

RESOLUTION NO. 1956

**A RESOLUTION OF THE GOLDEN CITY COUNCIL PERTAINING
TO FRONT AND SIDE SETBACK VARIANCES FOR A PROPOSED
RESIDENTIAL ADDITION AT 2135 ILLINOIS STREET**

WHEREAS, Diderick Iversen, owner of 2135 Illinois Street has requested approval for construction of a home addition that encroaches one foot into the required side setback on the northern boundary of the property as well as a four-foot encroachment into the required front setback on 22nd Street; and

WHEREAS, proper notice of the required public hearing has been accomplished according to law, including posting on the subject property, publication in the local newspaper, as well as the necessary letters to all owners of real property within 300 feet of the property; and

WHEREAS, a special hearing regarding the variance request has been held at a public meeting of the Golden City Council on March 12, 2009.

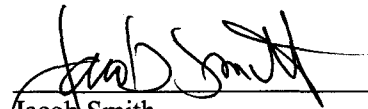
THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. City Council finds that the variance request, to permit construction of a home addition at 2135 Illinois Street encroaching one (1) foot into the required five (5) foot side setback on the northern boundary of the property as well as a four-foot encroachment into the required fifteen (15) foot front setback on 22nd Street, complies with the criteria in Chapter 18.12.030 of the Golden Municipal Code pertaining to exceptional hardship, said hardship based upon the narrowness of the corner situated lot.

Section 2. City Council finds that such relief may be granted without substantial detriment to public good, without altering the essential character of the neighborhood, and without substantially impairing the intent and purpose of this zoning title or the growth plan of the city. City Council finds that the one-story building addition will not significantly alter neighborhood character.

Section 3. On the basis of these findings, City Council hereby approves the requested variance for 2135 Illinois Street, subject to the condition that the variance will terminate on March 12, 2010 if a building permit for construction of the home addition has not been issued by the Chief Building Official of the City of Golden.

Adopted this 12th day of March, 2009.



Jacob Smith
Mayor



Susan M. Brooks
Susan M. Brooks, MMC
City Clerk

APPROVED AS TO FORM:

David S. Williamson
City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a rescheduled regular business meeting thereof held on the 12th day of March, A.D., 2009.



ATTEST:

Susan M. Brooks
Susan M. Brooks, City Clerk of the City of
Golden, Colorado