

**RESOLUTION NO. 1633**

**A RESOLUTION OF THE GOLDEN CITY COUNCIL PERTAINING  
TO A LOT AREA VARIANCE AT 400 CHEYENNE STREET**

WHEREAS, Patricia Rudnicki has applied for a variance from the requirements of the Golden Municipal Code for property located at 400 Cheyenne Street, Golden CO. 80403; and

WHEREAS, a Special Hearing has been requested of City Council as permitted under section 18.12.030(1)(d); and

WHEREAS, pursuant to Section 18.12.045 of the Golden Municipal Code, City Council held a Special Hearing on December 8, 2005 and considered evidence and testimony presented in favor and in opposition to the request.

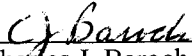
THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. City Council finds that the variance request complies with the criteria in Chapter 18.12.030 of the Golden Municipal Code pertaining to a hardship in complying with the current code, said hardship being related to the fact that the reduction in lot area occurred approximately 35 years ago, without the knowledge or control of the current owner.

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.

Section 3. On the basis of these findings, City Council approves the requested variance to allow the use of the existing structure on a 6,155 square foot lot as either a one dwelling unit or two dwelling unit building, subject to approval of a plot plan showing adequate parking for both units.

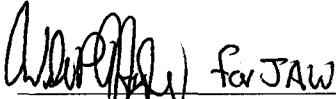
Adopted this 8<sup>th</sup> day of December, 2005.

  
\_\_\_\_\_  
Charles J. Baroch  
Mayor

ATTEST:

  
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Susan M. Brooks, MMC  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
James A. Windholz  
City Attorney

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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 regular meeting thereof held on the 8<sup>th</sup> day of December, A.D., 2005.

(SEAL)

ATTEST: Domingo Tauble, Deputy  
Susan M. Brooks, City Clerk of the City of  
Golden, Colorado