



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

LAND USE APPLICATION

Project Name: Geisness Residence
Project Site Address/Location: Lots 1 & 2, Block 43
Name of Applicant: Washington Mill, LLC Owner ☒ Agent ☐
Address: P.O. Box 122, Georgetown, CO 80444
Legal Description/Parcel, Block, Lot # (Attach Additional Sheet if Needed):
Lots 1 & 2, Block 43
Telephone#: 3032411145 Fax#: 612-810-7275 Email: cctscolorado@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) Marvin P. Geisness
Signature: *Marvin P. Geisness* Date: 4/8/22

INSTRUCTIONS:

1. Review the relevant sections of the Georgetown Municipal Code (Typically Title 17, 18 and/or 21). Visit www.town.georgetown.co.us.
2. Read application and associated checklists thoroughly.
3. Complete and submit all of the requested information.
4. Applications not signed and lacking any of the requested information will be deemed incomplete and will not be scheduled for review.*

*** APPLICANT NOT TO WRITE BELOW ***

APPLICATION FEE PAID:

APPLICATION RECEIVED:

APPLICATION COMPLETE:

DESIGN REVIEW COMMISSION ACTION:

PLANNING COMMISSION ACTION:

BOARD OF SELECTMEN ACTION:

BOARD OF ADJUSTMENT ACTION:

PROPERTY POSTING:

MAILINGS:

PUBLICATION:

REFERRAL AGENCIES NOTIFIED:

ADMINISTRATIVE APPROVAL:

BOARD OF SELECTMEN APPROVAL:

BOARD OF ADJUSTMENT APPROVAL:

CERTIFICATE OF APPROPRIATENESS ISSUED:

PERFORMANCE GUARANTY POSTED:

DATE

4/11/22 - #4956 \$250

4/11/22

4-28-22 Recommendation

* Note: A complete application includes this form, the applicable checklist(s), and all materials requested on the applicable checklist(s).

Agenda Item No. _____4_____

Meeting Date: Thursday, April 28th, 2022

**TOWN OF GEORGETOWN
Design Review Commission
MEETING AGENDA ACTION/DISCUSSION ITEM**

AGENDA ITEM TITLE: Proposed Accessory Dwelling Unit SUP

BACKGROUND:

On March 22nd 2022, the Town received a Special Use Permit Application from Washington Mill, LLC, on behalf of property owner Marvin Geisness, for a Proposed Accessory Dwelling Unit to go on Lot 1 on Block 43, which is located on the 900 Block of Main Street.

The Land Use Plan Map within the Town's Comprehensive Plan shows the property as Historic Residential District, consistent with its zoning designation.

Applicant was approved by Planning Commission on 4/20/2022, for a lot line elimination.

There are four things that staff addressed:

1. Special Use guidelines are found in the Town Code under Section 17.24 and must meet the general criteria and conditions found in **Sec. 17.24.050 (a) (1) – (3)**.
 - (a) No special use review permit shall be approved unless the Planning Commission finds that the application:
 - (1) Complies with all requirements imposed by this Chapter; *(Staff has no concerns)*.
 - (2) Is consistent with the intent and purpose of this Title as declared in Chapter 17.04; *(Staff has no concerns)*.
 - (3) Is designated to be compatible with surrounding land uses and the area of its location. *(Staff wanted to note that there is no other 3-car garage / ADU within the Historic Residential District, therefore it is not compatible with other similar structures that have garages / Accessory Dwelling Units. However, in a general interpretation of the code, it is compatible because the Historic Residential District does have surrounding land uses that allow garages and accessory dwelling units)*.
2. Special Use guidelines also allow the Planning Commission to impose modifications or conditions as defined in **Section 17.24.050 (b) (1) – (11)**

Out of the 11 criteria, Staff does not have any concern but does suggest reviewing the Historic Residential Districts requirements for a Special Use Permit, see Section 17.16.041(c).

Section 17.16.041 (c) (6) of the Georgetown Municipal Code, says that a special use permit is required for secondary dwelling units and that they must be subordinate to the principal structures (Examples: garage apartment or guest house).

According to the applicants Preliminary Site Plan, the Principal Structure (House) footprint is 1590 sf (which includes a covered porch) and the Accessory Dwelling Unit (3 car garage/apartment) is 952 sf. This Preliminary Site Plan does show that the ADU is subordinate to the Principal Structure.

In accordance with Section 15.08.010 (15) The Building Height is determine by the distance measured on a vertical plane from the average historic grade, or from the post construction grade at the perimeter walls of a building or structure, whichever is lower, to: (1) the highest point of the coping of a flat roof, or (2) the highest point along the ridge or deck line of a mansard roof, or (3) to the mid-point of the highest gable or a pitched, shed or hipped roof measured from the highest associated eave.

Document A3.4 Titled, The North Elevation, shows the height of the Principal Structure as 24' -11", which the architect uses as the midpoint between the gable and the top of roof and is measured from the Average Grade (midpoint of the Historic Grade and the Finished Grade). This is really the finish grade according to the drawings. This is acceptable because it does start the measurement at the lowest wall perimeter.

The same document shows the ADU height as 19' – 9 ½", which the architect does not start the measurement at the lowest wall perimeter (finish grade), instead starts the measurement at the Average Grade. This is not consistent. By starting the measurement at the "Average Grade", it gives a false impression that the ADU is only 19' -9 ½" height but according to the drawing, the structure starts at Finish Grade, which would make the ADU 3' – 4' taller. If this is true, it would exceed the maximum height of 20' (17.16.041 (d) (7)).

3. Special Use guidelines also allow the planning commission these powers (**Section 17.24.050(c)**): Any such conditions imposed by the Planning Commission may include requirements that are more restrictive than those otherwise required by the district regulations or by this Chapter, where such requirements serve to further the purpose of this Chapter and this Title, and to provide necessary protection of the public health and safety.

The Staff Report from the proposed subdivision exemption plat/ lot line elimination plat, had a note that Staff suggested adding this condition to the Plat Note:

Mine waste rock located on Lot 1 Amended of the Geisness Lot Line Elimination shall be mitigated in accordance with the Materials Management Plan approved as an element of the Washington Mills, final subdivision plat recorded at _____ on ____ 20 ____, or in accordance with an alternative Materials Management Plan specific exclusively to Lot 1 Amended of the Geisness Lot Line Elimination and approved for implementation by the Town Administrator and, if necessary, the Chief Building Official (in either case, the

“Management Plan”). Compliance with the mine waste rock mitigation requirements of the Management Plan shall be a precondition to the issuance of any Certificate of Occupancy for any structures erected on Lot 1 Amended of the Geisness Lot Line Elimination. Prior to sale of Lot 1 Amended of the Geisness Lot Line Elimination, the buyer must be provided with a separate copy of this plat note.

This was not mentioned during the meeting, and may have been overlooked, however, Staff suggests that it should be.

Staff recommends a Mine Waste Rock Mitigation Plan is submitted and approved by Staff before the sale of Lot 1 and submission of an application for a building permit.

RECOMMENDATIONS:

The following motions may be considered to the Planning Commission:

1. Motion to recommend the SUP for the Accessory Dwelling Unit as presented.
2. Motion to recommend the SUP as presented, with conditions (listed above in # 3).
3. Motion to recommend the SUP be denied.

ATTACHMENTS:

1. Design Review Commission Advisory Matter (recommendation)

CCTS, Inc.
P.O. Box 194
Georgetown, CO 80444

March 22, 2022

Town Administrator
Town of Georgetown
P.O. Box 426
Georgetown, CO 80444

RE: Special Use Permit Application, Block 43, Lots 1 and 2

Dear Sir/Madam:

On behalf of property owner Marvin Geisness, this letter, along with the attached documents, satisfies the narrative requirements of the Special Use Permit Application for the Town of Georgetown, Colorado as it relates to the proposed accessory dwelling unit located in the 900 block of Main Street. The intent of the application is simply to allow for an accessory dwelling unit on the lot currently known as Lot 1 Block 43 to accompany a single family residence on the lot currently known as Lot 2 Block 43. A separate application has been submitted to combine these two lots. As is typical of existing lots east of and along Main Street, the lots exhibit moderate slope from east to west. No exceptions to any zoning or design district regulations are proposed. The following sections and attached figures provide additional information regarding the proposed subdivision.

Significant topographic features

- Natural and artificial drainage ways: None
- Ditches: None
- Lakes: None
- Approximate flooding limits based on available information: None
- Vegetative cover: Native grasses, sparse native coniferous and deciduous shrubs and trees
- Rock outcrops: None, some large boulders
- Apparent geologic features: None. The east $\frac{1}{3}$ of Lot 1 has waste rock from historic mining operations upon it. The proposed Accessory Dwelling Unit will not be located in this area, and the waste rock pile has been capped in accordance with the Materials Management Plan developed for the adjacent Washington Mills Subdivision
- Excavations: None
- Mine shafts: None

All recorded easements or rights-of-way which could affect the proposed development: There are no recorded easements or rights-of-way on the subject property.

Thank you.

Sincerely,

Craig E. Abrahamson

Craig E. Abrahamson, P.E.

OWNERNAME	OWNERADDRESS	OWNERADDRESS	OWNERADDRESS	OWNERADDRESS	SITUS	SITUS_DESIGN
ALEXANDER DONA J	PO BOX 98	GEORGETOWN CO	804440098		1003 MAIN ST	ST
BAUMAN GEORGE A	NO ADDRESS L 190/257 2/18/1918					
BROWN MATTHEW HARCOURT & ELIZABETH M.	PO BOX 1385	GEORGETOWN CO	804441385		902 MAIN ST	ST
BUCKLEY DRAXY B	PO BOX 523	GEORGETOWN CO	804440523		906 MAIN ST	ST
CAPITAL PRIZE MINE I LLP A COLO LLP	8981 KITTIWAKE ST	LITTLETON CO	80126			
DAVIS DEBORAH L	1633 VINE ST	DENVER CO	80206		926 GRIFFITH S ST	
DIETZ CAROL W	PO BOX 441	GEORGETOWN CO	80444		918 TAOS ST	ST
DOLORES MARIE HARR LIV TR CARROLL R & DI HARR FAMILY TRUST					1025 BIDDLE ST	ST
ELMS FRED J & ANDREA J ELMS	145 80 W 56TH PLACE	ARVADA CO	80002		907 BIDDLE ST	ST
FIRST PRESBYTERIAN CHURCH OF GEORGETOWN	BOX 920	GEORGETOWN CO	80444		924 TAOS ST	ST
FRYDENLUND SHERRY L	PO BOX 427	GEORGETOWN CO	804440427		908 GRIFFITH S ST	
FRYDENLUND SHERRY L	PO BOX 427	GEORGETOWN CO	804440427		908 GRIFFITH S ST	
GIBBS ROBERT & KARIN GIBBS	PO BOX 309	GEORGETOWN CO	80444		203 09TH ST	ST
GRAHAM RONALD D TRUST SHARE OF THE DO	2463 SOUTH LAREDO STREET	AURORA CO	80013		922 GRIFFITH S ST	
HARR FAMILY TRUST &	8537 FLYING B \ APT 2401	HIGHLANDS RA CO	801292951		1025 BIDDLE ST	ST
HISTORIC GEORGETOWN INC	PO BOX 667	GEORGETOWN CO	804440667		912 BIDDLE ST	ST
JOHNSON VIOLET J	PO BOX 534	GEORGETOWN CO	804440534		1009 MAIN ST	ST
KELLY MARGARET	NO ADDRESS L 9/21/1874 BOOK 28, PAGE 329					
KOPEL DOLORES	1755 GLENCOE ST	DENVER CO	802201342		1008 MAIN ST	ST
LANDAU PENNY	573 ASPEN ROAD	GOLDEN CO	80401		1013 GRIFFITH : ST	
MCCOLLOM KIM IDEN & JANNA RUTH	PO BOX 624	GEORGETOWN CO	804440624		1014 MAIN ST	ST
MCDONNELL COLLEEN GRACE & SEAN RAYMOND	PO BOX 990	GEORGETOWN CO	80444		1012 GRIFFITH : ST	
MCNAMARA CATHLEEN B	1937 S GRANT STREET	DENVER CO	80210		913 GRIFFITH S ST	
MORRELL KRISTI S	PO BOX 125	GEORGETOWN CO	804440125		301 09TH ST	ST
OCHS BRANDON L & LORIA OCHS	22443 EAST UNION PLACE	AURORA CO	80015			
RGB LLC	PO BOX 724	GEORGETOWN CO	804440724			
SASSOON ALEX	PO BOX 1692	DILLON CO	80435		1009 GRIFFITH : ST	
SCHNITTGRUND GEORGE R & RITA T SCHNITTGRUND	P.O. BOX 724	GEORGETOWN CO	80444		906 GRIFFITH S ST	
SHIMON SHIRLEY J	PO BOX 263	GEORGETOWN CO	804440263		400 10TH ST	ST
SMOKIN BRAKES LIMITED	PO BOX 927	GEORGETOWN CO	80444		1015 MAIN ST	ST
STAVY MICHAEL N	PO BOX 1046	GEORGETOWN CO	804441046		907 MAIN ST	ST
STERN PATRICIA F	PO BOX 549	GEORGETOWN CO	804440549		916 GRIFFITH S ST	
STERN PATRICIA F	PO BOX 549	GEORGETOWN CO	804440549		916 GRIFFITH S ST	
TOMASI JULIUS W & APRIL D THOMAS	PO BOX 1039	GEORGETOWN CO	804441039		1021 MAIN ST	ST
VANHEESCH AMY JOY & TAMMY LOU WOOLERY	PO BOX 756	GEORGETOWN CO	804440756		1016 GRIFFITH : ST	
WASHINGTON MILL LLC	PO BOX 0122	GEORGETOWN CO	80444		1002 MAIN ST	ST
WERLIN PETER K & KIMBERLY S	PO BOX 533	GEORGETOWN CO	804440533		1002 TAOS ST	ST
WINFREY SAMUEL D	PO BOX 1127	GEORGETOWN CO	80444		301 10TH ST	ST
WOODFORD TODD & JESSICA MARIE STOUT	PO BOX 1074	GEORGETOWN CO	80444		1010 GRIFFITH : ST	

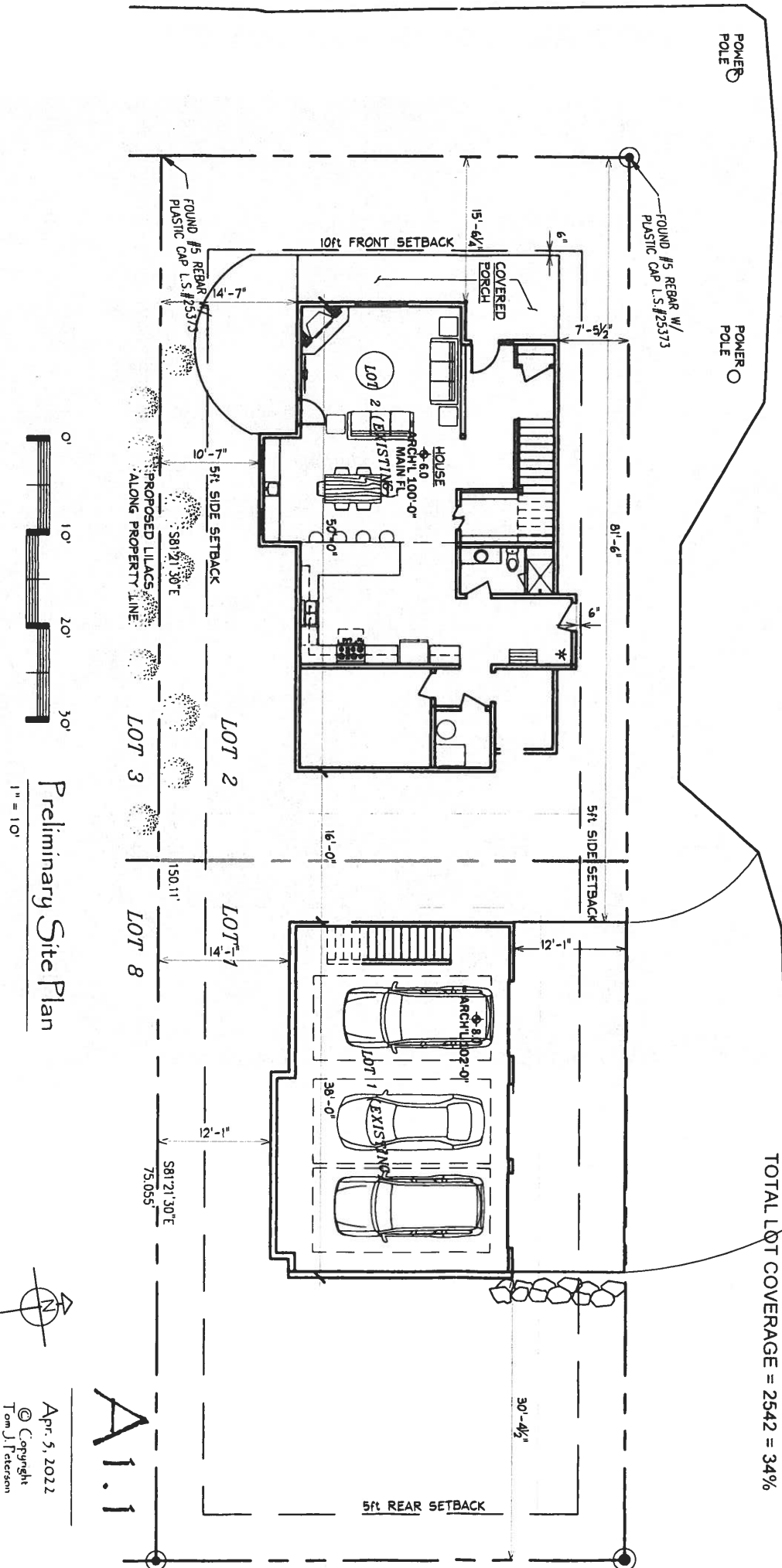
Tom J. Peterson, Architect
 P.O. Box 656 / Georgetown, CO 80444 / 303-877-2977
www.tjparchitect.com / tjpetersonarchitect@gmail.com

10TH STREET

40' RIGHT-OF-WAY

Washington Millsite LOTS 1+2

COMBINED LOT AREA = 7519 sf
 HOUSE FOOTPRINT = 1590 (w/ porch)
 ADU FOOTPRINT = 952
 TOTAL LOT COVERAGE = 2542 = 34%



Preliminary Site Plan



Apr. 5, 2022
 © Copyright
 Tom J. Peterson

A1.1

Lots 1 and 2, Block 43, Georgetown, CO



1: 3,122

520.4 0 260.20 520.4 Feet

NAD_1983_2011_StatePlane_Colorado_Central_FIPS_0502_Ft_US
Map Created: April 8, 2022

This map is a visual representation generated from an Internet Mapping site. Do not use this map for legal, construction, survey or real estate transaction purposes. This map is not guaranteed to be accurate and may not comply with National Mapping Accuracy Standards. This map is for informational purposes only and may not be accurate, current or otherwise reliable. The presence of a road feature on the map does not imply the existence of public access or ownership.

Property Record Card

Clear Creek County Assessor

WASHINGTON MILL LLC

PO BOX 0122
917 SECOND STREET
GEORGETOWN, CO 80444

Account: R164837

Tax Area: Georgetown - 020

Acres: 0.000

Parcel: 1959-171-06-005

Situs Address:

Value Summary

Value By:	Market	Override
Land AD 0910 (1)	\$29,330	N/A
Total	\$29,330	\$29,330

Legal Description

Subdivision: GEORGETOWN Block: 43 Lot: 1,



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
301427	06/29/2021	QCD	UI	Y	\$0	N/A	\$0	N/A	\$0	N/A

Land AD 0910 Occurrence 1

Square Feet	3753	Location Rating	LOCATION RATING - AVERAGE
Use Code	VACANT	Road Type	PRIMARY GRAVEL
Road Maintained	No	Topog Front	TOPOGRAPHY FRONT - LEVEL
Topog Mid	TOPOGRAPHY MIDDLE - LEVEL	Topog Back	TOPOGRAPHY BACK - LEVEL
Not Buildable	No	Property View	No
Southern Exposure	No	Creek Front	No
Shape	TYPICAL	Electric	Yes
Natural Gas	Yes	Sewer	SEWER - PUBLIC
Water	WATER - PUBLIC	Base Value	Georgetown
Abstract Code	0100 - VACANT LAND		

SubArea	ACTUAL	SFLA	BSMT_FIN	FOOTPRINT	UNITS_BUILDIN
Units					GS
					1

Property Record Card

Clear Creek County Assessor

Land AD 0910 Occurrence 1

Square Feet		3753	3753			
Total		3,753.00	3,753.00			1.00
	Value	Rate	Rate	Rate	Rate	Rate
	\$29,330	7.82	7.82			29,330.00

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
0100	VACANT LAND	\$29,330	\$8,510	NA	NA
Total		\$29,330	\$8,510	NA	NA

Property Record Card

Clear Creek County Assessor

WASHINGTON MILL LLC
PO BOX 0122
917 SECOND STREET
GEORGETOWN, CO 80444

Account: R164838
Tax Area: Georgetown - 020
Acres: 0.000

Parcel: 1959-171-06-006
Situs Address:

Value Summary

Value By:	Market	Override
Land AD 0910 (1)	\$29,330	N/A
Total	\$29,330	\$29,330

Legal Description

Subdivision: GEORGETOWN Block: 43 Lot: 2



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
301427	06/29/2021	QCD	UI	Y	\$0	N/A	\$0	N/A	\$0	N/A

Land AD 0910 Occurrence 1

Square Feet	3753	Location Rating	LOCATION RATING - AVERAGE
Use Code	VACANT	Road Type	SECONDARY GRAVEL
Road Maintained	No	Topog Front	TOPOGRAPHY FRONT - LEVEL
Topog Mid	TOPOGRAPHY MIDDLE - LEVEL	Topog Back	TOPOGRAPHY BACK - LEVEL
Not Buildable	No	Property View	No
Southern Exposure	No	Creek Front	No
Shape	TYPICAL	Electric	Yes
Natural Gas	Yes	Sewer	SEWER - PUBLIC
Water	WATER - PUBLIC	Base Value	Georgetown
Abstract Code	0100 - VACANT LAND		

SubArea	ACTUAL	SFLA	BSMT_FIN	FOOTPRINT	UNITS_BUILDING
Units					1

Property Record Card

Clear Creek County Assessor

Land AD 0910 Occurrence 1

Square Feet		3753	3753			
Total		3,753.00	3,753.00			1.00
	Value	Rate	Rate	Rate	Rate	Rate
	\$29,330	7.82	7.82			29,330.00

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
0100	VACANT LAND	\$29,330	\$8,510	NA	NA
Total		\$29,330	\$8,510	NA	NA