



TOWN OF GEORGETOWN
404 6TH STREET
P.O. BOX 426
GEORGETOWN, CO 80444

LAND USE APPLICATION

Project Name: 810 Main - Carriage House
Project Site Address/Location: 810 Main Street, Georgetown, CO 80444
Name of Applicant: Mark Goasman Owner ☒ Agent ☐
Address: 1008 Tacs, PO Box 38, Georgetown, CO 80444
Legal Description/Parcel, Block, Lot # (Attach Additional Sheet if Needed): Subdivision: Georgetown, Block: 122, Lot: 2 and Lot: 10 & Imp
Telephone#: 720.331.8343 Fax#: _____ Email: MarkGoasman@gmail.com

Type of Application (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Subdivision: Conceptual Plan | (Attach Subdivision Conceptual Plan Checklist) |
| <input type="checkbox"/> Subdivision: Preliminary Plat | (Attach Subdivision Preliminary Plat Checklist) |
| <input type="checkbox"/> Subdivision: Final Plat | (Attach Subdivision Final Plat Checklist) |
| <input type="checkbox"/> Subdivision Exemption Plat | (Attach Subdivision Exemption Plat Checklist) |
| <input checked="" type="checkbox"/> Special Use Permit | (Attach Special Use Permit Checklist) |
| <input type="checkbox"/> Temporary Use Permit | (Attach Temporary Use Permit Checklist) |
| <input type="checkbox"/> Sign Permit | (Attach Sign Permit Checklist) |
| <input type="checkbox"/> PUD: Preliminary Development Plan | (Attach PUD: Preliminary Development Plan Checklist) |
| <input type="checkbox"/> PUD: Final Development Plan | (Attach PUD: Final Development Plan Checklist) |
| <input type="checkbox"/> Rezoning | (Attach Rezoning Checklist) |
| <input type="checkbox"/> Zoning Variance | (Attach Zoning Variance Checklist) |
| <input type="checkbox"/> Floodplain Development Permit | (Attach Floodplain Development Permit Checklist) |
| <input type="checkbox"/> Annexation | (Attach Annexation Checklist) |
| <input type="checkbox"/> Site Specific Development Plan | (Attach Site Specific Development Plan Checklist) |
| <input type="checkbox"/> Certificate of Appropriateness | (Attach Certificate of Appropriateness Application) |

NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In addition to the base application fee, a deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. I hereby certify that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief.

Name: (print) Mark Goasman

Signature: [Signature] Date: 10/18/22

INSTRUCTIONS:

COVER LETTER

10/6/2022

Dear persons of the Design Review Commission and Planning Board for Special Use Permits:

The following application is for the out building/carriage house behind 810 Main Street.

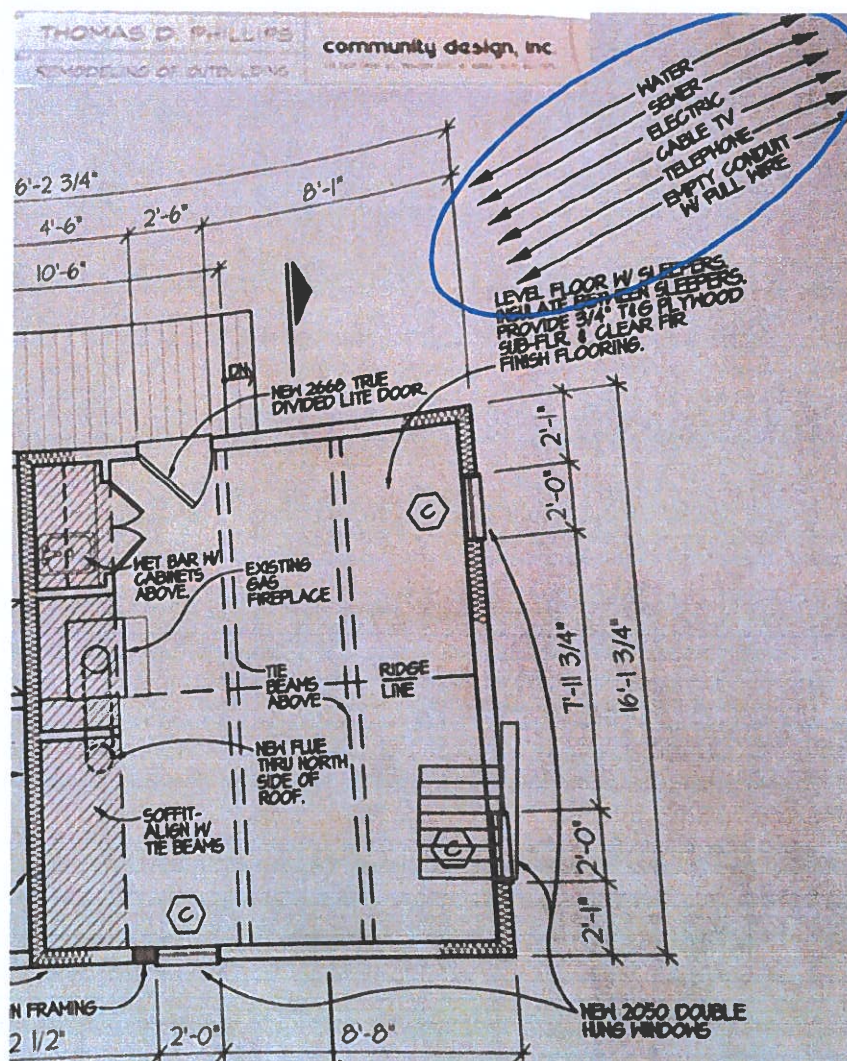


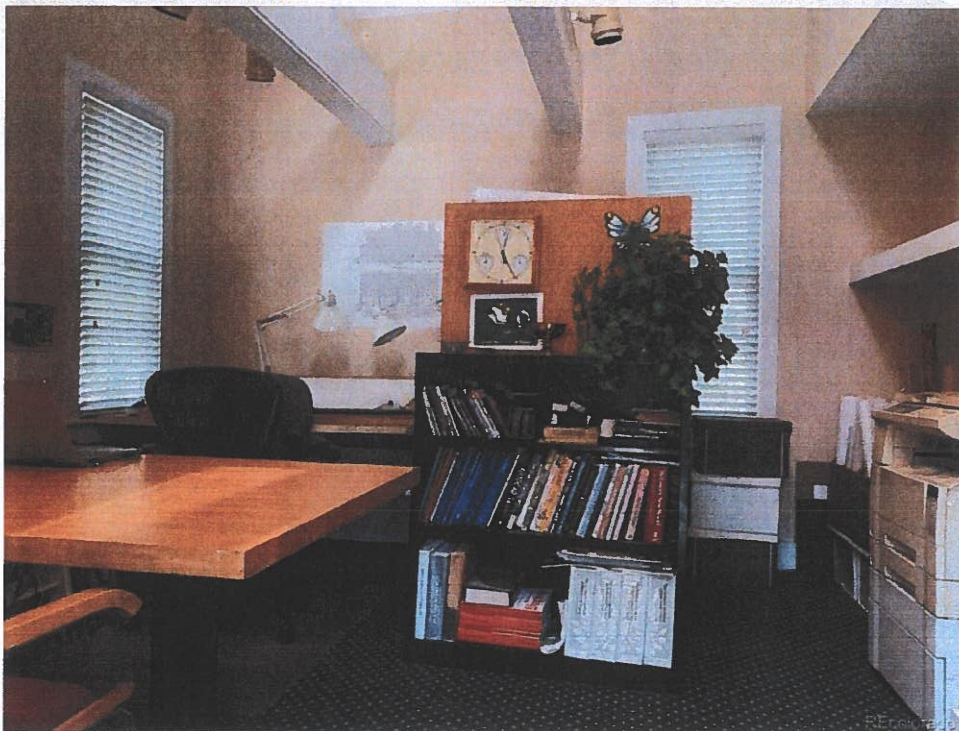
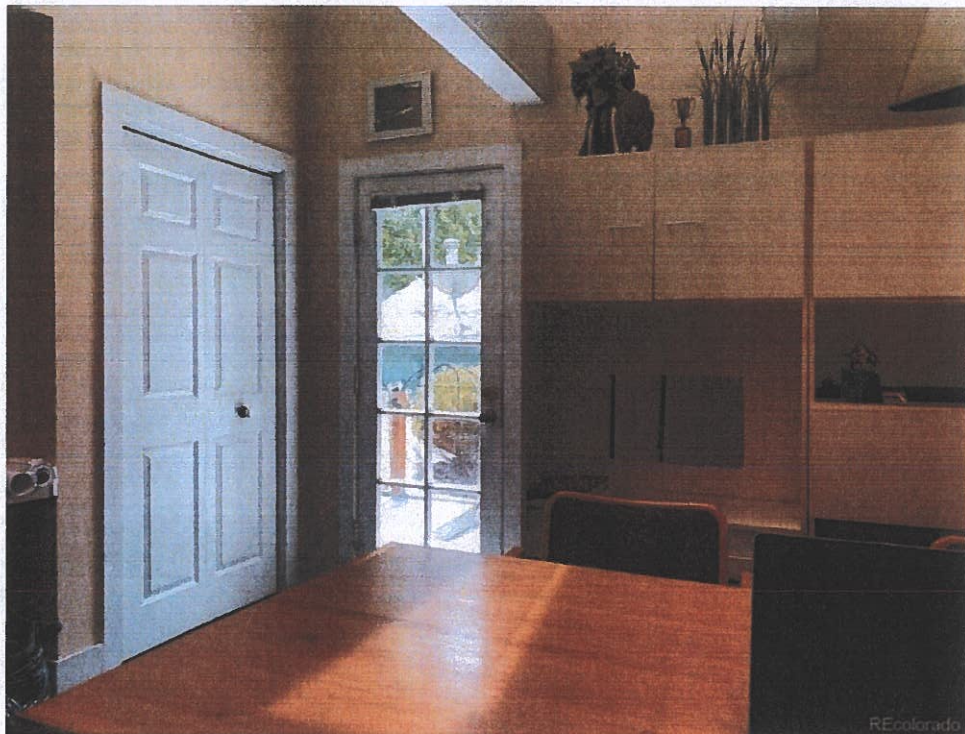
1 bed, 1 bath

The focus here is to be sensitive to and align with the challenges of the DRC mission to honor the character and legacy of Georgetown. Meanwhile, Georgetown also has a need for long-term affordable housing. For perspective on balancing the two, my background has been to preserve and protect the natural and cultural heritage of Colorado. Examples are my first-in-the nation wetlands set-aside with NRCS-USDA Wetlands Reserve Program (hundreds of acres), my ranch Conservation Easement (with The Nature Conservancy, thousands of acres), various Colorado historic home preservations, and my current focus on affordable, long-term housing for key local Georgetown personnel.

The present scope of 810 Main Street's out building/carriage house is to make no EXTERIOR change(s) while offering *long-term, local* community housing. As evidence, elsewhere I've recently housed the past school principal (Dr. Doug Hesbol), County Judge (Cynthia Jones), key Loveland Ski Area personnel, Xcel Cabin Creek turbine engineers, and young local family with pre-school children currently building a Georgetown home. Hopefully, in doing so I am enhancing the local needs and economy of the Town. Specifically, the current County request is long-term housing for the new deputy DA (Defense Attorney, Ryan Kornegay) who has expressed interest in this carriage house *long-term* rental or, like so many others, he has expressed he won't be able to afford the drive time and housing expense and may have to move out-of-state. I am endeavoring to be responsive to this County request and community housing need while keeping the local integrity and character of Georgetown.

The INTERIOR was previously improved by the architect-owner who brought in utilities evidenced in the following photos (c. 2016):



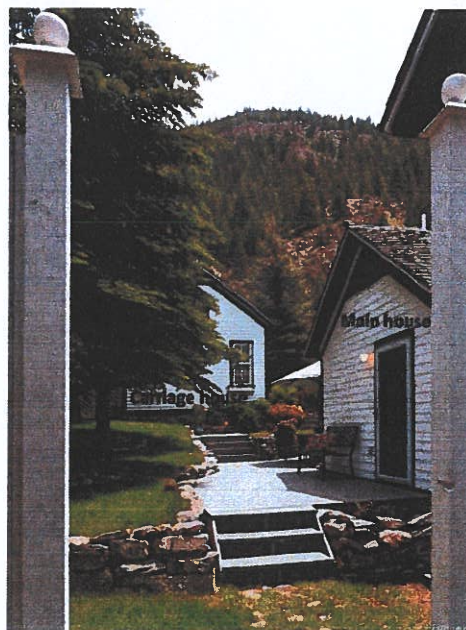


Also, Inspector Ryan has done a cursory interior inspection and a Town “EQR” (Equity Residential) for water & sewer has recently been accessed/charged on the building.

Importantly, the PARKING for the *main house* is on Main Street (3 spaces) while 2 off-road spaces are dedicated to the *carriage house* on Biddle for safety and congestion avoidance.



Here is the requested existing flow from main house to carriage house:



Lastly, it was suggested to provide allowed existing examples of similar building uses:

1. The Cornish House rear apartment (Argentine Street across from County buildings)
2. The rear "garage" dwelling behind the A&K's Place restaurant (Argentine Street)
3. The detached building adjacent to Werlin Park on the City Park (Taos Street)

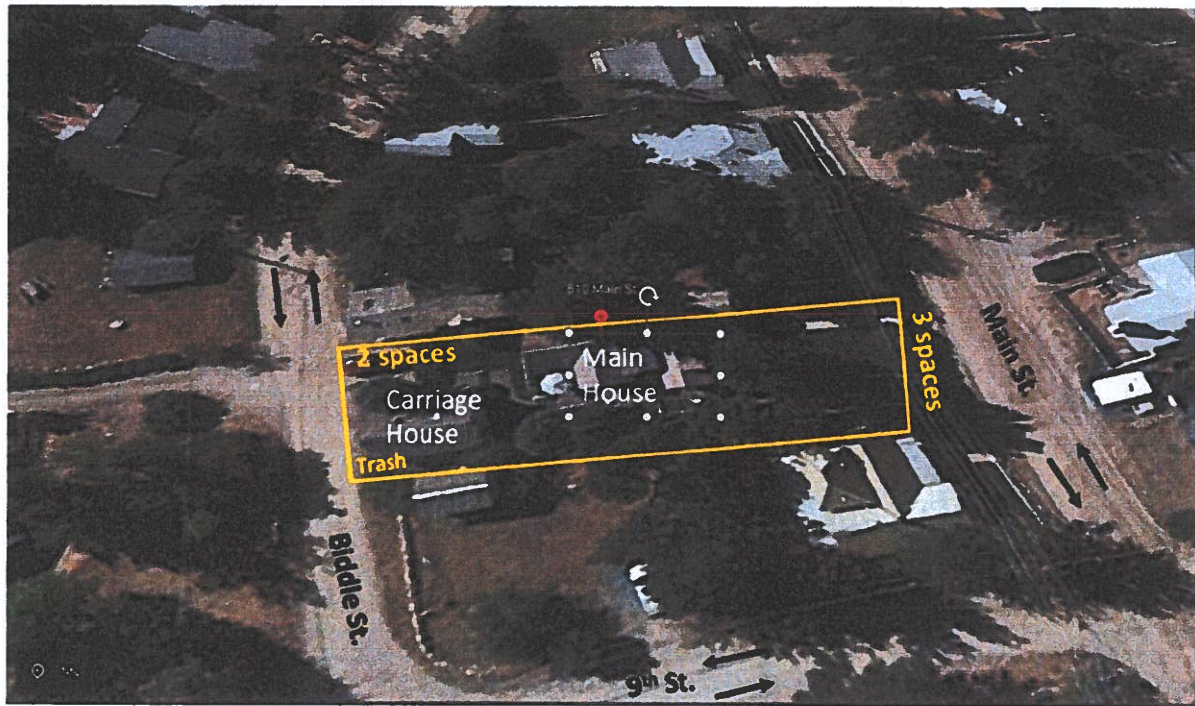
Thank you for your time and consideration.



Mark Goosmann, MD
1008 Taos Street
PO Box 38
Georgetown, CO 80444
MarkGoosmann@gmail.com
Cell: (720) 331-8343

SITE MAP

N
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Legal description: Subdivision: Georgetown, Block: 122, Lot: 2 and:- Lot: 10 & IMP

NEIGHBOR NOTIFICATION

(see addressed, stamp envelopes)



NEIGHBORS NOTIFICATION

Owner(s)	Physical Address	Mailing Address
CLARE INVESTMENT TRUST	800 Main	2301 6TH AVENUE FORT WORTH, TX 76110
IOEFFLER ROBERT W	805 Main	PO BOX 114 GEORGETOWN, CO 80444-0114
PERRY DAVID A & VICKI S	814 Main	11864 W BELMONT DRIVE LITTLETON, CO 80127-8244
BROWN MATTHEW HARCOURT &	902 Main	PO BOX 1385 GEORGETOWN, CO 80444-1385
ELIZABETH MAURINE MONTGOMERY	906 Main	PO BOX 923 GEORGETOWN, CO 80444-0923
BUCKLEY DRAKY B	807 Main	PO Box 1545 Idaho Springs, CO 80452
Joni L Haggitt	809 Main	12834 W 81ST AVE ARVADA, CO 80005-3973
PICKES BRENT & ROBIN	811 Main	PO BOX 85 GEORGETOWN, CO 80444-0085
TROIA TRACY	815 Main	PO BOX 314 GEORGETOWN, CO 80444-0314
ABRAHAMSON CRAIG E & DIANA K	901 Main	PO BOX 1073 GEORGETOWN, CO 80444-1073
SULLIVAN G CAROLE	907 Main	300 N STATE ST, APT 4/34 CHICAGO, IL 60654-5490
STAWY MICHAEL N	300 Eighth St	108 LOOKOUT DR N FAIRFIELD, CT 06825-1823
MCMICHAEL GREGORY A & RENEE A	714 Biddle	PO BOX 332 GEORGETOWN, CO 80444-0532
NEELY CYNTHIA C TRUST	800 Biddle	2801 SHADELANDS DRIVE, Apt 205 WALNUT CREEK, CA 94698
EDLUND BETH I	802 Biddle	3881 LILAC LANE WOODBURY, MN 55129
FASSET CAROLYN & GARY FASBIT	806 Biddle	810 S YORK STREET DENVER, CO 80209
SPATER JUDITH A	809 Biddle	5048 LINK COURT WHITEHALL, OH 43213
KELLY MARY ELIZABETH &	810 Biddle	1213 1/2 QUINCY ST RAPID CITY, SD 57701
KRISTOPHER JOHN KELLY	814 Biddle	PO BOX 27222 FORT COLLINS, CO 80527
LEYENDECKER BARBARA B TRUSTEE	907 Biddle	145 80 W 56TH PLACE ARVADA, CO 80002
C/O JANET MEYER TTEE	301 Ninth St	PO BOX 125 GEORGETOWN, CO 80444-0125
ELMS FRED J & ANDREA JELMS	817 Valley View Dr	PO BOX 431 GEORGETOWN, CO 80444-0431
MORRELL KRISTI S	819 Valley View Dr	PO BOX 431 GEORGETOWN, CO 80444-0431
OAKLEY REGAN	203 Ninth St	PO BOX 309 GEORGETOWN, CO 80444
OAKLEY RAYDA L		
GIBBS ROBERT & KARIN GIBBS		

Per Section 17.08.120 – Actions of Building Inspector/Official

(a) - - - - not applicable for this form

(b) The Town Clerk shall, upon the receipt of an application for a certificate of appropriateness and/or building permit, refer the application to the Building Inspector/Official for initial review and recommendation. This review shall be for the purpose of preliminarily determining if the application generally complies with the zoning, land use, building and other codes of the Town.

Address of Application – **810 Main St.**

Subdivision: GEORGETOWN Block 122 Lot 2 & 10 GEORGETOWN

Request for Special Use Permit for ADU

<u>Category</u>	<u>Specific regulation</u>		
<u>Zoning</u>		Complies	Does Not Comply
Historic Residential		Yes	
<u>Land Use</u>			
Historic Residential	(b) Uses permitted. The following uses shall be permitted in the district (Historic Residential): (1) Single-family dwellings.	Yes	
<u>Area and bulk regulations.</u>	(1) Minimum lot area: five thousand (5,000) square feet per single-family dwelling;	Yes – 6,300 s.f.	
	(2) Minimum lot width: fifty (50) feet.	Yes –	
	(3) Minimum front yard/setback for principal buildings: ten (10) feet, or the average of the front yard setbacks of the principal buildings adjacent to, and on both sides of the lot on which the building is to be located, whichever is less.	Yes – No changes to front setback to principal building.	
	(4) Minimum side yard/setback: on an interior or corner lot; five (5) feet (on a corner lot, the shorter street face is considered front).	Yes –	
	(5) Minimum rear yard/setback: five (5) feet.	Yes –	
	(6) Minimum front yard/setback for accessory buildings: twenty-five (25) feet.	N/A	
	(7) Maximum height for structures and/or principal buildings: thirty (30) feet; for accessory buildings, twenty (20) feet.	N/A for this application.	
	(8) Maximum building coverage: for all structures on a lot may not exceed forty percent (40%) of lot; for	Yes –	

	lots with slopes of thirty percent (30%) or more, see Section 17.24.070.		
	(9) Minimum off-street parking: see Section 17.20.020. Section 17.20.020. (e) Parking spaces required. All uses shall, at a minimum, be provided with the number of off-street parking spaces listed below. (1) Single-family residential: two (2) spaces.	Yes –	
Note(s)	Applicant would like to get a Special Use Permit to allow a detached carriage house ADU. The Town is currently working on amending the Town Code to address ADU's. Would highly recommend applicant have a State Engineer evaluate the Principal Structure (main house) service lines to make sure that they are sufficient to tap onto or else put in new separate service lines for the ADU. I would also require separate a meter for the ADU.	Yes — Conditional	
	See Picture 1. There clearly is no off-street parking for 810 Main Street. Historically, the property owners parked in the rear, which has access from Biddle Street.		Staff does not recommend parking on Main Street
	See Picture 2. The front yard has enough space to construct a driveway or two off-street parking spaces		
	See Picture 3. Front of neighbor's property on Main Street showing off-street parking for a STR		
	See Picture 4. This view shows if vehicles park on Main Street, then Main Street potentially becomes a one lane road. By adding 3 additional vehicles on the street, it significantly congests the street.		Staff does not recommend parking on Main Street
	See Picture 5. <ul style="list-style-type: none"> 17.20.020(e)(1) Single-family residential: two (2) spaces. 17.17.020(k) Parking area design. Each off-street parking space shall be not less than nine (9) feet wide by nineteen (19) feet long. Aisles of adequate width for access to each parking space shall be provided. Landscaping and lighting shall comply with applicable design guidelines of the Design Review Commission. 17.17.020(m) Parking area grading and surfacing. All off-street parking shall be graded for drainage. At a minimum, parking areas shall be surfaced with compacted gravel. Parking areas shall be maintained in good condition free of ruts, potholes, weeds and debris. 	Staff recommends creating two off-street parking spaces	

	<ul style="list-style-type: none"> Staff recommends that property owner cut down front bushes to make two off-street parking spaces, or a driveway for 2 vehicles. 		
	<p>See Picture 6.</p> <ul style="list-style-type: none"> There is not enough space to add a parking space because of the 5 feet side setback requirement. 17.16.041(d) (5) Minimum side yard/setback: on an interior or corner lot; five (5) feet (on a corner lot, the shorter street face is considered front). 17.17.020(k) Parking area design. Each off-street parking space shall be not less than nine (9) feet wide by nineteen (19) feet long. Aisles of adequate width for access to each parking space shall be provided. Landscaping and lighting shall comply with applicable design guidelines of the Design Review Commission. 17.17.020(m) Parking area grading and surfacing. All off-street parking shall be graded for drainage. At a minimum, parking areas shall be surfaced with compacted gravel. Parking areas shall be maintained in good condition free of ruts, potholes, weeds and debris. 		Not enough space to create an off-street parking space
	<p>See Picture 7.</p> <ul style="list-style-type: none"> This view appears to have space for 2 parking spaces. This is where the property owners in the past have parked their vehicles. There is a potential 5 feet side setback issue. It is hard to determine if the home has a 5 feet set back or if structure was built on the property line. There should be a minimum of 10 feet between principal structures...but these structures were built before the Town had Codes and setback requirements. 17.16.041(d) (5) Minimum side yard/setback: on an interior or corner lot; five (5) feet (on a corner lot, the shorter street face is considered front). 17.17.020(k) Parking area design. Each off-street parking space shall be not less than nine (9) feet wide by nineteen (19) feet long. Aisles of adequate width for access to each parking space shall be provided. Landscaping and lighting shall comply with applicable 	Yes-Conditional with possible Variance?	

	<p>design guidelines of the Design Review Commission.</p> <ul style="list-style-type: none"> • 17.17.020(m) Parking area grading and surfacing. All off-street parking shall be graded for drainage. At a minimum, parking areas shall be surfaced with compacted gravel. Parking areas shall be maintained in good condition free of ruts, potholes, weeds and debris. 		
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Picture 1: Front view from Main Street



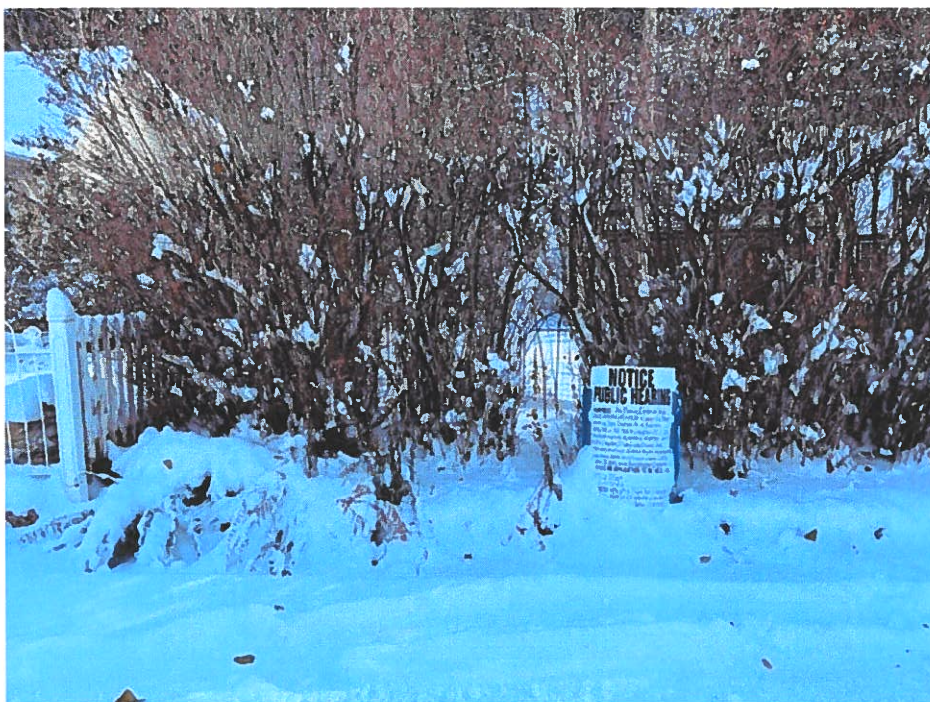
Picture 2: View from neighbor's property on Main Street showing the depth of 810 Main Street



Picture 3: Front view of adjacent neighbor's property (South of 810 Main Street)



Picture 4: Front view from Main Street



Picture 5: Front view of 810 Main Street



Picture 6: View from Biddle Street (North Side of ADU)



Picture 7: View from Biddle Street (South Side of ADU)

(c) If the Building Inspector/Official determines from the initial review that the application fails to comply with the zoning, land use, building or other codes of the Town, he or she shall so advise the applicant, and no further action shall be taken on the application. The Building Inspector/Official shall complete his or her initial review of the application within fifteen (15) days of referral by the Town Clerk, unless the application is of such complexity or size as to require a longer period to complete the review.

(d) If the Building Inspector/Official determines from the initial review that the application preliminarily complies with the zoning, land use, building and other codes of the Town, he or she shall forward the application and all attachments along with his or her findings to the secretary for the Design Review Commission.

Signed 

Section 17.16.041, 17.20.020 Date Nov 4, 2022



Referral List Cover Sheet

Case Manager: Rick Keuroglian

Case Name and Description:

Special Use Permit Renovation of Carriage house
from office to Accessory Dwelling Unit

Applicant's Name(s):

Mark Goosmann

Date Sent: November 4, 2022

Return Date: November 8, 2022

General Location:

810 Main St. (Carriage House on Biddle
St.)

Georgetown, CO 80444

Referral Agency

Colorado Geologic Survey

Upper Clear Creek Watershed Association

Clear Creek County Environmental Health Department

United States Forest Service

Clear Creek Ranger District

Colorado Division of Wildlife

Clear Creek School District

Colorado Department of Transportation

Clear Creek Fire Authority

Clear Creek County Planning Department

Colorado Mined Land Reclamation Board

XCEL

Other: Clear Creek County Lands Special Projects

Other: ~~CDPHE~~ Georgetown PID

The enclosed development application has been submitted to Georgetown Town Clerk for consideration. Please examine this development request and after review, check the appropriate line and return to the Georgetown Town Clerk on or before the return date indicated above. Failure to respond by the return date specified above shall be deemed to mean that your agency has no comments or objections to the development or activity proposed in the application. Comments may be sent via email to: townclerk@townofgeorgetown.us, or mailed to: 404 6th Street, P.O. Box 426, Georgetown, CO 80444. Please contact Martin Landers, Town Planner at 970-622-9811 with any questions.

Have NO comments to make on the case as submitted

Have the following comments to make related to the case (use additional sheets if needed):

Design Review Commission Advisory Matter

To: Design Review Commission
DRC Meeting Date: October 27, 2022
PC Meeting Date: November 16, 2022
Re: Mark Goosmann, 810 Main St.

Zoning District: Historic Residential
Character Area: Historic Residential

Findings and Recommendations regarding conformity with criteria and compatibility with the applicable design review guidelines (GMC 17.08.130(b)):

(Standards are indicated in non-bold type. **DRC comments and recommendations are indicated in bold type.**)

1. The effect of the proposed change upon the general historic and/or architectural character of the structure or area. **N/A**
 2. The Architectural style, arrangement, texture and materials used on existing and proposed structures, and their relation to other structures in the area. **N/A**
 3. The effects of the proposed work in creating, changing, destroying or affecting otherwise the exterior architectural features of the structure upon which such work is to be done. **N/A**
 4. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the structure or area. **Parking issues could potentially effect the neighborhood.**
 5. The use to which the structure or area will be put. **Parking needs to be addressed.**
 6. The condition of existing improvements and whether or not they are a hazard to public health or safety. **N/A**
 7. Compliance of the proposed development or work with all applicable design guidelines. **Parking issue needs to be resolved before moving forward.**
- Overall recommendation: **No historic issues, parking needs to be addressed.**


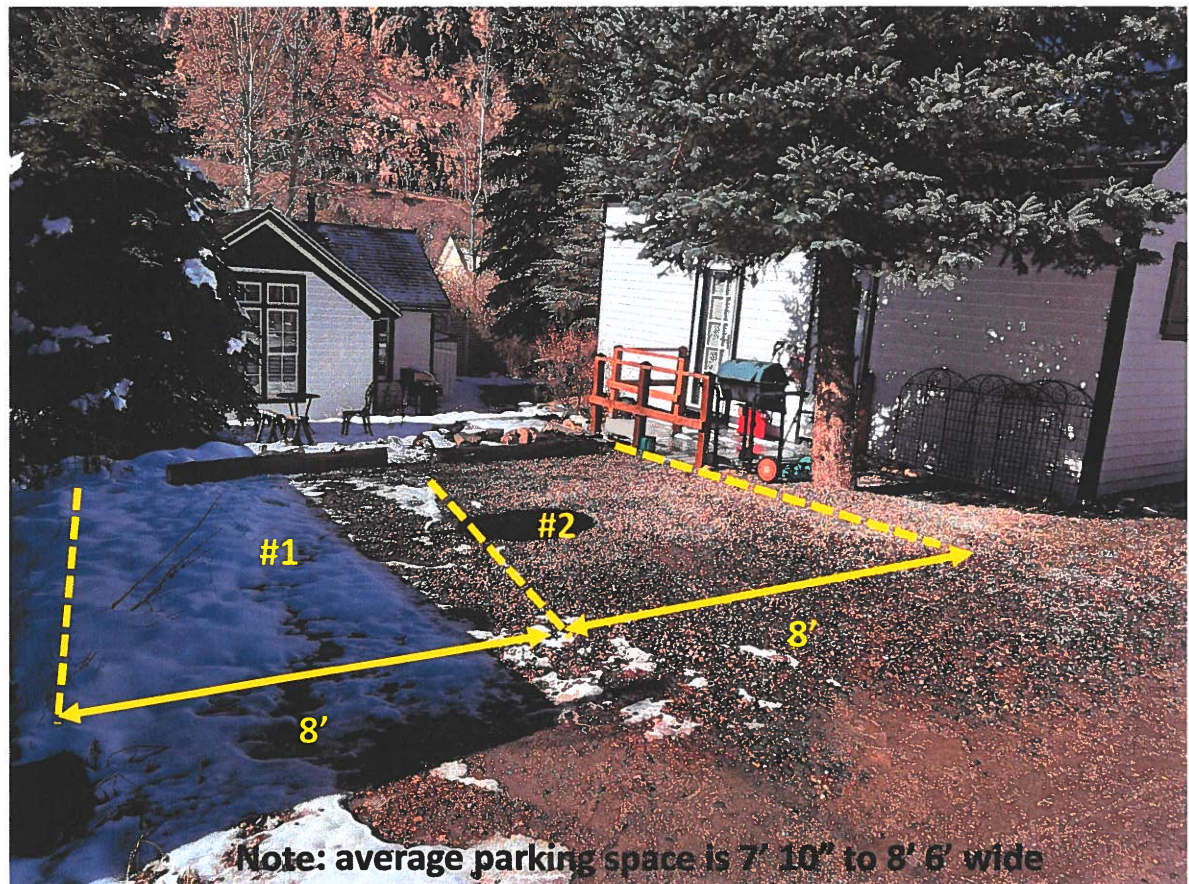

Joan Eaton, Co-Chairman
Design Review Commission

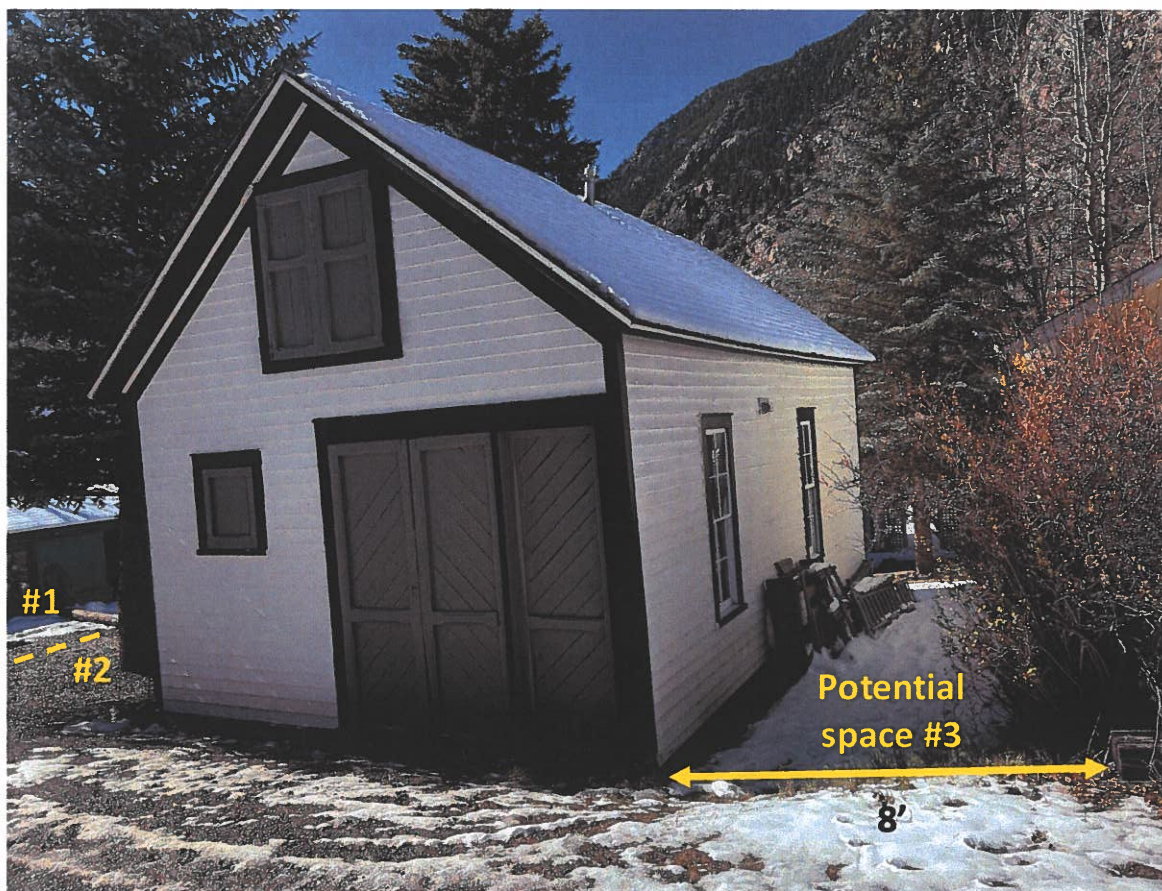
EXHIBIT B

EXISTING PARKING

Existing
Parking
*2 spaces
*Off-street
(Biddle St.)



Potential
3rd Parking
Space
*Off-street
(Biddle St)



Parking for
main house
on Main St.



EXHIBIT C

EXISTING ADUs (Accessory Dwelling Units)

ADU #1
Cornish House
apartment

(across from
County bldgs)



ADU #2 Garage

(across from
City Park)



ADU #3
Garage

(behind
A&K's Place)



SUMMARY

810 Main—Carriage House

- Preserves historical integrity—no external changes
- Community long-term housing solution
- Existing off-street parking—2-3 spaces

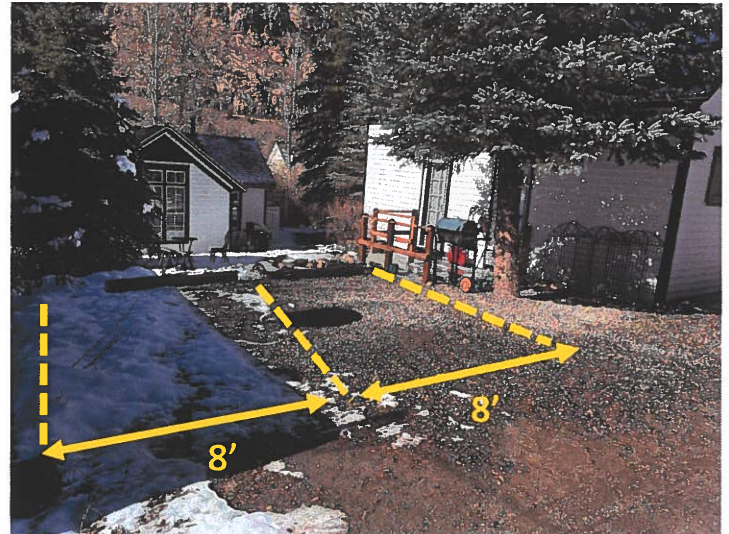
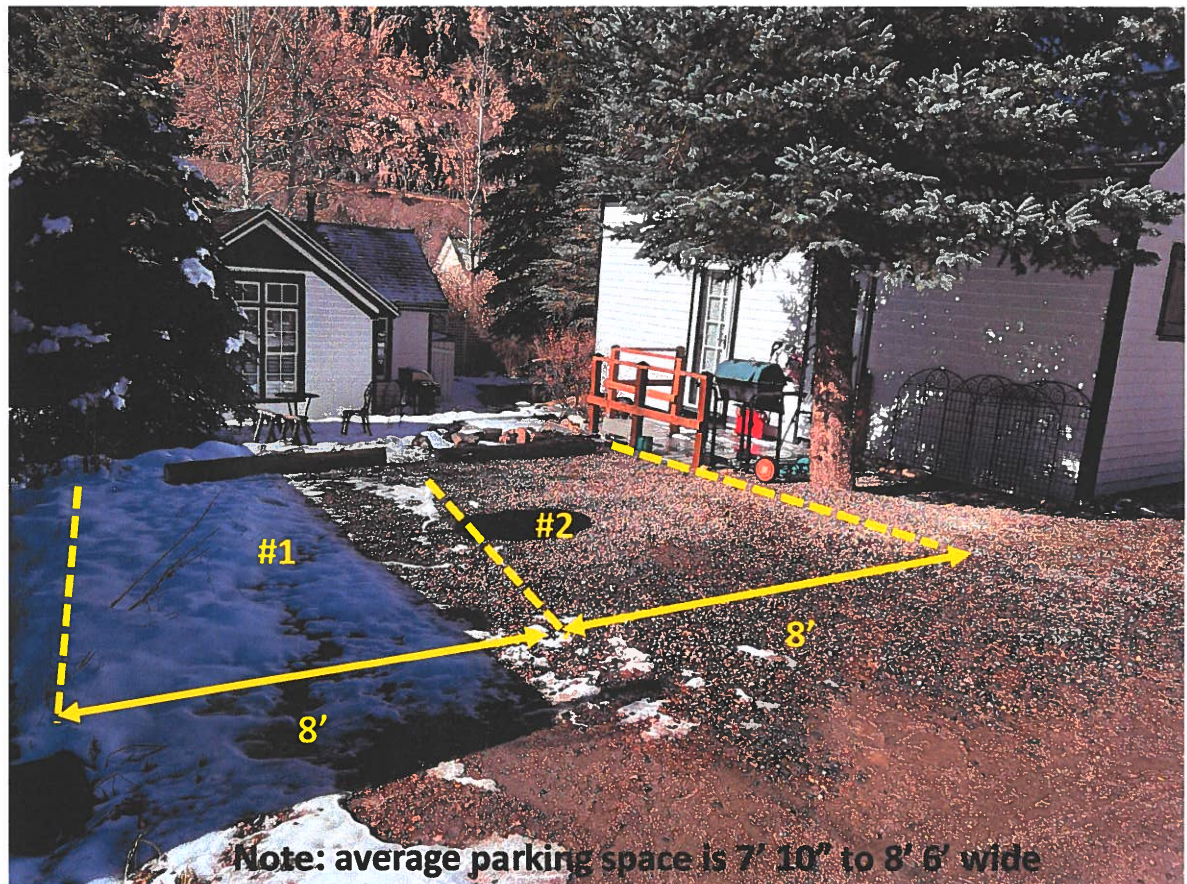


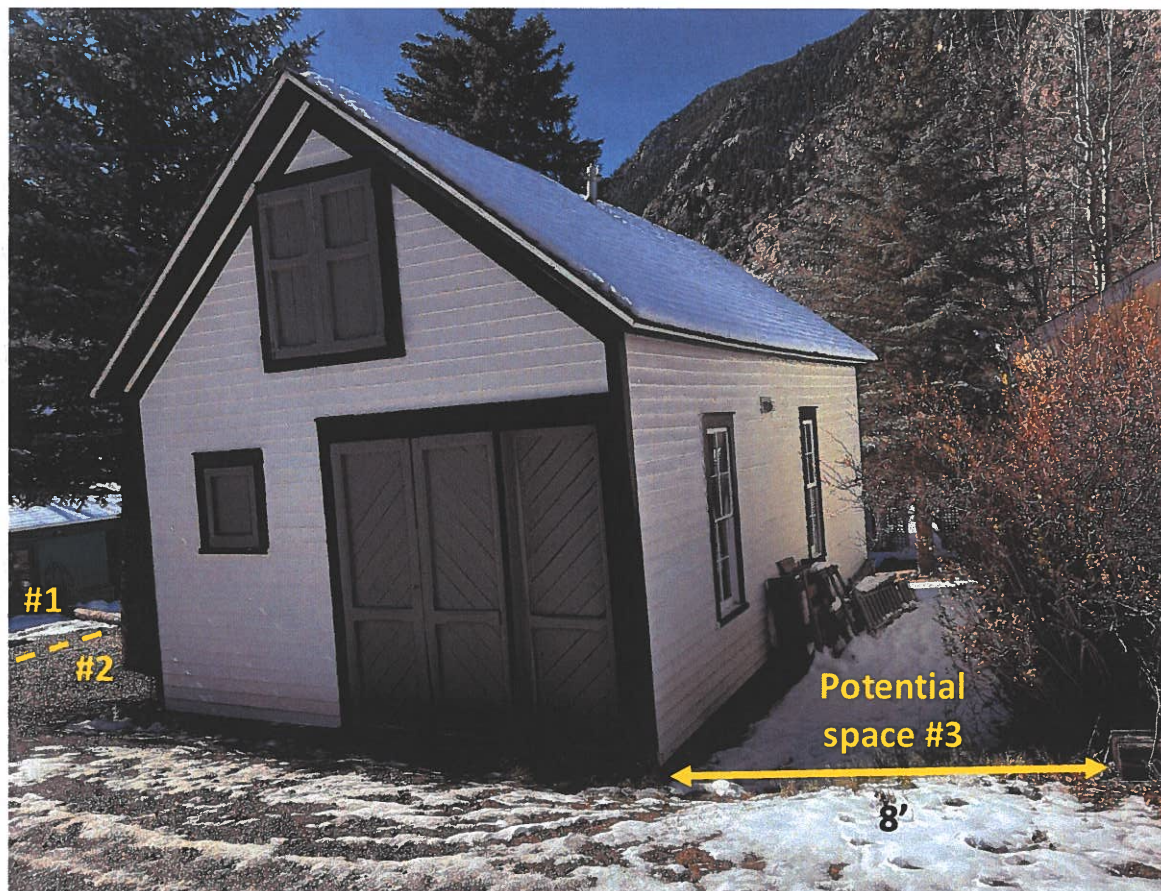
EXHIBIT B

EXISTING PARKING

Existing
Parking
*2 spaces
*Off-street
(Biddle St.)



Potential
3rd Parking
Space
*Off-street
(Biddle St)



Parking for
main house
on Main St.

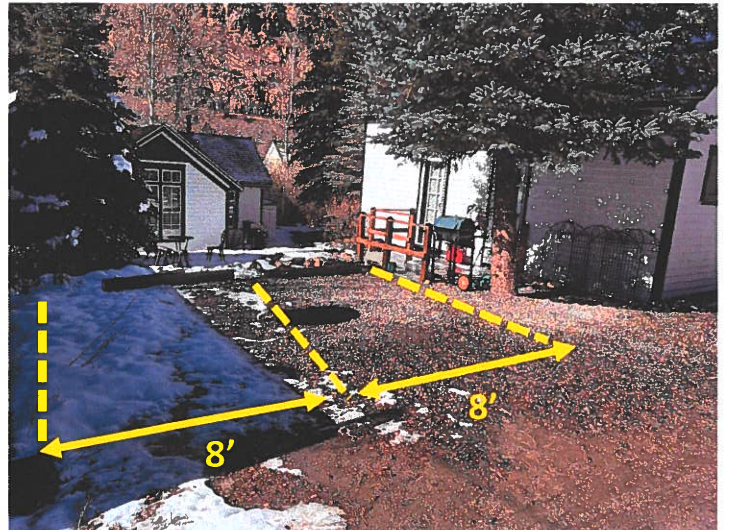




SUMMARY

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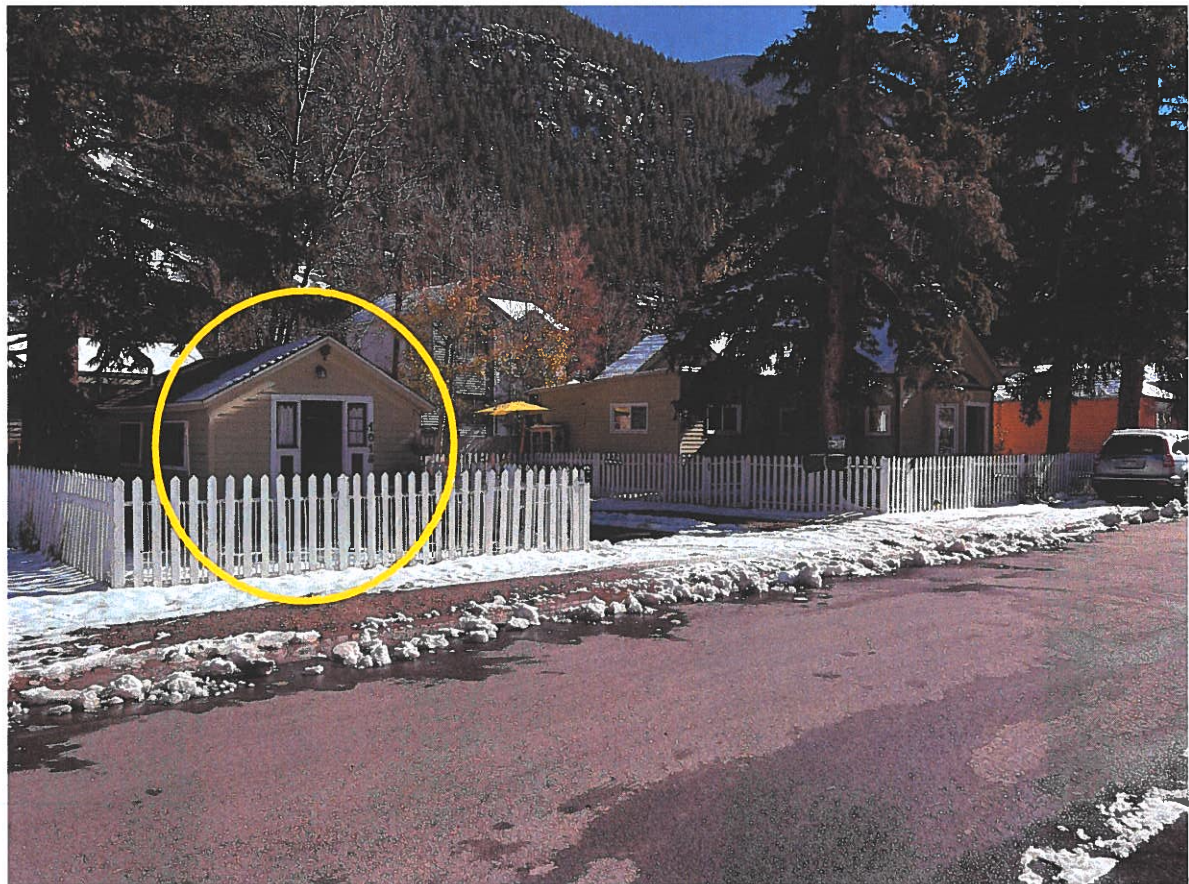
ADU #3
Garage

(behind
A&K's Place)



ADU #2 Garage

(across from
City Park)



ADU #1
Cornish House
apartment

(across from
County bldgs)



EXHIBIT C

EXISTING ADUs (Accessory Dwelling Units)