemporary interpretation. He also understood that expansion of the porch would remove a window and felt that it is an adequate feature. Zobs expressed that a wider porch would detract from the verticality. Carey agrees with Zobs and Farnell. Sawyer felt that many of the other pop-outs previously approved have been smaller. She thought that the posts are contemporary and the Board should utilize the 18" rule.

Sawyer felt that revision to the windows and doors on the South elevation was positive. Alling and Farnell supported. The chimney will be dry stacked.

Sawyer felt that the form of the accessory is fairly traditional. Alling expressed that the eave might be a little long, but if you were to drop it then it becomes too complicated. Carey thought that it is proportional to the lot. Farnell agreed.

On the East elevation, Sawyer expressed concern over snow shed into the door, but Hadley said it will only be two feet. Carey thought that you could make the eave a little longer.

Zobs found the three different window sizes on the building awkward and Alling and Sawyer agreed. The Board discussed and voiced that taller of the three would be best. Carey asked if the header heights match up and Hadley believed so.

On the West, the window in the gable will be the same size as the one next to the door.

The roof will be standing seam in dark bronze. The upper level will be vertical, random width ship-lapped barn wood and the bottom will be a horizontal 2"x6" gray lapped with a larger shadow line. The band board, corner boards (2"x6") trim, fascia (2"x8" with 2"x4" shadow board), window trim and soffit will all be a painted semi-solid gray stain. The primary door will be a wood, half-lite in natural and the secondary doors will be aluminum clad. The windows will be moss green (frame) and sage (sash). The neighborhood colors were discussed. The railing detail off the master will be black metal spindles with reclaimed wood tops. There will be no chinking. The stone foundation and chimney will be dry stacked. Meyer doesn't support this. Alling understands and thinks maybe it should be a more transitional material. Sawyer said it is difficult because of the size of the home. She doesn't feel that this material belongs in Town, but it is here now. Zobs could support per the location and Carey agreed. Zobs mentioned that this house is similar to the Penny house (502 Ninth Street) in materials and scale. Farnell supports.

Finally, Sawyer mentioned that there were fence photos included in packet of the Butte example. Minneman read the code citing for fencing. Alling and Sawyer felt that it is code and pretty straight forward. Farnell agreed. Zobs didn't feel that it goes against the intent.

The Board finds that the proposed single-family residence and accessory building to be located at 518 9th Street will not appear excessively dissimilar to structures within the surrounding the R1D zone. The proposal incorporates traditional forms and contemporary interpretations of traditional styles that are appropriate for the zone along the east edge of Town.

The incidence of reclaimed wood materials in the neighborhood is minimal and acceptable on a case by case basis.

The overall design and style of the residence has relationships with single-family residences seen in the new zones and can be supported by the application of Guidelines 4.22, 4.23, (context) 4.30(form – new zone), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 2.10 (solar array), 4.71(materials), and 4.76 (mixing materials).

The accessory building conveys a relationship with traditional building forms and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Sawyer made a motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 518 9th Street, Block 71, Tract 4 in the R1D zone, provided that the accessory building's windows on the South will all match the upper size and on the East the window in the gable will match the window next to the door, and based upon the finding, and per the plans and updated material list.

Farnell seconded the motion. The motion passed with Meyer voting against.

Sawyer made a motion to approve the conditional use permit for an accessory building with plumbing or heating to be located at 518 9th Street, Block 71, Tract 4 in the R1D zone and based upon Code Section 16-8-30 (conditional use criteria) and limiting the use to non-residential uses and prohibiting bathing, cooking, sleeping per code.

Farnell seconded the motion. The motion passed unanimously.

Item No. 9

Miscellaneous

1. **DRC designation**:
    a. July DRC – The meetings will be held on the 15th and 22nd and BOZAR on the 30th. Originally, Carey volunteered, but Zobs stepped up in his stead and Farnell volunteered for this month. Zobs did prefer a 4:30 pm start time, if possible.
    b. August DRC – The meetings will be held on the 12th and 19th and BOZAR on the 27th. Carey and Farnell volunteered.
2. **Legal Overview**: Belkin was present, but the discussion and memo were deferred to a later time.
3. **Fence Discussion**: Deferred to July.

Sawyer adjourned the meeting at 11:02 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
June 25, 2013

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:00 pm.

Members present were: Sawyer, Alling, Carey, Meyer, Zobs and Farnell.

Staff members present were: Minneman and Earley. John Belkin, Town Attorney, was present for a portion of the meeting.

Farnell noted that the minutes reflect him voting twice on Page 6 and should be changed.
Farnell made a motion to approve the minutes from the May 28, 2013 BOZAR meetings with the change noted.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, Block 53, West ½ of Lot 4 and all of Lot 5 in the R1C zone.*
Michael Helland began by saying that Ed Miller owns Lots 1-5. There is an existing residence that straddles Lots 4-5. The plan is to demolish or move the house to an interested party's location. Then, Lots 1-2 (630 Maroon) would be a single family residence with an accessory dwelling. Lot 3 and the East ½ of Lot 4 (628 Maroon) would be a single family residence with an accessory building. Finally, the West ½ of Lot 4 and all of Lot 5 (624 Maroon) would be a single family residence and an accessory building with no parking off the alley because there isn't access.

Staff Comment: Minneman explained that, as Helland alluded to, there is a five lot parcel on Seventh and Maroon. There is an alley that will need to be developed/upgraded. The DRC has explained to Helland that this, as well as the location of the two water shut-off valves, will need to be coordinated with the developer/contractor and the Town's Public Works Director. Minneman stated that the Building and Zoning Director, Bob Gillie, felt comfortable doing an in-house subdivision with the required information submitted from the applicant at a later time. The Board is not looking at the subdivision tonight. They are looking at the individual projects.

Regarding 624 Maroon Avenue, Helland explained that the project is basically the same as approved in 2010. The economy has set him back with his plans and this is an extension of the three year vested property rights. The materials and layouts for the primary and accessory are the same as proposed in 2010.

DRC: Sawyer reiterated that this has come through twice before and that the DRC was in support of this project because of its smaller scale and traditional forms and fenestration patterns. There was a write-in comment regarding snow stops. Sawyer also mentioned that a snow storage agreement is suggested to be required. In one of the previous approvals, a site visit proved that access to a garage at 624 Maroon Avenue would not be probable and the garage was removed and a "hobby space/office" was put in its place. Sawyer said that the DRC recommended approval. Meyer furthered that this is his first time seeing this project, but felt that previous Boards did their homework because the proposal fits well within the Guidelines.

Staff Comment: Minneman spoke to the snow shed easement between the two houses. The setbacks between the homes at 624 Maroon Avenue and 628 Maroon Avenue could be problematic. They are both within or over the minimum, but

snow stops do fail over time or are not maintained properly. She felt that an easement/agreement would be beneficial if there comes a time when there are two separate owners for these properties. Minneman's suggestion also was that it is put onto the plat and this is in the motion.

Regarding the demolition of the building, since 2010 and the prior approval, there is a requirement for a deconstruction and recycle plan for buildings over 1000 square feet by the Building Department. The demolition permit and subdivision documents will be required prior to obtaining the building permit. A plan must be in place and ready to implement, which is also in the suggested motion.

The alley upgrade coordination with the Public Works director is also in the suggested motion. This ensures that everyone is on the same page when they are ready to pull the permit.

Finally, she alerted the Board that the accessory building is limited to no sleeping/bathing/cooking.

Public Comment: Cathy Steinberger (615 Elk Avenue) first asked if the alley expansion would affect only Miller's property or also the neighbor's across the alley. Minneman questioned Helland if a survey was done in 2007 to show pins for Miller's property. If it hasn't already been done, it will need to be done before the project begins. Steinberger clarified that there are three turn-offs from the alley, which Helland concurred and pointed out on the site plan. Helland said that the alley has not been surveyed, but field measurements were taken in 2010 and it does look as though it is 16 feet, which is what was platted. She asked about height, which is 28' 9" and confirmed that the accessory will be heated and plumbed.

Harvey Castro (712 Maroon Avenue) was confused about the subdivision process. Minneman explained that the subdivision can be approved by the Building and Zoning Director, but if a problem arises, he could direct it to the full Board for review. Castro explained that he feels that this is a very dense area and this proposal will make it denser. Farnell clarified the number of parcels and Minneman explained that the lot as it is now is larger than the maximum for the zone. Castro also mentioned that each building means more cars, which translates to more traffic and parking.

Veronica Jarolimek (619 Elk Avenue) thought that one of the previous approvals was for compact cars and she had concern over the reality of people owning larger vehicles.

Jessie Irons (Floresta Condominiums, 708 Maroon Avenue, Units 1, 2, 3, 5, 6) expressed concern over density and parking. He was also worried about this being a spec house.

Board Discussion: Sawyer directed everyone to the site plan. She explained that the problem spot with snow will be on the East elevation and he has included snow stops. Parking is in the front and fits the required 9'x18' measurement. Normally, Guidelines ask that parking goes to rear, but this isn't an option per accessibility. Zobs asked about a density calculation for this Block and Sawyer reviewed the neighborhood. Zobs felt that the mass and scale is consistent with the R1C zone and the proposed would provide a nice transition to the surrounding zones. He did have concern over the amount of public present. Steinberger referred to Section 16-8-30 and the project's density. Farnell wondered about the matter of right for the five lots and Minneman explained that he could build three houses with the subdivision's approval. The accessory buildings and dwelling are approved as a conditional use, which is where the criterion comes into play. Farnell clarified what happens with the existing house and Minneman said that the architectural approvals are contingent upon the approval for the demolition and subdivision. Alling then wondered what size house would be allowed if this was kept to the one lot. Minneman said for the R1C zone there is a 2,500 square foot maximum for primary and 3,500 square foot maximum for all buildings. Sawyer read Section 16-8-30 from the code for the group. She felt that this proposal meets these criteria and is supportive of the density. She also felt that once the alley is improved it will work. Jarolimek asked about the wetlands and the buildings effect on these with regards to her home. It was determined this is specific to 630 Maroon Avenue and will hold until then. Carey, Meyer, Sawyer, Farnell and Alling voiced support over the density. Sawyer mentioned other examples of this density (1 lot versus 1 ½) in the core.

Sawyer commended Helland on the proposed front porch on the North elevation. Farnell asked about railing detail. Helland said that they will be 2"x2" wood balusters and 6"x6" wood posts. Carey asked about the skirting. Helland

explained that this is just a shadow and they are not proposing any. Sawyer asked for this to be removed from the plans or label it a shadow, if possible.

On the East elevation, Sawyer mentioned that the window well will need to be covered per code. The Board spoke about the setback, which is 7' 6" from the eave. Minneman mentioned that it might need to move to a different location and Helland thought that it could. Sawyer suggested for a Chair sign-off for the change of location.

Sawyer pointed out that the window well is protected on the South elevation.

On the West elevation of the accessory building, Farnell wondered if the gable was low enough from the ridge and Sawyer felt yes.

For the primary structure, there will be a galvanized metal roof. The siding will be 1"x8" vertical, board and batton wood painted blue and a horizontal of the same size and color. There will be light gray 1"x4" trim and 1"x10" fascia. The primary and secondary doors will be wood in white. The windows will be wood double-hung with true divided lights in white. Farnell wondered about the primary door's form and the Board said it is acceptable. The accessory building will have horizontal wood siding with a natural stain and light gray trim (1"x4") and fascia (1"x10"). The accessory will also have a galvanized metal roof. The primary and secondary doors will wood be painted light gray. The windows will be wood double-hung with true divided lights in white.

Zobs felt that some density could be scraped out via the accessory buildings. He said it is hard to review this project by project because in his eyes it is all one. Zobs furthered that it is apparent that there is concern, as all neighbors are present. He drew attention to the proposed site plan and felt that it is not in context with what is already there, but Sawyer felt that it was new development in a core zone. He thought that the removal of 624 Maroon Avenue's proposed accessory building or 630 Maroon Avenue's proposed accessory dwelling would help alleviate some of this. Alling and Carey agreed. Minneman explained that this is one of the challenges of this particular project and suggested doing a straw pull vote. Then, the Board could make a motion to defer a decision on this project until after all projects are reviewed.

A straw pull vote for 624 Maroon Avenue, as drawn, found Meyer, Sawyer, Farnell, Alling, and Zobs in support of this project, but Carey was opposed.

The Board briefly discussed the demolition and Alling confirmed that there is not a plan yet.

Sawyer made a motion to defer the final findings and motions regarding 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone.

Item No. 2

*Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the East ½ of Lot 4 in the R1C zone.*

Helland explained that it is very similar in concept to 624 Maroon Avenue, but is a little smaller. The primary will be stucco with a metal roof and will have a full basement. The proposed accessory building will have a one car garage and will be sided in weathered steel with a metal roof. There will also be one parking space in the front.

DRC: Meyer supported the scale and felt that the design brings historic elements to the newer section of Town. He referred to the Guidelines regarding shed dormers, but thought they were okay. The DRC also supported the materials and window fenestration. Sawyer concurred and felt that the accessory is a nice utilitarian use. In one of the previous approvals, the Board at that time in an attempt to lessen the density kept this accessory to a building not a dwelling. DRC gave a recommendation to approve.

Staff Comment: Minneman explained that all issues (i.e. minor subdivision, alley upgrades, West elevation snow shed, utility locations, etc.) discussed for 624 Maroon Avenue also apply to this project as well.

Public Comment: Harvey Castro (712 Maroon Avenue) worried that this is a second house with a basement and wondered if the Board was aware of the impacts. Minneman explained that this isn't under the Board purview and will be taken into account by the Building Inspector. Sawyer furthered that there is a relatively new ordinance for how basements are required to be built. Belkin explained that a dewatering plan will most likely be required. Then, Castro questioned where the snow goes with the garage on the alley. Sawyer explained that there is snow storage provided on the plan and most likely there will be a snow removal agreement. Finally, Castro then voiced concern about snow storage regarding water content and a movement of snow.

Cathy Steinberger (615 Elk Avenue) felt that the density of six new buildings for her is hard to fathom and that the parking is unrealistic. She talked about the realities of the alley snow removal, which has repercussions with parking. Then, Steinberger asked about existing trees and Helland said that the mature trees will remain. She then mentioned a utility box on the South side of the property and wondered whose responsibility this is. Minneman explained that this is an example of how the proponent must work with the utility department (i.e. GCEA, Atmos, Town, cable, etc.). Steinberger also said that this alley hasn't ever been plowed and worried about the shallowness of the pipes. Minneman explained that evaluation of the pipes will happen by the Public Works Director. Minneman furthered that much work will have to occur regarding utilities.

Jessie Irons (Floresta Condominiums, 708 Maroon Avenue, Units 1, 2, 3, 5, 6) felt that snow storage would be a problem, as he has experienced with his property. He also thought that the existing utilities would be an issue.

Veronica Jarolimek (619 Elk Avenue) asked again about the effect of the water on their property and would like to know the process. Sawyer explained that they are a board to review zoning and design per code and guidelines. She then suggested that Jarolimek speak with the Building Inspector. Minneman explained that this is a very difficult question and it can become a civil matter. Basements are allowed in the code, but are not reviewed by the Board. A dewatering plan or grading plan may be required by the Building Inspector. Belkin suggested that she contact Gillie, Building and Zoning Director. Finally, Jarolimek wanted care and consideration for the historic, smaller homes in this area.

Board Discussion: The snow storage called out on the site plan meets code requirement. Carey asked about Guideline 2.7 (snow storage areas) and wondered if this includes storage for the alley. Sawyer explained that it does not and would require a removal agreement have the snow removed from the site, which happens in many other alleys throughout Town.

On the North elevation, Sawyer asked that the lower shadow again be removed from the plan.

There is another issue with the window well on the East elevation, which should be dealt with as before, and most likely the floor plan will be revised. Meyer pointed out a difference on the site plan and elevations regarding the window wells. Sawyer mentioned that a porch hatch could be used.

Alling asked about the density of the basement although it's not under their purview. Minneman explained that these two aren't married unless with regards to parking. As an aside, Alling wondered about reviewing the parking requirements to be more in line with today's standards. Minneman said yes they could make a note to discuss this.

A straw pull vote regarding 628 Maroon Avenue, as drawn, found Farnell, Sawyer, Alling, Zobs and Meyer in support and Carey against.

Sawyer made a motion to defer the final findings and motions regarding at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone.

Item No. 3

*Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone.*

Helland explained that this will also be a single family residence, but is on two full lots and is a little larger than the other two homes. There will also be an accessory dwelling, which will also provide the off-street parking off the alley. He then expressed frustration over the level of review. Helland acknowledged the pit that collects water on this property and that he is not convinced that it is natural.

DRC: This proposal sits on two lots, has the proper setbacks and per Guideline has been pulled off the alley and front. This house also follows Design Guidelines very well felt Sawyer and Meyer. They didn't feel that the alley would have dramatic impact, as there were site visits during prior approvals. Sawyer thought that each time a new alley is discussed there is in some way this level of public outcry. The DRC voiced support for the project. Meyer thought that the addition of another long term rental is also positive.

Staff Comment: Minneman explained that this site could be separated, independently of the other two parcels, if they so chose in front of the subdivision, but would also require a subdivision of its own. Minneman explained that all issues (i.e. minor subdivision, alley upgrades, utility locations, etc.) discussed for 624 and 628 Maroon Avenue also apply to this project as well.

Also, in the proposed motion there is a clause for alteration of natural grade and mitigation of surface water, which must be approved by the Building and Zoning Director. Topographical survey for the site may be required.

Public Comment: Cathy Steinberger (615 Elk Avenue) wondered how many bedrooms are proposed for the primary and accessory. Helland said that there are four for the primary and one for the accessory. She then asked about the parking requirement, which three are provided onsite. Finally, Steinberger said that this is a dense proposal and respectfully asked that if Board members haven't had a site visit to continue the project to do this.

Board Discussion: Regarding density, Carey referred to the Guideline for R1C as low density residential development, which he doesn't see this being. Zobs supports everything about the project, but thought that the accessory dwelling could be scaled back to a building at 630. Alling agreed and also thought that it is excessively dissimilar to the neighborhood. She was supportive of the design, but had concern over public comment. Farnell said as he understood the code defines high density versus low density for the R1C zone, which doesn't leave it to the Board's opinion in his eyes. He also thought that removing the buildings goes against the intent. Farnell mentioned that maintenance and agreements do seem appropriate was supportive as drawn. Sawyer agreed with Farnell and then referred to the changes on Sopris. Alling referred to the different lot size versus Elk Avenue, which in her eyes is what makes it different. Meyer lives in a core zone and worried if not this it could mean a larger house. The matter of right versus conditional use for the R1C zone were discussed. Zobs and Alling prefer an accessory building not an accessory dwelling at 630 Maroon. Carey wrestled with neighborhood context and felt that he would rather see something presented as a whole not project by project. Sawyer asked for his comments, as drawn. Helland reminded that this is not a development, but as three stand alone projects. Minneman furthered that the only thing tied is demolition and reconstruction to pull a building permit. Carey then said he did feel for density something needs to change and having the dwelling change to a building would be his choice. Steinberger wondered if you can have parking in the rear without a building and Sawyer said people normally don't, but you can.

On the West elevation, Sawyer commended that all buildings proposed step down to rear, which helps with density. Alling agreed.

Zobs mentioned that the accessory dwelling is two modules and the size of the second module is in contradiction with the Guideline (4.82), which prefers them to be room-sized. Minneman asked for the Board's thought process. Alling thought that if it changes from a dwelling to a building the height would decrease and the dormer would no longer be allowed.

The siding will be natural pine, vertical board and batton 1"x12" and 1"x4", which will be stained transparent gray/brown. The trim will be wood 1"x6" and corners 1"x4" stained natural pine. The fascia will be exposed rafter tails. The doors will be wood stained natural. The windows will be wood double hung/casement with divided lights in cream. The accessory will match. The garage doors will be stained natural.

Farnell mentioned that he had amendments to the motion or the finding and Minneman mentioned the process to add these in.

The Board finds that the proposed single-family residence to be located at 630 Maroon Avenue, Lots 1-2, Block 53 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), and under the following conditions;

1. *The development plan will be subject to the minor subdivision separating lots 1-2 from the five lot parcel;*

2. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director together with other affected utilities companies (i.e. gas, electric, phone, etc.); said alley improvement may involve the relocation of any water shut-off valves for 611 and 615 Elk Avenue and any others currently located in the alley, onto the respective properties; and*

3. *Alteration of natural grade is at the approval of the Building and Zoning Director for grading and surface water mitigation. A topographical survey may be required prior to the issuance of a building permit.*

Sawyer made a motion to approve the architectural appropriateness to construct a single-family residence to be located at 630 Maroon Avenue Lots 1-2, Block 53 in the R1C zone and based upon the provisions the finding.

Zobs seconded the motion. The motion passed unanimously.

The Board finds that the proposed accessory dwelling will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and forms are consistent with dwellings in the core zones and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83;

A conditional use permit is supported per Code Section16-8-30, provided a long-term residential unit must be maintained on the property per the Crested Butte Municipal Code.

A snow removal agreement must be in place for maintenance of the alley.

Sawyer made a motion to approve a conditional use permit for an accessory building to be located at 630 Maroon Avenue Lots 1-2 , Block 53 in the R1C zone, based upon the provisions in the finding.

Farnell seconded the motion. Sawyer, Meyer and Farnell were in favor and Zobs, Carey and Alling were opposed.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory dwelling to be located at 630 Maroon Avenue Lots 1-2 , Block 53 in the R1C zone, as shown on the site plan; based upon the finding, and per the plans and the material list.

Farnell seconded the motion. Sawyer, Meyer and Farnell were in favor and Zobs, Carey and Alling were opposed.

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4 Block 53 will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), under the following conditions;

1. *The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit, and the removal or demolition of the residence at 624 Maroon under a permit by the building department;*

2. *A cross easement agreement for snow shed affecting the west 1/2 of lot 4 associated with 628 Maroon Avenue and the east 1/2 of lot 4 associated with 624 Maroon Avenue is either recorded in the real property records or placed on the Minor Subdivision plat; and*

3. *The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement may involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties, in accordance with the previous finding regarding snow removal and utilities.*

Zobs made a motion to approve architectural appropriateness to construct a single-family residence to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone and based upon the provisions the finding.

Sawyer seconded the motion. All members voted in support except Carey who was against.

The Board finds that the proposed accessory building will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and simple building form will appear diminutive to the primary residence and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83;

The plumbed and or heated accessory building complies with the criteria for a conditional use permit in Code Section16-8-30;

Zobs made a motion to approve a conditional use permit for an accessory building to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone, based upon compliance with the conditional use criteria in Code Section 16-8-30.

Farnell seconded the motion. All members voted in support except Carey who was against.

Zobs made a motion to approve the architectural appropriateness to construct an accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone, as shown on the site plan; based upon the finding, and per the plans and the material list.

Sawyer seconded the motion. All members voted in support except Carey who was against.

The Board finds that the demolition of the existing residence is appropriate with the redevelopment plan to construct a new single-family residence to be located at 624 Maroon Avenue, Lot 5 and the west ½ of lot 4 Block 53. The new residence will not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town, and can be supported in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), under the following conditions;

1. *A site specific deconstruction and recycle plan must be submitted and approved by the Building Official in conformance with Article 15 of Chapter 18 of this Code;*
2. *The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit, and the removal or demolition of the residence at 624 Maroon under a permit by the building department;*
3. *A cross easement agreement for snow shed affecting the west 1/2 of lot 4 associated with 628 Maroon Avenue and the east 1/2 of lot 4 associated with 624 Maroon Avenue is either recorded in the real property records or placed on the Minor Subdivision plat;*
4. *Due to the limited access for rear parking and alley congestion, the Board sets aside Guideline 4.26.a. limiting the front yard access to 10 linear feet to accommodate two front yard parking spaces; and*
5. *The Applicant will be responsible for the improvement of the alley for access and parking, under the approval of the Utilities Director; said alley improvement may involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties, in accordance with the previous finding regarding snow removal and utilities.*

Sawyer made a motion to approve the demolition of the non-historic residence located at 624 Maroon Avenue, Lots 1-5, Block 53 in the R1C zone and based upon the provisions the finding.

Farnell seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve architectural appropriateness to construct a single-family residence to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, provided that a window well cover will need to be added with sign-off by the BOZAR chair, and based upon the provisions the finding.

Farnell seconded the motion. All members voted in support except Carey who was against.

The Board finds that the proposed accessory building will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and simple building form will appear diminutive to the primary residence and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83;

The plumbed and or heated accessory building complies with the criteria for a conditional use permit in Code Section16-8-30. Access to the required parking is the responsibility of the owner to maintain on a year-round basis.

Sawyer made a motion to approve a conditional use permit for an accessory building to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, based upon compliance with the conditional use criteria in Code Section 16-8-30 and the finding.

Farnell seconded the motion. All members voted in support except Carey who was against.

Sawyer made a motion to approve the architectural appropriateness to construct an accessory building to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, as shown on the site plan; based upon the finding, and per the plans and the material list updated this evening.

Meyer seconded the motion. All members voted in support except Carey who was against.

Item No. 4

*Consideration of the application of **Brent Ranch, LLC** to construct an addition to the single family residence located at 13 Teocalli Avenue, Block 6, Lots 23-24 in the R1 zone.*

Michael Helland was present and explained that this is an existing house. First, they would like to reside and reroof the entire house. The proponents would like to replace all windows that are now sliders with primarily, double hung in the existing openings including the front (South) elevation trapezoid windows. These changes they hope are more in line with the Guidelines than the existing home. On the rear (North) of the home, they propose a nine foot addition. There will be new dormers on the West and East elevations. Helland explained that during the DRC process there was concern over the length of the ridgeline and that he is aware of the Guidelines regarding this. He didn't drop the addition in the back because of the wall height for space, as the head height is an issue. The dormer on the West elevation is required to have an egress window for this upper space. The eyebrow that is normally asked for couldn't happen. To do this, the sill would need to be raised too high to meet requirements of the building code. Therefore, the dormer on the East was drawn to meet the Guidelines, but the roof overhang couldn't be done on the West because it is not a full second floor.

DRC: Meyer and Sawyer were members and Meyer mentioned that there were two issues that Helland addressed in his overview. Meyer voiced support for the project. As Helland mentioned, they spoke about the ridge, but because it is one and a half stories they felt that it could be okay. The front (South) elevation they asked for a muntin in the bay window, which Helland has provided. Sawyer said that the East dormer was traditional. The West dormer is not traditional, but there isn't a way to get an egress window in it. Both DRC members wanted to discuss the materials, but otherwise had a recommendation for approval.

Staff Comment: Minneman explained that there have been photos provided for surrounding buildings to help with the materials discussion.

Public Comment: None

Board Discussion: Sawyer directed the Board to the site plan and noted that parking is in the front. Snow storage isn't currently delegated, but Helland said there is space and it will be added to the plan.

On the South elevation, Sawyer felt that all new windows will clean up the older trapezoidal windows.

Zobs asked about the "new gable detail" labeled on the North elevation, which is also on the front (South). Helland explained it will be a board-to-board, which will be held away from the siding.

The roof will be new, galvanized corrugated metal. The siding will be vertical board on board in natural on top. Then, they are proposing horizontal, 1"x10" with chinking below, which DRC discussed, removing chinking. The Board discussed neighborhood context. Zobs felt that there is a lot of paint in this area and could support this. Alling does not care for the chinking with the reclaimed wood based on observations in the past. Sawyer agreed with Alling in that it isn't what the Design Guidelines are asking for. Farnell asked if it is prohibited and Sawyer said no, but that it can become excessively similar. Meyer and Carey could be supportive of the chinking.

A straw pull vote for the materials, as proposed, found Alling and Sawyer against and Carey, Meyer, Zobs and Farnell in support.

The trim will be 2"x6" and fascia will be 2"x10" in natural. The trim, fascia and corner boards will be stained a little darker to highlight the details per Helland. The primary and secondary doors are proposed as metal painted red. The Board preferred the proponent to use the existing primary door, which is wood. The windows will be double hung, aluminum clad in a merlot color.

The Board finds that the application to renovate and construct additions to the single family residence located at 13 Teocalli Avenue will not appear excessively dissimilar to residences in the R1 zone neighborhood. The rear addition does not increase the scale of the residence as seen from the street; the dormers minimize the scale of the ridge.

The incidence of the chinked horizontal wood and vertical wood siding in the neighborhood can support the material cladding the residence.

The additions will appear complimentary with the architectural style of residence and can be supported by the application of Guidelines 4.22-4.23 (neighborhood context), 4.29 (mass, scale, form), 4.37 (roof form/angle 4.43 (dormer/styles), 4.50 (window style/fenestration), 4.71 (materials), and 4.76 (mixing materials).

Meyer made a motion to approve architectural appropriateness for the renovation of the single-family residence located at 13 Teocalli Avenue, Block 6, lots 23-24 in the R1 zone based upon the finding, and per the plans and material list updated this evening.

Farnell seconded the motion. The motion passed with Sawyer and Alling voting against.

Item No. 5

*Consideration of the application of **Shannon Callahan** to construct a side yard deck addition to the single family residence located at 703 Maroon Avenue, Block 59, Lots 17-19 in the R2 zone.*

Shawn Williams and Shannon Callahan were present and Williams explained that they originally came to the Board with a 12' 6" deck. The DRC suggested decreasing the width, which they have done by making it ten feet. The deck is a minimal length to give access to the space and there are two doors that go out onto it. They will add two trees (10-11 feet) to block the view from Maroon Avenue. They would also like to add a privacy fence in the back at proper heights.

DRC: Sawyer said Williams did a great overview. She mentioned that he originally came back with a narrower, longer deck and they asked for a narrower deck with the original length. Meyer felt that Williams was compliant with what they were asking for and the DRC had a recommendation for support.

Staff Comment: Minneman mentioned that they would like to revise their parking. Williams explained that only four spaces are required. So, they will provide two indoor spaces (garage) and two tandem spaces on the outdoor. Then, the front (South) yard parking will be changed to yard.

Public Comment: Les Veltman (709 Maroon Avenue, Unit 3) wrote in via email and thought deck would adversely impact his property.

Susan Creidenberg (709 Maroon Avenue, Unit 4) wrote in via email and voiced that a 12' 6" wide deck is too large. She worried about the existing trees and groups of people congregating. She suggested that the width be reduced to eight feet.

Ed Nunnelee (709 Maroon Avenue, Unit 1) wrote in via email and felt that as proposed the deck is too large.

Jim Starr representing Marilynn Lane (709 Maroon Avenue, Unit 2) of the Mule Barn explained that a deck of this size is not architecturally appropriate and is a unique proposal. He also explained that in the photos provided by the proponent the decks do not face neighboring property owners and face the street or alley. Then, he reviewed that the grade in the side yard is roughly five feet higher than the Mule Barn (709 Maroon Avenue), which means that the proposed deck will look down into the space. There was concern that noise would resonate off other buildings. He understood that there is a row of existing aspen and spruce trees, but that these won't be of help in the winter with visibility. Similarly, he didn't feel that a fence would provide much of a barrier either. He then wondered about adding a requirement of planting trees on the side (East) as well as the South. He wondered how snow removal will take place. He felt that the deck is too large and asked the Board to consider not allowing it. If allowed, they prefer an eight foot wide by 20 feet long deck that would enable safe snow removal without damage of trees and ensure less noise.

Shannon Callahan (owner, 703 Maroon Avenue) explained all trees will be protected and additional will be added. Also, winter time use of the deck will most likely not happen.

Board Discussion: Sawyer referred to Guideline 4.48, which encourages that decks are not on the front of the home. Alling wondered about the trees on the East property line, which suits privacy in the summertime, but also agreed with the proponent that the majority of the crowds will not be using the deck in winter. She wondered if a width between eight to ten feet might be better. Sawyer cautioned the Board that many of the decks in the photos provided are not in the same zone as this building. Carey supported, as drawn. Having heard from the neighbors, Meyer felt that a deck is allowable, but is a question of how large. Callahan explained that they would like to add some light to the master bedroom, but also the width helps with access and safety. Sawyer thought with the amount of public comment asking the proponent to reduce the size wouldn't hurt. Farnell asked about the use of the building, which will be a single family residence. Zobs supports as drawn, but did agree that it is large. Farnell mentioned that last month Board members suggested an eight foot width and felt that this would, in fact, be more appropriate.

The decking will be composite lumber and finished ¾" round tube metal spindles with wood posts. The top and bottom rails and deck framing will be wood. The Board members discussed square spindles versus round spindles. Carey asked for precedence, which Zobs mentioned for neighborhood context. Alling felt that it should be consistent with the front porch, as it is visible. Meyer and Zobs agreed with Alling. Sawyer, Farnell and Carey supported, as proposed.

Sawyer clarified the size of the deck that they are asking from the proponent. Zobs felt that the width is more critical than the length. Williams mentioned that decreasing the width by the measurement of the step (around 10 ¼") would be easiest to build it. The Board agreed that decreasing the deck in size by two steps (20 ½") to a width 8' 3 ½" would be best.

Farnell clarified the parking and Minneman explained that this will clean it up. Also, she said if the Board is supportive they can add it to the proposed motion in the changes specified area.

The Board finds that the application to construct an elevated deck addition to the single family residence located at 703 Maroon Avenue not appear excessively dissimilar to residences in the surrounding R2 zone neighborhood. The elevated deck will be masked by two evergreen trees and comply with the intents of Guidelines in 4.48. The new doors comply with the intents of Guideline 4.61.

Zobs made a motion to approve architectural appropriateness for the deck addition to the east elevation of 703 Maroon Avenue, Block 59, Lots 17-19 in the R-2 zone provided that the width is reduced by two steps (20 ½") to 8' 3 ½" and with support of the revised parking plan and based upon the finding, and per the plans and material list updated this evening.

Carey seconded the motion. The motion passed unanimously.

Item No. 6

*Consideration of the application of **330 Belleview LLC** to make changes to a previously approved plan to add a third floor to the commercial building to be located at 326 Belleview Avenue, Block 46, West ½ of Lot 3 and all of Lot 4 in the C zone. Continued from the May 28, 2013 BOZAR meeting.*

Per the request from the applicant, they would like have the project continued to July 30, 2013 BOZAR and have provided a letter to staff that acknowledges their waiver of rights to a speedy decision.

Item No. 7

*Consideration of the application of **Monica Mesa** to construct a single family residence to be located at 817 Sopris Avenue, Block 68, Tract 9 in the Verzuh Ranch Subdivision in the R1E zone.*

Andrew Hadley, Don Smith and Monica Mesa were present. Hadley explained that they propose a one and a half story, light straw clay home. The design is a modified "T" and the roof pitch will be 12:12. It will have a pedestrian friendly entrance. They propose a central chimney, as seen historically. The front module will be stucco with a metal skirt. Hadley then explained that snow should not sit next to this material. So, the rear they would like to propose a medium bronze corrugated metal clad for maintenance. There will be a solar array on the front (South). Hadley felt that the home improved with the details from DRC review. There was a window next to the front door that was separated from the door. The floor plan was revised slightly to present a more symmetrical window patter also on the South elevation. Colors of materials were discussed. The stucco will be natural yellow, which he assured is very different from other yellows in the neighborhood. The roof and windows will be dark red/ burgundy. The metal siding proposed will be a medium bronze. Trim, fascia, all other wood accents will be in natural. Finally, the parking was moved to the rear.

DRC: Sawyer commended Hadley for his overview. The South elevation changed quite dramatically to become more traditional. The DRC was supportive of the mass and scale. Mainly, the discussion came down to the metal siding in the rear. Sawyer referred to Guideline 4.71 f, which she felt it goes against. Based on comments the Board seemed somewhat divided. The examples (Sciortino and Hadley residences) noted by the proponent were more accents not full modules. Sawyer directed the Board to Minneman's suggestions, if they are in support of the use of this material, but she voiced that she is against. Meyer was supportive of the home and felt that the revisions through the DRC process were positive. He then explained he took a tour of Town and the metal is typically only used as a wainscot. He mentioned that he was surprised at Sciortino's and when there is a grade change. Meyer doesn't support.

Staff Comment: Minneman said that wainscot detail hasn't traditionally been supported. Historically, it was shown on public buildings, not residential, and in newer applications it has been 18" wainscot. The Board can decide if they want to deviate from the Guidelines. If so, Minneman didn't feel that there was time to revise the Guideline this evening and should be deferred to July. A decision should be made tonight with regards to cladding though.

Finally, Minneman mentioned the roof color in relation to the solar Guidelines.

Public Comment: None.

Board Discussion: Sawyer drew attention to the site plan and the snow storage and parking in rear. She then mentioned that the natural grasses/wildflowers used for landscaping should contain no noxious weeds.

Sawyer commended Hadley on the location of the chimney.

Sawyer drew attention to the corrugated metal in colonial red, which per the solar Guideline 2.10, asks that the roof is complimentary to the solar array. Zobs felt that red and black are complimentary. Farnell said that the roof contrasts with the solar panels. Mesa asked which colors are complimentary. Minneman explained that normally, darker colors are used to blend. Minneman cautioned how many previous projects have been held to more muted colors. She also said if they are going to go against the Guideline to decide why. The Board did a color comparison. Alling agreed that they should be consistent with the Guideline. It was decided that the proponent should come back with a different color to be signed off on by the Chair and Co-chair.

The stucco will be a natural sunflower yellow and the Board was supportive of this. The trim will be a 1"x4," fascia will be 2"x8" and corner boards will be 2"x4" in a natural brown. The primary door will be wood, half-lite in natural brown. The windows will be casements/awnings in Low E aluminum clad in red. The chimney will be brick-chased.

Sawyer asked for the Board's thoughts on the metal siding. Farnell asked for the Guideline and Zobs mentioned 4.71, which he felt was pretty explicit that it should only be used for accessory buildings. Carey felt the area is small. Alling said it has been used in the neighborhood, which is the new development zone, and it is on the rear of the building. She then referred to Guideline 4.72 c, which makes relates to the use of materials with regard to energy efficiency and resource conservation. Alling furthered that cost and maintenance is an issue, as this is affordable housing. The scale of this house is also small. Farnell agreed Alling. Carey thought that the Guideline should be changed because it isn't allowable. Hadley referred to the Guideline overview for the R1E zone, which encourages use of historic materials and he argued that this can be interpreted different ways. This material is, as Alling said, sustainable, reusable and contemporary. There isn't a proposal for an accessory at this time. The materials they are proposing for trim, fascia and gable details are all wood. Hadley finally stated that it is 550 square feet on the rear of the home and not visible from the street.

A straw pull vote found Carey, Alling and Farnell in favor of the proposed metal siding and Zobs, Meyer and Sawyer against. Sawyer then explained that the proponent must choose another material. Hadley then presented a horizontal lapped siding in a natural color as a different option. The Board was supportive. If the color changes, they will bring it in for a sign off.

The Board finds that the proposed single-family residence to be located at 817 Sopris Avenue incorporates traditional forms and style that will not appear excessively dissimilar to structures of like use within the surrounding Verzuh Subdivision. The reduced mass and scale of the residence will provide a variation in size within the neighborhood.

The stucco siding is supported within the neighborhood complying with Guideline 4.73;

The Board supports the removal of the metal siding for horizontal lapped siding

The overall design and style of the residence has relationships with single-family residences seen in the historic districts and can be supported by the application of Guidelines 4.22, 4.23, (context) 4.29(form), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.50, 4.53 (windows), 2.10 (solar array), 4.71, 4.73(materials), and 4.76 (mixing materials).

Sawyer made a motion to approve the architectural appropriateness for the single-family residence to be located at 817 Sopris Avenue, Block 68, Tract 9 in the R1E zone, provided that the roof color is revised and is to be signed off on by the BOZAR Chair and Co-Chair and the metal siding will change to be horizontal lapped siding, and based upon compliance with Guidelines in the finding, and per the plans and material list updated this evening.

Meyer seconded the motion. The motion passed unanimously.

Item No. 8

Consideration of the application of ***Robert and Michelle Warner*** *to construct a single family residence and accessory building to be located at 518 Ninth Street, Block 71, Tract 4 in the Verzuh Ranch Subdivision in the R1D zone.*
Andrew Hadley was present and explained that the Warner's have a piece of property at the end of Whiterock and Ninth Street. They would like to achieve maximum passive solar gain into the home, which is assisted by the length of the lot running east to west not north to south. The home steps down from Ninth Street and there is a ridge that goes parallel to Ninth. There is an accessory building proposed with two interior parking spaces. The fenestration is fairly typical with more windows on the first floor. This home presents traditional living space on the first floor and a modified T design. The DRC expressed interest in a larger porch, which was increased to lessen the visual impacts of the cantilevered portion. The materials and colors were discussed. The upper level will be vertical ship-lapped barn wood and the bottom will be a horizontal 2"x10" gray lapped with a larger shadow line. The band board, trim, fascia, window trim and soffit will all be a painted semi-solid gray stain. The accordion doors on the South elevation were removed and they are now proposing French doors with windows on either side. The dormer on the accessory building was not supported and was revised to have a south-facing bump out. The fence has also been removed.

DRC: Meyer understood that this was the new development zone, but felt that this was not historically accurate. He thought elements are seen elsewhere in the Valley, but personally did not want to see them in Town. Meyer didn't support the porch and the color/material elements. Mass, scale and form were discussed and Sawyer felt that this was well addressed by Hadley. Sawyer said the Board seemed to be split on the porch element. She explained that the high stone was discussed and some members felt that it went against the 18" wainscot Guideline. The upper pop-out was also discussed. The DRC was in favor of removal of the accordion doors. There was no concern over those proposed on the East elevation. The materials were discussed because barn wood is so popular at present and the DRC did an inventory of the surrounding homes taking into account the vacant lots. She felt that the accessory roof ridge is quite long and resembles a primary, but she thought with the pop-out and solar it would be okay. She also asked the Board to discuss the fence detail.

Staff Comment: Minneman said that there is one notation on the plan about the foundation being stepped. Hadley came in and spoke with the Building Inspector and this is no longer necessary. Hadley explained that the natural grade goes with the stepping of the slope of the roof, which works for the calculation.

Public Comment: None.

Board Discussion: Sawyer directed the Board to the site plan, which includes two parking spaces in the garage and three on alley.

Regarding mass and scale, Alling lives in this neighborhood and felt that Hadley did a good job addressing this. Carey, Zobs and Farnell also supported.

On the West elevation, Hadley had stated that the heavier details were to give it a front porch element feel. The cricket was added for snow shed. Alling didn't feel that the size of the porch was proportional with the size of the house specifically the width. She also did not support the post details because of their dissimilarity. Alling didn't have a problem with the cantilevered portion, as they have been approved in new homes. Meyer agreed. Zobs felt that the porch is a pretty classic for thirds. He thought that the stone columns ground everything and is an element that belongs in new construction zones. Farnell supports pop-out element and likes the style of the porch, as it fits into the contemporary interpretation. He also understood that expansion of the porch would remove a window and felt that it is an adequate feature. Zobs expressed that a wider porch would detract from the verticality. Carey agrees with Zobs and Farnell. Sawyer felt that many of the other pop-outs previously approved have been smaller. She thought that the posts are contemporary and the Board should utilize the 18" rule.

Sawyer felt that revision to the windows and doors on the South elevation was positive. Alling and Farnell supported. The chimney will be dry stacked.

Sawyer felt that the form of the accessory is fairly traditional. Alling expressed that the eave might be a little long, but if you were to drop it then it becomes too complicated. Carey thought that it is proportional to the lot. Farnell agreed.

On the East elevation, Sawyer expressed concern over snow shed into the door, but Hadley said it will only be two feet. Carey thought that you could make the eave a little longer.

Zobs found the three different window sizes on the building awkward and Alling and Sawyer agreed. The Board discussed and voiced that taller of the three would be best. Carey asked if the header heights match up and Hadley believed so.

On the West, the window in the gable will be the same size as the one next to the door.

The roof will be standing seam in dark bronze. The upper level will be vertical, random width ship-lapped barn wood and the bottom will be a horizontal 2"x6" gray lapped with a larger shadow line. The band board, corner boards (2"x6") trim, fascia (2"x8" with 2"x4" shadow board), window trim and soffit will all be a painted semi-solid gray stain. The primary door will be a wood, half-lite in natural and the secondary doors will be aluminum clad. The windows will be moss green (frame) and sage (sash). The neighborhood colors were discussed. The railing detail off the master will be black metal spindles with reclaimed wood tops. There will be no chinking. The stone foundation and chimney will be dry stacked. Meyer doesn't support this. Alling understands and thinks maybe it should be a more transitional material. Sawyer said it is difficult because of the size of the home. She doesn't feel that this material belongs in Town, but it is here now. Zobs could support per the location and Carey agreed. Zobs mentioned that this house is similar to the Penny house (502 Ninth Street) in materials and scale. Farnell supports.

Finally, Sawyer mentioned that there were fence photos included in packet of the Butte example. Minneman read the code citing for fencing. Alling and Sawyer felt that it is code and pretty straight forward. Farnell agreed. Zobs didn't feel that it goes against the intent.

The Board finds that the proposed single-family residence and accessory building to be located at 518 9th Street will not appear excessively dissimilar to structures within the surrounding the R1D zone. The proposal incorporates traditional forms and contemporary interpretations of traditional styles that are appropriate for the zone along the east edge of Town.

The incidence of reclaimed wood materials in the neighborhood is minimal and acceptable on a case by case basis.

The overall design and style of the residence has relationships with single-family residences seen in the new zones and can be supported by the application of Guidelines 4.22, 4.23, (context) 4.30(form – new zone), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 2.10 (solar array), 4.71(materials), and 4.76 (mixing materials).

The accessory building conveys a relationship with traditional building forms and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Sawyer made a motion to approve the architectural appropriateness for the single-family residence and accessory building to be located at 518 9th Street, Block 71, Tract 4 in the R1D zone, provided that the accessory building's windows on the South will all match the upper size and on the East the window in the gable will match the window next to the door, and based upon the finding, and per the plans and updated material list.

Farnell seconded the motion. The motion passed with Meyer voting against.

Sawyer made a motion to approve the conditional use permit for an accessory building with plumbing or heating to be located at 518 9th Street, Block 71, Tract 4 in the R1D zone and based upon Code Section 16-8-30 (conditional use criteria) and limiting the use to non-residential uses and prohibiting bathing, cooking, sleeping per code.

Farnell seconded the motion. The motion passed unanimously.

Item No. 9

Miscellaneous

1. **DRC designation**:
    a. July DRC – The meetings will be held on the 15th and 22nd and BOZAR on the 30th. Originally, Carey volunteered, but Zobs stepped up in his stead and Farnell volunteered for this month. Zobs did prefer a 4:30 pm start time, if possible.
    b. August DRC – The meetings will be held on the 12th and 19th and BOZAR on the 27th. Carey and Farnell volunteered.
2. **Legal Overview**: Belkin was present, but the discussion and memo were deferred to a later time.
3. **Fence Discussion**: Deferred to July.

Sawyer adjourned the meeting at 11:02 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
June 27, 2017

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Ross called the meeting to order at 6:02 pm.

Members present were: Alvarez Marti, Ross, Meyer (portion of meeting), Russell, Nauman and Ellis.

Staff members present were: Yerman for a portion of the meeting. Minneman and Earley.

Ellis made a motion to approve the minutes with changes from the May 30, 2017 BOZAR meeting.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Bishop of Pueblo** for general plan and building permit review for a P.U.D. to construct a rectory building to be located at 403 Sopris Avenue, Block 26, Lots 21-28 in the R1C zone.*
Jen Hartman was present and said they are all very familiar with the plan. They changed it to be a two bedroom rectory building, as priests often travel in pairs or more. They changed the roof form back to the first version, which was modified when there was chance that it could've been an accessory building. This was decided against, which is why they changed it back. Windows were discussed at the last meeting and one window was removed from the upper level. The material is all vertical siding rather than splitting at the floor level. The parking and snow storage were studied and the lower level parking was revised. 44 spaces are required and that is what they have provided. This will allow for more landscaping. They had a meeting with the Public Works Director and staff, which was very helpful. Page 0.2 references this discussion and how the plowing occurs. Town will continue to plow the upper lot and store snow in lower lot. They have asked for six spaces in the lower lot in winter/spring season. The two spaces at the rectory level will be plowed by the parish. Hartman also did calculations of the snow storage if the agreement ever fell through in the future. They have adequate amounts, if so, and it would not need to be hauled. They will tighten up the landscaping and plans will be submitted if they are dramatic changes. They would like to propose stained siding. They would also like the Board to consider this building as an ancillary to the other buildings.

DRC Comment: Ellis and Nauman were members and this project came on June 19th. The snow storage and parking were discussed. They needed to work on snow storage agreement and they have. The rear 5' was supported and the East variance was changed. It is close to an accessory building in its style and form, which is why they could support the 5' setback. The window was removed per the discussion. The colors were supported. The square footage of the St. Mary's Garage space required two spaces and it was reduced, but still requires two spaces. Nauman questioned rubbish and drainage.

Staff Comment: Minneman said that General Plan and Building Permit review have been combined. They will still be dealing with the criteria for conditional use and PUD.

The Board should speak about whether or not St. Mary's Garage needs hours of operation.

Railing detail, rubbish, and retaining wall materials should be addressed.

If members have questions about the parking, we can help to explain this.

The snow storage agreement with the Town was overviewed by the Town. It is a verbal agreement that has been long-standing. It just needed to be taken into consideration if the church begins to use this lot more.

Public Comment: Carol Strub, volunteer at St Mary's Garage, felt that it needs a permanent home. Right now, there is being quite a lot of money spent for rent. She thought that it is a great service.

Rick Revis (23 Paradise Rd, Mt. Crested Butte) has been involved in the church for a long time. They are excited. They have a priest that lives in Gunnison and this would give the opportunity to have them stay overnight for instance in inclement weather. Visiting priests will also be a positive feature, as well.

Board Discussion: Regarding General Plan review, Ross reviewed the items that the Board will need to look at.

Building Footprint: Members supported.

Parking/traffic: Ellis wondered how the required number of spaces shrank. Minneman said that there is a requirement for the number of seats in the sanctuary for churches. When this originally came through in the 1990's, the number of seats per parking space were one for every four and this required 57 spaces. This changed later and it is now one for every eight seats. Hartman recalculated for the Board and staff. There was a plan from 2008 that was approved by the Building Inspector, but Hartman said it doesn't live that way. It lowered the parking requirement quite substantially. The Church parking is taken care of in the upper lot and then the lower lot will service the Parish Hall. Minneman said that we did both higher and lower and Hartman will get us the requirement. They are happy with the 44 space requirement. The lower lot does not get much use. Members of the Board voiced support.

Traffic: Members didn't have concerns about this.

Snow Storage: Members felt that this had been worked out and they could support.

Landscape: Members support. The plan may be changed, but would be approved at that time.

Rubbish Plan: There is a dumpster that sits next to Camp 4's dumpster per Hartman. Members supported.

Variance: DRC supported. The applicants are amenable to dealing with any issues that are caused by the plowing of the alley. Alvarez Marti was supportive. She asked about the snow agreement being verbal and wondered if it should be in the motion/finding. Minneman said that this wasn't necessary.

Ross wondered about doing a finding. Minneman said that they could do a straw poll, but thought that it could all be done at the end.

Ellis asked about the hours of operation. This is part of the conditional use discussion, which they will discuss now. Ellis thought that it might be beneficial in case things wanted to change in the future (i.e. increase number of days, include food). Minneman said that it could be amended through a future BOZAR action and this could be included in the finding/motion. It would be good for it to come back to the Board because we don't know what impacts it will have on the neighbors. Minneman said that food was not prohibited, but the language said household items. Alvarez Marti asked if it is beneficial to have it in the motion and Minneman said it would be fine to add this for clarity. Yerman read the definition. Alvarez Marti said there would need to be a distinction between prepared food versus store bought food. Ross didn't think that they should get into it because they haven't asked for it. Ross thought that including something about the hours might be good. Hartman asked if it is a change to the PUD overlay why it is a conditional use. Minneman said that these church related facilities are part of the PUD overlay and must be considered as a conditional use. Ross explained the conditional use. Yerman further explained that through the PUD it is considering uses that are not consistent with the residential zone. Hartman asked about the hours of operation and said that they are a church that has different hours of operation than say a normal business. It may be beneficial to have it open when the church is open. 8:00 am -5:00 pm is hard for folks that work that also volunteer. Ross just wanted to be sensitive to the neighborhood and the Board just wants to consider this.

He referred the Board to the conditional use criteria and that most items were discussed above. All supported the conditional use permit.

Hours of operation: It was questioned if this should this be included in the motion. Alvarez Marti thought so, like a restaurant. Alvarez Marti wondered if they should suggest a number of hours per week to ensure that it remains ancillary. Nauman didn't think that it was necessary to limit it because of the use. Russell agreed with Nauman and limiting the hours

becomes arbitrary and their opinion. Ross referenced the Dogwood. He understood that this use is different, but the proximity to residential may want this. Alvarez Marti asked about businesses and the limits. Minneman said bars are 2:00 am and most retail is 9:00-10:00 pm. Many outdoor seating areas have curfews of 9:00 pm. Russell said if they stayed open it would be to accept donations. Alvarez Marti said the question is are they supportive of them being open to 10 am to midnight. Alvarez Marti supports the use. They spoke about the hours of operation of the church and hall. They have midnight and 10:30 pm masses. Alvarez Marti noted that if they don't limit it, then, it could be all the time and not limited to when they have an event.

A straw pull vote in favor of a curfew for St. Mary's Garage found Ross, Alvarez Marti and Russell in support and Nauman and Ellis against.

Ross asked about other uses and 9:00 pm was suggested. Hartman asked if it could be until 9:00 pm and also during scheduled mass/events. Revis gave an example and thought it would be a disservice if it wasn't open. Alvarez Marti didn't think that it would negate this use. It would just prohibit many people coming at odd hours. Ross thought that they can discuss this and if it becomes a problem please come back and let the Board know.

Ross asked about findings and motions and Minneman said that they can go into Building Permit Review and do this at the end.

On the site plan, regarding drainage, water will drain to St Mary's Garage and Ellis asked if this is an issue. Hartman said it was landscaped and they don't think it will be a problem. Minneman said that the DRC didn't talk about this, but wondered about the material for the retaining wall and also the railing for the upper portion. There is a puddle after the snow melts. Nauman asked about draining to the street. It is allowed, but Hartman would prefer not to. They discussed this. They spoke about the variance in the alley and it is 5'. Landscaping ties could be added, if necessary. Ross wondered if they could be ambiguous and they should. Russell wondered if some of the trees are new. They are trying to keep an even amount.

The retaining wall will be concrete. Hartman wondered about board formed. It is 4' to planting bed and 4' to rail. This would be more cost effective. Ross thought that this has been approved in other locations.

For the railing, they would like metal powder coated, which will be tough for snow. Ross said that metal fencing is allowed in residential neighborhoods. This is not deck railing. Hartman would prefer it to not be wood. They would like black. Ross asked if a chair sign off would be good and Minneman said yes. It would only be at the top by the two parking spaces.

On the South elevation, windows have been balanced from first to second floor. Ross wondered about snow shed in front of the door for St Mary's. Hartman didn't think it would be a problem. Ross wondered about a cricket. Hartman didn't know about the look of this. Nauman wondered about signage for St Mary's and that will come back to the BOZAR Chair. Ellis wondered about the solar panels and the visibility of this. Alvarez Marti and Ross thought that this rule has been broken. Ellis wondered if they would be hot water or PV because they are usually different colors. Hot water could be black and they could discuss roof color. They discussed the ancillary use and the neighboring buildings that are accessory buildings. Ross didn't have an issue with it and thought it was setback. Ellis withdrew her question. Nauman thought it would be good to keep the panels and roof a similar color. They have proposed rusted corrugated metal or galvanized. They worried about painted metal and fading over time. Minneman said that solar panels have become much more visible, but they don't want to create a contrast. Minneman suggested that in many cases a darker roof has been considered. Hartman asked if they could come back with a color. Russell wondered if the materials would be changing. Minneman noted that standing seam is not allowed in the core. 5 V Crimp is allowed, but isn't as easy with panels. Alvarez Marti asked about zactique. Minneman said that there are two discussions. The color can come back for sign off. The profile is being discussed. They would like corrugated metal.

Ellis noted the planter in the retaining wall.

Russell asked about lighting and it would either be recessed can or gooseneck.

The West elevation is very simple.

The North is also simple. Russell clarified that the parking area will have a significant slope. It is actually in the alley per Hartman. The parking will flatten out.

On the East elevation, there will be a spot for the electrical panel. Russell appreciated the simple nature of the building.

There will be corrugated metal roofing and the color will come back. The siding will be a vertical 1”x random width, stained siding. The color will be similar to what is shown on the color rendering (dark brown). It will be a transparent stain. It is usually solid body or paint in the core zones. The church is stained and the hall is painted. Hartman gave other reasons. Russell would like to go with a solid body stain, if they could find one close to the color of the church. Ross reminded that this is not an accessory and although it is ancillary it is more like a primary. Ross wasn't sure and was a bit torn because of the nature of the building. It is tough to classify. Alvarez Marti asked about semi-transparent and thought that they don't' hold very well here. Hartman thought that it would be a little like reclaimed. It will just get darker the more it is stained. Minneman noted the Church/Walker buildings over on Whiterock Avenue. They asked about 214 Maroon Avenue, but this was rebuilt as a reasonable facsimile. Minneman said they have to decide how they are going to treat this building. Architecturally, it is a primary structure. So, they decided to treat it as such and would like a solid body stain.

The trim will be 2”x cedar in white ice. There will be 1”x fascia in smooth cedar white ice and 1”x frieze hazy skies. Then, 2”x8” stained cedar for corner boards. Hartman asked about protrusion of corner boards. Minneman said it has been seen both ways.

They would like a wood full light door in hazy skies. The secondary door is a wood half-light. The windows will be double hung aluminum clad in water color blue. Ross asked about this in the core and it is okay. Metal flue and timber accents, which will be stained to match bracket at St Mary's entry. They are 8”x10” with an 8”x8” column. Ross thought that this was larger than allowed in the core. Hartman worried about structural support, if decreased. On the alley side, it would be an 8”x8” (column) and the beam would be an 8”x10”. The supports for the shed roof will be as small as possible and they can come back if need be.

There will be board-formed concrete for retaining wall.

The Board has considered the application to amend the planned unit development that includes the “Proposal for Addition of a Rectory” within the existing PUD that will add a new residential building, alter the grade, and amend the parking plan of the Parish Hall located at 403 Sopris Avenue, and involves the following:

1. *A variance of the 10 foot rear yard setback to allow five feet as provided under Code Section 16-6-330;*

2. *A conditional use permit for the expansion of church related facilities within the location of the PUD overlay in the R1C zone as provided under Code Section 16-6-320 (4) that will include a rectory together with a charity pantry to be located in the new building, and is subject to final approval of* ***Ordinance No 16, Series 2017*** *amendment* ***to the zoning code for said PUD Overlay*** *by the Crested Butte Town Council, under the criteria for conditional use permit in Code Section 16-8-30;*

3. *The Criteria for Board decision of the PUD General Plan and Building Permit review per code section 16-6-400 where the project is considered to be consistent with the objectives and purposes of the R1C zone district,*

   The amendment will comply with the following:

   Will be compatible with the neighborhood context and size,

   The landscape plan includes a sufficient number of shrubbery and trees to soften the appearance of the retaining wall and South elevation;

The revised parking plan provides two spots for the rectory building accessed via the alley, and the recalculation of the Parish Hall parking plan by the Building Department that identifies sufficient spots for the exiting building uses together with the charity pantry;

The amendment does not create congestion, any significant noise, trash removal nor significant adverse impacts to adjacent property owners;

The revised snow storage plan providing sufficient short range snow storage together with 33% areas for the required off-street parking for the long range storage of snow on site which will require normal maintenance of snow removal necessary during storm cycles, for the existing and proposed parking for the site; and

An adequate rubbish plan is provided.

4. *The Board further finds that the rectory building does not appear excessively dissimilar to structures of residential use within the surrounding zone. The scale and forms relate effectively with the surrounding residential buildings, and architectural appropriateness can be supported based upon Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29-4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45 (front porch), 4.47-8, 4.49-4.50, 4.53 (windows), 4.60 (entry doors), and 4.71 (materials).*

Ross made a motion to approve a variance for the 5 foot rear yard setback for the rectory building to be located at 403 Sopris Avenue, Block 26, Lots 21-28 in the R1C zone per Code Section 16-6-380, based upon the finding and contingent upon approval of the building permit review.

Alvarez Marti seconded the motion. The Board voted unanimously in favor.

Ross made a motion to approve the criteria for a conditional use permit for a rectory and charity pantry to be located at 403 Sopris Avenue, Block 26, Lots 21-28 in the R1C based upon code Section 16-8-30, the finding that requires final approval of Ordinance No. 16, Series 2017 by the Crested Butte Town Council, provided that St. Mary's garage hours are limited to operation no later than 9:00 pm, and pending building permit review and architectural approval.

Ellis seconded the motion. The Board voted unanimously in favor.

Ross made a motion to approve the P.U.D. General Plan and conditional use permit for the P.U.D. to be located at 403 Sopris Avenue, Block 26, Lots 21-28 in the R1C zone per Code Section 16-6-400, based on the finding, and contingent upon architectural approval.

Nauman seconded the motion. The Board voted unanimously in favor.

Ross made a motion to approve the P.U.D. Building Permit Review / architectural appropriateness for the residential building to be located at 403 Sopris Avenue, Block 26, Lots 21-28 in the R1C per Code Section 16-6-390, provided that the rail detail is reviewed and approved by the BOZAR Chair, down-shielded lighting is added for the St. Mary's Garage and rectory entries, which are dark sky compliant and the roof color will be reviewed and approved by the BOZAR Chair, and based upon the findings and guidelines provided, together with the plans and material list updated this evening.

Russell seconded the motion. The Board voted unanimously in favor.

Item No. 2

Consideration of the application of ***Mountain Roots Food Project in conjunction with Sheep Mountain Partners LLC*** *to grow crops other than hay at the property located at the 40 acre parcel in the Verzuh Ranch Annexation, in the A-O zone.*

M.J. Pickett and Jon LaDuke were present and noted that it would be a plan to grow crops other than hay. It would be a good use for the private open space. They would like to start with one acre of row crops. They found an area of space for parking about 40'x40', which is adequate for four spaces. They haven't designed the irrigation yet, but would do slotted or ditch and

think it will have head pressure. Pickett said that there will be three volunteers and herself. A tractor will come onsite in spring and fall. There will be a truck and trailer for tools.

DRC: Ellis and Nauman were members and thought that this was a good use and transition. The main questions revolved around access, drainage and preventing impacts on neighbors. They talked about traffic. They talked about trash and compost. Also, they wondered about crossing the rec path.

Staff Comment: Staff met with Pickett and LaDuke and decided that an easement is not necessary. Instead, the Town will required that the section of concrete, which will be roughly two squares in front of the gate, for the rec path is replaced with reinforced concrete at the applicant's expense. Town staff understands that contractors are quite busy at the moment and for the time being the gate could be installed and the proponents can walk in until the concrete work is complete. They have determined that the alternate route/entry off Elk Avenue is not feasible due to ground water and will not use this. The work on the concrete by the gate must be complete by the 2018 Season. There cannot be a tractor in the area until the work is complete.

Earley spoke with the Marshal's Department regarding compost. Waste is waste and code asks for wildlife resistant container. We all want to make sure that this is a good example and lives well. They are supportive. Mountain Roots does not plan to have compost onsite. After a discussion with the Colorado Wildlife, they were swayed against doing it per LaDuke.

Public Comment: Trust for Public Lands voiced support for this use and spoke to protection of spaces and coordination in this county for many years. Education will also be beneficial. As an effort of transparency, they voiced that the Marten's are part of the Board.

Sue and David Bratton (owners of 508 9th Street) support for the use and the location.

Laura McLoughlin (owner of 326 Whiterock Avenue) support the proposal and recently heard Duane Vandenbusche speak about history of growing food in this valley.

Chris and Wendy Bales (owners of 726 Maroon Avenue) support for proposal, think that it is a beneficial use of space, and appreciate the education of food.

Diana Graves (owner of 718 9th Street) support and important amenity for the town. She feels that Mountain Roots is a well-run operation.

Ryan and Wynn Martens (owners of 931 Belleview Avenue) are impressed with Mountain Roots. They want to partner with them to help better the land. They encourage approval.

Duane Vandenbusche spoke in a letter to how many crops can be grown in this area and historically how this was done.

Mark and Laurie Voegeli (owners of 823 Sopris Avenue) believe in open space, food and encourage approval of the conditional use.

Hunter Baker (owner of Block 72, Lot 1) does not support variance of use and that open space has shrunk over the years. It is the mission of BOZAR to protect this. Open space should remain unworked. It will increase water consumption. Hay and grazing is more realistic. Glass and plastic shelters would be needed. They would prefer strict reading of the covenant. He understood the Mountain Roots use and would offer their lots in town. Borders should be preserved for the benefit. He was present and voiced support to hold the covenant. He again offered their lots in town. He said how town was when he came. He has other properties and purchased another agricultural property. He understands that he is a lone one standing in favor of preservation of open space. He just cautioned getting rid of this. He thought that it is within the Board's power to prohibit this. He thought that it will be a problem to bring in a tractor over the wetland.

Sara and Jim Faust (owners of 709 Belleview Avenue) believe in open space and support this project.

Yerman noted that the Army Corps of Engineers submitted a letter that said that this use would not be in conflict with the clean water act with what is proposed.

Board Discussion: It was questioned who would be responsible for the concrete and it will be Mountain Roots. Ross asked about grading and it will be also Mountain Roots. Ross asked why 9th Street and Gothic Avenue intersection wasn't chosen. It is actually more troublesome with grade. The owners would prefer, as proposed, as well.

Ross asked about how many volunteers they expect. Pickett said not many because this is more crop production. Ross asked about educational events. Pickett said it was in their original proposal, but this has been changed to just be growing crops.

Plastic or glass will not be used. Fabric cover may be used for crops to protect from frost.

There are no structures proposed.

Alvarez Marti asked about the tractor and if it would be here 1-2 weeks. It could be and there could be two to three cars here. Alvarez Marti said she has been involved with Mountain Roots and wondered about a limitation on vehicles. Alvarez Marti wondered about structures. Earley mentioned that structures would be limited to the Marten's parcel further south. Then, the temporary fabric structures are not proposed at this time and if so in the future, would need to come back to board at that time.

Russell asked about the fence and that will be an electric fence and they are working with Lacy about this.

Pickett noted that row crops use less water than hay and even lawns.

Ellis worried about disturbances with the new neighborhood with Teocalli Avenue (Block 79). She asked about the tractor and Pickett said it would be tilling. Ellis worried about dust. Pickett hoped that the soil will be healthy. He wondered about tractor with driving on the damp areas and they said that it wouldn't be worse than cattle.

Nauman asked about gravel in the parking area and Yerman reiterated that it would be required to help delineate. It can be very informal, but just enough to preserve what is there. This is one of the driest areas that they have chosen. Alvarez Marti asked about the size of the parking area. 40’x40’ would be the size, which would be graveled. Alvarez Marti asked about a road and Yerman didn't think so because they want to have as minimal impact as possible.

Russell asked about water and where it is coming from. The owners of the property have water rights and will be using this. It will be drip or slotted gate.

Alvarez Marti asked about special events and they aren't proposing this at this time. Alvarez Marti asked if they came with this would it have to come back and this is tricky. The most would be 20 people.

Russell asked about the site plan. The squiggly line is the contour.

Ross read the A-O zone intent. This is a conditional use for the zone as long as it meets the intent. Then, he read the conditional use criteria.

Alvarez Marti asked about the restoration policy if it is abandoned in the future. Minneman said it is a good question and that it could be in the motion or finding to restore it to as natural as possible. This could come back to the Town staff. Yerman read the covenant and said the Board could focus on other areas. The covenant trumps the zoning code. Yerman didn't think that it would exceed the covenant to restore the parking, but not the agricultural area. Alvarez Marti asked about the use of it right now.

Size, density, open space and scale: Not applicable.

Snow removal: This site will not be used in winter.

Landscaping: Not applicable.

Traffic and safety: They have discussed that there won't be congestion. Ross just wondered about safety concerns. Ellis asked about signage and it is proposed. Russell and Alvarez Marti thought that this would be necessary. Ross thought that there could be congestion, as Blocks 79 and 80 are built out. They wondered if their use creates additional congestion to the normal use. Alvarez Marti wondered if there would be a person helping to direct traffic on the rec path. Ross thought that whatever vehicle they should treat the same. Nauman thought that signage and an operations plan for crossing the rec path would be necessary. Nauman wondered about parking area and open space. Yerman explained that parking is required as with any other conditional use. It is good to have it delineated to make sure that it is noted and to not damage resources out in the area. There isn't a defined parking requirement in the code for this use. Russell said that it is a long open space. Ellis thought that it is far less hazardous than Elk Avenue. Ross suggested signage. Yerman asked that the applicants work with town staff.

Waste: There will be no compost. So, the waste will be taken off site. Rotting vegetables will be turned back into the soil. How will things be thinned? It will go back in the soil surface. Weeding will come to composting (Gunnison school or the Gunnison farm site). Russell just wanted to make sure that they wouldn't be using a dump truck. LaDuke said it will be five gallon buckets. Pickett said they hope that it won't be much waste.

Noise: The Board had no concerns.

They discussed dust, etc., which tractors can sometimes cause.

Adverse impacts on ROW and utilities: Alvarez Marti asked about the sign. Yerman said that the sight lines from this property are pretty large. People backing out of driveways can be just as dangerous. Alvarez Marti voiced concern over loose dogs and tractors coming and going. Yerman said that there are leash laws.

Impacts on adjacent property: Members didn't think that this use would create adverse impacts.

Parking: Ellis asked how many spaces and it will be roughly four spaces. They wondered if this is appropriate. Ross said that they are required to have parking, as part of the conditional use. Nauman thought that it was a sticky situation. He voted against the Martens barns because it didn't seem consistent with the intended use. He said parking is required, but worried it is changing the land. Ross thought that it is required per the code and didn't want to go against this. It was a question of gravel or not. They could go against, but it is a worry of parking all over the parcel. Also, tracking mud out of the parcel onto the streets. Owners are not in favor of gravel parking. Ross suggested improved parking and they can work with town staff to determine what this is.

The Board finds that the application for a conditional use permit to grow crops other than hay at the property located at the 40 acre parcel in the Verzuh Ranch Annexation, in the A-O zone is consistent with the A-O land uses and will not conflict with the criteria listed in Code Section 16-8-30.

Ross made a motion to approve a conditional use permit for growing crops other than hay at the property located at the 40 acre parcel in the Verzuh Ranch Annexation, in the A-O zone per Code Section 16-8-30, provided that the operation must improve the parking area off Teocalli Avenue and will work with Town staff to do so, a temporary plan for entry will be submitted and reviewed and approved by the BOZAR Chair, remediation efforts will be taken if the site is abandoned and provided that signage will be posted on the rec path, which will be coordinated with Town staff. Replacement of the section of the rec path with reinforced concrete will be reviewed and inspected by the Public Works Director. Any expansion to the approval will have to return to the BOZAR for consideration.

Alvarez Marti seconded the motion. The motion passed with Nauman and Russell voting against.

<u>Item No. 3</u>
*Consideration of the application of **John Geoffrey Biggers and Janet G. Biggers** to demolish the existing buildings and site a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone.*

Johnny Biggers and Randy Swift were present and Ross apologized for the lateness. Swift said that they propose to remove both buildings and build a duplex and garage. They had two meetings with the DRC. They made window revisions to add windows to the first floor. They made revisions to the peak window in the gable. They removed the skylight on east side together with deck and added them on the west side. They feel that several spruce trees on adjacent property to the west will help to mitigate visual impacts of both.

Swift talked about the garage roof pitch, which changed from 8.5:12 to 10:12. Biggers would like the doors to face Third Street. They spoke about the alley and the adjacent building on the property line with asphalt, rubbish containers and electrical box in the alley. Biggers would like to put on south facing solar panels.

DRC: Ellis and Nauman were members and Ellis said that the main issues were mass and scale and that this would be larger than neighboring buildings. She noted that boarding houses existed historically in the district. The garage was an issue for some of the Board, regarding the doors. The fenestration, doors and balcony issues were all discussed. Nauman said that Swift explained the situation quite well. He went over moving the skylight to the west and keeping it as far south as possible. They felt that the tree helps to mitigate.

Nauman noted the placement of the garage and hoped that everyone was able to visit the alley way to visualize the encroachments.

Staff Comment: Staff overviewed the issue of the alley encroachments and said that photos were provided for those not able to visit the site.

Public Comment: None.

Board Discussion: Ross asked if anyone had problems with the demolition of the building and no one did. Russell thought that the upgrade would be good.

Ross noted the location of the trees. They asked what will happen with the rhubarb plants. They are on the Town right of way. Biggers cares for and they will not be disturbed.

There are five parking spots, which meets the requirements.

Ross spoke about the placement of the building. He asked if everyone has the photos that were provided by staff. The alley width is 16 feet. Ross talked about the impacts of the location of adjacent buildings and turning radius. They talked about other garages and Biggers showed photos. Ellis asked if the precedence was since things were built historically or when the Design Guidelines were in place and Minneman said it is an interesting question. Quint's building was mentioned, but it isn't historic. Near the C zone, as this building is, more garages do face the street. Ross said that is why the mass and where it faces works for him. Ellis wondered about moving all of the items in the alley. Meyer thought that it is part of the issue to have a building across the alley at the 0 lot line. Alvarez Marti wrote in and thought that the Guidelines asked it to face the alley unless there was a reason. Alvarez Marti wondered if a parking demo was done and it was not. Minneman said that the utility company wasn't contacted. Everything, theoretically, over time with the exception of the paving and the concrete apron won't be removed. Ellis said that it would be difficult to reconfigure the parking, if changed

A straw pull vote for the plan, as proposed, found all in favor.

Ross noted that there will be gravel walkways and snow storage. There isn't much landscape on the back portion. Head in parking is not on this portion.

Drainage goes to the north.

On the North elevation, it is balanced with second and first floor fenestration. The porch is 4' deep. Russell asked about the posts and they are 6”x6”. There is a change of materials in the gable. Alvarez Marti asked about lighting and Swift said it will be recessed cans.

Gables are slightly subordinate on the East elevation. This porch is also 4' deep. Alvarez Marti asked about the length of the ridgeline. It is 38'. Alvarez Marti asked about the FAR for the main building and Earley explained that duplexes can be larger because they are multi family. (0.4)

Ross asked about two side decks in the core. Alvarez Marti asked for the Guideline to be read, which Ross did. Minneman said that there is a duplex in the 400 block of Whiterock that has side decks and that might've been the first of its kind. Alvarez Marti thought per the verbiage that it would be allowed. Ross said that they would be screened with the landscaping. Alvarez Marti argued that there are two units. Ross said that there probably aren't many duplexes in the core. The second deck is quite hidden and the front only sticks out 4'. A straw poll in favor of the decks, as proposed, found all insupport except Ross.

Ross wondered about the two skylights. He appreciated that the front one has been pulled back, but wondered how visible it is. Alvarez Marti wondered about DRC. Ellis said that they were moved from the east and thought that it was shielded from the street. There are two large trees. Ross was struggling with this. Meyer supported. Russell wasn't okay with the northernmost one. A straw poll in favor of two skylights, as proposed, found Alvarez Marti, Meyer, Nauman and Ellis in support and Russell and Ross against.

Russell pointed out the second story window that was called out as a 2'8" x5'6" and he thought it is smaller than that. Swift confirmed.

Ross wondered about the size of the skylight. He also thought that they should be 1' below the ridge. Biggers said that they are. Alvarez Marti asked about size. Minneman said that they have been seen other places. Alvarez Marti would like to see smaller. Ross would as well. Alvarez Marti suggested a 2'x3'.

Regarding solar panels, they are unsure of number at this time. When they get closer, they can bring back a developed plan. It will be PV.

There were no comments regarding the elevations of the accessory building.

The roofing will be galvanized corrugated metal/zactique. There will be horizontal 1"x8" channel rustic with a green solid body stain. There will be 10" board and batten in the gables in natural cedar. Ross wondered about accents and Minneman said generally it is suggested. Biggers will bring this back. Handrails will be natural, as will the garage door. There will be a 1"x4" window and door trim in white cedar. There will be a 1"x8" fascia with a 1"x4" frieze and 1"x4" corner boards. The decks will be cedar with a redwood cap and 6"x6" posts and 2"x2" wood balusters. The doors will be wood half-light and will come back to the Chair once they have decided upon a color. The windows will be double hung and aluminum clad in charcoal.

The accessory will also have a galvanized corrugated metal/zactique roof. The siding will be a vertical board and batten in natural. The trim will be 1"x4", fascia will be 1"x8" and corner boards 1"x4" all in natural. Biggers asked if it needed to be solid body and it does not. Wood primary and garage doors with windows. Biggers will get colors on the doors to the BOZAR Chair for this building, as well.

Minneman noted the 8.5:12 or 10:12 pitch. All supported the 10:12 pitch, which the applicant would prefer as well.

They discussed adding trees on the west, but Ross thought that it is pretty mature.

The Board finds that the application to demolish the non-historic duplex and accessory building and to construct a new duplex and accessory building to be located at 228 Whiterock Avenue will not appear excessively dissimilar to structures within the surrounding neighborhood.

The overall design and style of the duplex will appear relational with the forms and styles of the single-family residences seen in the historic core zones and can be supported by the application of Guidelines 4.22 (similarity-context),

4.23 (dissimilarity - context), 4.29-4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.44 (skylights), 4.47-8 (rear porch/deck), 4.50, 4.53 (windows), 4.62 (duplex-entry doors) and 4.71 (materials).

The conditional use permit for an accessory building with pluming and as provided under Code Section 16-1-20 that contain prohibition of residential uses in the building that includes cooking, bathing, or sleeping, can be supported per code Section 16-8-30; and

The accessory building will appear relational in form and style with conventional out buildings seen in Town;

The east elevation garage doors can be supported because of the close proximity of the building to the C zone where garage doors face the 'side street', and / or based upon the visual evidence.

The architecture of the building can be supported by the application of Guidelines 4.80 (vary appearance), 4.82 (design and style), and 4.83 (garage doors).

Ross made a motion to approve the demolition of the existing duplex and accessory building located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone per code Section 16-14-190, and conditioned upon the and the redevelopment plan requiring the purchase of a building permit prior to the demolition of the building, and submittal of a recycle plan to the Building Inspector per 18-15-10.

Alvarez Marti seconded the motion. The vote passed with unanimous support.

Ross made a motion to approve the architectural appropriateness to construct a duplex to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone, provided that the color of the doors, gable material color and 2'x3' sky lights will come back for review and approval by the BOZAR Chair, and future plans for solar panels will come back to the Board for review, and based upon the finding, and per the plans and the material list updated this evening.

Nauman seconded the motion. The vote passed with unanimous support.

Ross made a motion to approve the conditional use permit to construct an accessory building with plumbing and heating to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone, based upon the finding.

Ellis seconded the motion. The vote passed with unanimous support.

Item No. 4

*Consideration of the application of the **KRN Enterprises, LLC** to site a restaurant use to be located at 327 Elk Avenue, Block 22, Lot 30 in the B1 zone.*

Richard Machemehl was present. He said that they are moving from 114 Elk Avenue down to 327 Elk Avenue. They do to-order doughnuts and soft serve ice cream. It will be walk in walk out no seating.

DRC: Ellis and Nauman were members. Nauman said that trash was looked at and it was added to the site plan. They recommended approval.

Staff Comment: None.

Public Comment: None.

Board Discussion: Ross noted that the Board did this same process for this about one year ago.

Ross asked about odor and if there was any mitigation. Machemehl said that at type 1 or 2 hood won't be put in. They will put in an HRV and the unit has a vent.

Russell asked about signage and said that he would've had issue with the previous sign. Ross has reviewed and approved signage for this building and it is on a much smaller scale because of the size of the building.

The Board finds that the restaurant use to be located at 327 Elk Avenue in the B-1 zone is appropriate based upon the following provisions:

1. *The restaurant use will not create significant adverse impacts to the neighborhood per the criteria in Code Section 16-8-30.b;*

2. *The conditional use permit will prohibit the sale of liquor, and prohibit appliances and restaurant equipment that does require Type I or II hood ventilation and/or fire suppression systems;*

    a. *Said permit will support the use of one self-contained doughnut machine for the preparation of foods associated with the menu items made part of the application;*

3. *Because the restrictions that provide for the specific circumstances noted above, the conditional use permit will expire if the restaurant moves to another location or the establishment is closed. If the business is sold to a third party in said location, it must be operated under the limited use restaurant as noted in item 2, unless an application to expand the restaurant use is submitted and approved by the BOZAR in the future.*

Ross made a motion to approve the application to allow a conditional use permit for a limited restaurant use to be located at 327 Elk Avenue, Block 22, Lot 30 in the B1 zone; with stipulations stated in the findings that are included in the motion, and the floor plan provided in the application, provided that the door on the East is not being added.

Russell seconded the motion. The motion passed unanimously.

<u>Item No. 5</u>
Miscellaneous:

- DRC for July 10 and 17: Nauman and Ellis (BOZAR – July 25th)
- DRC for August 14 and 21: _____ (BOZAR – August 29th)
- Special Meeting for Sixth Street Station, Wednesday, July 19th 6:00-9:00 pm
- Insubstantials: None.

Ross adjourned the meeting at 10:16 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
July 31, 2018

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Nauman called the meeting to order at 6:03 pm.

Members present were: Alvarez Marti, Farnell, Nauman, Russell, Davol, Meyer and Ellis.

Staff members present were: Earley.

Nauman made a motion to approve the minutes from the June 26, 2018 BOZAR meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Town of Crested Butte** to construct a shed near the bike park near Tommy V field in the P zone.*
Janna Hansen was present. She noted there is a Bike Park behind the school and dirt does need to be watered to function, as such. They would like to irrigate it and in order to do this they need a pump. They chatted a while ago based on the requirements and couldn't find a contractor. This building is by Cumberland buildings. They were able to meet all of the requirements. The siding is specified as T1-11, but could do a ply wood with battens. They wondered about species and quality. If not to their liking, they could do a better plywood. There will also be double doors and a window that is metal.

DRC: Farnell and Ellis were members and Ellis noted the siding was a question.

Staff Comment: None.

Public Comment: None.

Board Discussion: Nauman noted the T1-11 and Ellis referred to the GL which talks about residential. Nauman showed the photo and that exists at the school, which was not approved. Alvarez Marti asked about metal siding and the company would add a honey stain and then, Town staff will add canyon brown. Earley noted if the shed arrived and the material is a lesser quality then they could add a better plywood when adding the battens.

There was no support for a vinyl window, but from the materials in the packet it looked to be metal.

The roof pitch will be 6:12 not 4 1/2:12.

The roof will be green. They discussed other buildings.

The Board finds that the storage shed for the new bike park to be located at 1005 9th Street will not appear excessively dissimilar to utilitarian sheds located within the P zones in Town. The Board can support the forms and style of the building that will appear relational with small out buildings in town due in part to the location which will not be highly visible from Red Lady Avenue or the highway, and per GL 5.147.

Nauman made a motion to approve the architectural appropriateness to site a pre-fabricated storage shed to be located at 1005 9th Street adjacent to the new bike park in the P zone per the finding and the plans and material list.

Ellis seconded the motion. The motion passed unanimously.

Item No. 2
*Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to*

seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone
Josh Jackson was present and explained that they would like re-approval of plans from three years ago that expire in September.

DRC: Ellis and Farnell were members and Ellis mentioned that siding might want to change per the applicant on the accessory dwelling. Also, the three pack of windows might be discussed. Farnell said this was discussed quite a bit at the original approval. Farnell noted windows increase livability of the accessory dwelling. The metal siding change could come through and the siding could come in with the construction set. It was vertical corrugated with board and batt in the gables. Instead, they'd like board and batten on the whole building.

Staff Comment: Earley noted that Minneman had done research on the three pack of windows and originally it was proposed as four windows. As Farnell had mentioned, after much discussion, it was scaled back to three windows and approved, as such, with the help of Murphy. It helps that there is the proper separation between the windows, as the GL asks for.

The conditional use permit was approved in 2015 and a Restrictive Covenant Agreement was filed for each property. So, this does not need to be re-approved tonight.

Earley noted that on accessory buildings they are kept simpler, but for accessory dwellings more complexity can be added. Another example of a deck on an accessory building in the core would be 26 ½ Elk Avenue and then there are other examples in newer zones. This may want to be discussed in the future when the GL are reviewed to offer distinction.

Public Comment: None.

Board Discussion: Nauman concurred with Farnell about the 2015 approval. He said a lot of good work was done at that time and don't want to question the decisions too much. He isn't saying that this should be a rubber stamp.

On the North elevation, there are four windows below and three above. So, Nauman said it isn't top heavy. There is trim around with a little siding in between. Ellis said siding would be hard because it is plank and chink. Meyer and Russell were supportive of three windows.

Russell asked about windows close to the corners. Nauman said that there are 2”x10” corner boards with 3" of trim, which is okay.

On the West module, Russell wondered if it needs to be stepped down. They discussed the GL. After looking, Russell could support.

Jackson would like the accessory dwelling to be all board and batten with 18" wainscot. All supported and thought that this was an improvement.

The deck will have wood posts, wood top rails and iron balusters.

There will be a standing seam corrugated metal roof. The specific colors can come back to the Chair. There will be horizontal 2”x10” and 2”x12” plank and chink natural solid body and vertical 1”x8”, 10”, and 12” in the gables in gray. The trim will be 2”x6” with 2”x8” top in reclaimed and 2”x6” over 2”x12” fascia. The corner boards will be 2”x6” on the vertical portions. Windows will be aluminum clad. There will be reclaimed 6”x6” posts.

The accessory dwelling will have a corrugated metal zactique roof. The siding would be vertical board and batten 1”x10” with a solid body stain in natural brown. There will also be a 18" wainscot to match the roof. There will be 2”x4” and 2”x6” reclaimed natural trim and 1”x4” corner boards. There will be an overhead garage door with wood veneer. There will be a full light door on the deck. The windows will be bronze aluminum clad. There will be 6”x6” newel posts, metal balusters and wood top rail.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue will not appear excessively similar nor dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal is relational with the existing structure relating to infill development within the surrounding R l C zone;

The design and style of the residence employs relationships that are consistent with single-family residences seen in the neighborhood and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29 (apparent scale), 4.31 (massing/ forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (context for materials).

The conditional use permit for the accessory dwelling as defined in the Crested Butte Municipal Code was recorded on the property on July 27, 2017 under reception number 647882 and runs with the land per code section 16-8-100, which includes the requirement for construction of the primary and accessory dwelling under the same permit.

The use of iron for the deck balusters can be supported based upon neighborhood context and context of materials on the building.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Nauman made a motion to approve the application for architectural appropriateness to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 also known as Tract 2, Myerson Subdivision in the R1C zone, provided that the solid body stain will be muted gray, and based upon the findings, and per the plans and material lists, updated this evening.

Meyer seconded the motion. The motion passed unanimously.

Item No. 3

Consideration of the application of ***Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson*** *to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone.*
Josh Jackson was present and didn't have any different information on this project.

DRC: Ellis and Farnell were members and Ellis noted that the building may be a little too close to the neighboring building to have a basement. Jackson said that this will be removed. The balcony was also discussed on the accessory dwelling and the materials for the decks.

Staff Comment: The conditional use permit was approved in 2015 and a Restrictive Covenant Agreement was filed for each property. So, this does not need to be re-approved tonight.

Public Comment: None.

Board Discussion: Nauman mentioned the railings on the back of the house. Metal railings and posts were proposed. Farnell couldn't remember or wondered why these would've been approved. He thought it just need a wood top rail and Jackson was amenable to this. The same would be the case on the accessory.

The dormer detail doesn't stick out proud and landscaping does help to mask from the street side. Meyer said he wasn't very jazzed a few years ago, but reluctantly would approve. It makes things more livable per all members.

The list of final colors will come from Jackson and will be reviewed by the BOZAR Chair. There will be milled shingles in natural and 1”x10” cove-lapped siding in solid body warm gray (stormy Monday). There will be a 2”x4” trim with a 2”x6” head, 2”x10” band, 2”x6” over 2”x10” exposed rafter tails, and 2”x6” corner boards in dark gray. The primary door will be wood and glass half-light painted Casco Bay. The secondary doors will be clad in black. Windows will be aluminum clad in black. There will be a brick chimney. As stated before, there will be metal balusters and posts with a wood top rail.

The accessory dwelling will have a milled shingle roof. There will be board and batten siding, which will be random width and rabbeted vertical. There will be 2"x6" over exposed rafter tails in solid body gray. The overhead door will be laminated in wood and the secondary door will be clad in black. The windows black aluminum clad. There will be 4"x4" newel posts metal balusters and top rails in wood.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue will not appear excessively similar nor dissimilar to structures of like use within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R l C zone;

The front yard setback can be supported per code section 16-14-60 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The conditional use permit for the accessory dwelling as defined in the Crested Butte Municipal Code was recorded on the property on July 27, 2017 under reception number 647884 and runs with the land per code section 16-8-100, which includes the requirement that includes the requirement for construction of the primary and accessory dwelling under the same permit.

The overall design and style of the residence has relationships with single-family residences seen in the historic core and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23 (dissimilarity - context), 4.29 (scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.48 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (not mixing materials in core).

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), 4.82(design and style) and 4.44 (skylights).

Nauman made motion to approve the application for architectural appropriateness to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone, provided that the top deck rails will be wood, and the construction drawings will contain any corrected material call-outs, and based upon the finding, and per the plans and material list, updated this evening.

Farnell seconded the motion. The motion passed unanimously.

Item No. 4

Miscellaneous:

- DRC for August 13 and 20: Meyer and Ellis with Davol sitting in for training. (BOZAR – August 28th)
- DRC for September 10 and 17: Russell and Meyer (BOZAR – September 25th)
- Insubstantial Reviews:
  - Harbold (410 Maroon Avenue) – Change of siding material for new portions of building.
  - Andrew Allen (910 Butte Avenue) – Trial use vertically for Boral Tru Exterior siding.
  - Richard Melnick (915 Belleview Avenue) – Denial of Ultra Batten siding.
  - Eldo building (215 Elk Avenue) – Third floor railing detail.
  - Discussion about railing details versus fencing details
  - Discussion about revisions to parking plans per vacation rental licenses

Nauman adjourned the meeting at 7:24 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
July 31, 2018

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Nauman called the meeting to order at 6:03 pm.

Members present were: Alvarez Marti, Farnell, Nauman, Russell, Davol, Meyer and Ellis.

Staff members present were: Earley.

Nauman made a motion to approve the minutes from the June 26, 2018 BOZAR meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Town of Crested Butte** to construct a shed near the bike park near Tommy V field in the P zone.*
Janna Hansen was present. She noted there is a Bike Park behind the school and dirt does need to be watered to function, as such. They would like to irrigate it and in order to do this they need a pump. They chatted a while ago based on the requirements and couldn't find a contractor. This building is by Cumberland buildings. They were able to meet all of the requirements. The siding is specified as T1-11, but could do a ply wood with battens. They wondered about species and quality. If not to their liking, they could do a better plywood. There will also be double doors and a window that is metal.

DRC: Farnell and Ellis were members and Ellis noted the siding was a question.

Staff Comment: None.

Public Comment: None.

Board Discussion: Nauman noted the T1-11 and Ellis referred to the GL which talks about residential. Nauman showed the photo and that exists at the school, which was not approved. Alvarez Marti asked about metal siding and the company would add a honey stain and then, Town staff will add canyon brown. Earley noted if the shed arrived and the material is a lesser quality then they could add a better plywood when adding the battens.

There was no support for a vinyl window, but from the materials in the packet it looked to be metal.

The roof pitch will be 6:12 not 4 1/2:12.

The roof will be green. They discussed other buildings.

The Board finds that the storage shed for the new bike park to be located at 1005 9th Street will not appear excessively dissimilar to utilitarian sheds located within the P zones in Town. The Board can support the forms and style of the building that will appear relational with small out buildings in town due in part to the location which will not be highly visible from Red Lady Avenue or the highway, and per GL 5.147.

Nauman made a motion to approve the architectural appropriateness to site a pre-fabricated storage shed to be located at 1005 9th Street adjacent to the new bike park in the P zone per the finding and the plans and material list.

Ellis seconded the motion. The motion passed unanimously.

Item No. 2
*Consideration of the application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to*

seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone
Josh Jackson was present and explained that they would like re-approval of plans from three years ago that expire in September.

DRC: Ellis and Farnell were members and Ellis mentioned that siding might want to change per the applicant on the accessory dwelling. Also, the three pack of windows might be discussed. Farnell said this was discussed quite a bit at the original approval. Farnell noted windows increase livability of the accessory dwelling. The metal siding change could come through and the siding could come in with the construction set. It was vertical corrugated with board and batt in the gables. Instead, they'd like board and batten on the whole building.

Staff Comment: Earley noted that Minneman had done research on the three pack of windows and originally it was proposed as four windows. As Farnell had mentioned, after much discussion, it was scaled back to three windows and approved, as such, with the help of Murphy. It helps that there is the proper separation between the windows, as the GL asks for.

The conditional use permit was approved in 2015 and a Restrictive Covenant Agreement was filed for each property. So, this does not need to be re-approved tonight.

Earley noted that on accessory buildings they are kept simpler, but for accessory dwellings more complexity can be added. Another example of a deck on an accessory building in the core would be 26 ½ Elk Avenue and then there are other examples in newer zones. This may want to be discussed in the future when the GL are reviewed to offer distinction.

Public Comment: None.

Board Discussion: Nauman concurred with Farnell about the 2015 approval. He said a lot of good work was done at that time and don't want to question the decisions too much. He isn't saying that this should be a rubber stamp.

On the North elevation, there are four windows below and three above. So, Nauman said it isn't top heavy. There is trim around with a little siding in between. Ellis said siding would be hard because it is plank and chink. Meyer and Russell were supportive of three windows.

Russell asked about windows close to the corners. Nauman said that there are 2”x10” corner boards with 3" of trim, which is okay.

On the West module, Russell wondered if it needs to be stepped down. They discussed the GL. After looking, Russell could support.

Jackson would like the accessory dwelling to be all board and batten with 18" wainscot. All supported and thought that this was an improvement.

The deck will have wood posts, wood top rails and iron balusters.

There will be a standing seam corrugated metal roof. The specific colors can come back to the Chair. There will be horizontal 2”x10” and 2”x12” plank and chink natural solid body and vertical 1”x8”, 10”, and 12” in the gables in gray. The trim will be 2”x6” with 2”x8” top in reclaimed and 2”x6” over 2”x12” fascia. The corner boards will be 2”x6” on the vertical portions. Windows will be aluminum clad. There will be reclaimed 6”x6” posts.

The accessory dwelling will have a corrugated metal zactique roof. The siding would be vertical board and batten 1”x10” with a solid body stain in natural brown. There will also be a 18" wainscot to match the roof. There will be 2”x4” and 2”x6” reclaimed natural trim and 1”x4” corner boards. There will be an overhead garage door with wood veneer. There will be a full light door on the deck. The windows will be bronze aluminum clad. There will be 6”x6” newel posts, metal balusters and wood top rail.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue will not appear excessively similar nor dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal is relational with the existing structure relating to infill development within the surrounding R l C zone;

The design and style of the residence employs relationships that are consistent with single-family residences seen in the neighborhood and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29 (apparent scale), 4.31 (massing/ forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (context for materials).

The conditional use permit for the accessory dwelling as defined in the Crested Butte Municipal Code was recorded on the property on July 27, 2017 under reception number 647882 and runs with the land per code section 16-8-100, which includes the requirement for construction of the primary and accessory dwelling under the same permit.

The use of iron for the deck balusters can be supported based upon neighborhood context and context of materials on the building.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Nauman made a motion to approve the application for architectural appropriateness to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 also known as Tract 2, Myerson Subdivision in the R1C zone, provided that the solid body stain will be muted gray, and based upon the findings, and per the plans and material lists, updated this evening.

Meyer seconded the motion. The motion passed unanimously.

Item No. 3

Consideration of the application of ***Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson*** *to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone.*
Josh Jackson was present and didn't have any different information on this project.

DRC: Ellis and Farnell were members and Ellis noted that the building may be a little too close to the neighboring building to have a basement. Jackson said that this will be removed. The balcony was also discussed on the accessory dwelling and the materials for the decks.

Staff Comment: The conditional use permit was approved in 2015 and a Restrictive Covenant Agreement was filed for each property. So, this does not need to be re-approved tonight.

Public Comment: None.

Board Discussion: Nauman mentioned the railings on the back of the house. Metal railings and posts were proposed. Farnell couldn't remember or wondered why these would've been approved. He thought it just need a wood top rail and Jackson was amenable to this. The same would be the case on the accessory.

The dormer detail doesn't stick out proud and landscaping does help to mask from the street side. Meyer said he wasn't very jazzed a few years ago, but reluctantly would approve. It makes things more livable per all members.

The list of final colors will come from Jackson and will be reviewed by the BOZAR Chair. There will be milled shingles in natural and 1”x10” cove-lapped siding in solid body warm gray (stormy Monday). There will be a 2”x4” trim with a 2”x6” head, 2”x10” band, 2”x6” over 2”x10” exposed rafter tails, and 2”x6” corner boards in dark gray. The primary door will be wood and glass half-light painted Casco Bay. The secondary doors will be clad in black. Windows will be aluminum clad in black. There will be a brick chimney. As stated before, there will be metal balusters and posts with a wood top rail.

The accessory dwelling will have a milled shingle roof. There will be board and batten siding, which will be random width and rabbeted vertical. There will be 2"x6" over exposed rafter tails in solid body gray. The overhead door will be laminated in wood and the secondary door will be clad in black. The windows black aluminum clad. There will be 4"x4" newel posts metal balusters and top rails in wood.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue will not appear excessively similar nor dissimilar to structures of like use within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R l C zone;

The front yard setback can be supported per code section 16-14-60 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The conditional use permit for the accessory dwelling as defined in the Crested Butte Municipal Code was recorded on the property on July 27, 2017 under reception number 647884 and runs with the land per code section 16-8-100, which includes the requirement that includes the requirement for construction of the primary and accessory dwelling under the same permit.

The overall design and style of the residence has relationships with single-family residences seen in the historic core and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23 (dissimilarity - context), 4.29 (scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.48 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (not mixing materials in core).

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), 4.82(design and style) and 4.44 (skylights).

Nauman made motion to approve the application for architectural appropriateness to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone, provided that the top deck rails will be wood, and the construction drawings will contain any corrected material call-outs, and based upon the finding, and per the plans and material list, updated this evening.

Farnell seconded the motion. The motion passed unanimously.

Item No. 4

Miscellaneous:

- DRC for August 13 and 20: Meyer and Ellis with Davol sitting in for training. (BOZAR – August 28th)
- DRC for September 10 and 17: Russell and Meyer (BOZAR – September 25th)
- Insubstantial Reviews:
  - Harbold (410 Maroon Avenue) – Change of siding material for new portions of building.
  - Andrew Allen (910 Butte Avenue) – Trial use vertically for Boral Tru Exterior siding.
  - Richard Melnick (915 Belleview Avenue) – Denial of Ultra Batten siding.
  - Eldo building (215 Elk Avenue) – Third floor railing detail.
  - Discussion about railing details versus fencing details
  - Discussion about revisions to parking plans per vacation rental licenses

Nauman adjourned the meeting at 7:24 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
August 25, 2015

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:03 pm.

Members present were: Alvarez Marti, Farnell, Sawyer, Ross, Meyer, and Nauman.

Staff members present were: Gillie was present for a portion of the meeting. Minneman and Earley.

Farnell made a motion to approve the minutes from the July 28, 2015 BOZAR meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone.* Andrew Hadley was present and explained that this house has been here for roughly 40 years, but it needs a facelift. They will take off the front porch and entry and do a nice covered porch and revised entry. Due to the fact that they are over the FAR, they were required to shift square footage. They removed a sunroom from the rear and the deck got smaller on the south. The windows will all be energy efficient and the siding will be replaced with cedar siding. The roofing will be replaced and details will be added to the gables. There will be a truss detail on the north. Hadley explained that the Hill's were interested in having a shed on the property, but there wasn't availability for this after discussion. Stone will be added to the base of the building. They will remove the concrete pad on the north.

DRC: Ross and Farnell were members and Farnell said the first DRC was centered mainly upon window placement. The shed wasn't supported in the front (North). At the second DRC, the shed was removed. The South windows were separated. Fence materials will be presented. They needed to hear discussion on the size of the truss on the north. Otherwise, it was supported. Tree removal was supported.

Staff Comment: Minneman explained that there is a tree and there is an ordinance for the removal of trees. They could add more on the lot, but they, as DRC, didn't feel that was needed.

Minneman noted that for the fence detail there must be space between the pickets.

Sawyer asked about the tree and said it is still on the site plan. She asked why they would like to remove and Ross explained that it blocks their view and makes the entry to the drive/back yard a little difficult. Hadley explained further.

Public Comment: None.

Board Discussion: On the site plan, the DRC was supportive of the tree removal because of the amount of mature landscaping. All other members also supported.

Members voiced support for the tandem parking proposed.

Sawyer said it is a big improvement on the North elevation. Sawyer asked for the DRC's thoughts about the trusses. Ross said it was supported, but they wanted to discuss the size of the truss. They felt that it was proportional. Alvarez Marti asked about the eave overhang and it is 18 inches on the gable end. She thought that it was a little large for this neighborhood, but did think that overall the look of the house was improved. Nauman didn't mind the size, but the area that it takes up in the gable. He felt the one on the porch looks proportional. Alvarez Marti asked if it will be hand hewn and Hadley said no, but it will be reclaimed. Hadley reminded that front yard setback is quite large. Sawyer wondered if there should be color.

Alvarez Marti reminded that this will be changed and Hadley said that it will match the gable behind it. Alvarez Marti thought 6"x8" was large, as did Sawyer, and they thought that it could be 6"x6". Meyer asked if there was another example in the R1C zone and Hadley noted the building by the Catholic Church, but they cautioned that this isn't a residence. Hadley explained they did this to break up the mass of the front of the building. Sawyer thought 6"x6" would bring down the mass. Nauman, Farnell and Meyer would support Sawyer's proposal. Ross didn't have a problem with the truss, as drawn, but if the rest of the Board supported it smaller he could support. Alvarez Marti also wanted to make sure it wasn't hand hewn because it wasn't appropriate. The outer posts would be 6"x6".

On the South, these posts will also be 6"x6".

Roof is standing seam in dark bronze. The siding will be 8"cedar lapped in off white (solid paint) and board and batton in the gables in natural brown (stain). Sawyer asked about thoughts from the Board on this. Ross mentioned the Guidelines regarding the requirement for paint and/or solid body stain. Meyer wondered about exposed wood on other homes in the core. Alvarez Marti clarified that Sawyer meant that there is a split in materials, which is seen more in new construction. Hadley said that between Second and Third on Sopris there are a few examples. Sawyer would like to see it painted. Meyer agreed. Alvarez Marti could support the split and thought that it would look good. She said that the house is so large it helps. Farnell thought because this wasn't historic he didn't have problems with things, as presented. He understands that it is in the core zone. Ross asked what Hadley thought and he thought that this is an ugly house that shouldn't be made to look like a historic home. The owners would like it to be natural. Sawyer said that unfortunately people buy homes in the historic core and these are details that weren't seen just like the rock around the base of the foundation. Ross didn't mind the split, but thought because it is natural he didn't support. Sawyer could support this also if it was another color or solid body stain. Meyer asked if it was smooth and it is. Nauman noted that it is vertical ship lapped on the plans and this is correct. Meyer expressed that he liked to see paint. Nauman asked about the natural shingles and Sawyer said that this was seen historically. Ross read the Guidelines and thought that it has to be stuck with, which Nauman agreed with. Farnell clarified. Sawyer said that Hadley needs to present a paint or solid body stain in the top. Hadley would like to go with brown. The wood trim will be 2"x4" in taupe. The fascia will be 2"x8" and 2"x6" corner boards. There will be a custom wood primary door and a dark bronze metal door on South. Windows are aluminum clad and will also be dark bronze. Truss color and post color will be the natural brown solid body stain. The rail posts are wood and will match with the posts and trusses. Stone will be a natural stone with grays and browns (stacked), but they have not chosen the stone yet. Sawyer said it can be signed off on by the Chair at a later time.

The Board finds that the application to renovate and construct additions to the residence located at 106 Sopris Avenue will not appear excessively similar or dissimilar to structures within the surrounding R1C zone.

The demolition of the rear sun room and reduction of the rear deck can be supported as part of the development plan to construct the front elevation porch;

The removal of the mature lodge pole pine necessary for the walkway leading to the porch entry for the can be supported under code section 16-15-50 and 60;

The proposal can be supported by the application of Guidelines 4.23, (dissimilarity - context); 4.45, and 5.114 (front porch), 4.49, 4.50, 4.54 (windows), 4.71(materials), and 4.74.

Ross made a motion to approve demolition of the sun room and portion of the rear porch of the residence located at 106 Sopris Avenue, Block 32, lots 13-14 in the R1C zone based upon the findings, contingent upon architectural approval.

Alvarez Marti seconded the motion. The motion passed unanimously.

Ross made a motion to approve the architectural appropriateness for the renovation and addition to the single family residence together with site plan changes located at 106 Sopris Avenue, Block 32, lots 13-14 in the R1C zone, provided that the gables will be a shipped lapped siding in solid body natural brown, the truss will be 6"x6" painted with a solid body stain, and based upon the based upon the findings, the plans and material list updated this evening.

Farnell seconded the motion. The motion passed unanimously.

Ross made a friendly amendment that both the stain choice and rock choice by the applicant will be reviewed by the BOZAR Chair.

Item No. 2

*Consideration of the application of **Bryan M. Shea** to raise the roof and add dormers to the south portion of the duplex located at 819 Gothic Avenue, Unit A Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone.*

Kent Cowherd and Brian Shea were present. Cowherd presented photos of the existing neighboring buildings and explained the location. The proposal is to rebuild the roof to make another room. It will change the pitch from 10:12 to 12:12. They will also add two dormers. He felt it makes the building conform a bit more. There are examples of this in the alley.

DRC: Ross and Farnell were members and Ross said that the two dormers were discussed and they felt that there were other examples of this. They are stepped down from the ridge. Farnell agreed about the dormers. He had a note that trees could be added, if necessary. Ross mentioned that they spoke with the owner of the other portion of the townhome and gained approval via a letter.

Staff Comment: Minneman confirmed that we do have this letter.

Public Comment: None.

Board Discussion: Meyer asked about the height max for the zone. It is 30' and this is proposed at 29' 6".

Sawyer agreed with DRC and didn't think trees needed to be added.

Sawyer noted that new windows should be aluminum clad as vinyl isn't supported. Roof and fascia will match existing.

The Board finds that the application to remove the truss roof and construct a roof top addition to the duplex located at 819 Gothic Avenue, Unit A, Deer Creek Townhouses, R2A zone will not appear excessively similar or dissimilar to structures within the surrounding R2A zone.

The proposal can be supported by the application of Guidelines 4.23, (dissimilarity - context); 4.42, and 4.43 (dormers), 4.50 (windows), and 4.71 (materials).

Sawyer made a motion to approve the architectural appropriateness to construct a roof top addition to the duplex located at 819 Gothic Avenue, Unit A, Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone provided that the new windows will be aluminum clad in white, and based upon the findings, the plans and material list updated this evening.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 3

*Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone.*

Michael Helland was present and explained that this is a three lot parcel. The first phase was a renovation of the residence and utility upgrades. The two partner owners would like to subdivide into almost equal parcels. Parcel "A" will front Elk Avenue and Parcel "B" will front Seventh Street. The garage encroaches into the right-of-way a little over six feet and the proposal is to move the building onto the property as part of the subdivision

DRC: Farnell and Ross were members and Farnell said that they were supportive overall of the project. They were supportive of utility easements and relocations. Also, they were supportive of the moving of the garage. Ross mentioned the proposal to remove the utility pole and that they were supportive, but Minneman mentioned that this is between the utility company and owner.

Staff Comment: Minneman wondered about what if the garage doesn't move very well or if it isn't possible. She wanted to give the opportunity for the owners to come back to the Board and she put it in the suggested motion, but they can remove this if they don't agree. Alvarez Marti wondered about if this is historic. Minneman said it wasn't surveyed and wasn't established.

Public Comment: None.

Board Discussion: Meyer asked about moving it and Helland said that worse buildings have been moved. He suggested removing this from the motion and Ross agreed. Minneman said that this is item d in the motion and said they just don't need to read this.

Sawyer reviewed the two parcels and the parking orientation.

The subdivision of lots 1-3, Block 52 will create two new fee simple –lots in the R1C zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following conditions that may be included in a subdivision improvement agreement and or a development agreement:

1. *Because the utilities are interconnected, installation of requisite utilities for building habitation is required and will be contained in a subdivision improvements agreement.*
2. *The accessory building garage must be relocated on to the property as depicted in the subdivision plan prior to the recordation of the subdivision;*
3. *The designation of 7th Street as the front yard for Parcel B;*
4. *Any development associated with Parcel B should comply with the design guidelines that locate the main massing of the primary residence towards the street.*
5. *The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.*

Ross made a motion to approve the Block 52 Subdivision located on lots 1-3, Block 52 in the R1C zone into two fee simple parcels as shown on the minor subdivision plat and based upon the finding and compliance with Code Section 17-4-50 and 17-4-60 contingent upon the following:

1. **A permit must be issued for the relocation of the existing garage accessory building onto the property as shown on the plot plan as follows:**
    a. **The relocation of the existing building can be placed on a 0' lot line from the roof overhang.**
    b. **The building is placed on a permanent foundation and rehabilitated to the best extent possible.**
    c. **An engineered plan is submitted to the building department with BOZAR chair sign off.**
2. **The designation of 7th Street as the front yard for Parcel B;**
3. **Any development associated with Parcel B should comply with the design guidelines that locate the main massing of the primary residence towards the street.**

Sawyer seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone.* Dan Murphy, David Leinsdorf and Laura Wininger were present and Murphy explained that the Myerson's have owned this for some time. They remodeled the middle building to use as their family home and have now moved away.

Now, they would like to subdivide these lots into three lots. They would like to demolish existing buildings and build a single family residence and an accessory dwelling on each of the three lots. They feel that this is a good compromise to the housing situation. They understand that it would be going from five "affordable" units to three.

DRC: Farnell and Ross were members and Farnell said the discussion centered on affordable housing and sequencing. He said it is reflected in Molly's memo and staff recommendations. Three much nicer units will replace the five existing. They made a recommendation to vary the setbacks and architecture. They wanted existing data with other adjacent property. They supported demolition. They didn't support making them historic even though the age could endorse this. The second meeting was predominantly architecture. Ross added that they discussed ways to offset rentals and they came to the agreement that it would be difficult to get five rentals on these properties. If it does sell, it would be redeveloped most likely in any case.

Staff Comment: Minneman explained that this whole project is about a redevelopment plan with three single family residences and accessory dwellings. There is a sequence that needs to happen because of the existing buildings. The code requires the redevelopment plan. The demolition of the building has challenges because of the connected utilities, which exist currently. When it is time to demolish, all buildings will have to be removed because of that connection. There must be a recycle plan for this demolition. The question is what the best way to structure this sequence is. Staff suggests an agreement that is written between the proponent's attorney, Murphy and Gillie to respect the code and to enable the new purchasers to move forward. The first person to pull a permit will set the trigger for all of these items. It is complicated, but can be worked out on paper. Minneman has supplied the Board with a revised finding and motion.

Sawyer wondered if there is a time line. Minneman said that the time line is generally three years for the vested property right. The Board could also direct Staff to draft a development agreement with the attorney to be recorded in the real property record. Each lot must be under one permit for both the single family residence and accessory, which means that they both must be built at one time. Minneman explained this is required because of the demolition and removal of the existing "affordable" units. Sawyer asked about if the new owners would want to change the look of the building or build an accessory building instead of a dwelling. Minneman said that they would be required to build the accessory dwelling. Someone could always come back to BOZAR, but these are the requirements. Ross said that these are the conditions of the subdivision approval. Sawyer reminded that accessory dwellings are not as popular. Minneman said that this is how it is proposed tonight from the applicant and to change this after the fact would require taking this to Council and BOZAR later. Alvarez Marti mentioned that the worry is that one gets built and then the other two lots sit empty. Ross said that this will gain six residences and that we don't know if the front houses will be second homeowners or long term rentals. Farnell reminded that none are deed restricted currently and this would gain three deed restricted. Minneman explained that this is the application tonight that they are reacting to.

Public Comment: David Leinsdorf (represents the owners, Myerson's) said that the proposal is for six dwellings, three of which are deed restricted and this is cast in stone and couldn't be amended unless the town had a complete change of heart. The designs could be tweaked. All Board members are approving this knowing that this will be the case. Sawyer clarified, but Minneman explained that the redevelopment plan is predicated on the plan. Each accessory dwelling must be reviewed under the conditional use criteria and the Board must determine if there is a good reason to not support this. They make a proposed motion and finding or the subdivision could be continued until next month to find what is fair for review of each parcel. Sawyer said that they could decide if dwellings are appropriate or if buildings are better and Minneman said that this would then change the application.

Andi Burnite (owner, 210 Gothic Avenue) was in support of the demolition. They'd like to see 218 Gothic brought down to height restriction for views. Construction will bring too much traffic to street. So, they would like to see fence on the property. Parking/alley access is a concern because of narrowness of the alley. Snow removal is also a problem.

Michelle Simpson (resident, 222 Gothic Avenue) resident of CB 30 years as a renter and she wondered how many blocks have all locals and felt that this block is an example. These three buildings house 8 locals. She asked the Board to consider the maximum amount of rentals.

Joan Windsor (owner, 208 3rd Street) thought that the proposed buildings aren't in line with the rest of the buildings. She said that they don't conform. She had concern over parking and traffic on the alley.

Erin (owner, 217 Gothic Avenue) noted the easement on the back of Goodnough's property on for the Last Resort. The alley access was a concern. Snow storage is in the alley and Sawyer said that is illegal. She explained the termination of the alley. They appreciate the neighborhood and would like the subdivision to have the deed restricted units.

Scott Truex (owner, 219 Gothic Avenue) was concerned about the alley access, parking and plowing.

Johnathan Brown (105 Teocalli Avenue) wondered if this is the final approval for this decision. Sawyer said that yes this does fall with the Board tonight. He wondered if it was their responsibility to take into account that their homes are being demolished. Minneman explained that this affordable housing discussion is taking place at with the Town Council and she explained BOZAR's position. Brown clarified again. Meyer asked if other people can take this to the Council if they don't like the Board's decision and they could. Sawyer clarified that it is a personal property issue, but yes. Ross said they understand the intent.

Connor Griffin (resident, 218 Gothic Avenue) wondered about a time frame. Sawyer explained that if approved they have three years before they lose this right and when the first property is sold and a building permit is pulled then demolition and subdivision would happen. Sawyer also mentioned the tenant rights with his lease.

Board Discussion: Sawyer asked about the sheds from adjacent properties and Minneman said it is to explain existing encroachments. Minneman explained what happens when a person gets an ILC on a property. They don't have to move them as a result of the subdivision. Sawyer asked about the setbacks and if they are from the encroaching building or lot line. Minneman said that they must take this into consideration. The development plan doesn't have snow shed into the side yard.

Sawyer asked the Board for comments about the subdivision. Farnell thought that they were compliant for the subdivision and lot sizes. Sawyer said that this was a unique situation. Ross said it isn't a standard lot size. Minneman asked Murphy to speak to the lot lines. He wanted to create accessory dwellings in the rear and have parking for both, which was why the lot lines were jogged over. Meyer wondered if it would be the time to address parking. Farnell thought generally, but specific to each property should be reserved. Meyer wondered about the parking in front. The DG 5.10 (a) prefers parking from the alley. Ross said that it was changed due to snow shed/snow storage. He thought that it was a practicality issue and Murphy confirmed. All parking is in front currently and Sawyer thought that this would clean it up. Murphy explained that there is a berm in the back, which encroaches into the alley 18 inches, and it will be removed. They will also be saving all existing trees. Meyer asked about the 214 Gothic Avenue and the requirement for four spaces and this is because of the extra bedroom in the basement. Alvarez Marti didn't think that it could be drawn any other way and there are many lots that are not "normal" in this area. She supported as drawn. Nauman wondered about the alley and Sawyer explained that it is up to the residents to plow and then the proponents will remove the berm. Sawyer said that if there isn't enough snow removal then they could require a snow removal agreement. Murphy explained that plows would come through Third Street. Sawyer explained the proponents are required to show how this will function and then owners work together. Susan Gardiner doesn't plow her side. The alley is 16 feet wide per Minneman. There are buildings that are very close to the property lines. This does occur in town and in the core and it can be done. It will be conveyed to the proponent through Board discussion and the restrictive covenant agreements. Farnell noted that the Board is sensitive to the plight of the current residents and town does prohibit the demolition of buildings for the sale of raw land. The object is to provide three deed restricted units. Sawyer mentioned that the material must go on the curb for two weeks and there must be a landscape plan and can't get final CO unless all of this has been done.

Regarding the demolition, the DRC was in support. Minneman said that two of these buildings have reached the 50 year mark and the DRC did discuss this with Murphy and Wininger. They didn't feel that these buildings were historic or were relational to the buildings with historic significance. Sawyer also supported the demolition. Ross thought that the criteria needs to be nailed down in the future, but supported demolition. Minneman said we are hoping to pursue a grant for the resurveying of town buildings. Meyer didn't feel that they were historically significant.

Farnell confirmed that it is the intention that it would have one building permit pulled for both buildings and both CO's. Minneman explained there could be two separate CO's because of construction schedules. Farnell just wanted to make sure that it gets built. Minneman said normally the person will move forward if the money has been paid for the permit. Minneman said that the other could be a temporary CO until the other building is finished. Murphy said that the Myerson's

want these built and said that they would support the requirement to have the accessory dwelling built simultaneously to the single family residence. Minneman said that would be added to the motion. She then said she wouldn't want to get into the Building Inspector or Official's job and would leave it up to them.

The subdivision of Block 16, the North 75 feet of lot 5, all of Lots 6-10 is part of a development plan that will create three new fee simple –lots in the R1C zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following findings and restrictions that may be included in a subdivision improvement agreement together with a development agreement:

1. *The provision of non-historic status of 214 and 222 Gothic Avenue.*
    a. *The buildings were constructed over 50 years ago and are eligible for historic status in the local historic district. Neither buildings have appreciable qualities relating to architectural form, style or function that would connect them with the local district based upon the Town's mining era from 1880-1952; and will not be protected under code section 16-1-2 (definition of historic) or 16-2-60 (treatment for demolition of historic buildings); and*

2. *The demolition of the non-historic buildings located at 214, 218, and 222 Gothic Avenue is contingent upon approval of the three development plans per code section 16-14-190 (requirements for demolition) together with the purchase of a building permit for whichever is the first residence and accessory dwelling ready for construction; and*

3. *Because the removal of all structures will have to occur at one time due to the interconnected utilities within the existing parcel, a recycle plan must be submitted to the building department prior to demolition per code section 16-14-190, together with an interim landscape plan provided for any parcels not undergoing construction; and*

4. *The applicant has agreed to construct an accessory dwelling unit on each property as a condition of the subdivision approval to mitigate the resident occupant affordable housing requirements and loss of existing rental housing; and*

5. *The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.*

Farnell made a motion to approve the Myerson Subdivision located on the North 75 feet of lot 5, all of Lots 6-10, Block 16, in the R1C zone into three fee simple tracts as shown on the minor subdivision plat based upon compliance with Code Section 17-4-50 and contingent upon the following:

1. **A permit for the demolition of the non-historic buildings is pending the Board's approval of the redevelopment plan as required in Code Section 16-14-90;**

2. **The provision of a recycling plan and landscape plan is submitted to the building department prior to the issuance of the demolition permit per Code Section 16-14-90 (3);**

3. **The approval of the development plan is subject to the requirement for the construction of a primary residence in tandem with an accessory dwelling unit on each parcel as defined in the Crested Butte Municipal code, and made part of the subdivision application; and**

4. **An agreement will be enacted between the Town and the Developer to determine the sequence of events relative to the contract for sale, permit for demolition, subdivision, sale, and permits for construction of the primary and accessory dwelling on the site.**

5. **Completion of the accessory dwelling must occur simultaneously to construction and completion of the primary residence, or as approved by the Building Official and/or Building Inspector.**

Ross seconded the motion. Motion passed unanimously.

Item No. 5

*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1) in the R1C zone.* Dan Murphy said that this home will be solid body stain in green and the trim will be canvas. The roof will be Hartford green. The accessory dwelling will be 18" of metal at the base and cove lapped siding. They have simplified the trim, gables and fascia. He mentioned that each of the accessory dwellings' are efficiencies not true one bedrooms. The dressing room is a closet. The balusters will be wood not metal on both the primary and accessory dwelling. Murphy said that they wanted to step the roof down on the east because of the existing historic structure.

DRC: Farnell and Ross were members and Farnell said that the parking layout was revised slightly. Some of the windows were separated. Ross said that they wanted to speak to the Board about the double posts on the front porch. Sawyer asked about square footage and it is on the fact sheet.

Staff Comment: Minneman said that one of the things that the Board addressed during the subdivision was access to the alley, parking and snow storage. She suggested adding to the motion for the conditional use for the accessory dwelling about maintenance for alley. Then, she explained why this is helpful.

Public Comment: Michelle Simpson (resident, 222 Gothic Avenue) addressed parking in the alley and that there are two vacation homes to the east. They park close to the alley. She mentioned how things function and how it is plowed currently. She wasn't concerned about the design.

Board Discussion: On the site plan, Sawyer asked about the shed on the east side. From the eave line to the property line, there is 8'8". It is 6.4' to the encroaching building which is historic and this concerned Sawyer due to snow shed. Minneman mentioned that there isn't anything in the code to impose a deeper setback because of the building. The setback requirement is met, but they could ask Murphy what the impact of this will be. Sawyer noted the difference on the rendering and was struggling a bit with this. Murphy said that they could move it to the West to make it 7'6" to the building. Wininger didn't think that there will be much snow shed there. They had concern over snow shed from the encroaching buildings. Murphy said that they could move and the Board supported. Then, the parking space could move over 1' 6".

Regarding the landscape plan, trees will be relocated to ensure their survival. There will be new trees. Sawyer asked about snow shed onto the trees and Murphy and Simpson didn't think that there would be much. They talked about the size of the trees. There will be 10' to the garage door. Murphy said that Myerson's will maintain and water trees and landscape until the other lots are sold and developed.

The minimum required snow storage is shown.

Meyer asked about mass and scale. He objected to mass and complexity and referred to the Guidelines for the R1C zone. He felt that they need to pay attention to the neighboring properties, especially those that are historic, and the FAR's. Sawyer clarified if he was not in favor of the shape and he thought that it was too complex. Sawyer noted Truex's home. Alvarez Marti thought that it needs to be taken in context with the full proposal. She had a similar reaction to all three homes, as proposed because it is a lot of mass. Alvarez Marti felt that this building fits the context the most rather than the other two. She had similar concerns over the added mass for this block. Sawyer agreed and noted that there is a vacant lot across the street. The character of the street will go away. Truex's home, as designed looks smaller although FAR is large. They spoke about neighborhood context. She agreed with Alvarez Marti that this is the better design. They should try to focus on 214 and 218 Gothic Avenue. 214 Gothic Avenue was made shorter than others and Ross said one of his considerations was that this subdivision has some tricky situations that if they can't support some mass then they might have to support what is there in perpetuity and Alvarez Marti disagreed. She thought that mass can be disguised in many ways and they don't fit the neighborhood. The ridges are all facing the street. There are ways to redesign. Meyer reminded that they need to compare to existing historic buildings and not really take into consideration the newer buildings. There are two elements new buildings and the largest amount of mass are being introduced. She felt with the next two the mass and design don't fit in with the neighborhood. Ross agreed that they are large and there is a way to redesign. Ross said that most homes are being maxed out. Sawyer gave a historic perspective and the infill homes to go below FAR. She said that the Board can make this

decision. Nauman said that a lot is being asked for with the accessory dwelling units and wondered if it is a carrot. He wondered if it is fitting it all. Sawyer thought nice homes could be done as 1 ½ stories and Alvarez Marti agreed. All ridge lines face in the same direction per Alvarez Marti. Murphy contended that things were varied. Sawyer said she understands that an architect wants to max. They were sensitive dumping snow to west and east. Murphy noted the size of the neighboring building and that these are smaller. Murphy explained what a person would do if the existing houses were built. Alvarez Marti explained that the problem is the appearance of mass and they are asking for the houses to be shaped differently. She would like to see at least one house to be more in context with neighboring buildings. Sawyer thought that 214 Gothic Avenue might need to be massaged and 218 Gothic Avenue might be an homage to what is there. The 3D color rendering doesn't provide the depth and Sawyer disagreed that it is complex and this zone is asked to be simple. Alvarez Marti said that at 218 Gothic Avenue there is a wider front module, which has a bulky appearance and explained the difference. She needs a drop down for this one. She understood that the existing building is massive. Sawyer again noted Truex and how it is much simpler.

On the North, a bank of windows was broken up here per Ross. He thought that this façade reminded him of the 300 block of Sopris, although a little taller. Sawyer asked about the window size of the front window seat. It is 3'8"x5'6". She just cautioned against a squat window in the core zone. Wininger thought in a specialty window it might be a little different. Minneman wondered if the Board wanted Murphy and Wininger to do a little research on other windows.

Sawyer asked about the top windows on the East elevation. Ross said that this was discussed and originally it was transoms. It went from that to this. Alvarez Marti would prefer it to be centered. It will change to one.

Sawyer asked about the back deck on the South and if it sticks out to the side of the building. It isn't allowed to go past the building. So, they will pull back slightly. Sawyer asked about two doors and it will be one from dining and one from kitchen. Alvarez Marti thought that this would be disguised by the accessory dwelling. It will be a ¾ light.

On the North elevation of the accessory, Sawyer asked about the Guideline for this style and the height to width ratio (1:1). Minneman said yes that they had done away with it.

Meyer asked about a balcony under the roof on the East, but there is not it is a cricket.

The roof will Hartford green roof. The siding will be a 1"x6" dropped cove with a five inch reveal in green solid body stain. There will be cedar shingles in gable, which will be lighter green. The trim will be a 2"x4" and 2"x6" with a trim cap on top in canvas to match windows, which will be aluminum clad. The primary door will be a ½ light wood in red. The secondary door will be a clad ½ light. There will be painted wood railings and beams all to match the trim.

The accessory's roof will be a corrugated zactique. It will have historic siding in semitransparent green. Ross again read the Guideline 4.74 regarding paints. They felt that this was for the primary and accessories should be simpler. The zactique metal around bottom at 18". Canvas trim, fascia, windows and will be simplified.

They spoke about the front yard setback. Sawyer preferred that as did Ross. Farnell said there is variation on the street.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 222 Gothic Avenue will not appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R l C zone;

The front yard setback can be supported per code section 16-14-90 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The overall design and style of the residence has relationships with single-family residences seen in the historic core and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (not mixing materials in core).

The conditional use permit for a deed restricted accessory dwelling can be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Ross made a motion to approve the conditional use permit to construct an accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone, provided that there is access to the alley and parking and that the snow storage is maintained on a year-round basis, and based upon the finding, the criteria in Code Section 16-8-30, and contingent upon the construction of the primary residence and the accessory dwelling occurs in tandem and under one building permit as required under they Myerson Subdivision together with the recordation of said subdivision.

Sawyer seconded the motion. The motion passed with Meyer voting against.

Ross made a motion to approve the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone provided that the deck will line up with the house, there will only be one window in the gable on the East elevation, which will be reviewed and approved by the Chair, the building will move to the west by 11" and parking will to the west by 18", and based upon the finding, and per the plans and material list updated this evening.

Sawyer seconded the motion. The motion passed with Meyer voting against.

Item No. 6

*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.*

Murphy was present and explained the design. He talked about the discussion regarding the plank and chink and that it must be hewn. They will retain the existing trees. They will put a stain on the siding semi-transparent beige on the upper. He said if he were going to change one he would prefer to change 214 Gothic Avenue.

DRC: Farnell and Ross were members and Ross explained that this building they struggled with on materials. They changed fenestration on the front. They understood that homage was paid to the existing building and tried to work with them. Farnell added that they did change to the hand hewn for the plank and chink. He also mentioned that their process for these buildings were subdivision and architecture and didn't discuss mass and scale a lot.

Staff Comment: Minneman reiterated the same comments from 222 Gothic Avenue.

Public Comment: None.

Board Discussion: Ross asked how it works if they are asking them to rework one or multiple buildings. Minneman said that it is a really good question. Sawyer thought that they have to go through each to know if there are issues.

The Board appreciated the parking in the rear.

The setbacks are 7'6" on sides and 20' in front. There will be 10' to the garage door.

Several trees will be relocated.

Sawyer asked if each parcel will be getting a fence. The others will have separation between buildings for privacy and this will have a full yard fence.

On the North elevation, Meyer thought that this might be the least objectionable because of the variation in design, but didn't support the maximum of FAR. He noted 26 Elk Avenue and the design there. Alvarez Marti would like to see both shift slightly and come down in size. Alvarez Marti thought this is simpler than 214 Gothic Avenue and has some similarities to the neighborhood. Her objection is that all three are quite large. She didn't think that the plank and chink fits. They spoke about neighborhood context. Wininger said that they did take time to think about all three and wanted to provide variation to make them look like they were built at different times. Sawyer thought that she could move forward with this design and setback, referring to what was there. The problem with plank and chink is that when log was used it was up to the eave. Ross reminded that most historic buildings are also one to one and a half stories not two. They discussed other buildings. Sawyer would like to see one window on the second floor. Farnell thought that this is the most subdued of the houses. He thought that it is sort a reinvention of what is currently there and thought that this is the least obtrusive. Ross agreed with Alvarez Marti's comment, but did like that they paid homage to the old building. Ross agreed with Sawyer about glazing. He thought plank and chink should go up to the gable. He thought that they should revise some mass on this building and some on 214 Gothic Avenue also. Sawyer said that core homes have porches and entries centered and all three have their entries off to the side. So, she wondered if this is something that could be revised. Murphy said they were designing around trees. Nauman could see the plank and chink and didn't want to see it up to the eaves. He thought it should step down at 214. He agreed with comments about the glazing. Alvarez Marti thought mass of both needed to step down. She thought a more uniform material would help and the glazing would also. They talked about the fastness of this process. Alvarez Marti thought that there are other options and they owe it to give it due process. Sawyer noted the size. Farnell asked about what Murphy would like. He would like a vote on this one and didn't want to change this.

A straw pull vote for those in favor of the massing on 218 Gothic Avenue, as presented, found Alvarez Marti, Ross and Meyer against and Sawyer, Nauman and Farnell in favor. So, the majority would prefer different design. Sawyer explained how they could proceed. Murphy wondered about if the gable came down a little bit. Alvarez Marti said she would need to see it. She thought that these two should be tweaked. Sawyer suggested dropping the rear because that was what was done historically. Sawyer noted what Warner's did. Farnell agreed about reviewing these two together.

Members supported the rounding on the North.

On the North elevation of the accessory dwelling, Sawyer asked if this was what was approved at Weil's accessory, meaning rusted corrugated metal to the gable. It was a little different at 919 Belleview proportionally. Sawyer asked about the two dormers. Ross thought when viewed from the side it didn't add a lot of mass. Wininger drew attention to the 3D alleyscape. Sawyer asked about the Guideline and if there were other examples in the core. Minneman didn't have any that came to mind. Murphy said it was to help bring light into the space. They discussed other buildings. Minneman asked about skylights. Murphy said that they would rather keep the skylights. Murphy said that they'd rather get rid of one on 214 Gothic Avenue, if presented with the choice. Sawyer asked about Guideline for accessory dwellings and it is 4.82. Minneman reminded to think about neighborhood context for R1C and surrounding zones. Minneman said that this building has simplicity going for it. Sawyer said it will be seen in the future and noted one in the Verzuh. Minneman asked if they could make one of the dormers longer. Meyer thought so and so did Sawyer. All members supported this redesign.

Nauman was supportive of the plank and chink, as presented. There will be a 5V crimp metal roof in dark bronze. The gables will have vertical rabbited random reclaimed board and batton with a semi-transparent stain and the lower portion would have horizontal hand hewn plank and chink. Windows would be sage green. Ross had issue with the semitransparent. Neighborhood context for plank and chink suggested Sawyer, which they discussed. Sawyer said that there isn't any in the neighborhood. Minneman said this is what was done in new zones, but this is core zone. Also, they need to decide if the split needs to go to the gable or be per floor. Farnell thought that it would look too massive to go up to the eave. Minneman said that what they don't have is a board and batton. It could be a thicker lapped siding or rough sawn. Murphy mentioned that another in the core is board on board. There is one behind 26 Elk Avenue, but is an accessory dwelling. Meyer struggled with this because of the presentation on Sopris Avenue. Dogwood is all vertical and is only partially a 1 ½ stories. Minneman suggested for Murphy and Wininger to review this. Sawyer understood the want, but felt that it didn't fit in core. Murphy mentioned that timber is in the core and how it would appear. It wouldn't have been transitioned historically which is what they are struggling with. Alvarez Marti wondered about dropped lap stained closer to plank and chink and if it wouldn't be so visible. Right now, she sees a house built in the new zone. She thought with the similar color it wouldn't be such an evident transition. Ross thought whatever is in the lower section needs to go up to the eaves, but doesn't mind the plank and chink. He worried about the precedent being set.

The accessory dwellings roof would be rusted corrugated metal. The siding vertical 1"x random width. Meyer asked about the rusted corrugated metal and if it was all the same because he didn't like what was on Goodnough (210 Gothic Avenue). This would be pre-patinaed, rusted corrugated metal with matching corners to eave in natural. Sawyer asked where this is seen and Wininger provided photos. Sawyer said that the examples are old and this is brand new. This is a little over one story. Minneman said that the colors for the vertical will blend in with the rust. Ross supported. Windows will be sage. All could support.

They talked about proceeding and they would like to continue this project.

Sawyer made a motion to continue the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.

Farnell seconded the motion. Motion passed unanimously.

Item No. 7
*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.*
Murphy explained that they understand that the Board wants less apparent mass on 214 Gothic Avenue.

DRC: Farnell and Ross were members and Ross said at that point they were in favor, but made changes to fenestration. The accessory deck was moved to the side for diversity. Different materials were proposed. The roof was lowered.

Staff Comment: Minneman reiterated the same comments from 222 and 218 Gothic Avenue.

Public Comment: None.

Board Discussion: The setbacks are 15' front and 6'8" to garage door. Sawyer said normally they ask for seven feet and Murphy thought that they could do this.

Sawyer would like a redraw regarding mass and scale and maybe see the ridge go north/south. She agreed with Alvarez Marti that all look similar. Farnell thought it is the most obtrusive and box-y. Nauman would like to see stepped down to west and/or rear. Ross thought that it is big. Alvarez Marti thought it would be good for this to turn.
Sawyer preferred horizontal materials. Alvarez Marti could support materials, but thought horizontal might be good.

On the North elevation of the accessory, they saw it as a simple building, but thought maybe one dormer could come off and add a skylight on the East.

There might be some bracing on the West. Sawyer thought it might be contemporary. She said there have been instances where the cantilevered deck wasn't allowed.

There will be a natural gray milled shingle roof. There will be random vertical siding. The skirt will be corrugated metal at bottom. There will be gray windows. All trim will be solid body light gray. Alvarez Marti asked if accessory dwellings are shingled and Farnell said all were.

Sawyer moved to continue the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.

Farnell seconded the motion. Motion passed unanimously.

Item 8
Miscellaneous:

- DRC for September 14 and 21: Ross and Farnell (BOZAR – September 29th)
- DRC for October 13 and 19: Farnell and Ross (BOZAR – October 27th)
- November, December and January will be Sawyer and Nauman
- Insubstantial Review:
    - Duke/Hosier (210 Whiterock Avenue): Change roof back to historic pitch and add small amount of fascia.
    - Spehar (313 Sopris Avenue): Update on rehabilitation measures.
    - Long (308 First Street): Window revisions.

Sawyer adjourned the meeting at 11:00 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
August 25, 2015

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:03 pm.

Members present were: Alvarez Marti, Farnell, Sawyer, Ross, Meyer, and Nauman.

Staff members present were: Gillie was present for a portion of the meeting. Minneman and Earley.

Farnell made a motion to approve the minutes from the July 28, 2015 BOZAR meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone.* Andrew Hadley was present and explained that this house has been here for roughly 40 years, but it needs a facelift. They will take off the front porch and entry and do a nice covered porch and revised entry. Due to the fact that they are over the FAR, they were required to shift square footage. They removed a sunroom from the rear and the deck got smaller on the south. The windows will all be energy efficient and the siding will be replaced with cedar siding. The roofing will be replaced and details will be added to the gables. There will be a truss detail on the north. Hadley explained that the Hill's were interested in having a shed on the property, but there wasn't availability for this after discussion. Stone will be added to the base of the building. They will remove the concrete pad on the north.

DRC: Ross and Farnell were members and Farnell said the first DRC was centered mainly upon window placement. The shed wasn't supported in the front (North). At the second DRC, the shed was removed. The South windows were separated. Fence materials will be presented. They needed to hear discussion on the size of the truss on the north. Otherwise, it was supported. Tree removal was supported.

Staff Comment: Minneman explained that there is a tree and there is an ordinance for the removal of trees. They could add more on the lot, but they, as DRC, didn't feel that was needed.

Minneman noted that for the fence detail there must be space between the pickets.

Sawyer asked about the tree and said it is still on the site plan. She asked why they would like to remove and Ross explained that it blocks their view and makes the entry to the drive/back yard a little difficult. Hadley explained further.

Public Comment: None.

Board Discussion: On the site plan, the DRC was supportive of the tree removal because of the amount of mature landscaping. All other members also supported.

Members voiced support for the tandem parking proposed.

Sawyer said it is a big improvement on the North elevation. Sawyer asked for the DRC's thoughts about the trusses. Ross said it was supported, but they wanted to discuss the size of the truss. They felt that it was proportional. Alvarez Marti asked about the eave overhang and it is 18 inches on the gable end. She thought that it was a little large for this neighborhood, but did think that overall the look of the house was improved. Nauman didn't mind the size, but the area that it takes up in the gable. He felt the one on the porch looks proportional. Alvarez Marti asked if it will be hand hewn and Hadley said no, but it will be reclaimed. Hadley reminded that front yard setback is quite large. Sawyer wondered if there should be color.

Alvarez Marti reminded that this will be changed and Hadley said that it will match the gable behind it. Alvarez Marti thought 6"x8" was large, as did Sawyer, and they thought that it could be 6"x6". Meyer asked if there was another example in the R1C zone and Hadley noted the building by the Catholic Church, but they cautioned that this isn't a residence. Hadley explained they did this to break up the mass of the front of the building. Sawyer thought 6"x6" would bring down the mass. Nauman, Farnell and Meyer would support Sawyer's proposal. Ross didn't have a problem with the truss, as drawn, but if the rest of the Board supported it smaller he could support. Alvarez Marti also wanted to make sure it wasn't hand hewn because it wasn't appropriate. The outer posts would be 6"x6".

On the South, these posts will also be 6"x6".

Roof is standing seam in dark bronze. The siding will be 8"cedar lapped in off white (solid paint) and board and batton in the gables in natural brown (stain). Sawyer asked about thoughts from the Board on this. Ross mentioned the Guidelines regarding the requirement for paint and/or solid body stain. Meyer wondered about exposed wood on other homes in the core. Alvarez Marti clarified that Sawyer meant that there is a split in materials, which is seen more in new construction. Hadley said that between Second and Third on Sopris there are a few examples. Sawyer would like to see it painted. Meyer agreed. Alvarez Marti could support the split and thought that it would look good. She said that the house is so large it helps. Farnell thought because this wasn't historic he didn't have problems with things, as presented. He understands that it is in the core zone. Ross asked what Hadley thought and he thought that this is an ugly house that shouldn't be made to look like a historic home. The owners would like it to be natural. Sawyer said that unfortunately people buy homes in the historic core and these are details that weren't seen just like the rock around the base of the foundation. Ross didn't mind the split, but thought because it is natural he didn't support. Sawyer could support this also if it was another color or solid body stain. Meyer asked if it was smooth and it is. Nauman noted that it is vertical ship lapped on the plans and this is correct. Meyer expressed that he liked to see paint. Nauman asked about the natural shingles and Sawyer said that this was seen historically. Ross read the Guidelines and thought that it has to be stuck with, which Nauman agreed with. Farnell clarified. Sawyer said that Hadley needs to present a paint or solid body stain in the top. Hadley would like to go with brown. The wood trim will be 2"x4" in taupe. The fascia will be 2"x8" and 2"x6" corner boards. There will be a custom wood primary door and a dark bronze metal door on South. Windows are aluminum clad and will also be dark bronze. Truss color and post color will be the natural brown solid body stain. The rail posts are wood and will match with the posts and trusses. Stone will be a natural stone with grays and browns (stacked), but they have not chosen the stone yet. Sawyer said it can be signed off on by the Chair at a later time.

The Board finds that the application to renovate and construct additions to the residence located at 106 Sopris Avenue will not appear excessively similar or dissimilar to structures within the surrounding R1C zone.

The demolition of the rear sun room and reduction of the rear deck can be supported as part of the development plan to construct the front elevation porch;

The removal of the mature lodge pole pine necessary for the walkway leading to the porch entry for the can be supported under code section 16-15-50 and 60;

The proposal can be supported by the application of Guidelines 4.23, (dissimilarity - context); 4.45, and 5.114 (front porch), 4.49, 4.50, 4.54 (windows), 4.71(materials), and 4.74.

Ross made a motion to approve demolition of the sun room and portion of the rear porch of the residence located at 106 Sopris Avenue, Block 32, lots 13-14 in the R1C zone based upon the findings, contingent upon architectural approval.

Alvarez Marti seconded the motion. The motion passed unanimously.

Ross made a motion to approve the architectural appropriateness for the renovation and addition to the single family residence together with site plan changes located at 106 Sopris Avenue, Block 32, lots 13-14 in the R1C zone, provided that the gables will be a shipped lapped siding in solid body natural brown, the truss will be 6"x6" painted with a solid body stain, and based upon the based upon the findings, the plans and material list updated this evening.

Farnell seconded the motion. The motion passed unanimously.

Ross made a friendly amendment that both the stain choice and rock choice by the applicant will be reviewed by the BOZAR Chair.

Item No. 2

*Consideration of the application of **Bryan M. Shea** to raise the roof and add dormers to the south portion of the duplex located at 819 Gothic Avenue, Unit A Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone.*

Kent Cowherd and Brian Shea were present. Cowherd presented photos of the existing neighboring buildings and explained the location. The proposal is to rebuild the roof to make another room. It will change the pitch from 10:12 to 12:12. They will also add two dormers. He felt it makes the building conform a bit more. There are examples of this in the alley.

DRC: Ross and Farnell were members and Ross said that the two dormers were discussed and they felt that there were other examples of this. They are stepped down from the ridge. Farnell agreed about the dormers. He had a note that trees could be added, if necessary. Ross mentioned that they spoke with the owner of the other portion of the townhome and gained approval via a letter.

Staff Comment: Minneman confirmed that we do have this letter.

Public Comment: None.

Board Discussion: Meyer asked about the height max for the zone. It is 30' and this is proposed at 29' 6".

Sawyer agreed with DRC and didn't think trees needed to be added.

Sawyer noted that new windows should be aluminum clad as vinyl isn't supported. Roof and fascia will match existing.

The Board finds that the application to remove the truss roof and construct a roof top addition to the duplex located at 819 Gothic Avenue, Unit A, Deer Creek Townhouses, R2A zone will not appear excessively similar or dissimilar to structures within the surrounding R2A zone.

The proposal can be supported by the application of Guidelines 4.23, (dissimilarity - context); 4.42, and 4.43 (dormers), 4.50 (windows), and 4.71 (materials).

Sawyer made a motion to approve the architectural appropriateness to construct a roof top addition to the duplex located at 819 Gothic Avenue, Unit A, Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone provided that the new windows will be aluminum clad in white, and based upon the findings, the plans and material list updated this evening.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 3

*Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone.*

Michael Helland was present and explained that this is a three lot parcel. The first phase was a renovation of the residence and utility upgrades. The two partner owners would like to subdivide into almost equal parcels. Parcel "A" will front Elk Avenue and Parcel "B" will front Seventh Street. The garage encroaches into the right-of-way a little over six feet and the proposal is to move the building onto the property as part of the subdivision

DRC: Farnell and Ross were members and Farnell said that they were supportive overall of the project. They were supportive of utility easements and relocations. Also, they were supportive of the moving of the garage. Ross mentioned the proposal to remove the utility pole and that they were supportive, but Minneman mentioned that this is between the utility company and owner.

Staff Comment: Minneman wondered about what if the garage doesn't move very well or if it isn't possible. She wanted to give the opportunity for the owners to come back to the Board and she put it in the suggested motion, but they can remove this if they don't agree. Alvarez Marti wondered about if this is historic. Minneman said it wasn't surveyed and wasn't established.

Public Comment: None.

Board Discussion: Meyer asked about moving it and Helland said that worse buildings have been moved. He suggested removing this from the motion and Ross agreed. Minneman said that this is item d in the motion and said they just don't need to read this.

Sawyer reviewed the two parcels and the parking orientation.

The subdivision of lots 1-3, Block 52 will create two new fee simple –lots in the R1C zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following conditions that may be included in a subdivision improvement agreement and or a development agreement:

1. *Because the utilities are interconnected, installation of requisite utilities for building habitation is required and will be contained in a subdivision improvements agreement.*
2. *The accessory building garage must be relocated on to the property as depicted in the subdivision plan prior to the recordation of the subdivision;*
3. *The designation of 7th Street as the front yard for Parcel B;*
4. *Any development associated with Parcel B should comply with the design guidelines that locate the main massing of the primary residence towards the street.*
5. *The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.*

Ross made a motion to approve the Block 52 Subdivision located on lots 1-3, Block 52 in the R1C zone into two fee simple parcels as shown on the minor subdivision plat and based upon the finding and compliance with Code Section 17-4-50 and 17-4-60 contingent upon the following:

1. **A permit must be issued for the relocation of the existing garage accessory building onto the property as shown on the plot plan as follows:**
    a. **The relocation of the existing building can be placed on a 0' lot line from the roof overhang.**
    b. **The building is placed on a permanent foundation and rehabilitated to the best extent possible.**
    c. **An engineered plan is submitted to the building department with BOZAR chair sign off.**
2. **The designation of 7th Street as the front yard for Parcel B;**
3. **Any development associated with Parcel B should comply with the design guidelines that locate the main massing of the primary residence towards the street.**

Sawyer seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone.* Dan Murphy, David Leinsdorf and Laura Wininger were present and Murphy explained that the Myerson's have owned this for some time. They remodeled the middle building to use as their family home and have now moved away.

Now, they would like to subdivide these lots into three lots. They would like to demolish existing buildings and build a single family residence and an accessory dwelling on each of the three lots. They feel that this is a good compromise to the housing situation. They understand that it would be going from five "affordable" units to three.

DRC: Farnell and Ross were members and Farnell said the discussion centered on affordable housing and sequencing. He said it is reflected in Molly's memo and staff recommendations. Three much nicer units will replace the five existing. They made a recommendation to vary the setbacks and architecture. They wanted existing data with other adjacent property. They supported demolition. They didn't support making them historic even though the age could endorse this. The second meeting was predominantly architecture. Ross added that they discussed ways to offset rentals and they came to the agreement that it would be difficult to get five rentals on these properties. If it does sell, it would be redeveloped most likely in any case.

Staff Comment: Minneman explained that this whole project is about a redevelopment plan with three single family residences and accessory dwellings. There is a sequence that needs to happen because of the existing buildings. The code requires the redevelopment plan. The demolition of the building has challenges because of the connected utilities, which exist currently. When it is time to demolish, all buildings will have to be removed because of that connection. There must be a recycle plan for this demolition. The question is what the best way to structure this sequence is. Staff suggests an agreement that is written between the proponent's attorney, Murphy and Gillie to respect the code and to enable the new purchasers to move forward. The first person to pull a permit will set the trigger for all of these items. It is complicated, but can be worked out on paper. Minneman has supplied the Board with a revised finding and motion.

Sawyer wondered if there is a time line. Minneman said that the time line is generally three years for the vested property right. The Board could also direct Staff to draft a development agreement with the attorney to be recorded in the real property record. Each lot must be under one permit for both the single family residence and accessory, which means that they both must be built at one time. Minneman explained this is required because of the demolition and removal of the existing "affordable" units. Sawyer asked about if the new owners would want to change the look of the building or build an accessory building instead of a dwelling. Minneman said that they would be required to build the accessory dwelling. Someone could always come back to BOZAR, but these are the requirements. Ross said that these are the conditions of the subdivision approval. Sawyer reminded that accessory dwellings are not as popular. Minneman said that this is how it is proposed tonight from the applicant and to change this after the fact would require taking this to Council and BOZAR later. Alvarez Marti mentioned that the worry is that one gets built and then the other two lots sit empty. Ross said that this will gain six residences and that we don't know if the front houses will be second homeowners or long term rentals. Farnell reminded that none are deed restricted currently and this would gain three deed restricted. Minneman explained that this is the application tonight that they are reacting to.

Public Comment: David Leinsdorf (represents the owners, Myerson's) said that the proposal is for six dwellings, three of which are deed restricted and this is cast in stone and couldn't be amended unless the town had a complete change of heart. The designs could be tweaked. All Board members are approving this knowing that this will be the case. Sawyer clarified, but Minneman explained that the redevelopment plan is predicated on the plan. Each accessory dwelling must be reviewed under the conditional use criteria and the Board must determine if there is a good reason to not support this. They make a proposed motion and finding or the subdivision could be continued until next month to find what is fair for review of each parcel. Sawyer said that they could decide if dwellings are appropriate or if buildings are better and Minneman said that this would then change the application.

Andi Burnite (owner, 210 Gothic Avenue) was in support of the demolition. They'd like to see 218 Gothic brought down to height restriction for views. Construction will bring too much traffic to street. So, they would like to see fence on the property. Parking/alley access is a concern because of narrowness of the alley. Snow removal is also a problem.

Michelle Simpson (resident, 222 Gothic Avenue) resident of CB 30 years as a renter and she wondered how many blocks have all locals and felt that this block is an example. These three buildings house 8 locals. She asked the Board to consider the maximum amount of rentals.

Joan Windsor (owner, 208 3rd Street) thought that the proposed buildings aren't in line with the rest of the buildings. She said that they don't conform. She had concern over parking and traffic on the alley.

Erin (owner, 217 Gothic Avenue) noted the easement on the back of Goodnough's property on for the Last Resort. The alley access was a concern. Snow storage is in the alley and Sawyer said that is illegal. She explained the termination of the alley. They appreciate the neighborhood and would like the subdivision to have the deed restricted units.

Scott Truex (owner, 219 Gothic Avenue) was concerned about the alley access, parking and plowing.

Johnathan Brown (105 Teocalli Avenue) wondered if this is the final approval for this decision. Sawyer said that yes this does fall with the Board tonight. He wondered if it was their responsibility to take into account that their homes are being demolished. Minneman explained that this affordable housing discussion is taking place at with the Town Council and she explained BOZAR's position. Brown clarified again. Meyer asked if other people can take this to the Council if they don't like the Board's decision and they could. Sawyer clarified that it is a personal property issue, but yes. Ross said they understand the intent.

Connor Griffin (resident, 218 Gothic Avenue) wondered about a time frame. Sawyer explained that if approved they have three years before they lose this right and when the first property is sold and a building permit is pulled then demolition and subdivision would happen. Sawyer also mentioned the tenant rights with his lease.

Board Discussion: Sawyer asked about the sheds from adjacent properties and Minneman said it is to explain existing encroachments. Minneman explained what happens when a person gets an ILC on a property. They don't have to move them as a result of the subdivision. Sawyer asked about the setbacks and if they are from the encroaching building or lot line. Minneman said that they must take this into consideration. The development plan doesn't have snow shed into the side yard.

Sawyer asked the Board for comments about the subdivision. Farnell thought that they were compliant for the subdivision and lot sizes. Sawyer said that this was a unique situation. Ross said it isn't a standard lot size. Minneman asked Murphy to speak to the lot lines. He wanted to create accessory dwellings in the rear and have parking for both, which was why the lot lines were jogged over. Meyer wondered if it would be the time to address parking. Farnell thought generally, but specific to each property should be reserved. Meyer wondered about the parking in front. The DG 5.10 (a) prefers parking from the alley. Ross said that it was changed due to snow shed/snow storage. He thought that it was a practicality issue and Murphy confirmed. All parking is in front currently and Sawyer thought that this would clean it up. Murphy explained that there is a berm in the back, which encroaches into the alley 18 inches, and it will be removed. They will also be saving all existing trees. Meyer asked about the 214 Gothic Avenue and the requirement for four spaces and this is because of the extra bedroom in the basement. Alvarez Marti didn't think that it could be drawn any other way and there are many lots that are not "normal" in this area. She supported as drawn. Nauman wondered about the alley and Sawyer explained that it is up to the residents to plow and then the proponents will remove the berm. Sawyer said that if there isn't enough snow removal then they could require a snow removal agreement. Murphy explained that plows would come through Third Street. Sawyer explained the proponents are required to show how this will function and then owners work together. Susan Gardiner doesn't plow her side. The alley is 16 feet wide per Minneman. There are buildings that are very close to the property lines. This does occur in town and in the core and it can be done. It will be conveyed to the proponent through Board discussion and the restrictive covenant agreements. Farnell noted that the Board is sensitive to the plight of the current residents and town does prohibit the demolition of buildings for the sale of raw land. The object is to provide three deed restricted units. Sawyer mentioned that the material must go on the curb for two weeks and there must be a landscape plan and can't get final CO unless all of this has been done.

Regarding the demolition, the DRC was in support. Minneman said that two of these buildings have reached the 50 year mark and the DRC did discuss this with Murphy and Wininger. They didn't feel that these buildings were historic or were relational to the buildings with historic significance. Sawyer also supported the demolition. Ross thought that the criteria needs to be nailed down in the future, but supported demolition. Minneman said we are hoping to pursue a grant for the resurveying of town buildings. Meyer didn't feel that they were historically significant.

Farnell confirmed that it is the intention that it would have one building permit pulled for both buildings and both CO's. Minneman explained there could be two separate CO's because of construction schedules. Farnell just wanted to make sure that it gets built. Minneman said normally the person will move forward if the money has been paid for the permit. Minneman said that the other could be a temporary CO until the other building is finished. Murphy said that the Myerson's

want these built and said that they would support the requirement to have the accessory dwelling built simultaneously to the single family residence. Minneman said that would be added to the motion. She then said she wouldn't want to get into the Building Inspector or Official's job and would leave it up to them.

The subdivision of Block 16, the North 75 feet of lot 5, all of Lots 6-10 is part of a development plan that will create three new fee simple –lots in the R1C zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following findings and restrictions that may be included in a subdivision improvement agreement together with a development agreement:

1. *The provision of non-historic status of 214 and 222 Gothic Avenue.*
    a. *The buildings were constructed over 50 years ago and are eligible for historic status in the local historic district. Neither buildings have appreciable qualities relating to architectural form, style or function that would connect them with the local district based upon the Town's mining era from 1880-1952; and will not be protected under code section 16-1-2 (definition of historic) or 16-2-60 (treatment for demolition of historic buildings); and*

2. *The demolition of the non-historic buildings located at 214, 218, and 222 Gothic Avenue is contingent upon approval of the three development plans per code section 16-14-190 (requirements for demolition) together with the purchase of a building permit for whichever is the first residence and accessory dwelling ready for construction; and*

3. *Because the removal of all structures will have to occur at one time due to the interconnected utilities within the existing parcel, a recycle plan must be submitted to the building department prior to demolition per code section 16-14-190, together with an interim landscape plan provided for any parcels not undergoing construction; and*

4. *The applicant has agreed to construct an accessory dwelling unit on each property as a condition of the subdivision approval to mitigate the resident occupant affordable housing requirements and loss of existing rental housing; and*

5. *The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.*

Farnell made a motion to approve the Myerson Subdivision located on the North 75 feet of lot 5, all of Lots 6-10, Block 16, in the R1C zone into three fee simple tracts as shown on the minor subdivision plat based upon compliance with Code Section 17-4-50 and contingent upon the following:

1. **A permit for the demolition of the non-historic buildings is pending the Board's approval of the redevelopment plan as required in Code Section 16-14-90;**

2. **The provision of a recycling plan and landscape plan is submitted to the building department prior to the issuance of the demolition permit per Code Section 16-14-90 (3);**

3. **The approval of the development plan is subject to the requirement for the construction of a primary residence in tandem with an accessory dwelling unit on each parcel as defined in the Crested Butte Municipal code, and made part of the subdivision application; and**

4. **An agreement will be enacted between the Town and the Developer to determine the sequence of events relative to the contract for sale, permit for demolition, subdivision, sale, and permits for construction of the primary and accessory dwelling on the site.**

5. **Completion of the accessory dwelling must occur simultaneously to construction and completion of the primary residence, or as approved by the Building Official and/or Building Inspector.**

Ross seconded the motion. Motion passed unanimously.

Item No. 5

*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1) in the R1C zone.* Dan Murphy said that this home will be solid body stain in green and the trim will be canvas. The roof will be Hartford green. The accessory dwelling will be 18" of metal at the base and cove lapped siding. They have simplified the trim, gables and fascia. He mentioned that each of the accessory dwellings' are efficiencies not true one bedrooms. The dressing room is a closet. The balusters will be wood not metal on both the primary and accessory dwelling. Murphy said that they wanted to step the roof down on the east because of the existing historic structure.

DRC: Farnell and Ross were members and Farnell said that the parking layout was revised slightly. Some of the windows were separated. Ross said that they wanted to speak to the Board about the double posts on the front porch. Sawyer asked about square footage and it is on the fact sheet.

Staff Comment: Minneman said that one of the things that the Board addressed during the subdivision was access to the alley, parking and snow storage. She suggested adding to the motion for the conditional use for the accessory dwelling about maintenance for alley. Then, she explained why this is helpful.

Public Comment: Michelle Simpson (resident, 222 Gothic Avenue) addressed parking in the alley and that there are two vacation homes to the east. They park close to the alley. She mentioned how things function and how it is plowed currently. She wasn't concerned about the design.

Board Discussion: On the site plan, Sawyer asked about the shed on the east side. From the eave line to the property line, there is 8'8". It is 6.4' to the encroaching building which is historic and this concerned Sawyer due to snow shed. Minneman mentioned that there isn't anything in the code to impose a deeper setback because of the building. The setback requirement is met, but they could ask Murphy what the impact of this will be. Sawyer noted the difference on the rendering and was struggling a bit with this. Murphy said that they could move it to the West to make it 7'6" to the building. Wininger didn't think that there will be much snow shed there. They had concern over snow shed from the encroaching buildings. Murphy said that they could move and the Board supported. Then, the parking space could move over 1' 6".

Regarding the landscape plan, trees will be relocated to ensure their survival. There will be new trees. Sawyer asked about snow shed onto the trees and Murphy and Simpson didn't think that there would be much. They talked about the size of the trees. There will be 10' to the garage door. Murphy said that Myerson's will maintain and water trees and landscape until the other lots are sold and developed.

The minimum required snow storage is shown.

Meyer asked about mass and scale. He objected to mass and complexity and referred to the Guidelines for the R1C zone. He felt that they need to pay attention to the neighboring properties, especially those that are historic, and the FAR's. Sawyer clarified if he was not in favor of the shape and he thought that it was too complex. Sawyer noted Truex's home. Alvarez Marti thought that it needs to be taken in context with the full proposal. She had a similar reaction to all three homes, as proposed because it is a lot of mass. Alvarez Marti felt that this building fits the context the most rather than the other two. She had similar concerns over the added mass for this block. Sawyer agreed and noted that there is a vacant lot across the street. The character of the street will go away. Truex's home, as designed looks smaller although FAR is large. They spoke about neighborhood context. She agreed with Alvarez Marti that this is the better design. They should try to focus on 214 and 218 Gothic Avenue. 214 Gothic Avenue was made shorter than others and Ross said one of his considerations was that this subdivision has some tricky situations that if they can't support some mass then they might have to support what is there in perpetuity and Alvarez Marti disagreed. She thought that mass can be disguised in many ways and they don't fit the neighborhood. The ridges are all facing the street. There are ways to redesign. Meyer reminded that they need to compare to existing historic buildings and not really take into consideration the newer buildings. There are two elements new buildings and the largest amount of mass are being introduced. She felt with the next two the mass and design don't fit in with the neighborhood. Ross agreed that they are large and there is a way to redesign. Ross said that most homes are being maxed out. Sawyer gave a historic perspective and the infill homes to go below FAR. She said that the Board can make this

decision. Nauman said that a lot is being asked for with the accessory dwelling units and wondered if it is a carrot. He wondered if it is fitting it all. Sawyer thought nice homes could be done as 1 ½ stories and Alvarez Marti agreed. All ridge lines face in the same direction per Alvarez Marti. Murphy contended that things were varied. Sawyer said she understands that an architect wants to max. They were sensitive dumping snow to west and east. Murphy noted the size of the neighboring building and that these are smaller. Murphy explained what a person would do if the existing houses were built. Alvarez Marti explained that the problem is the appearance of mass and they are asking for the houses to be shaped differently. She would like to see at least one house to be more in context with neighboring buildings. Sawyer thought that 214 Gothic Avenue might need to be massaged and 218 Gothic Avenue might be an homage to what is there. The 3D color rendering doesn't provide the depth and Sawyer disagreed that it is complex and this zone is asked to be simple. Alvarez Marti said that at 218 Gothic Avenue there is a wider front module, which has a bulky appearance and explained the difference. She needs a drop down for this one. She understood that the existing building is massive. Sawyer again noted Truex and how it is much simpler.

On the North, a bank of windows was broken up here per Ross. He thought that this façade reminded him of the 300 block of Sopris, although a little taller. Sawyer asked about the window size of the front window seat. It is 3'8"x5'6". She just cautioned against a squat window in the core zone. Wininger thought in a specialty window it might be a little different. Minneman wondered if the Board wanted Murphy and Wininger to do a little research on other windows.

Sawyer asked about the top windows on the East elevation. Ross said that this was discussed and originally it was transoms. It went from that to this. Alvarez Marti would prefer it to be centered. It will change to one.

Sawyer asked about the back deck on the South and if it sticks out to the side of the building. It isn't allowed to go past the building. So, they will pull back slightly. Sawyer asked about two doors and it will be one from dining and one from kitchen. Alvarez Marti thought that this would be disguised by the accessory dwelling. It will be a ¾ light.

On the North elevation of the accessory, Sawyer asked about the Guideline for this style and the height to width ratio (1:1). Minneman said yes that they had done away with it.

Meyer asked about a balcony under the roof on the East, but there is not it is a cricket.

The roof will Hartford green roof. The siding will be a 1"x6" dropped cove with a five inch reveal in green solid body stain. There will be cedar shingles in gable, which will be lighter green. The trim will be a 2"x4" and 2"x6" with a trim cap on top in canvas to match windows, which will be aluminum clad. The primary door will be a ½ light wood in red. The secondary door will be a clad ½ light. There will be painted wood railings and beams all to match the trim.

The accessory's roof will be a corrugated zactique. It will have historic siding in semitransparent green. Ross again read the Guideline 4.74 regarding paints. They felt that this was for the primary and accessories should be simpler. The zactique metal around bottom at 18". Canvas trim, fascia, windows and will be simplified.

They spoke about the front yard setback. Sawyer preferred that as did Ross. Farnell said there is variation on the street.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 222 Gothic Avenue will not appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R l C zone;

The front yard setback can be supported per code section 16-14-90 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The overall design and style of the residence has relationships with single-family residences seen in the historic core and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (not mixing materials in core).

The conditional use permit for a deed restricted accessory dwelling can be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Ross made a motion to approve the conditional use permit to construct an accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone, provided that there is access to the alley and parking and that the snow storage is maintained on a year-round basis, and based upon the finding, the criteria in Code Section 16-8-30, and contingent upon the construction of the primary residence and the accessory dwelling occurs in tandem and under one building permit as required under they Myerson Subdivision together with the recordation of said subdivision.

Sawyer seconded the motion. The motion passed with Meyer voting against.

Ross made a motion to approve the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone provided that the deck will line up with the house, there will only be one window in the gable on the East elevation, which will be reviewed and approved by the Chair, the building will move to the west by 11" and parking will to the west by 18", and based upon the finding, and per the plans and material list updated this evening.

Sawyer seconded the motion. The motion passed with Meyer voting against.

Item No. 6

*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.*

Murphy was present and explained the design. He talked about the discussion regarding the plank and chink and that it must be hewn. They will retain the existing trees. They will put a stain on the siding semi-transparent beige on the upper. He said if he were going to change one he would prefer to change 214 Gothic Avenue.

DRC: Farnell and Ross were members and Ross explained that this building they struggled with on materials. They changed fenestration on the front. They understood that homage was paid to the existing building and tried to work with them. Farnell added that they did change to the hand hewn for the plank and chink. He also mentioned that their process for these buildings were subdivision and architecture and didn't discuss mass and scale a lot.

Staff Comment: Minneman reiterated the same comments from 222 Gothic Avenue.

Public Comment: None.

Board Discussion: Ross asked how it works if they are asking them to rework one or multiple buildings. Minneman said that it is a really good question. Sawyer thought that they have to go through each to know if there are issues.

The Board appreciated the parking in the rear.

The setbacks are 7'6" on sides and 20' in front. There will be 10' to the garage door.

Several trees will be relocated.

Sawyer asked if each parcel will be getting a fence. The others will have separation between buildings for privacy and this will have a full yard fence.

On the North elevation, Meyer thought that this might be the least objectionable because of the variation in design, but didn't support the maximum of FAR. He noted 26 Elk Avenue and the design there. Alvarez Marti would like to see both shift slightly and come down in size. Alvarez Marti thought this is simpler than 214 Gothic Avenue and has some similarities to the neighborhood. Her objection is that all three are quite large. She didn't think that the plank and chink fits. They spoke about neighborhood context. Wininger said that they did take time to think about all three and wanted to provide variation to make them look like they were built at different times. Sawyer thought that she could move forward with this design and setback, referring to what was there. The problem with plank and chink is that when log was used it was up to the eave. Ross reminded that most historic buildings are also one to one and a half stories not two. They discussed other buildings. Sawyer would like to see one window on the second floor. Farnell thought that this is the most subdued of the houses. He thought that it is sort a reinvention of what is currently there and thought that this is the least obtrusive. Ross agreed with Alvarez Marti's comment, but did like that they paid homage to the old building. Ross agreed with Sawyer about glazing. He thought plank and chink should go up to the gable. He thought that they should revise some mass on this building and some on 214 Gothic Avenue also. Sawyer said that core homes have porches and entries centered and all three have their entries off to the side. So, she wondered if this is something that could be revised. Murphy said they were designing around trees. Nauman could see the plank and chink and didn't want to see it up to the eaves. He thought it should step down at 214. He agreed with comments about the glazing. Alvarez Marti thought mass of both needed to step down. She thought a more uniform material would help and the glazing would also. They talked about the fastness of this process. Alvarez Marti thought that there are other options and they owe it to give it due process. Sawyer noted the size. Farnell asked about what Murphy would like. He would like a vote on this one and didn't want to change this.

A straw pull vote for those in favor of the massing on 218 Gothic Avenue, as presented, found Alvarez Marti, Ross and Meyer against and Sawyer, Nauman and Farnell in favor. So, the majority would prefer different design. Sawyer explained how they could proceed. Murphy wondered about if the gable came down a little bit. Alvarez Marti said she would need to see it. She thought that these two should be tweaked. Sawyer suggested dropping the rear because that was what was done historically. Sawyer noted what Warner's did. Farnell agreed about reviewing these two together.

Members supported the rounding on the North.

On the North elevation of the accessory dwelling, Sawyer asked if this was what was approved at Weil's accessory, meaning rusted corrugated metal to the gable. It was a little different at 919 Belleview proportionally. Sawyer asked about the two dormers. Ross thought when viewed from the side it didn't add a lot of mass. Wininger drew attention to the 3D alleyscape. Sawyer asked about the Guideline and if there were other examples in the core. Minneman didn't have any that came to mind. Murphy said it was to help bring light into the space. They discussed other buildings. Minneman asked about skylights. Murphy said that they would rather keep the skylights. Murphy said that they'd rather get rid of one on 214 Gothic Avenue, if presented with the choice. Sawyer asked about Guideline for accessory dwellings and it is 4.82. Minneman reminded to think about neighborhood context for R1C and surrounding zones. Minneman said that this building has simplicity going for it. Sawyer said it will be seen in the future and noted one in the Verzuh. Minneman asked if they could make one of the dormers longer. Meyer thought so and so did Sawyer. All members supported this redesign.

Nauman was supportive of the plank and chink, as presented. There will be a 5V crimp metal roof in dark bronze. The gables will have vertical rabbited random reclaimed board and batton with a semi-transparent stain and the lower portion would have horizontal hand hewn plank and chink. Windows would be sage green. Ross had issue with the semitransparent. Neighborhood context for plank and chink suggested Sawyer, which they discussed. Sawyer said that there isn't any in the neighborhood. Minneman said this is what was done in new zones, but this is core zone. Also, they need to decide if the split needs to go to the gable or be per floor. Farnell thought that it would look too massive to go up to the eave. Minneman said that what they don't have is a board and batton. It could be a thicker lapped siding or rough sawn. Murphy mentioned that another in the core is board on board. There is one behind 26 Elk Avenue, but is an accessory dwelling. Meyer struggled with this because of the presentation on Sopris Avenue. Dogwood is all vertical and is only partially a 1 ½ stories. Minneman suggested for Murphy and Wininger to review this. Sawyer understood the want, but felt that it didn't fit in core. Murphy mentioned that timber is in the core and how it would appear. It wouldn't have been transitioned historically which is what they are struggling with. Alvarez Marti wondered about dropped lap stained closer to plank and chink and if it wouldn't be so visible. Right now, she sees a house built in the new zone. She thought with the similar color it wouldn't be such an evident transition. Ross thought whatever is in the lower section needs to go up to the eaves, but doesn't mind the plank and chink. He worried about the precedent being set.

The accessory dwellings roof would be rusted corrugated metal. The siding vertical 1"x random width. Meyer asked about the rusted corrugated metal and if it was all the same because he didn't like what was on Goodnough (210 Gothic Avenue). This would be pre-patinaed, rusted corrugated metal with matching corners to eave in natural. Sawyer asked where this is seen and Wininger provided photos. Sawyer said that the examples are old and this is brand new. This is a little over one story. Minneman said that the colors for the vertical will blend in with the rust. Ross supported. Windows will be sage. All could support.

They talked about proceeding and they would like to continue this project.

Sawyer made a motion to continue the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.

Farnell seconded the motion. Motion passed unanimously.

Item No. 7
*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.*
Murphy explained that they understand that the Board wants less apparent mass on 214 Gothic Avenue.

DRC: Farnell and Ross were members and Ross said at that point they were in favor, but made changes to fenestration. The accessory deck was moved to the side for diversity. Different materials were proposed. The roof was lowered.

Staff Comment: Minneman reiterated the same comments from 222 and 218 Gothic Avenue.

Public Comment: None.

Board Discussion: The setbacks are 15' front and 6'8" to garage door. Sawyer said normally they ask for seven feet and Murphy thought that they could do this.

Sawyer would like a redraw regarding mass and scale and maybe see the ridge go north/south. She agreed with Alvarez Marti that all look similar. Farnell thought it is the most obtrusive and box-y. Nauman would like to see stepped down to west and/or rear. Ross thought that it is big. Alvarez Marti thought it would be good for this to turn.
Sawyer preferred horizontal materials. Alvarez Marti could support materials, but thought horizontal might be good.

On the North elevation of the accessory, they saw it as a simple building, but thought maybe one dormer could come off and add a skylight on the East.

There might be some bracing on the West. Sawyer thought it might be contemporary. She said there have been instances where the cantilevered deck wasn't allowed.

There will be a natural gray milled shingle roof. There will be random vertical siding. The skirt will be corrugated metal at bottom. There will be gray windows. All trim will be solid body light gray. Alvarez Marti asked if accessory dwellings are shingled and Farnell said all were.

Sawyer moved to continue the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.

Farnell seconded the motion. Motion passed unanimously.

Item 8
Miscellaneous:

- DRC for September 14 and 21: Ross and Farnell (BOZAR – September 29th)
- DRC for October 13 and 19: Farnell and Ross (BOZAR – October 27th)
- November, December and January will be Sawyer and Nauman
- Insubstantial Review:
    - Duke/Hosier (210 Whiterock Avenue): Change roof back to historic pitch and add small amount of fascia.
    - Spehar (313 Sopris Avenue): Update on rehabilitation measures.
    - Long (308 First Street): Window revisions.

Sawyer adjourned the meeting at 11:00 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
August 25, 2015

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:03 pm.

Members present were: Alvarez Marti, Farnell, Sawyer, Ross, Meyer, and Nauman.

Staff members present were: Gillie was present for a portion of the meeting. Minneman and Earley.

Farnell made a motion to approve the minutes from the July 28, 2015 BOZAR meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone.* Andrew Hadley was present and explained that this house has been here for roughly 40 years, but it needs a facelift. They will take off the front porch and entry and do a nice covered porch and revised entry. Due to the fact that they are over the FAR, they were required to shift square footage. They removed a sunroom from the rear and the deck got smaller on the south. The windows will all be energy efficient and the siding will be replaced with cedar siding. The roofing will be replaced and details will be added to the gables. There will be a truss detail on the north. Hadley explained that the Hill's were interested in having a shed on the property, but there wasn't availability for this after discussion. Stone will be added to the base of the building. They will remove the concrete pad on the north.

DRC: Ross and Farnell were members and Farnell said the first DRC was centered mainly upon window placement. The shed wasn't supported in the front (North). At the second DRC, the shed was removed. The South windows were separated. Fence materials will be presented. They needed to hear discussion on the size of the truss on the north. Otherwise, it was supported. Tree removal was supported.

Staff Comment: Minneman explained that there is a tree and there is an ordinance for the removal of trees. They could add more on the lot, but they, as DRC, didn't feel that was needed.

Minneman noted that for the fence detail there must be space between the pickets.

Sawyer asked about the tree and said it is still on the site plan. She asked why they would like to remove and Ross explained that it blocks their view and makes the entry to the drive/back yard a little difficult. Hadley explained further.

Public Comment: None.

Board Discussion: On the site plan, the DRC was supportive of the tree removal because of the amount of mature landscaping. All other members also supported.

Members voiced support for the tandem parking proposed.

Sawyer said it is a big improvement on the North elevation. Sawyer asked for the DRC's thoughts about the trusses. Ross said it was supported, but they wanted to discuss the size of the truss. They felt that it was proportional. Alvarez Marti asked about the eave overhang and it is 18 inches on the gable end. She thought that it was a little large for this neighborhood, but did think that overall the look of the house was improved. Nauman didn't mind the size, but the area that it takes up in the gable. He felt the one on the porch looks proportional. Alvarez Marti asked if it will be hand hewn and Hadley said no, but it will be reclaimed. Hadley reminded that front yard setback is quite large. Sawyer wondered if there should be color.

Alvarez Marti reminded that this will be changed and Hadley said that it will match the gable behind it. Alvarez Marti thought 6"x8" was large, as did Sawyer, and they thought that it could be 6"x6". Meyer asked if there was another example in the R1C zone and Hadley noted the building by the Catholic Church, but they cautioned that this isn't a residence. Hadley explained they did this to break up the mass of the front of the building. Sawyer thought 6"x6" would bring down the mass. Nauman, Farnell and Meyer would support Sawyer's proposal. Ross didn't have a problem with the truss, as drawn, but if the rest of the Board supported it smaller he could support. Alvarez Marti also wanted to make sure it wasn't hand hewn because it wasn't appropriate. The outer posts would be 6"x6".

On the South, these posts will also be 6"x6".

Roof is standing seam in dark bronze. The siding will be 8"cedar lapped in off white (solid paint) and board and batton in the gables in natural brown (stain). Sawyer asked about thoughts from the Board on this. Ross mentioned the Guidelines regarding the requirement for paint and/or solid body stain. Meyer wondered about exposed wood on other homes in the core. Alvarez Marti clarified that Sawyer meant that there is a split in materials, which is seen more in new construction. Hadley said that between Second and Third on Sopris there are a few examples. Sawyer would like to see it painted. Meyer agreed. Alvarez Marti could support the split and thought that it would look good. She said that the house is so large it helps. Farnell thought because this wasn't historic he didn't have problems with things, as presented. He understands that it is in the core zone. Ross asked what Hadley thought and he thought that this is an ugly house that shouldn't be made to look like a historic home. The owners would like it to be natural. Sawyer said that unfortunately people buy homes in the historic core and these are details that weren't seen just like the rock around the base of the foundation. Ross didn't mind the split, but thought because it is natural he didn't support. Sawyer could support this also if it was another color or solid body stain. Meyer asked if it was smooth and it is. Nauman noted that it is vertical ship lapped on the plans and this is correct. Meyer expressed that he liked to see paint. Nauman asked about the natural shingles and Sawyer said that this was seen historically. Ross read the Guidelines and thought that it has to be stuck with, which Nauman agreed with. Farnell clarified. Sawyer said that Hadley needs to present a paint or solid body stain in the top. Hadley would like to go with brown. The wood trim will be 2"x4" in taupe. The fascia will be 2"x8" and 2"x6" corner boards. There will be a custom wood primary door and a dark bronze metal door on South. Windows are aluminum clad and will also be dark bronze. Truss color and post color will be the natural brown solid body stain. The rail posts are wood and will match with the posts and trusses. Stone will be a natural stone with grays and browns (stacked), but they have not chosen the stone yet. Sawyer said it can be signed off on by the Chair at a later time.

The Board finds that the application to renovate and construct additions to the residence located at 106 Sopris Avenue will not appear excessively similar or dissimilar to structures within the surrounding R1C zone.

The demolition of the rear sun room and reduction of the rear deck can be supported as part of the development plan to construct the front elevation porch;

The removal of the mature lodge pole pine necessary for the walkway leading to the porch entry for the can be supported under code section 16-15-50 and 60;

The proposal can be supported by the application of Guidelines 4.23, (dissimilarity - context); 4.45, and 5.114 (front porch), 4.49, 4.50, 4.54 (windows), 4.71(materials), and 4.74.

Ross made a motion to approve demolition of the sun room and portion of the rear porch of the residence located at 106 Sopris Avenue, Block 32, lots 13-14 in the R1C zone based upon the findings, contingent upon architectural approval.

Alvarez Marti seconded the motion. The motion passed unanimously.

Ross made a motion to approve the architectural appropriateness for the renovation and addition to the single family residence together with site plan changes located at 106 Sopris Avenue, Block 32, lots 13-14 in the R1C zone, provided that the gables will be a shipped lapped siding in solid body natural brown, the truss will be 6"x6" painted with a solid body stain, and based upon the based upon the findings, the plans and material list updated this evening.

Farnell seconded the motion. The motion passed unanimously.

Ross made a friendly amendment that both the stain choice and rock choice by the applicant will be reviewed by the BOZAR Chair.

Item No. 2

*Consideration of the application of **Bryan M. Shea** to raise the roof and add dormers to the south portion of the duplex located at 819 Gothic Avenue, Unit A Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone.*

Kent Cowherd and Brian Shea were present. Cowherd presented photos of the existing neighboring buildings and explained the location. The proposal is to rebuild the roof to make another room. It will change the pitch from 10:12 to 12:12. They will also add two dormers. He felt it makes the building conform a bit more. There are examples of this in the alley.

DRC: Ross and Farnell were members and Ross said that the two dormers were discussed and they felt that there were other examples of this. They are stepped down from the ridge. Farnell agreed about the dormers. He had a note that trees could be added, if necessary. Ross mentioned that they spoke with the owner of the other portion of the townhome and gained approval via a letter.

Staff Comment: Minneman confirmed that we do have this letter.

Public Comment: None.

Board Discussion: Meyer asked about the height max for the zone. It is 30' and this is proposed at 29' 6".

Sawyer agreed with DRC and didn't think trees needed to be added.

Sawyer noted that new windows should be aluminum clad as vinyl isn't supported. Roof and fascia will match existing.

The Board finds that the application to remove the truss roof and construct a roof top addition to the duplex located at 819 Gothic Avenue, Unit A, Deer Creek Townhouses, R2A zone will not appear excessively similar or dissimilar to structures within the surrounding R2A zone.

The proposal can be supported by the application of Guidelines 4.23, (dissimilarity - context); 4.42, and 4.43 (dormers), 4.50 (windows), and 4.71 (materials).

Sawyer made a motion to approve the architectural appropriateness to construct a roof top addition to the duplex located at 819 Gothic Avenue, Unit A, Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone provided that the new windows will be aluminum clad in white, and based upon the findings, the plans and material list updated this evening.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 3

*Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone.*

Michael Helland was present and explained that this is a three lot parcel. The first phase was a renovation of the residence and utility upgrades. The two partner owners would like to subdivide into almost equal parcels. Parcel "A" will front Elk Avenue and Parcel "B" will front Seventh Street. The garage encroaches into the right-of-way a little over six feet and the proposal is to move the building onto the property as part of the subdivision

DRC: Farnell and Ross were members and Farnell said that they were supportive overall of the project. They were supportive of utility easements and relocations. Also, they were supportive of the moving of the garage. Ross mentioned the proposal to remove the utility pole and that they were supportive, but Minneman mentioned that this is between the utility company and owner.

Staff Comment: Minneman wondered about what if the garage doesn't move very well or if it isn't possible. She wanted to give the opportunity for the owners to come back to the Board and she put it in the suggested motion, but they can remove this if they don't agree. Alvarez Marti wondered about if this is historic. Minneman said it wasn't surveyed and wasn't established.

Public Comment: None.

Board Discussion: Meyer asked about moving it and Helland said that worse buildings have been moved. He suggested removing this from the motion and Ross agreed. Minneman said that this is item d in the motion and said they just don't need to read this.

Sawyer reviewed the two parcels and the parking orientation.

The subdivision of lots 1-3, Block 52 will create two new fee simple –lots in the R1C zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following conditions that may be included in a subdivision improvement agreement and or a development agreement:

1. *Because the utilities are interconnected, installation of requisite utilities for building habitation is required and will be contained in a subdivision improvements agreement.*
2. *The accessory building garage must be relocated on to the property as depicted in the subdivision plan prior to the recordation of the subdivision;*
3. *The designation of 7th Street as the front yard for Parcel B;*
4. *Any development associated with Parcel B should comply with the design guidelines that locate the main massing of the primary residence towards the street.*
5. *The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.*

Ross made a motion to approve the Block 52 Subdivision located on lots 1-3, Block 52 in the R1C zone into two fee simple parcels as shown on the minor subdivision plat and based upon the finding and compliance with Code Section 17-4-50 and 17-4-60 contingent upon the following:

1. **A permit must be issued for the relocation of the existing garage accessory building onto the property as shown on the plot plan as follows:**
    a. **The relocation of the existing building can be placed on a 0' lot line from the roof overhang.**
    b. **The building is placed on a permanent foundation and rehabilitated to the best extent possible.**
    c. **An engineered plan is submitted to the building department with BOZAR chair sign off.**
2. **The designation of 7th Street as the front yard for Parcel B;**
3. **Any development associated with Parcel B should comply with the design guidelines that locate the main massing of the primary residence towards the street.**

Sawyer seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone.* Dan Murphy, David Leinsdorf and Laura Wininger were present and Murphy explained that the Myerson's have owned this for some time. They remodeled the middle building to use as their family home and have now moved away.

Now, they would like to subdivide these lots into three lots. They would like to demolish existing buildings and build a single family residence and an accessory dwelling on each of the three lots. They feel that this is a good compromise to the housing situation. They understand that it would be going from five "affordable" units to three.

DRC: Farnell and Ross were members and Farnell said the discussion centered on affordable housing and sequencing. He said it is reflected in Molly's memo and staff recommendations. Three much nicer units will replace the five existing. They made a recommendation to vary the setbacks and architecture. They wanted existing data with other adjacent property. They supported demolition. They didn't support making them historic even though the age could endorse this. The second meeting was predominantly architecture. Ross added that they discussed ways to offset rentals and they came to the agreement that it would be difficult to get five rentals on these properties. If it does sell, it would be redeveloped most likely in any case.

Staff Comment: Minneman explained that this whole project is about a redevelopment plan with three single family residences and accessory dwellings. There is a sequence that needs to happen because of the existing buildings. The code requires the redevelopment plan. The demolition of the building has challenges because of the connected utilities, which exist currently. When it is time to demolish, all buildings will have to be removed because of that connection. There must be a recycle plan for this demolition. The question is what the best way to structure this sequence is. Staff suggests an agreement that is written between the proponent's attorney, Murphy and Gillie to respect the code and to enable the new purchasers to move forward. The first person to pull a permit will set the trigger for all of these items. It is complicated, but can be worked out on paper. Minneman has supplied the Board with a revised finding and motion.

Sawyer wondered if there is a time line. Minneman said that the time line is generally three years for the vested property right. The Board could also direct Staff to draft a development agreement with the attorney to be recorded in the real property record. Each lot must be under one permit for both the single family residence and accessory, which means that they both must be built at one time. Minneman explained this is required because of the demolition and removal of the existing "affordable" units. Sawyer asked about if the new owners would want to change the look of the building or build an accessory building instead of a dwelling. Minneman said that they would be required to build the accessory dwelling. Someone could always come back to BOZAR, but these are the requirements. Ross said that these are the conditions of the subdivision approval. Sawyer reminded that accessory dwellings are not as popular. Minneman said that this is how it is proposed tonight from the applicant and to change this after the fact would require taking this to Council and BOZAR later. Alvarez Marti mentioned that the worry is that one gets built and then the other two lots sit empty. Ross said that this will gain six residences and that we don't know if the front houses will be second homeowners or long term rentals. Farnell reminded that none are deed restricted currently and this would gain three deed restricted. Minneman explained that this is the application tonight that they are reacting to.

Public Comment: David Leinsdorf (represents the owners, Myerson's) said that the proposal is for six dwellings, three of which are deed restricted and this is cast in stone and couldn't be amended unless the town had a complete change of heart. The designs could be tweaked. All Board members are approving this knowing that this will be the case. Sawyer clarified, but Minneman explained that the redevelopment plan is predicated on the plan. Each accessory dwelling must be reviewed under the conditional use criteria and the Board must determine if there is a good reason to not support this. They make a proposed motion and finding or the subdivision could be continued until next month to find what is fair for review of each parcel. Sawyer said that they could decide if dwellings are appropriate or if buildings are better and Minneman said that this would then change the application.

Andi Burnite (owner, 210 Gothic Avenue) was in support of the demolition. They'd like to see 218 Gothic brought down to height restriction for views. Construction will bring too much traffic to street. So, they would like to see fence on the property. Parking/alley access is a concern because of narrowness of the alley. Snow removal is also a problem.

Michelle Simpson (resident, 222 Gothic Avenue) resident of CB 30 years as a renter and she wondered how many blocks have all locals and felt that this block is an example. These three buildings house 8 locals. She asked the Board to consider the maximum amount of rentals.

Joan Windsor (owner, 208 3rd Street) thought that the proposed buildings aren't in line with the rest of the buildings. She said that they don't conform. She had concern over parking and traffic on the alley.

Erin (owner, 217 Gothic Avenue) noted the easement on the back of Goodnough's property on for the Last Resort. The alley access was a concern. Snow storage is in the alley and Sawyer said that is illegal. She explained the termination of the alley. They appreciate the neighborhood and would like the subdivision to have the deed restricted units.

Scott Truex (owner, 219 Gothic Avenue) was concerned about the alley access, parking and plowing.

Johnathan Brown (105 Teocalli Avenue) wondered if this is the final approval for this decision. Sawyer said that yes this does fall with the Board tonight. He wondered if it was their responsibility to take into account that their homes are being demolished. Minneman explained that this affordable housing discussion is taking place at with the Town Council and she explained BOZAR's position. Brown clarified again. Meyer asked if other people can take this to the Council if they don't like the Board's decision and they could. Sawyer clarified that it is a personal property issue, but yes. Ross said they understand the intent.

Connor Griffin (resident, 218 Gothic Avenue) wondered about a time frame. Sawyer explained that if approved they have three years before they lose this right and when the first property is sold and a building permit is pulled then demolition and subdivision would happen. Sawyer also mentioned the tenant rights with his lease.

Board Discussion: Sawyer asked about the sheds from adjacent properties and Minneman said it is to explain existing encroachments. Minneman explained what happens when a person gets an ILC on a property. They don't have to move them as a result of the subdivision. Sawyer asked about the setbacks and if they are from the encroaching building or lot line. Minneman said that they must take this into consideration. The development plan doesn't have snow shed into the side yard.

Sawyer asked the Board for comments about the subdivision. Farnell thought that they were compliant for the subdivision and lot sizes. Sawyer said that this was a unique situation. Ross said it isn't a standard lot size. Minneman asked Murphy to speak to the lot lines. He wanted to create accessory dwellings in the rear and have parking for both, which was why the lot lines were jogged over. Meyer wondered if it would be the time to address parking. Farnell thought generally, but specific to each property should be reserved. Meyer wondered about the parking in front. The DG 5.10 (a) prefers parking from the alley. Ross said that it was changed due to snow shed/snow storage. He thought that it was a practicality issue and Murphy confirmed. All parking is in front currently and Sawyer thought that this would clean it up. Murphy explained that there is a berm in the back, which encroaches into the alley 18 inches, and it will be removed. They will also be saving all existing trees. Meyer asked about the 214 Gothic Avenue and the requirement for four spaces and this is because of the extra bedroom in the basement. Alvarez Marti didn't think that it could be drawn any other way and there are many lots that are not "normal" in this area. She supported as drawn. Nauman wondered about the alley and Sawyer explained that it is up to the residents to plow and then the proponents will remove the berm. Sawyer said that if there isn't enough snow removal then they could require a snow removal agreement. Murphy explained that plows would come through Third Street. Sawyer explained the proponents are required to show how this will function and then owners work together. Susan Gardiner doesn't plow her side. The alley is 16 feet wide per Minneman. There are buildings that are very close to the property lines. This does occur in town and in the core and it can be done. It will be conveyed to the proponent through Board discussion and the restrictive covenant agreements. Farnell noted that the Board is sensitive to the plight of the current residents and town does prohibit the demolition of buildings for the sale of raw land. The object is to provide three deed restricted units. Sawyer mentioned that the material must go on the curb for two weeks and there must be a landscape plan and can't get final CO unless all of this has been done.

Regarding the demolition, the DRC was in support. Minneman said that two of these buildings have reached the 50 year mark and the DRC did discuss this with Murphy and Wininger. They didn't feel that these buildings were historic or were relational to the buildings with historic significance. Sawyer also supported the demolition. Ross thought that the criteria needs to be nailed down in the future, but supported demolition. Minneman said we are hoping to pursue a grant for the resurveying of town buildings. Meyer didn't feel that they were historically significant.

Farnell confirmed that it is the intention that it would have one building permit pulled for both buildings and both CO's. Minneman explained there could be two separate CO's because of construction schedules. Farnell just wanted to make sure that it gets built. Minneman said normally the person will move forward if the money has been paid for the permit. Minneman said that the other could be a temporary CO until the other building is finished. Murphy said that the Myerson's

want these built and said that they would support the requirement to have the accessory dwelling built simultaneously to the single family residence. Minneman said that would be added to the motion. She then said she wouldn't want to get into the Building Inspector or Official's job and would leave it up to them.

The subdivision of Block 16, the North 75 feet of lot 5, all of Lots 6-10 is part of a development plan that will create three new fee simple –lots in the R1C zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following findings and restrictions that may be included in a subdivision improvement agreement together with a development agreement:

1. *The provision of non-historic status of 214 and 222 Gothic Avenue.*
    a. *The buildings were constructed over 50 years ago and are eligible for historic status in the local historic district. Neither buildings have appreciable qualities relating to architectural form, style or function that would connect them with the local district based upon the Town's mining era from 1880-1952; and will not be protected under code section 16-1-2 (definition of historic) or 16-2-60 (treatment for demolition of historic buildings); and*

2. *The demolition of the non-historic buildings located at 214, 218, and 222 Gothic Avenue is contingent upon approval of the three development plans per code section 16-14-190 (requirements for demolition) together with the purchase of a building permit for whichever is the first residence and accessory dwelling ready for construction; and*

3. *Because the removal of all structures will have to occur at one time due to the interconnected utilities within the existing parcel, a recycle plan must be submitted to the building department prior to demolition per code section 16-14-190, together with an interim landscape plan provided for any parcels not undergoing construction; and*

4. *The applicant has agreed to construct an accessory dwelling unit on each property as a condition of the subdivision approval to mitigate the resident occupant affordable housing requirements and loss of existing rental housing; and*

5. *The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.*

Farnell made a motion to approve the Myerson Subdivision located on the North 75 feet of lot 5, all of Lots 6-10, Block 16, in the R1C zone into three fee simple tracts as shown on the minor subdivision plat based upon compliance with Code Section 17-4-50 and contingent upon the following:

1. **A permit for the demolition of the non-historic buildings is pending the Board's approval of the redevelopment plan as required in Code Section 16-14-90;**

2. **The provision of a recycling plan and landscape plan is submitted to the building department prior to the issuance of the demolition permit per Code Section 16-14-90 (3);**

3. **The approval of the development plan is subject to the requirement for the construction of a primary residence in tandem with an accessory dwelling unit on each parcel as defined in the Crested Butte Municipal code, and made part of the subdivision application; and**

4. **An agreement will be enacted between the Town and the Developer to determine the sequence of events relative to the contract for sale, permit for demolition, subdivision, sale, and permits for construction of the primary and accessory dwelling on the site.**

5. **Completion of the accessory dwelling must occur simultaneously to construction and completion of the primary residence, or as approved by the Building Official and/or Building Inspector.**

Ross seconded the motion. Motion passed unanimously.

Item No. 5

*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1) in the R1C zone.* Dan Murphy said that this home will be solid body stain in green and the trim will be canvas. The roof will be Hartford green. The accessory dwelling will be 18" of metal at the base and cove lapped siding. They have simplified the trim, gables and fascia. He mentioned that each of the accessory dwellings' are efficiencies not true one bedrooms. The dressing room is a closet. The balusters will be wood not metal on both the primary and accessory dwelling. Murphy said that they wanted to step the roof down on the east because of the existing historic structure.

DRC: Farnell and Ross were members and Farnell said that the parking layout was revised slightly. Some of the windows were separated. Ross said that they wanted to speak to the Board about the double posts on the front porch. Sawyer asked about square footage and it is on the fact sheet.

Staff Comment: Minneman said that one of the things that the Board addressed during the subdivision was access to the alley, parking and snow storage. She suggested adding to the motion for the conditional use for the accessory dwelling about maintenance for alley. Then, she explained why this is helpful.

Public Comment: Michelle Simpson (resident, 222 Gothic Avenue) addressed parking in the alley and that there are two vacation homes to the east. They park close to the alley. She mentioned how things function and how it is plowed currently. She wasn't concerned about the design.

Board Discussion: On the site plan, Sawyer asked about the shed on the east side. From the eave line to the property line, there is 8'8". It is 6.4' to the encroaching building which is historic and this concerned Sawyer due to snow shed. Minneman mentioned that there isn't anything in the code to impose a deeper setback because of the building. The setback requirement is met, but they could ask Murphy what the impact of this will be. Sawyer noted the difference on the rendering and was struggling a bit with this. Murphy said that they could move it to the West to make it 7'6" to the building. Wininger didn't think that there will be much snow shed there. They had concern over snow shed from the encroaching buildings. Murphy said that they could move and the Board supported. Then, the parking space could move over 1' 6".

Regarding the landscape plan, trees will be relocated to ensure their survival. There will be new trees. Sawyer asked about snow shed onto the trees and Murphy and Simpson didn't think that there would be much. They talked about the size of the trees. There will be 10' to the garage door. Murphy said that Myerson's will maintain and water trees and landscape until the other lots are sold and developed.

The minimum required snow storage is shown.

Meyer asked about mass and scale. He objected to mass and complexity and referred to the Guidelines for the R1C zone. He felt that they need to pay attention to the neighboring properties, especially those that are historic, and the FAR's. Sawyer clarified if he was not in favor of the shape and he thought that it was too complex. Sawyer noted Truex's home. Alvarez Marti thought that it needs to be taken in context with the full proposal. She had a similar reaction to all three homes, as proposed because it is a lot of mass. Alvarez Marti felt that this building fits the context the most rather than the other two. She had similar concerns over the added mass for this block. Sawyer agreed and noted that there is a vacant lot across the street. The character of the street will go away. Truex's home, as designed looks smaller although FAR is large. They spoke about neighborhood context. She agreed with Alvarez Marti that this is the better design. They should try to focus on 214 and 218 Gothic Avenue. 214 Gothic Avenue was made shorter than others and Ross said one of his considerations was that this subdivision has some tricky situations that if they can't support some mass then they might have to support what is there in perpetuity and Alvarez Marti disagreed. She thought that mass can be disguised in many ways and they don't fit the neighborhood. The ridges are all facing the street. There are ways to redesign. Meyer reminded that they need to compare to existing historic buildings and not really take into consideration the newer buildings. There are two elements new buildings and the largest amount of mass are being introduced. She felt with the next two the mass and design don't fit in with the neighborhood. Ross agreed that they are large and there is a way to redesign. Ross said that most homes are being maxed out. Sawyer gave a historic perspective and the infill homes to go below FAR. She said that the Board can make this

decision. Nauman said that a lot is being asked for with the accessory dwelling units and wondered if it is a carrot. He wondered if it is fitting it all. Sawyer thought nice homes could be done as 1 ½ stories and Alvarez Marti agreed. All ridge lines face in the same direction per Alvarez Marti. Murphy contended that things were varied. Sawyer said she understands that an architect wants to max. They were sensitive dumping snow to west and east. Murphy noted the size of the neighboring building and that these are smaller. Murphy explained what a person would do if the existing houses were built. Alvarez Marti explained that the problem is the appearance of mass and they are asking for the houses to be shaped differently. She would like to see at least one house to be more in context with neighboring buildings. Sawyer thought that 214 Gothic Avenue might need to be massaged and 218 Gothic Avenue might be an homage to what is there. The 3D color rendering doesn't provide the depth and Sawyer disagreed that it is complex and this zone is asked to be simple. Alvarez Marti said that at 218 Gothic Avenue there is a wider front module, which has a bulky appearance and explained the difference. She needs a drop down for this one. She understood that the existing building is massive. Sawyer again noted Truex and how it is much simpler.

On the North, a bank of windows was broken up here per Ross. He thought that this façade reminded him of the 300 block of Sopris, although a little taller. Sawyer asked about the window size of the front window seat. It is 3'8"x5'6". She just cautioned against a squat window in the core zone. Wininger thought in a specialty window it might be a little different. Minneman wondered if the Board wanted Murphy and Wininger to do a little research on other windows.

Sawyer asked about the top windows on the East elevation. Ross said that this was discussed and originally it was transoms. It went from that to this. Alvarez Marti would prefer it to be centered. It will change to one.

Sawyer asked about the back deck on the South and if it sticks out to the side of the building. It isn't allowed to go past the building. So, they will pull back slightly. Sawyer asked about two doors and it will be one from dining and one from kitchen. Alvarez Marti thought that this would be disguised by the accessory dwelling. It will be a ¾ light.

On the North elevation of the accessory, Sawyer asked about the Guideline for this style and the height to width ratio (1:1). Minneman said yes that they had done away with it.

Meyer asked about a balcony under the roof on the East, but there is not it is a cricket.

The roof will Hartford green roof. The siding will be a 1"x6" dropped cove with a five inch reveal in green solid body stain. There will be cedar shingles in gable, which will be lighter green. The trim will be a 2"x4" and 2"x6" with a trim cap on top in canvas to match windows, which will be aluminum clad. The primary door will be a ½ light wood in red. The secondary door will be a clad ½ light. There will be painted wood railings and beams all to match the trim.

The accessory's roof will be a corrugated zactique. It will have historic siding in semitransparent green. Ross again read the Guideline 4.74 regarding paints. They felt that this was for the primary and accessories should be simpler. The zactique metal around bottom at 18". Canvas trim, fascia, windows and will be simplified.

They spoke about the front yard setback. Sawyer preferred that as did Ross. Farnell said there is variation on the street.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 222 Gothic Avenue will not appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R l C zone;

The front yard setback can be supported per code section 16-14-90 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The overall design and style of the residence has relationships with single-family residences seen in the historic core and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (not mixing materials in core).

The conditional use permit for a deed restricted accessory dwelling can be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Ross made a motion to approve the conditional use permit to construct an accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone, provided that there is access to the alley and parking and that the snow storage is maintained on a year-round basis, and based upon the finding, the criteria in Code Section 16-8-30, and contingent upon the construction of the primary residence and the accessory dwelling occurs in tandem and under one building permit as required under they Myerson Subdivision together with the recordation of said subdivision.

Sawyer seconded the motion. The motion passed with Meyer voting against.

Ross made a motion to approve the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone provided that the deck will line up with the house, there will only be one window in the gable on the East elevation, which will be reviewed and approved by the Chair, the building will move to the west by 11" and parking will to the west by 18", and based upon the finding, and per the plans and material list updated this evening.

Sawyer seconded the motion. The motion passed with Meyer voting against.

Item No. 6

*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.*

Murphy was present and explained the design. He talked about the discussion regarding the plank and chink and that it must be hewn. They will retain the existing trees. They will put a stain on the siding semi-transparent beige on the upper. He said if he were going to change one he would prefer to change 214 Gothic Avenue.

DRC: Farnell and Ross were members and Ross explained that this building they struggled with on materials. They changed fenestration on the front. They understood that homage was paid to the existing building and tried to work with them. Farnell added that they did change to the hand hewn for the plank and chink. He also mentioned that their process for these buildings were subdivision and architecture and didn't discuss mass and scale a lot.

Staff Comment: Minneman reiterated the same comments from 222 Gothic Avenue.

Public Comment: None.

Board Discussion: Ross asked how it works if they are asking them to rework one or multiple buildings. Minneman said that it is a really good question. Sawyer thought that they have to go through each to know if there are issues.

The Board appreciated the parking in the rear.

The setbacks are 7'6" on sides and 20' in front. There will be 10' to the garage door.

Several trees will be relocated.

Sawyer asked if each parcel will be getting a fence. The others will have separation between buildings for privacy and this will have a full yard fence.

On the North elevation, Meyer thought that this might be the least objectionable because of the variation in design, but didn't support the maximum of FAR. He noted 26 Elk Avenue and the design there. Alvarez Marti would like to see both shift slightly and come down in size. Alvarez Marti thought this is simpler than 214 Gothic Avenue and has some similarities to the neighborhood. Her objection is that all three are quite large. She didn't think that the plank and chink fits. They spoke about neighborhood context. Wininger said that they did take time to think about all three and wanted to provide variation to make them look like they were built at different times. Sawyer thought that she could move forward with this design and setback, referring to what was there. The problem with plank and chink is that when log was used it was up to the eave. Ross reminded that most historic buildings are also one to one and a half stories not two. They discussed other buildings. Sawyer would like to see one window on the second floor. Farnell thought that this is the most subdued of the houses. He thought that it is sort a reinvention of what is currently there and thought that this is the least obtrusive. Ross agreed with Alvarez Marti's comment, but did like that they paid homage to the old building. Ross agreed with Sawyer about glazing. He thought plank and chink should go up to the gable. He thought that they should revise some mass on this building and some on 214 Gothic Avenue also. Sawyer said that core homes have porches and entries centered and all three have their entries off to the side. So, she wondered if this is something that could be revised. Murphy said they were designing around trees. Nauman could see the plank and chink and didn't want to see it up to the eaves. He thought it should step down at 214. He agreed with comments about the glazing. Alvarez Marti thought mass of both needed to step down. She thought a more uniform material would help and the glazing would also. They talked about the fastness of this process. Alvarez Marti thought that there are other options and they owe it to give it due process. Sawyer noted the size. Farnell asked about what Murphy would like. He would like a vote on this one and didn't want to change this.

A straw pull vote for those in favor of the massing on 218 Gothic Avenue, as presented, found Alvarez Marti, Ross and Meyer against and Sawyer, Nauman and Farnell in favor. So, the majority would prefer different design. Sawyer explained how they could proceed. Murphy wondered about if the gable came down a little bit. Alvarez Marti said she would need to see it. She thought that these two should be tweaked. Sawyer suggested dropping the rear because that was what was done historically. Sawyer noted what Warner's did. Farnell agreed about reviewing these two together.

Members supported the rounding on the North.

On the North elevation of the accessory dwelling, Sawyer asked if this was what was approved at Weil's accessory, meaning rusted corrugated metal to the gable. It was a little different at 919 Belleview proportionally. Sawyer asked about the two dormers. Ross thought when viewed from the side it didn't add a lot of mass. Wininger drew attention to the 3D alleyscape. Sawyer asked about the Guideline and if there were other examples in the core. Minneman didn't have any that came to mind. Murphy said it was to help bring light into the space. They discussed other buildings. Minneman asked about skylights. Murphy said that they would rather keep the skylights. Murphy said that they'd rather get rid of one on 214 Gothic Avenue, if presented with the choice. Sawyer asked about Guideline for accessory dwellings and it is 4.82. Minneman reminded to think about neighborhood context for R1C and surrounding zones. Minneman said that this building has simplicity going for it. Sawyer said it will be seen in the future and noted one in the Verzuh. Minneman asked if they could make one of the dormers longer. Meyer thought so and so did Sawyer. All members supported this redesign.

Nauman was supportive of the plank and chink, as presented. There will be a 5V crimp metal roof in dark bronze. The gables will have vertical rabbited random reclaimed board and batton with a semi-transparent stain and the lower portion would have horizontal hand hewn plank and chink. Windows would be sage green. Ross had issue with the semitransparent. Neighborhood context for plank and chink suggested Sawyer, which they discussed. Sawyer said that there isn't any in the neighborhood. Minneman said this is what was done in new zones, but this is core zone. Also, they need to decide if the split needs to go to the gable or be per floor. Farnell thought that it would look too massive to go up to the eave. Minneman said that what they don't have is a board and batton. It could be a thicker lapped siding or rough sawn. Murphy mentioned that another in the core is board on board. There is one behind 26 Elk Avenue, but is an accessory dwelling. Meyer struggled with this because of the presentation on Sopris Avenue. Dogwood is all vertical and is only partially a 1 ½ stories. Minneman suggested for Murphy and Wininger to review this. Sawyer understood the want, but felt that it didn't fit in core. Murphy mentioned that timber is in the core and how it would appear. It wouldn't have been transitioned historically which is what they are struggling with. Alvarez Marti wondered about dropped lap stained closer to plank and chink and if it wouldn't be so visible. Right now, she sees a house built in the new zone. She thought with the similar color it wouldn't be such an evident transition. Ross thought whatever is in the lower section needs to go up to the eaves, but doesn't mind the plank and chink. He worried about the precedent being set.

The accessory dwellings roof would be rusted corrugated metal. The siding vertical 1"x random width. Meyer asked about the rusted corrugated metal and if it was all the same because he didn't like what was on Goodnough (210 Gothic Avenue). This would be pre-patinaed, rusted corrugated metal with matching corners to eave in natural. Sawyer asked where this is seen and Wininger provided photos. Sawyer said that the examples are old and this is brand new. This is a little over one story. Minneman said that the colors for the vertical will blend in with the rust. Ross supported. Windows will be sage. All could support.

They talked about proceeding and they would like to continue this project.

Sawyer made a motion to continue the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.

Farnell seconded the motion. Motion passed unanimously.

Item No. 7
*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.*
Murphy explained that they understand that the Board wants less apparent mass on 214 Gothic Avenue.

DRC: Farnell and Ross were members and Ross said at that point they were in favor, but made changes to fenestration. The accessory deck was moved to the side for diversity. Different materials were proposed. The roof was lowered.

Staff Comment: Minneman reiterated the same comments from 222 and 218 Gothic Avenue.

Public Comment: None.

Board Discussion: The setbacks are 15' front and 6'8" to garage door. Sawyer said normally they ask for seven feet and Murphy thought that they could do this.

Sawyer would like a redraw regarding mass and scale and maybe see the ridge go north/south. She agreed with Alvarez Marti that all look similar. Farnell thought it is the most obtrusive and box-y. Nauman would like to see stepped down to west and/or rear. Ross thought that it is big. Alvarez Marti thought it would be good for this to turn.
Sawyer preferred horizontal materials. Alvarez Marti could support materials, but thought horizontal might be good.

On the North elevation of the accessory, they saw it as a simple building, but thought maybe one dormer could come off and add a skylight on the East.

There might be some bracing on the West. Sawyer thought it might be contemporary. She said there have been instances where the cantilevered deck wasn't allowed.

There will be a natural gray milled shingle roof. There will be random vertical siding. The skirt will be corrugated metal at bottom. There will be gray windows. All trim will be solid body light gray. Alvarez Marti asked if accessory dwellings are shingled and Farnell said all were.

Sawyer moved to continue the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.

Farnell seconded the motion. Motion passed unanimously.

Item 8
Miscellaneous:

- DRC for September 14 and 21: Ross and Farnell (BOZAR – September 29th)
- DRC for October 13 and 19: Farnell and Ross (BOZAR – October 27th)
- November, December and January will be Sawyer and Nauman
- Insubstantial Review:
    - Duke/Hosier (210 Whiterock Avenue): Change roof back to historic pitch and add small amount of fascia.
    - Spehar (313 Sopris Avenue): Update on rehabilitation measures.
    - Long (308 First Street): Window revisions.

Sawyer adjourned the meeting at 11:00 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
August 25, 2015

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:03 pm.

Members present were: Alvarez Marti, Farnell, Sawyer, Ross, Meyer, and Nauman.

Staff members present were: Gillie was present for a portion of the meeting. Minneman and Earley.

Farnell made a motion to approve the minutes from the July 28, 2015 BOZAR meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
*Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone.* Andrew Hadley was present and explained that this house has been here for roughly 40 years, but it needs a facelift. They will take off the front porch and entry and do a nice covered porch and revised entry. Due to the fact that they are over the FAR, they were required to shift square footage. They removed a sunroom from the rear and the deck got smaller on the south. The windows will all be energy efficient and the siding will be replaced with cedar siding. The roofing will be replaced and details will be added to the gables. There will be a truss detail on the north. Hadley explained that the Hill's were interested in having a shed on the property, but there wasn't availability for this after discussion. Stone will be added to the base of the building. They will remove the concrete pad on the north.

DRC: Ross and Farnell were members and Farnell said the first DRC was centered mainly upon window placement. The shed wasn't supported in the front (North). At the second DRC, the shed was removed. The South windows were separated. Fence materials will be presented. They needed to hear discussion on the size of the truss on the north. Otherwise, it was supported. Tree removal was supported.

Staff Comment: Minneman explained that there is a tree and there is an ordinance for the removal of trees. They could add more on the lot, but they, as DRC, didn't feel that was needed.

Minneman noted that for the fence detail there must be space between the pickets.

Sawyer asked about the tree and said it is still on the site plan. She asked why they would like to remove and Ross explained that it blocks their view and makes the entry to the drive/back yard a little difficult. Hadley explained further.

Public Comment: None.

Board Discussion: On the site plan, the DRC was supportive of the tree removal because of the amount of mature landscaping. All other members also supported.

Members voiced support for the tandem parking proposed.

Sawyer said it is a big improvement on the North elevation. Sawyer asked for the DRC's thoughts about the trusses. Ross said it was supported, but they wanted to discuss the size of the truss. They felt that it was proportional. Alvarez Marti asked about the eave overhang and it is 18 inches on the gable end. She thought that it was a little large for this neighborhood, but did think that overall the look of the house was improved. Nauman didn't mind the size, but the area that it takes up in the gable. He felt the one on the porch looks proportional. Alvarez Marti asked if it will be hand hewn and Hadley said no, but it will be reclaimed. Hadley reminded that front yard setback is quite large. Sawyer wondered if there should be color.

Alvarez Marti reminded that this will be changed and Hadley said that it will match the gable behind it. Alvarez Marti thought 6"x8" was large, as did Sawyer, and they thought that it could be 6"x6". Meyer asked if there was another example in the R1C zone and Hadley noted the building by the Catholic Church, but they cautioned that this isn't a residence. Hadley explained they did this to break up the mass of the front of the building. Sawyer thought 6"x6" would bring down the mass. Nauman, Farnell and Meyer would support Sawyer's proposal. Ross didn't have a problem with the truss, as drawn, but if the rest of the Board supported it smaller he could support. Alvarez Marti also wanted to make sure it wasn't hand hewn because it wasn't appropriate. The outer posts would be 6"x6".

On the South, these posts will also be 6"x6".

Roof is standing seam in dark bronze. The siding will be 8"cedar lapped in off white (solid paint) and board and batton in the gables in natural brown (stain). Sawyer asked about thoughts from the Board on this. Ross mentioned the Guidelines regarding the requirement for paint and/or solid body stain. Meyer wondered about exposed wood on other homes in the core. Alvarez Marti clarified that Sawyer meant that there is a split in materials, which is seen more in new construction. Hadley said that between Second and Third on Sopris there are a few examples. Sawyer would like to see it painted. Meyer agreed. Alvarez Marti could support the split and thought that it would look good. She said that the house is so large it helps. Farnell thought because this wasn't historic he didn't have problems with things, as presented. He understands that it is in the core zone. Ross asked what Hadley thought and he thought that this is an ugly house that shouldn't be made to look like a historic home. The owners would like it to be natural. Sawyer said that unfortunately people buy homes in the historic core and these are details that weren't seen just like the rock around the base of the foundation. Ross didn't mind the split, but thought because it is natural he didn't support. Sawyer could support this also if it was another color or solid body stain. Meyer asked if it was smooth and it is. Nauman noted that it is vertical ship lapped on the plans and this is correct. Meyer expressed that he liked to see paint. Nauman asked about the natural shingles and Sawyer said that this was seen historically. Ross read the Guidelines and thought that it has to be stuck with, which Nauman agreed with. Farnell clarified. Sawyer said that Hadley needs to present a paint or solid body stain in the top. Hadley would like to go with brown. The wood trim will be 2"x4" in taupe. The fascia will be 2"x8" and 2"x6" corner boards. There will be a custom wood primary door and a dark bronze metal door on South. Windows are aluminum clad and will also be dark bronze. Truss color and post color will be the natural brown solid body stain. The rail posts are wood and will match with the posts and trusses. Stone will be a natural stone with grays and browns (stacked), but they have not chosen the stone yet. Sawyer said it can be signed off on by the Chair at a later time.

The Board finds that the application to renovate and construct additions to the residence located at 106 Sopris Avenue will not appear excessively similar or dissimilar to structures within the surrounding R1C zone.

The demolition of the rear sun room and reduction of the rear deck can be supported as part of the development plan to construct the front elevation porch;

The removal of the mature lodge pole pine necessary for the walkway leading to the porch entry for the can be supported under code section 16-15-50 and 60;

The proposal can be supported by the application of Guidelines 4.23, (dissimilarity - context); 4.45, and 5.114 (front porch), 4.49, 4.50, 4.54 (windows), 4.71(materials), and 4.74.

Ross made a motion to approve demolition of the sun room and portion of the rear porch of the residence located at 106 Sopris Avenue, Block 32, lots 13-14 in the R1C zone based upon the findings, contingent upon architectural approval.

Alvarez Marti seconded the motion. The motion passed unanimously.

Ross made a motion to approve the architectural appropriateness for the renovation and addition to the single family residence together with site plan changes located at 106 Sopris Avenue, Block 32, lots 13-14 in the R1C zone, provided that the gables will be a shipped lapped siding in solid body natural brown, the truss will be 6"x6" painted with a solid body stain, and based upon the based upon the findings, the plans and material list updated this evening.

Farnell seconded the motion. The motion passed unanimously.

Ross made a friendly amendment that both the stain choice and rock choice by the applicant will be reviewed by the BOZAR Chair.

Item No. 2

*Consideration of the application of **Bryan M. Shea** to raise the roof and add dormers to the south portion of the duplex located at 819 Gothic Avenue, Unit A Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone.*

Kent Cowherd and Brian Shea were present. Cowherd presented photos of the existing neighboring buildings and explained the location. The proposal is to rebuild the roof to make another room. It will change the pitch from 10:12 to 12:12. They will also add two dormers. He felt it makes the building conform a bit more. There are examples of this in the alley.

DRC: Ross and Farnell were members and Ross said that the two dormers were discussed and they felt that there were other examples of this. They are stepped down from the ridge. Farnell agreed about the dormers. He had a note that trees could be added, if necessary. Ross mentioned that they spoke with the owner of the other portion of the townhome and gained approval via a letter.

Staff Comment: Minneman confirmed that we do have this letter.

Public Comment: None.

Board Discussion: Meyer asked about the height max for the zone. It is 30' and this is proposed at 29' 6".

Sawyer agreed with DRC and didn't think trees needed to be added.

Sawyer noted that new windows should be aluminum clad as vinyl isn't supported. Roof and fascia will match existing.

The Board finds that the application to remove the truss roof and construct a roof top addition to the duplex located at 819 Gothic Avenue, Unit A, Deer Creek Townhouses, R2A zone will not appear excessively similar or dissimilar to structures within the surrounding R2A zone.

The proposal can be supported by the application of Guidelines 4.23, (dissimilarity - context); 4.42, and 4.43 (dormers), 4.50 (windows), and 4.71 (materials).

Sawyer made a motion to approve the architectural appropriateness to construct a roof top addition to the duplex located at 819 Gothic Avenue, Unit A, Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone provided that the new windows will be aluminum clad in white, and based upon the findings, the plans and material list updated this evening.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 3

*Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone.*

Michael Helland was present and explained that this is a three lot parcel. The first phase was a renovation of the residence and utility upgrades. The two partner owners would like to subdivide into almost equal parcels. Parcel "A" will front Elk Avenue and Parcel "B" will front Seventh Street. The garage encroaches into the right-of-way a little over six feet and the proposal is to move the building onto the property as part of the subdivision

DRC: Farnell and Ross were members and Farnell said that they were supportive overall of the project. They were supportive of utility easements and relocations. Also, they were supportive of the moving of the garage. Ross mentioned the proposal to remove the utility pole and that they were supportive, but Minneman mentioned that this is between the utility company and owner.

Staff Comment: Minneman wondered about what if the garage doesn't move very well or if it isn't possible. She wanted to give the opportunity for the owners to come back to the Board and she put it in the suggested motion, but they can remove this if they don't agree. Alvarez Marti wondered about if this is historic. Minneman said it wasn't surveyed and wasn't established.

Public Comment: None.

Board Discussion: Meyer asked about moving it and Helland said that worse buildings have been moved. He suggested removing this from the motion and Ross agreed. Minneman said that this is item d in the motion and said they just don't need to read this.

Sawyer reviewed the two parcels and the parking orientation.

The subdivision of lots 1-3, Block 52 will create two new fee simple –lots in the R1C zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following conditions that may be included in a subdivision improvement agreement and or a development agreement:

1. *Because the utilities are interconnected, installation of requisite utilities for building habitation is required and will be contained in a subdivision improvements agreement.*
2. *The accessory building garage must be relocated on to the property as depicted in the subdivision plan prior to the recordation of the subdivision;*
3. *The designation of 7th Street as the front yard for Parcel B;*
4. *Any development associated with Parcel B should comply with the design guidelines that locate the main massing of the primary residence towards the street.*
5. *The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.*

Ross made a motion to approve the Block 52 Subdivision located on lots 1-3, Block 52 in the R1C zone into two fee simple parcels as shown on the minor subdivision plat and based upon the finding and compliance with Code Section 17-4-50 and 17-4-60 contingent upon the following:

1. **A permit must be issued for the relocation of the existing garage accessory building onto the property as shown on the plot plan as follows:**
    a. **The relocation of the existing building can be placed on a 0' lot line from the roof overhang.**
    b. **The building is placed on a permanent foundation and rehabilitated to the best extent possible.**
    c. **An engineered plan is submitted to the building department with BOZAR chair sign off.**
2. **The designation of 7th Street as the front yard for Parcel B;**
3. **Any development associated with Parcel B should comply with the design guidelines that locate the main massing of the primary residence towards the street.**

Sawyer seconded the motion. The motion passed unanimously.

Item No. 4

*Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone.* Dan Murphy, David Leinsdorf and Laura Wininger were present and Murphy explained that the Myerson's have owned this for some time. They remodeled the middle building to use as their family home and have now moved away.

Now, they would like to subdivide these lots into three lots. They would like to demolish existing buildings and build a single family residence and an accessory dwelling on each of the three lots. They feel that this is a good compromise to the housing situation. They understand that it would be going from five "affordable" units to three.

DRC: Farnell and Ross were members and Farnell said the discussion centered on affordable housing and sequencing. He said it is reflected in Molly's memo and staff recommendations. Three much nicer units will replace the five existing. They made a recommendation to vary the setbacks and architecture. They wanted existing data with other adjacent property. They supported demolition. They didn't support making them historic even though the age could endorse this. The second meeting was predominantly architecture. Ross added that they discussed ways to offset rentals and they came to the agreement that it would be difficult to get five rentals on these properties. If it does sell, it would be redeveloped most likely in any case.

Staff Comment: Minneman explained that this whole project is about a redevelopment plan with three single family residences and accessory dwellings. There is a sequence that needs to happen because of the existing buildings. The code requires the redevelopment plan. The demolition of the building has challenges because of the connected utilities, which exist currently. When it is time to demolish, all buildings will have to be removed because of that connection. There must be a recycle plan for this demolition. The question is what the best way to structure this sequence is. Staff suggests an agreement that is written between the proponent's attorney, Murphy and Gillie to respect the code and to enable the new purchasers to move forward. The first person to pull a permit will set the trigger for all of these items. It is complicated, but can be worked out on paper. Minneman has supplied the Board with a revised finding and motion.

Sawyer wondered if there is a time line. Minneman said that the time line is generally three years for the vested property right. The Board could also direct Staff to draft a development agreement with the attorney to be recorded in the real property record. Each lot must be under one permit for both the single family residence and accessory, which means that they both must be built at one time. Minneman explained this is required because of the demolition and removal of the existing "affordable" units. Sawyer asked about if the new owners would want to change the look of the building or build an accessory building instead of a dwelling. Minneman said that they would be required to build the accessory dwelling. Someone could always come back to BOZAR, but these are the requirements. Ross said that these are the conditions of the subdivision approval. Sawyer reminded that accessory dwellings are not as popular. Minneman said that this is how it is proposed tonight from the applicant and to change this after the fact would require taking this to Council and BOZAR later. Alvarez Marti mentioned that the worry is that one gets built and then the other two lots sit empty. Ross said that this will gain six residences and that we don't know if the front houses will be second homeowners or long term rentals. Farnell reminded that none are deed restricted currently and this would gain three deed restricted. Minneman explained that this is the application tonight that they are reacting to.

Public Comment: David Leinsdorf (represents the owners, Myerson's) said that the proposal is for six dwellings, three of which are deed restricted and this is cast in stone and couldn't be amended unless the town had a complete change of heart. The designs could be tweaked. All Board members are approving this knowing that this will be the case. Sawyer clarified, but Minneman explained that the redevelopment plan is predicated on the plan. Each accessory dwelling must be reviewed under the conditional use criteria and the Board must determine if there is a good reason to not support this. They make a proposed motion and finding or the subdivision could be continued until next month to find what is fair for review of each parcel. Sawyer said that they could decide if dwellings are appropriate or if buildings are better and Minneman said that this would then change the application.

Andi Burnite (owner, 210 Gothic Avenue) was in support of the demolition. They'd like to see 218 Gothic brought down to height restriction for views. Construction will bring too much traffic to street. So, they would like to see fence on the property. Parking/alley access is a concern because of narrowness of the alley. Snow removal is also a problem.

Michelle Simpson (resident, 222 Gothic Avenue) resident of CB 30 years as a renter and she wondered how many blocks have all locals and felt that this block is an example. These three buildings house 8 locals. She asked the Board to consider the maximum amount of rentals.

Joan Windsor (owner, 208 3rd Street) thought that the proposed buildings aren't in line with the rest of the buildings. She said that they don't conform. She had concern over parking and traffic on the alley.

Erin (owner, 217 Gothic Avenue) noted the easement on the back of Goodnough's property on for the Last Resort. The alley access was a concern. Snow storage is in the alley and Sawyer said that is illegal. She explained the termination of the alley. They appreciate the neighborhood and would like the subdivision to have the deed restricted units.

Scott Truex (owner, 219 Gothic Avenue) was concerned about the alley access, parking and plowing.

Johnathan Brown (105 Teocalli Avenue) wondered if this is the final approval for this decision. Sawyer said that yes this does fall with the Board tonight. He wondered if it was their responsibility to take into account that their homes are being demolished. Minneman explained that this affordable housing discussion is taking place at with the Town Council and she explained BOZAR's position. Brown clarified again. Meyer asked if other people can take this to the Council if they don't like the Board's decision and they could. Sawyer clarified that it is a personal property issue, but yes. Ross said they understand the intent.

Connor Griffin (resident, 218 Gothic Avenue) wondered about a time frame. Sawyer explained that if approved they have three years before they lose this right and when the first property is sold and a building permit is pulled then demolition and subdivision would happen. Sawyer also mentioned the tenant rights with his lease.

Board Discussion: Sawyer asked about the sheds from adjacent properties and Minneman said it is to explain existing encroachments. Minneman explained what happens when a person gets an ILC on a property. They don't have to move them as a result of the subdivision. Sawyer asked about the setbacks and if they are from the encroaching building or lot line. Minneman said that they must take this into consideration. The development plan doesn't have snow shed into the side yard.

Sawyer asked the Board for comments about the subdivision. Farnell thought that they were compliant for the subdivision and lot sizes. Sawyer said that this was a unique situation. Ross said it isn't a standard lot size. Minneman asked Murphy to speak to the lot lines. He wanted to create accessory dwellings in the rear and have parking for both, which was why the lot lines were jogged over. Meyer wondered if it would be the time to address parking. Farnell thought generally, but specific to each property should be reserved. Meyer wondered about the parking in front. The DG 5.10 (a) prefers parking from the alley. Ross said that it was changed due to snow shed/snow storage. He thought that it was a practicality issue and Murphy confirmed. All parking is in front currently and Sawyer thought that this would clean it up. Murphy explained that there is a berm in the back, which encroaches into the alley 18 inches, and it will be removed. They will also be saving all existing trees. Meyer asked about the 214 Gothic Avenue and the requirement for four spaces and this is because of the extra bedroom in the basement. Alvarez Marti didn't think that it could be drawn any other way and there are many lots that are not "normal" in this area. She supported as drawn. Nauman wondered about the alley and Sawyer explained that it is up to the residents to plow and then the proponents will remove the berm. Sawyer said that if there isn't enough snow removal then they could require a snow removal agreement. Murphy explained that plows would come through Third Street. Sawyer explained the proponents are required to show how this will function and then owners work together. Susan Gardiner doesn't plow her side. The alley is 16 feet wide per Minneman. There are buildings that are very close to the property lines. This does occur in town and in the core and it can be done. It will be conveyed to the proponent through Board discussion and the restrictive covenant agreements. Farnell noted that the Board is sensitive to the plight of the current residents and town does prohibit the demolition of buildings for the sale of raw land. The object is to provide three deed restricted units. Sawyer mentioned that the material must go on the curb for two weeks and there must be a landscape plan and can't get final CO unless all of this has been done.

Regarding the demolition, the DRC was in support. Minneman said that two of these buildings have reached the 50 year mark and the DRC did discuss this with Murphy and Wininger. They didn't feel that these buildings were historic or were relational to the buildings with historic significance. Sawyer also supported the demolition. Ross thought that the criteria needs to be nailed down in the future, but supported demolition. Minneman said we are hoping to pursue a grant for the resurveying of town buildings. Meyer didn't feel that they were historically significant.

Farnell confirmed that it is the intention that it would have one building permit pulled for both buildings and both CO's. Minneman explained there could be two separate CO's because of construction schedules. Farnell just wanted to make sure that it gets built. Minneman said normally the person will move forward if the money has been paid for the permit. Minneman said that the other could be a temporary CO until the other building is finished. Murphy said that the Myerson's

want these built and said that they would support the requirement to have the accessory dwelling built simultaneously to the single family residence. Minneman said that would be added to the motion. She then said she wouldn't want to get into the Building Inspector or Official's job and would leave it up to them.

The subdivision of Block 16, the North 75 feet of lot 5, all of Lots 6-10 is part of a development plan that will create three new fee simple –lots in the R1C zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following findings and restrictions that may be included in a subdivision improvement agreement together with a development agreement:

1. *The provision of non-historic status of 214 and 222 Gothic Avenue.*
    a. *The buildings were constructed over 50 years ago and are eligible for historic status in the local historic district. Neither buildings have appreciable qualities relating to architectural form, style or function that would connect them with the local district based upon the Town's mining era from 1880-1952; and will not be protected under code section 16-1-2 (definition of historic) or 16-2-60 (treatment for demolition of historic buildings); and*

2. *The demolition of the non-historic buildings located at 214, 218, and 222 Gothic Avenue is contingent upon approval of the three development plans per code section 16-14-190 (requirements for demolition) together with the purchase of a building permit for whichever is the first residence and accessory dwelling ready for construction; and*

3. *Because the removal of all structures will have to occur at one time due to the interconnected utilities within the existing parcel, a recycle plan must be submitted to the building department prior to demolition per code section 16-14-190, together with an interim landscape plan provided for any parcels not undergoing construction; and*

4. *The applicant has agreed to construct an accessory dwelling unit on each property as a condition of the subdivision approval to mitigate the resident occupant affordable housing requirements and loss of existing rental housing; and*

5. *The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.*

Farnell made a motion to approve the Myerson Subdivision located on the North 75 feet of lot 5, all of Lots 6-10, Block 16, in the R1C zone into three fee simple tracts as shown on the minor subdivision plat based upon compliance with Code Section 17-4-50 and contingent upon the following:

1. **A permit for the demolition of the non-historic buildings is pending the Board's approval of the redevelopment plan as required in Code Section 16-14-90;**

2. **The provision of a recycling plan and landscape plan is submitted to the building department prior to the issuance of the demolition permit per Code Section 16-14-90 (3);**

3. **The approval of the development plan is subject to the requirement for the construction of a primary residence in tandem with an accessory dwelling unit on each parcel as defined in the Crested Butte Municipal code, and made part of the subdivision application; and**

4. **An agreement will be enacted between the Town and the Developer to determine the sequence of events relative to the contract for sale, permit for demolition, subdivision, sale, and permits for construction of the primary and accessory dwelling on the site.**

5. **Completion of the accessory dwelling must occur simultaneously to construction and completion of the primary residence, or as approved by the Building Official and/or Building Inspector.**

Ross seconded the motion. Motion passed unanimously.

Item No. 5

*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1) in the R1C zone.* Dan Murphy said that this home will be solid body stain in green and the trim will be canvas. The roof will be Hartford green. The accessory dwelling will be 18" of metal at the base and cove lapped siding. They have simplified the trim, gables and fascia. He mentioned that each of the accessory dwellings' are efficiencies not true one bedrooms. The dressing room is a closet. The balusters will be wood not metal on both the primary and accessory dwelling. Murphy said that they wanted to step the roof down on the east because of the existing historic structure.

DRC: Farnell and Ross were members and Farnell said that the parking layout was revised slightly. Some of the windows were separated. Ross said that they wanted to speak to the Board about the double posts on the front porch. Sawyer asked about square footage and it is on the fact sheet.

Staff Comment: Minneman said that one of the things that the Board addressed during the subdivision was access to the alley, parking and snow storage. She suggested adding to the motion for the conditional use for the accessory dwelling about maintenance for alley. Then, she explained why this is helpful.

Public Comment: Michelle Simpson (resident, 222 Gothic Avenue) addressed parking in the alley and that there are two vacation homes to the east. They park close to the alley. She mentioned how things function and how it is plowed currently. She wasn't concerned about the design.

Board Discussion: On the site plan, Sawyer asked about the shed on the east side. From the eave line to the property line, there is 8'8". It is 6.4' to the encroaching building which is historic and this concerned Sawyer due to snow shed. Minneman mentioned that there isn't anything in the code to impose a deeper setback because of the building. The setback requirement is met, but they could ask Murphy what the impact of this will be. Sawyer noted the difference on the rendering and was struggling a bit with this. Murphy said that they could move it to the West to make it 7'6" to the building. Wininger didn't think that there will be much snow shed there. They had concern over snow shed from the encroaching buildings. Murphy said that they could move and the Board supported. Then, the parking space could move over 1' 6".

Regarding the landscape plan, trees will be relocated to ensure their survival. There will be new trees. Sawyer asked about snow shed onto the trees and Murphy and Simpson didn't think that there would be much. They talked about the size of the trees. There will be 10' to the garage door. Murphy said that Myerson's will maintain and water trees and landscape until the other lots are sold and developed.

The minimum required snow storage is shown.

Meyer asked about mass and scale. He objected to mass and complexity and referred to the Guidelines for the R1C zone. He felt that they need to pay attention to the neighboring properties, especially those that are historic, and the FAR's. Sawyer clarified if he was not in favor of the shape and he thought that it was too complex. Sawyer noted Truex's home. Alvarez Marti thought that it needs to be taken in context with the full proposal. She had a similar reaction to all three homes, as proposed because it is a lot of mass. Alvarez Marti felt that this building fits the context the most rather than the other two. She had similar concerns over the added mass for this block. Sawyer agreed and noted that there is a vacant lot across the street. The character of the street will go away. Truex's home, as designed looks smaller although FAR is large. They spoke about neighborhood context. She agreed with Alvarez Marti that this is the better design. They should try to focus on 214 and 218 Gothic Avenue. 214 Gothic Avenue was made shorter than others and Ross said one of his considerations was that this subdivision has some tricky situations that if they can't support some mass then they might have to support what is there in perpetuity and Alvarez Marti disagreed. She thought that mass can be disguised in many ways and they don't fit the neighborhood. The ridges are all facing the street. There are ways to redesign. Meyer reminded that they need to compare to existing historic buildings and not really take into consideration the newer buildings. There are two elements new buildings and the largest amount of mass are being introduced. She felt with the next two the mass and design don't fit in with the neighborhood. Ross agreed that they are large and there is a way to redesign. Ross said that most homes are being maxed out. Sawyer gave a historic perspective and the infill homes to go below FAR. She said that the Board can make this

decision. Nauman said that a lot is being asked for with the accessory dwelling units and wondered if it is a carrot. He wondered if it is fitting it all. Sawyer thought nice homes could be done as 1 ½ stories and Alvarez Marti agreed. All ridge lines face in the same direction per Alvarez Marti. Murphy contended that things were varied. Sawyer said she understands that an architect wants to max. They were sensitive dumping snow to west and east. Murphy noted the size of the neighboring building and that these are smaller. Murphy explained what a person would do if the existing houses were built. Alvarez Marti explained that the problem is the appearance of mass and they are asking for the houses to be shaped differently. She would like to see at least one house to be more in context with neighboring buildings. Sawyer thought that 214 Gothic Avenue might need to be massaged and 218 Gothic Avenue might be an homage to what is there. The 3D color rendering doesn't provide the depth and Sawyer disagreed that it is complex and this zone is asked to be simple. Alvarez Marti said that at 218 Gothic Avenue there is a wider front module, which has a bulky appearance and explained the difference. She needs a drop down for this one. She understood that the existing building is massive. Sawyer again noted Truex and how it is much simpler.

On the North, a bank of windows was broken up here per Ross. He thought that this façade reminded him of the 300 block of Sopris, although a little taller. Sawyer asked about the window size of the front window seat. It is 3'8"x5'6". She just cautioned against a squat window in the core zone. Wininger thought in a specialty window it might be a little different. Minneman wondered if the Board wanted Murphy and Wininger to do a little research on other windows.

Sawyer asked about the top windows on the East elevation. Ross said that this was discussed and originally it was transoms. It went from that to this. Alvarez Marti would prefer it to be centered. It will change to one.

Sawyer asked about the back deck on the South and if it sticks out to the side of the building. It isn't allowed to go past the building. So, they will pull back slightly. Sawyer asked about two doors and it will be one from dining and one from kitchen. Alvarez Marti thought that this would be disguised by the accessory dwelling. It will be a ¾ light.

On the North elevation of the accessory, Sawyer asked about the Guideline for this style and the height to width ratio (1:1). Minneman said yes that they had done away with it.

Meyer asked about a balcony under the roof on the East, but there is not it is a cricket.

The roof will Hartford green roof. The siding will be a 1"x6" dropped cove with a five inch reveal in green solid body stain. There will be cedar shingles in gable, which will be lighter green. The trim will be a 2"x4" and 2"x6" with a trim cap on top in canvas to match windows, which will be aluminum clad. The primary door will be a ½ light wood in red. The secondary door will be a clad ½ light. There will be painted wood railings and beams all to match the trim.

The accessory's roof will be a corrugated zactique. It will have historic siding in semitransparent green. Ross again read the Guideline 4.74 regarding paints. They felt that this was for the primary and accessories should be simpler. The zactique metal around bottom at 18". Canvas trim, fascia, windows and will be simplified.

They spoke about the front yard setback. Sawyer preferred that as did Ross. Farnell said there is variation on the street.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 222 Gothic Avenue will not appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R l C zone;

The front yard setback can be supported per code section 16-14-90 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The overall design and style of the residence has relationships with single-family residences seen in the historic core and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (not mixing materials in core).

The conditional use permit for a deed restricted accessory dwelling can be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Ross made a motion to approve the conditional use permit to construct an accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone, provided that there is access to the alley and parking and that the snow storage is maintained on a year-round basis, and based upon the finding, the criteria in Code Section 16-8-30, and contingent upon the construction of the primary residence and the accessory dwelling occurs in tandem and under one building permit as required under they Myerson Subdivision together with the recordation of said subdivision.

Sawyer seconded the motion. The motion passed with Meyer voting against.

Ross made a motion to approve the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone provided that the deck will line up with the house, there will only be one window in the gable on the East elevation, which will be reviewed and approved by the Chair, the building will move to the west by 11" and parking will to the west by 18", and based upon the finding, and per the plans and material list updated this evening.

Sawyer seconded the motion. The motion passed with Meyer voting against.

Item No. 6

*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.*

Murphy was present and explained the design. He talked about the discussion regarding the plank and chink and that it must be hewn. They will retain the existing trees. They will put a stain on the siding semi-transparent beige on the upper. He said if he were going to change one he would prefer to change 214 Gothic Avenue.

DRC: Farnell and Ross were members and Ross explained that this building they struggled with on materials. They changed fenestration on the front. They understood that homage was paid to the existing building and tried to work with them. Farnell added that they did change to the hand hewn for the plank and chink. He also mentioned that their process for these buildings were subdivision and architecture and didn't discuss mass and scale a lot.

Staff Comment: Minneman reiterated the same comments from 222 Gothic Avenue.

Public Comment: None.

Board Discussion: Ross asked how it works if they are asking them to rework one or multiple buildings. Minneman said that it is a really good question. Sawyer thought that they have to go through each to know if there are issues.

The Board appreciated the parking in the rear.

The setbacks are 7'6" on sides and 20' in front. There will be 10' to the garage door.

Several trees will be relocated.

Sawyer asked if each parcel will be getting a fence. The others will have separation between buildings for privacy and this will have a full yard fence.

On the North elevation, Meyer thought that this might be the least objectionable because of the variation in design, but didn't support the maximum of FAR. He noted 26 Elk Avenue and the design there. Alvarez Marti would like to see both shift slightly and come down in size. Alvarez Marti thought this is simpler than 214 Gothic Avenue and has some similarities to the neighborhood. Her objection is that all three are quite large. She didn't think that the plank and chink fits. They spoke about neighborhood context. Wininger said that they did take time to think about all three and wanted to provide variation to make them look like they were built at different times. Sawyer thought that she could move forward with this design and setback, referring to what was there. The problem with plank and chink is that when log was used it was up to the eave. Ross reminded that most historic buildings are also one to one and a half stories not two. They discussed other buildings. Sawyer would like to see one window on the second floor. Farnell thought that this is the most subdued of the houses. He thought that it is sort a reinvention of what is currently there and thought that this is the least obtrusive. Ross agreed with Alvarez Marti's comment, but did like that they paid homage to the old building. Ross agreed with Sawyer about glazing. He thought plank and chink should go up to the gable. He thought that they should revise some mass on this building and some on 214 Gothic Avenue also. Sawyer said that core homes have porches and entries centered and all three have their entries off to the side. So, she wondered if this is something that could be revised. Murphy said they were designing around trees. Nauman could see the plank and chink and didn't want to see it up to the eaves. He thought it should step down at 214. He agreed with comments about the glazing. Alvarez Marti thought mass of both needed to step down. She thought a more uniform material would help and the glazing would also. They talked about the fastness of this process. Alvarez Marti thought that there are other options and they owe it to give it due process. Sawyer noted the size. Farnell asked about what Murphy would like. He would like a vote on this one and didn't want to change this.

A straw pull vote for those in favor of the massing on 218 Gothic Avenue, as presented, found Alvarez Marti, Ross and Meyer against and Sawyer, Nauman and Farnell in favor. So, the majority would prefer different design. Sawyer explained how they could proceed. Murphy wondered about if the gable came down a little bit. Alvarez Marti said she would need to see it. She thought that these two should be tweaked. Sawyer suggested dropping the rear because that was what was done historically. Sawyer noted what Warner's did. Farnell agreed about reviewing these two together.

Members supported the rounding on the North.

On the North elevation of the accessory dwelling, Sawyer asked if this was what was approved at Weil's accessory, meaning rusted corrugated metal to the gable. It was a little different at 919 Belleview proportionally. Sawyer asked about the two dormers. Ross thought when viewed from the side it didn't add a lot of mass. Wininger drew attention to the 3D alleyscape. Sawyer asked about the Guideline and if there were other examples in the core. Minneman didn't have any that came to mind. Murphy said it was to help bring light into the space. They discussed other buildings. Minneman asked about skylights. Murphy said that they would rather keep the skylights. Murphy said that they'd rather get rid of one on 214 Gothic Avenue, if presented with the choice. Sawyer asked about Guideline for accessory dwellings and it is 4.82. Minneman reminded to think about neighborhood context for R1C and surrounding zones. Minneman said that this building has simplicity going for it. Sawyer said it will be seen in the future and noted one in the Verzuh. Minneman asked if they could make one of the dormers longer. Meyer thought so and so did Sawyer. All members supported this redesign.

Nauman was supportive of the plank and chink, as presented. There will be a 5V crimp metal roof in dark bronze. The gables will have vertical rabbited random reclaimed board and batton with a semi-transparent stain and the lower portion would have horizontal hand hewn plank and chink. Windows would be sage green. Ross had issue with the semitransparent. Neighborhood context for plank and chink suggested Sawyer, which they discussed. Sawyer said that there isn't any in the neighborhood. Minneman said this is what was done in new zones, but this is core zone. Also, they need to decide if the split needs to go to the gable or be per floor. Farnell thought that it would look too massive to go up to the eave. Minneman said that what they don't have is a board and batton. It could be a thicker lapped siding or rough sawn. Murphy mentioned that another in the core is board on board. There is one behind 26 Elk Avenue, but is an accessory dwelling. Meyer struggled with this because of the presentation on Sopris Avenue. Dogwood is all vertical and is only partially a 1 ½ stories. Minneman suggested for Murphy and Wininger to review this. Sawyer understood the want, but felt that it didn't fit in core. Murphy mentioned that timber is in the core and how it would appear. It wouldn't have been transitioned historically which is what they are struggling with. Alvarez Marti wondered about dropped lap stained closer to plank and chink and if it wouldn't be so visible. Right now, she sees a house built in the new zone. She thought with the similar color it wouldn't be such an evident transition. Ross thought whatever is in the lower section needs to go up to the eaves, but doesn't mind the plank and chink. He worried about the precedent being set.

The accessory dwellings roof would be rusted corrugated metal. The siding vertical 1"x random width. Meyer asked about the rusted corrugated metal and if it was all the same because he didn't like what was on Goodnough (210 Gothic Avenue). This would be pre-patinaed, rusted corrugated metal with matching corners to eave in natural. Sawyer asked where this is seen and Wininger provided photos. Sawyer said that the examples are old and this is brand new. This is a little over one story. Minneman said that the colors for the vertical will blend in with the rust. Ross supported. Windows will be sage. All could support.

They talked about proceeding and they would like to continue this project.

Sawyer made a motion to continue the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.

Farnell seconded the motion. Motion passed unanimously.

Item No. 7
*Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.*
Murphy explained that they understand that the Board wants less apparent mass on 214 Gothic Avenue.

DRC: Farnell and Ross were members and Ross said at that point they were in favor, but made changes to fenestration. The accessory deck was moved to the side for diversity. Different materials were proposed. The roof was lowered.

Staff Comment: Minneman reiterated the same comments from 222 and 218 Gothic Avenue.

Public Comment: None.

Board Discussion: The setbacks are 15' front and 6'8" to garage door. Sawyer said normally they ask for seven feet and Murphy thought that they could do this.

Sawyer would like a redraw regarding mass and scale and maybe see the ridge go north/south. She agreed with Alvarez Marti that all look similar. Farnell thought it is the most obtrusive and box-y. Nauman would like to see stepped down to west and/or rear. Ross thought that it is big. Alvarez Marti thought it would be good for this to turn.
Sawyer preferred horizontal materials. Alvarez Marti could support materials, but thought horizontal might be good.

On the North elevation of the accessory, they saw it as a simple building, but thought maybe one dormer could come off and add a skylight on the East.

There might be some bracing on the West. Sawyer thought it might be contemporary. She said there have been instances where the cantilevered deck wasn't allowed.

There will be a natural gray milled shingle roof. There will be random vertical siding. The skirt will be corrugated metal at bottom. There will be gray windows. All trim will be solid body light gray. Alvarez Marti asked if accessory dwellings are shingled and Farnell said all were.

Sawyer moved to continue the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.

Farnell seconded the motion. Motion passed unanimously.

Item 8
Miscellaneous:

- DRC for September 14 and 21: Ross and Farnell (BOZAR – September 29th)
- DRC for October 13 and 19: Farnell and Ross (BOZAR – October 27th)
- November, December and January will be Sawyer and Nauman
- Insubstantial Review:
    - Duke/Hosier (210 Whiterock Avenue): Change roof back to historic pitch and add small amount of fascia.
    - Spehar (313 Sopris Avenue): Update on rehabilitation measures.
    - Long (308 First Street): Window revisions.

Sawyer adjourned the meeting at 11:00 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
September 29, 2015

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:04 pm.

Members present were: Alvarez Marti, Farnell, Sawyer, Ross, Meyer, Russell, and Nauman.

Staff members present were: Minneman and Earley.

Farnell made a motion to approve the minutes from the August 25, 2015 BOZAR meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
Consideration of the application of Town of Crested Butte to site a vehicle storage building to be located at 800 Butte Avenue in the P zone.
Shea Earley was present and explained the want is for the building to store vehicles.

DRC: Ross and Farnell were members and Ross explained that they felt that this was a really straightforward application and similar to what is existing. There is a berm that will shield this building also. They were in support.

Staff Comment: None.

Public Comment: None.

Board Discussion: There were no comments on the site plan.

On the East elevation, it was noted that there will be white painted steel walls. On the garage door windows versus no windows depends upon cost per Earley.

Sawyer asked if this is what people will see from the West and it is what is visible from Butte Ave.

There will be a Hawaiian blue pro-panel roof. There will be white metal siding. There will be a small stem wall exposed on the berm side to protect the building. The eaves will be in ash gray. The door will be a steel garage door and will be roll-up may have windows. Earley thought it would be beneficial for natural light.

The Board finds that the vehicle storage building to be located at 801 Butte Avenue in the P zone will not appear excessively dissimilar to utilitarian buildings like use within the surrounding public works yard in the P zone.

The scale and form of the building can be supported by the application of Guidelines 5.147 and sufficient landscaping minimizes the scale of the waste water facilities per GL 5.146.

Ross made a motion to approve architectural appropriateness to construct a vehicle storage facility to be located at 801 Butte Avenue in the P zone and per the finding, plans and material list updated this evening.

Sawyer seconded the motion. The motion passed unanimously.

Meyer noted that the P zone is diverse.

Item No. 2

Consideration of the application of 313 Sopris LLC to discuss rehabilitation measures, add a door on the East elevation and lift and stabilize the two accessory buildings located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone.

Palhava was present and showed the Board updated plans. The house sits on the hill and they are trying to integrate this with the neighborhood. They will not be touching the property line over to the right-of-way, but back from the property line they would like to roll it back. They will keep the small wing of retaining wall to ensure the bay windows look smaller. She presented photos from the neighborhood. Sawyer asked about landscaping and if this will be approved tonight and Minneman said that this plan hasn't been brought to the Utilities Department and is off the table tonight. Minneman said to address the tree and the rear yard though. There won't be much change to the rear and it will be done with landscape ties or stone steps (no concrete) and the existing grass. The parking will be graveled. Palhava clarified that there will be no heating/plumbing or dwelling in either of the accessory buildings. She explained the alley used to be higher and then it was cut back. They would like a down-shielded light by the doors. On the West, they'd like to capture the old opening and have a small cricket. They will keep the roof structure as is. There will be a guard rail for the window well on the West and North. The North shows the most changes, but they tried to protect the other elevations. Two windows will be added on the bottom level and then a deck on the upper level. For the rail, they would like it to be timber not hand hewn. Newel posts and metal balusters and Palhava presented photos of examples from homes within the R1C zone some were historic and some were not. She presented a photo example of what they would like. She also said that the picket will only be 1 ½' tall on the North because of the roof below. Sawyer asked if it would be rusted and it will. The egress would be met with the door on the upper floor on the north. The windows on the first floor will be rehabilitated. She presented photos of similar doors to that proposed for the West. Accessories will only be straightened. Palhava showed a photo of the landscaping that they'll propose once it is reviewed and approved by Due.

DRC: Ross and Farnell were members and Ross noted that a 10' evergreen was suggested as a condition of the approval for the West door. Ross noted the terracing of the South. Sawyer clarified that this hasn't been approved with Rodney yet, which isn't their purview. Ross said that they were generally supportive of the stabilization and lifting of the accessory buildings. They felt that it was valuable to stabilize and each will gain one foot in height. Farnell said that they are rotted at the bottom. He clarified that they are within the height limit and Minneman said that they are. She noted that the Board must decide if the 12" will be substantial. On the north elevation, they wanted to discuss the railing and balusters with the full Board. Farnell noted that there is an egress railing for the basement also. Ross agreed.

Staff Comment: Minneman explained that we published for a heated and/or plumbed accessory and so that has been withdrawn.

Metal rail and rear deck feature should both be looked at to see if this impacts this historic building. Minneman said that they, as a Board, are also always welcome to change the suggested motion.

Public Comment: None.

Board Discussion: Sawyer directed the Board to the site plan. She said that they should not address the front (South) landscape until it is addressed by senior staff. Meyer asked about the historic nature of the wall and Minneman said that there is tale that this was added in the 1960-70's.

Sawyer noted the location of the AB's and the parking. The grass will remain and Betty's patio will be refurbished and will also remain. There was a new tree requested by DRC on the South to hide the new door on the West elevation. Russell asked if this was 8' or 10'. Sawyer said 10'.

On the West elevation regarding the addition of the French door, Ross said that the opening was moved to the South slightly. Both DRC members were in support with the addition of the tree and Farnell added that there is enough existing historic material to fill in properly.

Sawyer asked about if the North deck was being reviewed and approved tonight and it is. Sawyer said that per Guidelines what they have proposed is not something that is typically seen. Normally, it is cantilevered. The Guideline is 4.23 and Sawyer read. Ross and Farnell explained that there were no write-in comments regarding this. Farnell said that it is a unique application, but they would gain the historic windows back. Also, the porch/deck isn't very deep and serves as egress. He didn't think it was disruptive to the neighborhood. Meyer thought that this was a more elegant way to uncover the windows. Sawyer was in support as it is a hidden location and unique situation. They spoke about the Hunt house (406 Elk Avenue) and what was done there. The pitch was lowered there and a deck wasn't asked for. Farnell clarified that this isn't something that they are wanting to see and is unique to this house. Alvarez Marti was in support and thought it was relatively disguised better than a full sized deck.

They have proposed rusted metal with log for the railings and balusters. Meyer asked about the trim and it is painted white with log siding in natural. Palhava said that the log went up to the gables and there was horizontal siding in the gables. Then, there was bead board on the bay window bump outs, which they will keep and will be painted, as will be the case for the porch addition on the North. Meyer wondered about not painting the railings. Palhava said that the bottom module will be painted and they would like to use the logs because they are available from the floors. They'd like this for bottom top and newel posts. They thought the metal balusters will make it go away or blend in. Sawyer agreed with Palhava. Ross asked about the bay windows and they will be painted. Russell asked about chinking and it would be historic white (Antique white/Chinker's white) not tan. Alvarez Marti asked about the front and that will just be a simple metal rail on the right side of the stairs. Sawyer thought that the log matches what is on the house and that it would flow. Alvarez Marti was also in support. Meyer thought that next to the painted that it would stand out. He asked if they would have to be re-milled. Palhava said that they are already well-sized for newel posts according to size. Meyer thought that the metal differentiates to the new section. Nauman agreed and liked that the material will be reused. Sawyer thought that they could hang their hat on the "excessively dissimilar" Guideline and it doesn't fit onto every home. Russell supported.

There will be no changes to the accessory building. Each will be lifted and have a new slab.

Sawyer asked if a materials list could be filled out and Palhava will do that. Palhava explained that the gables, bay windows, porch on the rear, fascia and trim will be the white color. There will be no corner boards and if required it would be natural to blend in. Alvarez Marti asked about the material for trim. The fascia is existing and cedar trim painted white, which will be reused from the building 1"x6" on top and 1"x4". The accessory buildings will be natural with white or cream trim. Meyer asked about a cricket for the egress, but Palhava explained that she spoke to Matison and they will do an awning to protect this.

The Board finds that the application to change a previously approved plan that includes site plan revisions together with the west entry, rear porch enclosure and elevated deck to the historic single family residence located at 313 Sopris Avenue will not appear excessively dissimilar to residences of like use within the surrounding R1C zone.

The alterations to the site plan that includes the installation of two parking space in the rear yard together with snow storage and retaining wall can be supported due to the necessity of providing on-site parking for residential building under code requirements.

Alterations to the front yard topography must be reviewed by the Utility Department with any revisions to be addressed with the BOZAR Chair.

The rehabilitation of the historic accessory buildings can be supported per GL 3.7-3.16. (Window or doors) if recaptured in the future, need additional information for Chair review

Recapturing the historic door opening on the west elevation can be supported per GL 3.14. The installation of a French door in the opening is not highly visible from the street and can be supported per the application of GL 4.61 (b).

The elevated deck inserted into the rear shed module will recapture two historic window openings and provide an egress door for the bedroom. It will not significantly affect the character of the building per GL 3.23(new feature).

The material for the deck railing can be supported by the application of GL 4.23 relating to neighborhood context and relating to the historic reclaimed material of the home. Generally, this type of deck would not be acceptable in the core, but due to the unique character of the home it can be allowed.

Ross made a motion to approve the architectural appropriateness to change a previously approved plan of the historic single family residence located at 313 Sopris Avenue as contained in the finding, and Block 27, Lots 22-24 in the R1C zone, provided that a 10' evergreen tree is planted on the southwest side yard to shield the French door addition and an updated materials list will be provided to the Building Department by October 1st, and based upon the finding together compliance with Guidelines listed in the finding, and per the plans and material list updated this evening.

Sawyer seconded the motion. The motion passed unanimously.

Item No. 3

Consideration of the application of Edward R. Baker to rehabilitate the existing historic shed to utilize the building as an accessory dwelling and to construct an accessory building with heating and/or plumbing at 319 Sopris Avenue, Block 27, Lots 25 and the west 22 feet of Lot 26 in the R1C zone.

Sean Norton and Ward Baker were present and Norton said that through a couple of DRC meetings they were very productive. This is a challenging lot with FAR, existing structures and topography. The attachment of the buildings didn't really worked. So, this is a proposal with reduced mass and also achieves the owner's goals. Some existing historic accessory buildings on this alley are quite large. They will provide parking in the building off the alley. Baker would rehab the existing building and do the accessory dwelling down the road. They appreciated the DRC's feedback.

DRC: Farnell and Ross were members and Farnell said they originally came in August with a combined building, which was quite massive. So, this is much smaller. They also provided perspectives with the main house. It was difficult to place the main house in context, but this helped. The third parking spot would be in the front with the other two in the AB. There weren't concerns on the elevations.

Staff Comment: Minneman mentioned that it was decided at the DRC meeting that the conditional waiver wasn't necessary and she has noted it in the items in the memo and that it was not published.

There may be more discussion about the rehabilitation of the existing accessory building and this could happen later at an onsite meeting. Farnell asked if this would allow an approval for a conditional use for an accessory dwelling and it would.

Alvarez Marti asked about the encroachment of the building and it is .23' and they are moving it back onto the property. She also asked about the distance between the buildings. Minneman said that there is a 10' rule to keep

the buildings separate with FAR. In this case, they are considered one building because there is only 4'6" and must stay under 1000 square feet.

Public Comment: None.

Board Discussion: Sawyer asked about the front parking on the site plan and if it exists because of the hill. Norton said that one is platted and one is existing. There would be another stacked on the street, which might require grading and improvements. Technically, they don't need this spot until the permit is pulled for the accessory dwelling. The other spaces would be provided in the new accessory building. This project will be done in phases and there is room. Sawyer wondered about moving one space to the rear and moving the building closer to the primary building. Ross said the topography makes it very difficult. Sawyer asked about the site plan and why it isn't shown. Norton said that it wouldn't print properly. Sawyer wondered about parking on the west also. Norton thought they wanted to shield the parking and Sawyer felt that it was whatever works best. Sawyer asked about what is existing and there are a few steps to the front of the house. There is also a hill on the west side. Ross didn't think that it would do well to push the building into the South. Farnell liked the tandem for the minimizing of the parking from the road. Farnell thought that adding a parking space in the rear might also be a liability. The parking on the interior now counts as well. Sawyer wondered why it can't come out and have the garage doors on the same plane to make the parking legal. Minneman said that there may be an issue with the parking plan. They could continue to move forward. Then, the applicants could come back with an updated parking plan when ready for the accessory dwelling portion of the project. Sawyer just wondered about the design and why it couldn't accommodate one more space. Farnell said that they could lose an accessory dwelling unit (ADU) if they aren't going to approve the parking. Alvarez Marti did wonder about access to parking from the ADU and agreed with Sawyer that the owner would most likely not give up the interior parking for the ADU tenant. Farnell wondered if the roof pitch could come down to change this. Norton explained that this was looked at, but then it changes the upstairs and makes it unusable. Norton thought it might be good to wait on the historic building change to an ADU and then they can address the parking at this time. He would like to keep the rehabilitation of the structure as part of the discussion because it must be done in tandem due to the close proximity of the buildings. They could withdraw the conditional use of the ADU and then have this be a conditional use for an AB for tonight's meeting. Alvarez Marti wondered if a straw pull might be helpful on the existing plan. Nauman thought it was difficult. Russell agreed and thought the stacked parking in the front if it works/it works. He wondered if it is their concern. Alvarez Marti said they would need to show a walk way. The accessory dwelling would need their own parking and could not be part of the stacked per Minneman. It sounds like the accessory dwelling could be removed at this time and then revise the parking. Phase 3 would be to upgrade the historic building. Baker offered to rent the space with the building. Sawyer just worried about what happens in the future with different owners. Hess noted parking in his garage off this alley and that it works. Sawyer said that the way forward is that the rear building parking goes to the ADU. Meyer agreed that dividing the stacked parking doesn't work. He wondered about a stipulation that could be included in the Restrictive Covenant Agreement. Minneman said that there are two ideas. She said the path of least resistance would be to withdraw the accessory dwelling portion or continue it. Ross thought that it could be paired with the interior space and others agreed. Meyer noted that it isn't always a given that the FAR will always be used. All members could support.

On the North elevation, snow stops will be added. The windows are existing on the historic shed.

The lower window was talked about on the East. The cricket will be added above the door, which will be moved slightly to get out of snow shed.

Two sky lights will be added on the South elevation. The existing shed will remain the same.

Sheet A8 shows the cut for the West elevation. There will be metal siding on the first floor for snow protection.

The roof will be galvanized corrugated metal with a dull finish. The siding will be vertical natural barn wood. The metal on the West will be rusted to the eave, but will not be orange. The siding will be vertical in eaves. Trim will be 1"x4" with a dark stain in medium brown. The fascia will be 2"x8" and corner boards will be 1"x6". Door will be wood grain fiberglass (Thermatrue). Garage doors will be wrapped in wood. Windows will be double hung not casement in dark red aluminum clad. Dwelling will be lifted with the addition of a cricket. Nothing else will be replaced at this time. Door will be wood on existing building. Cricket will match the vertical siding on the accessory. The material from the interior of 406 Elk Avenue may be used on the exterior of this building. Minneman said that they will need to come back with a more detailed rehabilitation plan prior to permit for the accessory dwelling. An onsite meeting will also be required.

The Board finds that the application to construct an accessory building to be located at 319 Sopris Avenue will not appear excessively dissimilar to accessory buildings of like use within the surrounding R1C zone.

The scale and form of the building can be supported by the application of Guidelines 4.22-23 (context) and 4.79 – 4.83 (accessory buildings).

Farnell made a motion to approve a conditional use permit for the accessory building to be located at 319 Sopris Avenue, Block 27, lots 25 and the west 22 feet of lot 26 in the R1C zone, and based upon compliance with code section 16-8-30.

Ross seconded the motion. The motion passed unanimously.

Farnell made a motion to approve architectural appropriateness to construct an accessory building to be located at 319 Sopris Avenue, Block 27, lots 25 and the west 22 feet of lot 26 in the R1C zone, provided that an updated materials list for the accessory building is needed prior to building permit, which will be reviewed and approved by the Chair, and per the finding, plans and material list updated this evening.

Ross seconded the motion. The motion passed unanimously.

The Board finds that the application to rehabilitate and convert the historic accessory building to an accessory dwelling located at 319 Sopris Avenue will not appear excessively dissimilar to accessory buildings of like use within the surrounding R1C zone.

Conversion of the building into an accessory dwelling unit does not appear to create significant adverse impacts to the town rights of way, the adjacent property owners and one parking space is provided inside the new accessory building for the use can be supported by code section 16-8-30;

The rehabilitation of the building does not appear to impact the ability to interpret the building, and can be supported based upon compliance with Guidelines for rehabilitation that include 3.7-3.16 (rehabilitation measures); 3.33 (window materials) and 3.28 (building materials).

Farnell made a motion to approve a conditional use permit for the conversion of the accessory building located at 319 Sopris Avenue, block 27, lot 25 and the west 22 feet of lot 26 in the R1C zone, the accessory dwelling unit as defined by the Crested Butte Municipal Code based upon compliance with code section 16-8-30, and 16-4-500 (floor area), provided that the interior garage parking space will be devoted for the exclusive use of the accessory dwelling lessee.

Meyer seconded the motion. The motion passed unanimously.

Farnell made a motion to approve architectural appropriateness to rehabilitate the historic accessory building into a dwelling unit located at 319 Sopris Avenue, block 27, lot 25 and the west 22 feet of lot 26 in the R1C zone provided that an updated materials list and rehabilitation plan for the accessory dwelling is needed prior to building permit, which will be reviewed and approved by the Chair, and the following provisions:

- **A rehabilitation plan is submitted prior to permitting;**
- **An onsite meeting with the building inspector and BOZAR Chair and/or DRC to discuss the rehabilitation plan prior to permitting;**

and based upon the finding, guidelines and per the plans and material list updated this evening.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 4

Consideration of the application of Suzanne Zappala to construct an accessory building to be located at 732 Sopris Avenue, Unit 1, Block 62, Lots 1-2 in the R2 zone.

Andrew Hadley was present and explained the DRC was pretty smooth. They'd like to add this to the back (South) yard. A few aspens will need to be removed to have the 7' set back from alley. They would've liked to do more of a setback, but would've had to remove more. They also widened the garage door slightly. They are proposing one parking space off Sopris Avenue, but could provide two in trade for not maintaining the alley. Snow storage was added.

DRC: Farnell and Ross were members and Farnell said that it was generally supported. In his notes, he had only one space. Snow storage was added. The 9' door was increased to 10'. Ross thought that it was unnecessary to plant new trees.

Staff Comment: Minneman asked about the greenhouse and all members thought that it could stay.

Public Comment: None.

Board Discussion: On the site plan, the snow storage is to the left of the drive.

This is a heavily treed lot. Sawyer agreed with the DRC that trees didn't need to be replaced.

On the South elevation, Meyer asked about the window configuration, but it matches the house.

Regarding the parking, Sawyer asked if this is a duplex. Minneman said it is confusing. There is an apartment in the basement. Sawyer said that everyone parks on the right-of-way on Eighth Street. Sawyer said how it functioned in the past and now. She asked if they'd like a front parking spot. Alvarez Marti asked about the Guideline and Sawyer said that everyone uses head-in on this street. Sawyer felt that it would clean it up. Ross asked how this would be delineated and it will be gravel. They spoke about the zones and front parking and the wider alleys of Verzuh. They agreed with two spaces in front.

The roof will be galvanized corrugated metal. The siding will be vertical board and batton in 12" with a natural brown finish. The fascia will be a 2"x8" and corner boards will be 2"x6" both in a natural brown. The primary door will be a fiberglass wood grained, half-light in natural brown. The garage door will be 8'x10' and the windows will be casement aluminum clad.

The Board finds that the application to construct an accessory building to be located at 732 Sopris Avenue will not appear excessively dissimilar to accessory buildings of like use within the surrounding R2 zone.

The scale and form of the building can be supported by the application of guidelines 4.22-23 (context), and 4.79 – 4.83 (accessory buildings).

Farnell made a motion to approve a conditional use permit for the accessory building to be located at 732 Sopris Avenue, Block 62, lots 1-2 in the R2 zone as provided in the Crested Butte Municipal Code, and based upon compliance with code section 16-8-30.

Sawyer seconded the motion. Motion passed unanimously.

Farnell made a motion to approve architectural appropriateness to construct an accessory building to be located at 732 Sopris Avenue, Block 62, lots 1-2 in the R2 zone and per the finding, plans and material list updated this evening.

Sawyer seconded the motion. Motion passed unanimously.

Item No. 5

Consideration of the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.

Dan Murphy was present and explained that last time there was too much apparent mass so they reduced this. They dropped the gable on the east side substantially. The window configuration changed on the front. On the accessory dwelling, they removed the dormer on the west side to maintain views between buildings. They would like two skylights on the west side. There are now two windows and a door where there were three and a door before. They would like a plank and chink material up to the gable end/ beam line on front and west module. On East elevation, they would like historical siding and on South it would read all the way through.

DRC: Farnell and Ross were members and Alvarez Marti also made a visit. Farnell said that it changed to a T shape, which helped. Regarding the 6"x6" columns, Alvarez Marti suggested a simplified entry truss, which they provided. The metal material was discussed. West and South elevations were supported. On the accessory dwelling, one dormer removed and was supported. Members supported the West skylights. The South triple window was changed to two and was supported. Members supported the materials.

Staff Comment: Minneman said reminder in dealing with the accessory dwelling that there will be a requirement that both are constructed under the same permit, which was part of the subdivision agreement.

Public Comment: None.

Board Discussion: On the site plan, there is a 20' setback on the front. There are two parking spaces in the garage. There will be a small fence around this house. The railing detail is shown on A4. The color rendering was provided. Sawyer asked if the trees are all existing or if some will be added. Murphy explained that some will be added.

Sawyer asked what is above the front door on the North elevation, which is a light. This façade will be all double hung windows.

On the North elevation of the accessory dwelling, Sawyer asked about the obscured glass. It is in a stairway and they wanted to protect the view from the home and vice versa. Textured or frosted glass could be used, but Sawyer was just worried about glass block. This will be brought in for sign-off.

Double skylight on the West, all members supported.

They will use a 5-V crimp roof. The north and west side will have 2"x10" and 12" reclaimed plank and chink in natural. Then, the horizontal siding will be rabbited random width in semitransparent and Sawyer wondered if this was talked about last month. The Guidelines ask for solid body stain or paint. Sawyer wondered about solid body, but they'd prefer not to do this and thought that it paid homage to what is there currently. Ross said this is a whole new building though. Alvarez Marti asked about because it is reclaimed why they chose semitransparent. She thought that it makes it a little more uniform and takes a little of the overall mass away. The plank and chink will be natural. Minneman said that it could be considered an accent material. She said that the plank and chink wouldn't be painted, but the gable is an accent and the Guidelines thought that it is absolute. Murphy thought that it would go to a solid body stain. Alvarez Marti wondered if they'd keep reclaimed, but it might be rough sawn cedar. Sawyer read the Guideline. The trim will be 2"x8" and 2"x6" in reclaimed natural. There will be a 2"x12" horizontal band in natural. There will be a 2"x6" over 2"x12" for fascia and 2"x6" for corner boards. The primary door will be reclaimed wood and glass in brown and gray. The secondary door will be clad. The windows will be aluminum clad in sage green. The vents will match brown and gray. There will be 6"x6" newel posts with metal posts and balusters. Ross wondered about if they had already had this discussion, but Minneman cautioned that this was a specific site. Minneman said that there wasn't much metal in the core. There is a wood top rail per Murphy. They spoke about neighborhood context. Ross thought that there was a heavy material on the house and it makes the metal go away. Alvarez Marti thought that historic materials were out of context. Members thought that it wasn't visible from the street. Alvarez Marti thought that metal makes sense and didn't think that it was fair to prohibit it. Sawyer thought that with the posts and

top rail as wood the metal material wasn't as overwhelming. They thought it was dependent upon what was proposed for the whole home. It is plank and chink and is rustic according to Meyer, which metal might make sense. They discussed the metal proposed for 214 Gothic Avenue and didn't think that they'd approve there. Nauman asked about the color of the metal and it will be gray. Ross supported, as did Nauman with the top wood rail and posts. All could support.

The accessory dwelling will have a zactique roof. The full height vertical to eave will be rusted corrugated metal. Then, there will be vertical board and batton from railing height up in gables. There will be a clad and glass door as the primary. The windows will be bronze aluminum clad. There will be reclaimed 6"x6" newel posts and metal balusters. The beams in the gable ends will be reclaimed. There will be 2"x6" fascia. There will be no corner boards except on dormer, which will be 1"x4" in natural.

The Board finds that the revision to the application to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue will not appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal is relational with the existing structure relating to infill development within the surrounding R l C zone;

The site plan as presented at the August 25 meeting and revised design and style of the residence has relationships with single-family residences seen in the neighborhood and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (context for materials).

The use of iron for the deck balusters can be supported based upon neighborhood context and context of materials on the building.

The conditional use permit for a deed restricted accessory dwelling can be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval from August 25, 2015.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Sawyer made a motion to approve the conditional use permit to construct an accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 also known as Tract 2, Myerson Subdivision in the R1C zone, based upon the finding, the criteria in Code Section 16-8-30, and contingent upon the construction of the primary residence and the accessory dwelling occurs in tandem and under one building permit as required under they Myerson Subdivision together with the recordation of said subdivision.

Farnell seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 also known as Tract 2, Myerson Subdivision in the R1C zone, provided that the solid body stain will be muted gray, and based upon the findings, and per the plans and material lists.

Farnell seconded the motion. The motion passed unanimously.

<u>Item No. 6</u>
Consideration of the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.
Dan Murphy was present and explained that they completely redesigned this building. They also brought it forward to a 10' setback.

DRC: Farnell and Ross were members and Alvarez Marti set in. Ross explained that they appreciated the changes in apparent massing and thought it was an improvement. They shifted the gable away from the west where the historic building

is. The windows were revised. Members supported the East elevation, as presented. They wanted to discuss the railing with the full Board. Members supported mass scale and form. One dormer was deleted on the accessory dwelling on east and kept the one on the West. Members also supported this design because of livability for the door splitting the eave line.

Staff Comment: Minneman reiterated that site plan was revised and setback is 10'.

Public Comment: None.

Board Discussion: There are two parking spaces in the garage. There is a small fence to separate accessory dwelling and primary building. They will relocate trees and have new lilacs. The accessory is proposed at 7' off the alley and Nauman wondered if this needed to be 10'. Sawyer worried if they all line up it would become similar to Verzuh and thought it was a good mix. Farnell asked about the garage doors and they are 10', which helps.

On the North elevation, there is a large traditional porch. Meyer asked if this is considered a truss. Farnell thought that it would be considered a collar tie. It is 8" tall x 6" wide. They discussed the difference. Meyer said it is an exposed structural element. A recently approved one went from 8" to 6", which they all felt that they should stick with.

The North elevation of the accessory dwelling will have obscured glass.

They spoke about the porch on the West side and breaking the plane. DRC supported. They felt for living this could be supported.

The roof will be shingled in natural. The siding will be 1"x10" cove lapped solid body in warm gray. Members talked about neighborhood context regarding colors. Vertical siding will be in side modules and will be random width rabbited in solid body stain. The trim will be 2"x4" and 2"x6" head at windows and doors. Fascia will be 2"x6". There will be 2"x10" exposed rafter tails in solid body light gray. The corner boards will be 2"x6" with a 1"x4" on vertical. The primary door will be wood and glass half-light painted aqua. Secondary door is clad glass three-quarter light and there will be a full lite patio door in black. The windows will be aluminum clad in black. Again, the obscured glass will still be reviewed. Chimney will be warm gray. Metal posts and railings and balusters are proposed. Russell said that this is something discussed that they didn't want. So, they all agreed. Murphy said they would go with a wood balusters, but not turned. The posts will be square probably 2"x2" and the top and bottom would be wood also. He wondered if this could be brought to the Chair. It could be emailed to the full Board. Russell asked about color and he will need to think about this. Posts would be 6"x6" milled.

The accessory dwelling will have a shingled roof in natural. There will be vertical siding in 1"x10" and 12" rabbited to match additions. Then, there will be 18" inches of zactique metal on bottom. The trim will be a 2"x6" head at windows and doors. The grays will match the front. The fascia will be 2"x6" over exposed rafters. The corner boards are 1"x6" and will be changed on the plans. There will be matching corners on metal siding. The primary and secondary doors will be a clad and glass half-light in black and there will be one full-light in black. The overhead garage doors will be wood sided same color as siding. The windows will be double hung aluminum clad in black. The 4"x4" newel posts will all be wood. Sawyer thought that Murphy needed to update plans to call out materials.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue will not appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R l C zone;

The front yard setback can be supported per code section 16-14-90 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The overall design and style of the residence has relationships with single-family residences seen in the historic core and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23 (dissimilarity - context), 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (not mixing materials in core).

The conditional use permit for a deed restricted accessory dwelling can be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), 4.82(design and style) and 4.44 (skylights).

Ross made a motion to approve the conditional use permit to construct an accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone based upon the finding, the criteria in Code Section 16-8-30, contingent upon the primary residence and the accessory dwelling are constructed in tandem and under one building permit, as required under they Myerson Subdivision, together with the recordation of said subdivision.

Sawyer seconded the motion. Motion passed unanimously.

Ross made a motion to approve the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone, provided that the deck rails, balusters and posts will be wood and updated plans will be submitted to the Building Department with correct materials call-outs, and based upon the finding, and per the plans and material list updated this evening.

Sawyer seconded the motion. Motion passed unanimously.

Item No. 7

Consideration of the application of Brandon Johnson and Paula Dionisio to construct a single family residence and accessory building to be located at 926 Belleview Avenue, Block 74, Tract 2 in the R1D zone.

Dan Murphy said that the owners want this structure to be simple and economical. They would also like it to look a little more contemporary. On the front elevation, there is rusted metal siding. Murphy thought that this could be considered an accent. Then, it would step down to corrugated metal foundation cover on the sides. They went away from stucco. The rest will be wood siding.

DRC: Farnell and Ross were members and Ross said that this is one of the big lots in the R1D zone, which is why it is a large home. They discussed the materials and Murphy provided examples. Both were struggling and needed Board discussion. They supported fenestration. A write-in comment was about the mass on the side. They thought with a big lot you get a big building and didn't think it needed to be changed. Murphy removed the stucco. The porch feature was discussed with the low roof, which is within the Guidelines. They discussed how the snow shed works and that there is a small hip. Metal siding was the biggest item to discuss. Mass, scale and form were supported. The accessory building changed a lot since the first DRC, which was too busy. Murphy was very responsive to the changes.

Staff Comment: Minneman said that along with the discussion of the materials it needs to be reviewed under the Guidelines.

Public Comment: None.

Board Discussion: Sawyer asked if the plans are accurate and he presented the new version with the building simplified. There are two parking spaces with one being in the building. Snow storage is adequate. Trees were added. Farnell asked about restrictions with fire pits and hot tubs. Minneman asked if it is gas and it is.

On the North elevation, Sawyer asked if there are two windows put together. Murphy said that they are mulled together. Sawyer noted the small front porch and wondered about the depth. It is 10' deep and 7' wide.

Sawyer had issue with simplicity on the West elevation and thought it was excessively dissimilar in length. She thought that it would be quite visible from Ninth Street and nothing had been done to break up the length. Murphy said that there would be a large shadow and wondered about landscaping. Murphy explained that the client's want a simple building. He felt that there are other new examples. Alvarez Marti wondered if the roof pitch was changed on the side. Russell wondered why

there aren't more windows on this elevation. Murphy again offered landscaping. Sawyer thought that it would help. Meyer said architecture is added to decrease mass. He said it is overly massive. Sawyer said it would need to be a substantial tree. They could put two to three evergreens and they looked at the site plan. Murphy drew them on the site plan.
The windows were all supported as drawn. Alvarez Marti asked about the cantilever and it is for a bath. She thought it looked a little odd. They thought that the deck might want to wrap, but Murphy didn't want this. Minneman mentioned Coburn's home in Kapushion. Meyer didn't like it. All thought agreed that it needs to change. Murphy wondered about bracing, but this is encouraged to go to the ground. Minneman didn't think they could go to the ground. It will be redrawn.

On the South elevation, Sawyer asked about the deck.

Sawyer questioned the East elevation and this maximizes their views of Mt. Crested Butte. It is between buildings. Russell asked about the small little windows and Sawyer said generally there just aren't more than four window sizes.

On the West elevation of the accessory building, a gable was used to protect the entry.

They would like to do a pro-panel style roof in burnished slate. The siding will be vertical rabbited cedar random width in top in a semitransparent silver gray and the bottom would be 1"x12" horizontal channel rustic "Charwood" in ebony (not gator, brushed). The rusted metal panels pre-rusted with acid wash. They would also like a corrugated metal base. Minneman suggested to see material samples. Alvarez Marti agreed it would've been helpful to see ahead of time. They talked about the metal. The windows will be slate blue.

Regarding the rusted metal panels, Meyer asked about how close this will be to that approved at Treasury Hill. They said probably not too different, but that is hidden and this is very visible. This will be random width and 8' at longest length. They did think that it would be different from that at Treasury Hill in look and application. The Board referred to Guideline 4.72 and Ross read. Alvarez Marti didn't think that metal is a new material just the application. She thought that it is a contemporary version of metal and metal has been discouraged in residential. They spoke about other examples two homes and in accessories. Sawyer didn't think that the Guideline was met and that they, as a Board, don't allow metal on primary buildings especially on front façade. Murphy pleaded that it would just be an accent. Ross wondered about just trying it on the back. DRC had mentioned that the front might be more of an accent because it is broken up. Sawyer thought that trying a brand new material could be used in a different way and not on a front façade. Alvarez Marti wondered if he'd considered this on the side modules. Alvarez Marti liked the material. She argued that hardiplank isn't historic and the Guideline ties their hands on anything new. Ross said hardiplank is similar to what was used historically though and Sawyer agreed. Ross said it only has commonality to roofing material. Ross didn't think that it looks similar to anything. They talked about the Guideline (4.34/4.35) for contemporary interpretations. Murphy also mentioned maybe limiting it to this zone. Ross said it was tried in Treasury Hill, but Sawyer said it was different. Ross read the Guideline. Ross said a contemporary interpretation is a tweak not a leap and this is a leap. Alvarez Marti didn't think so because metal is used. Then, she wondered about where it is being proposed. She thought this would as Murphy said be a zone that they could try it. Sawyer said that this is used a lot in Telluride and she thought it changes the look of town. They wondered about limiting it to a zone and Minneman said not unless there is a Guideline and there isn't one now. Alvarez Marti thought that today needed to express itself. Nauman didn't think it would be such a discussion on an accessory building, but it is on the main house. We don't allow this type of material on the main house. He thought it would be easier to try first on an accessory building. The Guidelines discourage big amounts of metal on the main house. Russell asked about the reveal and there will be a ½ inch around. Russell thought if it was lapped he might have an easier time. Meyer asked if everyone loves the material why they as a Board won't. Sawyer said metal on a primary structure hasn't ever been seen historically. Meyer was tired of barn wood. Ross wondered about shifting the material to the accessory and Murphy said no. He said it would go to the middle and rear modules. Ross agreed with Sawyer about using it on an accessory first. They discussed the application and Ross thought it was a new material. Farnell thinks that the Guidelines are too rigid and they need variety in the new zones and to protect the core zones. He didn't think that the Guidelines add room to add new materials. He thought that it was used much less than as proposed before. Minneman thought that it limits to details rather than full coverage. Meyer noted the house in Kapushion and that this was proposed as metal. Farnell preferred this over corrugated.

A straw pull vote for the metal as drawn found Russell, Farnell, Alvarez Marti and Meyer in favor and Sawyer Nauman and Ross against.

The windows will be aluminum clad in slate. They felt a sample was needed of the Charwood. Minneman wondered if the Board was supportive of things, as proposed, or if they needed to see examples. She also said that the Guidelines suggest two sidings and they have four and wondered if this is an issue. Murphy said that the corrugated and flat metal they considered as all one material. Alvarez Marti wondered why they changed materials for the wood. Murphy said they could change something in the gables. They wondered what would be seen and it will be landscaped. Sawyer wondered about removing the Charwood and doing the vertical, but Murphy didn't care for this. Minneman suggested continuing because of the time spent. Murphy would like a decision to have a fall start for the building. If anything, they would go to the horizontal 1"x10" beveled on the base and vertical on the accents. They will bring in examples and Friday and Monday the Board can come in for sign off. If a decision can't be met, they'll have to come back. Minneman asked about their comfort of foundation starting. Then, the materials would come back to BOZAR if there isn't consensus. Sawyer asked about denial and she wouldn't be included on vote.

The accessory will have a corrugated metal roof in burnished slate. There will be rusted corrugated metal siding vertically. The back is rough sawn cedar with a Lifetime stain. The fascia will be 1"x4" over 2"x rough sawn cedar with a Lifetime stain. The primary door (overhead garage door) will be wood sided and the secondary door will be metal clad in bronze. The windows will be aluminum clad in bronze.

The Board finds that the application to construct a single-family residence and accessory building to be located at 926 Belleview Avenue will not appear excessively similar or dissimilar to structures within the surrounding the Verzuh subdivision. The proposal incorporates traditional forms with contemporary appearances that maintain relationships with historic styles.

The metal panel as a new accent siding material can be supported because:

1. *It appears similar, initially and over time, to traditional building materials found on historical buildings of like use;*
2. *Appears to demonstrate durability in this climate and the ability to be repaired;*
3. *Demonstrates to energy efficiency or resource conservation over traditional materials such as wood, stucco, or hardiplank.*

The overall design and style of the residence has relationships with single-family residences seen in the new zones and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.30(form – new zone), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71(materials), 4.76 (mixing materials), and 4.72.

The accessory building will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Farnell moved to approve the architectural appropriateness for the application to construct a single-family residence and accessory building to be located 926 Belleview Avenue, Block 74, Tract 2 in the R1D zone, provided that the cantilevered area is redesigned, and based upon the findings and their guidelines, and per the plans and materials list updated this evening. The siding treatment samples will be provided and approved by subsequent review of the Board by October 5th.

Russell seconded the motion. Motion passed with Sawyer and Ross voting against.

Farnell moved to approve the conditional use permit to construct an accessory building with heating and/or plumbing to be located at 926 Belleview Avenue, Block 74, Tract 2 in the R1D zone and based upon Code Section 16-8-30 (conditional use criteria) and limiting the use to non-residential uses and prohibiting bathing, cooking, sleeping per code.

Meyer seconded the motion. Motion passed unanimously.

Changes will come in by end of week and materials samples will come in.

<u>Item 8</u>

Miscellaneous:

- DRC for October 13 and 19: Farnell and Ross (BOZAR – October 27th)
- DRC for November 2 and 9: Sawyer and Nauman (BOZAR – November 17th)
- DRC for December 7 and 14: Sawyer and Nauman (BOZAR – December 22nd)
- DRC for January: Sawyer and Nauman
- DRC for February, March and April: Alvarez Marti
- December BOZAR (December 22nd): The majority of Board members are in Town and can be present.
- Special Meetings for Center for the Arts: October and November. The October meeting will be held on October 20th.
- Insubstantial Review:
    - LIHTC/Anthracite Place (513 Belleview Avenue): Minneman explained that the trash location was revised and she presented the example of fencing for the enclosure. They will submit a letter from Waste Management also.
    - Rothman (17 Maroon Avenue): Change to nonconforming windows on southeast elevation of building, which was done without a permit.

Sawyer adjourned the meeting at 11:30 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
September 29, 2015

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Sawyer called the meeting to order at 6:04 pm.

Members present were: Alvarez Marti, Farnell, Sawyer, Ross, Meyer, Russell, and Nauman.

Staff members present were: Minneman and Earley.

Farnell made a motion to approve the minutes from the August 25, 2015 BOZAR meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 1
Consideration of the application of Town of Crested Butte to site a vehicle storage building to be located at 800 Butte Avenue in the P zone.
Shea Earley was present and explained the want is for the building to store vehicles.

DRC: Ross and Farnell were members and Ross explained that they felt that this was a really straightforward application and similar to what is existing. There is a berm that will shield this building also. They were in support.

Staff Comment: None.

Public Comment: None.

Board Discussion: There were no comments on the site plan.

On the East elevation, it was noted that there will be white painted steel walls. On the garage door windows versus no windows depends upon cost per Earley.

Sawyer asked if this is what people will see from the West and it is what is visible from Butte Ave.

There will be a Hawaiian blue pro-panel roof. There will be white metal siding. There will be a small stem wall exposed on the berm side to protect the building. The eaves will be in ash gray. The door will be a steel garage door and will be roll-up may have windows. Earley thought it would be beneficial for natural light.

The Board finds that the vehicle storage building to be located at 801 Butte Avenue in the P zone will not appear excessively dissimilar to utilitarian buildings like use within the surrounding public works yard in the P zone.

The scale and form of the building can be supported by the application of Guidelines 5.147 and sufficient landscaping minimizes the scale of the waste water facilities per GL 5.146.

Ross made a motion to approve architectural appropriateness to construct a vehicle storage facility to be located at 801 Butte Avenue in the P zone and per the finding, plans and material list updated this evening.

Sawyer seconded the motion. The motion passed unanimously.

Meyer noted that the P zone is diverse.

Item No. 2

Consideration of the application of 313 Sopris LLC to discuss rehabilitation measures, add a door on the East elevation and lift and stabilize the two accessory buildings located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone.

Palhava was present and showed the Board updated plans. The house sits on the hill and they are trying to integrate this with the neighborhood. They will not be touching the property line over to the right-of-way, but back from the property line they would like to roll it back. They will keep the small wing of retaining wall to ensure the bay windows look smaller. She presented photos from the neighborhood. Sawyer asked about landscaping and if this will be approved tonight and Minneman said that this plan hasn't been brought to the Utilities Department and is off the table tonight. Minneman said to address the tree and the rear yard though. There won't be much change to the rear and it will be done with landscape ties or stone steps (no concrete) and the existing grass. The parking will be graveled. Palhava clarified that there will be no heating/plumbing or dwelling in either of the accessory buildings. She explained the alley used to be higher and then it was cut back. They would like a down-shielded light by the doors. On the West, they'd like to capture the old opening and have a small cricket. They will keep the roof structure as is. There will be a guard rail for the window well on the West and North. The North shows the most changes, but they tried to protect the other elevations. Two windows will be added on the bottom level and then a deck on the upper level. For the rail, they would like it to be timber not hand hewn. Newel posts and metal balusters and Palhava presented photos of examples from homes within the R1C zone some were historic and some were not. She presented a photo example of what they would like. She also said that the picket will only be 1 ½' tall on the North because of the roof below. Sawyer asked if it would be rusted and it will. The egress would be met with the door on the upper floor on the north. The windows on the first floor will be rehabilitated. She presented photos of similar doors to that proposed for the West. Accessories will only be straightened. Palhava showed a photo of the landscaping that they'll propose once it is reviewed and approved by Due.

DRC: Ross and Farnell were members and Ross noted that a 10' evergreen was suggested as a condition of the approval for the West door. Ross noted the terracing of the South. Sawyer clarified that this hasn't been approved with Rodney yet, which isn't their purview. Ross said that they were generally supportive of the stabilization and lifting of the accessory buildings. They felt that it was valuable to stabilize and each will gain one foot in height. Farnell said that they are rotted at the bottom. He clarified that they are within the height limit and Minneman said that they are. She noted that the Board must decide if the 12" will be substantial. On the north elevation, they wanted to discuss the railing and balusters with the full Board. Farnell noted that there is an egress railing for the basement also. Ross agreed.

Staff Comment: Minneman explained that we published for a heated and/or plumbed accessory and so that has been withdrawn.

Metal rail and rear deck feature should both be looked at to see if this impacts this historic building. Minneman said that they, as a Board, are also always welcome to change the suggested motion.

Public Comment: None.

Board Discussion: Sawyer directed the Board to the site plan. She said that they should not address the front (South) landscape until it is addressed by senior staff. Meyer asked about the historic nature of the wall and Minneman said that there is tale that this was added in the 1960-70's.

Sawyer noted the location of the AB's and the parking. The grass will remain and Betty's patio will be refurbished and will also remain. There was a new tree requested by DRC on the South to hide the new door on the West elevation. Russell asked if this was 8' or 10'. Sawyer said 10'.

On the West elevation regarding the addition of the French door, Ross said that the opening was moved to the South slightly. Both DRC members were in support with the addition of the tree and Farnell added that there is enough existing historic material to fill in properly.

Sawyer asked about if the North deck was being reviewed and approved tonight and it is. Sawyer said that per Guidelines what they have proposed is not something that is typically seen. Normally, it is cantilevered. The Guideline is 4.23 and Sawyer read. Ross and Farnell explained that there were no write-in comments regarding this. Farnell said that it is a unique application, but they would gain the historic windows back. Also, the porch/deck isn't very deep and serves as egress. He didn't think it was disruptive to the neighborhood. Meyer thought that this was a more elegant way to uncover the windows. Sawyer was in support as it is a hidden location and unique situation. They spoke about the Hunt house (406 Elk Avenue) and what was done there. The pitch was lowered there and a deck wasn't asked for. Farnell clarified that this isn't something that they are wanting to see and is unique to this house. Alvarez Marti was in support and thought it was relatively disguised better than a full sized deck.

They have proposed rusted metal with log for the railings and balusters. Meyer asked about the trim and it is painted white with log siding in natural. Palhava said that the log went up to the gables and there was horizontal siding in the gables. Then, there was bead board on the bay window bump outs, which they will keep and will be painted, as will be the case for the porch addition on the North. Meyer wondered about not painting the railings. Palhava said that the bottom module will be painted and they would like to use the logs because they are available from the floors. They'd like this for bottom top and newel posts. They thought the metal balusters will make it go away or blend in. Sawyer agreed with Palhava. Ross asked about the bay windows and they will be painted. Russell asked about chinking and it would be historic white (Antique white/Chinker's white) not tan. Alvarez Marti asked about the front and that will just be a simple metal rail on the right side of the stairs. Sawyer thought that the log matches what is on the house and that it would flow. Alvarez Marti was also in support. Meyer thought that next to the painted that it would stand out. He asked if they would have to be re-milled. Palhava said that they are already well-sized for newel posts according to size. Meyer thought that the metal differentiates to the new section. Nauman agreed and liked that the material will be reused. Sawyer thought that they could hang their hat on the "excessively dissimilar" Guideline and it doesn't fit onto every home. Russell supported.

There will be no changes to the accessory building. Each will be lifted and have a new slab.

Sawyer asked if a materials list could be filled out and Palhava will do that. Palhava explained that the gables, bay windows, porch on the rear, fascia and trim will be the white color. There will be no corner boards and if required it would be natural to blend in. Alvarez Marti asked about the material for trim. The fascia is existing and cedar trim painted white, which will be reused from the building 1"x6" on top and 1"x4". The accessory buildings will be natural with white or cream trim. Meyer asked about a cricket for the egress, but Palhava explained that she spoke to Matison and they will do an awning to protect this.

The Board finds that the application to change a previously approved plan that includes site plan revisions together with the west entry, rear porch enclosure and elevated deck to the historic single family residence located at 313 Sopris Avenue will not appear excessively dissimilar to residences of like use within the surrounding R1C zone.

The alterations to the site plan that includes the installation of two parking space in the rear yard together with snow storage and retaining wall can be supported due to the necessity of providing on-site parking for residential building under code requirements.

Alterations to the front yard topography must be reviewed by the Utility Department with any revisions to be addressed with the BOZAR Chair.

The rehabilitation of the historic accessory buildings can be supported per GL 3.7-3.16. (Window or doors) if recaptured in the future, need additional information for Chair review

Recapturing the historic door opening on the west elevation can be supported per GL 3.14. The installation of a French door in the opening is not highly visible from the street and can be supported per the application of GL 4.61 (b).

The elevated deck inserted into the rear shed module will recapture two historic window openings and provide an egress door for the bedroom. It will not significantly affect the character of the building per GL 3.23(new feature).

The material for the deck railing can be supported by the application of GL 4.23 relating to neighborhood context and relating to the historic reclaimed material of the home. Generally, this type of deck would not be acceptable in the core, but due to the unique character of the home it can be allowed.

Ross made a motion to approve the architectural appropriateness to change a previously approved plan of the historic single family residence located at 313 Sopris Avenue as contained in the finding, and Block 27, Lots 22-24 in the R1C zone, provided that a 10' evergreen tree is planted on the southwest side yard to shield the French door addition and an updated materials list will be provided to the Building Department by October 1st, and based upon the finding together compliance with Guidelines listed in the finding, and per the plans and material list updated this evening.

Sawyer seconded the motion. The motion passed unanimously.

Item No. 3

Consideration of the application of Edward R. Baker to rehabilitate the existing historic shed to utilize the building as an accessory dwelling and to construct an accessory building with heating and/or plumbing at 319 Sopris Avenue, Block 27, Lots 25 and the west 22 feet of Lot 26 in the R1C zone.

Sean Norton and Ward Baker were present and Norton said that through a couple of DRC meetings they were very productive. This is a challenging lot with FAR, existing structures and topography. The attachment of the buildings didn't really worked. So, this is a proposal with reduced mass and also achieves the owner's goals. Some existing historic accessory buildings on this alley are quite large. They will provide parking in the building off the alley. Baker would rehab the existing building and do the accessory dwelling down the road. They appreciated the DRC's feedback.

DRC: Farnell and Ross were members and Farnell said they originally came in August with a combined building, which was quite massive. So, this is much smaller. They also provided perspectives with the main house. It was difficult to place the main house in context, but this helped. The third parking spot would be in the front with the other two in the AB. There weren't concerns on the elevations.

Staff Comment: Minneman mentioned that it was decided at the DRC meeting that the conditional waiver wasn't necessary and she has noted it in the items in the memo and that it was not published.

There may be more discussion about the rehabilitation of the existing accessory building and this could happen later at an onsite meeting. Farnell asked if this would allow an approval for a conditional use for an accessory dwelling and it would.

Alvarez Marti asked about the encroachment of the building and it is .23' and they are moving it back onto the property. She also asked about the distance between the buildings. Minneman said that there is a 10' rule to keep

the buildings separate with FAR. In this case, they are considered one building because there is only 4'6" and must stay under 1000 square feet.

Public Comment: None.

Board Discussion: Sawyer asked about the front parking on the site plan and if it exists because of the hill. Norton said that one is platted and one is existing. There would be another stacked on the street, which might require grading and improvements. Technically, they don't need this spot until the permit is pulled for the accessory dwelling. The other spaces would be provided in the new accessory building. This project will be done in phases and there is room. Sawyer wondered about moving one space to the rear and moving the building closer to the primary building. Ross said the topography makes it very difficult. Sawyer asked about the site plan and why it isn't shown. Norton said that it wouldn't print properly. Sawyer wondered about parking on the west also. Norton thought they wanted to shield the parking and Sawyer felt that it was whatever works best. Sawyer asked about what is existing and there are a few steps to the front of the house. There is also a hill on the west side. Ross didn't think that it would do well to push the building into the South. Farnell liked the tandem for the minimizing of the parking from the road. Farnell thought that adding a parking space in the rear might also be a liability. The parking on the interior now counts as well. Sawyer wondered why it can't come out and have the garage doors on the same plane to make the parking legal. Minneman said that there may be an issue with the parking plan. They could continue to move forward. Then, the applicants could come back with an updated parking plan when ready for the accessory dwelling portion of the project. Sawyer just wondered about the design and why it couldn't accommodate one more space. Farnell said that they could lose an accessory dwelling unit (ADU) if they aren't going to approve the parking. Alvarez Marti did wonder about access to parking from the ADU and agreed with Sawyer that the owner would most likely not give up the interior parking for the ADU tenant. Farnell wondered if the roof pitch could come down to change this. Norton explained that this was looked at, but then it changes the upstairs and makes it unusable. Norton thought it might be good to wait on the historic building change to an ADU and then they can address the parking at this time. He would like to keep the rehabilitation of the structure as part of the discussion because it must be done in tandem due to the close proximity of the buildings. They could withdraw the conditional use of the ADU and then have this be a conditional use for an AB for tonight's meeting. Alvarez Marti wondered if a straw pull might be helpful on the existing plan. Nauman thought it was difficult. Russell agreed and thought the stacked parking in the front if it works/it works. He wondered if it is their concern. Alvarez Marti said they would need to show a walk way. The accessory dwelling would need their own parking and could not be part of the stacked per Minneman. It sounds like the accessory dwelling could be removed at this time and then revise the parking. Phase 3 would be to upgrade the historic building. Baker offered to rent the space with the building. Sawyer just worried about what happens in the future with different owners. Hess noted parking in his garage off this alley and that it works. Sawyer said that the way forward is that the rear building parking goes to the ADU. Meyer agreed that dividing the stacked parking doesn't work. He wondered about a stipulation that could be included in the Restrictive Covenant Agreement. Minneman said that there are two ideas. She said the path of least resistance would be to withdraw the accessory dwelling portion or continue it. Ross thought that it could be paired with the interior space and others agreed. Meyer noted that it isn't always a given that the FAR will always be used. All members could support.

On the North elevation, snow stops will be added. The windows are existing on the historic shed.

The lower window was talked about on the East. The cricket will be added above the door, which will be moved slightly to get out of snow shed.

Two sky lights will be added on the South elevation. The existing shed will remain the same.

Sheet A8 shows the cut for the West elevation. There will be metal siding on the first floor for snow protection.

The roof will be galvanized corrugated metal with a dull finish. The siding will be vertical natural barn wood. The metal on the West will be rusted to the eave, but will not be orange. The siding will be vertical in eaves. Trim will be 1"x4" with a dark stain in medium brown. The fascia will be 2"x8" and corner boards will be 1"x6". Door will be wood grain fiberglass (Thermatrue). Garage doors will be wrapped in wood. Windows will be double hung not casement in dark red aluminum clad. Dwelling will be lifted with the addition of a cricket. Nothing else will be replaced at this time. Door will be wood on existing building. Cricket will match the vertical siding on the accessory. The material from the interior of 406 Elk Avenue may be used on the exterior of this building. Minneman said that they will need to come back with a more detailed rehabilitation plan prior to permit for the accessory dwelling. An onsite meeting will also be required.

The Board finds that the application to construct an accessory building to be located at 319 Sopris Avenue will not appear excessively dissimilar to accessory buildings of like use within the surrounding R1C zone.

The scale and form of the building can be supported by the application of Guidelines 4.22-23 (context) and 4.79 – 4.83 (accessory buildings).

Farnell made a motion to approve a conditional use permit for the accessory building to be located at 319 Sopris Avenue, Block 27, lots 25 and the west 22 feet of lot 26 in the R1C zone, and based upon compliance with code section 16-8-30.

Ross seconded the motion. The motion passed unanimously.

Farnell made a motion to approve architectural appropriateness to construct an accessory building to be located at 319 Sopris Avenue, Block 27, lots 25 and the west 22 feet of lot 26 in the R1C zone, provided that an updated materials list for the accessory building is needed prior to building permit, which will be reviewed and approved by the Chair, and per the finding, plans and material list updated this evening.

Ross seconded the motion. The motion passed unanimously.

The Board finds that the application to rehabilitate and convert the historic accessory building to an accessory dwelling located at 319 Sopris Avenue will not appear excessively dissimilar to accessory buildings of like use within the surrounding R1C zone.

Conversion of the building into an accessory dwelling unit does not appear to create significant adverse impacts to the town rights of way, the adjacent property owners and one parking space is provided inside the new accessory building for the use can be supported by code section 16-8-30;

The rehabilitation of the building does not appear to impact the ability to interpret the building, and can be supported based upon compliance with Guidelines for rehabilitation that include 3.7-3.16 (rehabilitation measures); 3.33 (window materials) and 3.28 (building materials).

Farnell made a motion to approve a conditional use permit for the conversion of the accessory building located at 319 Sopris Avenue, block 27, lot 25 and the west 22 feet of lot 26 in the R1C zone, the accessory dwelling unit as defined by the Crested Butte Municipal Code based upon compliance with code section 16-8-30, and 16-4-500 (floor area), provided that the interior garage parking space will be devoted for the exclusive use of the accessory dwelling lessee.

Meyer seconded the motion. The motion passed unanimously.

Farnell made a motion to approve architectural appropriateness to rehabilitate the historic accessory building into a dwelling unit located at 319 Sopris Avenue, block 27, lot 25 and the west 22 feet of lot 26 in the R1C zone provided that an updated materials list and rehabilitation plan for the accessory dwelling is needed prior to building permit, which will be reviewed and approved by the Chair, and the following provisions:

- **A rehabilitation plan is submitted prior to permitting;**
- **An onsite meeting with the building inspector and BOZAR Chair and/or DRC to discuss the rehabilitation plan prior to permitting;**

and based upon the finding, guidelines and per the plans and material list updated this evening.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 4

Consideration of the application of Suzanne Zappala to construct an accessory building to be located at 732 Sopris Avenue, Unit 1, Block 62, Lots 1-2 in the R2 zone.

Andrew Hadley was present and explained the DRC was pretty smooth. They'd like to add this to the back (South) yard. A few aspens will need to be removed to have the 7' set back from alley. They would've liked to do more of a setback, but would've had to remove more. They also widened the garage door slightly. They are proposing one parking space off Sopris Avenue, but could provide two in trade for not maintaining the alley. Snow storage was added.

DRC: Farnell and Ross were members and Farnell said that it was generally supported. In his notes, he had only one space. Snow storage was added. The 9' door was increased to 10'. Ross thought that it was unnecessary to plant new trees.

Staff Comment: Minneman asked about the greenhouse and all members thought that it could stay.

Public Comment: None.

Board Discussion: On the site plan, the snow storage is to the left of the drive.

This is a heavily treed lot. Sawyer agreed with the DRC that trees didn't need to be replaced.

On the South elevation, Meyer asked about the window configuration, but it matches the house.

Regarding the parking, Sawyer asked if this is a duplex. Minneman said it is confusing. There is an apartment in the basement. Sawyer said that everyone parks on the right-of-way on Eighth Street. Sawyer said how it functioned in the past and now. She asked if they'd like a front parking spot. Alvarez Marti asked about the Guideline and Sawyer said that everyone uses head-in on this street. Sawyer felt that it would clean it up. Ross asked how this would be delineated and it will be gravel. They spoke about the zones and front parking and the wider alleys of Verzuh. They agreed with two spaces in front.

The roof will be galvanized corrugated metal. The siding will be vertical board and batton in 12" with a natural brown finish. The fascia will be a 2"x8" and corner boards will be 2"x6" both in a natural brown. The primary door will be a fiberglass wood grained, half-light in natural brown. The garage door will be 8'x10' and the windows will be casement aluminum clad.

The Board finds that the application to construct an accessory building to be located at 732 Sopris Avenue will not appear excessively dissimilar to accessory buildings of like use within the surrounding R2 zone.

The scale and form of the building can be supported by the application of guidelines 4.22-23 (context), and 4.79 – 4.83 (accessory buildings).

Farnell made a motion to approve a conditional use permit for the accessory building to be located at 732 Sopris Avenue, Block 62, lots 1-2 in the R2 zone as provided in the Crested Butte Municipal Code, and based upon compliance with code section 16-8-30.

Sawyer seconded the motion. Motion passed unanimously.

Farnell made a motion to approve architectural appropriateness to construct an accessory building to be located at 732 Sopris Avenue, Block 62, lots 1-2 in the R2 zone and per the finding, plans and material list updated this evening.

Sawyer seconded the motion. Motion passed unanimously.

Item No. 5

Consideration of the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.

Dan Murphy was present and explained that last time there was too much apparent mass so they reduced this. They dropped the gable on the east side substantially. The window configuration changed on the front. On the accessory dwelling, they removed the dormer on the west side to maintain views between buildings. They would like two skylights on the west side. There are now two windows and a door where there were three and a door before. They would like a plank and chink material up to the gable end/ beam line on front and west module. On East elevation, they would like historical siding and on South it would read all the way through.

DRC: Farnell and Ross were members and Alvarez Marti also made a visit. Farnell said that it changed to a T shape, which helped. Regarding the 6"x6" columns, Alvarez Marti suggested a simplified entry truss, which they provided. The metal material was discussed. West and South elevations were supported. On the accessory dwelling, one dormer removed and was supported. Members supported the West skylights. The South triple window was changed to two and was supported. Members supported the materials.

Staff Comment: Minneman said reminder in dealing with the accessory dwelling that there will be a requirement that both are constructed under the same permit, which was part of the subdivision agreement.

Public Comment: None.

Board Discussion: On the site plan, there is a 20' setback on the front. There are two parking spaces in the garage. There will be a small fence around this house. The railing detail is shown on A4. The color rendering was provided. Sawyer asked if the trees are all existing or if some will be added. Murphy explained that some will be added.

Sawyer asked what is above the front door on the North elevation, which is a light. This façade will be all double hung windows.

On the North elevation of the accessory dwelling, Sawyer asked about the obscured glass. It is in a stairway and they wanted to protect the view from the home and vice versa. Textured or frosted glass could be used, but Sawyer was just worried about glass block. This will be brought in for sign-off.

Double skylight on the West, all members supported.

They will use a 5-V crimp roof. The north and west side will have 2"x10" and 12" reclaimed plank and chink in natural. Then, the horizontal siding will be rabbited random width in semitransparent and Sawyer wondered if this was talked about last month. The Guidelines ask for solid body stain or paint. Sawyer wondered about solid body, but they'd prefer not to do this and thought that it paid homage to what is there currently. Ross said this is a whole new building though. Alvarez Marti asked about because it is reclaimed why they chose semitransparent. She thought that it makes it a little more uniform and takes a little of the overall mass away. The plank and chink will be natural. Minneman said that it could be considered an accent material. She said that the plank and chink wouldn't be painted, but the gable is an accent and the Guidelines thought that it is absolute. Murphy thought that it would go to a solid body stain. Alvarez Marti wondered if they'd keep reclaimed, but it might be rough sawn cedar. Sawyer read the Guideline. The trim will be 2"x8" and 2"x6" in reclaimed natural. There will be a 2"x12" horizontal band in natural. There will be a 2"x6" over 2"x12" for fascia and 2"x6" for corner boards. The primary door will be reclaimed wood and glass in brown and gray. The secondary door will be clad. The windows will be aluminum clad in sage green. The vents will match brown and gray. There will be 6"x6" newel posts with metal posts and balusters. Ross wondered about if they had already had this discussion, but Minneman cautioned that this was a specific site. Minneman said that there wasn't much metal in the core. There is a wood top rail per Murphy. They spoke about neighborhood context. Ross thought that there was a heavy material on the house and it makes the metal go away. Alvarez Marti thought that historic materials were out of context. Members thought that it wasn't visible from the street. Alvarez Marti thought that metal makes sense and didn't think that it was fair to prohibit it. Sawyer thought that with the posts and

top rail as wood the metal material wasn't as overwhelming. They thought it was dependent upon what was proposed for the whole home. It is plank and chink and is rustic according to Meyer, which metal might make sense. They discussed the metal proposed for 214 Gothic Avenue and didn't think that they'd approve there. Nauman asked about the color of the metal and it will be gray. Ross supported, as did Nauman with the top wood rail and posts. All could support.

The accessory dwelling will have a zactique roof. The full height vertical to eave will be rusted corrugated metal. Then, there will be vertical board and batton from railing height up in gables. There will be a clad and glass door as the primary. The windows will be bronze aluminum clad. There will be reclaimed 6"x6" newel posts and metal balusters. The beams in the gable ends will be reclaimed. There will be 2"x6" fascia. There will be no corner boards except on dormer, which will be 1"x4" in natural.

The Board finds that the revision to the application to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue will not appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal is relational with the existing structure relating to infill development within the surrounding R l C zone;

The site plan as presented at the August 25 meeting and revised design and style of the residence has relationships with single-family residences seen in the neighborhood and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (context for materials).

The use of iron for the deck balusters can be supported based upon neighborhood context and context of materials on the building.

The conditional use permit for a deed restricted accessory dwelling can be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval from August 25, 2015.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Sawyer made a motion to approve the conditional use permit to construct an accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 also known as Tract 2, Myerson Subdivision in the R1C zone, based upon the finding, the criteria in Code Section 16-8-30, and contingent upon the construction of the primary residence and the accessory dwelling occurs in tandem and under one building permit as required under they Myerson Subdivision together with the recordation of said subdivision.

Farnell seconded the motion. The motion passed unanimously.

Sawyer made a motion to approve the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 also known as Tract 2, Myerson Subdivision in the R1C zone, provided that the solid body stain will be muted gray, and based upon the findings, and per the plans and material lists.

Farnell seconded the motion. The motion passed unanimously.

<u>Item No. 6</u>
Consideration of the application of William B. and Barbara Beirer Myerson to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.
Dan Murphy was present and explained that they completely redesigned this building. They also brought it forward to a 10' setback.

DRC: Farnell and Ross were members and Alvarez Marti set in. Ross explained that they appreciated the changes in apparent massing and thought it was an improvement. They shifted the gable away from the west where the historic building

is. The windows were revised. Members supported the East elevation, as presented. They wanted to discuss the railing with the full Board. Members supported mass scale and form. One dormer was deleted on the accessory dwelling on east and kept the one on the West. Members also supported this design because of livability for the door splitting the eave line.

Staff Comment: Minneman reiterated that site plan was revised and setback is 10'.

Public Comment: None.

Board Discussion: There are two parking spaces in the garage. There is a small fence to separate accessory dwelling and primary building. They will relocate trees and have new lilacs. The accessory is proposed at 7' off the alley and Nauman wondered if this needed to be 10'. Sawyer worried if they all line up it would become similar to Verzuh and thought it was a good mix. Farnell asked about the garage doors and they are 10', which helps.

On the North elevation, there is a large traditional porch. Meyer asked if this is considered a truss. Farnell thought that it would be considered a collar tie. It is 8" tall x 6" wide. They discussed the difference. Meyer said it is an exposed structural element. A recently approved one went from 8" to 6", which they all felt that they should stick with.

The North elevation of the accessory dwelling will have obscured glass.

They spoke about the porch on the West side and breaking the plane. DRC supported. They felt for living this could be supported.

The roof will be shingled in natural. The siding will be 1"x10" cove lapped solid body in warm gray. Members talked about neighborhood context regarding colors. Vertical siding will be in side modules and will be random width rabbited in solid body stain. The trim will be 2"x4" and 2"x6" head at windows and doors. Fascia will be 2"x6". There will be 2"x10" exposed rafter tails in solid body light gray. The corner boards will be 2"x6" with a 1"x4" on vertical. The primary door will be wood and glass half-light painted aqua. Secondary door is clad glass three-quarter light and there will be a full lite patio door in black. The windows will be aluminum clad in black. Again, the obscured glass will still be reviewed. Chimney will be warm gray. Metal posts and railings and balusters are proposed. Russell said that this is something discussed that they didn't want. So, they all agreed. Murphy said they would go with a wood balusters, but not turned. The posts will be square probably 2"x2" and the top and bottom would be wood also. He wondered if this could be brought to the Chair. It could be emailed to the full Board. Russell asked about color and he will need to think about this. Posts would be 6"x6" milled.

The accessory dwelling will have a shingled roof in natural. There will be vertical siding in 1"x10" and 12" rabbited to match additions. Then, there will be 18" inches of zactique metal on bottom. The trim will be a 2"x6" head at windows and doors. The grays will match the front. The fascia will be 2"x6" over exposed rafters. The corner boards are 1"x6" and will be changed on the plans. There will be matching corners on metal siding. The primary and secondary doors will be a clad and glass half-light in black and there will be one full-light in black. The overhead garage doors will be wood sided same color as siding. The windows will be double hung aluminum clad in black. The 4"x4" newel posts will all be wood. Sawyer thought that Murphy needed to update plans to call out materials.

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue will not appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R l C zone;

The front yard setback can be supported per code section 16-14-90 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The overall design and style of the residence has relationships with single-family residences seen in the historic core and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23 (dissimilarity - context), 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (not mixing materials in core).

The conditional use permit for a deed restricted accessory dwelling can be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), 4.82(design and style) and 4.44 (skylights).

Ross made a motion to approve the conditional use permit to construct an accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone based upon the finding, the criteria in Code Section 16-8-30, contingent upon the primary residence and the accessory dwelling are constructed in tandem and under one building permit, as required under they Myerson Subdivision, together with the recordation of said subdivision.

Sawyer seconded the motion. Motion passed unanimously.

Ross made a motion to approve the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone, provided that the deck rails, balusters and posts will be wood and updated plans will be submitted to the Building Department with correct materials call-outs, and based upon the finding, and per the plans and material list updated this evening.

Sawyer seconded the motion. Motion passed unanimously.

Item No. 7

Consideration of the application of Brandon Johnson and Paula Dionisio to construct a single family residence and accessory building to be located at 926 Belleview Avenue, Block 74, Tract 2 in the R1D zone.

Dan Murphy said that the owners want this structure to be simple and economical. They would also like it to look a little more contemporary. On the front elevation, there is rusted metal siding. Murphy thought that this could be considered an accent. Then, it would step down to corrugated metal foundation cover on the sides. They went away from stucco. The rest will be wood siding.

DRC: Farnell and Ross were members and Ross said that this is one of the big lots in the R1D zone, which is why it is a large home. They discussed the materials and Murphy provided examples. Both were struggling and needed Board discussion. They supported fenestration. A write-in comment was about the mass on the side. They thought with a big lot you get a big building and didn't think it needed to be changed. Murphy removed the stucco. The porch feature was discussed with the low roof, which is within the Guidelines. They discussed how the snow shed works and that there is a small hip. Metal siding was the biggest item to discuss. Mass, scale and form were supported. The accessory building changed a lot since the first DRC, which was too busy. Murphy was very responsive to the changes.

Staff Comment: Minneman said that along with the discussion of the materials it needs to be reviewed under the Guidelines.

Public Comment: None.

Board Discussion: Sawyer asked if the plans are accurate and he presented the new version with the building simplified. There are two parking spaces with one being in the building. Snow storage is adequate. Trees were added. Farnell asked about restrictions with fire pits and hot tubs. Minneman asked if it is gas and it is.

On the North elevation, Sawyer asked if there are two windows put together. Murphy said that they are mulled together. Sawyer noted the small front porch and wondered about the depth. It is 10' deep and 7' wide.

Sawyer had issue with simplicity on the West elevation and thought it was excessively dissimilar in length. She thought that it would be quite visible from Ninth Street and nothing had been done to break up the length. Murphy said that there would be a large shadow and wondered about landscaping. Murphy explained that the client's want a simple building. He felt that there are other new examples. Alvarez Marti wondered if the roof pitch was changed on the side. Russell wondered why

there aren't more windows on this elevation. Murphy again offered landscaping. Sawyer thought that it would help. Meyer said architecture is added to decrease mass. He said it is overly massive. Sawyer said it would need to be a substantial tree. They could put two to three evergreens and they looked at the site plan. Murphy drew them on the site plan.
The windows were all supported as drawn. Alvarez Marti asked about the cantilever and it is for a bath. She thought it looked a little odd. They thought that the deck might want to wrap, but Murphy didn't want this. Minneman mentioned Coburn's home in Kapushion. Meyer didn't like it. All thought agreed that it needs to change. Murphy wondered about bracing, but this is encouraged to go to the ground. Minneman didn't think they could go to the ground. It will be redrawn.

On the South elevation, Sawyer asked about the deck.

Sawyer questioned the East elevation and this maximizes their views of Mt. Crested Butte. It is between buildings. Russell asked about the small little windows and Sawyer said generally there just aren't more than four window sizes.

On the West elevation of the accessory building, a gable was used to protect the entry.

They would like to do a pro-panel style roof in burnished slate. The siding will be vertical rabbited cedar random width in top in a semitransparent silver gray and the bottom would be 1"x12" horizontal channel rustic "Charwood" in ebony (not gator, brushed). The rusted metal panels pre-rusted with acid wash. They would also like a corrugated metal base. Minneman suggested to see material samples. Alvarez Marti agreed it would've been helpful to see ahead of time. They talked about the metal. The windows will be slate blue.

Regarding the rusted metal panels, Meyer asked about how close this will be to that approved at Treasury Hill. They said probably not too different, but that is hidden and this is very visible. This will be random width and 8' at longest length. They did think that it would be different from that at Treasury Hill in look and application. The Board referred to Guideline 4.72 and Ross read. Alvarez Marti didn't think that metal is a new material just the application. She thought that it is a contemporary version of metal and metal has been discouraged in residential. They spoke about other examples two homes and in accessories. Sawyer didn't think that the Guideline was met and that they, as a Board, don't allow metal on primary buildings especially on front façade. Murphy pleaded that it would just be an accent. Ross wondered about just trying it on the back. DRC had mentioned that the front might be more of an accent because it is broken up. Sawyer thought that trying a brand new material could be used in a different way and not on a front façade. Alvarez Marti wondered if he'd considered this on the side modules. Alvarez Marti liked the material. She argued that hardiplank isn't historic and the Guideline ties their hands on anything new. Ross said hardiplank is similar to what was used historically though and Sawyer agreed. Ross said it only has commonality to roofing material. Ross didn't think that it looks similar to anything. They talked about the Guideline (4.34/4.35) for contemporary interpretations. Murphy also mentioned maybe limiting it to this zone. Ross said it was tried in Treasury Hill, but Sawyer said it was different. Ross read the Guideline. Ross said a contemporary interpretation is a tweak not a leap and this is a leap. Alvarez Marti didn't think so because metal is used. Then, she wondered about where it is being proposed. She thought this would as Murphy said be a zone that they could try it. Sawyer said that this is used a lot in Telluride and she thought it changes the look of town. They wondered about limiting it to a zone and Minneman said not unless there is a Guideline and there isn't one now. Alvarez Marti thought that today needed to express itself. Nauman didn't think it would be such a discussion on an accessory building, but it is on the main house. We don't allow this type of material on the main house. He thought it would be easier to try first on an accessory building. The Guidelines discourage big amounts of metal on the main house. Russell asked about the reveal and there will be a ½ inch around. Russell thought if it was lapped he might have an easier time. Meyer asked if everyone loves the material why they as a Board won't. Sawyer said metal on a primary structure hasn't ever been seen historically. Meyer was tired of barn wood. Ross wondered about shifting the material to the accessory and Murphy said no. He said it would go to the middle and rear modules. Ross agreed with Sawyer about using it on an accessory first. They discussed the application and Ross thought it was a new material. Farnell thinks that the Guidelines are too rigid and they need variety in the new zones and to protect the core zones. He didn't think that the Guidelines add room to add new materials. He thought that it was used much less than as proposed before. Minneman thought that it limits to details rather than full coverage. Meyer noted the house in Kapushion and that this was proposed as metal. Farnell preferred this over corrugated.

A straw pull vote for the metal as drawn found Russell, Farnell, Alvarez Marti and Meyer in favor and Sawyer Nauman and Ross against.

The windows will be aluminum clad in slate. They felt a sample was needed of the Charwood. Minneman wondered if the Board was supportive of things, as proposed, or if they needed to see examples. She also said that the Guidelines suggest two sidings and they have four and wondered if this is an issue. Murphy said that the corrugated and flat metal they considered as all one material. Alvarez Marti wondered why they changed materials for the wood. Murphy said they could change something in the gables. They wondered what would be seen and it will be landscaped. Sawyer wondered about removing the Charwood and doing the vertical, but Murphy didn't care for this. Minneman suggested continuing because of the time spent. Murphy would like a decision to have a fall start for the building. If anything, they would go to the horizontal 1"x10" beveled on the base and vertical on the accents. They will bring in examples and Friday and Monday the Board can come in for sign off. If a decision can't be met, they'll have to come back. Minneman asked about their comfort of foundation starting. Then, the materials would come back to BOZAR if there isn't consensus. Sawyer asked about denial and she wouldn't be included on vote.

The accessory will have a corrugated metal roof in burnished slate. There will be rusted corrugated metal siding vertically. The back is rough sawn cedar with a Lifetime stain. The fascia will be 1"x4" over 2"x rough sawn cedar with a Lifetime stain. The primary door (overhead garage door) will be wood sided and the secondary door will be metal clad in bronze. The windows will be aluminum clad in bronze.

The Board finds that the application to construct a single-family residence and accessory building to be located at 926 Belleview Avenue will not appear excessively similar or dissimilar to structures within the surrounding the Verzuh subdivision. The proposal incorporates traditional forms with contemporary appearances that maintain relationships with historic styles.

The metal panel as a new accent siding material can be supported because:

1. *It appears similar, initially and over time, to traditional building materials found on historical buildings of like use;*
2. *Appears to demonstrate durability in this climate and the ability to be repaired;*
3. *Demonstrates to energy efficiency or resource conservation over traditional materials such as wood, stucco, or hardiplank.*

The overall design and style of the residence has relationships with single-family residences seen in the new zones and can be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.30(form – new zone), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71(materials), 4.76 (mixing materials), and 4.72.

The accessory building will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Farnell moved to approve the architectural appropriateness for the application to construct a single-family residence and accessory building to be located 926 Belleview Avenue, Block 74, Tract 2 in the R1D zone, provided that the cantilevered area is redesigned, and based upon the findings and their guidelines, and per the plans and materials list updated this evening. The siding treatment samples will be provided and approved by subsequent review of the Board by October 5th.

Russell seconded the motion. Motion passed with Sawyer and Ross voting against.

Farnell moved to approve the conditional use permit to construct an accessory building with heating and/or plumbing to be located at 926 Belleview Avenue, Block 74, Tract 2 in the R1D zone and based upon Code Section 16-8-30 (conditional use criteria) and limiting the use to non-residential uses and prohibiting bathing, cooking, sleeping per code.

Meyer seconded the motion. Motion passed unanimously.

Changes will come in by end of week and materials samples will come in.

<u>Item 8</u>

Miscellaneous:

- DRC for October 13 and 19: Farnell and Ross (BOZAR – October 27th)
- DRC for November 2 and 9: Sawyer and Nauman (BOZAR – November 17th)
- DRC for December 7 and 14: Sawyer and Nauman (BOZAR – December 22nd)
- DRC for January: Sawyer and Nauman
- DRC for February, March and April: Alvarez Marti
- December BOZAR (December 22nd): The majority of Board members are in Town and can be present.
- Special Meetings for Center for the Arts: October and November. The October meeting will be held on October 20th.
- Insubstantial Review:
    - LIHTC/Anthracite Place (513 Belleview Avenue): Minneman explained that the trash location was revised and she presented the example of fencing for the enclosure. They will submit a letter from Waste Management also.
    - Rothman (17 Maroon Avenue): Change to nonconforming windows on southeast elevation of building, which was done without a permit.

Sawyer adjourned the meeting at 11:30 p.m.

Town of Crested Butte
Board of Zoning and Architectural Review
November 28, 2017

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

Nauman called the meeting to order at 6:04 pm.

Members present were: Alvarez Marti, Meyer, Nauman, Russell and Ellis.

Staff members present were: Minneman and Earley.

Alvarez Marti made a motion to approve the minutes with changes from the November 1, 2017 BOZAR meeting.

Ellis seconded the motion. The motion passed unanimously.

Nauman quickly explained the split vote and quorum information.

Item No. 1
*Insubstantial determination requested by **Pals LLC** to revise the approved garage door for the existing mixed use building located at 300 Belleview Avenue, Unit 1 Lone Tree Condominiums, also known as Block 46, part of Lots 12-16 in the C zone.*
Ashton Wyckoff was present and explained that they have three photos. The commercial door is different than they had anticipated, which was residential. The door that was signed off upon only had two windows.

Nauman looked at it and referred it to the full Board to discuss. He wanted them to be aware. Ellis thought that it looks better than what was there originally as did Alvarez Marti. Alvarez Marti said it was a little more contemporary, but she didn't mind. Meyer thought that it disappears into the building with the finish.

Nauman made a determination to approve the garage door with six-lites located on Unit 1, Lone Tree Condominiums as an insubstantial determinations based upon the neighborhood context and intents of the C zone development.

Nauman explained his position with referring items to the Board.

Item No. 2
*Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone. (Helland) Continued to future meeting.*

Nauman made a motion to continue the application of Edward F. Miller and Rita M. Bral Revocable Trust to allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone to a future meeting.

Ellis seconded the motion. The motion passed unanimously.

Item No. 3
*Consideration of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. (Helland) Continued to future meeting.*
Nauman made a motion to continue the application of Edward F. Miller and Rita M. Bral Revocable Trust to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing

primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. to a future meeting.

Meyer seconded the motion. The motion passed unanimously.

Item No. 4

Consideration of the application of ***Edward F. Miller and Rita M. Bral Revocable Trust*** *to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. (Helland) Continued to future meeting.*

Nauman made a motion to continue the application of Edward F. Miller and Rita M. Bral Revocable Trust to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. (Helland) Continued to future meeting.

Russell seconded the motion. The motion passed unanimously.

Item No. 5

Consideration of the application of ***Edward F. Miller and Rita M. Bral Revocable Trust*** *to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. (Helland) Continued to future meeting.*

Nauman made a motion to continue the application of Edward F. Miller and Rita M. Bral Revocable Trust to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone to a future meeting.

Alvarez Marti seconded the motion. The motion passed unanimously.

Item No. 6

Miscellaneous:

- DRC for December 4 and 11: Russell and Meyer (BOZAR – December 19th)
- DRC for January 16 and 22: Ellis and Russell (BOZAR – January 30th)
- Insubstantials:
  - KRN (327 Elk Avenue) – Directed fabric awnings to full Board for discussion Project of the year and Nathan Bilow presentation
- Minneman explained that the BOZAR members will be receiving a raise ($50 to $100 per meeting and the Chair will get $350 instead of $350 per month). She thanked the Board for all of their hard work
- Project of the Year and Nathan Bilow presentation – January 17th or 18th were dates that worked for Board members.
- Adopt-a-family – Earley thanked those that have donated and said we are still collecting money and items for those still interested.
- 2018 we will be working on developing a training manual with Bob Mather (former historic preservation planner in Telluride)

Nauman adjourned the meeting at 6:34 p.m.

To: BOZAR
From: Molly Minneman
Date: May 24, 2012
RE: May 29, 2012 BOZAR
Project: **David Hensley, Chris and Sally Hensley** - Demolish a non-historic accessory dwelling and reconstruct a new accessory dwelling to be located at 508 Sopris Avenue, Block 36, lots 13-14 in the R1C zone.

- **Architectural approval is required.**
- **Permission to expand a conditional use permit for an accessory dwelling is required.**
- **Permission to demolish a non-historic building is requested.**

DRC: Andris Zobs and Bob Vandervoort

David Hensley, and Coburn Development staff Peter Weber and Astrid Matison attended the May 14 DRC meeting to review the application to demolish the existing accessory dwelling and construct a new one-bedroom dwelling located at 508 Sopris Avenue. Astrid Matison attended two informal work sessions in April with two different development plans. They were not supported by the DRC and commenting Board members. The proposals had conflicts with the mass, scale and form appearing too dissimilar with the historic building and neighborhood context.

The plan that was reviewed during the DRC exceeded the allowable size for accessory dwellings. Revisions were submitted to the building department that reduced the building size from 1129 to 973 sq.ft. by lowering the building height 6 inches, narrowing the width and length of the building together with the east and north elevation shed modules.

Demolition:
A portion of the existing building was once considered to be historic. A number of additions occurred since the period of significance of the historic district (1880-1952) that caused the building to be declassified during the historic building survey of 1998. The DRC reconfirmed support for the demolition/relocation of the building as part of the development plan.

The primary building is 19'8" in height and revised height of the proposed accessory is 18'8". The grade of the rear yard is higher than the front and with the revised plan; the dwelling will appear slightly lower than the primary residence.

Site Plan:

- Topography: -See T1.0 for topography delineation.
- Parking: There now two spaces identified on the site plan located in the garage and southeast yard that comply with parking requirements for the one bedroom dwelling unit.
- Snow storage: Snow storage areas are shown on the plan.
- Setbacks: The side yard setbacks comply the 7'6" minimum requirement for one story buildings. The rear yard setback is 5' and 7'6" to the garage door. Guideline 4.26.c. encourages the deeper setback to accommodate ample turning radius from the alley and supported by the DRC.
- Utilities: existing- underground.

- Landscaping: The site plan depicts the removal to two mature cottonwood trees; the aspens in the southeast yard are slated to be located in the mid lot on the east side. Replacement trees for the cottonwoods are shown in the west side yard. *The landscape plan is supported by the DRC.*
- Lighting: A lighting plan depicts down shielded fixtures required in the lighting ordinance.
- Fencing – *DRC requested details provided at the meeting.*

Architectural Review:

The DRC provided support in regards to the mass, scale and form provided the building is within the building size allowances. They found the building forms to be consistent within the context of the neighborhood complying the intents of guidelines 4.22, 4.23, (context) and 2.28, 4.29 and 4.78 relating to mass and scale.

The dormer style and placement is supported per guideline 4.43, the building's window fenestration is supported per guideline 4.82 (e), and descriptions are requested for the garage doors. Note the door on the north elevation is removed from the plan.

In regards to the materials, the DRC support the reclaimed wood siding for the building, the rusted metal skirt, clad windows and metal corrugated roof (vintage skin) material. Samples are requested. Staff will have photos at the meeting.

The DRC referred the project to the board with a recommendation for approval of the demolition/relocation of the existing dwelling, the expansion of a conditional use permit for the new accessory dwelling, and architectural appropriateness.

Board Action:

Finding:

The Board finds that the proposed accessory dwelling to be located at 508 Sopris Avenue **will not appear** or *will appear* excessively similar or dissimilar to structures of like use within the surrounding R1C zone. The request to demolish or move the existing building is appropriate based upon the application to construct the new accessory dwelling. The building's form and scale are consistent with accessory structures seen in Town and can be **supported** or opposed by Guidelines 4.22, 4.23 (neighborhood context), 2.28 (height to width ratio), 4.78 (scale), 4.38 (dormer) and 4.82 (design, style and details).

Motions:

Demolition of existing building

Motion to **approve** or deny the demolition of the accessory dwelling located at 508 Sopris Avenue, Block 36, Lots 13-14 in the R1C zone, contingent upon architectural approval of a new dwelling and conditional use permit expansion.

Architectural approval/denial

Motion to **approve** or *deny* the architectural appropriateness for the accessory dwelling to be located at *508 Sopris Avenue*, Block 36, Lots 13-14 in the R1C zone (with any changes specified _____) based upon **compliance** or *non-compliance* with Guidelines 4.23 2.28, 4.78, 4.38, 4.82-3 and _____, and per the plans and material list.

Conditional use for an accessory dwelling.

Motion to **approve** or deny the expansion of a conditional use to construct a new accessory dwelling to be located at 508 Sopris Avenue, Block 36, Lots 13-14 in the R1C zone (with any changes specified_____), and based upon compliance with Code Section 16-8-30.b. (conditional use criteria), provided a long term residential unit as defined in the Crested Butte Municipal Code is maintained on the property.

FACT SHEET
BLOCK 36, LOTS 13-14, Address: 508 Sopris Avenue
Proponent – David Hensley

Project: To demolish a non-historic accessory dwelling and construct a new accessory dwelling.

Review for May 29, 2012 BOZAR:
- Architectural approval is required.
- Permission to expand a conditional use permit for an accessory dwelling is required.
- Permission to demolish a non-historic building is requested.

Zoning Requirements for the R1C District

Setbacks	Required	Primary – Existing	Accessory - Existing	Accessory - Proposed
Front	20'	6'	-	11' 7 5/8"
Rear	10'	50'11"	9'9"	7'
West Side	7'6"-11'6"	15'8"	12'6"	7' 6"
East Side	7'6"-11'6"	6'3" *	5'	8' 10"

* 7' east side yard setback possible for conditional waiver; any further encroachment into the setback for this building will have to be considered under variance procedure.

FAR		Existing	Proposed - Accessory
Permitted	0.3 (matter of right)	.25 (1558/6250)	**.156 (973/6250)**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)	.335 (2095/6250)	**.40 (2531/6250)**

R1C Zone F.A.R.

1) 518 Sopris (Sawyer) .289/.44 (1809.5/2767.5)
2) 515 Sopris (Jones) .328 (380/533 1203)
3) 512 Sopris (Nichols) .39 (2450/6250)

		Primary – Existing	Accessory - Existing	Accessory – Proposed
Building Height	28'/20'	19'6"	19'8 3/8"	18'8 3/8"
Building Width	35'	26'	33'	31' 7 1/2"
Max Lot Area	9375	6250		

Neighborhood Heights

1) 518 Sopris (Sawyer) 28
2) 515 Sopris (Jones) 24
3) 512 Sopris (Nichols) 24'6"

Neighborhood Width

1) 518 Sopris (Sawyer) 25' 8"
2) 515 Sopris (Jones) 25' 8"
3) 512 Sopris (Nichols) 32'

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Hooper House Garage (Chris and Sally Hensley)

LEGAL Block 36, Lots 13-14 ZONE R1C

ADDRESS 508 Sopris Avenue

TYPE OF STRUCTURE

- [ ] Single Family
- [ ] Multi Family
- [x] Accessory dwelling
- [ ] Accessory Building
- [ ] Addition
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Asphalt
- [ ] Pro Panel
- [ ] Galvanized Corrugated Metal
- [x] Other RECLA VINTAGE SKIN- DULL SILVER

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

- [x] Siding Mixed 1x6 reclaimed horizontal 1x3 vertical reclaimed wood rusted corrugated metal dark brown in color
- [ ] Stucco
- [x] Trim Reclaimed Wood
- [x] Fascia Reclaimed Wood

DOORS

MATERIAL / STYLE / FINISH

☑ Primary door Wood half light door

☑ Secondary door Wood half light door

WINDOWS

TYPE / COLOR

☑ Casement	☐ Slide by	☑ True divided light
☑ Double hung	☐ Fixed unit	☐ Decorative mullions
☐ Wood	☑ Aluminum clad	☐ Vinyl clad
☑ Low E	☐ Heat mirror	☐ Other

Jeld Wen
Hudson Blue

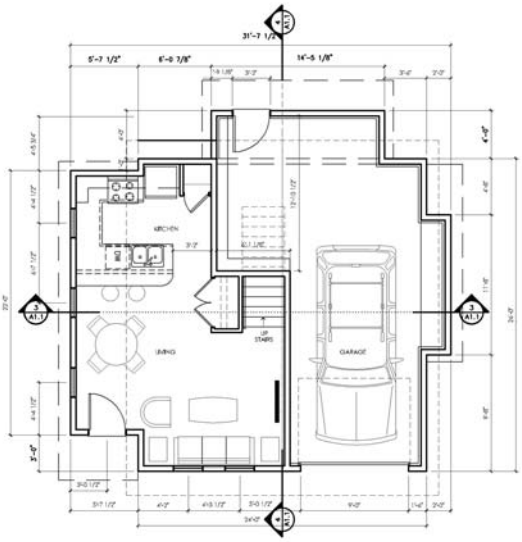
Describe locations if a mix is used Casements at the gable ends second floor/ Awning at the bathroom second floor. Double hung windows first floor and Casements on the west side of the building

Other Exterior Features Wood Garage Door

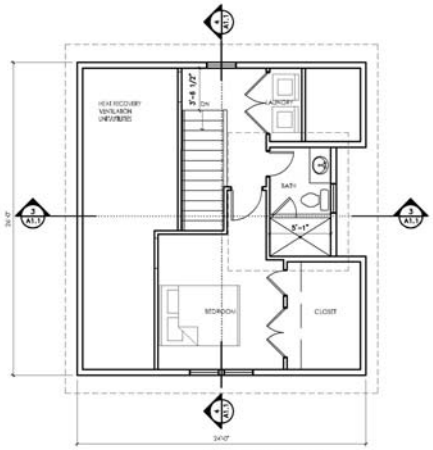
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE C. Hensley

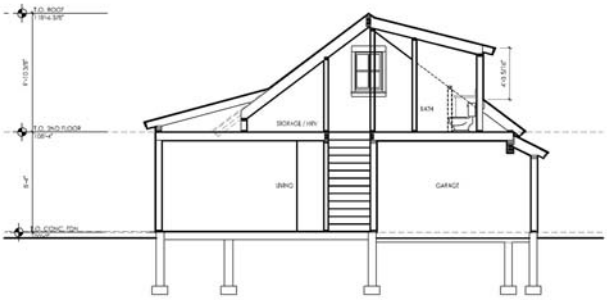
DATE 5/23/12



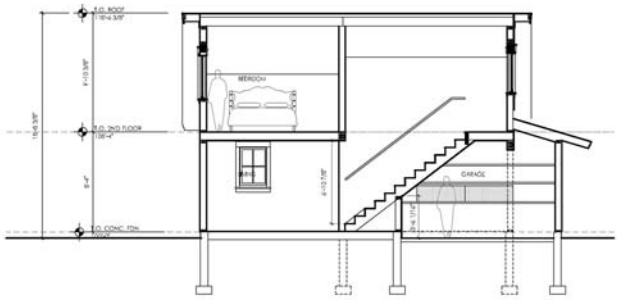
FIRST FLOOR
scale: 1/4" = 1'-0"



SECOND FLOOR
scale: 1/4" = 1'-0"



BUILDING SECTION
scale: 1/4" = 1'-0"



BUILDING SECTION
scale: 1/4" = 1'-0"

COBUR
Creating Great Plac

232 Elk Avenue
P.O.Box 901
Crested Butte, CO 812
T: 970.349.1366
F: 970.349.1369
www.coburndev.cor

plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided Coburn Development Inc., for t design intent of this specific pro and only this project. The contractor shall be responsible construction coordination, met and materials required for the successful completion of the pr This includes but is not limited to quality of workmanship and materials required for execution These documents and work or materials supplied by any subcontractors, all work shall comply with governing codes a ordinances. The contractor sha review and understand all documents and shall notify the Architect immediately of any discrepancies in the drawings, conditions or dimensions.

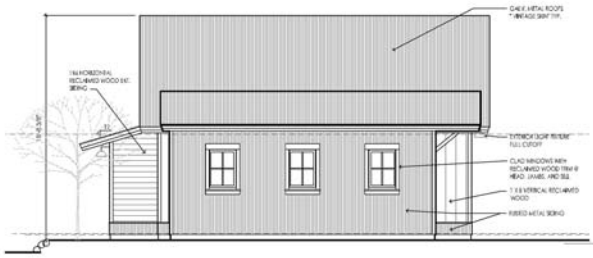
AUTHORSHIP

REVISIONS

BOZAR	04.12.
BOZAR	05.04.
BOZAR	05.14.
BOZAR	05.29.
PERMIT	05.29.

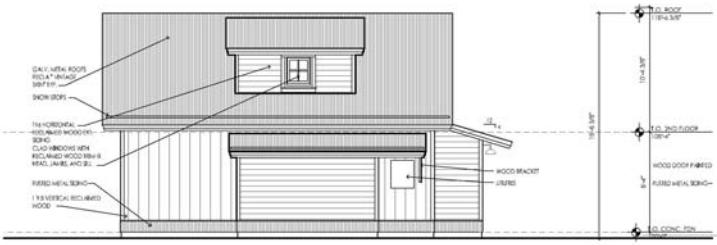
A1.

PLANS & SECTION



1/A2 WEST ELEVATION
scale: 1/4" = 1'-0"

2/A2 SOUTH ELEVATION
scale: 1/4" = 1'-0"



3/A2 EAST ELEVATION
scale: 1/4" = 1'-0"

4/A2 NORTH ELEVATION
scale: 1/4" = 1'-0"

COBUR
Creating Great Plac

232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81
T: 970.349.1366
F: 970.349.1369
www.coburndev.cor

plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided
Coburn Development Inc., for t
design intent of this specific pro
and only this project. The
contractor shall be responsible
construction coordination, met
and materials required for the
successful completion of the pr
This includes but is not limited to
costs of workmanship and
materials required for execution
these documents and work or
materials supplied by any
subcontractors. All work shall
comply with governing codes a
ordinances. The contractor sha
review and understand all
documents and shall notify the
Architect immediately of any
discrepancies in the drawings,
conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

REVISIONS

ISSUE	DATE
BOZAR	04.12.
BOZAR	05.04.
BOZAR	05.14.
BOZAR	05.29.
PERMIT	05.29.

A2.

ELEVATIONS

1 A2.2 EXISTING HOUSE SOUTH ELEVATION
scale: 3/8" = 1'-0"

2 A2.2 PROPOSED HOUSE SOUTH ELEVATION
scale: 3/8" = 1'-0"

COBUR
Creating Great Plac

232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81
T: 970.349.1366
F: 970.349.1369
www.coburndev.cor

plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided
Coburn Development Inc., for t
design intent of this specific pro
and only this project. The
contractor shall be responsible
construction coordination, met
and materials required for the
successful completion of the pr
This includes but is not limited to
quality of workmanship and
materials required for execution
these documents and work or
materials supplied by any
subcontractors. All work shall
comply with governing codes a
ordinances. The contractor sha
review and understand all
documents and shall notify the
Architect immediately of any
discrepancies in the drawings,
conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

REVISIONS

BY	DATE
BOZAR	04.12.
BOZAR	05.04.
BOZAR	05.14.
BOZAR	05.29.

A2.2

ELEVATIONS

ALLEY SCAPE ELEVATION
scale: 1/8" = 1'-0"

COBUR
Creating Great Plac

232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81
T: 970.349.1366
F: 970.349.1369
www.coburndev.cor

plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided
Coburn Development Inc., for t
design intent of this specific pro
and only this project. The
contractor shall be responsible
construction coordination, met
and materials required for the
successful completion of the pr
This includes but is not limited to
quality of workmanship and
materials required for execution
These documents and work or
materials supplied by any
subcontractors. All work shall
comply with governing codes a
ordinances. The contractor sha
review and understand all
documents and shall notify the
Architect immediately of any
discrepancies in the drawings,
conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

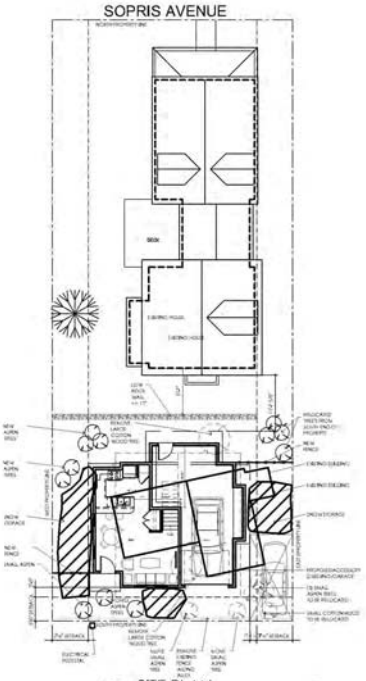
REVISIONS

BY	DATE
BOZAR	04.12.
BOZAR	05.04.
BOZAR	05.14.
BOZAR	05.29.

A2.3

ELEVATIONS

NORTH ELEV. FROM SOPRIS AVENUE
scale: 1/4" = 1'-0"



SITE PLAN
scale: 1" = 10'-0"

WEST
scale: 1/4" = 1'-0"

COBUR
Creating Great Plac

232 Elk Avenue
P.O.Box 901
Crested Butte, CO 812
T: 970.349.1366
F: 970.349.1369
www.coburndev.com

plan | design | b

508 Sopris Avenu
Crested Butte, C
81224

Disclaimer:
These documents are provided
Coburn Development Inc., for t
design intent of this specific pro
and only this project. The
contractor shall be responsible
construction coordination, met
and materials required for the
successful completion of the pr
This includes but is not limited to
quality of work/workmanship and
materials required for execution.
These documents and work or
materials supplied by any
subcontractors, all work shall
comply with governing codes o
ordinances. The contractor sha
review and understand all
documents and shall notify the
Architect immediately of any
discrepancies in the drawings,
conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

REVISIONS

NOTE	DATE
BOZAR	04.12.
BOZAR	05.04.
BOZAR	05.14.
BOZAR	05.29.
PERMIT	05.29.

T1.0

SITE PLAN/ELEVATI

To:	BOZAR
From:	Molly Minneman
Date:	June 20, 2013,
RE:	June 25, 2013 BOZAR
Project:	Ed Miller – Construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 4, W ½ Lot 5 in the R1C zone. **- Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53.** **- Demolition of a non-historic residence is required.** **- A conditional use permit for an accessory building in the R1C zone is required.**
DRC	John Meyer and Liz Sawyer

Michael Helland attended the June 17 meeting on behalf of Ed Miller seeking approval to demolish the existing residence and construct a new single family residence and accessory building to be located at 624 Maroon Ave. The 1 ½ story residence will be clad with horizontal wood siding with vertical cladding on secondary modules. As discussed in the overview, the development plan was approved on May 29, 2007 and re-approved on January 27, 2010. The vested property right has lapsed. The home and accessory building will be constructed on a 1½ lot parcel. The smaller parcels located at 628 and 624 Maroon drive smaller buildings. The reduced mass and scale is positive in creating some variation in massing within the block. The FAR for the home is .31, and full build-out is .41. See the fact sheet for lot and size values. A full basement under the residence is planned.

The DRC and commenting Board members support the site development plan and architectural appropriateness pending public comment. They provided a recommendation of approval for the plumbed and heated accessory dwelling

Architectural Review:

Site Plan:

Topography: The natural grade variation drops slightly from west to east. With the height of the residence approximately 18" below the maximum height of 28 feet in the R1C zone, no issues are apparent.

Setbacks:

- The front yard setback for the residence is 20' from the front porch. The west side yard setbacks are 8' from one story modules exceed the requirement for two-story roof lines. The east side yard setback is 7'6" for one story modules and 1'9" shy of the code suggested 11'6" setback at the second story. Snow stops are shown to mitigate snow shed problems.

- Accessory dwelling 7'6" east-side yard setbacks are minimal for the building height. The 11' wall height as shown is a concern. Snow stops and a snow shed easement between 624 and 628 Maroon is supported.

- Distance between buildings is 11' from primary wall line to the accessory stairs, meeting the zoning code setback requirement of at least a 10' separation.

Parking: Two parking spaces are required for the proposal; both spaces are proposed in the front yard. In 2007, the neighbors complained about the vehicular and utility congestion and function of the dead-end ally when a garage space was planned for the building. The Board chose to set aside Guideline 4.26.a. limiting the front yard access to 10 linear feet in a core zone, in favor relieving the alley congestion.
Snow storage: Snow storage areas are noted on the plan.

Utilities: Utilities are added to the site plan. Alley and utility upgrades are addressed the in Project Overview.

Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.

Basement: The basement windows are sub grade and curbing is reflected on the elevations.

Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference.*

Demolition of the Existing residence:
The existing residence is not considered to be historic. The Board has the discretion to allow the demolition or removal of the residence in tandem with a site development plan. Generally the permit for demolition permit is purchased simultaneously to the building permit per code section 16-14-190.

> Notwithstanding any restrictions that may otherwise exist under Section 16-2-60 of this Chapter, the Board may approve the demolition of an existing non-historic structure or portion thereof if the Board finds that all of the following conditions have been met:
> (1) A site redevelopment plan has been submitted to and approved by the Board. Said plan must consist of, at a minimum and without limitation, a landscaping, weed mitigation plan and ongoing maintenance plan.
> (2) There is no net loss of deed-restricted housing units. 16-148
> **(3) A site specific deconstruction and recycle plan must be submitted and approved by the Building Official in conformance with Article 15 of Chapter 18 of this Code.**

An issue not discussed during the DRC is the new demolition requirements where the Applicant must submit a demolition plan to the Building Department prior to pulling a permit.

The DRC supports the demolition request under these parameters.

Similar to 628 Maroon, the DRC related the smaller lot size and smaller building forms appear more compatible with the residences in the Block 53 neighborhood. The 20' wide and 26'9" tall residence varies from 628 Maroon. The DRC expressed support of the residence. The side-yard setbacks for the two story residence may be undersized and accessory may be undersized for potential snow shed issues. See the setback provisions in Code section 16-4-490 that encourage up to 11'6". Helland mitigated the snow shed with snow stops on the affected roof areas. T are a stop gap measure to hold snow until it can be removed, but many times snow maintenance does not occur. Usually, subsequent owners are unaware of friendly snow shed agreements, and costly legal battles ensue. Helland is supportive of a formal agreement that will provide future owner's notice of the potential for shared snow shed areas requested by the 2007 Board.

Mass/scale: The mass, scale and form of the proposal appears consistent with traditional forms and relating to Guidelines 4.29 and 4.31. The uncomplicated gable roof forms together with the steep angle appear traditional in design and style that meet the intents of Guidelines 4.37, and 4.41. The front porch style is supported in appearance and function creating a pedestrian friendly façade as conveyed in Guidelines 4.45 and 4.46.

Windows: The window fenestration and styles are supported with traditional appearances for core zone homes that comply with the intents of guidelines 4.50 and 4.53. The front and secondary door styles were also supported.

The horizontal lap wood siding with board and baton vertical accents on secondary modules provides diversification of siding treatment among the homes in the development. All siding, window and trim materials are specified as wood products. The material list identifies blue painted siding with light gray trim and fascia.

The building scale and form is consistent with newer buildings constructed in the core and older R1 neighborhoods. Consult Guidelines 4.82 and 4.83. Horizontal wood siding materials treated with a natural stain, white painted wood windows, and galvanized corrugated metal roofing is proposed.

Conditional Use Permit. The accessory building will be heated and plumbed storage building with hobby room above with a lavatory. It requires a conditional use permit limiting the use to non-residential uses (cooking, bathing and sleeping are prohibited). The criteria for a conditional use permit in code section 16-8-30 should be read and incorporated into the Board's deliberation.

Finding for <u>Residence</u>

The Board finds that the demolition of the existing residence is appropriate with the redevelopment plan to construct a new single-family residence to be located at 624 Maroon Avenue, Lot 5 and the west ½ of lot 4 Block 53. The new residence **will not appear excessively dissimilar** or <u>will appear excessively dissimilar</u> to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence **will appear** or <u>will not appear</u> relational with historic single family residence seen in Town, and can be **supported** or <u>opposed</u> in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.83 and 4.83 (accessory structures), _____; under the following conditions;

1. A site specific deconstruction and recycle plan must be submitted and approved by the Building Official in conformance with Article 15 of Chapter 18 of this Code;
2. The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit, and the removal or demolition of the residence at 624 Maroon under a permit by the building department; and
3. A cross easement agreement for snow shed affecting the west 1/2 of lot 4 associated with 628 Maroon Ave. and the east 1/2 of lot 4 associated with 624

Maroon Ave is either recorded in the real property records or placed on the Minor Subdivision plat; and

4. Due to the limited access for rear parking and alley congestion, the Board to sets aside Guideline 4.26.a. limiting the front yard access to 10 linear feet to accommodate two front yard parking spaces.

5. The Applicant will be responsible for the improvement of the alley for access and parking, under the approval of the Utilities Director; said alley improvement may involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties.

Motion for Demolition

Motion to **approve** or deny the demolition of the non-historic residence located at 624 Maroon Avenue, Lots 1-5, Block 53 in the R1C zone (with any changes noted _____) and based upon the provisions the finding.

Motion for Architectural Approval

Motion to **approve** or deny architectural appropriateness to construct a single-family residence to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone (with any changes noted _____) and based upon the provisions the finding.

Finding for Accessory Building - Approval

The Board finds that the proposed accessory building will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and simple building form will appear diminutive to the primary residence and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83 and _____;

The plumbed and or heated accessory building complies with the criteria for a conditional use permit in Code Section16-8-30. Access to the required parking is the responsibility of the owner to maintain on a year around basis.

Conditional use for an accessory building

Motion to **approve** a conditional use permit for an accessory building to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, based upon **compliance** with the conditional use criteria in Code Section 16-8-30 and the finding.

Architectural approval:
Motion to **approve** the architectural appropriateness to construct an accessory building to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone (with any changes noted _____), as shown on the site plan; based upon the finding, and per the plans and the material list.

Finding for Accessory Building - Denial

The Board finds that the proposed accessory building will appear excessively dissimilar to sounding buildings in the neighborhood. The building height and increased density of the building on the small parcel appears excessive in relation to the neighborhood context, and should therefore be denied due to non-compliance with the conditional use criteria 16-8-30. Item b. 1. (a-c) and item 6., and guideline 2.27

Conditional use for an accessory building

Motion to deny the conditional use for an accessory building to be located at 628 Maroon Avenue Lot 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone, based upon **non-compliance** as identified in the finding.

Architectural denial:

Motion to deny the architectural appropriateness to construct an accessory building to be located at 624 Maroon Avenue Lot 5 and the west ½ of lot 4, Block 53 in the R1C zone based upon denial of the conditional use permit.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4, ALL LOT 5 ZONE RIC

ADDRESS 624 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other

ROOFING TYPE

___ Shake Shingle
✓ GALVANIZED Pro Panel
___ Galvanized Corrugated Metal
___ Asphalt
___ Other

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding PAINTED / HORIZ 1x8 WOOD & VERT B/B
BLUE SIDING, LT. GREY TRIM

___ Stucco

✓ Trim PAINTED WOOD - 1x4 LT GREY

✓ Fascia PAINTED WOOD - 1x10 LT GREY

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED

✓ Secondary door WOOD / GLAZED

WINDOWS

TYPE / COLOR

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 4/23/13

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4, ALL LOT 5 ZONE RIC

ADDRESS 624 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓Galvanized Corrugated Metal

___Asphalt ___Other

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓Siding HORIZ. WOOD
STAINED NATURAL

___Stucco

✓Trim PAINTED WOOD - 1x4 LT GREY

✓Fascia PAINTED WOOD - 1x8 LT. GREY

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - PAINTED

✓ Secondary door WOOD / GLAZED - PAINTED

WINDOWS

TYPE / COLOR - WHITE

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE _____

FACT SHEET
Block 53, Lot 4 and the West half of Lot 5
Address: 624 Maroon Avenue
Proponent – Edward F. Miller

Project: To construct a single family residence and accessory building in the R1C zone.

Review for June 17, 2013 DRC:

1) A conditional use permit for an accessory building in the R1C zone is required.
2) Demolition of a non-historic residence is required.
3) Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	-	10' 8"
West Side	7'6"-11'6"	8'	8'
East Side	7'6"-11'6"	7'6"	7' 6"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1470/4687.5) 0.31**	**(437/4687.5) 0.093**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(1907/4687.5) 0.41**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

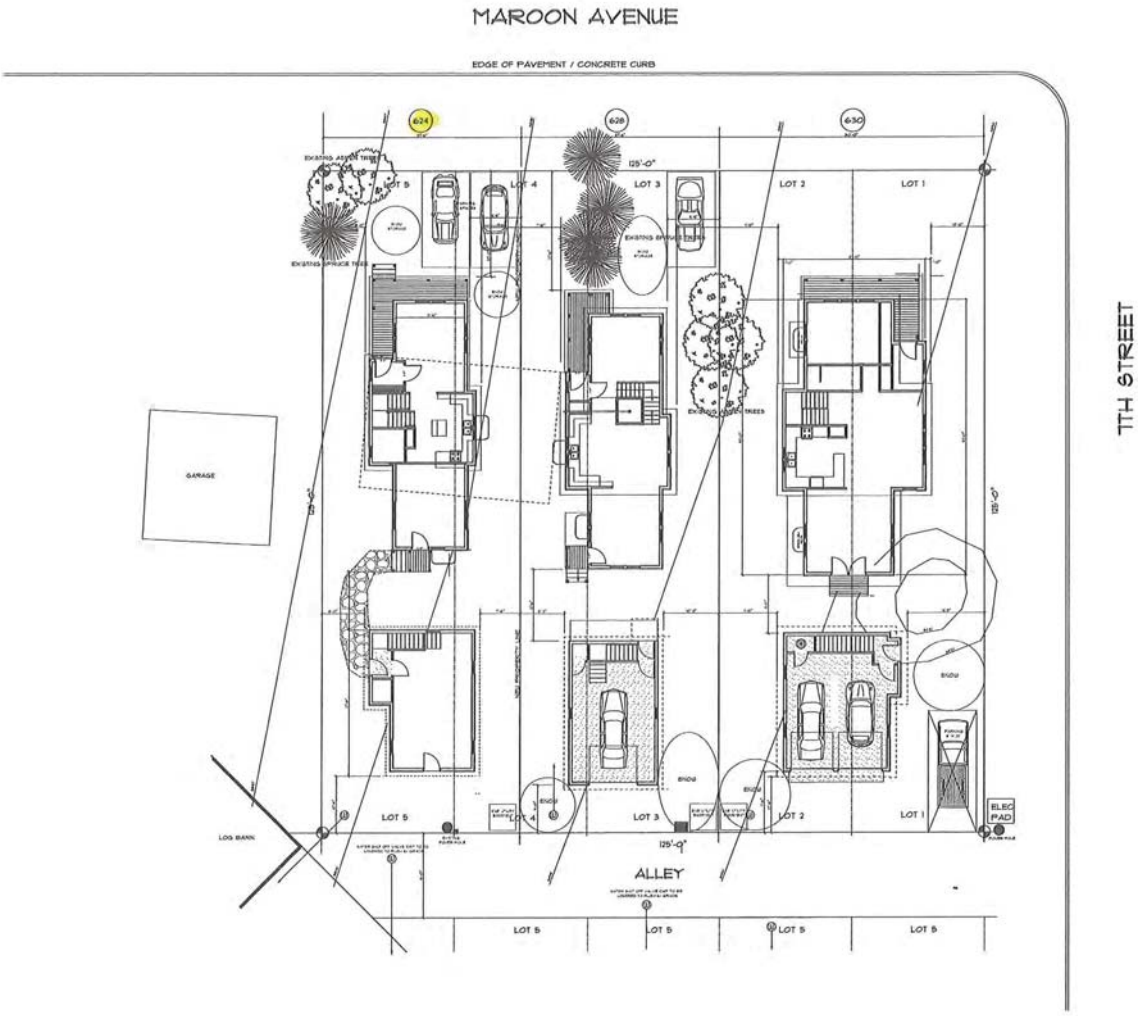
		Primary – Proposed	**Accessory – Proposed**
Building Height	28'/20'	26' 9"	18'
Building Width	35'	20'	20'
Distance Between Buildings	10'	11'	
Max Lot Area	9375	4687.5	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"



RESIDENCE - 624 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - W 12.5 ' LOT 4, LOT 5
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1435 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 790 SF (FAR .16)
TOTAL BUILD OUT = 2225 SF (FAR .47)

RESIDENCE - 628 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 3
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1409 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .16)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1930 SF (FAR .31)
ACCESSORY DWELLING FLOOR AREA = 984 SF (FAR .15)
TOTAL BUILD OUT = 2914 SF (FAR .47)

NORTH

SITE PLAN

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

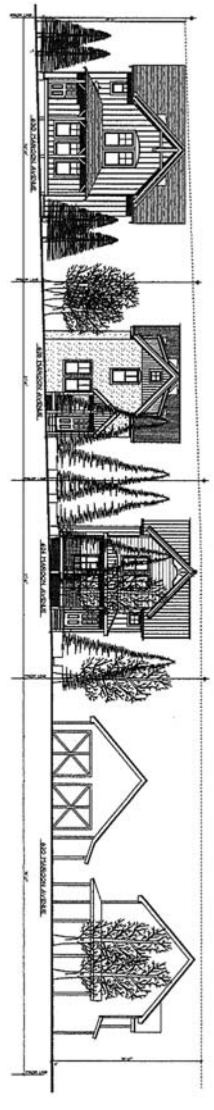
MAY 2013
RECEIVED
Building Department

NOTICE OF DUTY OF COOPERATION

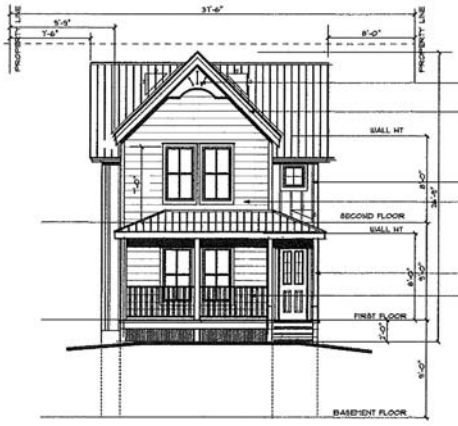
MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:
SHEET
OF

STREETSCAPE



SHEET OF			REVISION	DATE	MILLER RESIDENCES - 624 MAROON AVE LOTS 1 - 5, BLOCK 53 CRESTED BUTTE, COLORADO		NOTICE OF DUTY OF COOPERATION	Michael D. Holland - Architect PO Box 592 Crested Butte, Colorado 8224 970 349 0643

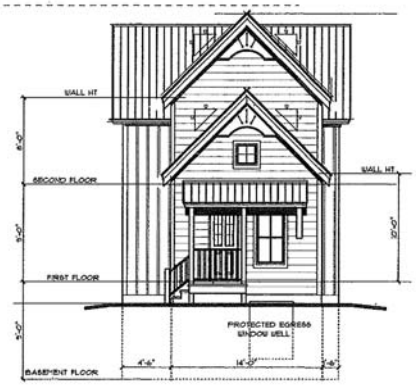


NORTH ELEVATION - B
1/4" = 1'-0"

PAINTED WOOD GABLE DETAIL
PAINTED WOOD FACIA
MATT FINISHED TYPICAL RIBBED STEEL ROOFING, VALLEYS & TRIM TO MATCH
VERTICAL BOARD & BATTEN SIDING
HORIZONTAL WOOD SIDING 6" REVEAL
ALL OPENINGS TO BE TRIMMED W/ PAINTED 5X4 WOOD & 1X2" CROWN TRIM
6X6 WOOD PORCH & RAILING POSTS
WOOD RAILS W/ 2X2 WOOD BALUSTERS @ 6" OC

WEST ELEVATION - B
1/4" = 1'-0"

EAST ELEVATION - B
1/4" = 1'-0"

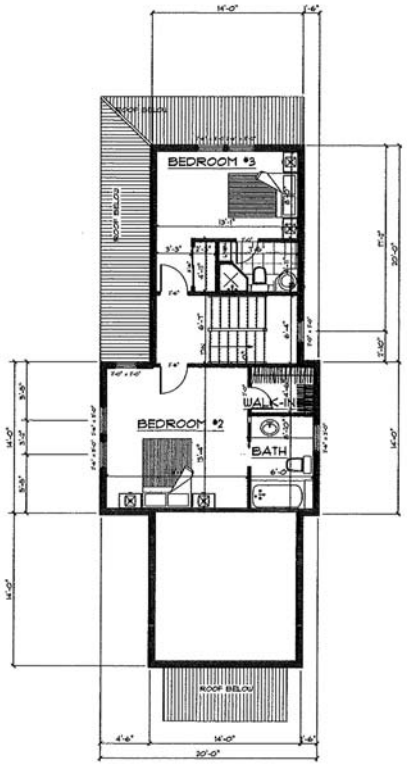


SOUTH ELEVATION - B
1/4" = 1'-0"

MILLER RESIDENCES - 624 MAROON, AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

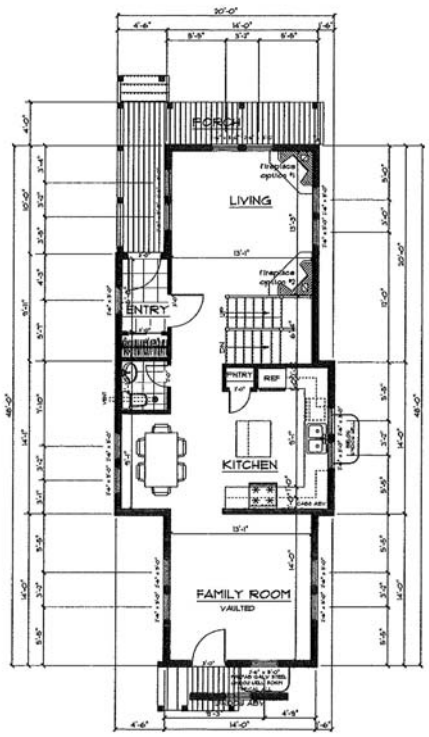
DATE:
REVISION:

SHEET
OF



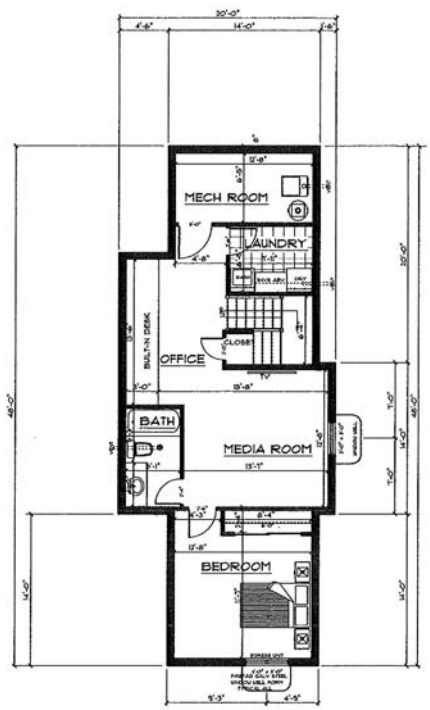
SECOND FLOOR PLAN - B

860 SF 1/4" = 1'-0"



FIRST FLOOR PLAN - B

1/4" = 1'-0" 801 SF (HEATED)
136 SF (PORCHES)



BASEMENT FLOOR PLAN - B

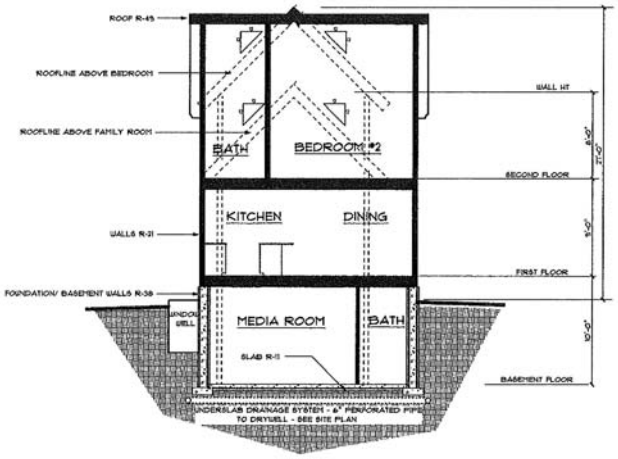
1/4" = 1'-0" 801 SF

TOTAL SF. ABV GRADE INCLUDING PORCHES (1/2 OF TOTAL) = 1,435

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

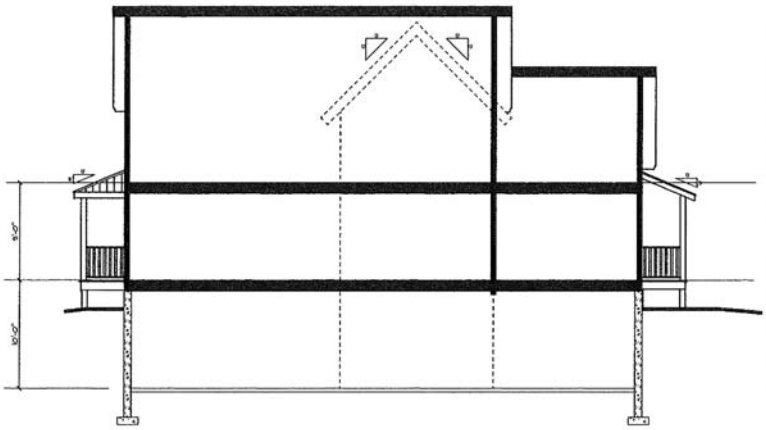
DATE:
REVISION:

SHEET
OF



B - TYPICAL BUILDING SECTION

1/4" = 1'-0"



WEST ELEVATION - B

1/4" = 1'-0"

WEST ELEVATION - B

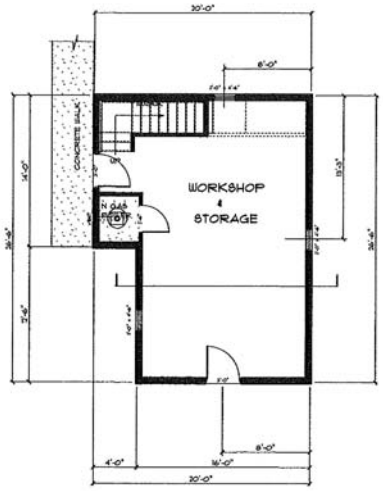
1/4" = 1'-0"

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:

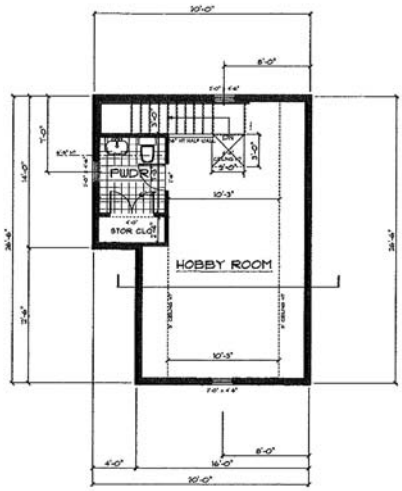
REVISION:

SHEET
OF



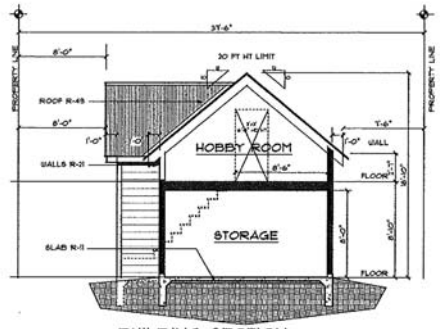
B - FIRST FLOOR PLAN

480 SF 1/4" = 1'-0"



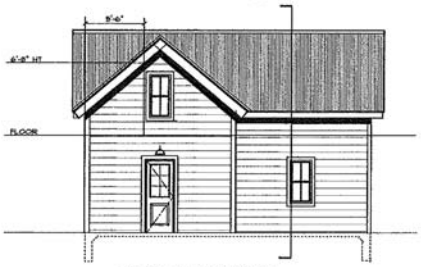
B - SECOND FLOOR PLAN

310 SF 1/4" = 1'-0"



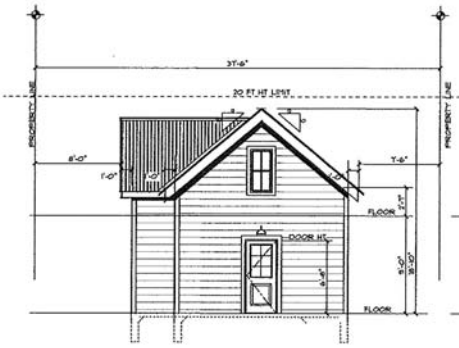
BUILDING SECTION

1/4" = 1'-0"



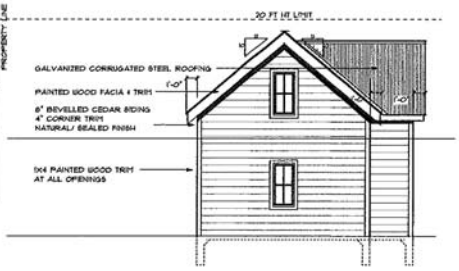
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

EAST ELEVATION

1/4" = 1'-0"

MILLER RESIDENCES - 624 MARGOLL AVE.
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:

REVISION:

SHEET
OF

To: BOZAR
From: Molly Minneman
Date: June 19, 2013
RE: June 25, 2013 BOZAR
Project: Ed Miller – Development of Lots 1-5, Block 53 in the R1C zone.
Project Overview

Michael Helland re-submitted a development plan on behalf of Ed Miller, the owner of Lots 1-5 in Block 53, known as 624 Maroon Avenue. Miller's vested property right expired in January, 2013. The plan was approved in 2007, re-approved in 2010, and is seeking approval in 2013. The applications propose the demolition of the residence, the separation of the 5-lot parcel into three building sites pending approval of a minor subdivision (by the Building and Zoning Director), and the construction of three residences, two with accessory buildings and one accessory dwelling.

The following three proposals are enclosed for your review.

1. **624 Maroon** situated at the west end on Lot 5 and the W ½ of lot 4. A new primary residence with a basement is proposed, together with an accessory building with plumbing and heating. Demolition of the residence is required.

2. **628 Maroon** is the center parcel to be located on Lot 3 and E ½ Lot 4. A new primary residence with a basement is proposed, together with an accessory building/garage with plumbing and heating.

3. **630 Maroon** will be located at the east end on lots 1-2. A new residence with a basement and an accessory dwelling/garage is proposed.

Minor Subdivision: The five lot parcel will require the subdivision into three parcels that can be administered through the minor subdivision process. Two avenues for lot subdivision are available and depend upon the complexity of the proposal; administrative review and BOZAR review. Under an administrative review, the building and zoning director has the authority to sanction a subdivision provided the all standard zoning and land use requirements listed in the municipal code can be achieved after the subdivision occurs. The second option requires Board review when special circumstances occur.

Bob Gillie opinioned that the Miller parcel can be subdivided administratively provided the Board approves the demolition of the existing residence at 624 Maroon, the three applications are approved by the BOZAR in some form or fashion, and a building permit for 624 Maroon is purchased simultaneously with the demolition permit for the existing residence. If Miller chooses to construct 630 Maroon situated on lots 1-2 ahead of the rest of the development, it can be separated administratively, as well.

In regards to the parcel divisions, Helland related in 2007 that the site divisions were developed in part around the mature trees that exist on site. The mature evergreen and aspen trees will remain in place, but removal of the willows is necessary. See the Fact sheet for parcel sizes; all meet the minimum requirement.

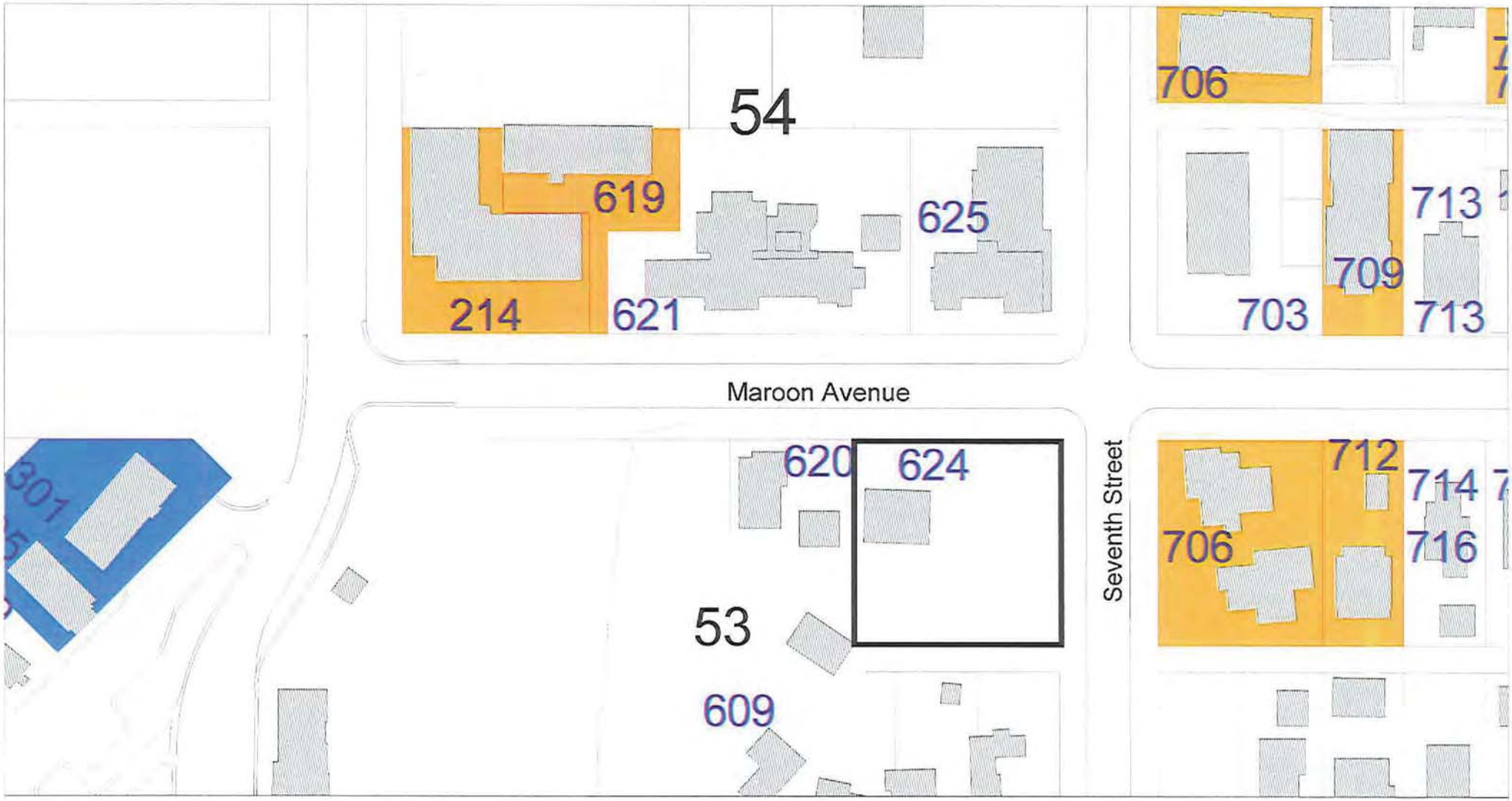
Topography: The site plan depicts the natural topography of the parcel that slopes from west to east that is expected to remain similar with the exception of the low lying areas on lot 1. Finished grade will follow natural grade with the exception of lot 1 (630 Maroon). The topography plan was reviewed by Gillie in '07 and under the code provisions; he agreed the holes can be filled up to the 8894' grade, creating a revised natural grade in these locations. The east end of the block has experience higher water tables and intermittent surface water on years with high snow totals. Site drainage will be addressed with the building department prior to permitting.

Alley upgrades: The development locates some or all of the required parking on the rear of 630 and 628 Gothic and will require upgrades to the adjacent alley that terminates at the 609 rear property line. The alley contains most of the utilities; gas, electric, cable, telephone and water lines. Being a historic neighborhood, two of the water shut off valves to 611 and 615 Elk is still located in the alley. A large electric transformer is located on the southeast edge of lot 1. The Applicant desires to bury electric, cable and telephone.

The Proponent will need to contact the Town's utility Department regarding the alley upgrade, water line and service line upgrades, together with the gas, electric, and cable companies in coordinating the work to these services. Discussed in 2007 is the replacement of an old galvanized water line that may be addressed in the alley upgrade. The Applicants may also need to address the water shut offs to adjacent properties.

The 2007 review spanned three months in part due to the increased building density that precipitated neighborhood feedback, addressed topographical issues, and solved problems relating to the limitations of the alley's function together with impacts to the neighbors. Located in the R1C zone, Block 53's south side along Elk Ave is characterized by historic residential buildings, while the north side is minimally developed with post 'period of significance' (1880 -1952) style buildings.

Several neighbors have contacted staff about the project. The Board should anticipate public participation during the hearings. The accessory structures will require conditional use permits for heating/plumbing or long term rental. The Board should be prepared to read the criteria contained in section 16-8-30 during the deliberation, making decisions on the applications based upon the zoning code, guidelines, and public comment.



Miller Project:
624, 628, 630 Maroon Avenue

Coal Creek
Roads
Paved
Unpaved

Buildings
Parcel Boundaries
Condos_2013.shp
Subdivisions_2013.shp

N
W E
S

60 0 60 120 Feet

624 628 630 maroon.apr
jearley
6-2013

To:	BOZAR
From:	Molly Minneman
Date:	June 19, 2013
RE:	June 25, 2013 BOZAR
Project:	Ed Miller – Construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the E½ of Lot 4 in the R1C zone. **Architectural approval is required and contingent upon subsequent subdivision of lots 1-5, and the demolition approval for 624 Maroon.** **A conditional use for a plumbed and heated accessory building is required.**
DRC	John Meyer and Liz Sawyer

Michael Helland attended the June 17 DRC meeting to review the application on behalf of Ed Miller seeking approval of a single family residence and accessory building to be located at 628 Maroon Ave. As discussed in the overview, the development plan was approved on May 29, 2007 and re-approved on January 27, 2010. The vested property right has lapsed. The home and accessory building will be constructed on a 1½ lot parcel created by the subdivision described in the 624 Maroon discussion. The smaller parcels located at 628 and 624 Maroon drive smaller buildings. The reduced mass and scale is positive in creating some variation in massing within the block. The FAR for the home is at the matter of right of .3, and full build out is under the .48 maximum being calculated at .44. A full basement under the residence is planned.

The DRC and commenting Board members support the site development plan and architectural appropriateness pending public comment. They provided a recommendation of approval for the plumbed and heated accessory dwelling

Architectural Review:

Site Plan:

Topography: The natural grade variation drops slightly from west to east. With the height of the residence 18" below the maximum height of 28 feet in the R1C zone, no issues are apparent. If the building inspector determines that additional information is necessary before issuing a building permit, topographical data may be required.

Setbacks:

- The front yard setback for the residence is 22.6" from the front porch. The west side yard setbacks meet snow shed requirements for one and two story roof overhangs. The east side yard setback is 1'9" shy of the code suggested 11'6" setback. Snow stops are shown to mitigate snow shed problems.
- Accessory dwelling side yard setbacks meet the minimum requirements. The rear yard setback is 9'6" from the wall and is 8' from the eaves providing more than adequate turning radius from the alley.
- Distance between buildings is 13' from primary wall line to the accessory stairs, meeting the zoning code setback requirement of at least a 10' separation.

Parking: Two parking spaces are required for the proposal; one space in the garage and the second accessed from Maroon Avenue. Winter maintenance for required access is the responsibility of the property owner.

Snow storage: Snow storage areas are noted on the plan.

Utilities: Utilities are added to the site plan. Alley and utility upgrades are addressed the in Project Overview.
Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are planned for under the front porch.
Basement: The basement windows are sub-grade and curbing is reflected on the elevations.
Landscaping: Landscaping consists of existing mature trees and native grasses.
Existing residence: The existing residence has to be removed for the development of 624 and 628 Maroon. The demolition will be formally addressed under the 624 Maroon proposal, although referencing the demolition as a condition of the current proposal is suggested.

The DRC expressed support of the smaller home; 20 wide and 25'6" tall; The side-yard setbacks for the two story residence may be undersized (9'9" in the east side yards of 628 Maroon and 624 Maroon) See the setback provisions in Code section 16-4-490 that encourage up to 11'6". Helland mitigated the snow shed with snow stops on the affected roof areas. T are a stop gap measure to hold snow until it can be removed, but many times snow maintenance does not occur. Usually, subsequent owners are unaware of friendly snow shed agreements, and costly legal battles ensue. Helland is supportive of a formal agreement that will provide future owner's notice of the potential for shared snow shed areas requested by the 2007 Board.

Mass/Scale: The DRC supported the mass, scale and form of the residence relating to Guidelines 4.29 and 4.31. The symmetrical gable roof forms and roof angle are consistent with traditional forms per Guidelines 4.37, and 4.41. The front porch style is functional and highlights the entry creating a pedestrian friendly façade as conveyed in Guidelines 4.45 and 4.46.

Dormer: Shed style dormers are relatively small features on the front roof module. Guidelines 4.42 and 4.43 encourage dormer styles that do not overwhelm the roof, and are no greater than 30% of the roof plane. The shed dormers comply with the guideline in size and placement on the roof plane. The 2007 Board supported the style and placement of the dormers due to their low profile within the smaller scale of the building.

Windows: The window fenestration as seen from the street, appear consistent with historic placements. Two over one double hung sash windows provide traditional style in the core zone. Consult Guidelines 4.49 – 4.54. The front and secondary door styles were also supported.

Materials: The light gray stucco siding for the residence was supported by the DRC and creates a variation with the development proposal. The building size parameters are met in Guideline 4.73, and the building will be the only structure on 600 block of Maroon clad in stucco. The white painted wood windows with 1x4" white window and door trim together with the vertical wood gable details and 1x10" fascia break up larger expanses of the stucco on the gable walls. Traditional galvanized corrugated metal roof material is noted on the material list.

Accessory: The building scale and form is consistent with newer buildings constructed in the core and older R1 neighborhoods. Consult Guidelines 4.82 and 4.83. Window fenestration is minimal. Styles and wood materials are consistent with historic buildings. The siding material proposed for the building is weathered steel with a galvanized (matt

finish) standing seam roof. White wood trim and fascia are traditional widths, and the garage doors are laminated with carriage style wood.

Conditional Use Permit. The accessory building will be heated and plumbed garage with hobby room above with a lavatory. It requires a conditional use permit limiting the use to non-residential uses (cooking, bathing and sleeping are prohibited). The criteria for a conditional use permit in code section 16-8-30 should be read and incorporated into the Board's deliberation. Access to the parking is via the alley that is the responsibility of the owner to clear for year around access.

Finding for Residence

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4 Block 53 **will not appear excessively dissimilar** or will appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence **will appear** or will not appear relational with historic single family residence seen in Town, and can be **supported** or opposed in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.46 (mix of porch sizes), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), _____; under the following conditions;

1. The development plan will be subject to the minor subdivision of lots 1-5 prior to the issuance of a building permit, and the removal or demolition of the residence at 624 Maroon under a permit by the building department; and

2. A cross easement agreement for snow shed affecting the west 1/2 of lot 4 associated with 628 Maroon Ave. and the east 1/2 of lot 4 associated with 624 Maroon Ave is either recorded in the real property records or placed on the Minor Subdivision plat; and

3. The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement may involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties.

Motion

Motion to **approve** or deny architectural appropriateness to construct a single-family residence to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone (with any changes noted _____) and based upon the provisions the finding.

Finding for Accessory Building - Approval

The Board finds that the proposed accessory building will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and simple

building form will appear diminutive to the primary residence and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83 and _____;
The plumbed and or heated accessory building complies with the criteria for a conditional use permit in Code Section16-8-30 ;

Conditional use for an accessory building

Motion to **approve** a conditional use permit for an accessory building to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone, based upon **compliance** with the conditional use criteria in Code Section 16-8-30.

Architectural approval:
Motion to **approve** the architectural appropriateness to construct an accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone (with any changes noted _____), as shown on the site plan; based upon the finding, and per the plans and the material list.

Finding for Accessory Building - Denial

The Board finds that the proposed accessory building will appear excessively dissimilar to sounding buildings in the neighborhood. The building height and increased density of the building on the small parcel appears excessive in relation to the neighborhood context, and should therefore be denied due to non-compliance with the conditional use criteria 16-8-30. Item b. 1. (a-c) and item 6., and guideline 2.27

Conditional use for an accessory building

Motion to deny the conditional use for an accessory building to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone, based upon **non-compliance** as identified in the finding.

Architectural denial:

Motion to deny the architectural appropriateness to construct an accessory building to be located at 628 Maroon Avenue Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone based upon denial of the conditional use permit.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED + RITA MILLER

LEGAL E 1/2 LOT 4 ALL 3, BLK 53 ZONE RIC

ADDRESS 628 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other ___

ROOFING TYPE

___ Shake Shingle
___ Asphalt
___ Pro Panel
___ Other MATT FIN.
✓ Galvanized Corrugated Metal

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

~~Siding~~ ___

✓ Stucco LIGHT GREY

✓ Trim 1x4 PAINTED WOOD - OFF WHITE

✓ Facia 1x10 PAINTED WOOD - OFF WHITE

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED

✓ Secondary door WOOD / GLAZED

WINDOWS

TYPE / COLOR – WHITE

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used_____

Other Exterior Features_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE 4/23/13

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL E½ LOT 4 ALL 3, BLK 53 ZONE RK

ADDRESS 628 MAROON AVE.

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel ___Galvanized ~~Corrugated~~ M PANEL Metal

___Asphalt ___Other MATT FIN.

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓Siding WEATHERED STEEL

___~~Stucco~~

✓Trim 1x4 WOOD PAINTED OFF WHITE

✓Facia 1x8 WOOD PAINTED OFF WHITE

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door GARAGE DOOR - PAINTED GREY

✓ Secondary door WOOD / GLAZED

WINDOWS

TYPE / COLOR - WHITE

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 4/23/13

FACT SHEET
Block 53 Lots 3 & the East half of 4
Address: 628 Maroon Avenue
Proponent – Edward F. Miller

Project: To construct a single family residence and heated/plumbed accessory building in the R1C zone.

Review for 6-17-2013 DRC:

1) A conditional use to allow an accessory building with plumbing and heating is required.
2) Architectural approval is required, which is contingent upon subsequent subdivision of Lots 1-5 and the demolition approval for 624 Maroon Avenue.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	22' 6"	-
Rear	10'	-	8'
West Side	7'6"-11'6"	7' 6"	8' 3"
East Side	7'6"-11'6"	8'	10' 3"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1408/4687.5) 0.3**	**(480/4687.5) 0.102**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(1888/4687.5) 0.40**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed	**Accessory – Proposed**
Building Height	28'/20'	25' 6"	19' 6"
Building Width	35'	20'	17'
Distance Between Buildings	10'	13' 6"	
Max Lot Area	9375	4687.5	

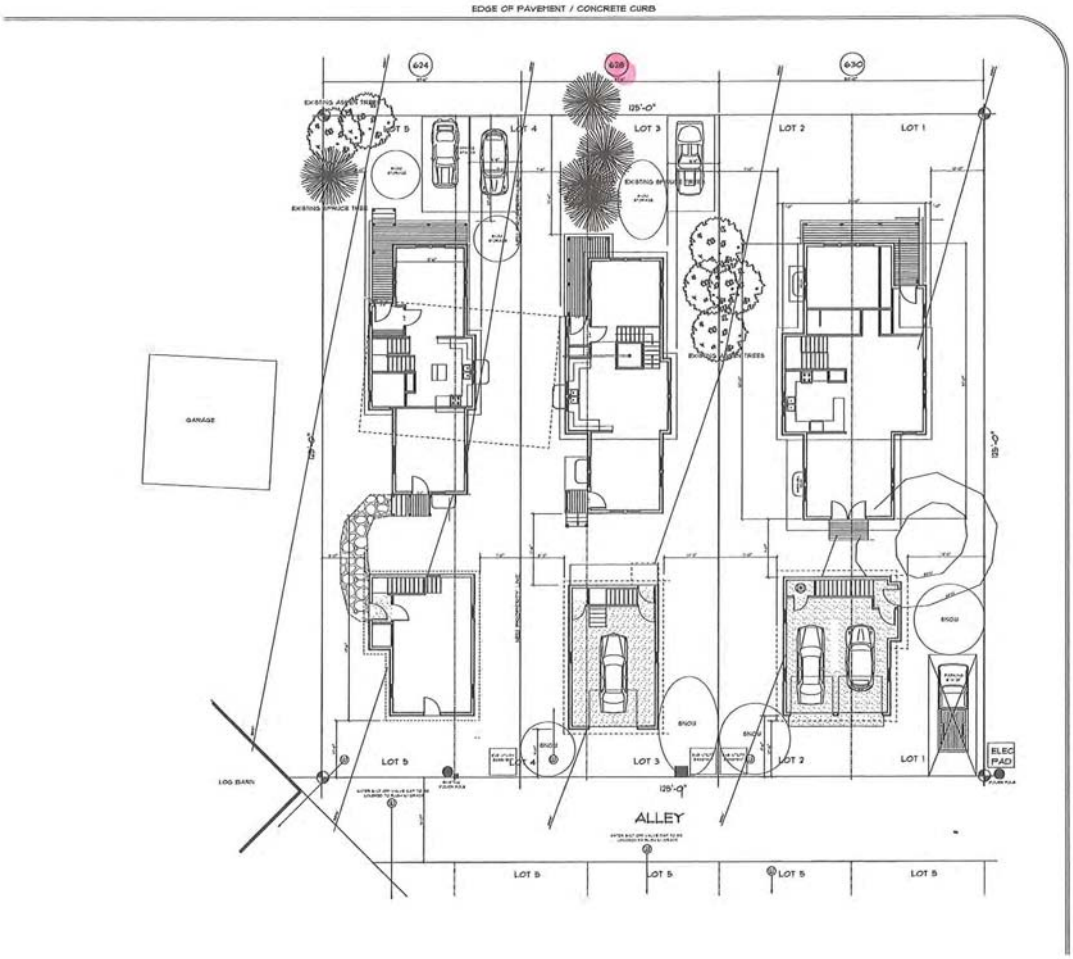
R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

MAROON AVENUE



7TH STREET

RESIDENCE - 624 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 5
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1435 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 790 SF (FAR .16)
TOTAL BUILD OUT = 2225 SF (FAR .47)

RESIDENCE - 628 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 3
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1409 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .16)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1930 SF (FAR .31)
ACCESSORY DWELLING FLOOR AREA = 984 SF (FAR .15)
TOTAL BUILD OUT = 2914 SF (FAR .47)

NORTH

SITE PLAN

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

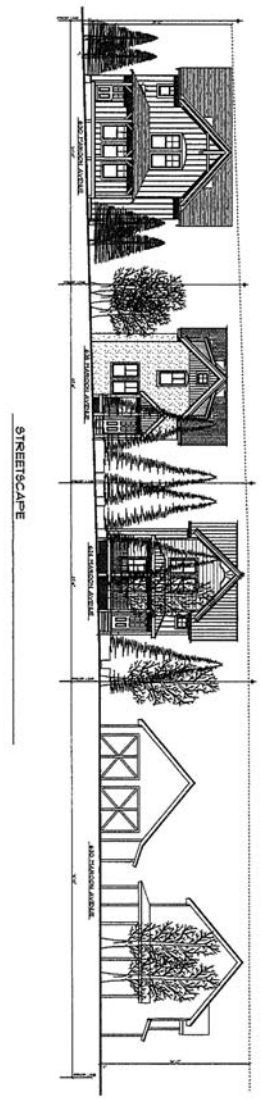
MAY 2013
RECEIVED
Building Department

NOTICE OF RIGHT OF COOPERATION

MILLER RESIDENCES - 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

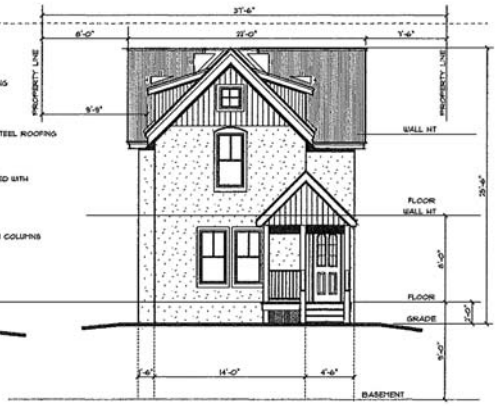
SHEET
OF



SHEET OF				DATE	MILLER RESIDENCES - 628 MAROON AVE LOTS 1 - 5, BLOCK 53 CRESTED BUTTE, COLORADO		NOTICE OF DUTY OF COOPERATION	
			REVISION					

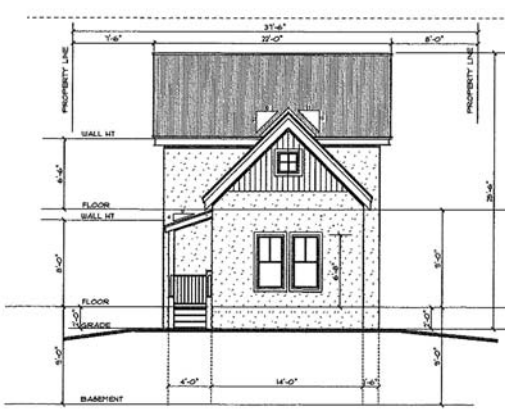
WEST ELEVATION - A

1/4" = 1'-0"



NORTH ELEVATION - A

1/4" = 1'-0"



SOUTH ELEVATION - A

1/4" = 1'-0"

EAST ELEVATION - A

1/4" = 1'-0"

Miller Residences / Jackson
P.O. Box 53
Crested Butte, Colorado 81224
970 349 5663

NOTICE OF DUTY OF COOPERATION

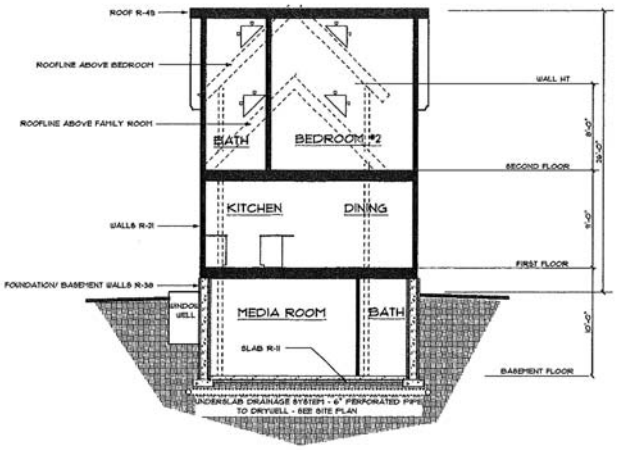
[illegible]

MILLER RESIDENCES - 426 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:

REVISION:

SHEET
OR



A - TYPICAL BUILDING SECTION

1/4" = 1'-0"

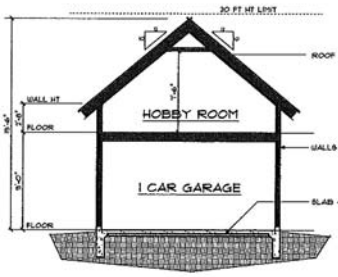
WEST ELEVATION - A

NOTICE OF DUTY OF COOPERATION

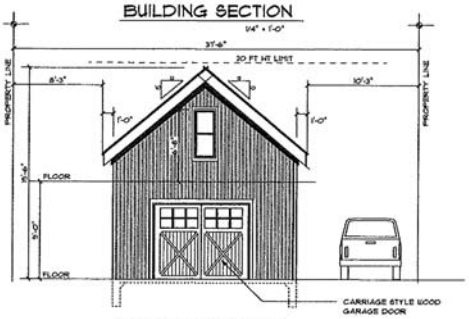
MILLER RESIDENCES - 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

SHEET
OF

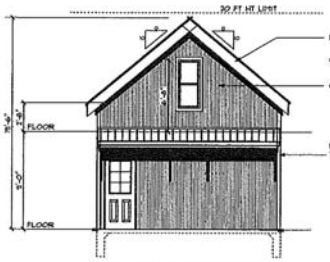


BUILDING SECTION
1/4" = 1'-0"

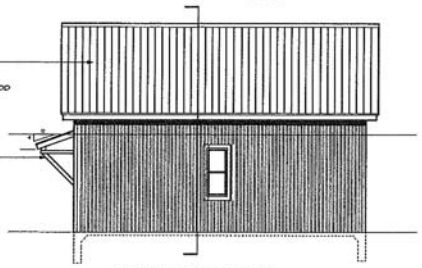


SOUTH ELEVATION
1/4" = 1'-0"

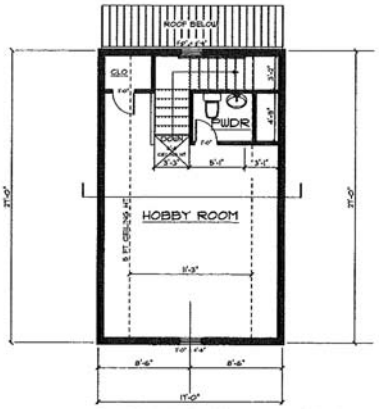
EAST ELEVATION
1/4" = 1'-0"



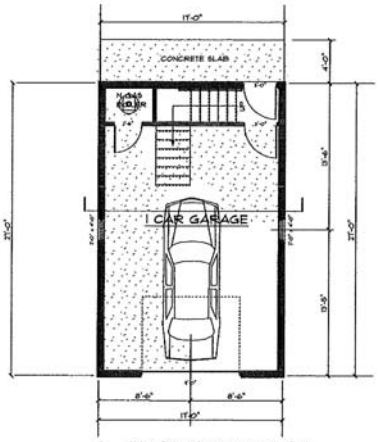
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



A - SECOND FLOOR PLAN
306 SF
1/4" = 1'-0"



A - FIRST FLOOR PLAN
459 SF
1/4" = 1'-0"

Michael D. Miller - Architect
P.O. Box 1123
Crested Butte, Colorado 81224
970 349 6543

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCE - L28 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE
REVISION

SHEET
OF

To:	BOZAR
From:	Molly Minneman
Date:	June 20, 2013
RE:	June 25, 2013 BOZAR
Project:	Ed Miller – Construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. **Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53.** **A conditional use permit for an accessory dwelling in the R1C zone is required.**
DRC	Glenn Michel and Liz Sawyer

Michael Helland attended the June 17 DRC meeting on behalf of Ed Miller seeking approval to construct a new single family residence and accessory dwelling to be located at 630 Maroon Ave. As discussed in the overview, the development plan was approved on May 29, 2007 and re-approved on January 27, 2010. The vested property right has lapsed. The 1 ½ story residence will be clad with vertical board and baton siding. A full basement is planned. The home will be constructed on a two lot parcel with a FAR of .32 for the residence and .479 for the site; .48 is the maximum.

The DRC and commenting Board members support the site development plan and architectural appropriateness pending public comment. They provided a recommendation of approval for the accessory dwelling.

Architectural review:

Site Plan:

Topography: Notations from previous approvals indicate the natural and finished grade will be the same with the exception of the low lying areas depicted on the site plan. Permission by the Building and Zoning Director to fill these specified areas to 8894' or 2' from the lowest point was supported. Drainage that naturally occurs on the site may have to be addressed with prior to permitting. The building height is 6" below the 28' maximum for the core zone. If the building inspector determines that additional information is necessary before issuing a building permit, topographical data may be required.

Setbacks:

- The front yard setback for the residence is 20' and side-yard setbacks of 11' on the west and 10'on the east provide view corridors and adequate snow shed where two-story elements shed into the side yards.
- Accessory dwelling side yard setbacks, 11 on the west and 10 on the east, meet maximum requirements. The rear yard west setback is 11' from the wall and is 10'6" from the eaves to ensure adequate turning radius from the alley.
- Distance between buildings is 11' from primary wall line to accessory wall line, and provided the rear steps are below 18", the setback meets the intent of the code.

Parking: Three parking spaces are required for the proposal; the residence parking is located in the garage and the accessory parking is on the southeast corner of the property. Winter maintenance of the alley way to access the required access is the responsibility of the property owner.

Snow storage: Snow storage areas are noted on the plan.

Utilities: Utilities are added to the site plan. Alley and utility upgrades are addressed the in Project Overview.

Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.

Basement: The basement windows are sub grade and curbing is reflected on the elevations.

Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference.*

The DRC expressed support for the larger home on the corner parcel. The mass and scale of the 27' wide and 27'6" tall residence, together with its simple rectangular buildings forms relate proportionately with the historic building forms referenced in Guidelines 4.29 and 4.31. The roof pitch, overhangs along with the open rafter tails enhance the building's appearance and emulate traditional styles seen historically. The vertical gable details were supported as contemporary interpretations of historic features. In regards to the form and scale of the front porch, previous Boards discussed the element complied with the intents of Guideline 4.45, but debated the similarity of the porch styles of all three buildings per 4.46. The functionality and aesthetically pleasing appearance of the porch caused the Board to ultimately support its design as drawn.

Windows: In regards to window fenestration, the north elevation complies with guideline 4.50 relating to placement, size and style. Arched headers on the second floor introduce variation from the other two homes. Three individual windows that are not mulled together appear to comply with 4.45. The overall window plan is consistent with traditional patterns. The two panel half light doors are consistent with guideline 4.59-60.

The DRC support the materials chosen for the residence that create a rustic motif. Vertical wood board and baton siding is to be stained with gray/brown transparent stain differentiates from the other two residences. Natural pine trim and fascia does not provide much contrast or color variations. See guideline 2.2, but was supported by previous Board review. The window material chosen is wood; clad can be an option. Gray corrugated metal roofing is proposed.

Accessory dwelling: The building scale and form is consistent with newer buildings constructed in the core and older R1 neighborhoods and supported by the DRC per guidelines 4.82 and 4.83. The plan notes the garage doors will have a 'barn wood style overlay'. The materials include reclaimed wood siding (random width), 1x4 natural wood trim and 1x10 gray stained fascia, and corrugated galvanized steel roofing.

Conditional Use Permit. The accessory structure will be a garage with a dwelling unit above requiring a conditional use permit for an accessory dwelling. A deed restricted long-term residential unit is required on the property per code. The criteria for a conditional use permit in code section 16-8-30 should be read and incorporated into the Board's deliberation.

Finding for Residence

The Board finds that the proposed single-family residence to be located at 630 Maroon Avenue, Lots 1-2, Block 53 will **not appear excessively dissimilar** or will appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence **will appear** or will not appear relational with historic single family residence seen in Town, and can be **supported** or opposed in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 4.73 (materials -stucco), 4.80, 4.82 and 4.83 (accessory structures), _____; under the following conditions;

1. The development plan will be subject to the minor subdivision separating lots 1-2 from the five lot parcel; and
2. The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement may involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties.
3. Alteration of natural grade is at the approval of the building and zoning director for grading and surface water mitigation. A topographical survey may be required prior to the issuance of a building permit.

Motion

Motion to **approve** or deny architectural appropriateness to construct a single-family residence to be located at 630 Maroon Avenue Lots 1-2, Block 53 in the R1C zone (with any changes noted _____) and based upon the provisions the finding.

Finding for Accessory Building - Approval

The Board finds that the proposed accessory building will not appear excessively dissimilar to structures of like use in surrounding residential zones. The scale and forms are consistent with dwellings in the core zones and can be supported by Guidelines 2.27, 4.80, 4.82 and 4.83 and _____;

A conditional use permit is supported per Code Section16-8-30, and provided a long-term residential unit must be maintained on the property per the Crested Butte Municipal Code.

Conditional use for an accessory building

Motion to **approve** a conditional use permit for an accessory building to be located at 630 Maroon Avenue Lots 1-2 , Block 53 in the R1C zone, based upon the provisions in the finding.

Architectural approval:

Motion to **approve** the architectural appropriateness to construct an accessory building to be located at 630 Maroon Avenue Lots 1-2 , Block 53 in the R1C zone (with any changes noted _____), as shown on the site plan; based upon the finding, and per the plans and the material list.

Finding for Accessory Building - Denial

The Board finds that the proposed accessory building to be located at 630 Maroon will appear excessively dissimilar to sounding buildings in the neighborhood. The dwelling unit on the parcel is inconsistent with the neighborhood density and context and cannot be supported by the application of the conditional use criteria 16-8-30. Item b. 1. (a-c) and item 6. The

Or
The building height and increased density of the a second building on the property will appear excessive in relation to the neighborhood context, and should therefore be denied due to non-compliance with the conditional use criteria 16-8-30. Item b. 1. (a-c) and item 6, and guideline 2.27the

Conditional use for an accessory building

Motion to deny the conditional use for an accessory building to be located at 630 Maroon Avenue, lots 1-2 , Block 53 in the R1C zone, based upon **non-compliance** as identified in the finding.

Architectural denial:

Motion to deny the architectural appropriateness to construct an accessory building to be located at 630 Maroon Avenue Lots 1-2 , Block 53 in the R1C zone based upon denial of the conditional use permit.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other ___

ROOFING TYPE

___ Shake Shingle
___ Asphalt
___ Pro Panel
✓ GREY / SLATE Galvanized Corrugated Metal
___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT. WOOD B/B 1x12 / 1x4
STAIN TRANSPARENT GREY / BROWN

___ Stucco ___

✓ Trim WOOD 1x6 CORNER
WOOD 1x4 OPENINGS - STAIN NATURAL PINE

✓ Fascia EXPOSED RAFTER TAILS

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED – STAIN NATURAL

✓ Secondary door WOOD / GLAZED – STAIN NATURAL

WINDOWS

TYPE / COLOR

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 4/23/13

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓Galvanized Corrugated Metal

___Asphalt ___Other_____

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓Siding VERT. RECYCLED BOARD / BOARD - NATURAL

~~Stucco~~

✓Trim 1x4 RECYCLED - NAT.

✓Facia WOOD 1x10 - LIGHT GREY SEMI TRANS STAIN.

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD GARAGE DOOR - STAINED NAT.

✓ Secondary door WOOD / GLAZED - STAINED NAT.

WINDOWS

TYPE / COLOR

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 4/23/13

FACT SHEET
Block 53, Lots 1-2
Address: 630 Maroon Avenue
Proponent – Edward F. Miller

Project: To demolish a single-family residence and construct a new single-family home and accessory dwelling.

Review for June 25, 2013 BOZAR:

1) Architectural approval is required contingent upon the minor subdivision of Lots 1-5, Block 53.
2) A conditional use permit for an accessory dwelling in the R1C zone is required.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	-	10' 6"
West Side	7'6"-11'6"	11'	11'
East Side	7'6"-11'6"	10'	14' 5"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1999.5/6250) 0.319**	**(984/6250) 0.157**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(2983.5/6250) 0.477**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

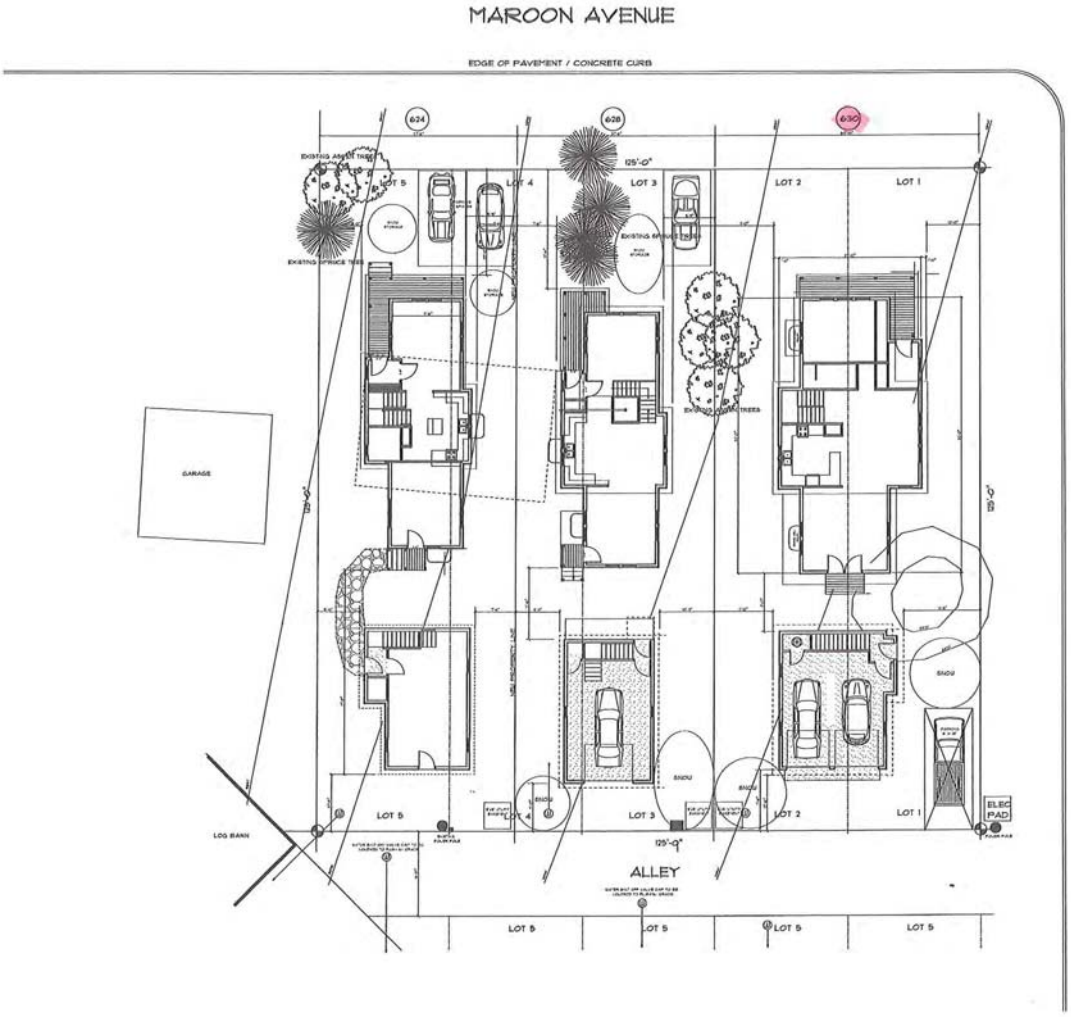
		Primary – Proposed	Accessory – Proposed
Building Height	28'/24'	27' 6"	23'3"
Building Width	35'	27'	26'
Distance Between Buildings	10'	11'	
Max Lot Area	9375	6250	-

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"



7TH STREET

RESIDENCE - 624 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - W 12.5 ' LOT 4, LOT 5
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1435 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 750 SF (FAR .16)
TOTAL BUILD OUT = 2185 SF (FAR .47)

RESIDENCE - 628 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 3
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1409 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .18)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1950 SF (FAR .31)
ACCESSORY DWELLING FLOOR AREA = 984 SF (FAR .15)
TOTAL BUILD OUT = 2934 SF (FAR .47)

NORTH

SITE PLAN

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

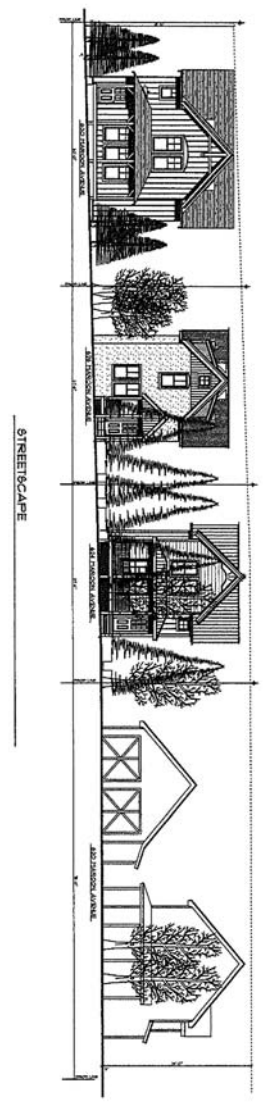
MAY 2013
RECEIVED
Building Department

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 630 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

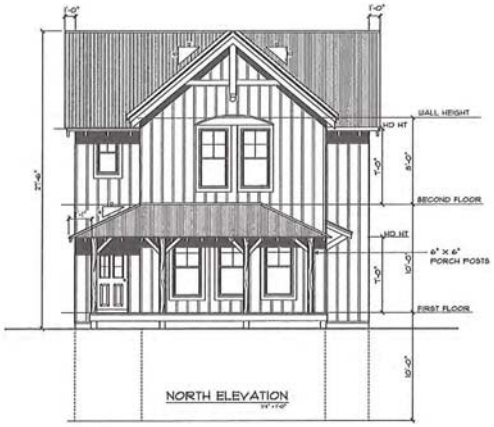
DATE:
REVISION:

SHEET
OF



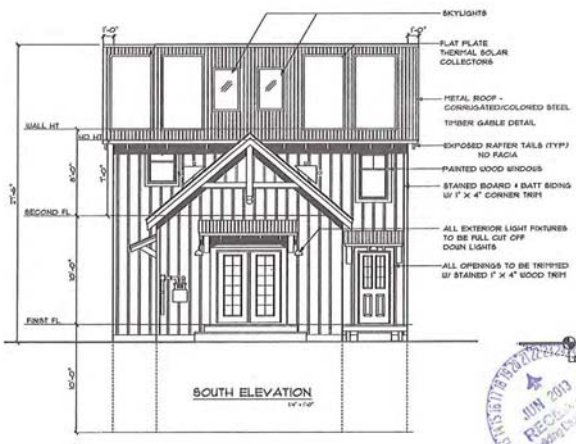
SHEET OF			DATE	MILLER RESIDENCES – 630 MAROON AVE LOTS 1 - 5, BLOCK 53 CRESTED BUTTE, COLORADO		NOTICE OF DUTY OF COOPERATION [illegible]

Thomas D. Ireland - Architect
PO Box 950
Crested Butte, Colorado 81224 970 349 0663
[illegible]



NORTH ELEVATION
1/4" = 1'-0"

WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

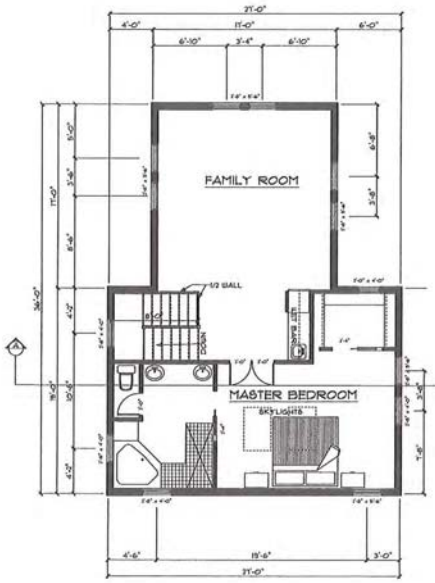
JUN 2013
RECEIVED
Building Division

Miller Residence
Lots 1 - 5, Block 53
Crested Butte, Colorado
970-349-7444

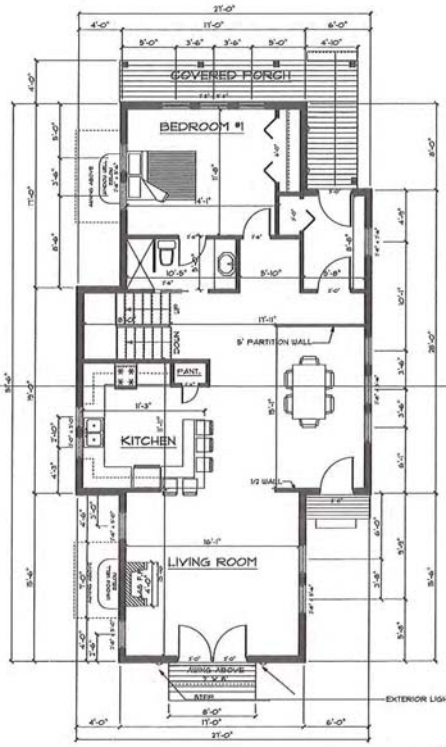
NOTICE OF DUTY OF COOPERATION
These drawings and specifications are the property and copyright of the Architect and shall not be used on any other work except by agreement in writing with the Architect. Ownership of the drawings and specifications shall remain in the Architect's possession. Reproduction of these drawings and specifications, in whole or in part, without the Architect's written permission is prohibited. Visual contact with these drawings and specifications shall constitute acceptance of the foregoing restrictions.

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

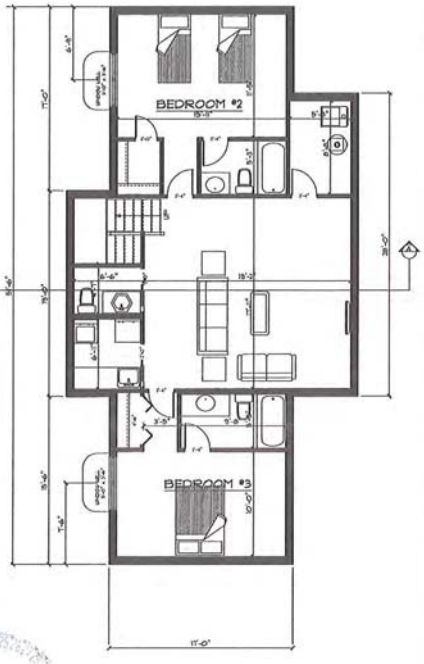
REVISION:
DATE:
SHEET
OF



SECOND FLOOR PLAN
1/4" = 1'-0" 803 SF



FIRST FLOOR PLAN
1/4" = 1'-0" 1,120 SF (HEATED)
62 SF (PORCHES)



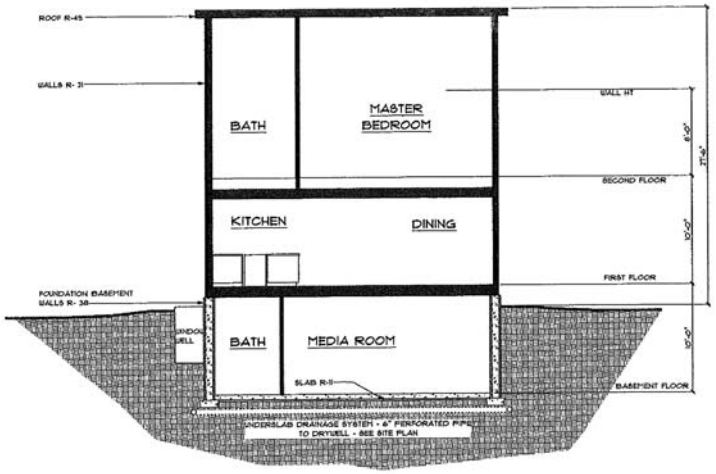
BASEMENT PLAN
1/4" = 1'-0"

TOTAL SF, ABV. GRADE INCLUDING PORCHES (1/2 OF TOTAL) = 1,958

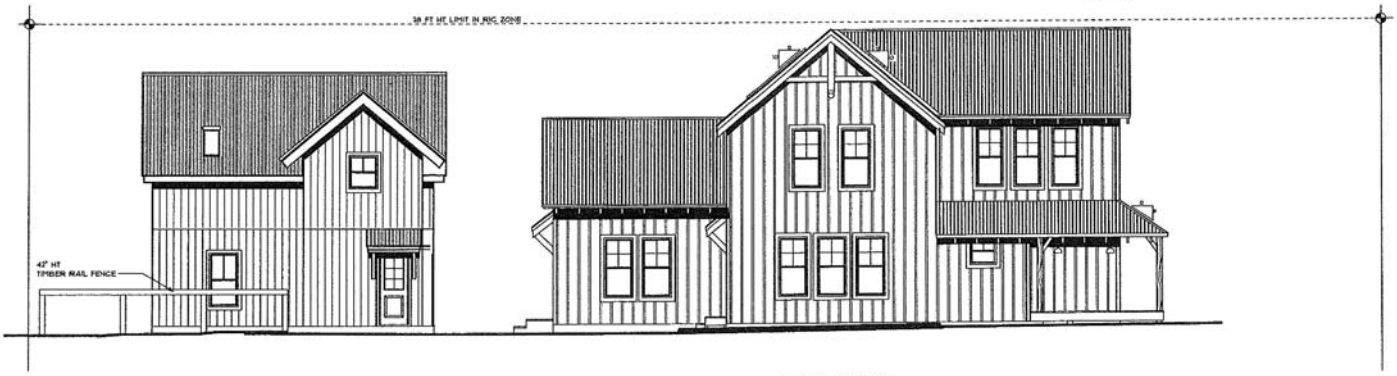
MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

SHEET
OF



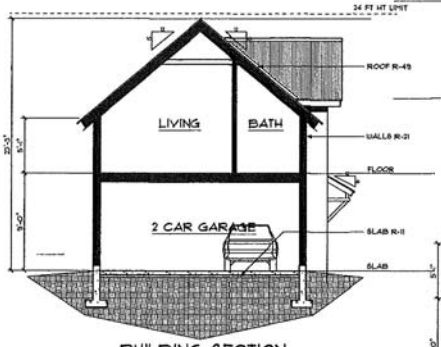
A - TYPICAL BUILDING SECTION
1/4" = 1'-0"



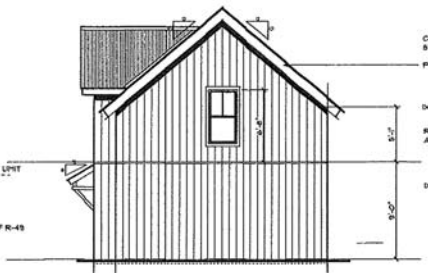
EAST ELEVATION
1/4" = 1'-0"

MILLER RESIDENCES – 630 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

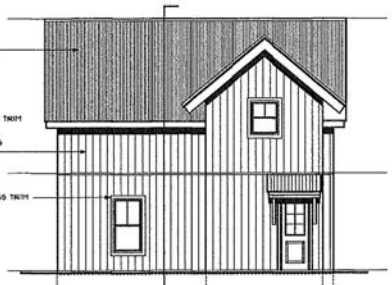
REVISION:
DATE:
SHEET
OF



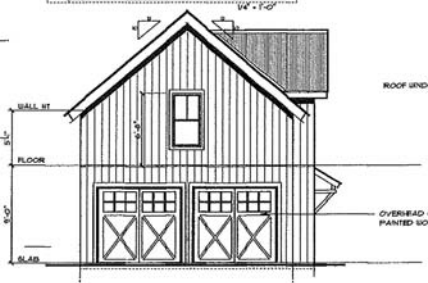
BUILDING SECTION
1/4" = 1'-0"



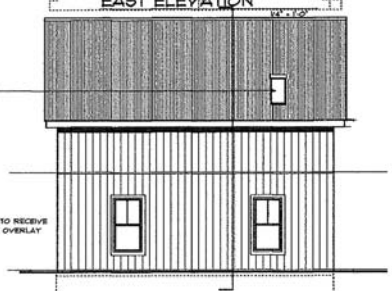
NORTH ELEVATION
1/4" = 1'-0"



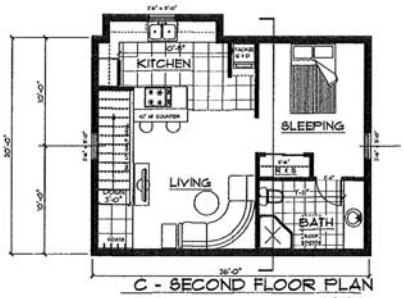
EAST ELEVATION
1/4" = 1'-0"



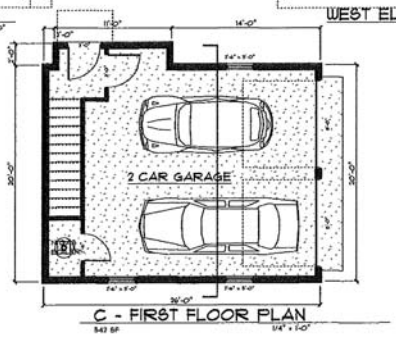
SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



C - SECOND FLOOR PLAN
543 SF
1/4" = 1'-0"



C - FIRST FLOOR PLAN
543 SF
1/4" = 1'-0"

MILLER RESIDENCES - 630 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

REVISION:
DATE:
SHEET
OF

** CITY SALES TAX EXEMPT- SEE BELOW

DATE	APPLICANT	PERMIT #
4/23/18	Jimmy Faust	2018-27
BOZAR APPROVAL	1-30-18 / 2/21/18 chair sign off site change plan 2/9/18	

BUILDING PERMIT
Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

Email Form

JOB ADDRESS	LEGAL: BLOCK & LOT
10 Butte Ave	BL 6, L 13-14

PROPERTY OWNER	TELEPHONE	MAILING ADDRESS
Greg Faust		P.O. BX 672 CB, gfaust@cirrus partners.com

CONTRACTOR	TELEPHONE	EMAIL
Jimmy Faust Faust Construction	209-1012	jimafaust@yahoo.com

ARCHITECT Designer	TELEPHONE	EMAIL
Randy Swift	209-5570	randyswift55@gmail.com

ENGINEER	TELEPHONE	EMAIL
Mike Arbaney	596-5852	mike arbaney@colorado structural.com

USE TYPE:	ZONE:	OCCUPANCY:	MATERIALS VALUATION
R	R1	B	315,250

PROJECT DESCRIPTION:	LABOR VALUATION
New Residence (Accessory Garage - separate permit)	315,250
	TOTAL PROJECT VALUATION: $ 630,500.00
WORK IN ROW?:	

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	NR
SQUARE FOOTAGE FOR FEE CALCULATION	2358.75 No Basement
FLOOR AREA RATIO (FAR) - Existing	0
FLOOR AREA RATIO (FAR) - Proposed	0.39

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	NO
AFH NUMBER OF UNITS	
AFH UNIT TYPE	

FEE TYPE	AMOUNT	DATE PAID
**USE TAX - *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* from the Colorado Department of Revenue's FYI Sales 6	14,186.25	
PERFORMANCE DEPOSIT - (0.5% of total value)	3152.50	
PERMIT FEE	4,660.11	
PLAN REVIEW FEE	1,398.03	
AFFORDABLE HOUSING FEE 2358.75 × 2.74	6,462.98	
EQR - SYSTEM DEVELOPMENT FEE 2,358.75 / 1875 = 1.258; EXISTING EQR 1; NEW EQR 1.258	4,644.00	
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE	28.43	
OTHER FEES		
TOTAL	34,532.30	

This permit is issued on: 4/23/2018 (DATE) by: Jessie Earley for A. Matison (BUILDING INSPECTOR)

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

Jim Faust

DATE	APPLICANT	PERMIT #
4/23/18	Greg Faust	2018-27

BUILDING PERMIT CONTRACT AGREEMENT

Town of Crested Butte
Building Department
PO BOX 39, Crested Butte,
Colorado 81224
(970) 349-5338

This building permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The building permits shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided however that the building inspector may renew the building permit for an additional six month period for good cause shown and without additional cost to the applicant. Occupancy of the premises prior to a certificate of occupancy being secured from the Crested Butte Building Department is not allowed and shall constitute a violation of the building code and municipal code and is subject to penalties prescribed by law.

I certify that I have read and examined this permit and set of instructions and that all information in the application is true and correct. All provisions of the currently adopted International Building Codes, International Fire Code, Electric and Plumbing codes and applicable provisions of the Town of Crested Butte Historic Preservation and Architectural Control ordinance will be complied with whether specified herein or not. The granting of permit does not presume to give authority to violate or cancel provisions of any other state or local regulation construction or the performance of construction.

Need Greg Faust initials & sig nature

Initial _____

I certify that I understand that all construction and uses must conform to the plans and approvals granted by the Crested Butte Board of Zoning and Architectural Control and Building Department. Any changes to the approved plans must be submitted to the Town for approval prior to implementation in the field. Failure to do this may result in a stop work order, denial of certificate of occupancy, and charge of additional fees related to the unauthorized changes. A fee of $250 will be deducted from the performance deposit on the project for each deviation from the approved architectural plans.

Initial _____

I certify that I understand that all fees paid relative to this permit are based on the cost estimate provided by myself or by a formula authorized by the municipal code. I understand that I will be required to provide all actual receipts and invoices relative to the building costs of the project at the end of the project and that the fees will be adjusted to reflect the actual costs. This may result in the refunding of fees by the Town or may result in additional fees being due which I agree to pay or have deducted from deposits held relative to the project.

Initial _____

Further I understand that the violation of any of the provisions previously set-forth shall be deemed a misdemeanor and upon conviction of any violation I shall be punishable by a fine of not more than $1000 per day, or by imprisonment for not more than 90 days, or by such fine and imprisonment for each and every day that the violation is committed, continued or permitted.

Signature _____ *(as before on Building Permit)* Date 4/23/18

FAUST BUILDERS LLC
P O BOX 672 PH. 970-209-1012
CRESTED BUTTE, CO 81224-0672

4323

82-0214/1070

4/23/18
DATE

PAY TO THE ORDER OF Town of Crested Butte $ 34,532 30

thirty four thousand five hundred thirty two + 30/100 DOLLARS

Photo Safe Deposit® Details on back

BANK OF THE WEST
BNP PARIBAS

FOR 10 Butte Ave House

⑆107002147⑆ 9130756851⑈ 04323

Harland Clarke

GREG FAUST / Jim FAUST
Builder: FAUST Builders, llc

10 Butte Budget

Category:	Amount:					
Concrete	35,000					
Dumpster	4,000					
Excavation	30,000					
Toilet	1,000					
Utilities	2,000					
Appliances	27,500					
Cabinets	23,500					
Cleaning	1,500					
Counter tops	20,000					
Crane	5,000					
Drywall	18,000					
Electrical	25,000					
Electrical Fixtures	7,500					
Electronic Solutions	2,000					
Equipment Rental	1,500					
Framing/siding/trim labor	125,000					
Garage door	2,000					
Insulation	30,000					
Iron work - interior	20,000					
Iron work - exterior	7,500					
Landscaping	7,500					
Lumber	125,000					
Masonry	20,000					
Painting - interior	15,000					
Painting - exterior	7,500					
Pavers	10,000					
Plumbing	40,000					
Roofing	25,000					
Sheet metal/HRV	10,000					
Shower glass	2,500					
Tile	25,000					
Windows	30,000					
Wood floors	25,000					
Total:	$730,500.00					

630,500 House only
100,000 Garage only

Jim Faust

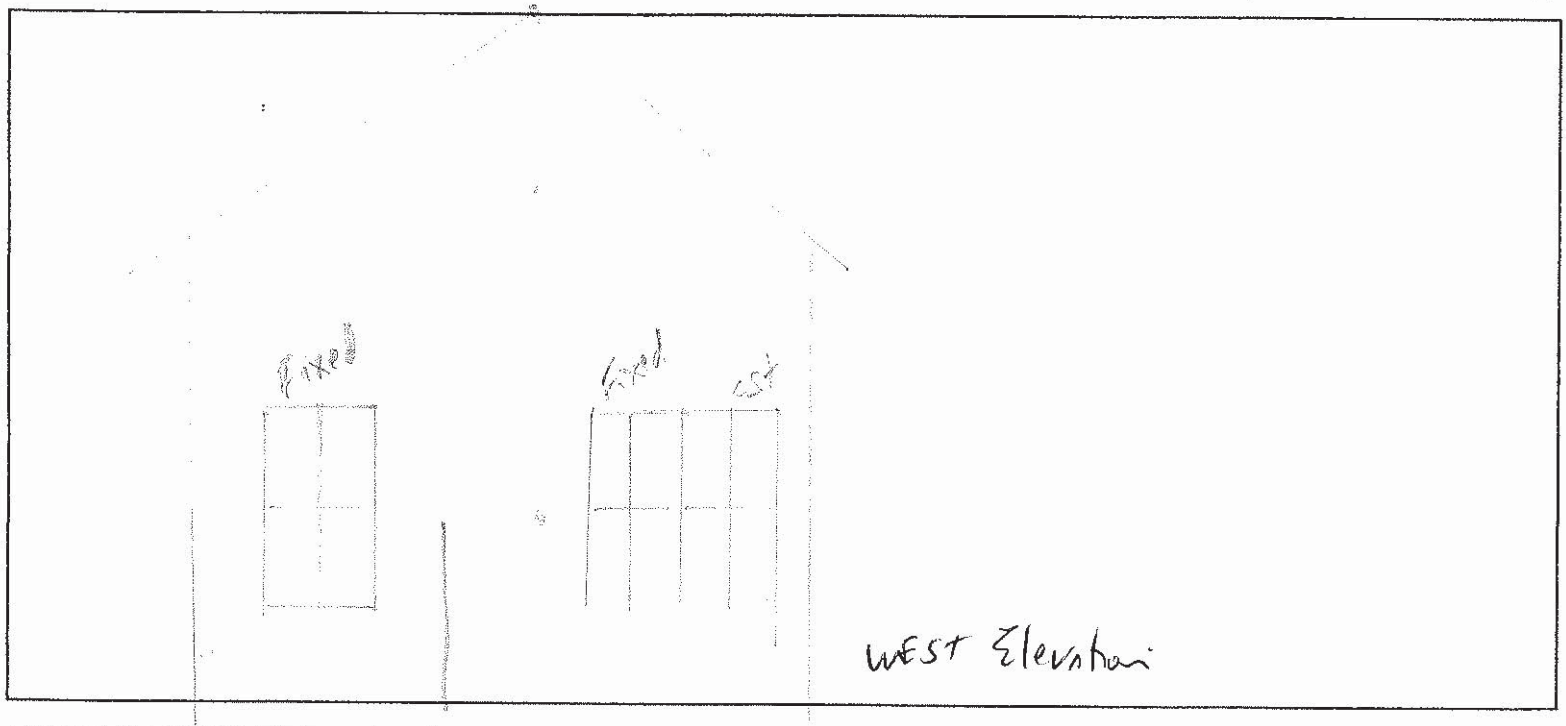
CRESTED BUTTE FIRE PROTECTION DISTRICT
306 MAROON AVENUE
P.O. BOX 1009
CRESTED BUTTE, COLORADO 81224
(970) 349-5333 FAX: (970) 349-3420

Gas Meter Location Agreement

Date 8/21/18
Subdivision Town city limits
Project Name FAUST
Contractor Plumbline Mechanical
Location 10 Butte
Phone 596-6284
Owner Greg FAUST / Jim FAUST
Plumber Johnny Walker
Address 10 Butte AVE p.o Box 672
Phone 596-6284
Phone 209-1012
Fire Inspector

CB ☑ Mt. CB ☐ County ☐

Map of Gas Meter Location (Indicate North on map)



CRESTED BUTTE FIRE PROTECTION DISTRICT REQUIREMENTS FOR THE LOCATION OF GAS METERS AND THEIR APPURTENANCES. GAS METERS, PRESSURE RELIEF VALVES, AND SERVICE LINES SHALL BE INSTALLED,

- ON THE GABLE END OF THE BUILDING
- 3 FEET FROM ANY OPENING OR IGNITION SOURCE
- 3-5 FEET OFF FROM THE GROUND & PERMANENTLY ATTACHED TO THE STRUCTURE
- NO EXPOSED, HORIZONTAL GAS LINES
- IN ACCORDANCE WITH ALL APPLICABLE CODES AND MANUFACTURES DESIGN SPECIFICATIONS

***I am solely responsible and understand/agree to the location and installation of the gas meter and its appurtenances.**

SIGNATURES:

*CONTRACTOR/OWNER/DATE	GAS COMPANY REPRESENTATIVE/DATE	FIRE INSPECTOR/DATE	BUILDING OFFICIAL/DATE
X [signature] 8/21/18	X	X [signature] 8/21/18	X

WHITE - CBFPD YELLOW - Gas Co. PINK - Responsible Party GOLD - Building Official

Crested Butte Fire Protection District

Occupancy: **Gregory and Susan Faust**
Occupancy ID:
Address: **10 Butte AVE**
Crested Butte CO 81224

Form: Residential R-3 Smoke Rough (not monitored)

Inspection Type: **New Construction, Residential**
Inspection Date: **8/8/2018** By: Davis, Chris L
Time In: **12:00** Time Out: **12:00**
Authorized Date: **08/08/2018** By: Davis, Chris L

Next Inspection Date: **No Inspection Scheduled**

Inspection Description:

Residential R-3, non-monitored life safety devices inspection form.

Inspection Topics:

Smoke Detectors

Are smoke detectors installed in their proper location?

Smoke detectors shall be located in every bedroom, immediately outside of each bedroom & on each level. Smoke detectors shall be located in the high point of the ceiling and shall not be located within 4 inches of intersecting architectural features. Smoke detectors shall not be located within three feet of HVAC registers, ceiling fans, bathrooms with showers, mechanical or laundry rooms if at all possible. Smoke detectors located within twenty feet of cooking appliances shall be listed for such locations and/or have a silence button.

Status: PASS
Notes:

Carbon Monoxide Detectors

Are required carbon monoxide (CO) detectors installed in their proper locations?

CO detectors shall be installed within 15 feet of each bedroom in occupancies that have fuel fired appliances, a fireplace or that have an attached garage. In Crested Butte, a CO detector shall be installed in mechanical rooms with fuel fired appliances. In Mt Crested Butte, additional CO detectors shall be installed in each bedroom that has a gas fired appliance or fireplace.

Status: PASS
Notes:

Heat Detectors

Are heat detectors installed in their proper locations?

Heat detectors shall be installed in accordance with the manufactures installation instructions and/or as required.

Status:
Notes:

Lower Explosive Limit (LEL) propane detector

Are LEL detectors installed in their proper locations?

LEL detectors for propane shall be installed according to the manufactures installation instructions and in the lowest portion of a crawl space or floor level. LEL detectors for natural gas shall be installed according to the manufactures installation instructions and/or at the high point of the room into which they are installed

Status:
Notes:

Hydrogen Sulfide Detector

Are hydrogen sulfide detectors installed in their proper location?

When required, hydrogen sulfide detectors shall be in stalled in accordance with the manufactures installation instructions.

Status:

Notes:

Other types of detectors

Are any other life safety or property detection devices installed in their proper locations?

Other required life safety or property detection devices shall be installed according to the manufactures installation instructions.

Status:

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 0 minutes

Total Time: 0 minutes

Summary:

Overall Result: PASS

Item passed inspection criteria

Inspector Notes:

Inspector:

Name: Davis, Chris L
Rank: FIREFIGHTE
Work Phone(s): None on file
Email(s): None on file
Davis, Chris L:

Signed on: 08/08/2018 13:56

Signature *Date*

Representative Signature:

Signature of: Kuby Electric on 08/08/2018 13:57

Signature of: Kuby Electric on 08/08/2018 13:57

Signature *Date*

The Town of Crested Butte

CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to the requirements for certificate of occupancy found in the current adopted code, Certifying that at the time of issuance this structure was in compliance with the various Ordinances of the Town regulating Building Construction and Use for the following:

Name: Eric DeRoche & Jean Keet

Use Classification: Residential

Group: 3

Building Permit Number: 2011-34

Type Construction: VB

Fire Zone: CBFPD

Use Zone: R1C

Owner of Building: Eric DeRoche & Jean Keet

Building Address: 404 Gothic Avenue

Bob Gillie
Building Official

3/31/2014
Date

POST IN A CONSPICUOUS PLACE

The Town of Crested Butte

CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to the requirements for certificate of occupancy found in the current adopted code, Certifying that at the time of issuance this structure was in compliance with the various Ordinances of the Town regulating Building Construction and Use for the following:

Name Hensley Accessory

Use Classification Residential Group R-3

Building Permit Number 2012-36 Type Construction VB

Fire Zone Crested Butte Fire Protection District Use Zone R-1C

Owner of Building Chris Hensley, Sally Hensley Building Address 508 Sopris

John Fitzgerald
Building Official

6/04/2013
Date

POST IN A CONSPICUOUS PLACE

The Town of Crested Butte

CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to the requirements for certificate of occupancy found in the current adopted code, Certifying that at the time of issuance this structure was in compliance with the various Ordinances of the Town regulating Building Construction and Use for the following:

Name: Armour Construction Co.

Use Classification: R Group: 3

Building Permit Number: 2016-36 Type Construction: VB New residence & shed

Fire Zone: CBFPD Use Zone: R1C

Owner of Building: Colorado Investments, LLC Building Address: 640 1/2 ELK AVE

Building Official 11-13-17
Date

POST IN A CONSPICUOUS PLACE

The Town of Crested Butte

CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to the requirements for certificate of occupancy found in the current adopted code, Certifying that at the time of issuance this structure was in compliance with the various Ordinances of the Town regulating Building Construction and Use for the following:

Name: Faust Builders LLC

Use Classification: R Group: 3

Building Permit Number: 2016-25 Type Construction: VB

Fire Zone: CBFPD Use Zone: _____

Owner of Building: James A. Faust Building Address: 709 & 711 Belleview

Building Official Date: 8-24-17

POST IN A CONSPICUOUS PLACE

The Town of Crested Butte

CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to the requirements for certificate of occupancy found in the current adopted code, Certifying that at the time of issuance this structure was in compliance with the various Ordinances of the Town regulating Building Construction and Use for the following:

Name: Faust Builders, LLC

Use Classification: R — Group: 3

Building Permit Number: 2017-16 — Type Construction: New Residence & Access. Dwelling

Fire Zone: CBFPD — Use Zone: R1

Owner of Building: Greg Faust — Building Address: 713/715 Bellevue Ave

Building Official — Date: 6/29/18

POST IN A CONSPICUOUS PLACE

To: BOZAR
From: Molly Minneman
Date: February 18, 2016
RE: February 23, 2016 BOZAR
Project: Colorado Investments, LLC – Demolish the existing residence and construct a new residence and accessory building to be located at 640 ½ Elk, Parcel B of the Block 52 Subdivision in the R1C zone.
Demolition of a non-historic residence is required.
Architectural approval is required.

DRC: Roxana Alvarez-Marti and David Russell

Kent Cowherd met with the DRC on behalf of Colorado Investments, LLC to review the application for demolition and construction of a new residence to be located on the property. The one bedroom, 1286 sf residence will be clad with pale yellow 8" horizontal wood siding with light gray trim accents, and dark gray propanel style roofing Please see the notes included.

Demolition: The building is not classified as historic. DRC supported the request for demolition with the redevelopment plan. Cowherd advised that the structural condition of the CMU foundation is in poor condition and does not meet standard footer depth requirements. A demolition plan is encouraged, but not required for under 1,000 sf.

Site Plan:

- Topography and drainage: The south elevation depicts 2' drop in grade from south to north, and approximately 3' to the curb according to Cowherd. He will provide a topographical survey later this spring and said the property appears to drain towards 7th Street. The step in foundation is noted on the elevation.
- Parking: Two parking spaces shown on the plan were also on the subdivision plat approved in 2015.
- Snow storage areas are noted.
- Setbacks- Support
  - Primary:
    - Front yard: 21'.
    - North side yord: 20'
    - South side yard: 7'6"
    - Rear 11' (includes utility easement)
  - Accessory:
    - Front yard: 22'6"
    - North side yard: 7'6"
    - Rear 16'
    - Distance between buildings 5'8"
- Landscaping: Gravel parking area, stamped concrete patio and walkway are supported.
  - Ground cover to be grass and noted on the plan
  - Aspen trees and small shrubs noted on 7th Street
  - An evergreen is added in the rear to minimize the utilities.
- Lighting: Recessed lighting under porch that comply with dark sky ordinance is anticipated.
  - Sconces are added for the three doors.
- Utility: Cross easements for utilities are noted on the site plan. Pedestal is noted in the south side yard
- Fencing: 42" wood slat fence is planned along the west, north and east property boundary. A drawing is of the fence will be provided.

- The DRC advised that a removable section that crosses the utility easement is included in the plan.

Architectural Discussion:
Mass, scale, form: Support for the mass and scale of the building that appear in scale with the surrounding residences in the core zone per GL 4.29 and 4.31. The ell style footprint incorporates a unique architectural styles and subordinate gable and shed roof modules with the larger front module that is strongly encouraged in GL 4.31

Roof forms: The steeply pitched roof is consistent with the intents of GL 4.37. The secondary module steps down effectively and relates well with the overall scale.

Skylight: Support size and location per GL 4.44.

Porch features: The scale and form of the front porch design was supported per GL 4.45 and 4.46, together with 4.59 relating to the position of the entry door. The north porch is simple in form and style as encouraged in GL 4.47.

Windows: Fenestration patterns were supported per GL 4.49. They supported the alterations to double hung, vertical 2:1 ratios where possible and squares units in other locations per GL 4.49 and 4.53. Casements for egress are shown on the elevations. Aluminum clad materials were supported per GL 3.33

Materials: Support was provided for the horizontal (1x8") clap board siding treated with pale yellow (stain/paint), and dark gray propanel style roofing per GL 4.71. The brick red aluminum clad windows and wood front door surrounded by light gray trim details were supported per GL 2.2-2.4. White corner trim and porch posts with natural stained rails and spindles were appreciated. The divided light front, side and French doors were supported.

Accessory building:
The shed roof building was supported in scale, form and placement per GL 4.82. The naturally treated 1x8" clapboard siding is supported.

The DRC appreciated the changes provided at the February 16 meeting. They provided a recommendation to approve the demolition, and architectural appropriateness for the new residence and accessory building.

Board Action:

Finding

The Board finds that the application to demolish the existing residence for the construction of a new single family residence and accessory building to be located at 640 ½ Elk Avenue **will not appear** or will appear excessively dissimilar to historic residences within the R1C zone. The mass, scale and form of the new residence will appear relational with the historic residential structures in the neighborhood and **can be supported** or are opposed based upon guidelines 4.22 (context-similarity), 4.29(mass/scale), 4.31(forms,) 4.37 (roof forms), 4.46 (porch styles) 4.49-50 (window plan), 4.44 skylights) 4.71, (materials), 4.82(accessory buildings), and ____, and

Demolition:
Motion to **approve** or deny the demolition of the non-historic single family residence located at 640 ½ Elk Avenue, Parcel B, Block 52 Subdivision in the R1C zone, contingent upon architectural approval for the new residential building and purchase of a building permit for construction of the new residence.

Architectural approval/denial
Motion to **approve** or *deny* the architectural appropriateness to construct a new single family residence and an accessory building to be located at 640 ½ Elk Avenue, Parcel B, Block 52 Subdivision in the R1C zone, with any changes specified _____) and based upon compliance with the guidelines and conditions of the finding, and per the plans and materials

DRC 02-16-2016 CO Investments 640.5 Elk
Alvarez Marti and Russell
Minneman and Earley

Kent Cowherd was present and explained that he tried to address everything that was discussed the last time. They did present a shed and it has met the front yard setback. It is included in the FAR for the main house. **East** - windows were made more vertical. Mullions were added to the French door and transoms were removed. **West** - vertical windows made squarer, upper window more vertical.

Russell asked about **siding** and they will be the same, but the color will be different.

The **ground cover** will be grass. Minneman said it just needs to be noted.

Minneman asked about **lighting**. Part of it will be recessed cans and there will be a sconce by the front door and back door. Then also by the French door.

He presented a photo of the **metal rail** for the deck. Then,
Minneman noted the fence and a detail was requested. He will provide this. It will be a 42 wood fence.

He did add an evergreen tree in the southeast corner. Many of the windows were changed to awning the only casement windows are in the bedroom.

They can make a recommendation for approval with some slight items that will be added to the plan.

Email form to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME COLORADO INVESTMENTS L.L.C.

LEGAL BLK 52 / MINOR SUBDIVISON PARCEL B ZONE R-1C

ADDRESS 640 1/2 ELK AVE. CB CO. 81224

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [x] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other DRK. GRAY

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x] Horizontal	- WOOD -	Lap 8"	THROUGHOUT	~~BR~~ PALE YELLOW
[ ] Vertical				
[ ] Other				
[ ] Stucco				

X Trim : - WOOD - 2" x 6" @ CORNERS (WHITE)
2" x 4" @ WINDOWS & DOORS (LGHT. GREY)

X Fascia 1" x 8" - WOOD - LIGHT GREY

X Corner Boards SEE PREVIOUS

DOORS

	MATERIAL	*STYLE*	*FINISH*
X Primary door	WOOD	1/2 LITE	PAINTED BRICK RED
X Secondary door	SAME Aluminum Clad French style (Single hinge)		

WINDOWS Brick Red

Type:
- [x] Casement
- [x] Casement, egress
- [x] Double hung
- [x] Awning
- [ ] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [x] Low E
- [ ] Heat mirror
- [ ] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used _____

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

PORCH RAILINGS, TOP CAP, & SPINDLES ALL NATURAL STAIN.

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 1/14/16

Email Form to Building Dept.

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME COLORADO INVESTMENTS LLC

LEGAL BLK 52 / MINOR SUBDIVISION PARCEL B ZONE R-1C

ADDRESS 640 1/2 ELK AVE. CB CO. 81224

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [x] Accessory Building, cold
- [ ] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [x] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other DRK, GREY

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[x] Horizontal	8" WOOD LAP		THROUGHOUT	NATURAL STAIN
[ ] Vertical				
[ ] Other				
[ ] Stucco				
Trim				

X Fascia 2" x 8" WOOD / NATURAL STAIN

X Corner Boards 2" x 6" WOOD / NATURAL STAIN.

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	BARN TYPE	SLIDING TROLEY	NATURAL STAIN.
___ Secondary door			

WINDOWS Ø

Type:	*Style:*	*Material:*	*Glazing:*
___ Casement	___ Simulated, divided lite	___ Wood	___ Low E
___ Casement, egress	___ True, divided lite (historic)	___ Aluminum clad, wood	___ Heat mirror
___ Double hung	___ Decorative mullions	___ Vinyl clad, wood	___ Tempered
___ Awning	___ Other _____	___ Other _____	___ Standard
___ Fixed			___ Other _____
___ Slide-by			

Describe locations if a mix is used _____

Other Exterior Features (i.e. railings, chimneys, posts, etc.) _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 1/14/16

FACT SHEET
Parcel B, Final Plat of Block 52 Minor Subdivision
Address: 640 ½ Elk Avenue
Proponent – Colorado Investments, LLC

Project: To demolish a single-family residence and construct a new single-family home and accessory building.

Review for February 16, 2016 DRC:

1) Architectural approval is required contingent upon the approval for demolition.
2) Permission to demolish a non-historic structure is requested.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front (East)	20'	21'	22' 6"
Rear (West)	10'	10'6"	16'
North Side	7'6"-11'6"	8' to corner, 20' 2" to side	7'6"
South Side	7'6"-11'6"	7'6"	7'

FAR		**Primary – Proposed**
Permitted	0.3 (matter of right)	**(1346/4400) 0.306**
	(up to) 0.32 (no larger than 2500 square feet)	
Max – all buildings	0.48 (no larger than 3500 square feet)	

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

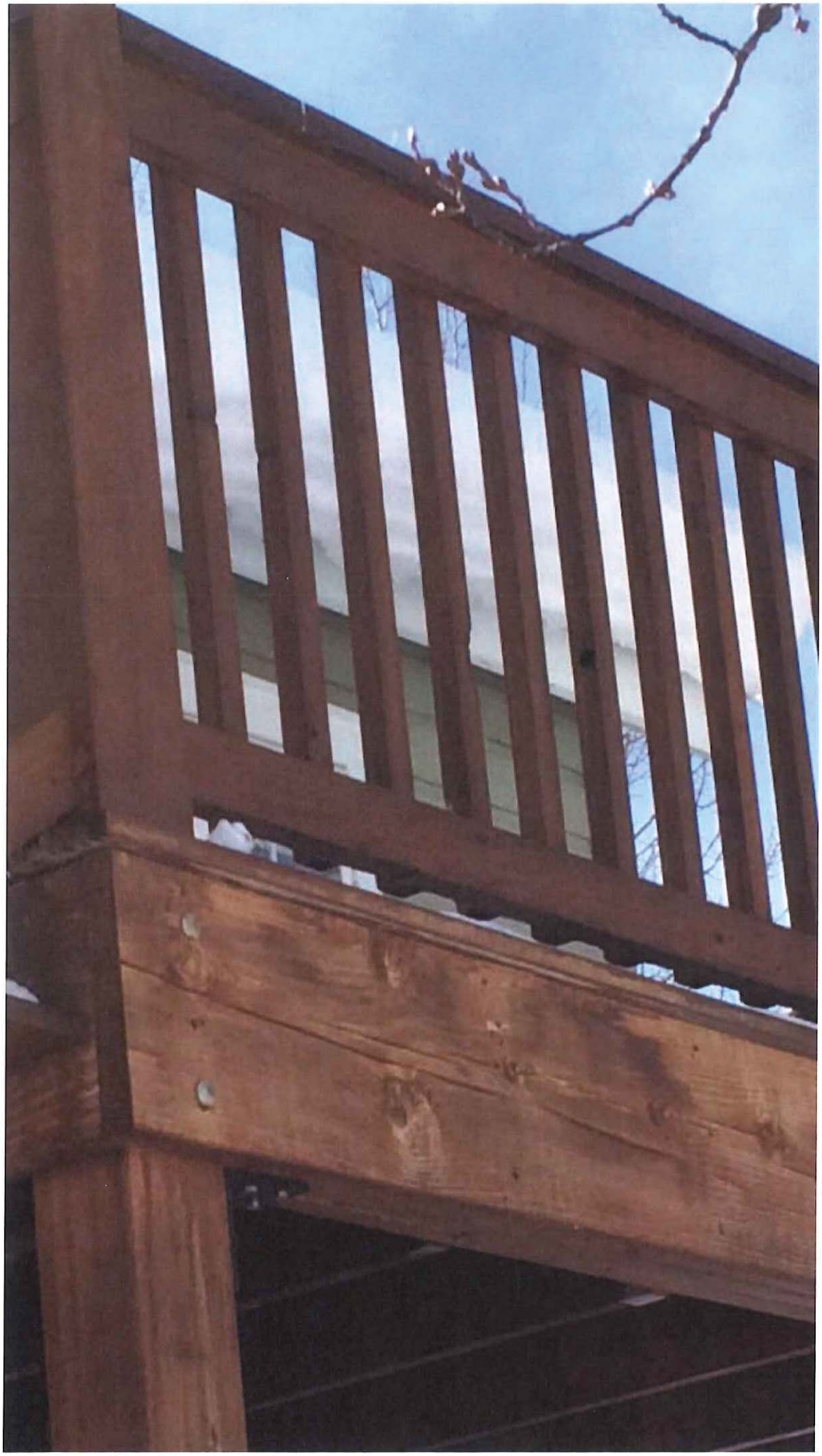
		Primary – Proposed	Accessory – Proposed
Building Height	28'/24'	20'6"	11'3"
Building Width	35'	35'	6'
Distance Between Buildings	10'	7'	
Max Lot Area	9375	4400	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

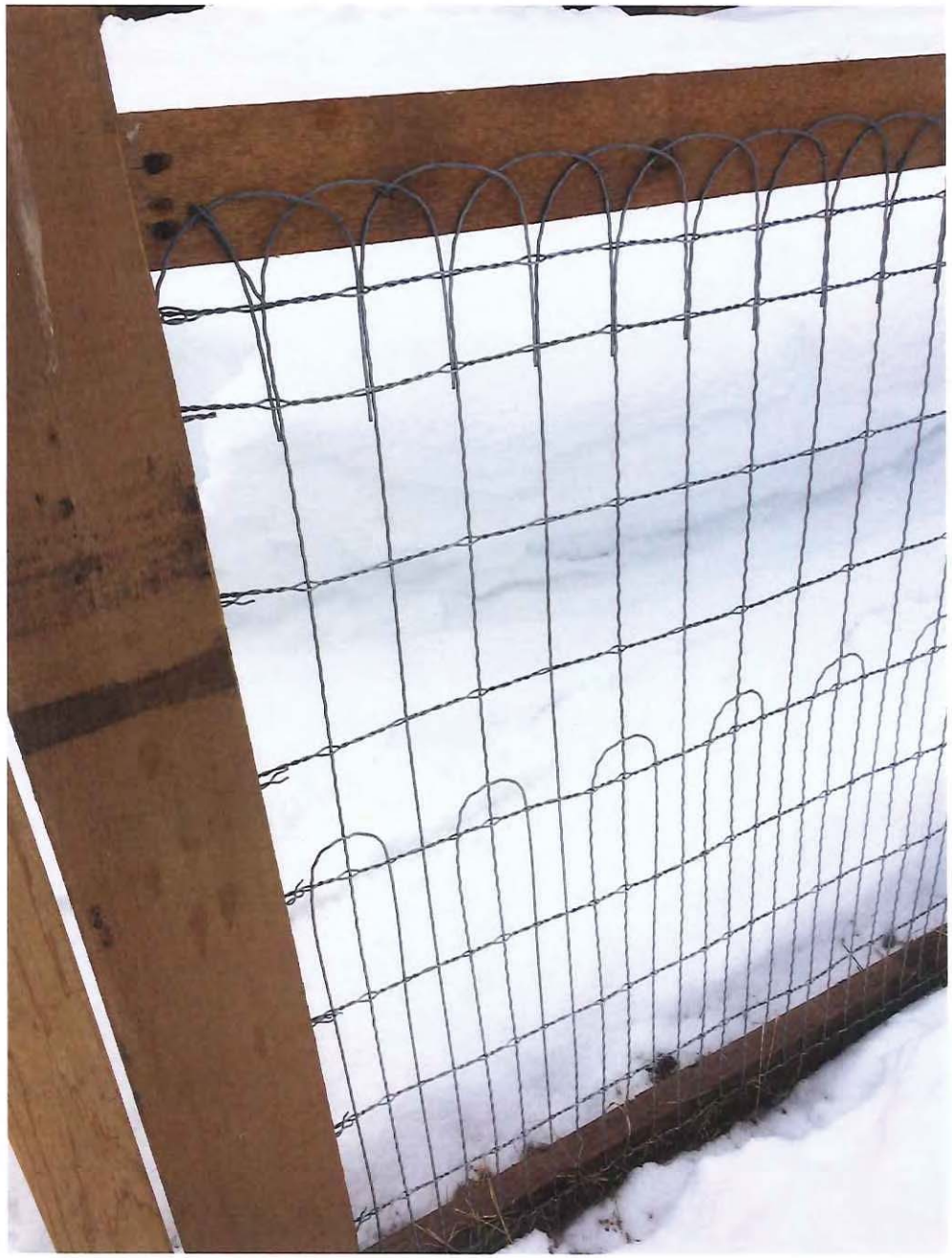
1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"



Railing Detail

Becker

BECKER FENCE

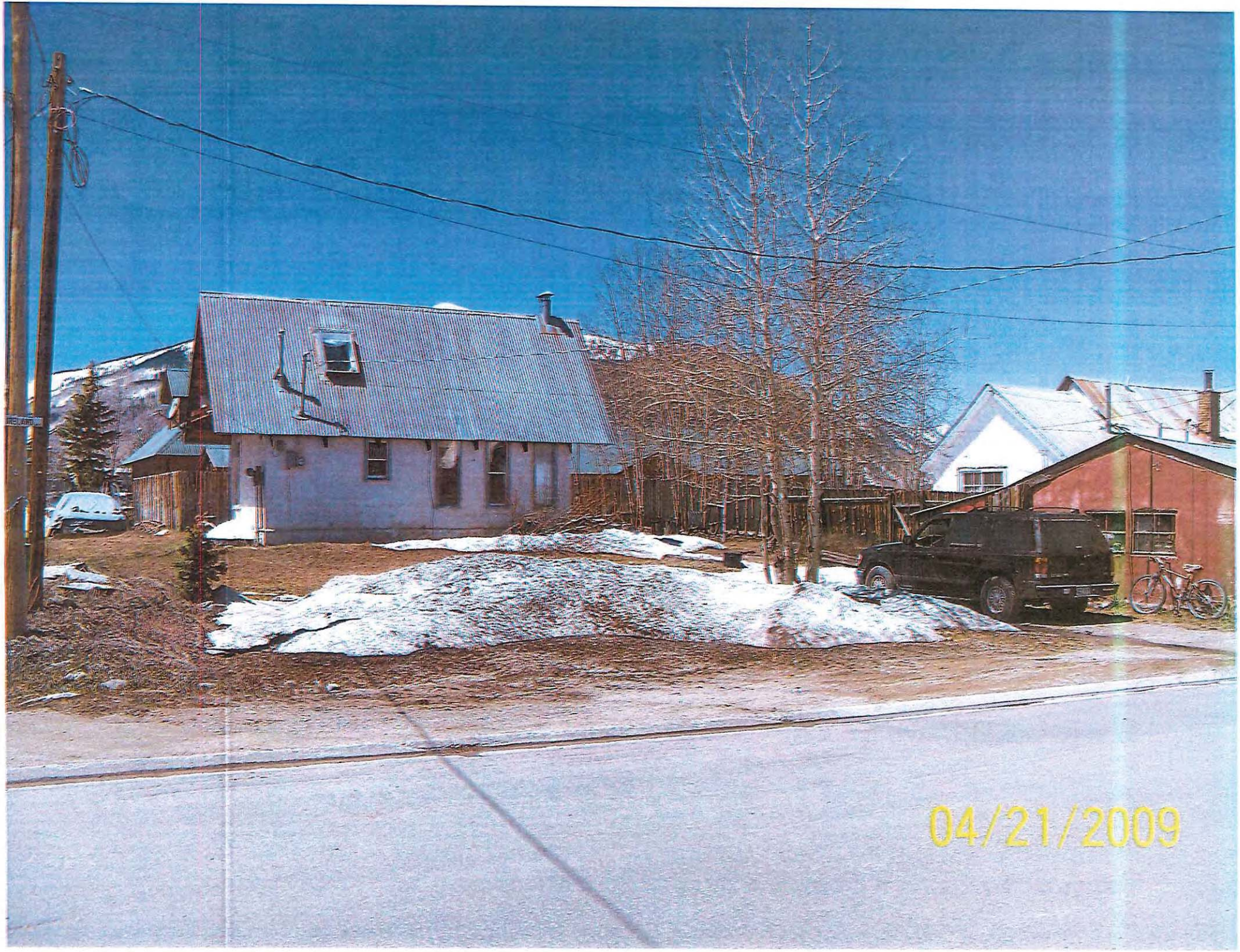


Colorado Investments LLC - 640 1/2 Elk Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S


04/21/2009

To: DRC and BOZAR
From: Molly Minneman
Date: February 12, 2016
RE: February 16, 2016 DRC
Project: Colorado Investments, LLC – Demolish the existing residence and construct a new residence and accessory building to be located at 640 ½ Elk, Parcel B of the Block 52 Subdivision in the R1C zone.
Demolition of a non-historic residence is required.
Architectural approval is required.

DRC: Roxana Alvarez-Marti and David Russell

Kent Cowherd met with the DRC on behalf of Colorado Investments, LLC to review the application for demolition and construction of a new residence to be located on the property. The DRC and commenting Board members related their overall support for the redevelopment plan. Please see the notes included. Cowherd provided plans for a small shed on the property in this week's packets. Located within the 10' setback between buildings, the square footage of the shed is added to the primary residence FAR (per code).

Site Plan:

- Topography and drainage: The south elevation depicts 2' drop in grade from south to north, and approximately 3' to the curb according to Cowherd. He will provide a topographical survey later this spring and said the property appears to drain towards 7th Street. The step in foundation is noted on the elevation.

- Parking: Two parking spaces shown on the plan were also on the subdivision plat approved in 2015.
- Snow storage areas are noted.
- Setbocks- Support
    - Primary:
        - Front yard: 21'.
        - North side yard: 20'
        - South side yard: 7'6"
        - Rear 11' (includes utility easement)
    - Accessory:
        - Front yard: 22'6"
        - North side yard: 7'6"
        - Rear 16'
        - Distance between buildings 5'8"

- Landscaping: Gravel parking area, stamped concrete patio and walkway are supported.
    - Ground cover should be noted.
    - Aspen trees and small shrubs noted on 7th Street
- Lighting: Recessed lighting under porch that comply with dark sky ordinance is anticipated.
    - Notation for south door to be added.
- Utility: Cross easements for utilities are noted on the site plan. Pedestal is noted in the south side yard
- Fencing: Noted along the west, north and east property boundary.
    - The DRC requested a drawing.

Architectural Discussion:

Mass, scale, and forms: Support.

Design and style: The overall style has contemporary flair with traditional massing and scale.

Roof forms: Overall support.

Porch features: The DRC appreciated the size and style of the front porch. No issues relating to the small inset porch on the north elevation. It appears to be designed for seasonal use.

Windows: The fenestration was generally supported. The styles and function were discussed and the DRC requested the windows in the porch to be changed to 2:1 height to width radio per GL 4.50. Following a discussion of GL 4.50 (a) that encourage double hung windows in historic core zones, the east façade units will be changed to comply. Square windows were requested to be changed to awning styles that emulate historic operation. The two norther windows on the west elevation to be square, awnings. Cowherd noted the south elevation windows are the bedroom egress and to remain casements. The plan revisions incorporate the requested changes.

Skylight: Support size and location per GL 4.44.

In regards to the doors, the DRC supported the south (center hinge) French style doors and discussed whether muntins were appropriate for the historic core. In response to Board comment, they suggested removal of the transoms that appear contemporary for the zone. The revisions depict divided light doors with a single window in the gable encouraged by the DRC.

Materials: Support was provided for the horizontal (1x8") clap board siding treated with pale yellow (stain/paint), and dark gray propanel style roofing. The brick red aluminum clad windows and wood front door, trim details treated with light gray stain with white corner trim and porch posts with natural stained rails and spindles were appreciated. The color of the north and south French doors to be determined.

Accessory building:
The shed roof building will be used for storage. The scale and placement is subordinate with the residence. Clad with 8" wood clapboard siding, the building appears to comply with the intents of GL 4.82.

DRC

1. **Review the plan revisions and material list.**
2. Make are recommendation regarding demolition of the non-historic residence.
3. Discuss the ground cover, any additional lighting, and fence design/height.
4. **Make a recommendation regarding the architectural appropriateness of the residence and accessory building.**

FACT SHEET
Parcel B, Final Plat of Block 52 Minor Subdivision
Address: 640 ½ Elk Avenue
Proponent – Colorado Investments, LLC

Project: To demolish a single-family residence and construct a new single-family home and accessory building.

Review for February 16, 2016 DRC:

1) Architectural approval is required contingent upon the approval for demolition.
2) Permission to demolish a non-historic structure is requested.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front (East)	20'	21'	22' 6"
Rear (West)	10'	10'6"	16'
North Side	7'6"-11'6"	8' to corner, 20' 2" to side	7'6"
South Side	7'6"-11'6"	7'6"	7'

FAR		**Primary – Proposed**
Permitted	0.3 (matter of right)	**(1346/4400) 0.306**
	(up to) 0.32 (no larger than 2500 square feet)	
Max – all buildings	0.48 (no larger than 3500 square feet)	

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed	Accessory – Proposed
Building Height	28'/24'	20'6"	11'3"
Building Width	35'	35'	6'
Distance Between Buildings	10'	7'	
Max Lot Area	9375	4400	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

Colorado Investments LLC - 640 1/2 Elk Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

Email form to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME COLORADO INVESTMENTS L.L.C.

LEGAL BLK 52 / MINOR SUBDIVISON PARCEL B ZONE R-1 C

ADDRESS 640 1/2 ELK AVE. CB CO. 81224

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [x] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other DRK. GRAY

EXTERIOR FINISH

Siding

TYPE	SIZE	LOCATION	COLOR
[x] Horizontal	Lap 8" - WOOD -	THROUGHOUT	~~BR~~ PALE YELLOW
[ ] Vertical			
[ ] Other			
[ ] Stucco			

X Trim : 2" x 6" @ CORNERS (WHITE) - WOOD -
2" x 4" @ WINDOWS & DOORS (LGHT. GREY)

X Fascia 1" x 8" - WOOD - LIGHT GREY

X Corner Boards SEE PREVIOUS

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	WOOD	1/2 LITE	PAINTED BRICK RED
X Secondary door	SAME Aluminum Clad French style (Single hinge)		

WINDOWS Brick Red

Type:
- [x] Casement
- [x] Casement, egress
- [x] Double hung
- [x] Awning
- [ ] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [x] Low E
- [ ] Heat mirror
- [ ] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used _____

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

PORCH RAILINGS, TOP CAP, & SPINDLES ALL NATURAL STAIN.

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 1/19/16

Email Form to Building Dept.

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME COLORADO INVESTMENTS LLC

LEGAL BLK 52 / MINOR SUBDIVISION PARCEL B ZONE R-1C

ADDRESS 640 1/2 ELK AVE. CB CO. 81224

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [x] Accessory Building, cold
- [ ] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [x] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other DRK, GREY

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[x] Horizontal	8" WOOD LAP		THROUGHOUT	NATURAL STAIN
[ ] Vertical				
[ ] Other				
[ ] Stucco				
Trim				

X Fascia 2" x 8" WOOD / NATURAL STAIN

X Corner Boards 2" x 6" WOOD / NATURAL STAIN.

DOORS

	MATERIAL	*STYLE*	*FINISH*
X Primary door	BARN TYPE	SLIDING TROLLEY	NATURAL STAIN.
___ Secondary door			

WINDOWS Ø

Type:	*Style:*	*Material:*	*Glazing:*
☐ Casement	☐ Simulated, divided lite	☐ Wood	☐ Low E
☐ Casement, egress	☐ True, divided lite (historic)	☐ Aluminum clad, wood	☐ Heat mirror
☐ Double hung	☐ Decorative mullions	☐ Vinyl clad, wood	☐ Tempered
☐ Awning	☐ Other _____	☐ Other _____	☐ Standard
☐ Fixed			☐ Other _____
☐ Slide-by			

Describe locations if a mix is used _____

Other Exterior Features (i.e. railings, chimneys, posts, etc.) _____

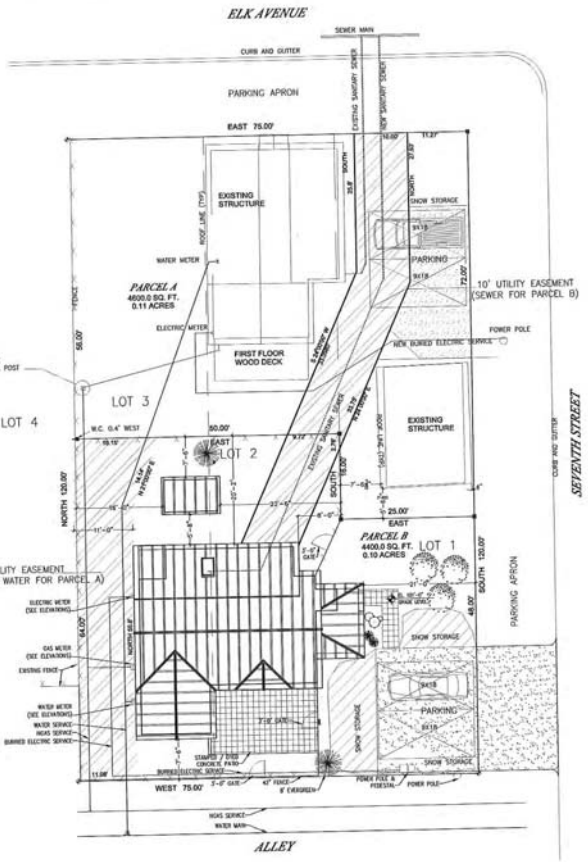
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 1/14/16

CONTENTS:

1 SITE PLAN
2 FLOOR PLANS
3 ELEVATIONS
4 SECTIONS



SITE PLAN
SCALE: 1/8"=1'

LEGEND

NEW CONTOURS	
OLD CONTOURS	
EXTERIOR PROPERTY BOUNDARY	
INTERIOR PROPERTY BOUNDARY	
FOUND CAP @SSTN	■
FOUND CAP @WSTN	✦
GRAVEL PARKING	
SNOW STORAGE	
STAMPED & DYED CONCRETE	
UTILITY EASEMENT	
ASPEN	
EVERGREEN	
DECIDUOUS SHRUB	
EVERGREEN SHRUB	

VICINITY MAP

GENERAL NOTES:

1. BASIS OF BEARING IS EAST BETWEEN TOWN MONUMENTS AT THE CENTERLINE OF THIRD AND ELK, AND SEVENTH AND ELK.
2. MATHEMATICAL INFORMATION WAS OBTAINED FROM THE RECORD PLAT OF "TOWN OF CRESTED BUTTE" DATED SEPTEMBER, 1964
3. ALL PROPERTY LINES RUN NORTH-SOUTH, EAST-WEST.

PROPERTY NOTES:

LOTS 1-8
BLOCK 52
ZONED - R1C

FEB 2016
RECEIVED
Building Department

1

Drawing: SITE PLAN
Date: 02-15-2016
Scale: 1/8"=1'-0"
Drawn By: ASTWARTY-SPARKS

BECKER RESIDENCE

640 ½ ELK AVE., CRESTED BUTTE, CO 81224

KENT CONWERD ARCHITECT
POST OFFICE BOX 1962
CRESTED BUTTE, CO. 81224
(970) 349 - 1977

ENTRY LEVEL PLAN
SCALE: 1/4"=1'-0"

LEGEND:

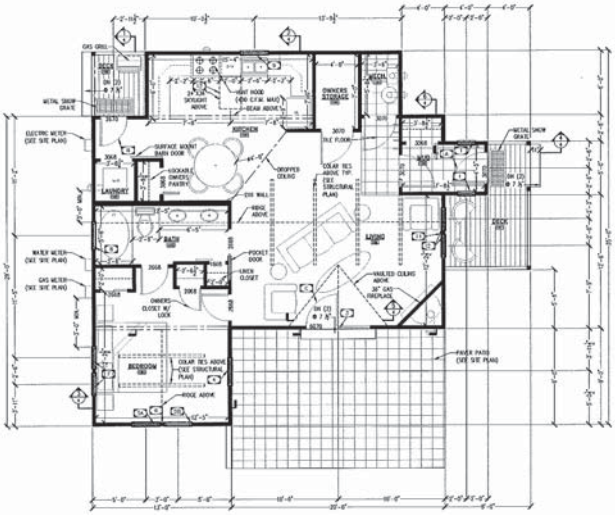
ABOVE	- - - - - -
FIXTURES	————
BEAMS	— · — · —
STAIRS	————
DECKS	————
ROOF ABOVE	- - - - - -
ROOF BELOW	————

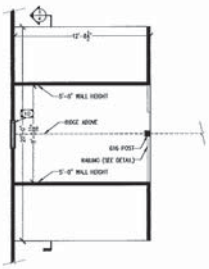
NOTES:

- ALL CONSTRUCTION TO BE 2X4 UNLESS OTHERWISE NOTED

SQUARE FOOTAGE:

ENTRY LEVEL:	914 sq. ft.
COVERED PORCH:	
(50 sq. ft. / 2)	25 sq. ft.
(76 sq. ft. / 2)	38 sq. ft.
SHED:	56 sq. ft.
TOTAL:	1033 sq. ft.

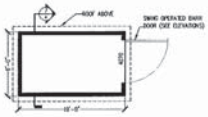




STORAGE LOFT PLAN
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE
SCALE: N.T.S.

Becker Residence: Window/Door Schedule				DATE: 03-11-2016			
Windows							
Number	Unit	Model	Type	Location	Frame	Size	Quant
1	1'-6"x3'-0"		DOUBLE HUNG	106	(3) OVER (3) OWNERS-LINE	4'-0"	3
1	2'-0"x4'-0"		DOUBLE HUNG	105	(2) OVER (2) OWNERS-LINE	5'-0" (MATCH HEADER DOOR #L)	2
3	1'-6"x1'-6"		FIXED CASEMENT	105	(1)2 DIVIDED-LITE	3'-0"	3
4	1'-6"x4'-0"		DOUBLE HUNG	104	(3) OVER (3) OWNERS-LINE	3'-0"	3
5A	4'-0"x3'-0"		OPTIWALL CASEMENT	104	R.H. - (2) OVER (1) SHEET, TIL, EXPRESS	3'-0"	1
5B	1'-6"x5'-0"		OPTIWALL CASEMENT	104	L.H. - (2) OVER (1) TEMPERED LITE, EXPRESS	3'-0"	1
6	1'-6"x1'-6"		FIXED CASEMENT	104	(2)2 DIVIDED-LITE	1'-10"	3
7	2'-0"x3'-0"		OPTIWALL AWNING	104	(3) OVER (3) OWNERS-LINE	3'-0"	1
8	2'-0"x3'-0"		OPTIWALL AWNING	103	(3) OVER (3) OWNERS-LINE	3'-0"	1
9	2'-0"x2'-0"		DOUBLE HUNG	106	(2) OVER (2) OWNERS-LINE	3'-0"	1
10	2'-0"x5'-0"		DOUBLE HUNG	LOFT	(3) OVER (3) OWNERS-LITE	3'-0"	3
11	2'-0"x1'-0"		OPTIWALL AWNING	105	(3) OVER (3) OWNERS-LITE	1'-0 1/2"	3
12	2'-0"x3'-0"		SKYLIGHT	106			
Doors							
Letter	Unit		Type	Location	Operation		
A	3'-0"x7'-0"		CUSTOM WOOD ENTRY	106	L.H.I.S. - HALF LIGHT (3/0 OWNERS)		1
B	1'-6"x7'-0"		METAL CLAD EXTERIOR	106	R.H.I.S. - HALF LIGHT (3/0 OWNERS)		1
C	(2) 3'-0"x7'-0"		METAL CLAD EXTERIOR	105	LEFT DOOR R.H.I.S. @ CENTER, RIGHT FIXED (3/0 OWNERS)		1



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

2

Drawing: FLOOR PLANS
Date: 02-15-2016
Scale: 1/4"=1'-0"
Drawn By: CLAUDIA/RAY-SIDAJ/JOYA

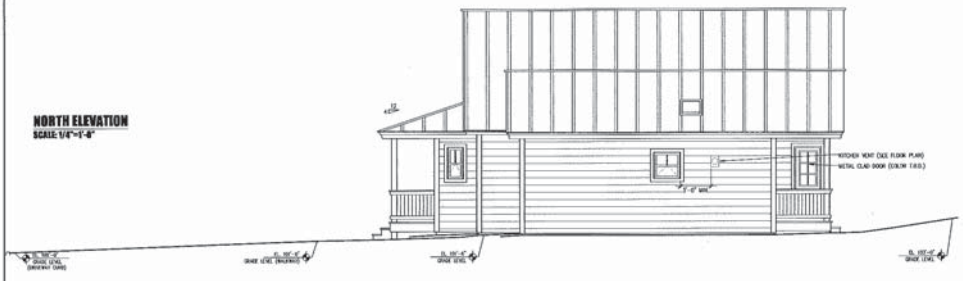
BECKER RESIDENCE
640 ½ ELK AVE., CRESTED BUTTE, CO 81224

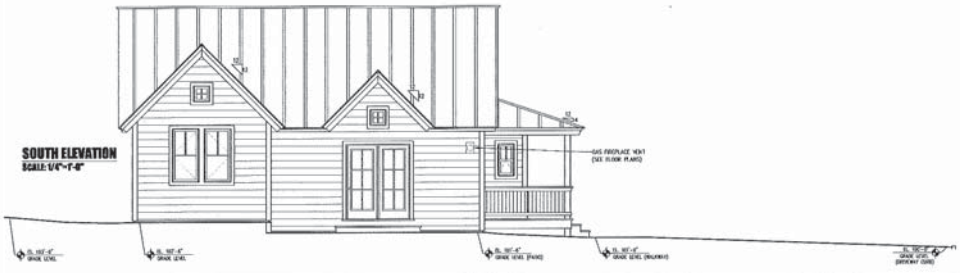
KENT CONVERSE ARCHITECT
POST OFFICE BOX 1502
CRESTED BUTTE, CO. 81224
(970) 349 - 1977

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

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

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





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

SHED EAST ELEVATION
SCALE: 1/4"=1'-0"

SHED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

SHED WEST ELEVATION
SCALE: 1/4"=1'-0"

SHED NORTH ELEVATION
SCALE: 1/4"=1'-0"

3

Drawing: ELEVATIONS
Date: 02-15-2019
Scale: 1/4"=1'-0"
Drawn By: [illegible]

BECKER RESIDENCE

640 ½ ELK AVE., CRESTED BUTTE, CO 81224

KENT COWHERD ARCHITECT
POST OFFICE BOX 1502
CRESTED BUTTE, CO. 81224
(970) 349 - 1977

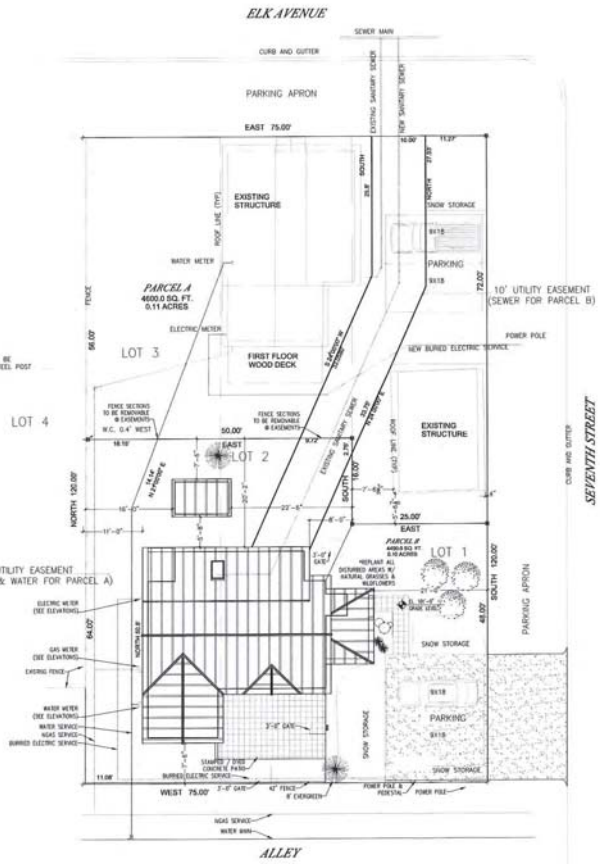
CONTENTS:

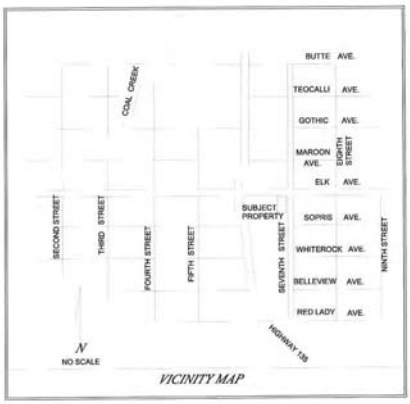
1 SITE PLAN
2 FLOOR PLANS
3 ELEVATIONS
4 SECTIONS

SITE PLAN
SCALE: 1/8"=1'

LEGEND

- NEW CONTOURS
- OLD CONTOURS
- EXTERIOR PROPERTY BOUNDARY
- INTERIOR PROPERTY BOUNDARY
- FOUND CNP (ESTD)
- FOUND CNP (CNSTD)
- GRAVEL PARKING
- SNOW STORAGE
- STAMPED & DYED CONCRETE
- UTILITY EASEMENT
- ASPEN
- EVERGREEN
- DECIDUOUS SHRUB
- EVERGREEN SHRUB





VICINITY MAP

GENERAL NOTES

1. BASIS OF BEARING IS EAST BETWEEN TOWN MONUMENTS AT THE CONTERLINE OF THIRD AND ELK, AND SEVENTH AND ELK.
2. EASTHEMATICAL INFORMATION WAS OBTAINED FROM THE RECORD PLAT OF "TOWN OF CRESTED BUTTE" DATED SEPTEMBER, 1884
3. ALL PROPERTY LINES RUN NORTH-SOUTH, EAST-WEST.
4. REPLANT ALL DISTURBED AREAS W/ NATURAL GRASSES & WILDFLOWERS.
5. FENCE SECTIONS @ EASEMENTS TO BE REMOVABLE.

PROPERTY NOTES:

LOTS 1-3
BLOCK 52
ZONED - R1C

FEB 2016 RECEIVED Building Department

FEB 2016 RECEIVED Building Department

1

Drawing: SITE PLAN
Date: 02-12-2016
Scale: 1/8"=1'-0"
Drawn By: ARCHITECT - ARCHITECT

BECKER RESIDENCE

640 ½ ELK AVE., CRESTED BUTTE, CO 81224

KENT CONNERED ARCHITECT
POST OFFICE BOX 1962
CRESTED BUTTE, CO. 81224
(970) 349 - 1977

ENTRY LEVEL PLAN
SCALE: 1/4"=1'-0"

LEGEND:

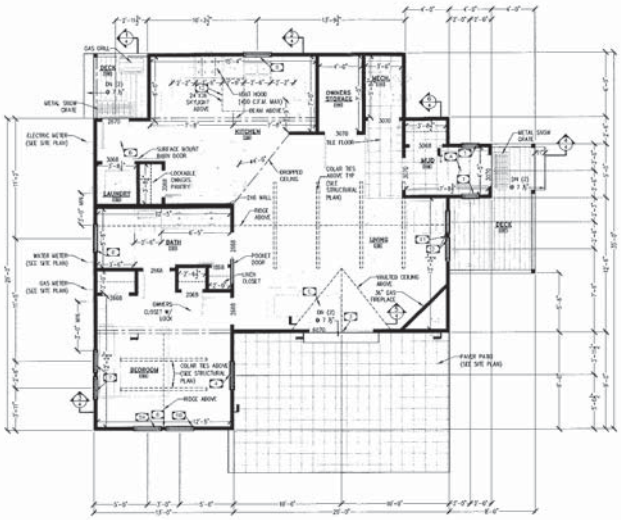
ABOVE	-------
FIXTURES	
BEAMS	— · —
STAIRS	———
DECKS	———
ROOF ABOVE	-------
ROOF BELOW	———

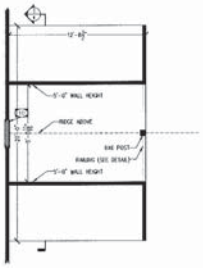
NOTES:

- ALL CONSTRUCTION TO BE 2X4 UNLESS OTHERWISE NOTED

SQUARE FOOTAGE:

ENTRY LEVEL:	914 sq. ft.
COVERED PORCH:	
(50 sq. ft. / 2)	25 sq. ft.
(76 sq. ft. / 2)	38 sq. ft.
SHED:	56 sq. ft.
TOTAL:	1033 sq. ft.

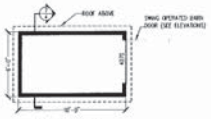




STORAGE LOFT PLAN
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE
SCALE: N.T.S.

Becker Residence: Window/Door Schedule				DATE: 02-11-2016		
Windows						
Number	Unit	Model	Type	Location	Notes	Sill	Qtyreq
1	4'-0"x3'-0		DOUBLE HUNG	KIT	(2) OVER (1) DIVIDED LITE	3'-0"	1
2	2'-0"x4'-0		DOUBLE HUNG	KIT	(2) OVER (1) DIVIDED LITE	3'-0" (MATCH HEADER DOOR #)	1
3	3'-0"x1'-6		FIXED CASEMENT	KIT	24" TEMPERED LITE	5'-0"	1
4	4'-0"x4'-0		DOUBLE HUNG	KIT	(2) OVER (1) DIVIDED LITE	3'-0"	1
5A	2'-0"x5'-0		OPTIONAL CASEMENT	KIT	24 IN. (2) OVER (1) DIVIDED LITE, EGRESS	3'-0"	1
5B	2'-0"x5'-0		OPTIONAL CASEMENT	KIT	24 IN. (2) OVER (1) DIVIDED LITE, EGRESS	3'-0"	1
6	3'-0"x1'-6		FIXED CASEMENT	KIT	24" DIVIDED LITE	5'-0"	1
7	2'-0"x2'-0		OPTIONAL AWNING	KIT	(2) OVER (1) DIVIDED LITE	3'-0"	1
8	2'-0"x2'-0		OPTIONAL AWNING	KIT	(2) OVER (1) DIVIDED LITE	3'-0"	1
9	2'-0"x3'-0		DOUBLE HUNG	KIT	(2) OVER (1) DIVIDED LITE	3'-0"	1
10	2'-0"x5'-0		DOUBLE HUNG	OFT	(2) OVER (1) DIVIDED LITE	3'-0"	1
11	2'-0"x3'-0		OPTIONAL AWNING	KIT	(2) OVER (1) DIVIDED LITE	3'-3"	1
12	2'-0"x3'-0		SKYLIGHT	KIT			1
Doors	**Unit**		**Type**	**Location**	**Operation**		
Letter							
A	3'-0"x7'-0		CUSTOM WOOD ENTRY	KIT	L.H.I.S. HALF LIGHT (2X) DIVIDED		1
B	2'-6"x7'-0		METAL CLAD EXTERIOR	KIT	R.H.I.S. HALF LIGHT (2X) DIV DED		1
C	(2) 2'-0"x7'-0'		METAL CLAD EXTERIOR	KIT	LEFT DOOR R.H.I.S. @ CENTER, RIGHT FIXED (2X) DIVIDED		1

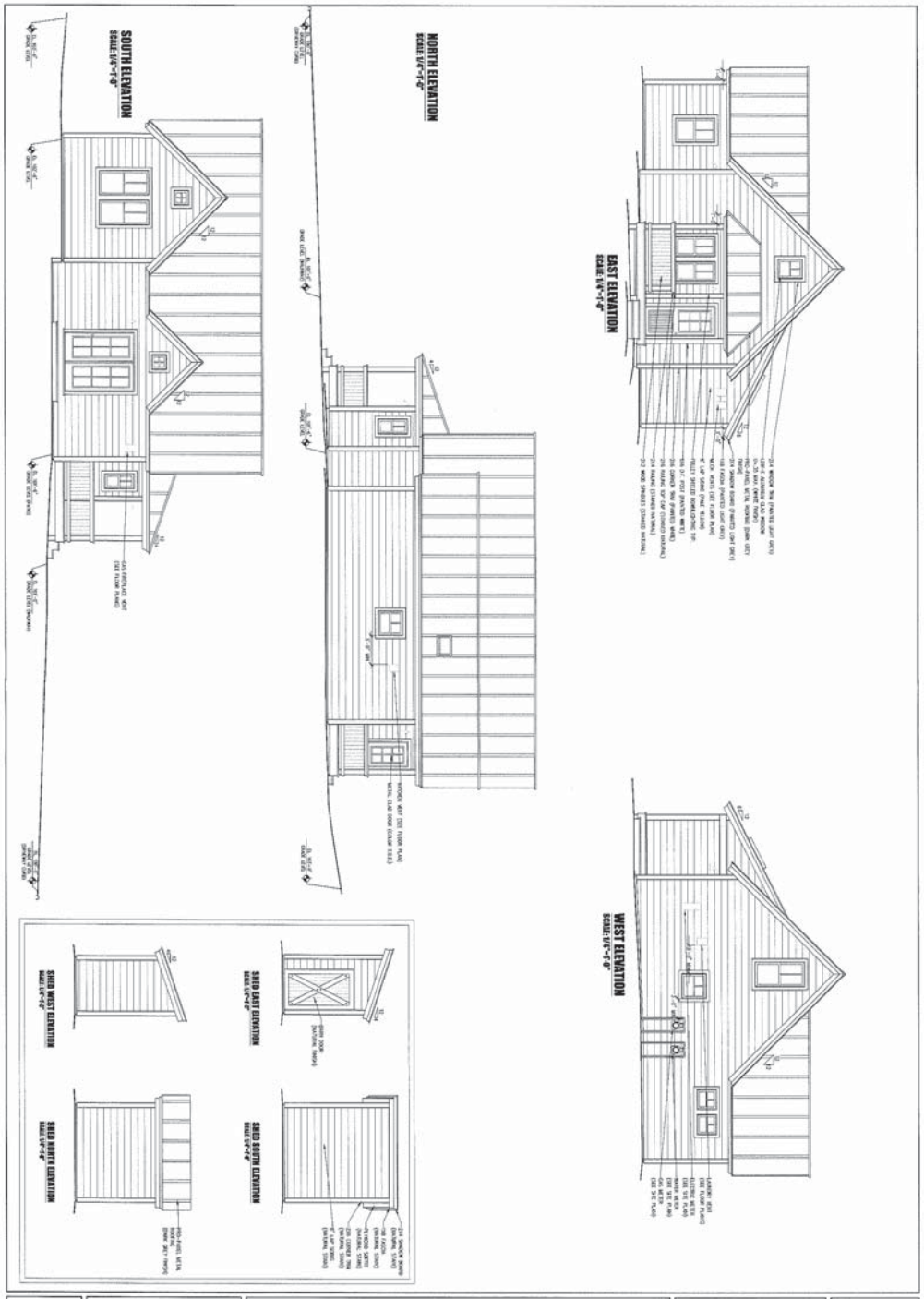


SHED PLAN
SCALE: 1/4"=1'-0"

BECKER RESIDENCE
640½ ELK AVE., CRESTED BUTTE, CO 81224

KENT CONWERES ARCHITECT
POST OFFICE BOX 1962
CRESTED BUTTE, CO. 81224
(970) 349 - 7017

Revision: FLOOR PLANS
Date: 02-11-2016
Scale: 1/4"=1'-0"
Drawn By: KC/MJ/MG/RG/JS/PLS



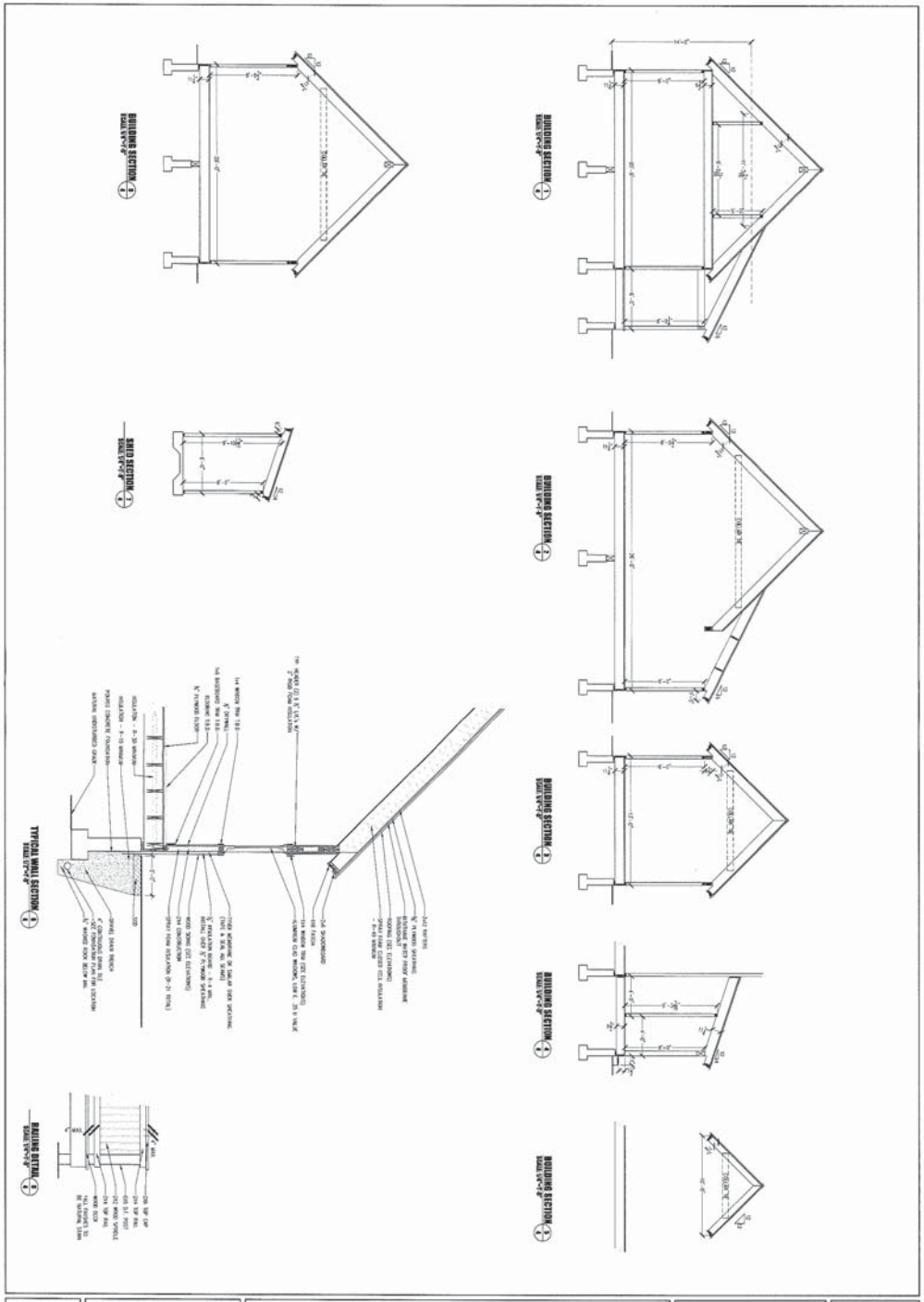
KENT COWNERD ARCHITECT
POST OFFICE BOX 1982
CRESTED BUTTE, CO. 81224
(970) 349 - 1017

BECKER RESIDENCE

640 ½ ELK AVE., CRESTED BUTTE, CO 81224

Drawing: ELEVATIONS
Date: 02-17-2016
Scale: 1/4"=1'-0"
Drawn By: SEWERY-DESIGNS

3

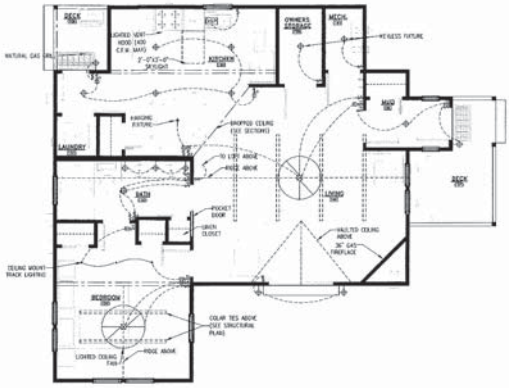


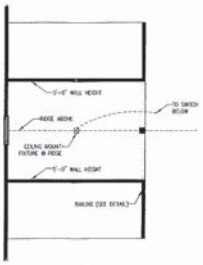
	KENT COWHERD ARCHITECT POST OFFICE BOX 1982 CRESTED BUTTE, CO. 81224 (970) 349 - 1017	BECKER RESIDENCE 640 ½ ELK AVE., CRESTED BUTTE, CO 81224	Drawing: SECTIONS Date: 02-11-2016 Scale: VARIES Drawn By: SQUIRRY-DESIGNS	4

ENTRY LEVEL CEILING PLAN
SCALE: 1/4"=1'-0"

SYMBOLS	
MARK	DESCRIPTION
SP	SPEAKER WIRE
T	TELEPHONE
TV	CABLE
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
SW	SWITCHES OUTLETS
EW	ELECTRICAL OUTLET
	PENDANT LIGHTING
	FULLY SHIELDED DOWN LIGHTING
	ART LIGHT
	RECESSED CAN
RC	CEILING MOUNT FIXTURE
	RECESSED EYEBALL
	WALL SCONCE
	FAN LIGHT
	FAN (NO LIGHT)
S	LIGHT SWITCH
3	THREE-WAY LIGHT SWITCH
5	FIVE-WAY LIGHT SWITCH
D	LIGHT SWITCH DIMMER
	TRACK
U	UTILITY LIGHT
F	FLUORESCENT
Q	HALOGEN LIGHT
	CEILING FAN
J	J BOX
"SHUBE"	"SHUBE" TUBE, SPECIALTY WIRING CHASE
G	GARAGE DOOR OPENER SWITCH
WP	WATERPROOF LIGHT SWITCH
GW	GARAGE DOOR OPENER W/ LIGHT
DISP	DISPOSAL

NOTE:
-CARBON MONOXIDE DETECTORS PER CODE
-SMOKE DETECTORS PER CODE
-ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED DOWNLIGHTING
-ALL OUTLETS PER CODE





STORAGE LOFT CEILING PLAN
SCALE: 1/4"=1'-0"

C1

Drawing: CEILING PLANS
Date: 02-19-2016
Scale: 1/4"=1'-0"
Drawn By: ASHLAND/ARCHITECTS

BECKER RESIDENCE
640½ ELK AVE., CRESTED BUTTE, CO 81224

KENT CONWREED ARCHITECT
POST OFFICE BOX 1962
CRESTED BUTTE, CO. 81224
(970) 349 - 7977

The Town of Crested Butte

CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to the requirements for certificate of occupancy found in the current adopted code, Certifying that at the time of issuance this structure was in compliance with the various Ordinances of the Town regulating Building Construction and Use for the following:

Name: Cedar Ridge Construction, Scott Hahn

Use Classification: R Group: 3

Building Permit Number: 2017-44 Type Construction: VA New Residence and Accessary Dwelling

Fire Zone: CBFPD Use Zone: RIC

Owner of Building: Josh Jackson Building Address: 222 Gothic Avenue

Building Official Date: 8-10-18

POST IN A CONSPICUOUS PLACE

To:	DRC and BOZAR
From:	Molly Minneman
Date:	January 29, 2016
RE:	February 8, 2016 DRC
Project:	Colorado Investments, LLC – Demolish the existing residence and construct a new residence and accessory building to be located at 640 ½ Elk, Parcel B of the Block 52 Subdivision in the R1C zone. **Demolition of a non-historic residence is required.** **Architectural approval is required.**
DRC:	Roxana Alvarez-Marti and David Russell

Kent Cowherd submitted an application on behalf of his clients, Colorado Investments, LLC to demolish the existing residence and construct a new residence and small shed on the property. The one bedroom, 1286 sf, 20' tall residence will be clad with pale yellow 8" horizontal wood siding with light gray trim accents, and dark gray propanel style roofing.

Demolition: The application requests demolition of the existing residence. Cowherd has advised that the structural condition of the building is poor. It is not classified as historic, and the Code provides the Board with latitude to allow demolition, subject to approval and permitting of the redevelopment plan. A demolition plan is encouraged, but not required for under 1,000 sq.ft.

Site Plan:

- Topography and drainage: The south elevation depicts 2' drop in grade from south to north. Drainage appears to be to the street. Notations are requested. The step in foundation is noted on the elevation. The north appear consistent.

- Parking: Two parking spaces shown on the plan were also on the subdivision plat approved in 2015.
- Snow storage areas are noted.
- Setbacks- Support
    - Primary:
        - Front yard: 21'.
        - North side yard: 20'
        - South side yard: 7'6"
        - Rear 11' (includes utility easement)

- Landscaping: Gravel parking area, stamped concrete patio and walkway well defined. .
    - Ground cover should be noted. Aspen trees and small shrubs noted on 7th Street
- Lighting: Recessed lighting under porch that comply with dark sky ordinance is anticipated.
- Utility: Pedestal is noted in the south side yard
- Fencing – Noted along the west, north and east property boundary.

Architectural Discussion:

Context: The 600 block of Elk Avenue is comprised of smaller historic homes with newer homes constructed in the late 1990's. The scale of historic buildings relate very well with the historic buildings during the mining era.

Building orientation: The orientation of the front module and entry towards 7th Street was a condition of the 640 Elk Subdivision, and meets the intents of GL 4.28.

Mass, scale, form: The scale of the building blends effectively with the surrounding historic resources. The ell style footprint incorporates a unique architectural styles and subordinate gable and shed roof modules with the larger front module that is strongly encouraged in GL 4.31. Consult GL 4.29 and 4.31.

Design and style: The overall style has contemporary flair with traditional massing and scale.

Roof forms: Refer to GL 4.37 relating to forms that include traditional steeply pitched gable roof forms. The secondary module steps down effectively and relates well with the overall scale.

Porch features: The front porch design incorporate a covered area large enough for sitting and usage. The hipped roof form breaks up the front gable wall. Slightly off set, the entry door e incorporate contemporary appearance over traditional Consult GL 4.45 and 4.46, together with 4.59 relating to door location. The north porch is simple in form and style as encouraged in GL 4.47.

Windows: Fenestrations appear traditional per GL 4.49 and 4.53. The verticality of windows is minimized on the front elevation. Discuss per GL 4.50 that encourage two to one ratios. Aluminum clad casements are proposed. GL 4.50 (a) encourage double hung in historic core zones. The material is generally acceptable per GL 3.33

Materials: The horizontal (1x8") siding treated with pale yellow (stain/paint) with light gray window trim and white corner trim appear to meet the intents of GL 4.71, 4.75-76, and 2.2-2.4. Wood 2/3 light front entry and side doors appear to comply with GL 4.60; French doors with transoms placements should be discussed in relation to the intent of GL 4.62 within the core zone.

DRC

1. **Review the plans and material list.**
2. **Make are recommendation regarding demolition of the non-historic residence.**
3. **Make a recommendation regarding the architectural appropriateness of the residence.**

FACT SHEET
Parcel B, Final Plat of Block 52 Minor Subdivision
Address: 640 ½ Elk Avenue
Proponent – Colorado Investments, LLC

Project: To demolish a single-family residence and construct a new single-family home.

Review for February 8, 2016 DRC:

1) Architectural approval is required contingent upon the approval for demolition.
2) Permission to demolish a non-historic structure is requested.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**
Front (East)	20'	21'
Rear (West)	10'	10'6"
North Side	7'6"-11'6"	8' to corner, 20' 2" to side
South Side	7'6"-11'6"	7'6"

FAR		**Primary – Proposed**
Permitted	0.3 (matter of right)	**(1286/4400) 0.29**
	(up to) 0.32 (no larger than 2500 square feet)	
Max – all buildings	0.48 (no larger than 3500 square feet)	

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed
Building Height	28'/24'	20'6"
Building Width	35'	35'
Distance Between Buildings	10'	NA
Max Lot Area	9375	4400

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

Email form to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME COLORADO INVESTMENTS L.L.C.

LEGAL BLK 52 / MINOR SUBDIVISON PARCEL B ZONE R-1C

ADDRESS 640 1/2 ELK AVE. CB CO. 81224

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [x] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other DRK. GRAY

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x]	Horizontal	8"	THROUGHOUT	~~BR~~ PALE YELLOW
[ ]	Vertical			
[ ]	Other			
[ ]	Stucco			

- WOOD -

X Trim : 2" x 6" @ CORNERS (WHITE)
2" x 4" @ WINDOWS & DOORS (LGHT. GREY)

X Fascia 1" x 8" - WOOD - LIGHT GREY

X Corner Boards SEE PREVIOUS

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	WOOD	1/2 LITE	PAINTED BRICK RED
X Secondary door	SAME		

WINDOWS

Type:
- [x] Casement
- [x] Casement, egress
- [ ] Double hung
- [ ] Awning
- [ ] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [x] Low E
- [ ] Heat mirror
- [ ] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used _____

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

PORCH RAILINGS, TOP CAP, & SPINDLES ALL NATURAL STAIN.

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 1/19/16

Email Form to Building Dept.

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME COLORADO INVESTMENTS LLC

LEGAL BLK 52 / MINOR SUBDIVISION PARCEL B ZONE R-1C

ADDRESS 640 1/2 ELK AVE. CB CO. 81224

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [x] Accessory Building, cold
- [ ] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [x] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other DRK, GREY

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x] Horizontal	8" WOOD LAP		THROUGHOUT	NATURAL STAIN
[ ] Vertical				
[ ] Other				
[ ] Stucco				
Trim				

X Fascia 2" x 8" WOOD / NATURAL STAIN

X Corner Boards 2" x 6" WOOD / NATURAL STAIN.

DOORS

	MATERIAL	*STYLE*	*FINISH*
X Primary door	BARN TYPE	SLIDING TROLEY	NATURAL STAIN.
___ Secondary door			

WINDOWS Ø

Type:	*Style:*	*Material:*	*Glazing:*
☐ Casement	☐ Simulated, divided lite	☐ Wood	☐ Low E
☐ Casement, egress	☐ True, divided lite (historic)	☐ Aluminum clad, wood	☐ Heat mirror
☐ Double hung	☐ Decorative mullions	☐ Vinyl clad, wood	☐ Tempered
☐ Awning	☐ Other _____	☐ Other _____	☐ Standard
☐ Fixed			☐ Other _____
☐ Slide-by			

Describe locations if a mix is used _____

Other Exterior Features (i.e. railings, chimneys, posts, etc.) _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 1/14/16

Colorado Investments LLC - 640 1/2 Elk Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

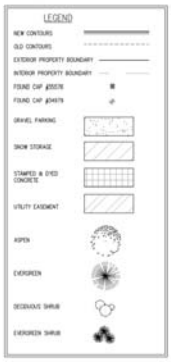
50 0 50 Feet

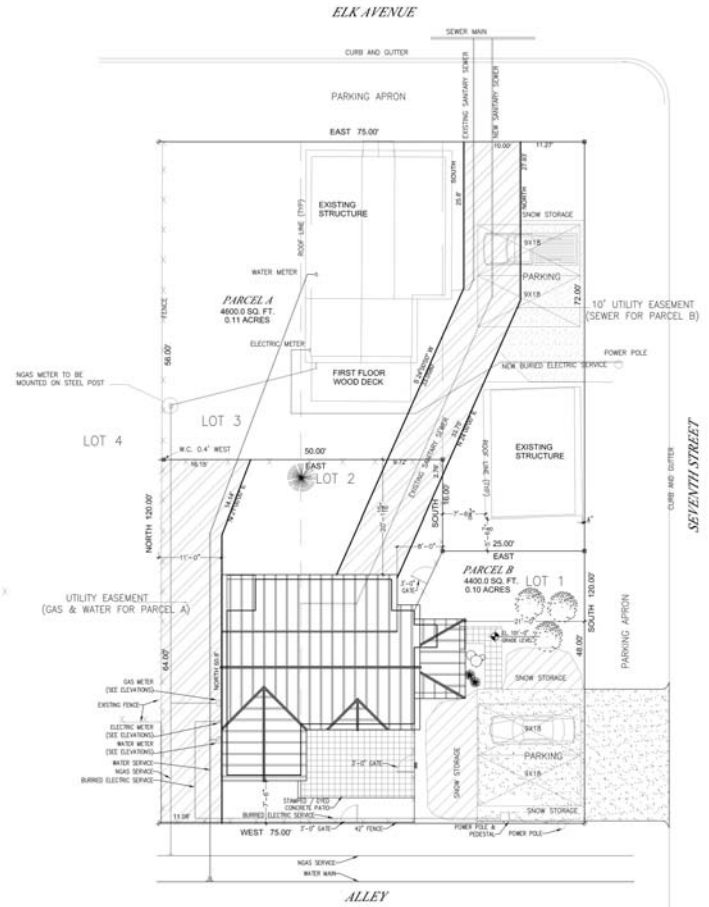
N
W E
S

CONTENTS:

1 SITE PLAN
2 FLOOR PLANS
3 ELEVATIONS
4 SECTIONS

SITE PLAN
SCALE: 1/8"=1'





VICINITY MAP

GENERAL NOTES

1. BASIS OF BEARING IS EAST BETWEEN TOWN MONUMENTS AT THE CENTERLINE OF THIRD AND ELK, AND SEVENTH AND ELK.
2. MATHEMATICAL INFORMATION WAS OBTAINED FROM THE RECORD PLAT OF "TOWN OF CRESTED BUTTE" DATED SEPTEMBER, 1984
3. ALL PROPERTY LINES RUN NORTH-SOUTH, EAST-WEST

PROPERTY NOTES:

LOTS 1-3
BLOCK 52
ZONED - R1C

1

Drawing: SITE PLAN
Date: 01-26-2016
Scale: 1/8"=1'-0"
Drawn By: [illegible]

BECKER RESIDENCE

640 ½ ELK AVE., CRESTED BUTTE, CO 81224

KENT COWHERD ARCHITECT
POST OFFICE BOX 1982
CRESTED BUTTE, CO. 81224
(970) 349 - 1017

ENTRY LEVEL PLAN
SCALE: 1/4"=1'-0"

LEGEND:

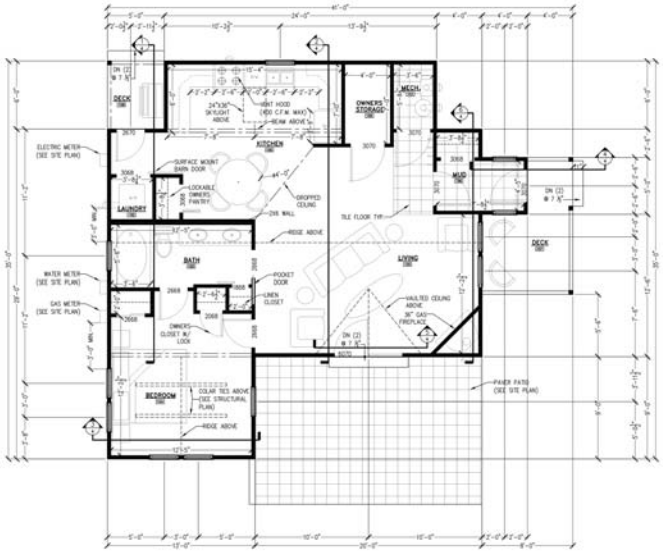
ABOVE	- - - - - -
FIXTURES	———
BEAMS	— - —
STAIRS	———
DECKS	———
ROOF ABOVE	- - - - - -
ROOF BELOW	———

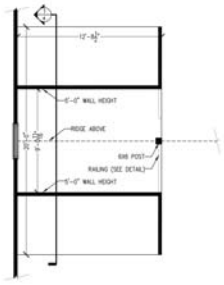
NOTES:

-ALL CONSTRUCTION TO BE 2X4 UNLESS OTHERWISE NOTED

SQUARE FOOTAGE:

-ENTRY LEVEL-	929 SQFT.
-DIVORCE FOR 2+	
(2)1 SQFT. (2)	2 SQ.SQFT.
4"X SQFT. (2)	16 SQFT.
-TOTAL-	947.25 SQFT.





STORAGE LOFT PLAN
SCALE: 1/4"=1'-0"

BECKER RESIDENCE
640 ½ ELK AVE., CRESTED BUTTE, CO 81224

Drawing: FLOOR PLANS
Date: 01-26-2010
Scale: 1/4"=1'-0"
Drawn By: A.STILSBURY - SEALANTS

2

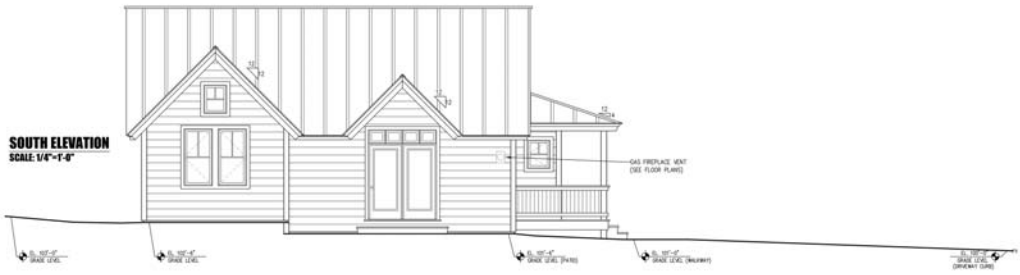
KENT COWNERD ARCHITECT
POST OFFICE BOX 1982
CRESTED BUTTE, CO. 81224
(970) 349 - 1017

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

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

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

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



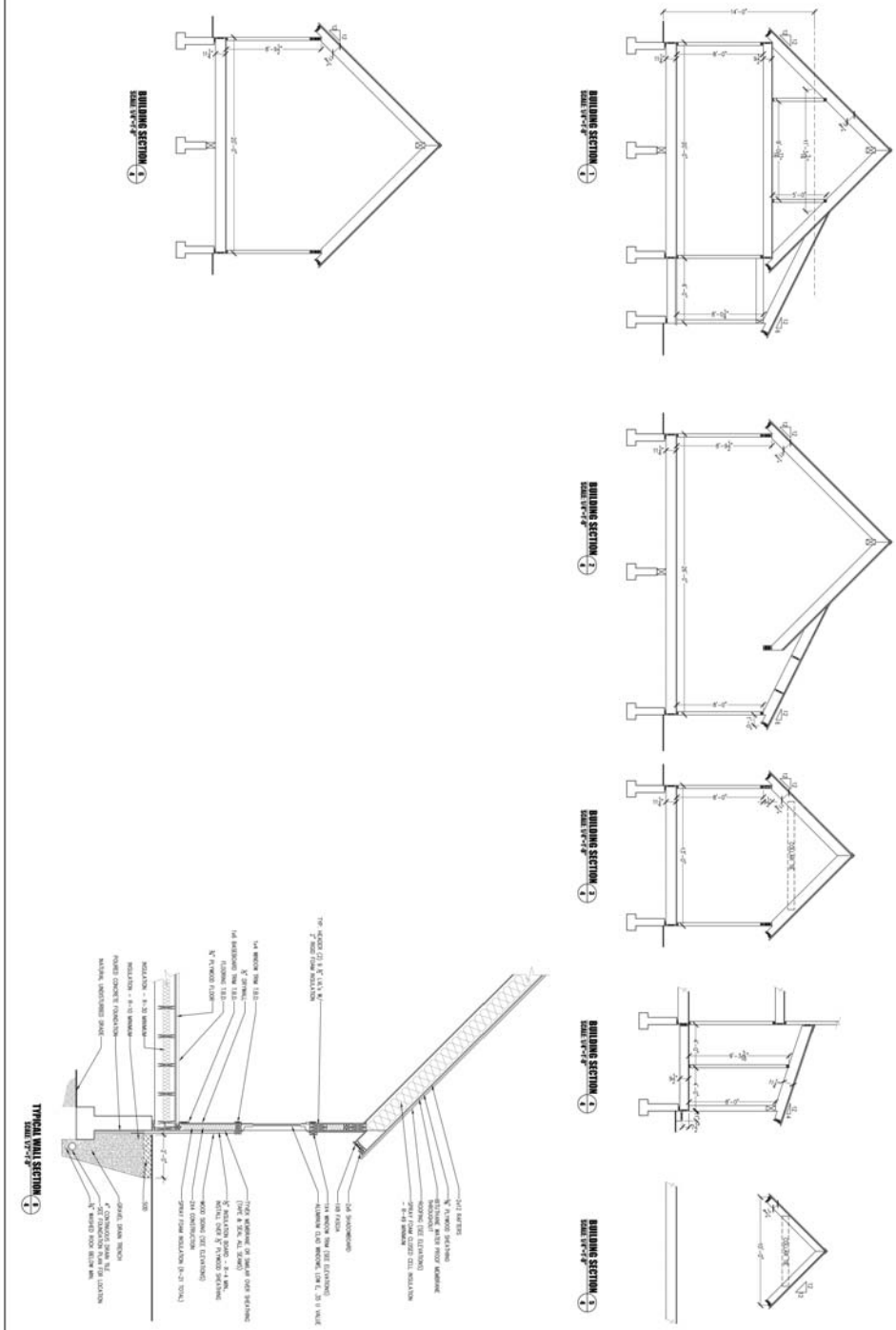
3

Drawing: ELEVATIONS
Date: 01-20-2010
Scale: 1/4"=1'-0"
Drawn By: ASHAUSEY - SCHARTA

BECKER RESIDENCE

640 ½ ELK AVE., CRESTED BUTTE, CO 81224

KENT COWHERD ARCHITECT
POST OFFICE BOX 1982
CRESTED BUTTE, CO. 81224
(970) 349 - 1917

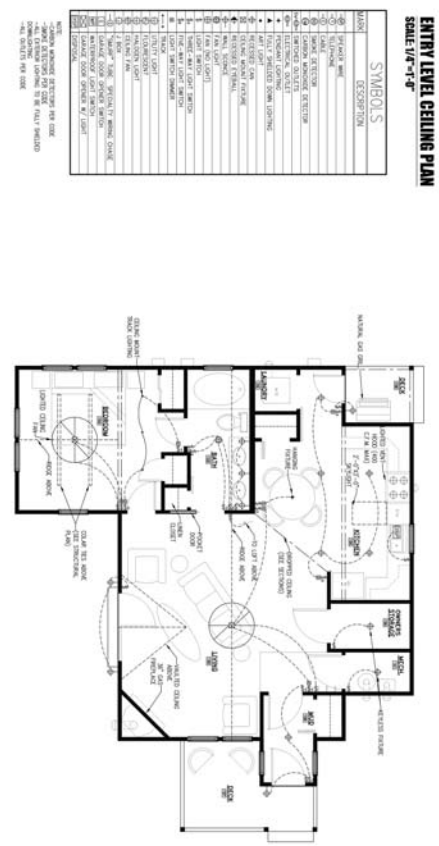


KENT COWHERD ARCHITECT
POST OFFICE BOX 1982
CRESTED BUTTE, CO. 81224
(970) 349 - 1017

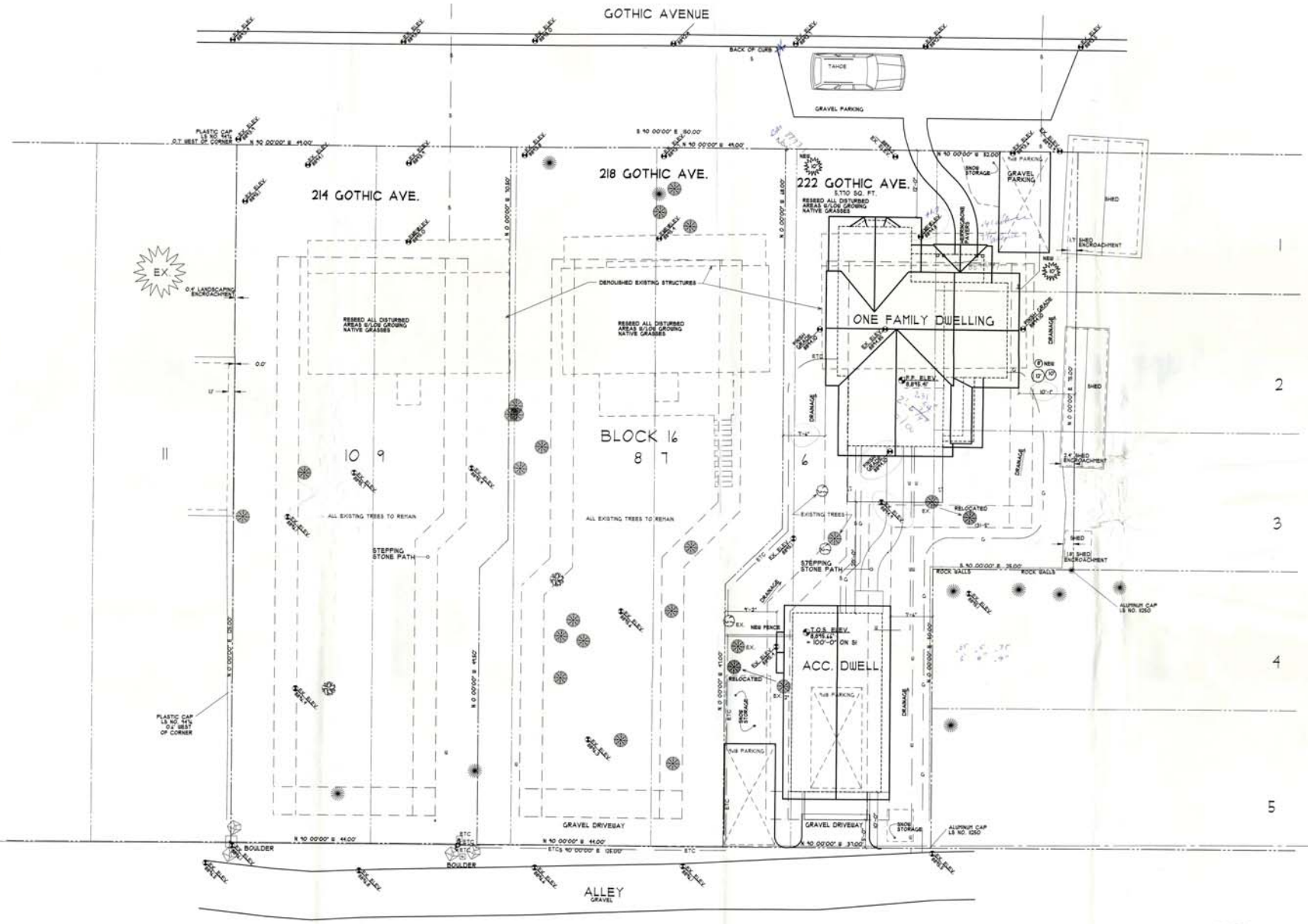
BECKER RESIDENCE

640 ½ ELK AVE., CRESTED BUTTE, CO 81224

Drawing: SECTIONS
Date: 01-26-2016
Scale: VARIES
Drawn By: [illegible]



KENT COWHERD ARCHITECT POST OFFICE BOX 1982 CRESTED BUTTE, CO. 81224 (970) 349 - 1017	BECKER RESIDENCE 640½ ELK AVE., CRESTED BUTTE, CO 81224	Drawing: CEILING PLANS Date: 01-26-2016 Scale: 1/4"=1'-0" Drawn By: Lowrey-Bessins	C1



SITE & LANDSCAPING PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD
VERIFY SEWER ELEVATION

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2119 • 429 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-0200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com

OWNER:

JOSH JACKSON
PHONE: (970) 209-4751

GENERAL CONTRACTOR:

CEDAR RIDGE CONSTRUCTION
P.O.BOX 2143
CRESTED BUTTE, CO 81224
PHONE:(970) 209-5484
E-MAIL: info@cedarridgeconstruction.com

CONTENTS:

L1 SITE & LANDSCAPING PLAN

A1a EXTERIOR ELEVATIONS
A1b EXTERIOR ELEVATIONS & WINDOW SCHEDULE
A2 FIRST FLOOR PLAN
A3 SECOND FLOOR PLAN
A4 THIRD FLOOR PLAN
A5 BUILDING SECTIONS & KEYNOTES

S1 FOUNDATION, FIRST FLOOR FRAMING PLAN
S2 SECOND FLOOR FRAMING PLAN
S3 THIRD FLOOR FRAMING PLAN
S4 ROOF FRAMING PLAN & TRUSS

SQUARE FOOTAGE STATEMENTS

ONE FAMILY DWELLING:	
* 1,000 S.F. - 500 GARAGE	222
LIVING S.F.	1,924
COVERED PORCH S.F. (IF 1 10%/3)	213
* 9' ABOVE 9' LINE	
LIVING S.F.	2,036
DECK ABOVE 9' LINE S.F. (2 IF 1 10%)	(104)
* 10' ABOVE 10' LINE	
TOTAL (5,500 MAX.)	4,449.38
ACCESSORY DWELLING:	
* 1,000 S.F. - 500 GARAGE	500-100
* 9' LINE	
LIVING S.F.	82
DECK S.F. (2 IF 1 10%)	(8.2)
TOTAL (2,000 MAX. @ 2/3)	574
FAR:	
PRINCIPAL BUILDING (.3 - .33 ALLOWED)	.33
ALL BUILDINGS (.45 MAX.)	.41
OPEN SPACE CALC.:	
PRINCIPAL BUILDING FOOT PRINT S.F.	1,672
ACCESSORY BUILDING FOOT PRINT S.F.	82
TOTAL S.F.	1,754
OPEN SPACE (50% MIN.)	1,355
HEATED AREAS: (SNOW MELT)	
SIDEWALKS	0
PATIO S.F.	0
TOTAL S.F.	0
SNOW STORAGE ON SITE:	
PLOWING AREA S.F.	1,671
SNOW STORAGE S.F. (1/3 MIN.)	557

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES:
PAVERS

8/1/17
CONSTRUCTION SET
Chief Approval Date
8-1-17
Mayor Approval Date
Revision Date

REVISIONS:
BUILDING PERMIT SET

STATE OF COLORADO
DANIEL J. MURPHY
B-2039
LICENSED ARCHITECT

PROJECT:
222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

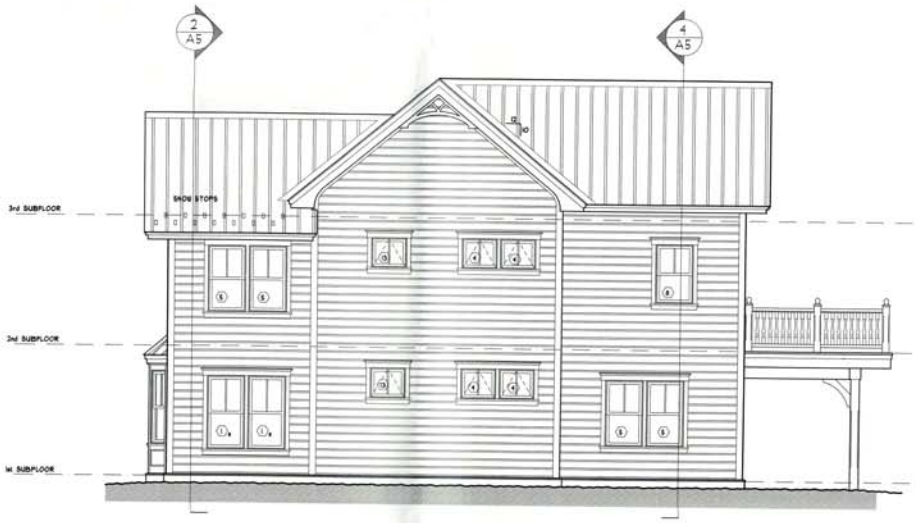
DATE: 7/27/2017
SHEET NO. L1

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2174 • 424 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com

OK with skylight addition. 2/21/18

1 A1a EAST ELEVATION
SCALE: 1/4"=1'-0"

2 A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 A1a WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"

3 DATE: 1/25/2018, PRELIMINARY SKYLIGHT
2 DATE: 8/1/2017 EAST ELEVATION WINDOW LOCATION

REVISIONS:

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

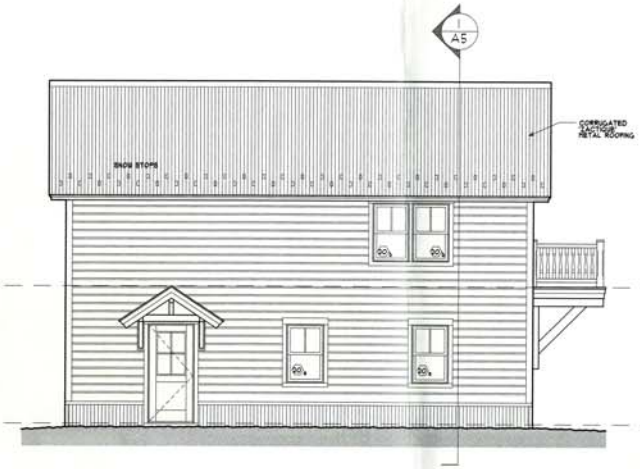
SHEET NAME:
EXTERIOR ELEVATIONS & WINDOW SCHEDULE

DATE: 1/27/2017

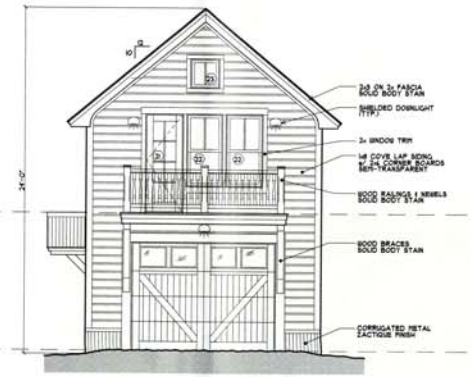
SHEET NO: A1a

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-0200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com

1 / A1b NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"



2 / A1b WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"



3 / A1b SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE				EAGLE: VERIFY LOW-E GLASS U=.32 max. COLOR, WOOD SPECIES	
NO.	STYLE	R.O.W. x R.O.H.	HEADER HT.	OPERATION	REMARKS
1/A	DHG2650	2'-4 1/2" x 5'-0 1/2"	6'-10 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
1/A	DHG2650	2'-4 1/2" x 5'-0 1/2"	7'-4 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
1/A	DHG2650	2'-4 1/2" x 5'-0 1/2"	7'-4 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
2	DHG2650	1'-8 1/2" x 5'-0 1/2"	7'-2 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
3	DHG3450	3'-4 1/2" x 5'-0 1/2"	7'-2 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
4	AWN2420	2'-4 1/2" x 2'-0 1/2"	7'-4 1/2"	AWNING	SEE PLANS & ELEV's FOR OPERATION
5	DHG2646	2'-4 1/2" x 4'-6 1/2"	6'-10 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
6/A	DHG2646	2'-4 1/2" x 4'-6 1/2"	6'-10 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
6/A	DHG2646	2'-4 1/2" x 4'-6 1/2"	7'-3 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
7/A	DHG2850	2'-8 1/2" x 5'-0 1/2"	6'-10 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
7/A	DHG2850	2'-8 1/2" x 5'-0 1/2"	7'-4 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
8	DHG2640	2'-4 1/2" x 4'-0 1/2"	7'-3 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
9	HM3073	3'-1" x 7'-3 1/2"	7'-3 1/2"	DOOR	SEE PLANS & ELEV's FOR OPERATION
10	DHG2046	2'-0 1/2" x 4'-6 1/2"	7'-3 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
11	CHT2640	2'-4 1/2" x 4'-0 1/2"	5'-8 1/2"	CASEMENT	EGRESS, MEET FALL PROTECTION
12	AUX2424	2'-4 1/2" x 2'-4 1/2"	12'-4 1/2"	FIXED	SEE PLANS & ELEV's FOR OPERATION
13	AWN2420	2'-4 1/2" x 2'-0 1/2"	7'-4 1/2"	AWNING	FIBERGLASS
ACCESORY DWELLING					
20/A	DHG2640	2'-4 1/2" x 4'-0 1/2"	6'-10 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
20/A	DHG2640	2'-4 1/2" x 4'-0 1/2"	8'-4 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
21	HM2660	2'-7" x 6'-10 1/2"	6'-10 1/2"	DOOR	SEE PLANS & ELEV's FOR OPERATION
22	DHG2650	2'-4 1/2" x 5'-0 1/2"	6'-10 1/2"	DOUBLE-HUNG	SEE PLANS & ELEV's FOR OPERATION
23	AUX2020	2'-0 1/2" x 2'-0 1/2"	10'-8 1/2"	FIXED	SEE PLANS & ELEV's FOR OPERATION

1. IF ROUGH OPENINGS DIFFER FROM SCHEDULE, PLANS OR ELEVATIONS REVIEW WITH ARCHITECT
2. ROUGH OPENING HEADER HEIGHT MEASURED FROM TOP OF O.S.B. SUBFLOOR, EXCEPT GARAGE: FROM TOP OF SLAB
3. PLEASE VERIFY MUNTIN SIZES

4 / A1b EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

STATE OF COLORADO
DANIEL J. MURPHY
B-2039
LICENSED ARCHITECT

REVISIONS:
BUILDING PERMIT SET

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS & WINDOW SCHEDULE

DATE: 7/27/2017

SHEET NO: A1b

GENERAL MP NOTES:

1. THESE DRAWINGS MAY NOT SHOW ALL DETAILS REQUIRED TO SATISFY ALL LOCAL, DISTRICT, COUNTY, STATE & NATIONAL CODES & REGULATIONS. IT IS THE RESPONSIBILITY OF THE APPROPRIATE SUBCONTRACTOR TO SATISFY ALL SUCH REQUIREMENTS & PROVIDE ALL WORK NECESSARY FOR A COMPLETE & FUNCTIONAL SYSTEM.
2. WHOLE HOUSE VENTILATION: EXHAUST FAN LOCATION, & D.D. CONTROLS TO RUN INTERMITTENTLY OR CONTINUOUS AND SIZED APPROPRIATELY
3. RADON MITIGATION SYSTEM: PVC, POLYETHYLENE, 4" DIA. OR EQUIVALENT, SOLID & SEALED, PROVIDE ACCESSIBLE CLEANOUT, PROVIDE ACCESSIBLE FAN LOCATION, SEAL ALL PENETRATIONS, PROVIDE ELECTRICAL RACEWAY FOR FAN & ELECTRICAL SUPPLY, SEAL AT BOTTOM OF FOUNDATION WALL, PROVIDE ACCESSIBLE MANOMETER, PROVIDE ACCESSIBLE PANEL FOR SYSTEM ACCESS, PROVIDE ELECTRICAL RACEWAY THROUGH BODY, INSTALL ELECTRICAL CIRCUIT & INCORPORATED FAN LOCATION.

PLUMBING NOTES:

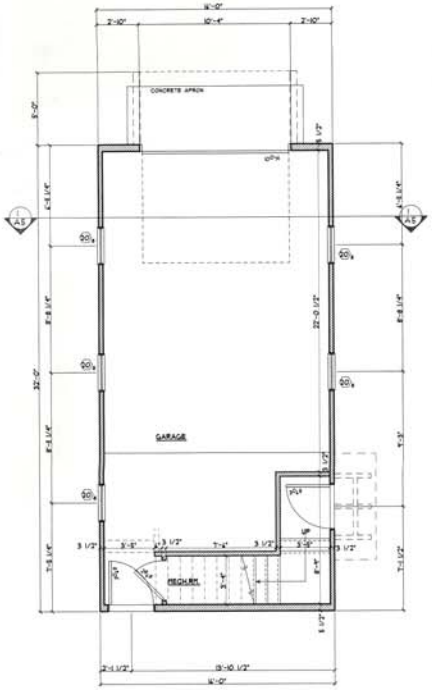
GENERAL NOTES:

1. PLUMBING FIXTURES BY KOHLER UNLESS OTHERWISE NOTED. FAUCETS BY MOEN UNLESS OTHERWISE NOTED. FIXTURES STANDARD COLOR, FAUCETS-CHROME. **VERIFY ELIGIBLE PRIOR TO ORDERING.**
2. INSTALL HOT & COLD WATER SUPPLY IN 'PEX'.
3. INSTALL WASTE/VENT SYSTEM IN PVC.
4. CAST IRON WASTE PIPE, TYPICAL.
5. SUPPLY WATER TO ICE-MAKER, REFRIGERATOR, DISHWASHER, CLOTHES WASHER, ETC.
6. PLUMBING CONTRACTOR SHALL SUPPLY FASTENING GRADE, STOPPERS, ETC. TO PROVIDE A COMPLETE SYSTEM.
7. ALL PLUMBING SHALL CONFORM TO STATE & LOCAL CODES.
8. SHOWER DRAINS 5" DIA. SOLID BRASS, "JURN" OR EQUAL.
9. PROVIDE FLOOR DRAINS AS NEEDED IN MECHANICAL ROOM
10. R-4 INSULATION ON PIPES IN CRAWL SPACE
11. RE-CIRCULATING PUMP FOR HOT WATER

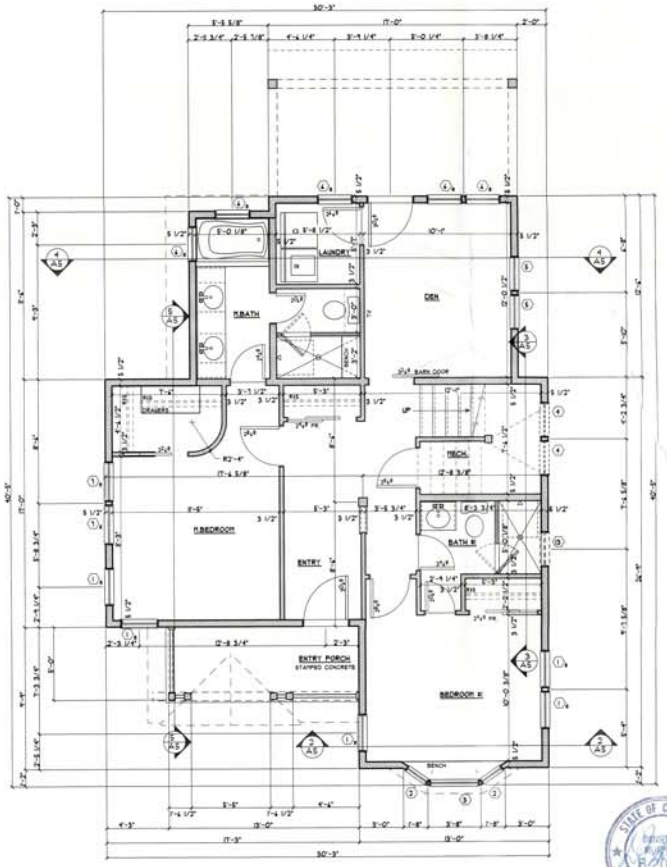
MECHANICAL NOTES:

1. COMBUSTION AIR AVAILABLE FOR HEATING APPLIANCE.
2. 96% EFFICIENT GAS BOILER
3. 120 GAL. HOT WATER HEATER
4. HUMIDISTAT
- FREEZEPROOF HOSE BIB
- GAS OUTLET

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2174 • 429 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com



1 / A2 FIRST FLOOR PLAN — LIVING AREA = 512 S.F.
SCALE: 1/4"=1'-0" — GRADE: AREA 512 - 100 GARAGE = 412 S.F.



2 / A2 FIRST FLOOR PLAN — LIVING AREA = 922.4 S.F.
SCALE: 1/4"=1'-0" — 18" LINE: 922.4 + COV. PORCH 45.0 + 5 = 955.1 S.F.

STATE OF COLORADO — DANIEL J. MURPHY — B2039 — LICENSED ARCHITECT

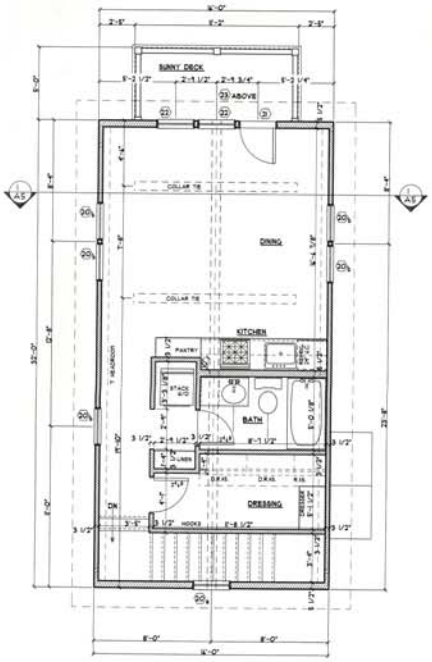
REVISIONS:
BUILDING PERMIT SET

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

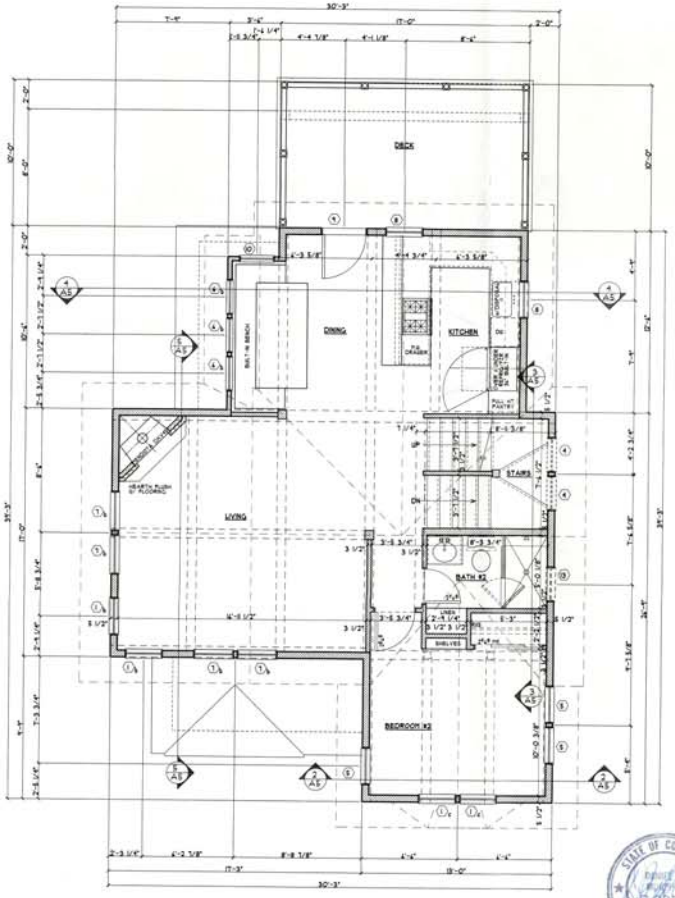
SHEET NAME:
FIRST FLOOR PLAN

DATE: 7/27/2017
SHEET NO. A2

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax 970-349-0101
e-mail: info@djmarchitect.com



1 / A3 SECOND FLOOR PLAN LIVING AREA = 512 S.F.
SCALE: 1/4"=1'-0" 14' LINE: LIVING 512 • DECK 55.8 • 0 = 512 S.F.



2 / A3 SECOND FLOOR PLAN LIVING AREA = 890.3 S.F.
SCALE: 1/4"=1'-0" 14' LINE: LIVING 890.3 • DECK 170.3 • 0 = 890.3 S.F.

STATE OF COLORADO
DANIEL J. MURPHY
B-2039
LICENSED ARCHITECT

REVISIONS:
BUILDING PERMIT SET

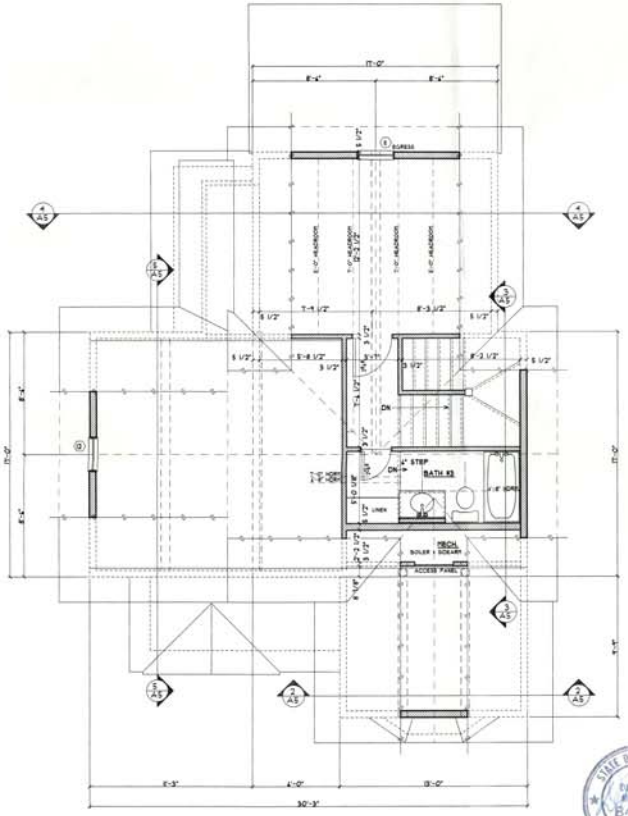
PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

DATE: 1/27/2017

SHEET NO: A3

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax 970-349-0101
e-mail: info@djmarchitect.com



1 / A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

LIVING AREA (AT 5' HEADRM.) = 2317 S.F.
23' LINE: LIVING = 0 S.F.

STATE OF COLORADO
DANIEL J. MURPHY
B/2039
LICENSED ARCHITECT

REVISIONS:
BUILDING PERMIT SET

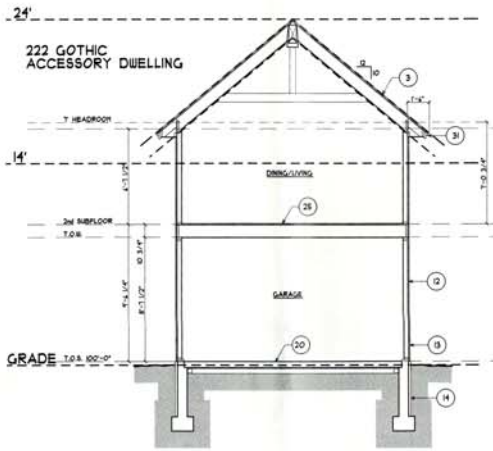
PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN

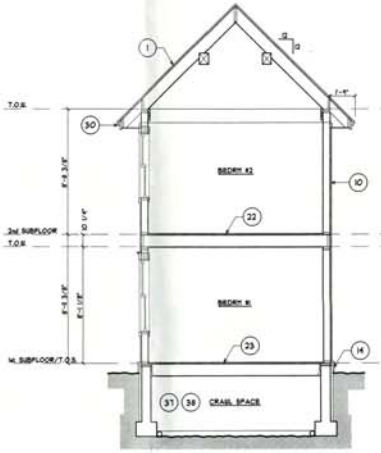
DATE: 7/27/2017

SHEET NO: A4

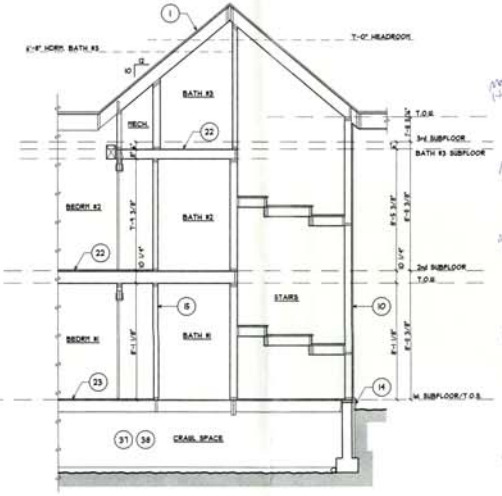
DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com



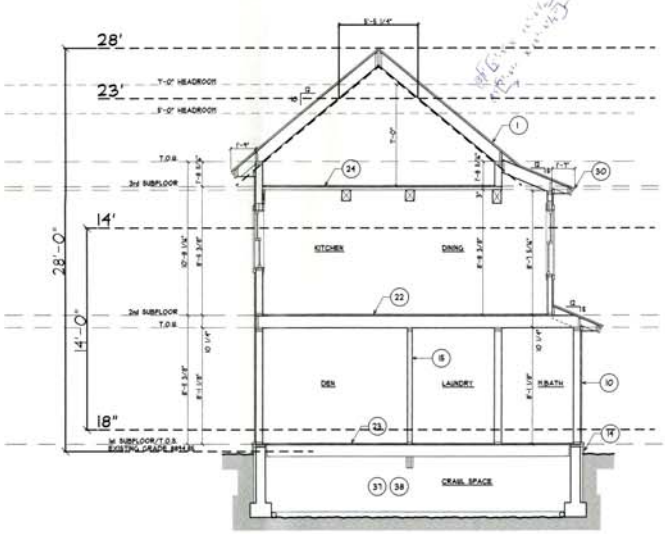
1 AS BUILDING SECTION
SCALE: 1/4"=1'-0"



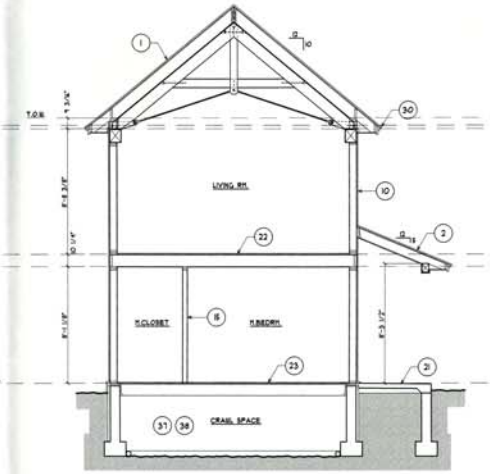
2 AS BUILDING SECTION
SCALE: 1/4"=1'-0"



3 AS PARTIAL BUILDING SECTION
SCALE: 1/4"=1'-0"



4 AS BUILDING SECTION
SCALE: 1/4"=1'-0"



5 AS BUILDING SECTION
SCALE: 1/4"=1'-0"

KEYNOTES

ROOFS NOTE: TYP. ROOF SHALL BE BITUTHENE MEMBRANE ENTIRE SURFACE, 8" VENT AT CHIMNEYS & BALLS, PROTECT EXPOSED VALLETS w/ BRONZE COLORED METAL FLASHING 12" EA. SIDE

1. METAL ROOFING
CONTINUOUS BITUTHENE MEMBRANE
5/8" OSB SHEATHING
STRUCTURE AS NOTED
R-44 SPRAY URETHANE (CLOSED CELL), R-14 AT EAVES
1/2" DRYWALL w/VAPOR BARRIER PRIMER

2. METAL ROOFING
CONTINUOUS BITUTHENE MEMBRANE
5/8" OSB SHEATHING, STRUCTURE AS NOTED.
14 TIG

3. CORRUGATED METAL ZACTIQUE FINISH
CONTINUOUS BITUTHENE MEMBRANE
5/8" OSB SHEATHING
STRUCTURE AS NOTED
R-44 SPRAY URETHANE (CLOSED CELL), R-14 AT EAVES
1/2" DRYWALL w/VAPOR BARRIER PRIMER

WALLS NOTE: WATER RESISTANT GREENBOARD IN ALL BATH & SPA AREAS, WONDERBOARD IN KITCHENS, STEAM ROOMS, SHOWERS & AROUND TUBS (PLATFORM 1 1-1/2" UP BALLS); 4 1/2" FRAMING TO INTERIOR DOOR R.O TYP.

10. 48 COVE LAP SIDING w/ 2x4 CORNER BOARDS
2x4 CORNER BOARD ON SECONDARY ELEMENTS (SEE ELEVATIONS)
"TYVEK" BUILDING WRAP OVER 1/2" OSB SHEATHING
2x4 @ 24 BALLS AT 16" O.C.
R-13 BATT INSULATION & POL. VAPOR BARRIER
R-2 SPRAY URETHANE AT 2x4 BALLS
R-5 CONTINUOUS INSULATION
1/2" DRYWALL w/ VAPOR BARRIER PRIMER, 5/8" TYPE "X"@GARAGE

5. CEDAR SHINGLES
"TYVEK" BUILDING WRAP OVER 1/2" OSB SHEATHING
2x4 AT 16" O.C.
R-13 BATT INSULATION & POL. VAPOR BARRIER
R-5 CONTINUOUS INSULATION
1/2" DRYWALL w/ VAPOR BARRIER PRIMER, 5/8" TYPE "X"@GARAGE

12. 48 COVE LAP SIDING w/ 2x4 CORNER BOARDS
CONTINUOUS INSULATION, R-10 + 2x4 BALLS, R-5 + 2x4 BALLS
1/2" OSB SHEATHING
2x4 @ 24 BALLS AT 16" O.C.
R-19 BATTS + 2x4 BALLS, R-13 BATTS + 2x6 BALLS
1/2" DRYWALL w/ VAPOR BARRIER PRIMER, 5/8" TYPE "X"@GARAGE

13. CORRUGATED METAL ZACTIQUE FINISH
CONTINUOUS INSULATION, R-10 + 2x4 BALLS, R-5 + 2x4 BALLS
1/2" OSB SHEATHING
2x4 @ 24, 16" O.C. (SEE PLANS)
R-19 BATTS + 2x4 BALLS, R-13 BATTS + 2x6 BALLS
1/2" DRYWALL w/ VAPOR BARRIER PRIMER, 5/8" TYPE "X"@GARAGE

14. METAL FLASHING TO 6" BELOW GRADE OVER
2" X 10 BELOW-GRADE RIGID FOAM INSULATION FROM T.O.S. TO T.O.F. SPAN ON 12x18 EXPANDING OVER VERTICAL CONCRETE

15. 2x4 OR 2x6 @ 16" O.C. (P.T. & CONC.)
1/2" DRYWALL EA. SIDE, 5/8" TYPE "X" @ GARAGE & UNDER STAIRS
GREENBOARD IN ALL BATHS
(R19 BATT. INSULATION @ BATH, LAUNDRY, MECH. & M. BEDROOM)

FLOORS

20. 5" HEATED CONCRETE SLAB, SLOPED TO DOOR
6 MIL VAPOR BARRIER
R-15 BELOW-GRADE RIGID INSULATION
RADON REDUCTION SYSTEM
4" MIN. COMPACTED FILL (ROAD BASE)

21. 4" CONCRETE SLAB, STAMPED AND STAINED
4" MIN COMPACTED FILL (ROAD BASE)

22. 3/4" TIG OSB GLUED AND SCREWED
STRUCTURE AS NOTED
R-19 FOIL FACED BATT INSULATION BETWEEN FLOORS
1/2" DRYWALL w/VAPOR BARRIER PRIMER 5/8" TYPE "X" @GARAGE)

23. 3/4" TIG OSB GLUED AND SCREWED
STRUCTURE AS NOTED
R-30 FOIL FACED BATT INSULATION
6 MIL VAPOR BARRIER * GRADE IN CRAWL SPACE
RADON REDUCTION SYSTEM

24. 3/4" TIG OSB GLUED AND SCREWED
2x6 TIG GLUED AND SCREWED
STRUCTURE AS NOTED

25. 3/4" TIG OSB GLUED AND SCREWED
STRUCTURE AS NOTED
R-30 FOIL FACED BATT INSULATION
1/2" TYPE X DRYWALL w/VAPOR BARRIER PRIMER

26. DECKS 2x4 REDWOOD DECKING, 1/8" SPACING
STRUCTURE AS NOTED, 1x4 CEDAR SOFFIT 1/8" SPACING

MISCELLANEOUS

30. METAL DRIP EDGE ON 2x4 R.S. TRIM OVER 2x10 (VARIES)
FASCIA, 3/8" SOFFIT PLYWOOD

31. METAL DRIP EDGE ON 2x3 R.S. TRIM OVER 2x8 (VARIES)
FASCIA, 3/8" SOFFIT PLYWOOD

32. DRIP EDGE TO MATCH FLASHING ON WINDOW TRIM

33. DECK RAILS, 2x3 CEDAR w/ TURNED WOOD BALUSTERS
w/ 4" OPENING BETWEEN HANDRAILS * 34" HT.

34. INT. STAIRS, 2x12 TREADS, 1x6 1 RISERS, 3-2x12 CARRIAGE BEAMS
w/ 1x 1 SKIRT BOARD EACH SIDE, WOOD HANDRAILS - 4x4 ends
w/ 2" GRIPS * 34"-38" ABOVE NOSE OF TREAD, 1" WROUGHT IRON BALUSTERS w/ 4" OPENING BETWEEN, 5/8" TYPE "X" DRYWALL UNDER ENCLOSED STAIRS, 6'-8" MIN. FINISH HEADROOM CLEARANCE

35. OPEN RAILINGS: INTERIOR, SAME AS #33

36. 1/4" CEMENT BOARD UNDERLAYMENT UNDER TILED AREAS.

37. CRAWL SPACE: MAX. 5'-0" HEADROOM, ACCESS (18"X24" MIN.)

38. MECHANICALLY VENT FOUNDATION.

39. SILL SEALER

40. DOUBLE DIPPED GALVANIZED ANCHOR BOLTS@7' WOOD

41. WOOD SIDING APPLIED TO INSULATED GARAGE DOOR

42. FIRE BLOCKING: VERTICALLY AT THE CEILING & FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

43. PRESSURE TREATED WOOD WHEN IN CONTACT w/CONCRETE & WHEN WITHIN 8" OF FINISHED GRADE.

44. TRUSSES, BEAMS & PLATES: RECLAIMED DOUGLAS FIR
w/CUSTOM CONNECTORS

INTERIOR TRIM WOOD SPECIES: ALDER, BASE: 1x8 (VERIFY DETAIL) CASING - 5/4x4 (LISTED), 1x4 TRIM & SCRIT

EXTERIOR TRIM WOOD SPECIES: CEDAR, LINTEL TRIM: 2x , VERT. TRIM 2x , SILL TRIM: 2x

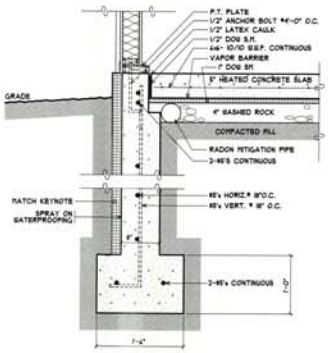
REVISIONS:
BUILDING PERMIT SET

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

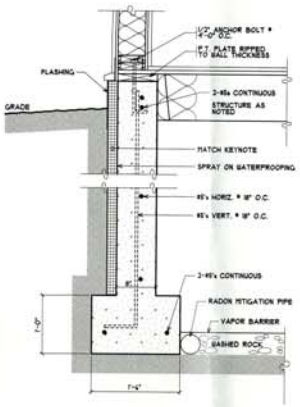
SHEET NAME:
BUILDING SECTIONS & KEYNOTES

DATE: 7/27/2017
SHEET NO: A5

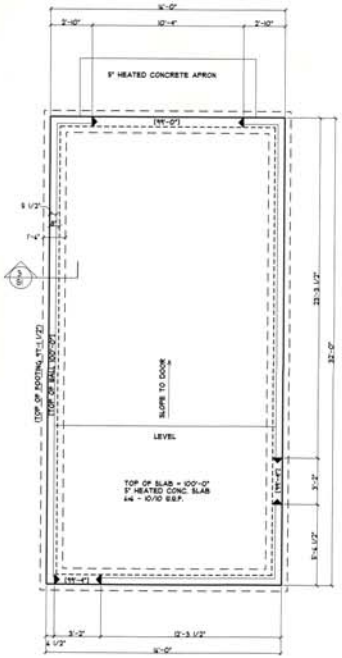
STATE OF COLORADO
DANIEL J. MURPHY
B-2039
LICENSED ARCHITECT



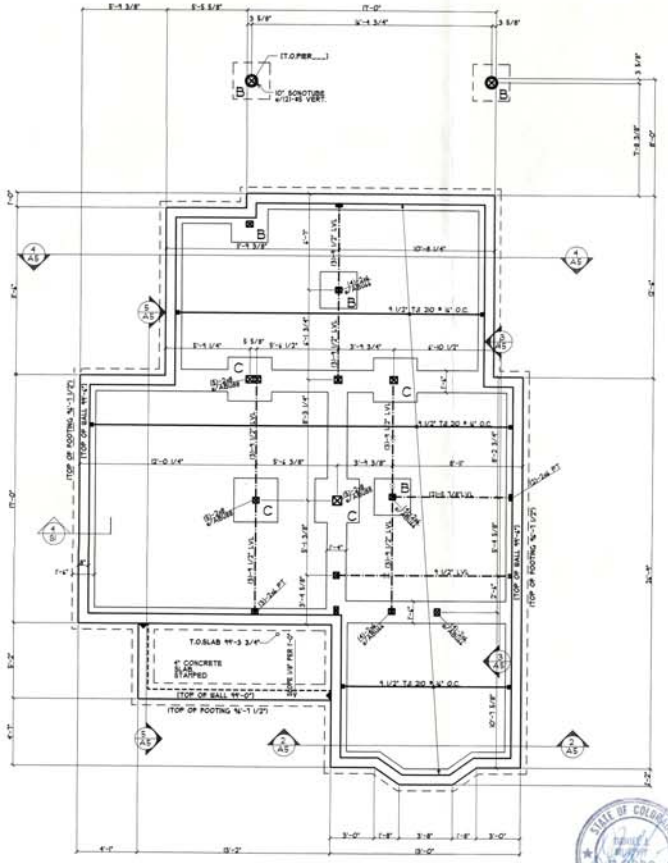
3 SI CONC. WALL @ SLAB
SCALE: 1"=1'-0"



4 SI CONC. WALL
SCALE: 1"=1'-0"



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



2 SI FOUNDATION & FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

FOOTING PAD SCHED.			
MARK	PAD SIZE	THICK.	REINFORCING
A	2'-0" x 2'-0"	12"	4-#5's EACH WAY
B	2'-6" x 2'-6"	12"	3-#5's EACH WAY
C	3'-0" x 3'-0"	12"	4-#5's EACH WAY
D	3'-6" x 3'-6"	12"	5-#5's EACH WAY
E	4'-0" x 4'-0"	12"	5-#5's EACH WAY
F	4'-6" x 4'-6"	12"	6-#5's EACH WAY
G	5'-0" x 5'-0"	14"	6-#5's EACH WAY
H	5'-6" x 5'-6"	14"	7-#5's EACH WAY
I	6'-0" x 6'-0"	14"	7-#5's EACH WAY
J	6'-6" x 6'-6"	16"	8-#5's EACH WAY
K	RECT. SIZE	12"	#5 @10"O.C. EACH WAY

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com

GENERAL NOTES:

SOIL DATA WAS TAKEN FROM RECOMMENDATIONS SET FORTH IN REPORT BY:_____ DATED:_____
SOIL BEARING PRESSURE USED IN DESIGN:

A. DESIGN LIVE LOADS:
1. ROOFS----------100 PSF
2. FLOORS----------40 PSF
3. GARAGES----------50 PSF
4. DECKS----------100 PSF
5. BASIC WIND SPEED-------90 MPH (3 SEC. GUST)
6. SEISMIC ZONE----------C

B. GENERAL CONDITIONS:
1. NOTCHING OR CUTTING OF ANY STRUCTURAL MEMBER IS PROHIBITED UNLESS DETAILED ON THE STRUCTURAL DRAWINGS.
2. ALL DIMENSIONS ON THE STRUCTURAL PLANS ARE TO BE CHECKED AGAINST THE ARCHITECTURAL PLANS AND ANY DISCREPANCIES SHALL BE COORDINATED WITH THE ARCHITECT.
3. ANY UNAUTHORIZED MODIFICATIONS TO THE STRUCTURAL PLANS ARE AT THE RISK OF THE PERSON MAKING THE CHANGE.
4. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION.
5. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN COLORADO AND THE ENGINEER SHALL PROVIDE SUFFICIENT DETAILS FOR THE WORK TO PROCEED.
6. ALL MOISTURE PROTECTION SHALL BE THE RESPONSIBILITY OF THE ARCHITECT/OWNER/BUILDER. DRAINAGE BEHIND FOUNDATION WALLS AND BELOW SLABS SHALL BE IN ACCORDANCE WITH THE SOILS REPORT AND IS NOT PROVIDED BY COLORADO STRUCTURAL INC.

C. FOUNDATION DESIGN:
1. DESIGN OF INDIVIDUAL AND CONTINUOUS FOOTINGS IS BASED ON BUCKHORN GEOTECH REPORT #01-274-GEO.
2. IF UNUSUAL SOIL CONDITIONS AND TYPES ARE REVEALED DURING EXCAVATION, CONTACT A GEOTECHNICAL ENGINEER.
3. FOLLOW ALL RECOMMENDATIONS IN THE SOILS REPORT AND RETAIN AN ENGINEER IF REQUIRED.

D. BACKFILLING:
1. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL SUPPORTING ELEMENTS ARE IN PLACE AND SECURELY ANCHORED, OR ADEQUATELY SHORED AND THE 28 DAY COMPRESSIVE STRENGTH HAS BEEN ACHIEVED.
2. VERIFY TYPE OF FILL WITH SOILS ENGINEER PRIOR TO BACKFILLING.
3. RETAINING WALLS ARE BACKFILLED ON BOTH SIDES. BACKFILL EQUALLY ON EACH SIDE OF WALLS IN 12 LIFTS, OR AS REQUIRED BY SOIL REPORT.

E. REINFORCED CONCRETE:
1. ALL CONCRETE DESIGN IS BASED ON THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-99).
2. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
3. REQUIRE CONSTRUCTION JOINTS AT ALL VERTICAL COLD JOINTS AND WHERE SHOWN ON DRAWINGS.
4. ALL DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF CONCRETE PRACTICE.
5. EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS, REINFORCING BARS SHALL CONFORM TO ASTM SPECIFICATION A615. BARS SHALL BE GRADE 60.
6. ALL SLABS-ON-GROUND SHALL BE 4" THICK AND REINFORCED WITH 6x6 W2.9xW2.9 WELDED WIRE FABRIC OR #4 @ 24" EACH WAY UNLESS NOTED OTHERWISE ON THE PLANS. REINFORCEMENT TO BE PLACED IN CENTER OF SLAB. THROUGH ALL PIER SLAB EDGE TO #4@ 18"W 2-#5 CONTINUOUS TOP AND BOTTOM. PROVIDE CONSTRUCTION/CONTROL JOINTS IN SLABS-ON-GROUND NOT TO EXCEED 6' O.C. OR AS SHOWN ON THE PLANS.
7. PROVIDE CORNER BARS EQUAL TO BARS IN PARTS. AT CORNERS, HORIZONTAL BARS AS DIAGONALS OR CORNER BARS. VERTICAL BARS AS DIAGONALS OR PROVIDE CORNER BARS AROUND OPENINGS AND STEPS IN WALLS PROVIDE (2) #5'S EXTENDING 2'-0" BEYOND EDGE OF OPENING OR STEP, UNLESS NOTED OTHERWISE ON THE DRAWINGS. HORIZONTAL BARS AT THE TOP GRADE BEARS SHALL BE SPLICED ONLY AT MID-SPAN BETWEEN PIERS, AND HORIZONTAL BOTTOM BARS SHALL BE SPLICED ONLY AT PIER LOCATIONS.
8. EXCEPT WHERE NOTED ON THE DRAWINGS, MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 318-99.
9. CONTROL JOINTS IN SLABS SHALL BE SAWN OR CUT IN AND SPACED NOT TO EXCEED 2X1.5 O.C.
10. FOLLOW ALL RECOMMENDATIONS FOR CONCRETE PLACEMENT AND DESIGN BY PC REPRESENTATIVE AND MANUFACTURER IF ICF CONCRETE FORMS ARE USED.

F. MASONRY VENEER:
1. PROVIDE MASONRY VENEER MASONRY INSTALLATION SHALL COMPLY WITH ACI 530/ASCE 5 SPECIFICATIONS FOR MASONRY STRUCTURES AS IT APPLIES TO THIS PROJECT AND ALL MATERIALS INCLUDING STONE MORTAR SHALL MAINTAIN AN INSTALLED COMPRESSIVE STRENGTH NOT LESS THAN 2000 PSI.
2. PROVIDE MASONRY VENEER ANCHORS AT 4' O.C. IN BOTH DIRECTIONS.
3. PROVIDE MASONRY CONTROL JOINTS AS INDICATED ON THE EXTERIOR ARCHITECTURAL ELEVATIONS.
4. PROVIDE STEEL LINTELS WITH A MINIMUM OF 5" BARING AT JAMBS, OVER OPENINGS.

(CONTINUED)

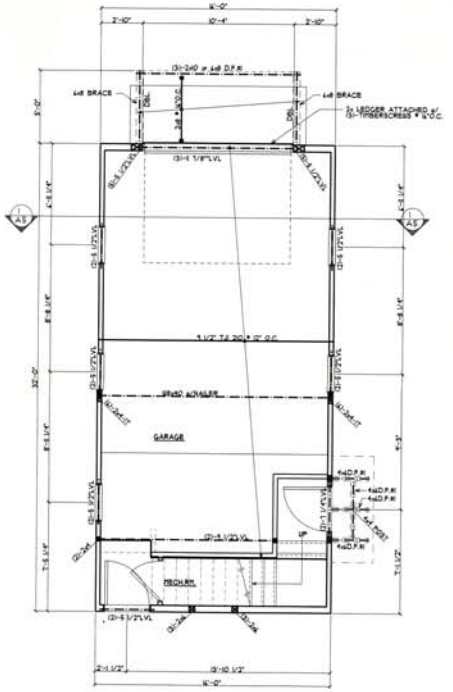
STATE OF COLORADO
DANIEL J. MURPHY
B2039
LICENSED ARCHITECT

REVISIONS:
BUILDING PERMIT SET

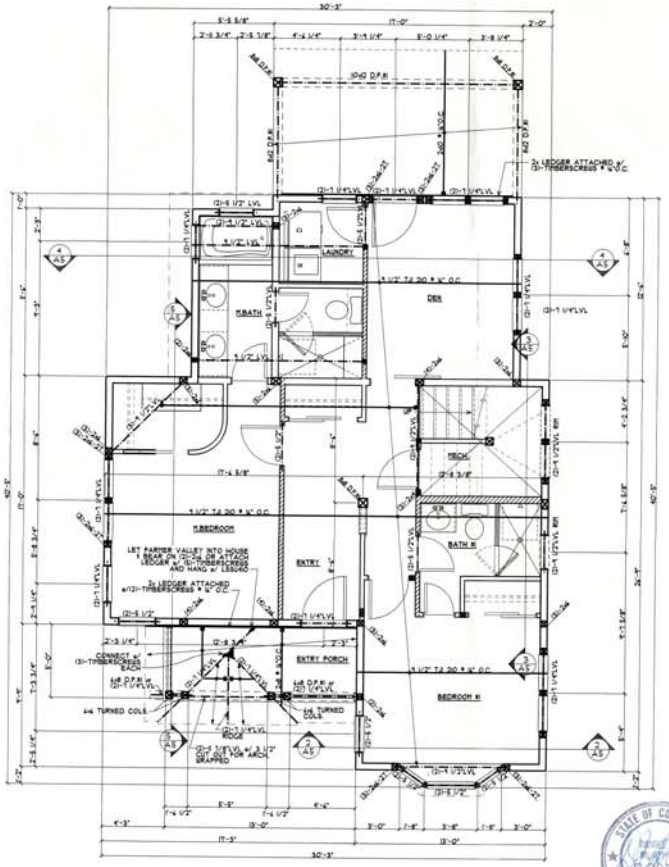
PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FOUNDATION, FIRST FLOOR FRAMING PLAN & GENERAL NOTES

DATE: 7/27/2017
SHEET NO: S1



1 / S2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



2 / S2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2119 • 421 Sixth Street
Crested Butte, CO 81224
Ph 970-349-1200 • Fax 970-349-0101
e-mail: info@djmarchitect.com

GENERAL NOTES: (CONTINUED)

G. STRUCTURAL STEEL:
1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION AND AISC CODE OF STANDARD PRACTICE. USE WELDERS PASSING THE REQUIREMENTS OF THE AWS STANDARD QUALIFICATION PROCEDURE. WELDING SHALL BE IN ACCORDANCE WITH AWS CODE ALL PIPE COLUMNS SHALL BE CONSTRUCTED TO REQUIRE SPECIAL INSPECTION AS REQUIRED BY IBC CODE.
2. ALL STEEL SHALL CONFORM TO ASTM A992 EXCEPT TUBE COLUMNS WHICH SHALL CONFORM TO ASTM A500 (GR. B) LATEST EDITION AND PIPE SHAPES WHICH SHALL CONFORM TO ASTM A53 (GR. B).
3. BOLTS SHALL CONFORM TO ASTM A325F. ANCHOR BOLTS SHALL CONFORM TO ASTM A307. BOLT SIZE SHALL BE 3/4". ALL BOLTED CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
4. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES.
5. PROVIDE SHOP APPLIED PAINT IN ACCORDANCE WITH THE STEEL STRUCTURES PAINTING COUNCIL SPECIFICATIONS AS FOR ALL EXTERIOR MEMBERS, ARCHITECTURALLY EXPOSED MEMBERS, ANY MEMBERS EXPOSED TO WEATHER FOR AN EXCESSIVE PERIOD OF TIME DURING CONSTRUCTION, AND ANY MEMBERS SPECIFICALLY REQUIRED TO RECEIVE A PRIME FIELD PRIMER FOR THE ENTIRE STRUCTURE, EXCEPT AT BOLTED CONNECTIONS, AND AREAS OF ABRADED SHOP PAINT.
6. ALL COLUMN BASE PLATES SHALL HAVE 1" MINIMUM GROUT TO PROVIDE CONTINUOUS BEARING. DRY PACK OR GROUT SHALL BE SHRINK RESISTANT EMBECO 636 OR EQUIVALENT.
7. ALL ANCHOR BOLTS SHALL BE 3/4" WITH 12" MIN. OF EMBEDMENT UNLESS NOTED OTHERWISE.
8. ANCHORS SHALL BE HILTI HVA SET, RED HEAD, OR APPROVED EQUAL. THEY SHALL BE SET IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.
9. LOCATION AND COORDINATION OF ANCHOR BOLT PLACEMENT SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR/CONTRACTOR.
10. PROVIDE BOLTED/FIELD WELDED CONNECTIONS FOR SIZES, BRACE & CONNECT OF FOUR BOLTS SHALL BE USED FOR ALL CONNECTIONS.
11. ALL CONNECTIONS FOR DESIGNATIONS SHOWN ON THE DRAWINGS ARE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INC. (SIMPSON). ANY SUBSTITUTIONS WITH CUSTOM FABRICATED CONNECTORS SHALL CONFORM TO SIMPSON SPECIFICATIONS INCLUDING PLATE THICKNESSES, GEOS, BEARING AREAS AND SIZE, NUMBER AND LOCATION OF NAIL/BOLT HOLES.
12. ALL CONNECTOR DESIGNATIONS ON THE DRAWINGS THAT ARE NOT FOUND BY CPS (CUSTOM FABRICATED SADDLE) ARE TO BE DESIGNED BY THE STEEL FABRICATOR. SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION.

H. STRUCTURAL WOOD FRAMING:
1. DFL#2 EXCEPTWHERE NOTED OTHERWISE. ALL 2" LUMBER SHALL BE HEM-FIR SYS NO. 2 AND BETTER, AND ALL SQUO TIMBER PIECES AND POSTS SHALL BE DOUGLAS FIR-LARCH NO. 1 BETTER. GLULAM BEAMS SHALL BE 24F-V4 NOTED OTHERWISE. LVL SHALL BE DESIGNED USING THE VALUES FOR DOUGLAS FIR-LARCH.
2. TRUSSED RAFTERS, OR MANUFACTURED JOISTS, SHALL BE DESIGNED BY A COLORADO REGISTERED ENGINEER TO SUPPORT THE FULL UNIFORM DEAD AND LIVE LOADS AND ANY OTHER SUPPORTED LOADS. THE FABRICATOR SHALL DETERMINE WEB ARRANGEMENT AND MEMBER FORCES. STRESSES SHALL NOT EXCEED THOSE ALLOWED BY THE PRESENT CODE. ALL TRUSSED MEMBERS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED, ALL STRUCTURAL CONNECTORS ARE MANUFACTURED BY SIMPSON STRONG-TIE. CONNECTORS BY OTHER MANUFACTURERS WILL BE ACCEPTED IF EQUIVALENT IN THEIR RATED CAPACITY IS AT LEAST EQUAL TO THAT OF THE CONNECTOR SPECIFIED, FOLLOW ALL OF THE MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
4. ENGINEERED WOOD AND OTHER PROPRIETARY LABELED LUMBER (GENEER LUMBER) ARE TO HAVE A BENDING CAPACITY OF 2600PSI MIN AND A MINIMUM ELASTIC MODULUS OF 1.6E.
5. FLOOR SHEATHING SHALL BE 3/4" THICK, APA STURD-I-FLOOR, APA RATED AT 24" OC TONGUE AND GROOVE, EXPOSURE I. GLUE AND NAIL PANELS TO ALL JOISTS.
6. ROOF SHEATHING SHALL BE 5/8" THICK PLYWOOD SHEATHING APA RATED 40/20 EXPOSURE 1 GRADE 1/2" THICK. FASTENING SHALL BE STRUCTURAL I GRADE 1/2" NAILS 6" O.C. AT PANEL EDGES AND EDGES WITH 8D NAILS 6" O.C. AT INTERMEDIATE SUPPORTS.
7. TIMBER SIZES NOTED ON PLANS ARE MINIMUM SIZES CONTRACTOR MAY USE LARGER SIZES IF DESIRED OR REQUESTED BY ARCHITECT.
8. INTERIOR LOAD-BEARING WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR WALLS ARE 2x6 STUDS @ 2 O.C. TO A MAXIMUM HEIGHT OF 10'-0" FOR WALLS TALLER THAN STUD WITH STUDS @ 16" O.C.
10. PROVIDE 1 - 2x10 HEADERS OVER ALL DOOR AND WINDOW OPENINGS UNLESS OTHERWISE NOTED.
11. WHERE HEADER/BEAM SUPPORTS ARE NOT SHOWN PROVIDE (2) 2x4 OR (3) 2x STUDS REQUIRED DEPENDING ON WALL THICKNESS. WHERE SUPPORTS ARE SHOWN BUT NOT DIMENSIONED PROVIDE (2) 2x4 OR (3) 2x STUDS.
12. PROVIDE SOLID BLOCKING AT SUPPORTS FOR SOLID JOISTS. PROVIDE 2x4 BLOCKING AT SUPPORTS FOR BOX OR "I" TYPE COLUMNS NOTED ON PLANS. BLOCKING OF AREA EQUIVALENT TO COLUMN ABOVE SHALL BE PROVIDED.
13. PROVIDE WIND/SEISMIC ANCHORS AT SUPPORTS FOR ALL TRUSSES AND RAFTERS.
14. EXCEPT AS NOTED OTHERWISE NAILING SHALL BE PROVIDED AS SPECIFIED IN TABLE R602.3(1) "NAILING SCHEDULE" OF THE 2003 IRC EDITION. 2x4 STUDS SHALL HAVE (2) NAILS PER CONNECTION.
15. GLUE AND NAIL FLOOR SHEATHING TO FLOOR JOISTS WITH ADHESIVE CONFORMING TO MANUFACTURERS SPECIFICATIONS.
16. ALL CONNECTING WOOD FRAMING SHALLBE ASTM A307.
20. FASTENERS THRU ACQ TREATED MATERIAL SHALL BE THRU COUBLE DIPPED GALVANIZED, STAINLESS STEEL, OR OTHER CORROSION-RESISTANT METAL DESIGNED FOR CONTACT WITH ACQ.

I. ABBREVIATIONS:
LVL - SE LAMINATED VENEER LUMBER BEAM/HEADER
TSL - SE TIMBERSTRAND LSL COLUMN/HEADER
TJI - ENGINEERED JOIST PER TRUS JOIST MACMILLAN
PAF - POWDER ACTUATED FASTENER
CPS-CUSTOM FABRICATED SADDLE

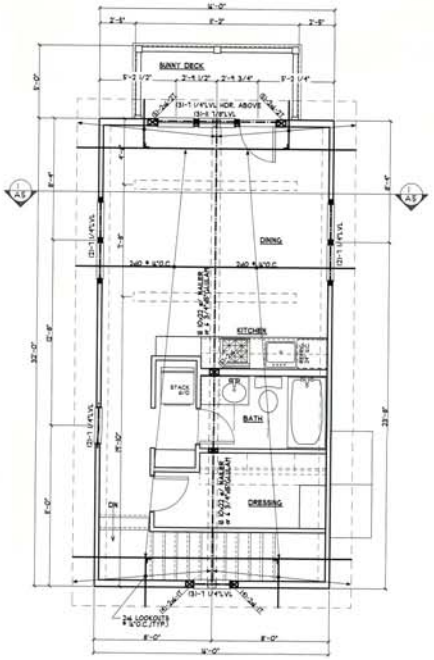
REVISIONS:
BUILDING PERMIT SET

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

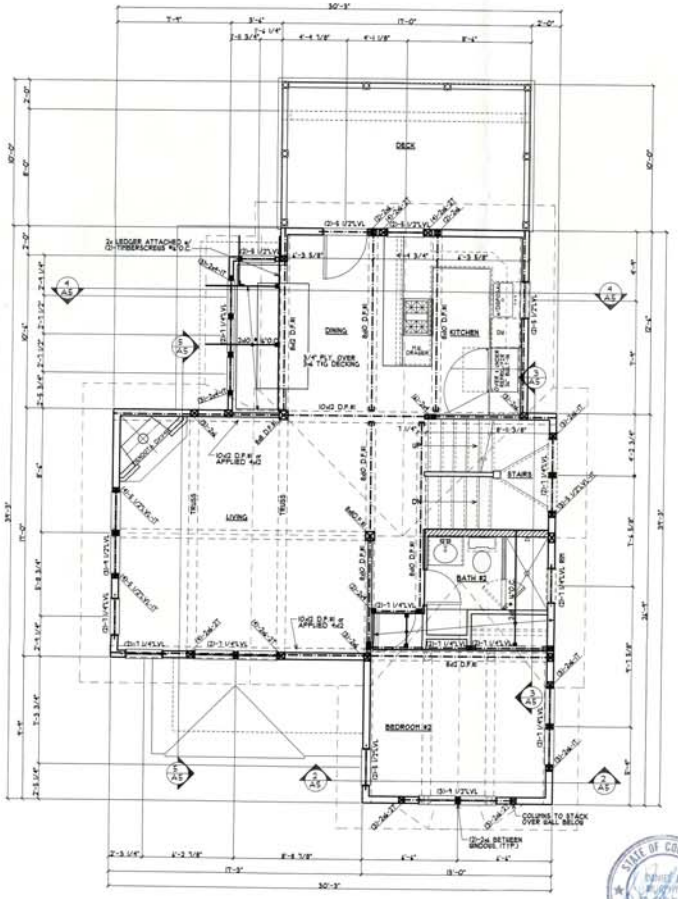
SHEET NAME:
SECOND FLOOR FRAMING PLAN

DATE: 7/27/2017
SHEET NO: S2

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@jmarchitect.com



1 / S3 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



2 / S3 THIRD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

STATE OF COLORADO
B-2039
LICENSED ARCHITECT

REVISIONS:
BUILDING PERMIT SET

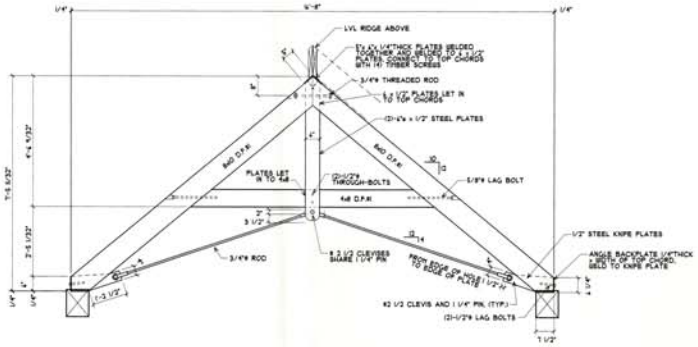
PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR FRAMING PLAN

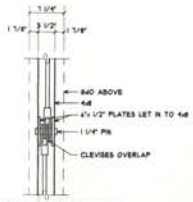
DATE: 7/27/2017

SHEET NO: S3

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax 970-349-0101
e-mail: info@djmarchitect.com

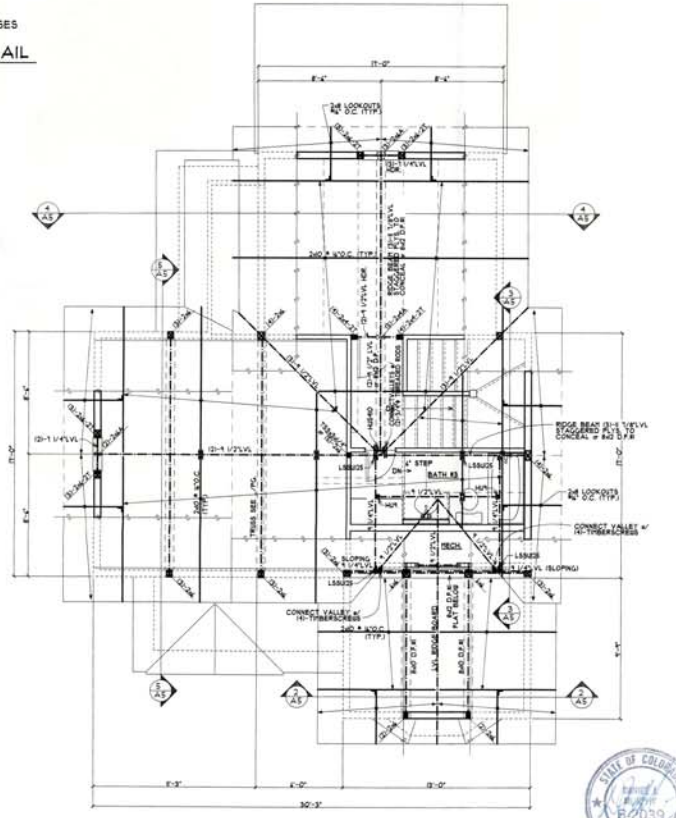


2 / S4 TRUSS
SCALE: 1/2"=1'-0"



BOTTOM VIEW OF CLEVISES

3 / S4 TRUSS DETAIL
SCALE: 1"=1'-0"



1 / S4 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

STATE OF COLORADO
DANIEL J. MURPHY
B-2039
LICENSED ARCHITECT

REVISIONS:
BUILDING PERMIT SET

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
ROOF FRAMING PLAN

DATE: 7/27/2017

SHEET NO: S4

CONSTRUCTION SET
Chair Approval 5-31-11
Dozer Approval 6-17-11
Revision

JUN 2011 RECEIVED Building Department

Jean Keet and Hank Deroche Residence
404 Gothic Avenue
Crested Butte, CO

Sheet Legend

Sheet	Description
	Sheet Legend
A-1.0	Proposed Site Plan
A-1.0a	Proposed Site Plan - Existing House Overlay
A-1.1a	Basement Plan
A-1.1	First Floor Plans
A-1.2	Second Floor Plans
A-1.3	Roof Plans
A-2.1	North Elevation
A-2.2	East Elevation
A-2.3	South Elevations
A-2.4	West Elevations
A-2.5	Garage North & East Elevation
A-2.6	Garage South & West Elevations
A-2.7	Streetscape
A-3.1	Section 1-1 Main House
A-3.2	Section 2-2 Garage
S-1.0	Foundation Plan
S-1.1	First Floor Framing Plan
S-1.2	Second Floor Framing Plan
S-1.3	Loft Framing Plan
S-1.4	Roof Framing Plan

Red Ridge Design, LLC
redridgedesign@msn.com
David Ochs
(970)349-7524
Po Box 2562
Crested Butte, CO 81224

Sheet Legend
Scale N.T.S.
Sheet Legend

Date 6/16/2011
Revision Issue Set File Name
K. Ochs/Jim Description

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Legend