



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

LAND USE APPLICATION

Project Name: DECK - 2155 MUSCOVITE DR
Project Site Address/Location: 2155 MUSCOVITE DR
Name of Applicant: MARK LOCKERMAN Owner ☒ Agent ☐
Address: 2155 MUSCOVITE DR, GEORGETOWN
Legal Description/Parcel, Block, Lot # (Attach Additional Sheet if Needed): THE MEADOWS GEORGETOWN, BLOCK: 4 LOT: 8 FA 530/756
Telephone#: 512-914-9663 Fax#: Email: mlock2@comcast.net

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 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 checked="" 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 checked="" 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 C. LOCKERMAN
Signature: [Signature] Date: 8.15.2022
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 * * * *

DATE

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:

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

August 15, 2022

Board of Adjustment Members
Georgetown, CO

RE: Request for Zoning Variance
2155 Muscovite Dr

Dear Board Members;

We own the single-family residence at 2155 Muscovite Dr, in Georgetown. We are requesting a variance for addition of a deck at the rear of the house. The proposed deck falls within the guidelines of the Design Review Committee for acceptable additions and does not alter the character of the original structure when viewed from the street nor will it be visible from the street. We are requesting the variance as the original structure was built nearer to the property line than the present minimum rear yard/setback of fifteen (15) feet.

Thank you for your consideration of this matter.

Respectfully,

Mark & Barbara Lockerman

August 15, 2022

Board of Adjustment Members
Georgetown, CO

RE: Variance request for 2155 Muscovite Dr, Georgetown, CO

To the Board of Adjustments:

This request is for a variance for a maximum 12 ft encroachment into the rear setback along the east property line for a distance of approximately 40 ft. The following describes the conditions in reference to the variance criteria outlined in Section 17.32.020 (c) (2) for the Georgetown Municipal Code.

a. That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the lot, or other physical conditions peculiar to the affected property.

The house was built in 2007 and the rear wall is located on / near the setback line. The original design/construction includes doors to the outside on both levels for a future deck that was never added. The property backs up to Saxon Mountain so there is no concern with potential impact to neighbor properties.

b. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.

In review of the neighborhood, some structures appear to be close to their property lines. However, most of those cases seem to be a result of additions and/or accessory structures, rather than original structures that encroach current zoning setbacks.

c. That, because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this Title.

The original design / construction of the house includes doors for access to a rear deck on both levels. A variance to the setback will enable us to install the deck and gain the intended functionality and value of the house.

d. That such unnecessary hardship has not been created by the applicant.

The condition was not created by the applicant.

e. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of development of adjacent property.

The proposed deck will not be visible from the street and will be built in a manner to complement the existing structure. The neighboring properties already have structures near the property and this addition would not impact the ability for neighboring properties to be developed.

f. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the Title provisions which are in question.

The variance, if granted, is the minimum variance that will afford relief for the proposed deck.

g. That the variance, if granted, will not permit development in a flood hazard area, in a geologic hazard area or on a lot having a slope in excess of thirty percent (30%) contrary to the provisions in this Title.

Granting the variance will not create any of the conditions mentioned above.

Thank you for your consideration of this matter.

Respectfully,

Mark & Barbara Lockerman

Certificate of Appropriateness

Design Review Commission

Town of Georgetown

404 6th St. / P.O. Box 426 Georgetown, CO 80444
303-569-2555

Date: 3-10-22

Application: #22-5

PERMISSION IS HERBY GRANTED TO: Mark Lockerman REPRESENTATIVE: _____

Property address: 2155 Muscovite Dr. Georgetown, CO 80444

Design Character area: Meadows Residential Contributing Structure: No

General description: Install deck on back of house

Stipulations: Book III: Page 94: A, A-1, A-2, and Page 96: C and C-4. Recommend 6" x 6" posts and Bob Hamilton will require construction drawings.

**The Certificate of Appropriateness expires after 180 days if a building permit application is not submitted
or work is not commenced where an application is not required.**

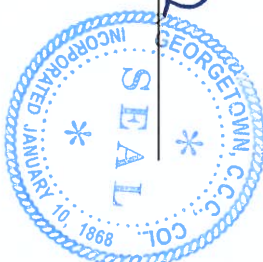
This certificate is issued in accordance with the criteria listed in Chapter 17.08.130 – 17.08.180 of the Georgetown Municipal Code. It is also issued on the express condition that construction shall conform in all respects to the statements certified in the application for such permit, and that all work shall be done in accordance with the ordinances of the Town of Georgetown. The Contractor shall notify the Building Inspector in advance of any change in exterior materials and/or design and shall not proceed with the work until approved by the Design Review Commission.

IT IS YOUR RESPONSIBILITY TO CONTACT THE GEORGETOWN TOWN HALL FOR INFORMATION CONCERNING ISSUANCE OF A BUILDING PERMIT AND PAYMENT OF FEES BEFORE PROCEEDING WITH CONSTRUCTION OF THE PROJECT. FOR MORE INFORMATION PLEASE CALL 303-569-2555.

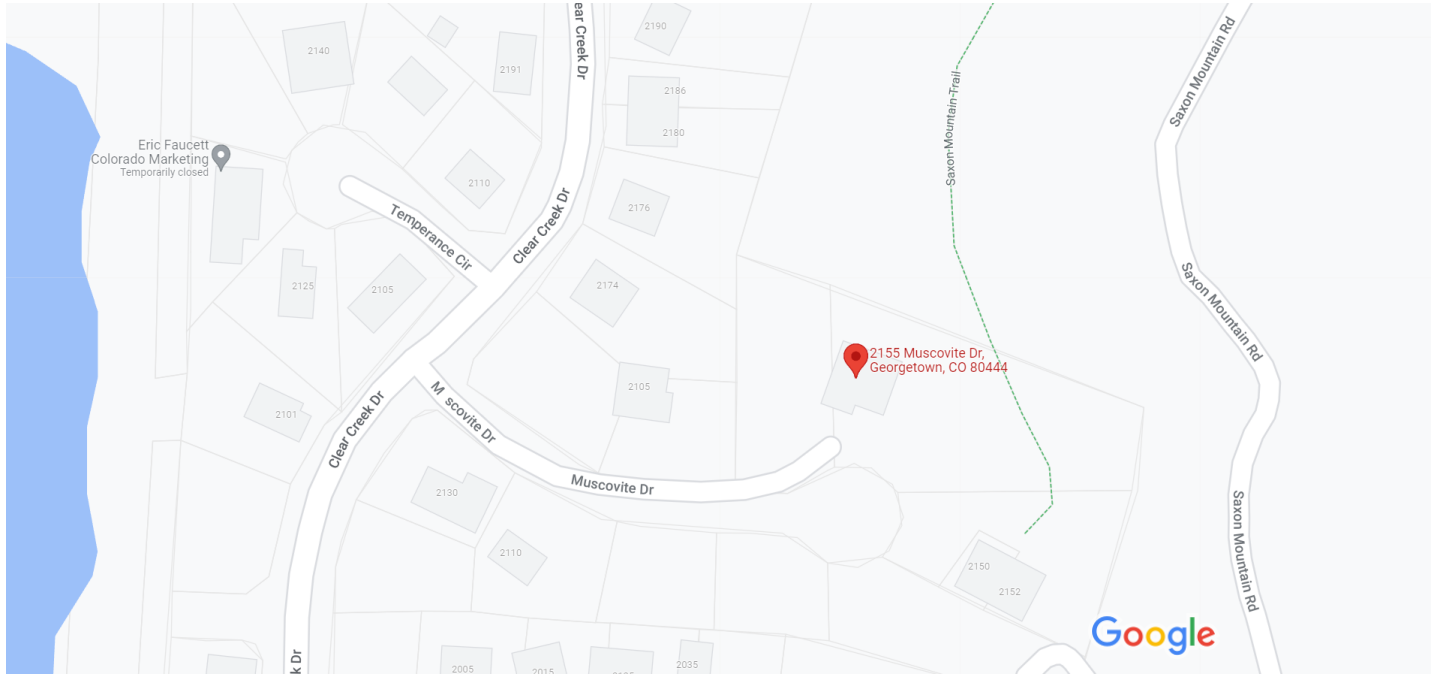
Chairman- Design Review Commission

Date

March 10, 2022



THIS IS NOT A BUILDING PERMIT



Property Record Card

Clear Creek County Assessor

**LOCKERMAN MARK C &
BARBARA J LOCKERMAN**

209 BYRNE ST
SMITHVILLE, TX 78957

Account: R008980

Tax Area: Georgetown - 020

Acres: 0.000

Parcel: 1959-054-11-003

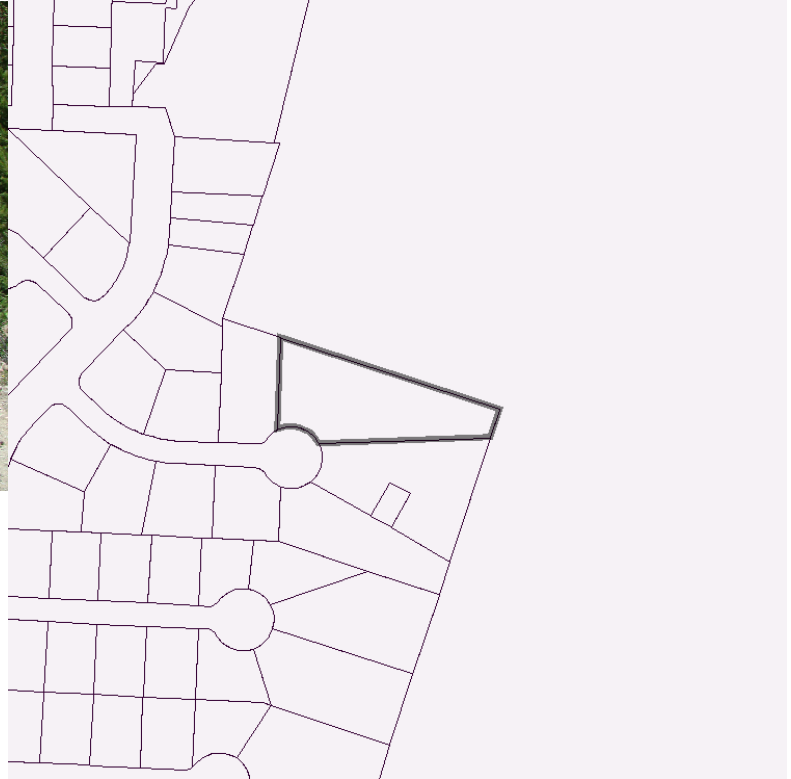
Situs Address:
2155 MUSCOVITE ST
GEORGETOWN, 80444

Value Summary

Value By:	Market	Override
Land AD 0910 (1)	\$44,530	N/A
Residential Towns (1)	\$470,470	N/A
Total	\$515,000	\$515,000

Legal Description

Subdivision: MEADOWS GEORGETOWN, THE Block: 4 Lot: 8 F4
530/756



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
303147	10/18/2021	WDJT	QV	Y	\$825,000	62.42	\$825,000	62.42	\$825,000	62.42
276396	06/04/2015	WD	QV	Y	\$405,000	127.16	\$405,000	127.16	\$405,000	127.16
271133	12/23/2013	WD	QV	Y	\$360,000	143.06	\$360,000	143.06	\$360,000	143.06
249464	06/16/2008	QCD	UI	Y	\$0	N/A	\$0	N/A	\$0	N/A
249473	06/16/2008	QCD	UI	Y	\$0	N/A	\$0	N/A	\$0	N/A
239256	06/23/2006	WDJT	QV	Y	\$60,000	74.22	\$60,000	74.22	\$60,000	74.22
174938	10/30/1995	WDJT	QI	Y	\$20,000	222.65	\$20,000	222.65	\$20,000	222.65

Land AD 0910 Occurrence 1

Acres	0	Square Feet	23247
Location Rating	LOCATION RATING - FAIR	Use Code	VACANT
Road Type	SECONDARY GRAVEL	Road Maintained	Yes
Topog Front	TOPOGRAPHY FRONT - LEVEL	Topog Mid	TOPOGRAPHY MIDDLE - SLOPING
Topog Back	TOPOGRAPHY BACK - SLOPING	Not Buildable	No
Property View	Yes	Southern Exposure	No

Property Owners near 2155 Muscovite Dr, Georgetown

Gregory Entwistle Family Trust ~ PO Box 3627 ~ Tulsa, OK 74101 (2174 Clear Creek Dr)

Michael Heidorn ~ 15243 W 65th Ave, Unit F ~ Arvada, CO 80007 (2105 Muscovite Dr)

Mary Smith ~ PO Box 1095 ~ Georgetown, CO 80444 (2130 Muscovite Dr)

Mark Reynolds ~ PO Box 68 ~ Georgetown, CO 80444 (2152 Muscovite Dr)

James Willetts ~ 2725 Handverton Dr ~ Colorado Springs, CO 80919 (2110 Muscovite Dr)

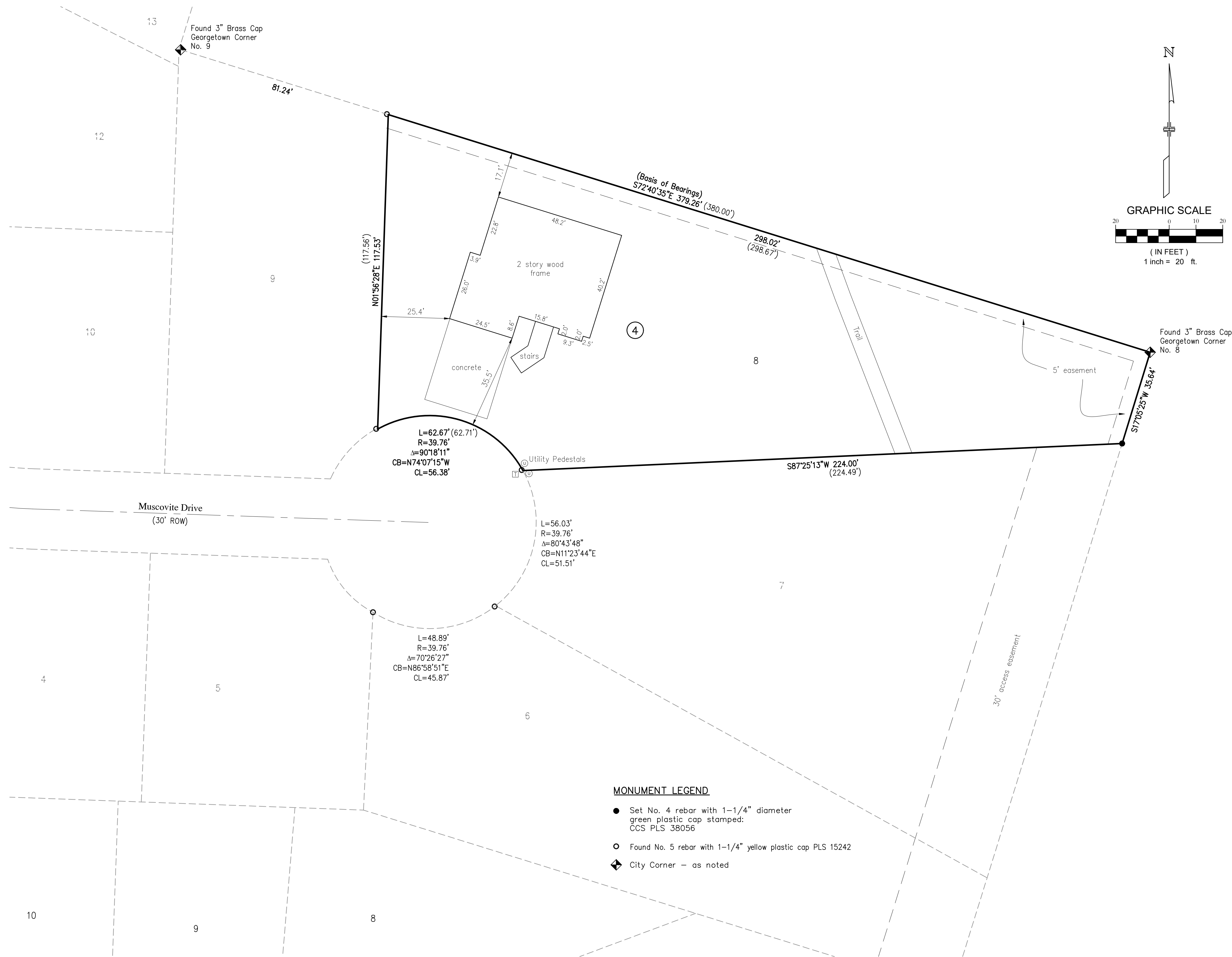
Gary Cox ~ PO Box 1020 ~ Georgetown, CO 80444-1020

Michael Kortendick ~ PO Box 9 ~ Evergreen, CO 80437-0009

Flatiron Rental LLC ~ 4541 Prairie River Court ~ Firestone, CO 80504

Jacob Masker ~ PO Box 3875 ~ Nederland, CO 80466

IMPROVEMENT SURVEY PLAT
LOT 8, BLOCK 4, THE MEADOWS AT GEORGETOWN FOURTH FILING
A PART OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 74 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF GEORGETOWN, COUNTY OF CLEAR CREEK, STATE OF COLORADO



DESCRIPTION:

Lot 8, Block 4, The Meadows at Georgetown Fourth Filing

NOTES:

- Notice: According to Colorado law you must commence any 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 upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory, commits a class two (2) misdemeanor pursuant to state statute 18-4-508, C.R.S.
- All dimensions shown hereon are expressed in U.S. Survey feet and decimals thereof. A U.S. Survey foot is defined as exactly 1200/3937 meters. All bearings shown here on are degrees-minutes-seconds.
- This survey does not constitute a title search by Clear Creek Surveying. To determine title or easements of record, Research for this survey was performed in accordance with C.R.S. 38-51-106 and the rules of procedure and board policy statements of the state board of licensure for architects, professional engineers and professional land surveyors. No title commitment was provided for this survey.
- This plat is subject to the underlying governing documents and easements for The Meadows at Georgetown Fourth Filing.
- Basis of Bearings: Bearings are based on the 8-9 line of the City of Georgetown of having an assumed bearing of South 72°40'35" East being marked on both ends with BLM monuments with 3" brass caps.
- Measurements of record are denoted in parenthesis ().
- The trail shown hereon, lies within the record title lines. Clear Creek Surveying was not provided with and did not research any public documents defining or granting this use.

SURVEYOR'S CERTIFICATION:

I, Weston D. Spears, a Professional Land Surveyor registered in the State of Colorado, hereby certify that this survey was made in accordance with applicable standards of practice, was prepared under my responsible charge based on a field survey performed on January 10, 2021 and to the best of my professional knowledge, information and belief is an accurate representation of that field survey. This is not a guaranty or warranty, either expressed or implied.

Weston D. Spears, Professional Land Surveyor
Colorado P.L.S. No. 38056
for and on behalf of Clear Creek Surveying



MONUMENT LEGEND

- Set No. 4 rebar with 1-1/4" diameter green plastic cap stamped: CCS PLS 38056
- Found No. 5 rebar with 1-1/4" yellow plastic cap PLS 15242
- City Corner - as noted

REVISIONS

Date	By	Description
Date	By	Description
Date	By	Description
Date	By	Description

Field Date _____ Drawn by _____
Party Chief _____ Checked By _____
PLS _____ WDS _____

TITLE

Improvement Survey Plat
SECS 8, T4S, R74W of the 6th P.M.

CLIENT

Mark and Barbara Lockerman
2155 Muscovite Street
Georgetown, CO 80444

CLEAR CREEK SURVEYING

P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 681-1519

PROJECT NO.

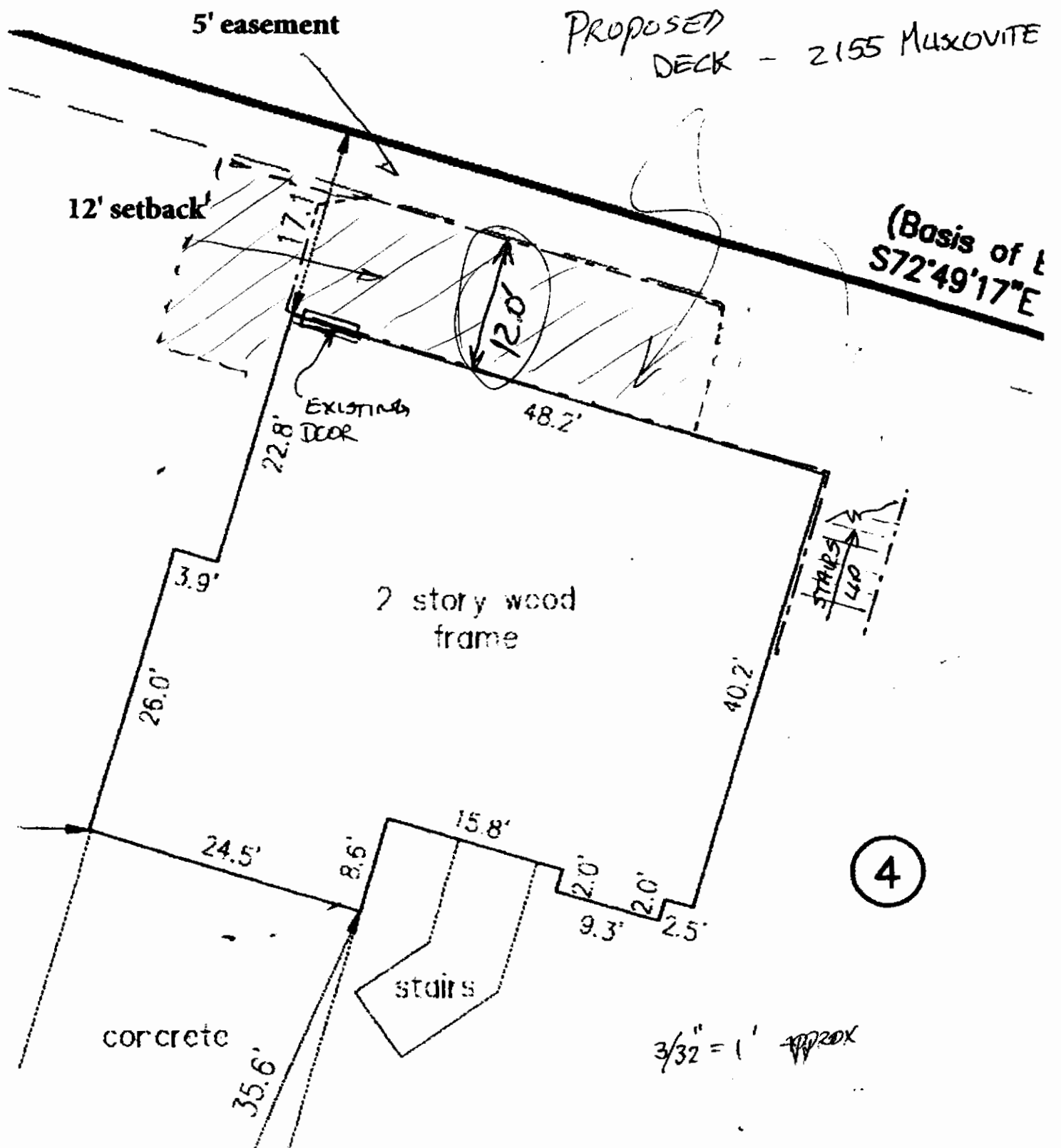
22GEN02

SHEET NO.

1

NO. OF SHEETS

1





View from NW – back of house



View from NE – back of house

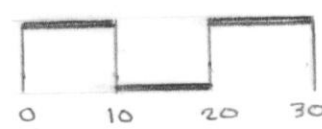
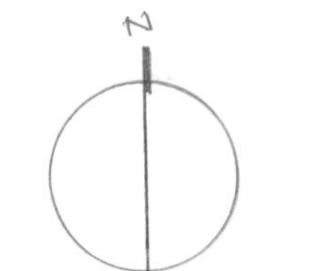
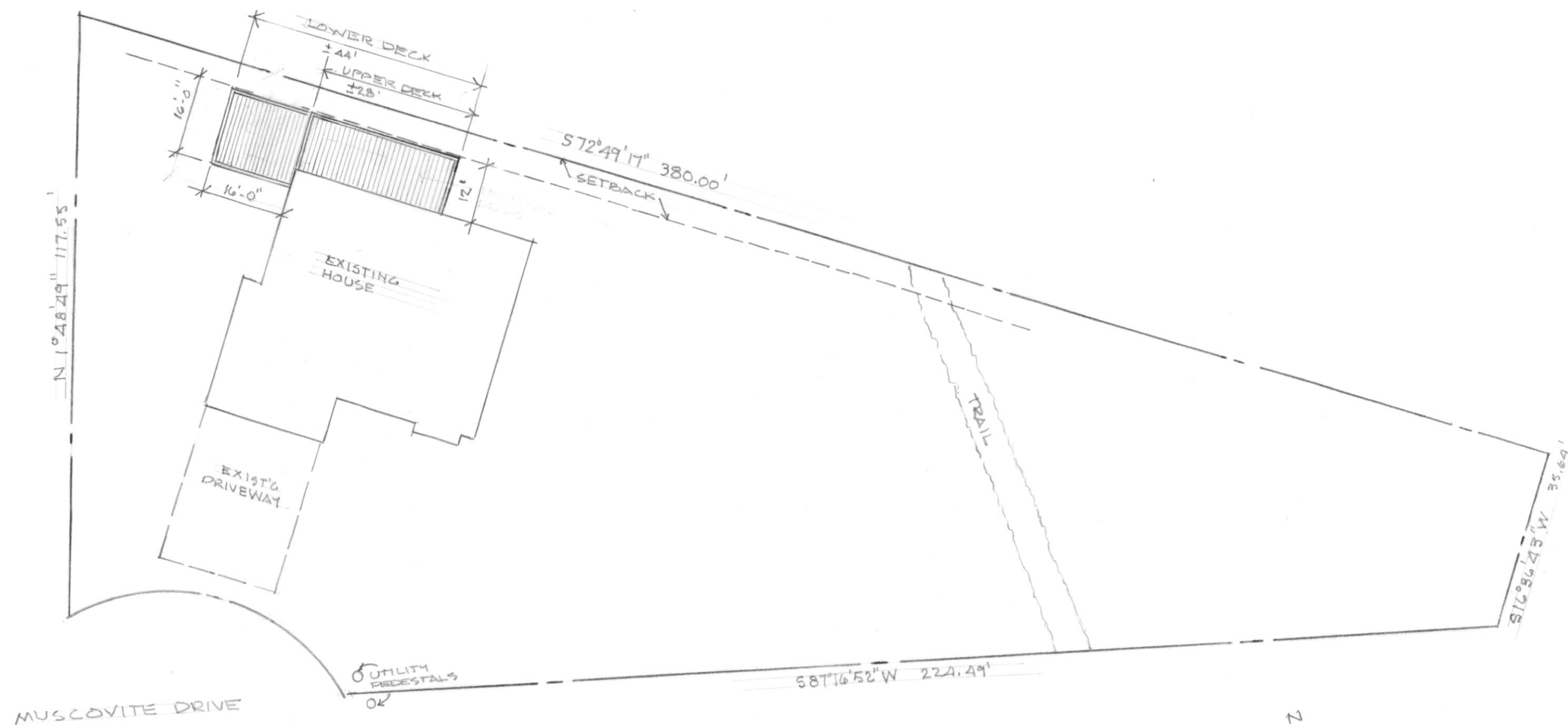


View from N – proposed deck area



View from NW – proposed deck area

N 11° 43' 31" E 175.5'



SITE PLAN

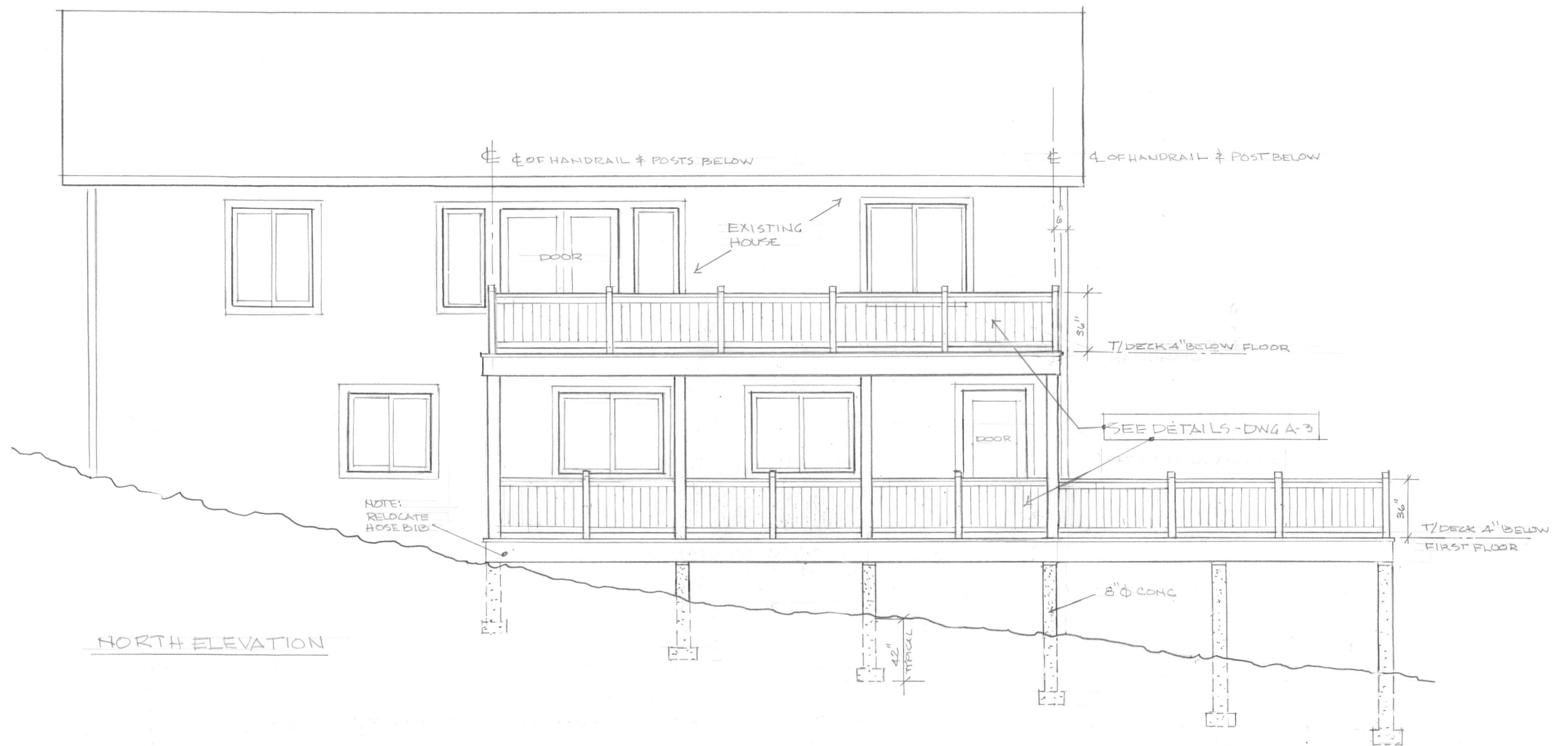
JULY 5, 2022

A-1

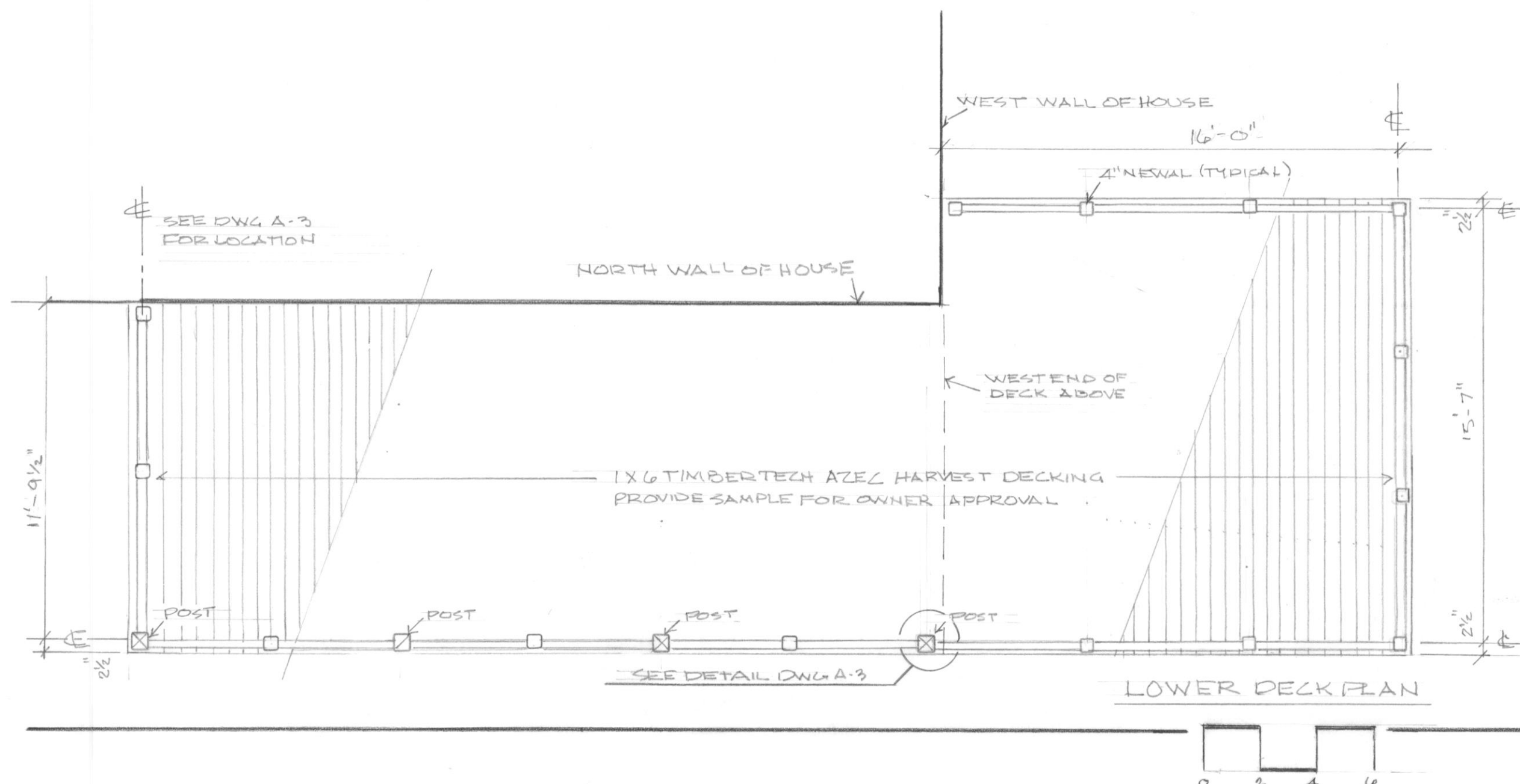
TOM PHILLIPS ARCHITECT

303.504.3264

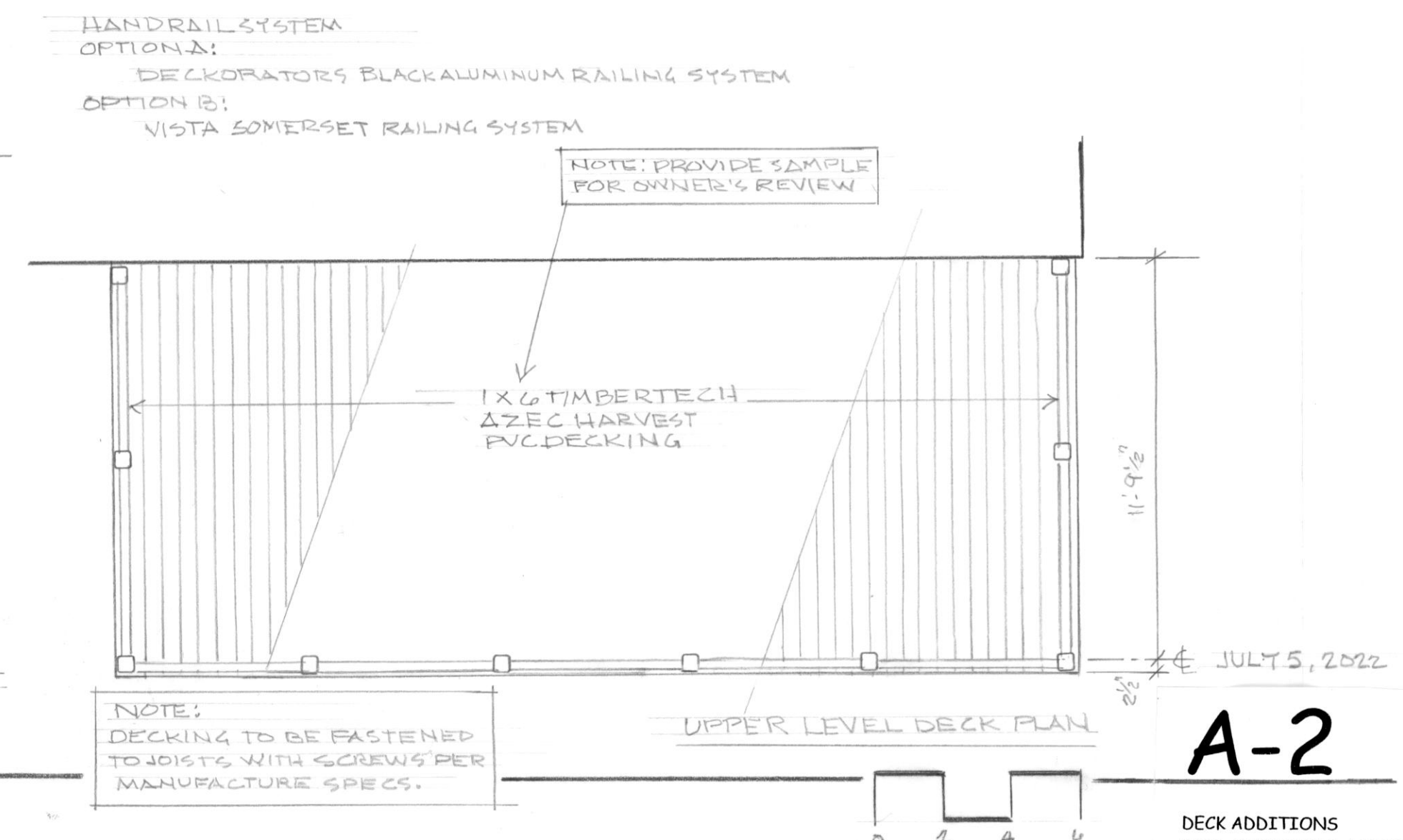
DECK ADDITIONS
2155 MUSCOVITE DRIVE
GEORGETOWN, CO 80444
OWNER MARK AND BARBARA LOCKERMAN



NORTH ELEVATION



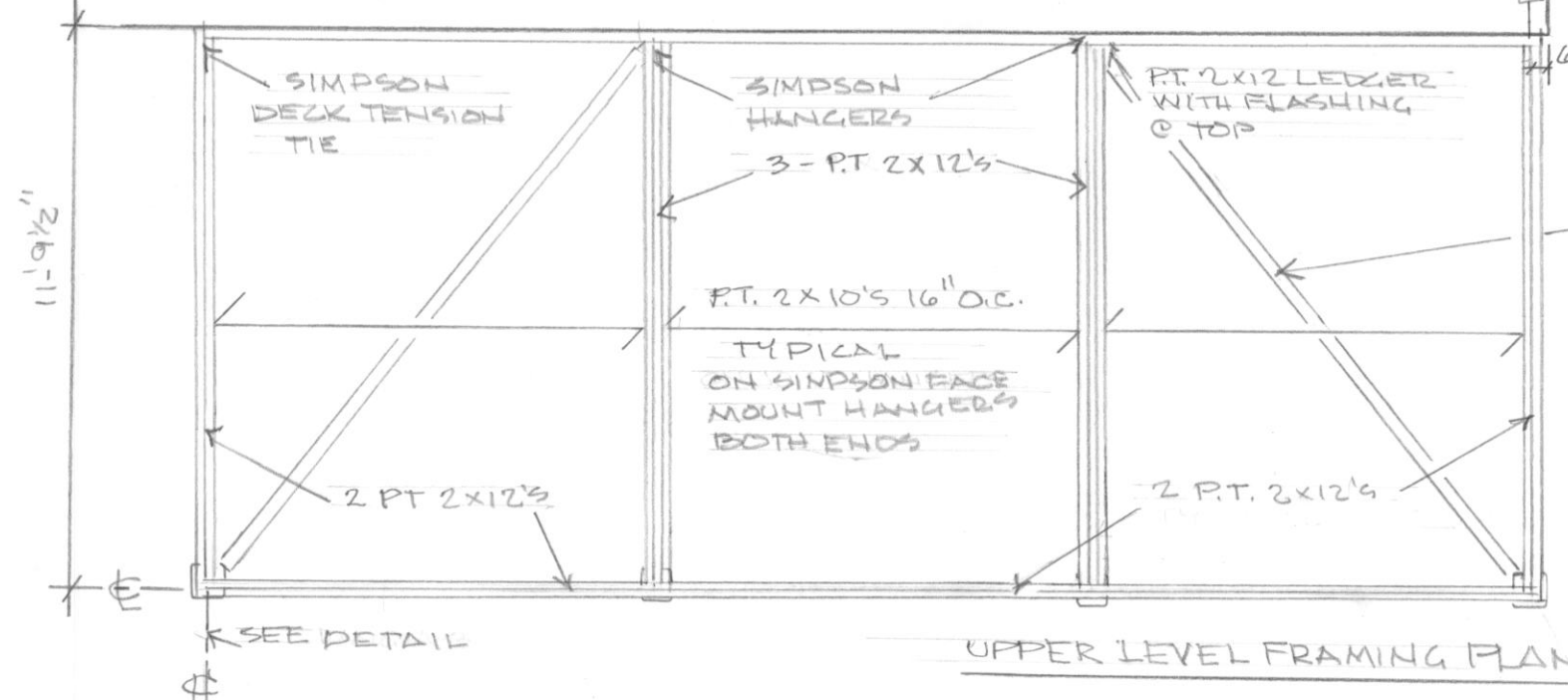
LOWER DECK PLAN



UPPER LEVEL DECK PLAN

A-2

11'-9 1/2"



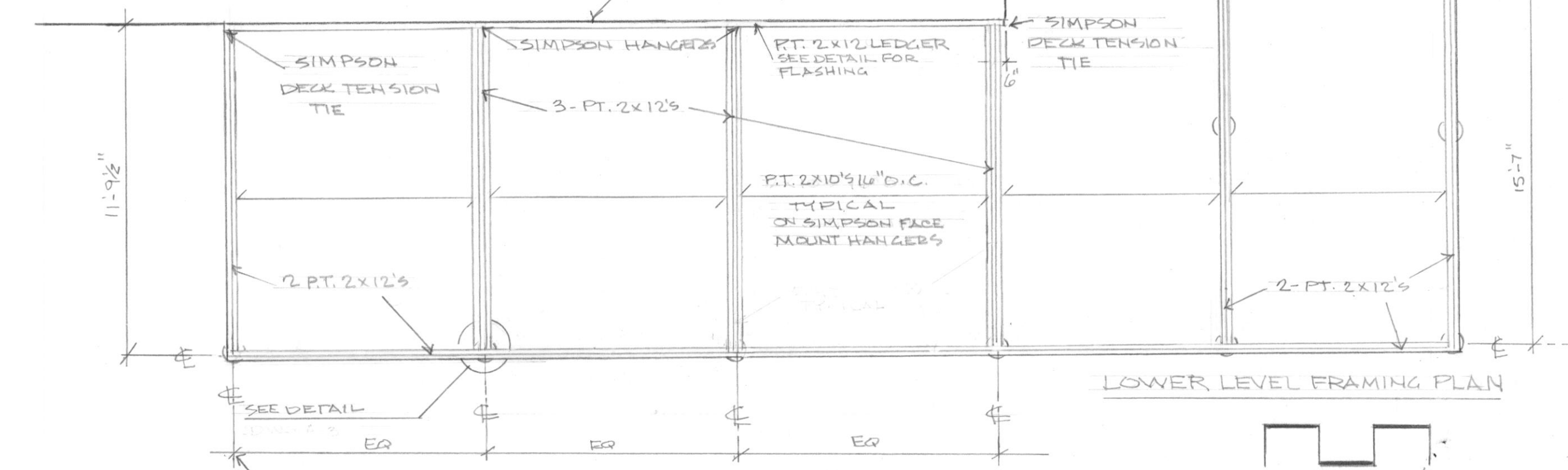
RT 2x4 FLAT SIDE FASTENED WITH SCREWS TO UNDERSIDE OF EACH JOIST

STRUCTURAL NOTES
1. GOVERNING INFORMATION
BUILDING CODE: 2015 IBC W/ LOCAL AMENDMENTS
2. LOAD INFORMATION
ROOF: DEAD: 15 PSF
SNOW (ROOF): 85 PSF
SNOW EXPOSURE FACTOR: 0.9
FLOOR: DEAD: 15 PSF
LIVE (RESIDENTIAL): 40 PSF
WIND: ULTIMATE WIND SPEED: 140 MPH
CLASS B
SEISMIC RISK FACTOR: 1
FROST LINE DEPTH: 42"
FOUNDATIONS
A. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF
B. MINIMUM FROST DEPTH: 42" PER LOCAL AMENDMENT
C. ALL FOOTINGS SHALL BE PLACED ON FIRM, UNDISTURBED NATURAL SOILS. SOILS MAY ALSO BE PLACED ON PROPERLY COMPACTED BACKFILL AS INDICATED IN NOTES. SOILS SHALL BE PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY.
CONCRETE INFORMATION
A. ALL CAST IN PLACE CONCRETE SHALL USE PORTLAND CEMENT TYPE I/II AND HAVE THE FOLLOWING COMpressive DESIGN STRENGTHS:
A.A. FOOTINGS: 3000 PSI
A.B. WALLS: 3000 PSI
A.C. SLAB ON GRADE: 4000 PSI
A.D. WALL: 3000 PSI
A.E. OTHER: 4000 PSI
B. ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318 AND ACI 301.
TIMBER INFORMATION
A. TIMBER SHALL HAVE THE FOLLOWING DESIGN PROPERTIES, UNLESS NOTED OTHERWISE ON PLANS:
A.A. FULL SAWN, ROUGH SAW: DOUGLAS FIR, NO. 2
A.B. ENGINEERED LUMBER: BOISE CASCADE PRODUCTS
A.C. DIMENSIONAL LUMBER: HEM FIR, NO. 2 OR BETTER
B. ALL JOISTS SHALL BE SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.
C. PROVIDE 2X SOLID BLOCKING BETWEEN JOISTS AT ALL SUPPORTS.
D. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO THE GOVERNING BUILDING CODE NAILING SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.

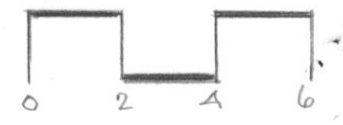
UPPER LEVEL FRAMING PLAN

NOTE: RT. = PRESSURE TREATED

NORTH WALL OF HOUSE



LOWER LEVEL FRAMING PLAN



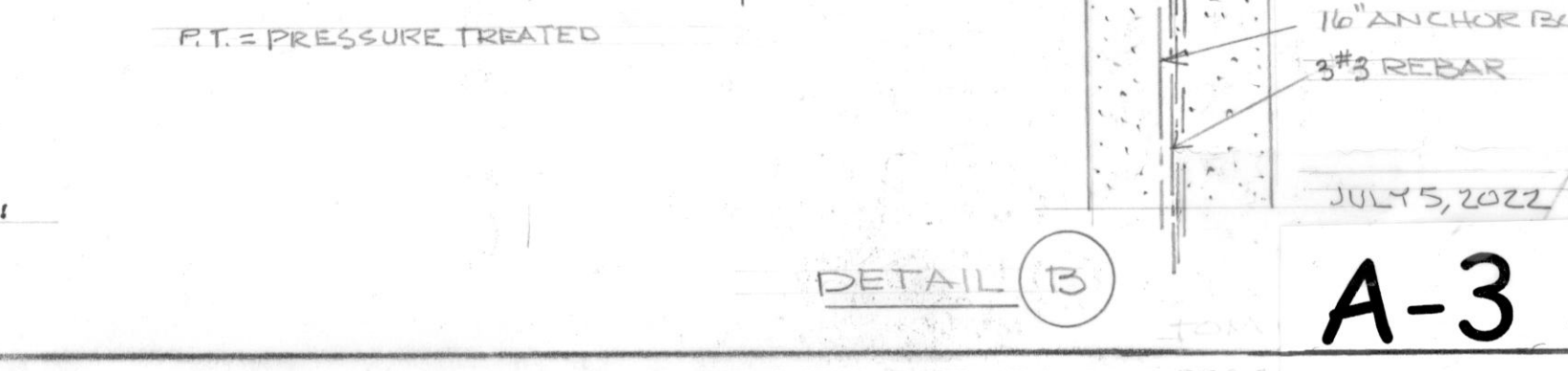
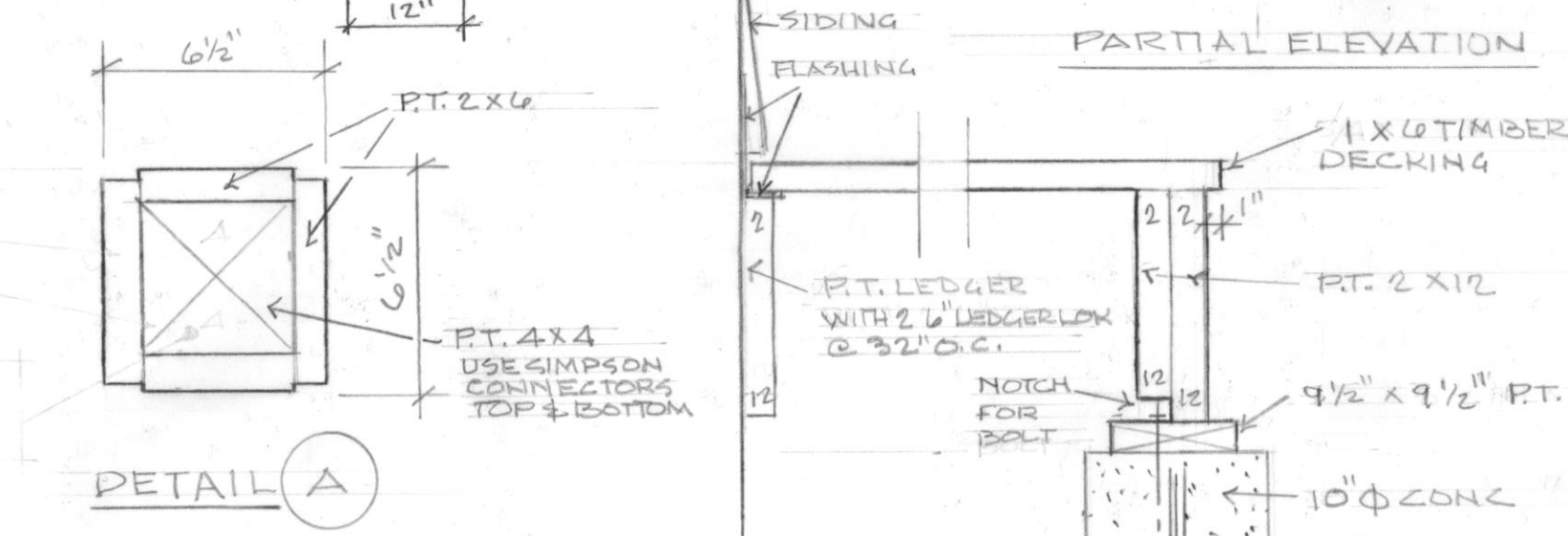
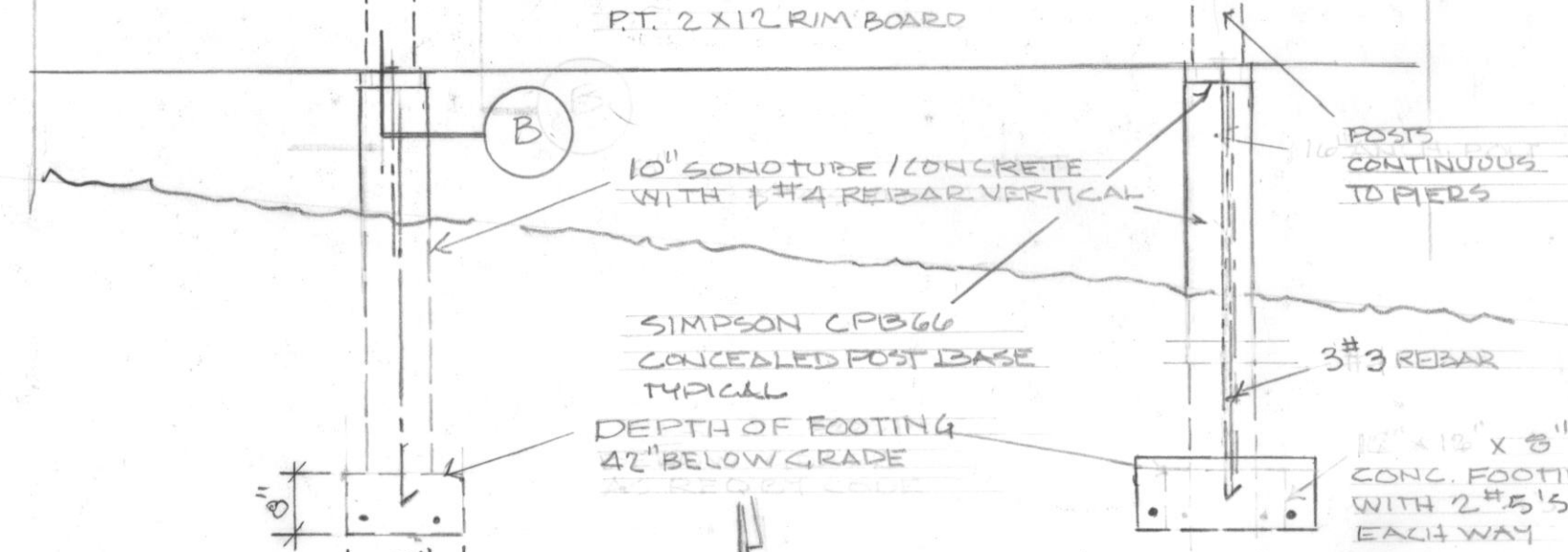
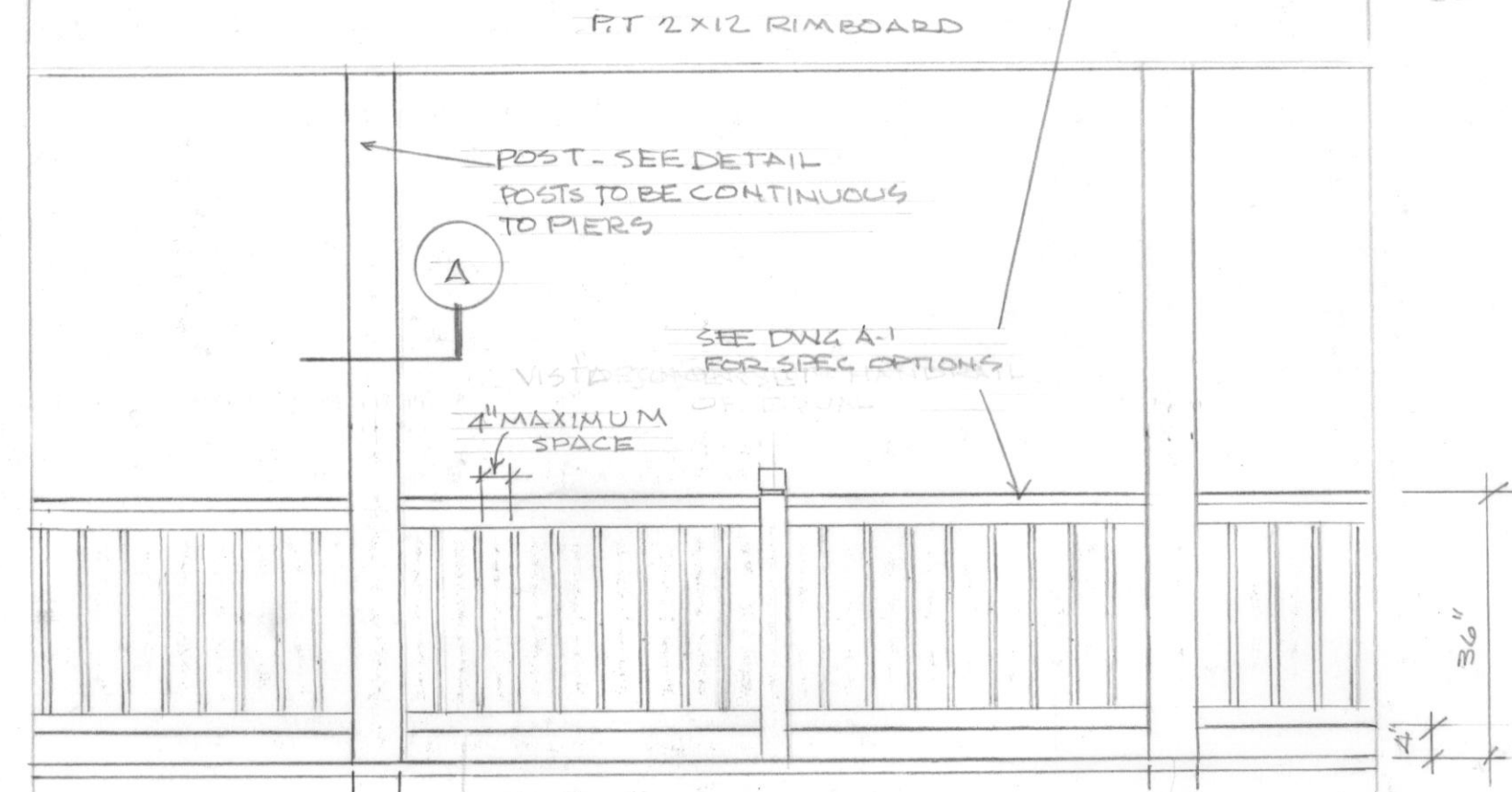
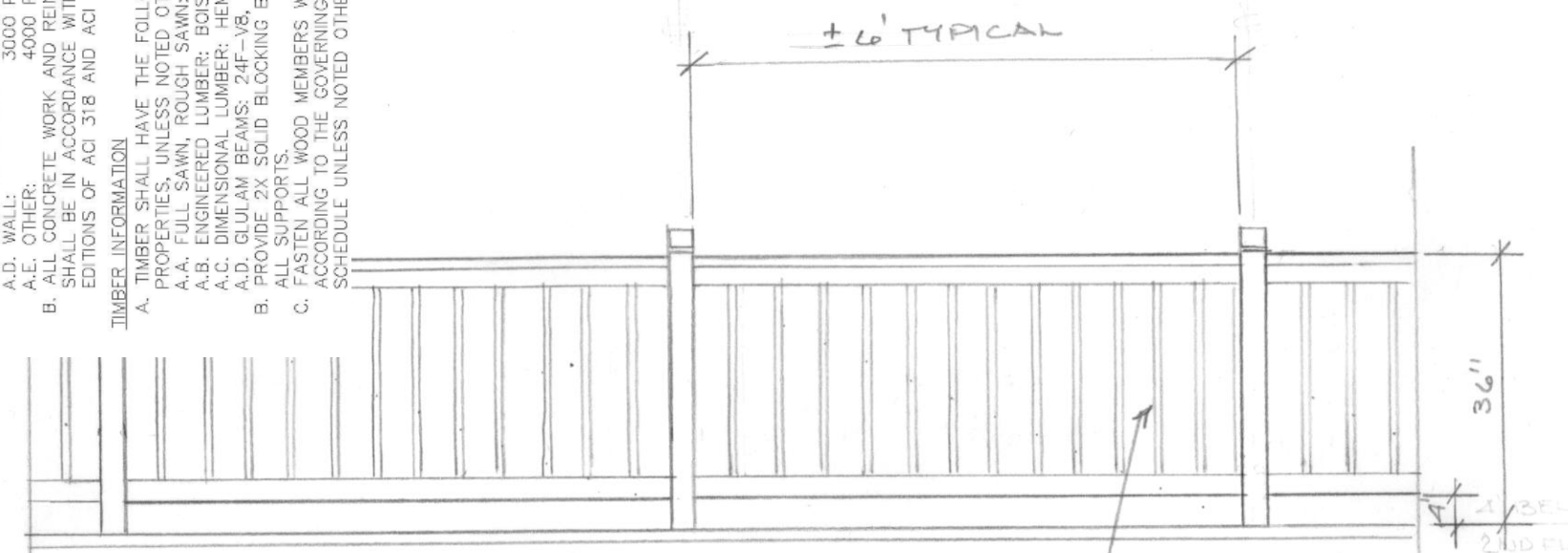
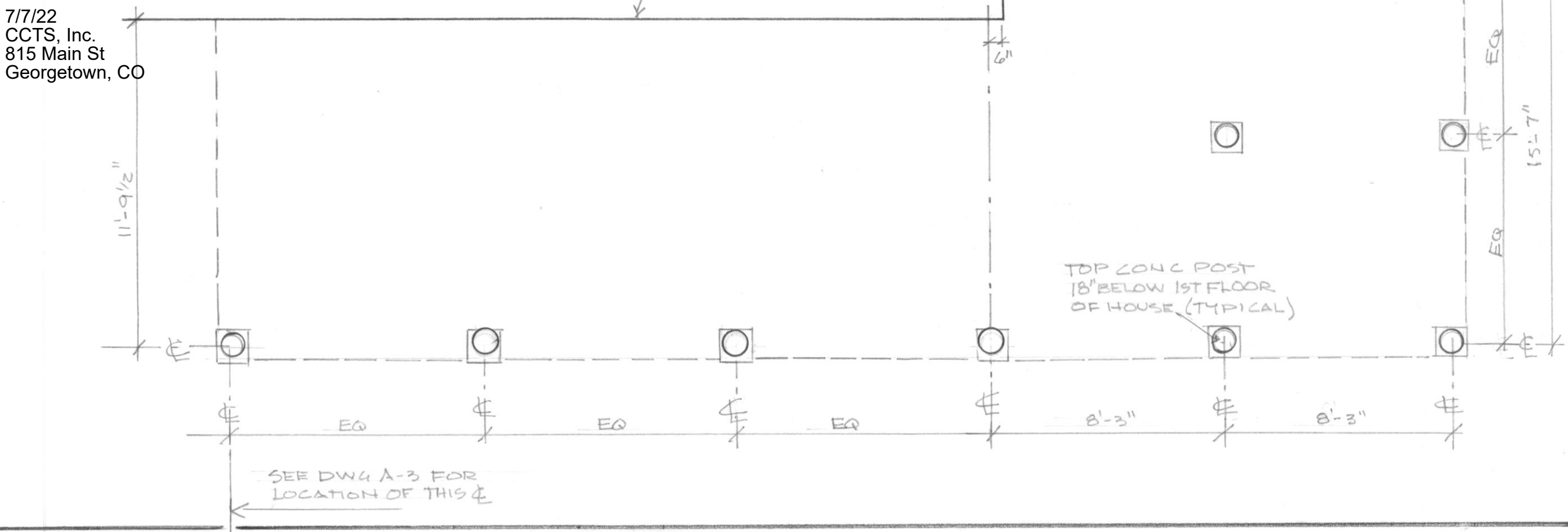
WEST WALL OF HOUSE

NORTH WALL OF HOUSE



Craig C. Abrahamson

7/7/22
CCTS, Inc.
815 Main St
Georgetown, CO



TOM PHILLIPS ARCHITECT

JULY 5, 2022

A-3

DECK ADDITIONS
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